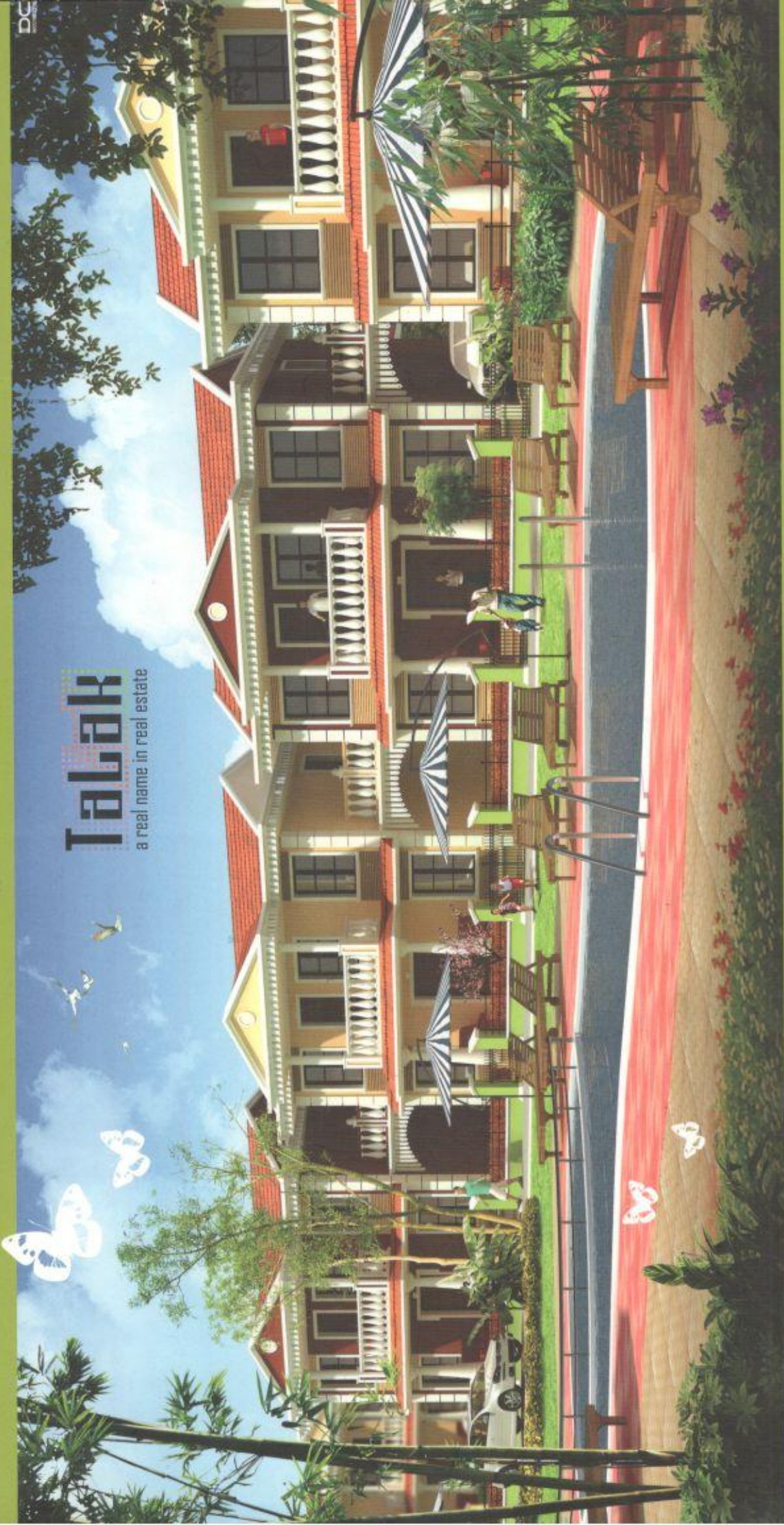


# Talakh

a real name in real estate



# Maachubbar

at Ponda - Goa

Ponda is located in the central part of Goa, about 29 km South-East of Panaji and 18 km North-East of Margao and is also the capital of Ponda taluka. Ponda is well connected by road to the Goan Capital Panaji and the main railway junction of Margao. Ponda is also the fastest growing city in Goa with a population of approximately 20,000. Goa's major engineering college, the Goa Engineering College, is located at nearby Farmagudi. Ponda is popularly known as the Cultural Capital of Goa.



# Goa

A land of verdant greenery



Ponda was a safe haven for Hindu temples during the Portuguese rule. Some of the famous Hindu temples in the vicinity include Mahalasa Narayani, Shanta Durga, Mangueshi, Ramnathi, Mahalaxmi, Nageshi and Navadurga temples. Gram daivat of Ponda and nearby Kavle area is Shri Kapleshwar at Kapleshwari. Thus, Ponda is known as the "Temple Town of Goa."

# Ponda

The temple town of Goa



Talak Builders presents their exclusive project 'Madhuban', a Spacious project having 3 bedroom bungalows and 2 bedroom flats at Ponda - Goa.

The scheme is easily accessible by road and just 30 minutes drive from the Dabolim International airport and Konkan railway station.

Ideally located the homes are in close proximity to Colleges, Schools, Bus-stand, Market, Hospitals, Churches and Temples

Surrounded by lush greenery the serene natural surroundings provide lovely cool breeze from surrounding green hills for your comfort!

So come and be a part of 'Madhuban', the perfect gift for your family.

*A one time investment, life time satisfaction!*

### Location Map

(Not to scale)

To Ponda bus stand

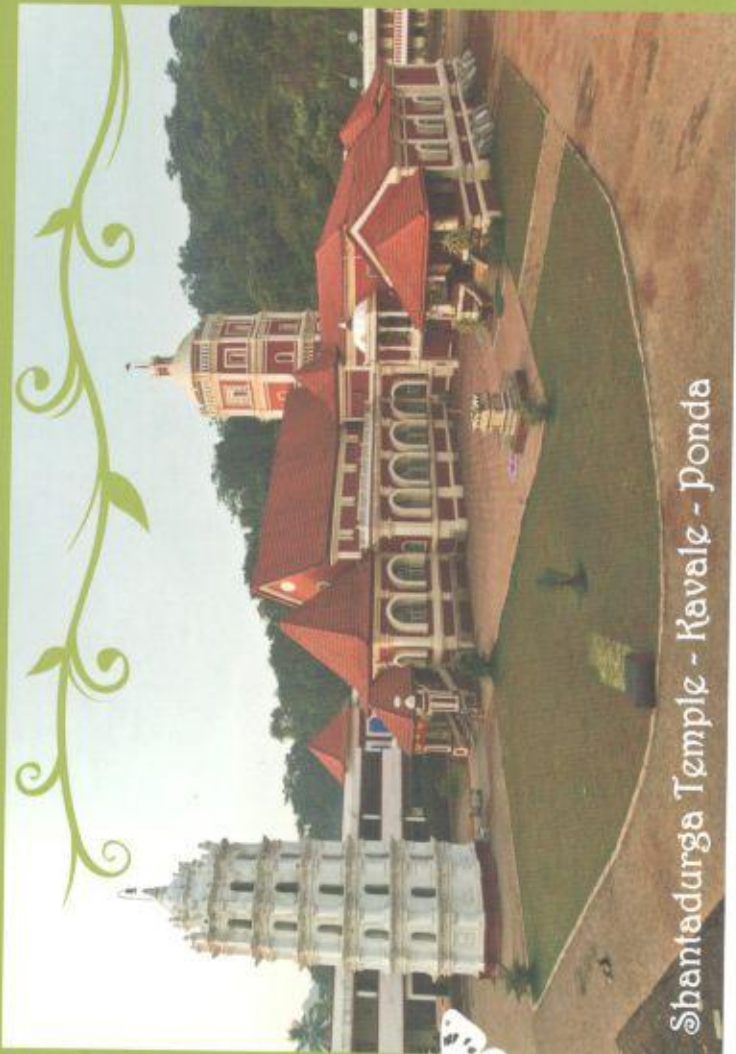
Venkatesh Leela

Farmagudi

Site

Ponda - Panjim By-pass

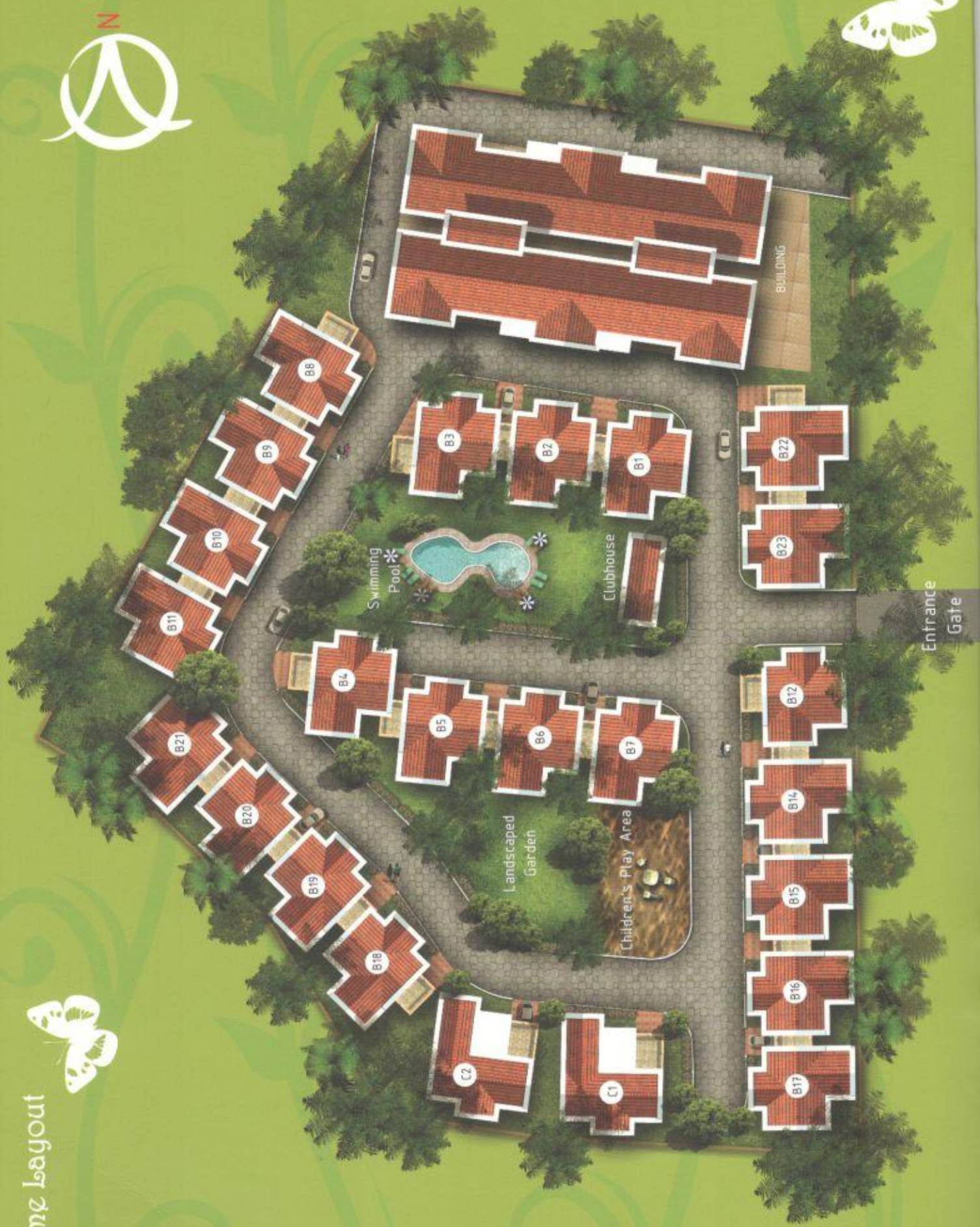
To Bandora



Shantadurga Temple - Kavalge - Ponda



# Scheme Layout



Entrance Gate

BUILDING

Swimming Pool

Clubhouse

Landscaped Garden

Children's Play Area

## Specifications & finishes

- ✔ Vitrified Flooring.
- ✔ Teakwood finish main door.
- ✔ Full height ceramic tiles in bath
- ✔ Oil bound distemper finished walls.
- ✔ Granite platform in kitchen
- ✔ Provision for telephone connection
- ✔ Grills for windows
- ✔ Hot and cold water provision for 24 hours.
- ✔ Grohe Bathroom fittings

## A host of Lifestyle Features

- ✔ Secured and gated Community
- ✔ Ample Parking Spaces
- ✔ Wide Internal Roads
- ✔ Professionally Landscaped Garden
- ✔ Club house
- ✔ Well equipped Gym
- ✔ Swimming Pool with deck
- ✔ Children's Play area
- ✔ 24 hrs Security



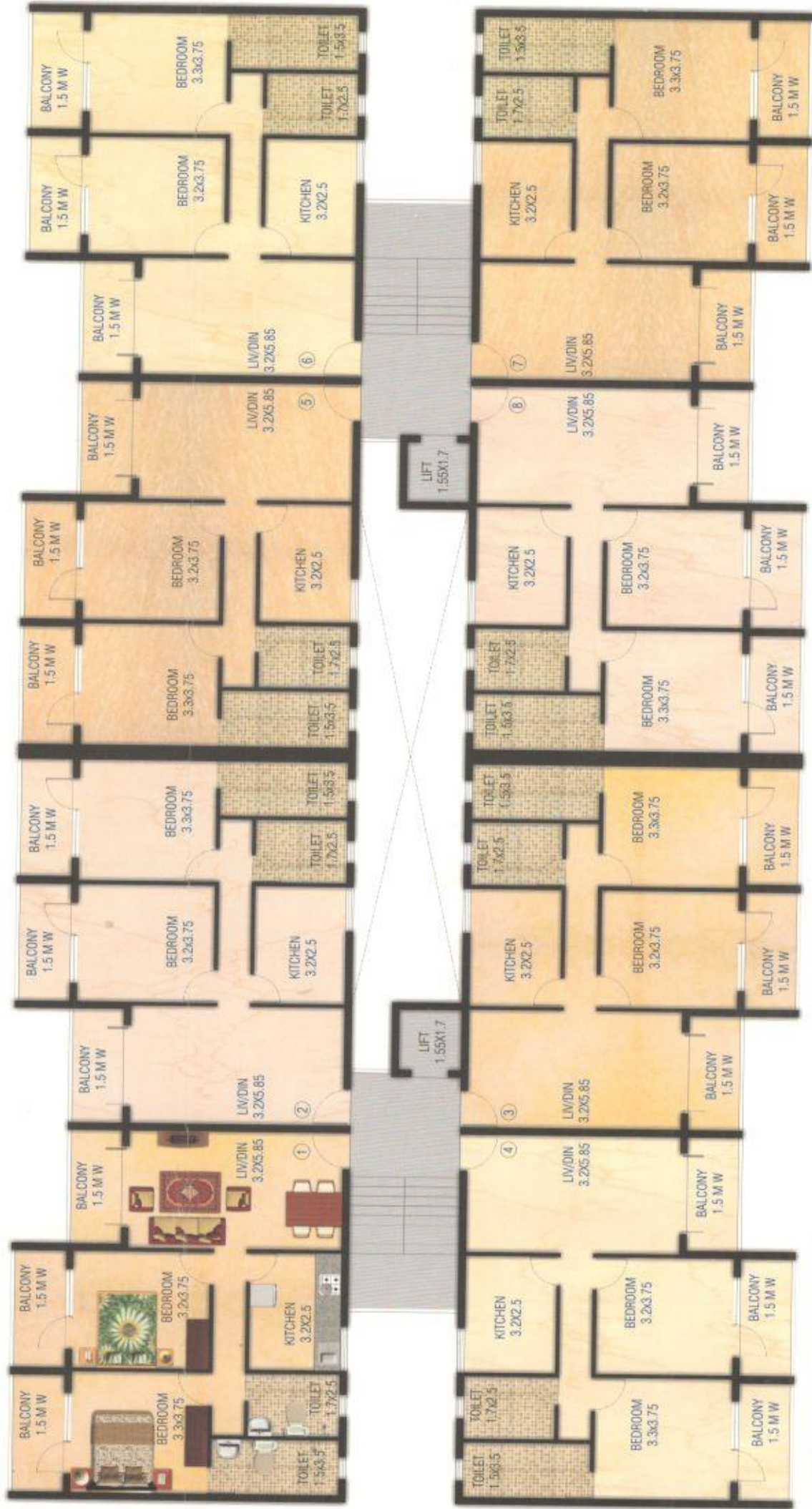


A - Spacious Two Bedroom Apartments



Building A

**A** - Area of each apartment - 96.97 Sqmt



Typical Upper ground, First, Second and Third Floor Plan



C - Exclusive Independent villas

Villa type C



C - Area of each Villa - 187.10 Sqmt



Ground Floor plan



First Floor plan



We at 'Talak', have been striving towards the aim of providing self - sufficient housing complexes to the people of Goa, by anticipating consumer needs and promoting projects located in area of utmost convenience. We stand by our commitment of measuring our success by the satisfaction of our clientele. Our achievement in the last 25 years is a proof of our expertise and of our growing commitments. At 'Talak' we think this makes the difference. Enough reasons to interest you in our latest project 'Madhuban'

**We are proud to**

- \* Associate with Konkani films, brought National Awards to the state.
- \* Associate with Kalangan, centre for performing arts, fulfilling the cultural needs of the Art lovers of South Goa.



**a real name in real estate**



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Architect: Sawant & Associates - Margao - Goa | Engineer: Damodar Shanbhag - Margao - Goa

The information contained in this brochure is subject to change as may be required and cannot form part of an legal offer or contract.