JF TOWER

T.I.C COLONY, SECTOR NO.06, DHAKA



A project of.....

GODHOLI REAL ESTATE LTD.

Web address: https://godholi.com/

WHY CHOOSE US?

- Simplicity meets functionality.
- Design by an experienced
- Sustainable materials.
- Attention to detail in every project.

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.

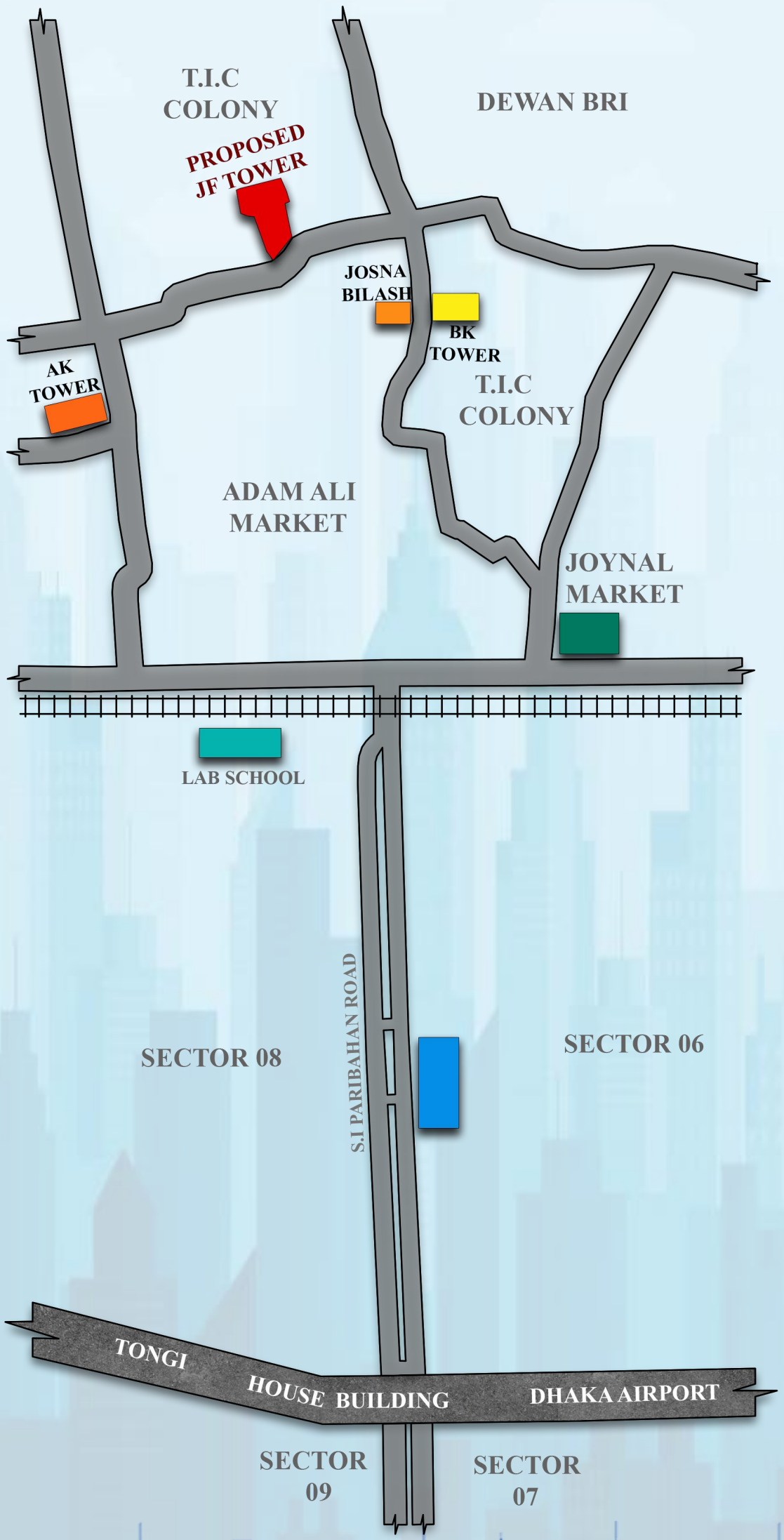
Incorporation of earthquake resistant building code proposed by RAJUK is one the distinctive phenomenal features. Our vigilant administration assures that the apartments built by Godholi Real Estate Ltd. are devised to be tolerant of earthquake up to 8.0 Richter Scale. Our specialized sectors work in 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	: JF Tower
Project Adress	: T.I.C Colony road, Near Sector no.06, Uttara,
	Dakkhinkhan, Dhaka
Nature of building	: Residential
Storey	: 9 Storied (G+8)
Land Area	: 10 Katha
Appartment	: TYPE A -1900/ TYPE B- 1350/ TYPE C - 1350
Parking	: 23 Nos
Lift	: 1 Nos
Stair	: 1(one)
Developer	: Godholi Real Estate Ltd.

SITE LOCATION







GROUND FLOOR PLAN

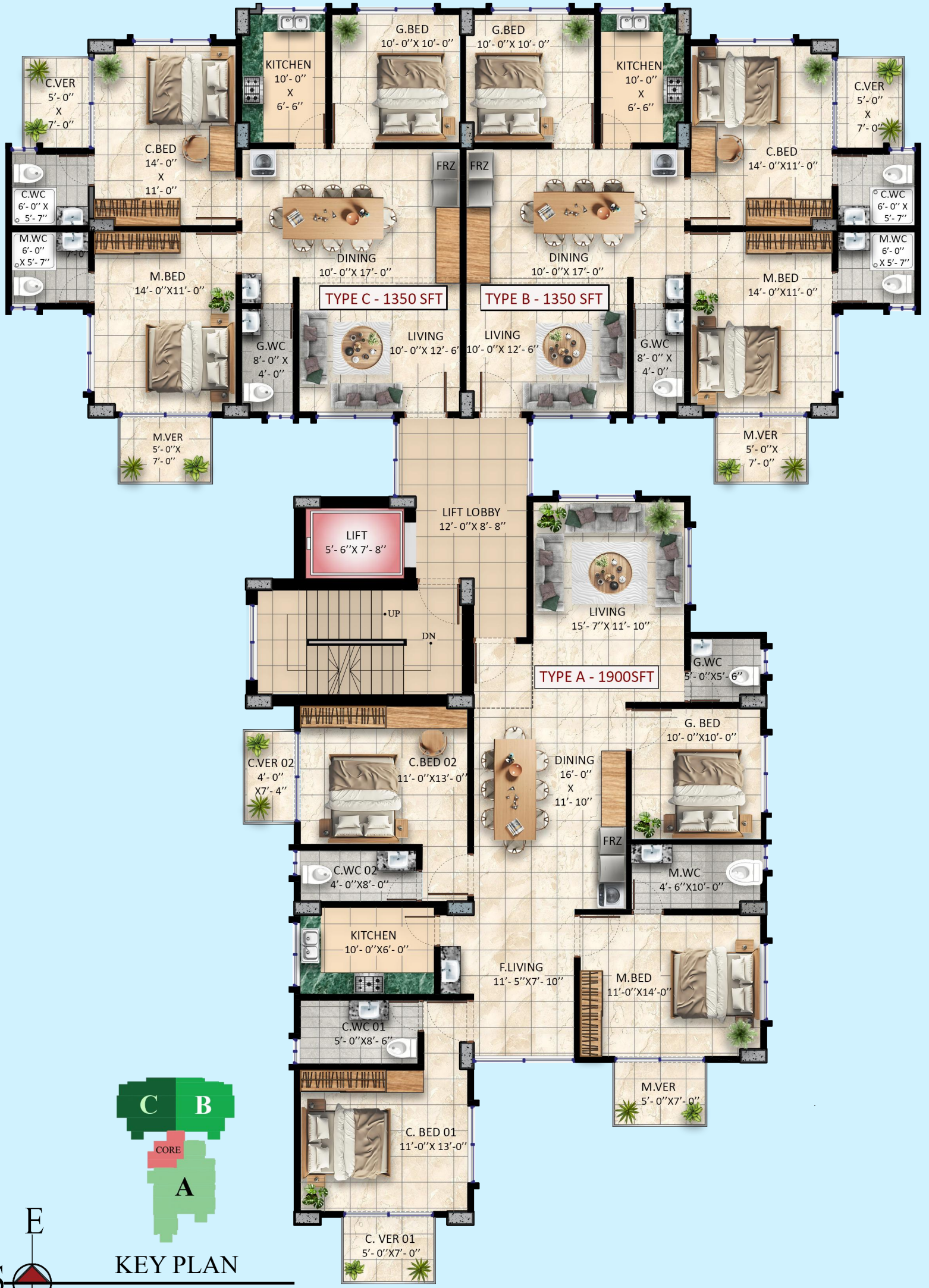


Floor Details:

1 TOILET
1 E.M.R ROOM
1 GUARD POST
23 PARKING CAPASITY

E
S

TYPICAL FLOOR PLAN (1ST TO 8TH)



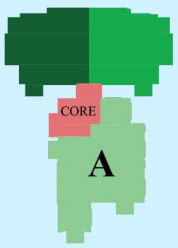
KEY PLAN

TYPE - A



TYPE-A

1900





Floor Details:

- 4 BEDROOM
- 4 TOILET
- DINING
- KITCHEN
- 3 VERANDAH
- LIVING & F.LIVING

TYPE - B

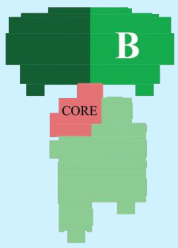
Floor Details:

- 3 BEDROOM
- 2 VERANDAH
- KITCHEN
- 3 TOILET
- LIVING
- DINING



TYPE-B

1350





KEY PLAN

TYPE - C

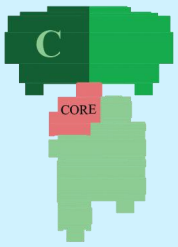
Floor Details:

- 3 BEDROOM
- 2 VERANDAH
- KITCHEN
- 3 TOILET
- LIVING
- DINING



TYPE-C

1350





STRUCTURAL & ENGINEERING FEATURES

▪ Building will be planned and designed by qualified professional Architects and structural design Engineers.
▪ For all service connections and disposals (sewage, 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.B.M) deformed, cement (Insee,Supercrete,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 conduced 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:
- Main door freame & shutter will be segun (Chittagong) with impressive Door Lock.
- Door chain check viewer, calling bell Switch, Brass Plate, apartment number Etc.
- Segun door shutters with French polished in internal rooms and verandah
- lock in all doors (China)
- Other door frame will br Sheal Koroi/ Mehegoni & shutter will be pertex flash door.
- Toilet doors shutter & frame local made by plastic.

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.(Including front Verandahs)

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

Room Finishes:
- Homogeneous floor (24" x 24") (RAK/Great wall/Star or Equivilent) tiles in all rooms and verandas.
- 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.
- RAK wall tiles in bathrooms up to 7 feet height (10’’x16’’) or (12"x 18")
- 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 fittings.(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 appartment.
- Main floor homogeneous Floor tiles 16"X16" (RAK / Star / Great Wall and Equivalent).
- Good quality stainless steel sink.
- wall tiles up to 7 feet height (RAK/Local) in front of concrete platform.

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.
- Specious lift lobby in each floor.
- RAK/Local tiles into all lift, lobbies and staircase with proper lighting system.

Lift:

- 1 (One) lift of 8 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 reservoir 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 1 Fan &1 light in each appartment (Except power/AC point)

Exceptions:

- Light fittings, Air-condition, kitchenhood or kitchen counter, kitchen cabinent, greaser, Curtain rail. Sattelite cable connection, Telephone connection, Solar panel Connection, Gas Connection and any other items not specified avobe..

TOP VIEW



TERMS & CONDITIONS

BOOKING MONEY:

Interested buyer will pay 5% booking money of total price and 25% down payment while signing the sale deed. These two payments should be made within 10 (Ten) days. If the buyer fails to the down payment within the estimated time his booking money will be cancelled and can be refundable according to the terms of 'Delay in Payment.

'PAYMENT:

The buyer will make the payment by A/C payee cheque or bank draft order in favor of Godholi Real Estate Ltd. Payment from overseas in US Dollars or EURO are to be calculated at the prevailing official conversion rate to Bangladeshi Taka on the date of payment.

DELAY IN PAYMENT:

The allottee under takes to pay delay charge at the rate of 1% per week on the amount of payment delayed beyond the due date. If the payment is delayed for 30 days, the company have the right to cancel the allotment without any notice to the allottee. In case of any cancellation of booking of an apartment by a client, the amount deposited will be refunded after deducting Earnest money/ Down payment amounting Tk. 2,000,00/- = (Two Lac) Only.

COMPANY'S RIGHT:

The company reserves the right to make any alternation, addition, omission, revising of the total any of the architectural and structural design or working drawing and limited change can be made in specification for overall interest of the project without any prior notice to the buyer or any legal authority.

DOCUMENTATION COST:

The buyer will pay stamp duties, registration fees, taxes, legal and govt. charges, VAT and other miscellaneous expenses likely to be incurred in connection with the Transfer / Registration of deed.

UTILITY FEE:

Connection charges/fees, security deposits and other incidental charges/expenses relating to gas, water, sewerage and electric connection etc. are not included with apartment cost. The buyer will also make these payment Tk. 2 lac or actual cost (condition apply) directly to Godholi Real Estate Ltd. shall not be responsible for any delay in getting these connection due to procrastination of the respective authorities.

Owners Common Management Association

The Allotes, After full payment of dues, will elect among themselves a board of managing the general affairs in the common interest. Each Allottee must deposit Tk.50,000/-(Taka Fifty Thousand) only for each apartment towards the reserve fund for intial common service expenses of the complex.

POSSESSIONS:

After three month of full payment of installment and other charges the possession of each apartment will be handed over to the buyer. Until or unless all payments are not cleared possession of the apartment will be withheld by the company.

COMPLETION OF THE PROJECT:

If the completion of the project is affected by unavoidable circumstances beyond the control of Godholi Real Estate Ltd. Like war, natural calamity, political disturbance, civil commotion, non-availability of materials, non-payment of installments on time by the buyer and changes in fiscal policy of the state, etc and any other force measure, than the buyer shall not be entitled to claim any kind of compensation from Godholi Real Estate Ltd.



Consultant:
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For Better Future

Godholi Real Estate Ltd

Godholi Real Estate Ltd.

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