



AK TOWER

ADAM ALI MARKET, SECTOR NO. 06, UTTARA, DHAKA.



a project of.....

Godholi Real Estate Ltd.

Introduction

Godholi Real Estate Ltd.

Godholi Real Estate Ltd. is the manifestation of the dream of a school of young, enthusiastic and diversified professionals who were pondering over making a difference through conventional business track. Though it has emerged in the real estate sector of late, it has already been able to arrest the attention of our valued customers who had been searching for reliability, commitment, novelty, aestheticism, comfort and cozy price while purchasing an apartment. For the completion of each project young architects, experienced engineers and efficient management render their relentless service. We compromise everything but quality only which can help Godholi Real Estate Ltd. reach its desired destination. Godholi Real Estate Ltd. gives utmost priority to ensuring quality of building materials which give the longest durability as well as customer's gratification. Involving itself in making the dreams come true of its valued clients through providing quality apartments at reasonable price is its mission.

By utilizing innovative entrepreneurial skills its dream of setting an example in the real estate sector and ultimately becoming one of the leading housing companies of Bangladesh is our vision.

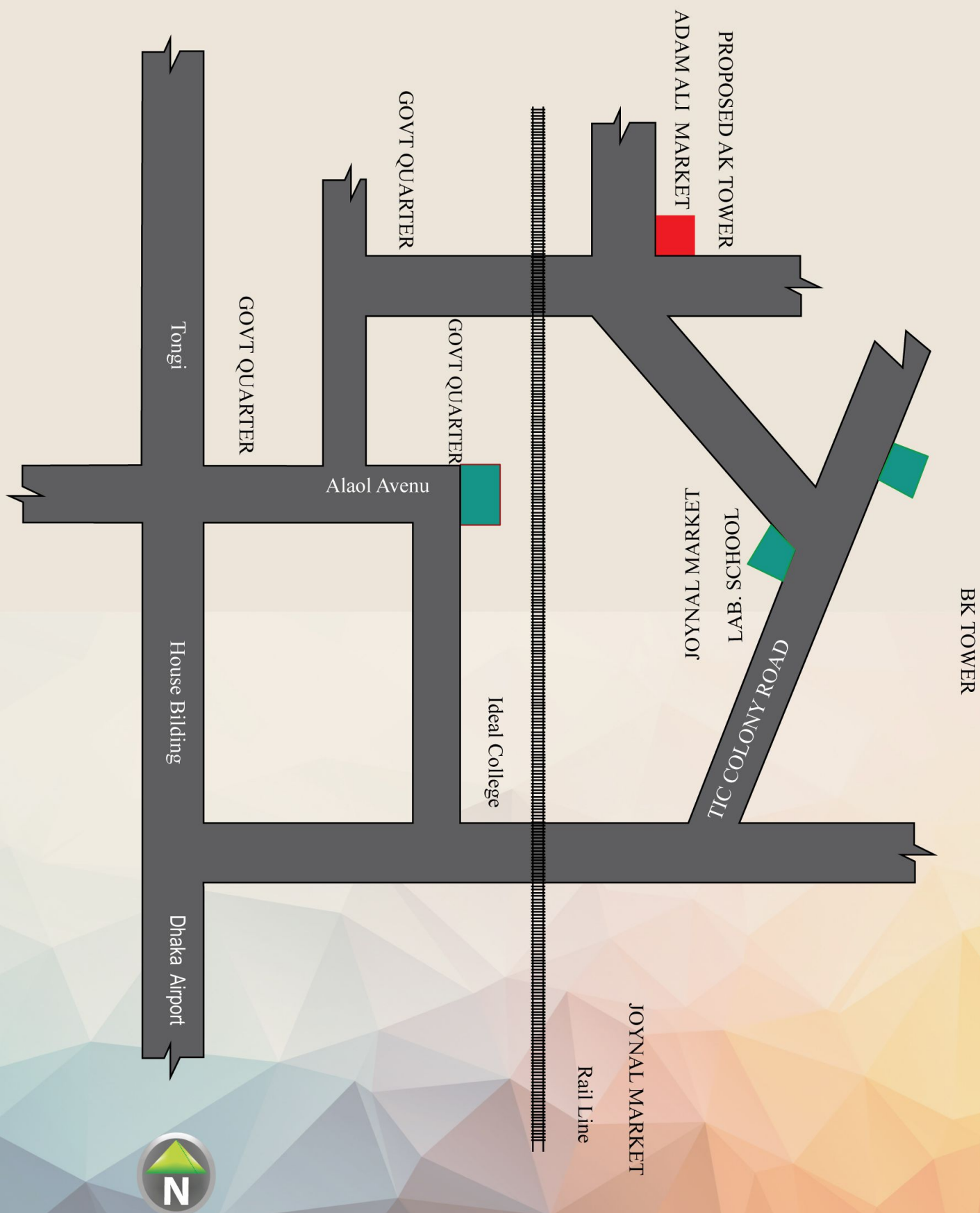
incorporation of earthquake resistant building code proposed by RAJUK is one the distinctive phenomenal features. Our vigilant administration assures that the apart-ments built by Godholi Real Estate Ltd. are devised to be tolerant of earthquake up to 8.0 Richter Scale. Our specialized sectors work in harmony with one another to keep conformity with the modern architectural bent.

Godholi Real Estate Ltd. believes that holistic approach towards comprehensive building solutions would make its honourable clients function as spokesmen.

KEY INFORMATION

Project Name	: AK Tower
Project Address	: AK Tower , Adam Ali Market, Sector No. 06, Uttara, Dhaka.
Nature of Building	: Residential .
Storey	: 10 Storied (G+9).
Land Area	: 6 khatha.
Apartment	: TYPE A-1550 / TYPE B-1250
Parking	: 07 Nos.
Lift	: 1 Nos.
Stair	: 1 (one)
Developer	: Godholi Real Estate Ltd.

Location Map





GROUND FLOOR PLAN







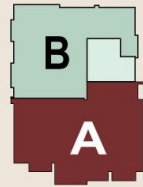
TYPICAL FLOOR PLAN

Floor Details:

- 4 BED ROOM
- LIVING & F.LIVING
- DINING
- 4 TOILET
- KITCHEN
- 5 VERANDAH

TYPE-A

1550



KEY PLAN





TYPICAL FLOOR PLAN

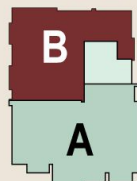


Floor Details:

- 3 BED ROOM
- LIVING & F.LIVING
- DINING
- 3 TOILET
- KITCHEN
- 2 VERANDAH

TYPE-B

1 250



KEY PLAN





Structural & Engineering Features

- Building will be planned and designed by qualified professional Architects and structural design Engineers.
- For all service connections and disposals (sewerage, solid waste, etc) British American /BNBC building-codes will be followed.
- Structural design parameters will be based of American Concrete Institute (ACI) and American standards of Testing Materials(ASTM) And BNBC Codes.
- Sub-Soil investigation and soil composition will be analyzed from laboratory.
- Building will be comprised of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering system atic and wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional design and supervising engineers.
- All structural materials including steel 75 grade S-500 (K.S.R.M) deformed, cement (Insee, Supercreat, Cemex, Holcim, Metrocem), bricks (auto bricks machine made 1st class), sylhyet sand, etc, will be of highest available standard.

SUPERVISION:

Direct supervision at every stage of construction will be conducted experienced Engineer's to ensure highest quality workmanship. well Qualified Engineers will be engaged for full time supervision.

Features & amenities

INDIVISUAL AMENITIES OF APARTMENT:

Doors:

- Solid wood Decorative (ctg.segun) main Enterance door with impressive Door Lock.
- Door chain check viewer, calling bell Switch, Brass Plate, apartment number Etc.
- All Door frame will be Segun/teak Chambul.
- Segun door shutters with French polished in internal rooms and verandah
- lock in all doors (China)
- Toilet Doors of Segun with matching color.
- All verandah doors with outer side water proof Laminated (Segun)

Windows:

- Aluminum Sliding windows, mohair lining and rain water barrier (with mosquito net
- In aluminum section as per Architectural Design of the building.
- Clear Glass (5mm Thickness)
- Safety Grills in all windows with matching enamel paint.
- Safety Grills in verandahs.(Except front Verandahs)

Walls and partition:

- External wall 10" Thick and Internal wall 5" thick, 1 st class Auto bricks.
- wall surfaces of smooth finished plaster.

Room Finishes:

- Homogeneous floor (24" x 24") China/RAK tiles in all rooms and verandahs.(price@ 80/=)
- Plastic paint in all internal walls and ceiling of soft colors. (Burger/Equivalent)
- French polish in door frames & shutters. Out side Paints:
- Exterior walls of weather proof paint. (burger/Elite)

Toilet Features:

- RAK commode, lowdown and basin (Karla) or as per availability and choice of developer in
- all Bathrooms.
- China/RAK wall tiles in bathrooms up to 7 feet height (10"x 16")(@Tk 50/= per sft.)
- Basin mirrors of good quality with overhead lamp.
- Porcelain Soap cases, and towel rails etc. in all bathrooms.
- Maid's toilet with long pan and lowdown (BSF).
- Provision of concealed hot and cold water line in two bathrooms.
- Good quality CP sittings.(Local made "Najma / Sattar / Sharif Etc.")
- Storage space over toilets.



Structural & Engineering Features

Kitchen:

- Double burner gas outlets over concrete platform (RAK/Local Tiles) in individual apartment.
- wall tiles up to 7 feet height (RAK/Local) in front of concrete platform.
- Main floor homogeneous Floor tiles 16"X16" (RAK / Star / Great Wall and Equivalent).
- Good quality stainless steel sink.

Electrical Features:

- MK type china electrical switches and sockets.
- Separate Electric distribution for each apartment.
- All power outlets with earth connection.
- Provision for Air-conditioner in Master Bed rooms only.
- Telephone socket in master bed and living room.
- Verandahs with suitable light point.
- Concealed intercom line.
- Concealed satellite TV cable in the Living and master bed room only.

COMMON FACILITIES OF THE COMPLEX

Building Entrance:

- Secured decorative M.S gate with lamp as per the elevation & perspective of the building.
- Attractive Apartment Logos.
- Comfortable Driveway.
- Guard post, ETC.

Reception Lobby:

- Impressive reception desk with intercom set.
- Tiled-floor in reception area (Local 16"×16") Lift lobbies & Staircases.
- Spacious lift lobby in each floor.
- RAK/Local tiles into all lift, lobbies and staircase with proper lighting system.

Lift:

- 1 (One) lift of 6 passenger's capacity (made in China).

Roof Top:

- Cloth drying area.

Utility connections:

- Water line connection from WASA.
- Individual meter for each apartment from DESCO.
- Gas connection from Titas (subject to provision by the Govt.).

Client Service:

- Preparation of By –Laws and committee formation of apartment owners association.
- 1 (one) year service for supervision, repair and rectification to technical defect.

Other inclusions:

- Pavement tiles Jal Chad/ Patent stone in roof top to protect from overheating.
- Parapet wall of adequate height in rooftop.
- Under ground and rooftop water reserver for 3 days water storage.
- Good quality water pump.
- Generator of adequate capacity (made in China).
- Emergency supply through generator for lighting in common space, stairs, lift and 2 Fan & 2 Light in each apartment (Except power / AC point).

Exceptions:

- Light fittings, Air-condition, Kitchen hood or Kitchen Counter, Kitchen Cabinet, greaser, Curtain rail. Satellite Cable connection, Telephone Connection, Solar panel Connection, Gas connection & any other items not specified above.

Terms & Conditions



Reservation

Application for reservation of apartment In Godholi Real Estate Ltd. shall be made on the prescribed application form duly signed by the applicant with earnest money the company reserves the right to accept or reject any application Without assigning any reason there to

Allotment

Allotment will be made on First-come first serve basis

Allotment Transfer

Until full payment of all installment and other charges. The buyer shall not have the right to transfer the allotment to a third party.

Payments

All payment of booking installment, additional works and other charges shall be made by cross cheque. Bank draft or pay order in favor of Austral Properties Ltd. against which proper receipt will be issued. If the gross area of the apartment varies subject to the design of the apartment complex, subsequently the cost of the apartment will vary according

Schedule of Payment

The Buyers must strictly adhere to the schedule of payment to ensure timely completion of the construction work. Delay in payments beyond the schedule date will make the allottee liable to pay a dealy charge if the payment is delayed beyond 60 days. The company shall have the right to cancel the allotment. in such an event the amount paid by the allottee will be founded after deducting Tk. 5,00,000/- (Five Lac) only after resale of the apartment.

Loan

Should the allottee desire a housing loan at the time of allotment the company will do all that is possible to help secure the loan.

Registration Cost

The buyer shall bear all cost relating to cost of stamps, tex, vat, registration fees and related legal fees etc. Only the actual sums shall be charged. The company will make necessary arrangements for all such formalities.

Utility Cost

Utility connection fees, security deposits and incidental expenses/charges relating to gas, water, sewerage, and power connections are not included in the price of the apartment. The Company will make those payments directly to the concerned authorities on all allottee s account the allottee shall have to pay those charges proportionately on actual cost bests before taking possession of the apartment.

Design Change

The developer reserves the right to make any alteration, addition, omission, revising of the total or any part of the architectural design or working drawing and limited changes can be made in specification for overall interest of the project without any prior notice to the buyer L/O, or any legal authorities.

Hand Over

The possession of the apartment and car parking spaces shall be handed over to the allottee on full payment of installments and other charges and dues, prior to this, the possession of apartment will rest with the company



For Better Tomorrow



Godholi Real Estate Ltd

Godholi Real Estate Ltd.

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