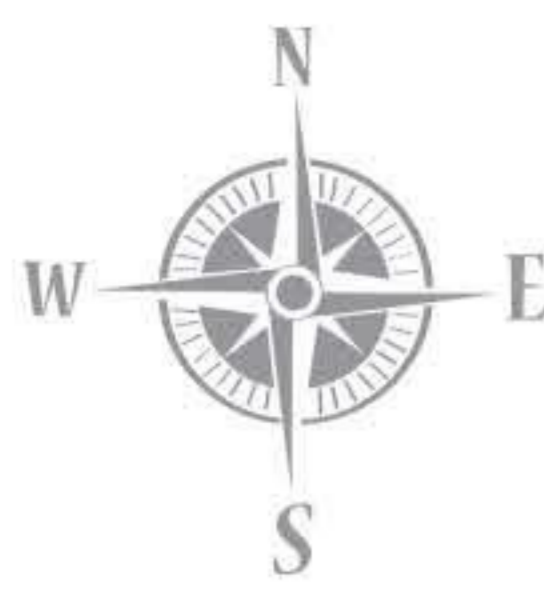


Site GPS coordinates	15039'57.92"N and 73049'39.18"W
Site Address	Manaswada, Village Panchayat Dhargalim, Pernem Taluka, North Goa District
Distance from transportation hubs	Dabolim Airport - 50 kms, 70 mins Mopa Airport (2018-19) - 11 kms, 20 mins Tivim Konkan Railway Station - 17 kms, 26 mins Panaji - 25 kms, 35 mins Maharashtra border - 26 kms, 30 mins
Closest major town	Mapusa town - 14 kms, 25 mins; 'capital' of North Goa
Closest beaches	Morjim, Ashwem, Baga, Anjuna, Calangute, Candolim - 24-28 kms, 40-45 mins by car
Morjim Beach or Chapora Jetty by Chapora River waterway	10 kms; 15 to 60 mins (choice of speed and personal watercraft)
Distance from West Coast NH 17 artery	2 kms, 5 mins
Site area	5100 sq.m.; or 54,876 sq.ft.; or 1.26 acres
Solar orientation of site	South
Site neighbours and views from Treehouse Bungalows	North - pasturelands, scrub jungle, Western Ghats hills South - coconut grove, Chapora River, forested hills designated 'natural cover', 'other ecologically sensitive areas', mangroves East - dense vegetation, trees, hills, residential hamlet with 4 visible homes West - coconut groves, dense forest designated, 'natural cover', 'no development slopes', 'ecologically sensitive areas'
Ground coverage of buildings on site	25%
Open area of site	75%
Site area currently covered by tree canopies	37%
Building type	Treehouse Bungalows
Number of Buildings on site	8; 7 typical, 1 bespoke villa
Number of independent Treehouse Bungalows	15; 14 identical, 1 bespoke villa
Number of floors per typical Building	4
Number of independent Treehouse Bungalows per Building	Lower Treehouse Bungalow (levels 0-1) Upper Treehouse Bungalow (levels 2-3)
Number of floors per independent Treehouse Bungalow	2
Number of bedrooms per independent Treehouse Bungalow	3
Residential spaces per independent Treehouse Bungalow	3 bedrooms, 3 bathrooms, 3 dressing rooms, outdoor shower, stairwell, foyer, living room, dining room, kitchen, covered patio, utility room, maid's room, storeroom, covered and open terraces, storage lofts
Furnishing level	Fully fitted bathrooms, kitchen, wardrobes, air-conditioners; floor, wall and ceiling base finishes; doors and windows
Common facilities	Parking and security; arrival building with lobby lounge, concierge, skywalk, gymnasium, spa suite, children's play area, waterside, deck, shack and jetty, covered amphitheatre, natural swimming pool, extensive gardens, mechanical, electrical and plumbing plant rooms
Power backup	100% power-backup through generators; inverter provision for individual homes; 35 kw solar feed
Green rating	Indian Green Building Council – "IGBC Green Homes"® - 'Platinum' or 'Gold' certification level to be applied for
Property management	First year by Atmanya Projects LLP. Thereafter, proposed by professional Property Management Agency in consultation with Owner's association / society



EXTERIORS	
Landscape	Professionally-masterplanned landscape, road, traffic, horticulture, water and lighting design
Driveway	Concrete pavers or granite cobble stones
Car parking	Common; external; open
Skywalk flooring	Natural Stone or hardwood
Garden walkways flooring	Natural Stone or hardwood
Skywalk and walkway's railings	Stainless steel or powder-coated steel + wood combination
Waterside shack	Stone and wood, as permitted by Government authorities
Other common areas flooring	Natural stone or hardwood
External paint	Jotun, SKK or equivalent
External cladding	SHERA board or wood-look substitute
Window monsoon rain protection	Top and windward side masonry eaves
Swimming pool	Chemical-free, natural pool, cleaned through biological means
Amphitheatre	950 sq. ft., multi-purpose amphitheatre with inbuilt seating
Children's play area	900 sq. ft., fully-equipped
Water conservation	Controlled runoff; rainwater harvesting

BUILDING STRUCTURE	
Structure	Conformity with IS 1893 (2002) and IS 456 (2000), India Seismic Zone 4, using M25/M30 grade concrete and Jindal rebars
External walls	200 mm concrete blocks
Internal walls	200 mm concrete blocks
External plaster	Two coats
Internal plaster	Gypsum plaster Gyproc from Saint-Gobain
Staircase	Folded, composite slimline staircase, with natural stone cladding
Waterproofing	10 years warranty
Roofing	RCC roof with galvanized shingles top sheet

COMMON AREA INTERIORS	
Arrival lobby building finishes	Equivalent to 4-Star hotel standards
Spa suite finishes	Equivalent to 5 Star hotel standards
Gymnasium finishes	Equivalent to 5 Star hotel standards
Gymnasium equipment	Life Fitness, Precor or equivalent
Elevators	Schneider, Otis or equivalent

TREEHOUSE BUNGALOW INTERIORS	
Staircase flooring	Cladding in wood or natural stone
Main door and internal doors	Hardwood; polyurethane or melamine polished
External patio doors	Aluminium powder-coated with toughened, laminated low-E Saint Gobain glass, and mosquito mesh
Windows	Aluminium powder-coated with toughened, laminated low-E Saint Gobain glass, and mosquito mesh
Door and window hardware	Assa Abloy, Hettich, Hafele or equivalent
Door and window architrave	Granite
Entrance lobby flooring	Vitrified or porcelain tile
Dining flooring	Vitrified or porcelain tile
Living room and bedrooms flooring	Engineered hardwood
Bathrooms flooring and dado	Vitrified or porcelain tile
Bathroom vanity counter	Marble, granite or corian
Kitchen floor and dado	Vitrified or porcelain tile
Utility room flooring and dado	Vitrified tile floor and ceramic tile dado
Covered patio flooring	Vitrified or porcelain tile
Open-to-sky patio flooring	Vitrified or porcelain tile
Patio railings	Toughened glass
Maid's room flooring and dado	Ceramic tile floor and dado
Maid's room fittings	Fully-fitted
Dressing room wardrobes	Fitted wardrobes with steel trays; 'Kitchen Masters' or equivalent; www.kitchenmasters.in
Store room	Fitted with racks
Bathroom glass shower and WC cabinets	Frameless 8 mm toughened glass with frosted pattern; hardware Dorma, Gem or equivalent; exhaust fans
Bathroom accessories	Stainless steel
Bathroom cabinet	Fitted
Outdoor shower	Open to sky; wooden slats walls and floor
Kitchen equipment	Samsung; Elica, IFB, or equivalent (fridge, microwave, dishwasher, hob, chimney, exhaust, waste disposal, RO system)
Kitchen cabinetry	Fitted kitchen; 'Kitchen Masters' or equivalent; www.kitchenmasters.in
Kitchen cabinetry	Hardware Assa Abloy, Hettich, Hafele or equivalent
Kitchen waste disposal system	Seimens or equivalent
Reverse osmosis water system	Fitted; Kent or equivalent
Utility room equipment	Not included
Internal paint	Acrylic Emulsion Dulux Royale or equivalent
Home hydrotherapy spa for four people	Optional; at additional cost
False ceilings	Optional; at additional cost

EXTERIOR MECHANICAL, ELECTRICAL, PLUMBING PLANT	
Water supply	Municipal supply, and on-site open well/s
Water treatment and softening	Plant provided
Sewage treatment plant	Based on MBBR technology
Fire fighting	Ring mains with hydrant
Water storage	60,000 lts rainwater; 35,000 lts processed water
Garden lighting	LED
Electrical feed to bungalows	Individual connections
Electrical panel room	Central
Power back up	100% - through diesel generators and partially through solar feed
Solar electrical feed	Approx. 35 KW
Synchronise system between solar electricity and mains	Proposed
Building Management System	Limited automated central utilities management
Organic waste disposal	Organic catalytic converter
WiFi internet	All areas
Security	CCTV monitoring in all areas; manned central security surveillance

INTERIOR MECHANICAL, ELECTRICAL, PLUMBING	
Power backup	100% - through diesel generators and partially through solar feed and optional inverters
Water supply	Pressurised, hydropneumatic
Air-conditioning	Daikin or equivalent split units; with concealed noise-free outdoor units
Lighting	All LED; included
Fans and other electrical fittings	Havells, Usha or equivalent
Electrical sockets	Norisys or equivalent
WiFi internet	All areas
Electrical cables	Polycab, Finolex or equivalent
Home electrical wiring	Enabled for mains, power backup, inverter, solar feed, home entertainment, CATV feed, FTTH
Hot water system	Central geyser, AO Smith or equivalent 200 lts.
Bathroom chrome fittings	Grohe, Kohler or equivalent; with concealed diverter, hand-shower and rain-shower
Bathrooms sanitary fittings	Duravit, Kohler or equivalent; with concealed water closet
Plumbing	CPVC and UPVC piping
Gas piping to kitchen	Included; with gas leak detection system
Interroom	Between homes and security; inter-home
Security	CCTV monitoring in all areas; manned central security surveillance; video door phone