



1, 2 BHK Apartment just 10 kms from Panaji, Goa.

Offer Valid Upto 31st August 2015



Introduction

Goa, the erstwhile Portuguese colony on the west coast of India is a haven for leisure seekers from all over the world. The tropical beaches, sunny weather, warm people, vibrant nightlife and trance music; Goa has it all that truly makes it a paradise. A great holiday spot and also a significant investment location.

Expat Vida

Away from the crowded tourist attractions, Expat Vida is placed in the idyllic location that provides you the tranquil space away from the everyday hustle and bustle. With serene surrounding and ecstatic overlook of Mandovi river, Expat Vida welcomes you to come and discover the joyous moments of life.

Why Invest:

- Expat Vida is located only 10 kms from the capital Panaji.
- 2 BHK Apartment in Phase 1 is 85% completed.
- Apartment prices in the vicinity like Panjim and Dona Paula is as high as ₹10,000-₹15,000/sq.ft making Expat Vida a great buy at just ₹4600/sq.ft
- The property lies on NH-4A, which connects Panaji to Belgaum is being expanded into a 6 lane road.
- Easy access to major tourist destinations.



The Offer: PAYMENT OPTION



UNIT TYPE	UNIT SIZE IN sq.ft.	RATE PER sq.ft.	Apartment Price	Reservation for Car Parking	TOTAL UNIT COST* (Apartment Price + Car Parking)	DOWN PAYMENT	BALANCE PAYMENT
1 BHK	600	4600	₹27,60,000	₹1,50,000	₹29,10,000	₹4,36,500	Balance 85% (As per Milestone)
2 BHK	1200	4600	₹55,20,000	₹1,50,000	₹56,70,000	₹8,50,500	Balance 85% (within 60 days from down payment)

PLEASE NOTE:

- A premium of ₹100 per sq. ft. will be charged for garden facing units.
 - This offer is applicable only till 31st August 2015.
 - The sizes mentioned are indicative. Kindly refer frequently asked question for more information.
 - The management of Expat Projects & Development Private Limited reserves the right to change the price at any point of time.
- *All other charges like Clubhouse charges, Maintenance, Infrastructure charges, water, electricity, government taxes etc, have to be paid by the customer at the time of registration or during the final possession of the property.

DISCLAIMER

For the proposed apartment development in Kadamba location by Expat Projects & Development Private Limited, this Offer document is created, only for Private Circulation among close associates of The Expat Group. While the information including figures is believed to be true to the best of our knowledge, and is also based on our past experiences, we do not guarantee any firm returns, express or implied, on the investment. Readers should rely upon their own examination, investigation and analysis before making an investment based on the offer document. Expat Projects & Development Private Limited will not be liable for any, direct or indirect, consequential or incidental damages or loss arising out of the use of this information and consequential investment made. The Offer, terms and conditions are governed by laws of India and any disputes are subject to the exclusive jurisdiction of the courts in Bangalore, Karnataka, India.

Current Benchmarking in Kadamba

Project	Developer	Location	Type	Size	₹ Rate/sq.ft
Four Seasons Perola	Four Seasons Shelters	Kadamba	2 BHK	1244 sq.ft	4650
Casa Amora	Mangalam	Tiswadi	2 BHK	890-1030 sq.ft.	4700
Viva	Raheja	Kadamba	2 BHK	1312 sq.ft	5000
Esmeralda	Naik Navare	Bainguinim	2 BHK	1345 sq.ft	5112
Milroc Kadamba	Milroc	Kadamba	2 BHK	1275 sq.ft	5200

Frequently Asked Questions



- 1. What is the Total Area of the Project?**
Total extent of the project is 14.5 acres. Phase 1 is approximately 3.25 acres and Phase 2 is 11.25 acres.
- 2. Is the Master Plan Ready?**
Yes, the Master Plan is ready.
- 3. What is the total number of floors in the apartments?**
The building has approvals for Stilt + 4 levels.
- 4. Who is the planning authority in this region?**
Town planning Department, Tiswadi gives the technical clearance certificate and village panchayat has given the construction license.
- 5. Is there a payment structure for my investment?**
Yes. There is a payment structure for more details please refer page no. 4
- 6. How long is the offer valid?**
This offer is valid till 31st August 2015.
- 7. Are the sizes of the apartments subject to change?**
The sizes mentioned in this offer document are subject to $\pm 5\%$ variation.
- 8. Is there an additional floor rise cost that will be charged to the investor?**
Floor rise will not be charged in this offer.
- 9. How will the apartments be allocated to the investor?**
Allocation will be done on a first come first serve basis.
- 10. What is the loading percentage of saleable vs carpet area?**
The loading percentage is estimated to be 30%
- 11. Are there any other charges applicable?**
Yes, the current cost is only for the apartment, there will be other charges like electricity and water meter fees, club house, maintenance, infrastructure charges, society formation, legal, other government charges, etc to be paid at the time of registration.
- 12. What is the current status of the project?**
Currently 85% work for the 2 BHK is completed.
- 13. What are the amenities in the project?**
Phase 1 of the project will have a walking/jogging track and a garden with sitting area. Phase 2 of the project has a provision to make a club house.
- 14. Is there any provision for Commercial space in the Project?**
Yes, there is a provision for Commercial space of 2000 sq. ft. in the Project.
- 15. Is bank finance available for the project?**
Yes, bank finance is available for the project.
- 16. What are the current property prices in the vicinity?**
The current property prices in the vicinity is in the range of *₹4650 – ₹5200/- per square foot (*Base Price. For more information please refer page 4).
- 17. Can the property be resold, is there a lock-in period and what are the transfer charges?**
Yes, the property can be re-sold by the investor only after full payment is realized. The transfer charges will be ₹100/- per sq.ft.
- 18. Can I resell the property without registering the same?**
Yes, you can resell the property. The transfer fee as mentioned above will be applicable.

19. Will Expat help me re-sell the property at the time of launch?

Yes, Expat can help the Investor to re-sell the property. Expat will charge 3% brokerage for the re-sale.

20. When is the entire project expected to be completed?

The entire project is being developed in phases and is estimated to be completed by December 2018. The 2BHK apartments in Phase 1 will be completed by December 2015 and 1BHK apartments in Phase 1 will be completed by December 2016.

21. In lieu of my investment what documents will I get from Expat?

The Investor will be issued an Agreement to Sell (ATS) on realization of the down payment.

22. Is there a penalty liable on the developer if the apartments committed to the investor are not delivered on time?

The Developer will be given an additional 6 month grace period for the respective apartment completion dates as mentioned in Question 20 following which penalty rental of ₹3 per sq. ft. on the apartment area will be paid to the investor every month.

23. Who are the people involved in developing this project?

Expat group of companies will be developing this project jointly along with Unicorn Developers for Phase 1.

Note: Cheques to be drawn in the favor of:

EXPAT PROJECTS & DEVELOPMENT PRIVATE LIMITED