

SM Villa

@ TICC Colony Road Mouza - Fayedabad, Joynal Market Road, Uttara Dhaka.



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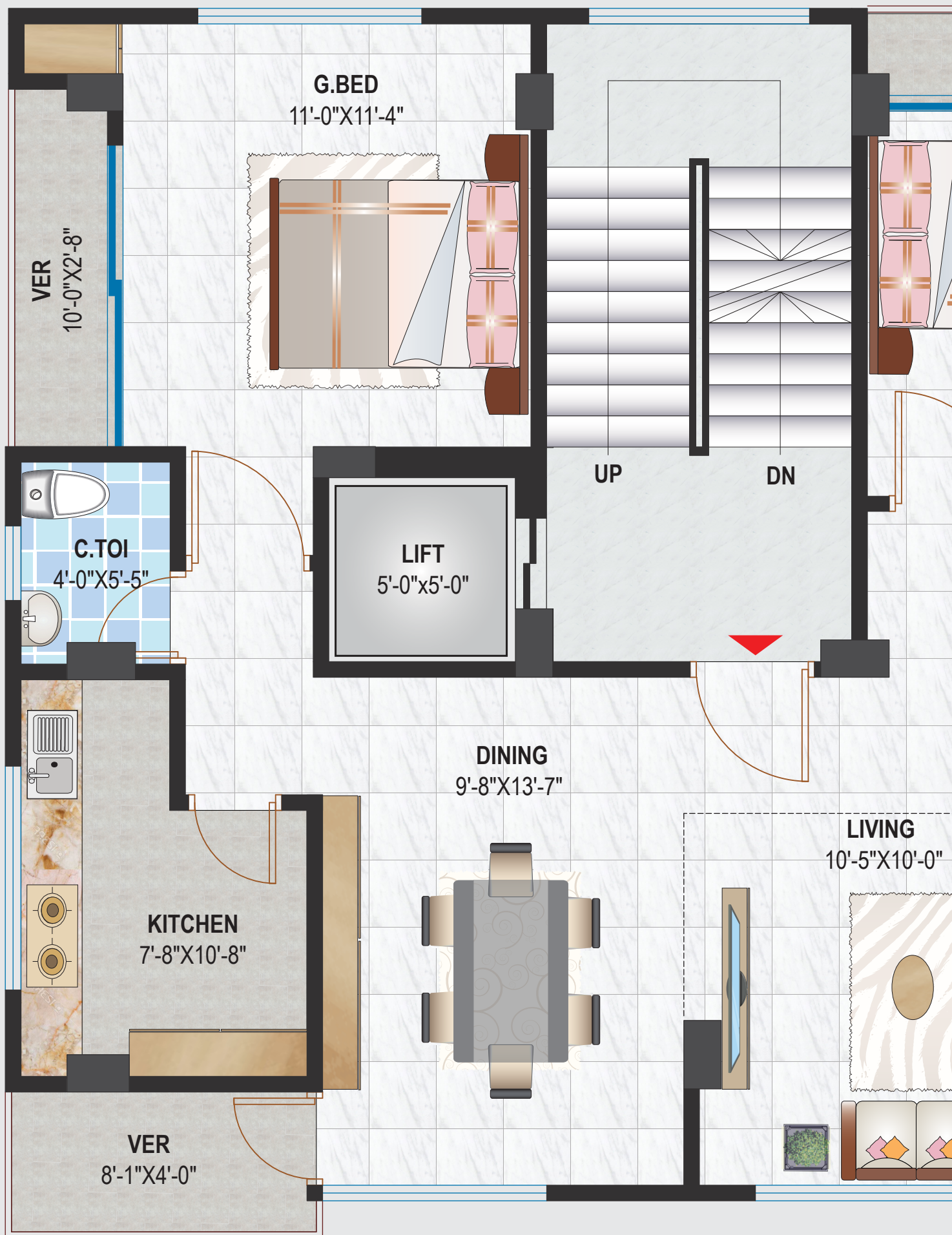
Godholi Real Estate Ltd

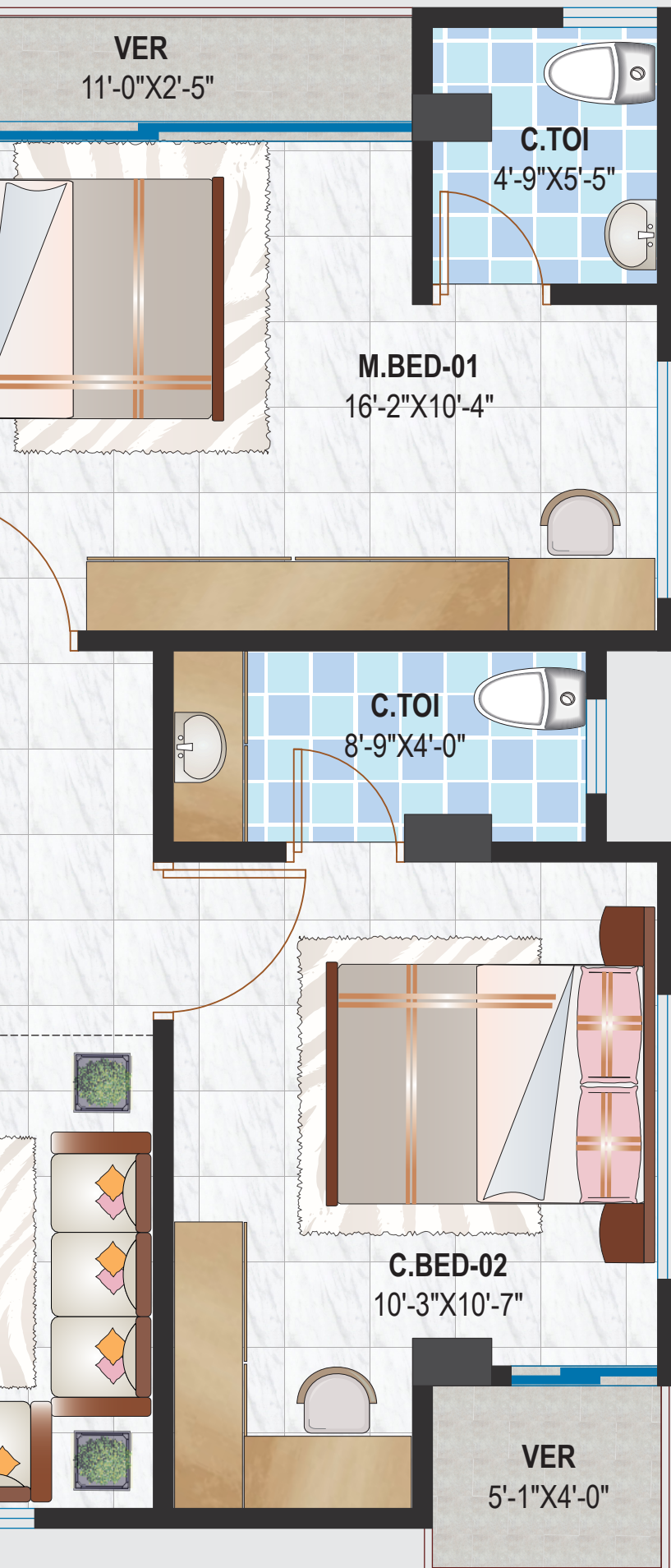
Godholi Real Estate Ltd.

Corporate Office:

20 Khondoker Villa (Ground Floor), Hazi Sabu khan Road
Joynal Market, Dakshin khan.

TYPICAL FLOOR PLAN





Aparment Size
1450 Sft.

Floor Details:

- 3 BED ROOMS
- LIVING
- DINING
- 3 TOILETS
- KITCHEN
- 4 VERANDAHS

Apartment Features

STRUCTURAL AND ENGINEERING FEATURES

R.C.C framed structure designed as per B.N.B.C code recommendation considering earthquake effect & using latest computer software. Heavy reinforced cement concrete foundation on the basis of soil test report. Foundation and superstructure design and construction supervision done by a group of skilled structural design engineers with wide range of professional experience. Good quality 1st class Brick / stone chips. Reinforcing bars of 60/40 Grade and good quality Sand, cement etc will be used. To ensure highest quality of workmanship in construction work with direct supervision at every phase of work by a group of qualified civil engineers.

Walls: The walls in super structure will be of 5" plastered brick work. The walls and the ceiling will have distemper paint. The external walls will have weather coat / snowcem paint. Enamel paint in all grills & railings.

Floors: 16" x 16" size homogenous tiles (ABC/ Great Wall / DSC/ CBC/ equivalent) will be used in all rooms and verandahs. 12" x 12" size homogenous tiles will be used in all bath room floors.

Doors & windows: main entrance door frame of solid Mahogany (2.5" x 6") and decorative door Sutter of Mahogany / Gamary will be used with good quality door lock, check viewer, door guard and door knocker. Internal door frame of solid Mahogany (2.5' x 6") and strong durable Garjan veneer flash door Shutter with French polish will be used. good quality door lock at all bed room doors. Plastic door provided in all bathrooms. All kitchen & Verandah door will be of PVC . Natural colored Aluminum sliding window with 5mm thickness clear glass and Standard safety grills in all windows with matching enamel paint.

Bath room Features: RAK/Stella/CBC/equivalent standard sanitary wares in all bathrooms with quality fitting. Wall tiles in all bathroom up to full height 7 feet size of 8' x 12' (ABC/Great wall/Fu-Wang /DSC/CBC). Good quality mirror fittings, Soap case, head shower, towel rails in all bathrooms.

Kitchen: Double banner gas outlet over concrete platform and provision for electrical oven. Glazed wall tiles up to 5 feet (ABC/ Great wall/DSC/CBC) front of concrete platform. Good quality single bowls & single tray stainless steel with side cock and mixer. Provision of exhaust fan at suitable location.

Railing: Nice looking verandah railing. Stair railing will be of S.S pipe / box section with hand top.

Electrical Features: All electrical wiring, dish line, phone line will be connected. Good quality switches, sockets and cable, circuit breaker will be used. (ORE, winner, Legrend, BRB). Provision for air conditioner in master bed room and dish line in living room. Separate electric meter for each apartment.

General Features

Building Entrance: Secured decorative MS Gate with lamp as per the elevation & perspective of the building. Attractive Apartment Logos. Comfortable internal driveway, Guard post.

Reception Lobby: Reception desk with intercom set. Intercom system from reception lobby to each apartment. Spacious lift lobby in each floor. ABC/ Fu-Wang Ceramic in lift lobbies with proper lighting system. Front face of lift wall will be of ceramic tiles in only ground floor.

Other Inclusions: 2" pat stone casting in roof top to protect from overheating. Parapet wall of adequate height in roof top. Under ground and roof top water reservoir for 3-days water storage. Good quality water pump.

Terms & Conditions

Allotment: Interested buyers are welcome to submit on application form along with the first down/booking payment minimum 50% of flat value to get an allotment.

Allotment preference: Allotment will be made on first come serve basis, buyers willing to make first time payment will be first given preference. The possession of the apartment will be given only after full payment.

Payment: All payment should be made payable to "Best Associates & Developers co. Ltd".

Schedule of payment: Installment of payment to be made one due dates. Any delay in payment up to two months will make the buyer liable to pay on interest of 4% per month on the amount payment delayed. If payment is delayed beyond two month, then the company shall have the right to cancel the allotment. In such an event the amount paid by the buyer will be refunded after deducting 5% service charge of total flat value from the Earnest money / down payment.

Gas, Water a Sewerage Electricity: Connection charge will be borne by the apartment buyers.

Transfer Cost: The buyer will bear all the cost relating to registration including VAT charges (if any) and other charges admissible by the authority. In case of National Housing's property, the flat buyers will bear all the cost of sales permission

Bank Loan: Company will do that if possible to arrange from loan giving agencies but approval of loan shall depend on the bank and the allottee's eligibility allotted shall make all possible payment as per company's schedule irrespective of Bank loan.