

*Do you ever remember closing your eyes to imagine that perfect place where you would want to run away and not have a care in the world?*

**Sometimes a holiday is just not enough.**

*How about owning your own farm house in lap of nature?*

**Wondering what is it priced at?**

*If we tell you, not more than the more than the car you have been eyeing for quite sometime!*

**Even better.**

# Beverly Ranches, Goa



# Beverly Ranches, Goa

- *Beverly Ranches is a State Of Mind with Breathtaking Vistas.*
- *Live by the Currents, Plan by the Tides, Follow the Sun and let the Wind choose the direction you Sail In.*
- *Curl up with a book or ponder with a diary and a pen, these farmhouses can invoke all the muses to be an inspiration for you.*
- *Rejuvenating all the Six Senses.*
- *Picturesque settings to Admire.*
- *Untouched natural settings.*

# Interior Master Plan

# Canal Waterfront Estate



# Canal Waterfront Estate



# World Class Infrastructure



*Best Quality  
Roads*

*Well planned  
Landscaping*

# Well-Planned Parks & Organic Backyards





# Aesthetically Designed Entrances

# Bringing the Ranch Heritage of Mexico to Goa!



# Well Sculpted Stoned Walls



# Ranch Style



Goa Ranches  
30000 sq.ft. Club House

# Club House- Portuguese Layout



**Taking You Back To The Colonial History Of Goa!**

# Club House- Open Shack



# Club House- Live Barbeques





# Club House- Caribbean Deck & Sit Outs



**Beverly Ranches**  
**The Next Generation Homes**

# Beverly Ranches, Goa

- *The boutique farmhouses come with a differentiated housing setup which is completely organic made out of bamboos, old tree trunks, containers, living atop of a live tree, with a bird's nest in the neighborhood, a flying saucer or a mirrored exterior reflecting the forests on all four sides.*
- *These houses are built to coexist with nature, where you can unwind and stay afloat. Beverly Ranches is just the place that would make you pause your life for a moment, to breathe afresh and to bask in contentment and fullness.*
- *These boutique farm houses do not disturb the serenity of natural setting. It feels a part of nature as if it was meant to be just where it is. There is a purity attached to the entire landscape. Perfect with its hues and careful design.*
- *Refresh and live the fairytales you watched as a kid, play that favorite song on the guitar, plant trees or just follow the clouds and chase butterflies on a bicycle ride and we won't judge you!*

# The Tree House Concept



# Gold Rush Cabin



# Full Moon Cabin



# Reflective Glass House



# Mobile Homes





# Mobile Homes



# Mobile Homes



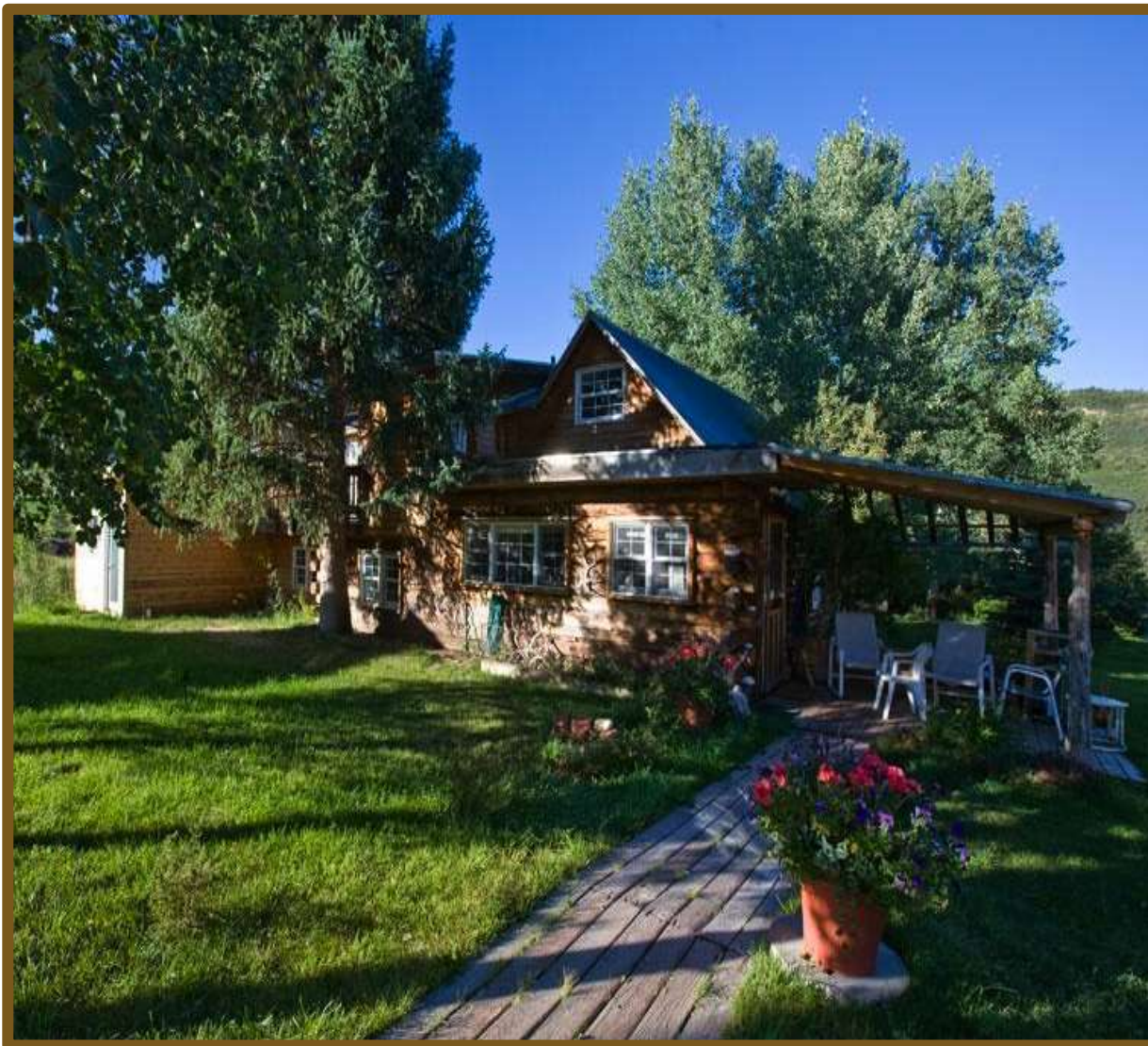
# Container Mobile Homes



# Container Homes



# Large Formats



# Large Formats



# Large Formats



# Interior Furnishings



# Tree House Interior



# Tree House Interior



# Tree House Interior



# Modern Glass Layout



# Beverly Ranches, Project Specifications

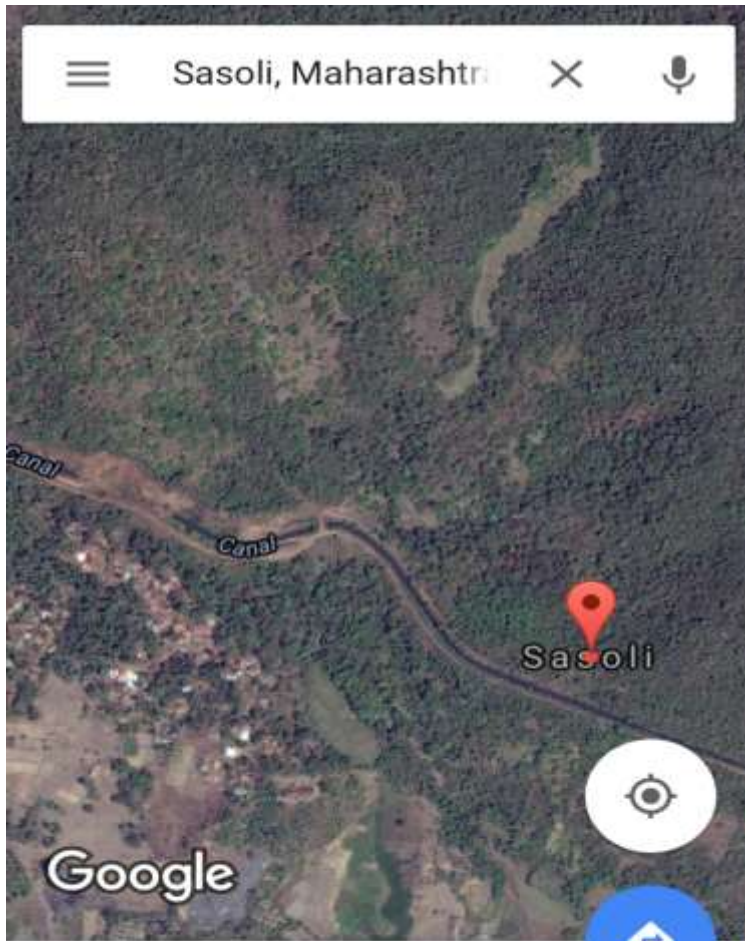
# GOA Opportunity

- **Over the last 5-6 years, Goa has been ranked as one of the top destinations in India for land purchase primarily because "Everybody wants a piece of Goa".**
- **This demand over supply has led to land prices in Goa on a steep upward curve. With demand not reducing, we only expect the upward trend to continue. The key is to position now and ride this upward wave over the next 5-7 years. With land prices in Goa moving into an un-affordability bracket, the next best bet where entry point is relatively lower and has high potential of appreciation is the outskirts of Goa.**
- **Announcement of new MOPA airport in Mopa town of North Goa**
- **The property falls in Sasoli (between Dodamarg and Banda) and is a fantastic parcel of land. The terrain of the land is also good being almost flat touching the main SH 124. The property is an absolute no brainer in terms of investment**

# Land Parcel- Key Details

- **Land is located bang on Goa Border, in Sasoli, Maharashtra along a beautiful Canal**
- **8 km from proposed MOPA Airport**
- **30 mins from Calangute, Goa via operational highway (NH17)**
- **30 mins from Panjim, Goa via operational highway (NH17)**
- **Near Railway Station**

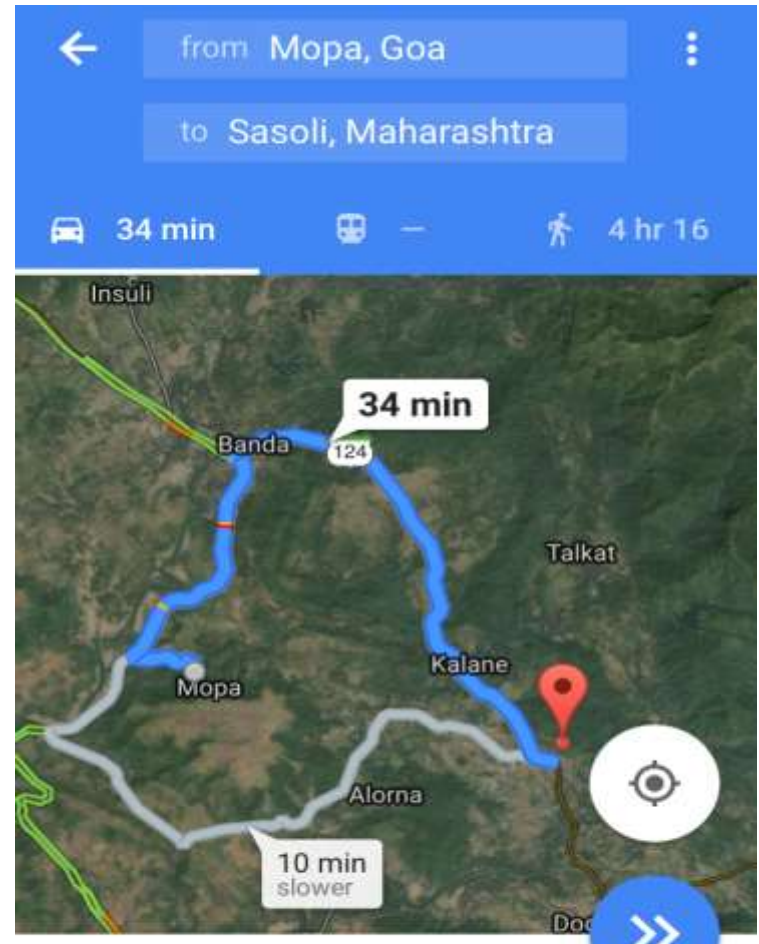
# Location Map- Satellite View



Sasoli, Maharashtra

Sasoli, Maharashtra

Route

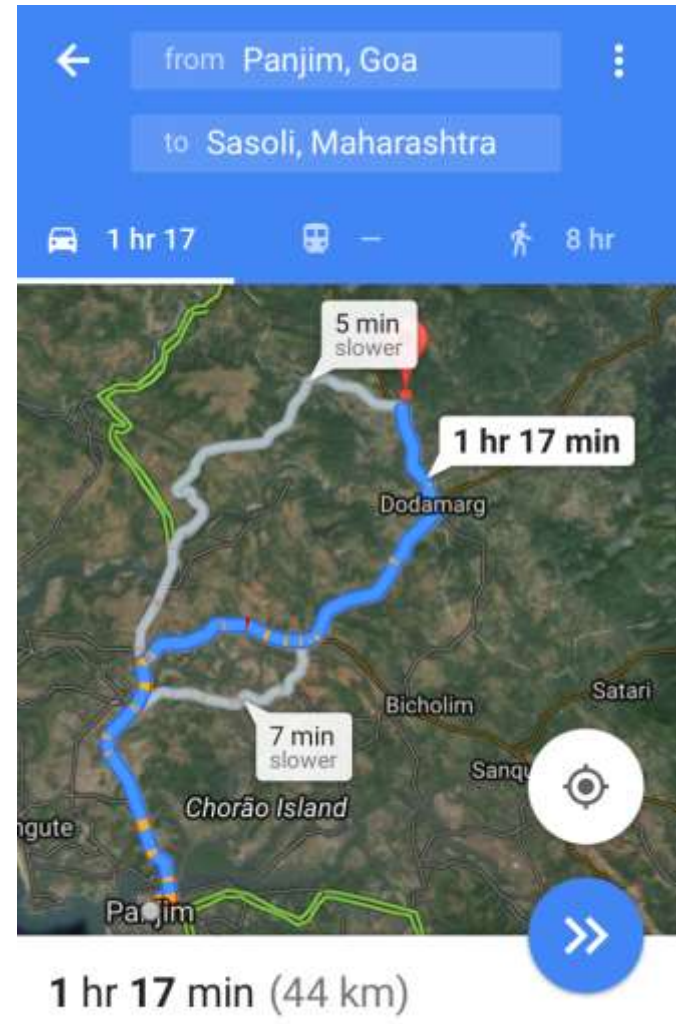
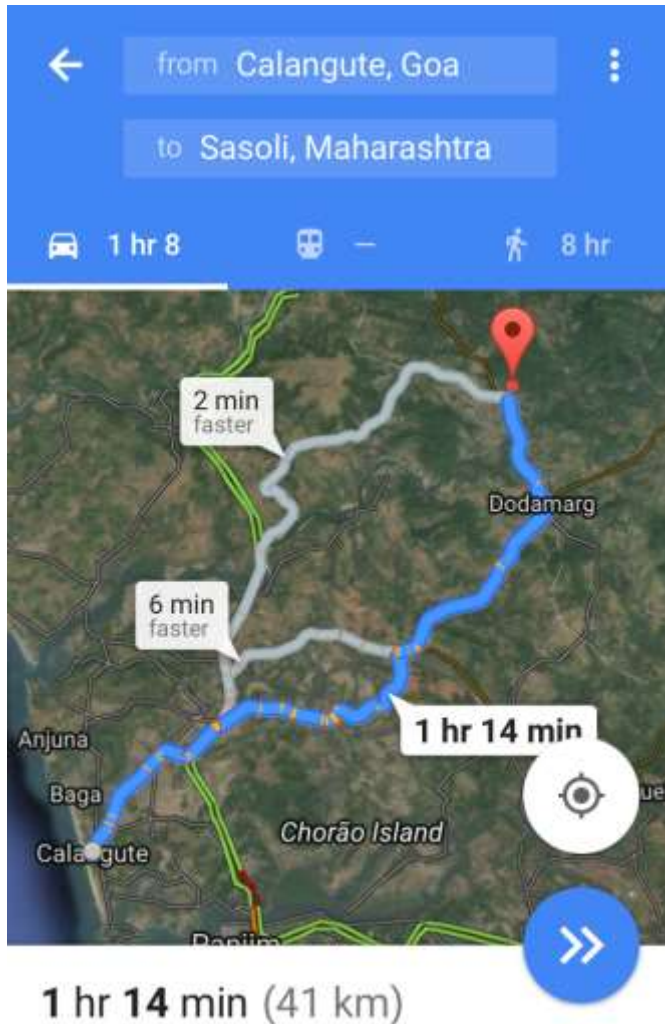


34 min (28 km)

via Edapally - Panvel Hwy/Mumbai Goa Hwy and SH 124



# Route Map to City Landmarks



# News Feed | Goa Greenfield Airport

SECTIONS

### Construction of Goa's Mopa airport likely to start in Nov '16

The estimated cost to complete the Mopa airport, according to government officials, is expected to be Rs 3,000 crore.

By: Sunny Sen | Goa | October 17, 2015 12:36 AM

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Hi-tech trains making rail journeys faster  
SOCIAL INNOVATION. IT'S OUR FUTURE. : Hitachi

Construction of the greenfield airport at Mopa in Goa is expected to commence in November 2016 once the public-private partnership (PPP) is finalised, chief minister Laxmikany Yashwant Parsekar said. The PPP is expected by February, he said.

After Delhi and Hyderabad, Mopa might be the third airport that will be built, operated and managed by a private company. Already, the tendering process of Mopa has begun and it has seen bids from private companies such as GMR, GVK, Voluptas Developers and Essel Infra. The developer, Parsekar said, will be finalised by February.

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# News Feed | Goa Greenfield Airport

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## Govt issues RFP for Mopa airport

TNN | Jan 16, 2016, 05.50 AM IST

✉ 🖨 A- A+

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**P**anaji: The state government on Friday issued the Request for Proposal (RFP) for the proposed Greenfield airport at Mopa, seeking bids from interested companies to construct the airport. The four shortlisted companies have till April 15 to respond and bid for the project.

Chief minister Laxmikant Parsekar confirmed on Friday that the RFP had been issued.

He said that the companies will have to respond within 90 days. They have been given time till April 16, 2016, to submit their proposals, he said.

The four shortlisted companies include GVK, GMR, Essel Infra-Mumbai and Airports Authority of India. Essel Infra has partnered with Zurich Airports for the project. Voluptas Developers, which was one of the contenders, has dropped out of the

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'Make in Dharavi' first, Rahul Gandhi tells PM Modi  
Congress vice-president Rahul Gandhi today targeted the BJP-led



# Pricing & Payment Plans

## **Price List**

*Basic Selling Price – Rs. 1249 per square yard*

*Resort Club Membership Charges – 250,000*

*Power Back up charges – 40,000*

*Electricity and Water Connection Charges – As Applicable*

*Stamp Duty and Registration Charges - As applicable*

## **Payment Plan**

<b><i>Particulars</i></b>	<b><i>Payment</i></b>
<i>On Booking</i>	<i>10% of Total Cost</i>
<i>Within 30 days of Booking</i>	<i>10% of Total Cost</i>
<i>Within 60 days of Booking</i>	<i>10% of Total Cost</i>
<i>On commencement of Development</i>	<i>10% of Total Cost</i>
<i>On demarcation of roads</i>	<i>15% of Total Cost</i>
<i>On completion of road in front of plot</i>	<i>15% of Total Cost</i>
<i>On completion of fencing</i>	<i>15% of Total Cost</i>
<i>On offer of possession</i>	<i>15% of Total Cost</i>

# Beverly Ranches- FAQ's

# FAQ's

**1) What is the offer for clients?**

**Amour Buildwell Private Limited offers plots of 1000/2000/3000/1 Acre, demarcated, non agricultural (NA) plots (inclusive of roads), spread across approximately 100 acres of Integrated Development**

**2) What is the total number of plots on offer?**

**Around 300 units of various sizes**

**3) What is the zoning of the property?**

**The zoning of the property is Non-Agricultural farm land.**

# FAQ's

## 4) How do you get to the property?

- Rail: Pernem Railway Station - 14 kms
- Air: Dabolim International Airport - 65 kms
- 28 km (34 min) from proposed MOPA Airport – there is an alternate route which is only 8 km from Pernem village where MOPA Airport will be located

## 5) What facilities are provided?

- Motorable roads
- Four cornerstone demarcations
- Fencing of entire project
- Security Service
- Facility Management service post handover
- Club with recreation facilities

# FAQ's

**6) Who has ownership of the land?**

**Amour Buildwell Private Limited**

**7) What documents will be issued through the payment schedule?**

- Upon realization of the Booking amount and an accurately completed Booking Confirmation Form, a receipt.
- Once 20% of the total payment is realized within 30 days of booking, an allotment letter
- Once 30% of the total payment is realized within 60 days of booking, a Buyer Agreement



# Beverly Ranches- FAQ's

## **8) What are the Registration and Stamp Duty fees?**

**At present, 4% Stamp Duty + 1% Registration will be charged as per the guidelines prescribed by the Government. In Addition, a minimum amount of Rs 20,000 per unit will be charged for every registration towards legal, liaison and administrative expenses. (Subject to change as per government policies)**

**“Because, Nature Is  
Not A Place To Visit.  
Its Home!”**

An aerial photograph of a large, luxurious estate. The property features a large swimming pool, a gazebo, and several buildings, all set on a lush green lawn. The background is filled with dense tropical vegetation and trees. The image is slightly faded to allow the text to be the primary focus.

**Thank You.**

**Beverly Ranches- Taking You Back Home.  
By Amour Buildwell Pvt. Ltd.**