

Grihosholee
SHAMOL CHAYA



গৃহশোভা

Your Splendid house

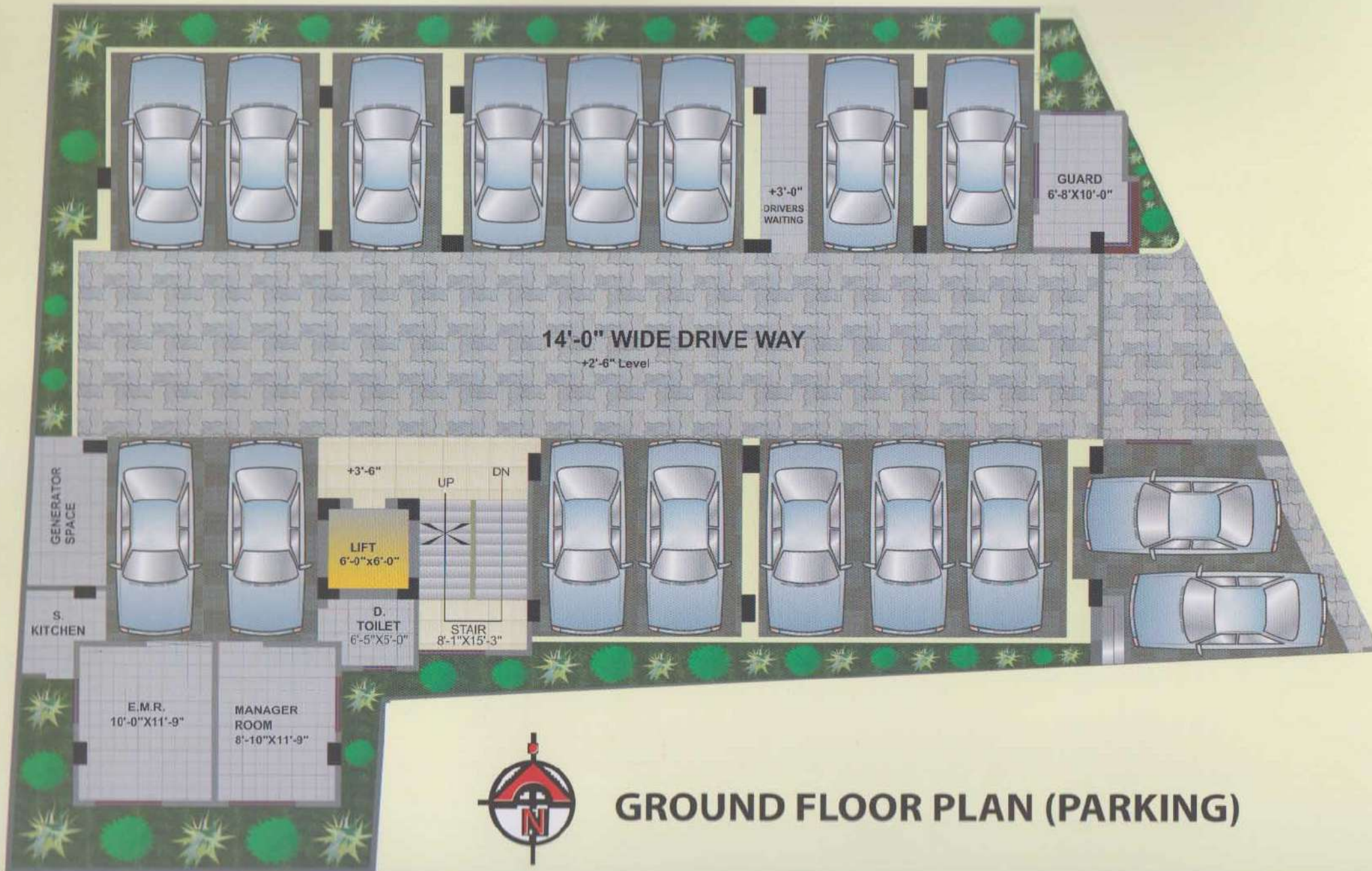


Grihosholee **SHAMOL CHAYA**

Plot # 726/20/E, Road # 10, Adabor,
Baitul aman housing society, Dhaka-1207



সুপারমার্কেট



GROUND FLOOR PLAN (PARKING)

श्रीश्री

Type - A - 1290 sft
Type - B - 1200 sft
Type - C - 1125 sft



TYPICAL FLOOR PLAN

গৃহশিল্প



FLOOR PLAN- TYPE-A
1290 SFT.

সুপারসিটি



FLOOR PLAN- TYPE-B
1200 SFT.



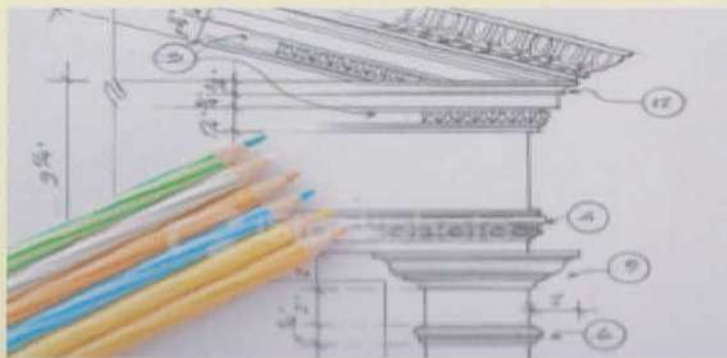
FLOOR PLAN- TYPE-C
1125 SFT.

Structural and Engineering Features:

A group of qualified engineers, architects, planners and professionals are toiling to Buildup a splendid home.

Features

- ⬆ All structural design parameters are based on latest codes of American concrete institute (ACI), American society for testing and materials (ASTM) and Bangladesh national building code (BNBC).
- ⬆ The structure of building will be of RCC framed, shear walled according to the design parameters.
- ⬆ In all R.C.C structural work materials shall be used on basis of structural design and mixed design of concrete.
- ⬆ All structural materials including steel, cement, bricks, Sylhet sand, stone chips/picket chips and other aggregates shall be of standard quality.
- ⬆ Earthquake resistance design of Richter scale 7 will be incorporated.
- ⬆ AKS, BSRM Xtreme, KSRM, RSRM, Meghna or equivalent quality deformed rod will be used in foundation, column slab and beam of the building.
- ⬆ Cemex, Scan, Holcim, King, Crown, Fresh, Shah or equivalent cement which available in the market will be used.
- ⬆ To the foundation of the building and for column throughbut the building, stone chips will be used.



Feature and Amenities of the Apartment

Floor

- ⬆ Homogeneous floor tiles will be used for bedroom, drawing, dining & all verandas.
- ⬆ The tiles will be RAK/Mir/CBC/Fuwang or equivalent at the size of (16*16) inch.
- ⬆ Kitchen, stair, lobby, bathroom & reception will also be used of RAK, Mir, CBC equivalent tiles of different sizes.
- ⬆ Pavement tiles will be used on the garage.

Wall

- ⬆ The boundary wall around the land will be composed of 5" brick wall and fancy grill.
- ⬆ 5" Brick wall made of 1st class bricks will be provided of whole interior and exterior wall, which will be cement plastered as well.
- ⬆ The Parapet will be 3 ft high throughout the rooftop.

Doors

- ⬆ Main door will be fancy, decorated and made of Malaysian solid wood.
- ⬆ A check viewer will be stick on the door.
- ⬆ The flat number will be mentioned above the main door of each flat.
- ⬆ A security lock, door handle and calling bell will be facilitated.
- ⬆ All internal readymade doors will be of Flash Door.
- ⬆ Bathroom doors will be of the best quality (PVC or equivalent)
- ⬆ All door frames will be made of Mehogni or equivalent.

Windows

- ⬆ Sliding windows of aluminum 3" section with 5mm tinted glass including mohair lining rain water barrier.
- ⬆ Locks, Wheels, Grills will be the best quality in all windows.

Painting

- ⬆ Ceiling will be distempered and the internal walls will have the plastic paint (Berger equivalent).

Bathroom Features

- ⬆ Bathroom wall tiles will be of RAK/Fuwang/Mir/CBC at the size of 12" X 8".
- ⬆ Sanitary wares made of good quality (SHARIF/BISF/SUNBIRD/Hively) will Be used
- ⬆ Commode, long pan will be of RAK or equivalent.
- ⬆ Standard size and high quality mirror will be used in Bathroom.
- ⬆ High quality porcelain soap cases, towel rail and toilet paper holder shall be installed in the bathroom.
- ⬆ Facilities of hot and cold water lines will be installed in the master bath.

Kitchen Features

- ⬆ Kitchen walls tiles will be RAK/Fuwang/Mir/CBC or equivalent at the size of 12" X 8".
- ⬆ Kitchen wall will be 7 ft height.
- ⬆ Double burner Gas outlet will be installed on the concrete platform.
- ⬆ One Stainless steel sink.
- ⬆ Provision for exhaust fan will also be in kitchen.

Electric Features

- ⬆ All electric wiring, phone lines, fan hooks will be concealed.
- ⬆ There will be a provision for use of IPS, dish antenna in the master bed room and in the living room.
- ⬆ A telephone connection point will be facilitated in the master bed room and the living room.
- ⬆ BRB/Singer/Eastern/Paradise or equivalent cables will be used for conceal wiring.
- ⬆ Switches, sockets & others fitting should be provided fancy and the best quality.
- ⬆ Each flat of the apartment will consist one light in the stair & the lobby.
- ⬆ From the substation room each flat will be connected by individual electrical meter.
- ⬆ Adequate earthing will be done with the substation.

Gas (Subjected to permission by the Government)

- ⬆ There will be a separate gas connection for each flat of the apartment.
- ⬆ Concealed gas line as per approve design of TITAS GAS CO. LTD.
- ⬆ With adequate safety measures, internal and external gas connection lines will be provided as per total consumption.

Lift

- ⬆ A quality lift will be installed. (Orbit/Vertex/Fuji/kole)

Generator

- ⬆ Generator will be provided good quality as our company rule.

Utility lines (Water & sewerage)

- ⬆ Adequate water reservoir will be at the suitable place in the ground floor of the building.
- ⬆ PVC/RFL pipe will be used for water supply, sewerage and wastewater.
- ⬆ All sewerage and water supply pipe line will be connected with the WASA main line.

Main Gate & Railing

- ⬆ A Lucrative stair Railing & Main gate will be designed.

Sub Station

- ⬆ Substation of adequate power consumption will be installed (JAFS ENERGY LTD.) or equivalent.

General Features

- ⬆ An intercom system will be connected between the reception and each flat of the apartment.
- ⬆ A secured well planned car parking will being at the ground floor. Flat owner should pay for the car parking according to the market price.
- ⬆ An adequate water pump for the apartment will be installed at a suitable place in the ground floor.
- ⬆ An electrical power supply from DESA / DESCO will be provided in the substation of the apartment (subjected permission from the government).
- ⬆ A standby generator for operating lift, two energy saving lamp & one fan at each flat, intercom services, emergency energy light in stair and main gate.
- ⬆ A decorative entrance gate with glittering lighting will be in the apartment.
- ⬆ The drive way will be comfortable.



Optional Features:

Grihosholee will provide the optional work or additional fittings and fixtures as per client choice. Additional charge should be paid by the customer subjected to approval of Grihosholee.

Terms and Condition of Allotment

Allotment

Customer will fill up an application form that should be served by the company. Then the company will provide an allotment letter with a draft agreement containing the terms and condition of the payment schedule. Afterwards if the customer give their final consent to purchase the flat then the draft agreement will be returned to the company by affixing his/her/their verified signature. Eventually final agreement will be signed between the company & the customer at a Judicial stamp of the proper value. Allotment is made generally first come first serve basis.

Allotment Preference

5% discount of the total value will be provided for one time payment, except the cost of car parking & utility charges.

Payment

All payments should be made of account payee cheque/Bank draft/pay order in favor of the "Grihosholee Properties Ltd." Payment will be considered only subject to cash in the bank account. No cash payment will be received or accepted.

Documentation and Government Taxes Charge

The customer shall bear all charges that related to transfer, registration, VAT, Tax or any other govt. taxes.

Incidental Cost

Incidental expenses as electricity, gas, water, sewerage connection, security deposit including substation and other accessories (if required) should not include with the price of the flat.

Allotment & Variation works

We included the design & layout of the apartment of each floor in this brochure. If any of our valuable customer desire to changes to his flat's internal design, he need to inform in written to the company at least two months earlier to start the brick works.

Then the company will scrutinize and check in favor of customer to comply with customer's requirement by maintaining the same structural and architectural design. If the changes are possible then the company will provide the estimated cost for the same and the customer should pay the total amount as advance in the company account. Subjected to honor the cheque in the account of the company then only the modified works will be start.

Unit Price

During the agreement between the customer and the company there will be a note sheet of the payment schedule and the price of the flat. Afterwards if any charge needed about the flat price that will be settle by a bilateral discussion in the light of the note sheet's terms and condition.

Cancellation of the Allotment

The "Grihosholee Properties Ltd." are always very cordial cooperative with the customers. But the company have all rights to cancel the allotment. The allotment will be cancelled if the customer failed to pay the installment at the 2 (two) consecutive months. Despite the discontinuity of the 2 (two) months installment, it will be accepted the installment made only 3% addition of money with the principal amount of monthly installment. If within 2 (two) months, customer failed to pay of the total due then the allotment of the flat will be cancelled. The customer's money only will be back after sell out the same flat. The amount of repayment money that will be only 10% deduction from the total amount of money that customer has paid as installment.

Formation of Association

As a part of the better living environment in the apartment, an association will be formed. All flat owner's of the apartment will be active number of the association. Then a good management system will be sustained in the apartment. The laws, every rules, regulation of the association will only be for the sake of uniformity between the numbers of the association. Everyone will be forced to oblige by the association's laws, rules and regulation. All members of the association will be deposit Tk.25000 (Twenty five thousand) only in favor of the association accounts before handing over the flat.

Company's Moral Rights

For the benefit of the flat owners as well the company, the main design, layout can be slightly changed by the company. For any significantly unavoidable reason that will force the company to abandon the project, the company will refund all the money to the customer. But the customers can't claim any damage or interest or profit from the company.



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