

*Riding on the tremendous success of our Portuguese Riverside Villas at Nerul... **Dona Maria Epifania**, and our luxurious French Villas in the river valley... **Le Sanctuaire de Marie Magdeline** at Oxel, Siolim; We welcome you to yet another outstanding venture in Premium Designer Homes-*

'213, Colonia de Fernandes'

Our very own Portuguese Colony with one of a kind designer homes nestled in the idyllic village setting of Sodiem, Siolim...

8 Villas of Portuguese style and design, sitting in their own landscaped plots as part of a unique Portuguese Colony.

The plots are located 8kms from Calangute / Baga, 5kms to the Mapusa market and 5.5kms to Anjuna/ Vagator. The closest beach is Morjim/ Mandrem which is 4kms. The Chapora River is less than 2kms away.

These 'Premium Designer Homes' are to be built on each individual plot according to a unique set of architectural designs (only Portuguese) ranging from areas of 100sqmts, 120sqmts, 180sqmts, 220sqmts.. onwards according to the Client's taste and budget

All plots will be partitioned (in process), and infrastructure provided in terms of road, external lighting, underground cabling, rainwater gutters, etc.

*Plots are sold separately (refer to **Plot costs**), and costs of the houses will vary according to each plan. As per budget and choice of plan please refer to **'House Costs'***

Society will be compounded, with external lighting and 24 hours security. Parking is to be accommodated in each plot.

Immediate bookings are accepted of 60% for the cost of the plot is payable by way of demand draft to 'Iona Yvette Fernandes' and 15% down payment on 'house option' (please refer to house options) is payable by September, 2008, by way of Demand Draft or Money Transfer in favour of 'Iona Fernandes Developers Private Limited', payable on ING Vysya Bank Ltd, Panjim Branch. A/C No. 547011009764, R.T.G.S code is VYSA0005470. Guidance for transfer of funds can be faxed to you on request.

*Refer to the **Specifications**, and **Plot costs** attached, for reference and decision.*

Elaborate plans of Portuguese design, for each individual house will be made available only after booking amount is received of the plot.

We are also offering a 8% discount on the total price, for those clients who opt to pay the total cost of plot, up front

The property is sold on a freehold basis and sale would include registering of Sale Deeds.

Please note:

In case of foreign Clients, Not NRI prior permission from the Reserve Bank of India (R.B.I.) is a pre-requisite. In these cases primarily Agreements for Sale are executed, and Sale Deeds registered later, pending the approval to purchase from the R.B.I.

Applicable for all:

For Registration of Sale Deeds, please note that an additional 2% Government Stamp Duty fee is applicable, as well as a 2% Registration Fee which is payable to the Sub- Registrar (the authority that handles the authorization / authentication & certification of the deeds. In addition to this, 1% is payable as lawyer's fees.

We offer a wide range of services that include other Real Estate/ Development options, insurance (Household/ other), Legal Aid (you may choose from our panel of 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 iona@ionafernandes.com.

www.ionafernandes.com/www.ionafernandesgoa.com

Warm Regards, and happy home hunting ...

IONA YVETTE FERNANDES

Attachment 1

Plot costs:-

Plots area statement, with costs:

Plot No.	Area	Cost	Position
1.	308sq.mtrs	Rs. 22, 17,600/-	Available
2.	314sq.mtrs	Rs. 22, 60,800/-	Available
3.	314sq.mtrs	Rs. 22, 60,800/-	Available
4.	314sq.mtrs	Rs. 22, 60,800/-	Available
5.	313sq.mtrs	Rs. 22, 53,600/-	Available
6.	314sq.mtrs	Rs. 22, 60,800/-	Available
7.	450sq.mtrs	Rs. 32, 40,000/-	Available
8.	450sq.mtrs	Rs. 32, 40,000/-	Available

- All plots are subject to availability. Pls. reconfirm with the undersigned personally.
- To avoid disappointment, book early.
- 10% token amount accepted as booking is not refundable. 60% is to be made payable within 15days, else booking will be cancelled.

- In case of payments received from abroad, amounts are acceptable only according to the Rupee equivalent mentioned herein above.
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- **Balance 30% is payable on or before 20th August, 2008**, subject to our completion of property infrastructure (rain gutters, underground cabling, road, external lighting, etc.), and approvals of partitioning and Sanad from the respective authorities.
- **Clients may purchase the plots only with choice of house plan and not separately.**

House Costs:-

Our Rates for the construction of the homes as per specific budget:

100sq.mtrs @Rs. 32,500/- per sq.mtr. Rs. 32,50,000/-
2bdr house; with master bdr ensuite, hall, kitchen, dining, and expansive balconies. Single level house with tiled roof.

168sq.mtrs @ Rs. 35,000/- per sq.mtr. Rs. 59,07,300/-
An elaborate 2bdr house ground plus one; with master & guest bedroom ensuite, attached wardrobe, spare, hall, kitchen, dining, and expansive balconies.

186sq.mtrs @ Rs. 35,000/- per sq.mtr. Rs. 65,10,000/-
3bdr house; with master & guest bedroom ensuite, attached wardrobe, spare bedroom, hall, kitchen, dining, and expansive balconies. Ground + 1st floor level house with slab & tiled roof.

220sq.mtrs, 248sq.mtrs, 350sq.mtrs and above {built up space (G+1)} according to amalgamation of two plots, style & design of a multi bedroom plan or guest house option will be priced @Rs.35,000/-per sq.mtr.

- All sewage lines and connections to septic & soak pit are provided.
- Under sump of 4,000lts are also provided for water storage.
- Pressure pump, overhead tanks, and any additional plumbing requirement, not included in basic house design will be charged at cost.
- All electric points will be provided at max. which would include a/c points in bedrooms, and hall, extra points for kitchen, and dining, etc.
- The above houses do not include the cost of the land. Pls. refer to the **Plot costs.**

- Pls. refer to **Specifications** of the house.. tile selection, plumbing hardware, sanitaryware, electric fittings, etc.
- All materials used are 1st quality materials.
- 15% booking of your home option can be made simultaneously with the booking of your plot. Balance amount will have to be made payable in stages, commencing from October, 2008. Refer to the '**Schedule of Payments**'
- Additional features can be added on like swimming pool, plunge pool, fountains, etc, at cost.
- All houses are to be wired for III phase connection.
- Extra costs include landscaping, Govt. utility connections, dept. & meter costs, and other tax costs. The same should not exceed Rs.1,80,000/-.
- Completion date is within 16 months from date of starting provided payment installments are sent on time.
- Rates for built up/ construction of your home would include:
 - All plans/ layouts/ drawings (Architectural, Eng., Electrical, etc.)
 - Sanad (after approvals from Forest Dept., Land & Survey, T.C.P., conversion certificate/ Sanad will be obtained from the Collector),
 - Cost of approvals from Town & Country Planning, Health Dept., Electricity Dept., Local Village Panchayat, Architect fees, Engineers fees,
 - **Compilation of Costs: (EXAMPLE)**
 - Plot No. 2:- 314sqmts with option 1 i.e. 100sqmts house =
 - Rs.22, 60,800/- + Rs. 32, 50,000/- = Rs. 55,10,000/-
 - Total cost of land + house all inclusive.
 - Plot No. 6 & Plot No. 7 are larger plots and are advised for guest house options (Ground plus one) plans of which will be executed by our Architect.

- *Title Clearance are done by our legal panel headed by Adv. Avadhut Nayak Salatry, Ansabhat, Mapusa Goa, Phno: 0091-832-2250068.*
- *Property is under survey no. 213/3-B and Survey no. 213/11 of Sodiem, Siolim.*
- *Property is in the process of being approved for conversion and house design.*

Attachment 3

Specifications:-

1. *The flooring will be 1st quality tiles from the NITCO, the ranges include: 'Brenton' series, 'Dholpur' series, 'Rustic' series and 'Estonia' series; or ASIAN tiles 'Rustic' series; or Portuguese original cement tiles.*
2. *The plumbing hardware comes with a 7 year warranty from CRABTREE FRATTINI, with a wide range of choices.. 'Maestro', 'WestCoast', 'Florence', and 'Naples' range.*
3. *Electrical switches are from 'Havells'.. the Sapphire Range.*
4. *The roofing will be terracotta tiled Roof.*
5. *All doors are of teak, exception of the toilet doors.*
6. *The Sanitary ware is select from 'Cera'/ 'Hindware' collection.*
7. *Internal paints are 'Almond white' emulsion from Dulux Paints. External Painting of the buildings will be done in Apex Exterior Emulsion with 'off white' borders.*
8. *The Kitchen will be fitted with a granite counter top, with a 'single bowl single drainer' stainless steel sink. Fitted kitchens / modular kitchens will be charged extra.*
9. *All water outlets in the Apartment will have hot and cold water faucets.*

10. *All doors and windows exception of toilet doors will be of teak wood.*
11. *Yearly maintenance is calculated at Rs. 35,000/- for G/floor and Rs. 50,000/- for G+I house option respectively. House admeasuring 220sq.mtrs and above will have separate yearly maintenance options.*
12. *Fixed furniture such as fixed beds, wardrobes, etc. can also be provided at an extra cost*

Attachment 4

Schedule of Payments:-

- 30% *Down Payment/ Signing amount for construction upto plinth & (1st) slab level.*
 - 20% *On completion of the plinth, and top slab (1st)... before starting (2nd) slab, masonry in superstructure..*
 - 10% *On completion of the top slab (2nd), masonry, & for internal plaster.....*
 - 20% *On completion of the top slab (3rd), masonry, & for internal plaster.....*
 - 15% *For completion of tiling, external plaster, wiring/ electrics, plumbing, & painting...*
 - 05% *On Completion of the Project, before landscaping and occupancy.*
- *All installments have to be wired directly into our account details of which are listed below, and receipts will be couriered to your registered office.*

- *Money Transfer in favor of **Iona Fernandes Developers Private Limited**, payable on ING Vysya Bank Ltd, Panjim Branch. A/C No. 547011009764, R.T.G.S code is VYSA0005470. Guidance for transfer of funds can be faxed to you on request.*