



Casa Del Señor

Rating Assigned: Goa 6 Star

February 2017



Project profile

Type of project	Residential
Location of project	Moirá, Goa
Type of development	Bought Out
Land area	18,837 square feet (sq ft)
Total saleable area	16,892 sq ft
No. of villas/blocks	3
No. of units	6
Unit configuration	2,507–4,164 sq ft
No. of floors	G+1 & G+2



Location: The project is situated at the Moira, Goa, which is strategically located in close proximity to Mapusa, the nearest railway station is Tivim Railway station which is 11 kilometers. Dabolim Airport is around 40 Kilometers from the project site whereas the state capital Panaji is around 18 kilometers. The project is near Mumbai-Goa National Highway 66 and is well connected with state and national highways.

For the location map, please refer to <http://bnbcustomhomes.com/casa-del-senor/#locality>

Pricing table

Loading on built-up area	19%
Base price*	Rs 2.345-4.312 crore
Stamp duty	5% of the agreement cost
Registration charge	4% of the agreement cost
Service tax	4.5% of the agreement cost
Maintenance Charges	Rs 2,000 per square meters for 3 years

* The ticket range is calculated on base price of the project

Sponsor profile

Name of the project	Casa Del Señor
Name & address of the company developing the project	Bennet and Bernard Custom Homes Pvt Ltd 2nd Floor, Mathias House, Near Francisco Luis Gomes Garden, Campal, Panaji – Goa 403001
Name of the developer group	Bennet and Bernard Custom Homes Pvt Ltd
Chairman	Mr Lincoln Bennet Rodrigues
Developer website	http://bnbcustomhomes.com/
Track record in years	7

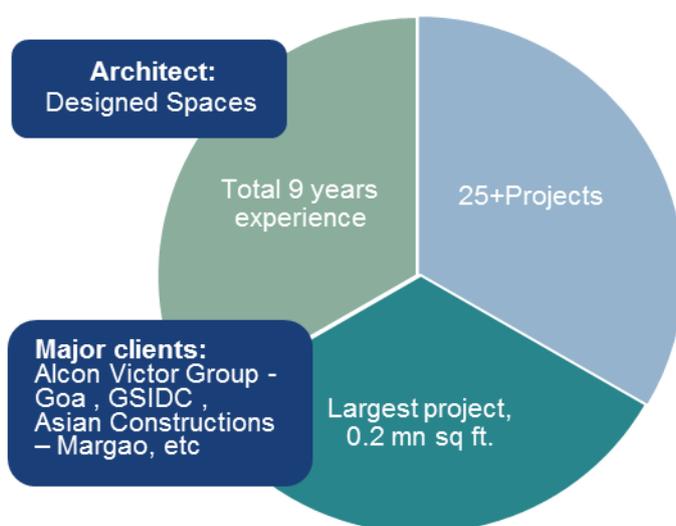
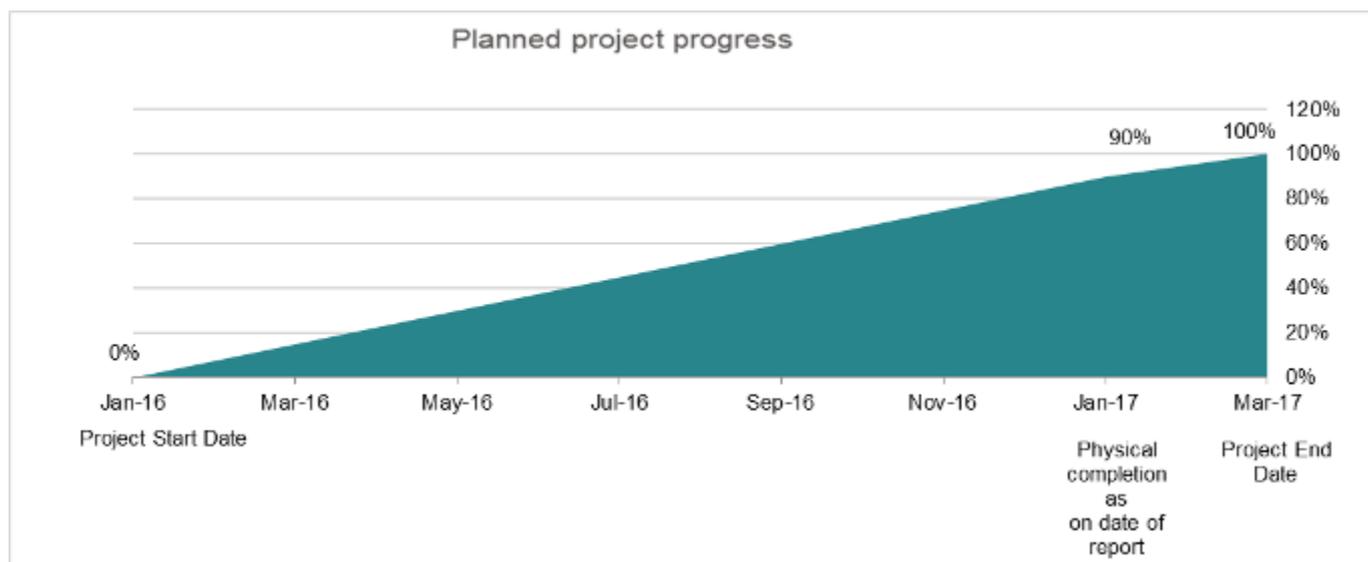


Project rating drivers

Project construction quality and amenities

Construction quality:

The structural quality is backed by the sound track record of the architect (Designed Spaces, Goa) and the structural consultant (Chandrashekar & Associates, Goa). The project has been designed in conformance with the seismic zone requirements.





Quality measures

On site testing laboratory	x
External testing	✓
Soil test report	x
Designed as per seismic zone requirements	✓

- **Amenities:** The proposed amenities include fully furnished villas including power back up, CCTV, concierge service, intercom to main gate, main entrance gate with security cabin, centralised housekeeping, monier roofing tiles, modular kitchen with Hettich fittings, power backup genset, centralised stabilisers, and landscaped gardens.



Project legal quality

The legal quality is backed by clear and marketable land title along with detailed customer agreement containing information such as possession period, default implication and maintenance clause. However, the agreement does not contain defect liability clause. The project has received all pre-construction approvals from the concerned authorities.

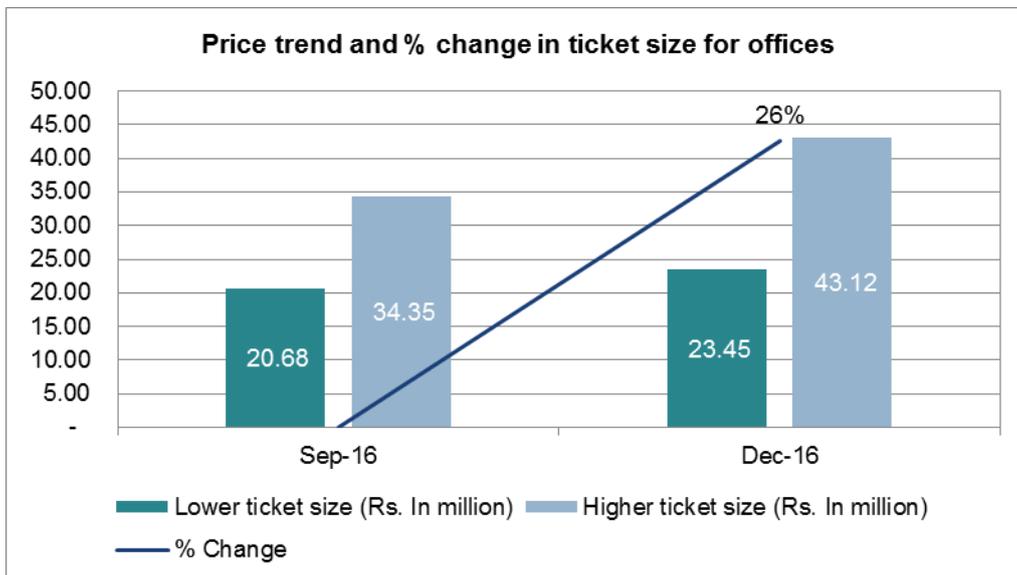
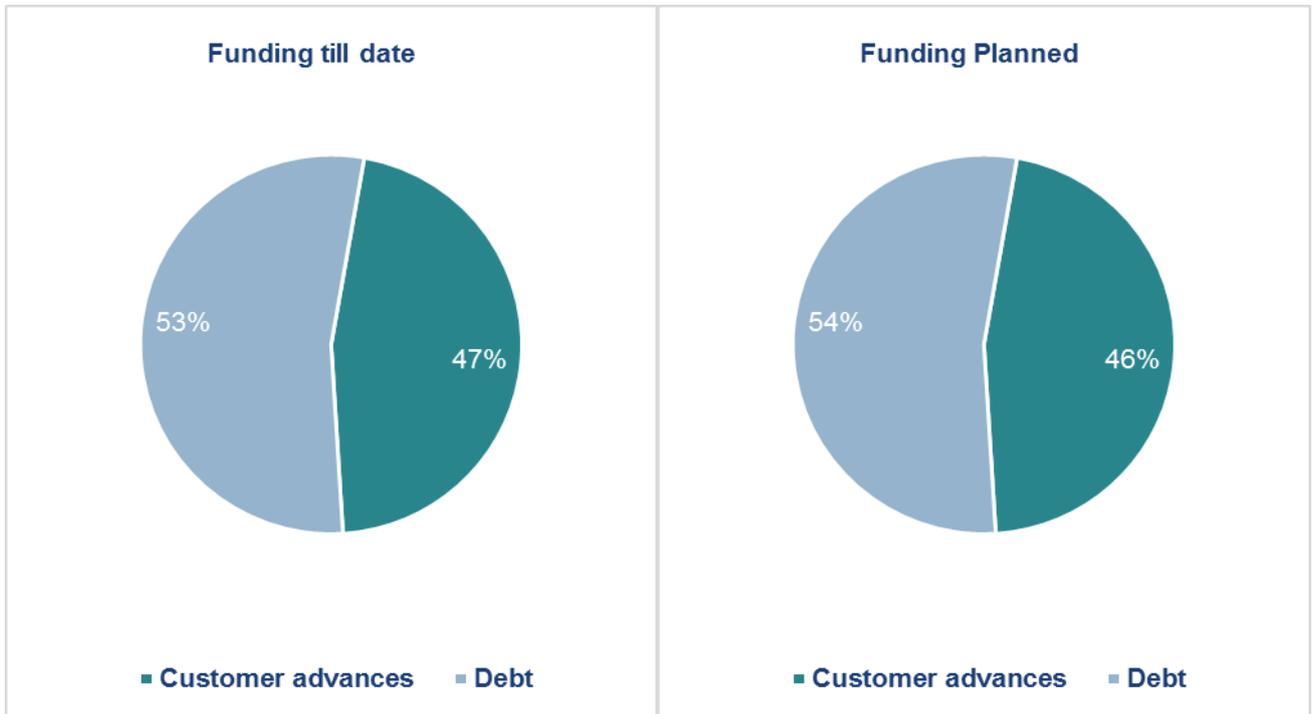
Checklist of clauses included in draft construction and sales agreement

Possession date	✓
Grace period	✓
Saleable area mentioned	Super built-up area
Default Implication	✓
Delay compensation	✓
Defect liability period (no. of years)	✗
Payment schedule	Construction linked
Maintenance clause	✓
Holding clause	✗
Escalation clause	✗
Cancellation clause	✗
Specifications	✓
Amenities	✓
Plan layout	✗
Floor plan	✓
Parking space allotment details	✓
Title search certificate annexed	✗
Approvals	✗
Applied approval details	✗



Project financial quality

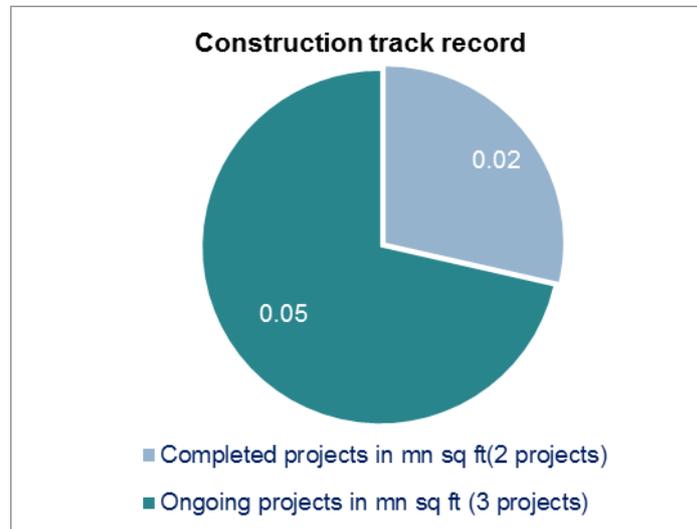
The project financial quality is good marked by sanctioned bank lines & good saleability. Construction cost will be funded by sanctioned bank lines and customer advances. Developer has sanctioned bank loans of Rs 5 crs from Karnataka bank for funding the construction cost.





Project sponsor quality

The project sponsor quality is moderate, marked by the promoter's track record of seven years in the Goa real estate market. Apart from real estate development, group has a chain of restaurants in Goa under the label Gastronomy. The group owns Black Vanilla, Barrels and Bones, Thirsty Bear and En-Route.





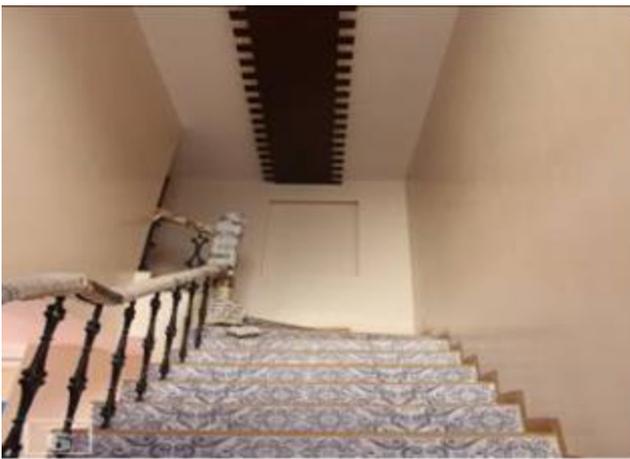
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Project Photographs (As on January 2017)





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