

Dona Maria Epifania

.... Portuguese Riverside Homes in the Nerul River Valley.

Dear Client,

At the outset, I would like to thank you for your interest shown in our project...

Dona Maria Epifania Villas, at Nerul.

The Villas are located 4kms from Taj Holiday Village, 2.5kms from Candolim/ Sinquerim beach, 6kms to Calangute beach, and just a stone's throw away from the popular Shopping areas, Restaurants, and Clubs.

The property is private, tranquil & very picturesque.

We have also tastefully designed the Villas with superior finishes in the likes of teak woodwork, Nitcos: "Cotto do Moreno" floor tiles (www.nitcotiles.com), from their Rustic Collection range, plumbing hardware from 'Crabtree Frattini', and a state of the art inbuilt Jacuzzi on the first floor!!

Also, all the Villas overlook the swimming pool, and have a view of the River Sinquerim.

We have only 2apts. available for sale...

No. 2a & No. 2b in the appt. block.

Total Plot Area:- 3,090sq.mtrs.

Owners : **M/s Iona Fernandes Developers Pvt. Ltd.**

Ms. Iona Yvette Fernandes, Managing Director

Five Villas designed in the style and fashion of the authentic Portuguese 'Hacienda', fully loaded with cast iron railings, high ceilings, and expansive verandahs.... all facing the swimming pool and a clear view of the Sinquerim river.

Following are the description/ formats for the same:

In the Apartment Block:

Only a two floor apartment block with parking & Gym on the ground floor. Towering well over the roof tops of the villas, and a clear visibility of the river....

Apt. No. 3a & 3b SOLD

Apt. No. 2a & 2b 125sq.mtrs each Rs. 52/- lakhs , each.

(Rupees Fifty Two Lakhs Only)

Total of 5 residential 'Portuguese' styled Villas, and one residential block..... all facing the poolside, and overlooking the elegant backwaters of the River Sinquerim. Additional space for covered parking also provided.

And all homes have an inbuilt Jacuzzi on the first floor, as well as a spare bedroom (+1), that can be used as servant's quarters.

We have already secured the Planning Development Authority License (vide license no. MPDA/D/NER/884/5083/04), as well as the final construction license from the local Panchayat authority (vide license No.: VP/NRL/2004-2005/691/6; dated: 21/1/2005).

Project is ready for possession.

For further details please log onto our website: www.ionafernandesgoa.com

Immediate bookings are accepted on deposit of 40% down payment by way of demand draft payable to Iona Fernandes Developers Pvt. Ltd... or funds can be transferred directly to our account in the Centurion Bank of India, at the Calangute Branch.

Guidance for transfer of funds can be faxed to you on request.

We are also offering a 5% discount on the total price, for those Clients who opt to pay the total cost at one stroke.

Receipt of payment, will be immediately faxed & couriered, along with our signed copy of the Agreement of sale in your favor.

Please indicate which unit is preferred, and check with us on availability.

Payment details for the 'Bungalows':

40% Signing amount/ Confirmation,
upto plinth & slab level

15% On completion of the plinth.....and top slab..
before starting of masonry in superstructure

15% For completion of masonry, plumbing,
internal & external plaster.....

25% For completion of tiling, and for external
wiring , plumbing & painting....

05% On Finishing/ Completion .

The property is to be sold as **freehold** property, and sale would include registering of Sale Deeds.

Please Note:

In case of foreign Clients, (not N.R.I.) prior permission from the Reserve Bank of India, is a pre-requisite. In these cases, primary Agreements for Sale are executed, and Sale Deed/s are registered later, pending the approval 'to purchase' from the R.B.I.

We also offer a wide range of services that include other Real Estate/ Development options, Insurances (household/ other), Legal aid (you may choose from our panel legal representatives), and we arrange to assist you with finance options, tailor made to suit your needs.

For further details, please contact the undersigned, on tel/fax: 0091-832-2277924, Mobile: +919850470755/ 09326102449; or email us in iona@ionafernandes.com,
iona@ionafernandesgoa.com

All price details and discounts are now available to you.

(Please refer to the Map for site location; and the Site Plan for Villas... both available on the website, along with detailed specifications and the updates of progression of construction work of the bungalows.)

www.ionafernandesgoa.com

I therefore invite you to take note, and realize your hopes for a dream home in a premier holiday destination.

Warm Regards and Happy home hunting...

**IONA YVETTE FERNANDES
MANAGING DIRECTOR**