

LOCATION MAP



Nagar Chayaneer
 Plot No.- 69 North Adabor
 Adabor, Dhaka-1207



PERSPECTIVE
View



Project at a glance

Project Name : Nagar Chayaneer
Project Location : Plot No.- 69 North Adabor
Adabor, Dhaka-1207

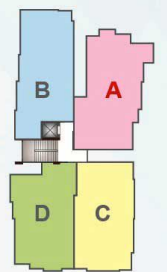
Project Type : Residential
Land : 09 Kathas
Building Height : (G+9) 10 Storied
Facing : North
Total Car Parking : 20 Nos.
Total Flats : 36 Nos.
Flats Size : Type A = 1385 sft.
Type B = 1335 sft.
Type C = 1250 sft.
Type D = 1225 sft.







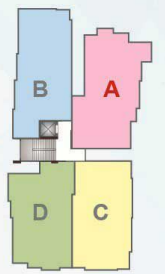
TYPE: B = 1335 SFT.



KEY PLAN



TYPE: **C** = 1250 SFT.



KEY PLAN





Building Entrance :

- Secured decorative MS gate with lamp as per elevation & perspective view of the building.
- Attractive apartment logos.
- Comfortable internal driveway.
- Guard post.

Reception Lobby :

- Reception desk with intercom set.
- Tiled floor in reception area.
- Intercom connection from every apartment to reception.
- Security guard room and driver's waiting room with toilet facilities.

Doors :

- Imported solid decorative main entrance door with brass plated apartment number, chain, check viewer and handle lock.
- Bathroom doors of durable PVC with matching color.
- Veneer partex door including mortise lock with French polish for internal door.

Window/Grill :

- Aluminum sliding with 5mm thickness tinted/clear glass.
- Standard safety grills in all window with matching enamel paint.
- Provisioning for Mosquito net shutter in all external windows and external sliding doors.

Verandah :

- Comfortable sufficient size verandahs are strategically located to enjoy outside view of the surroundings.

Floor :

- RAK/Greatwall (16"x16") Homogenous tiles in all rooms, verandahs except toilet & kitchen.

Walls and Partitions :

- Internal and external wall of 5" thick first class bricks.
- Wall surfaces of smooth finished plaster.
- Plastic paint in all internal walls and ceiling of soft colors.

Lift :

- One Superior quality lift (Eight Passenger Capacity) to serve every floor (Maan BD Imported).
- Lift will have adequate lighting, well finished doors, cabin, emergency alarm and intercom line.

Generator :

- One Standby Generator of required capacity for operating the lift, water pumps, lighting in common areas, stair and two light points & two fan points in each apartment in case of power failure.

Sub-Station :

- A Sub-station will be provided on the ground floor with the required capacity.
- Sub-station equipment will be best quality.
- Sliding security gate with mesh for proper ventilation of Electro-Mechanical Room.

Kitchen Features :

- Double burner gas point with tiled topped platforms.
- One high polish stainless steel sink.
- Exhaust fan at kitchen in each apartment.

Electrical Features :

- BRB/PARTEX/Supersign wires.
- MK switches and sockets.
- Separate electric distribution box for each apartment.
- All 3 pin power outlets with earth connection.
- Telephone sockets in master bed and living room.
- Panasonic/ Equivalent intercom system.
- Concealed satellite TV cable in the living and master bedroom.
- Provision for air-conditioner in master and Child bedroom.

Bathroom Features :

- Stella/RAK or equivalent sanitary fixtures in all bathrooms.
- RAK/ Greatwall tiles in floor and wall for all bathrooms.
- Best quality chrome plated fittings with manufacturer's warranty.
- Hot water provision in master bathroom.
- Mirror in bathrooms with overhead lamps.
- Showerheads, towel rail, soap cases and tissue paper holder.

Engineering Features :

- Total Foundation and superstructure design and supervision by a team of reputed and Processional Structural Engineers.

- Structural design parameters based on American Concrete Institute (ACI) and American Standards for Testing Materials (ASTM) codes and Bangladesh National Building Codes (BNBC).
- Structural analysis for design cared out by EXACT method that utilizes the latest computer software.
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced frame and shear wall core.
- All structural materials including steel, cement, bricks, Sylhet sand and others aggregates of highest standard screened for quality including laboratory testing.
- Floor slabs all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed by the latest testing equipment and laboratory techniques.
- Comprehensive section by section checking and testing of all steel reinforcement by professional design and supervising Engineers.
- Structure Designed to withstand Earthquakes of prevalent intensity.
- Systematic testing of concrete and steel reinforcement at every stage from quality control laboratories (BUET)
- Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure highest quality of workmanship.



TERMS & CONDITIONS

Application :

- All interested buyers will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the Earnest Money. Allotment will be made on first come first serve basis. Allotment of apartment is made and confirmed only upon receipt encashment of the Earnest Money. The company reserves the right to accept or reject an application without assigning any reason thereof.

Payment :

- The purchaser will make the payment as per agreed payment schedule. All payment should be made by A/C payee cheque or bank draft or pay order in favor of Nagar Holdings Limited. Payments from overseas in US Dollars will be calculated at the prevailing official conversion rate to Bangladeshi Taka on the date of payment.

Signing of the Deed of Agreement :

- After confirmation of allotment, the buyer has to sign a deed of agreement within 30 (thirty days from the date of making the payment of Earnest Money.

Possession :

- The possession of the apartment will be handed over to the purchaser after completion of the construction works receiving total installments and other charges from the allottee. Until and unless the dues are paid, possession of the apartment will not be handed over to the allottee.

Delay in Payment :

- The allottee undertakes to pay delay charges at the rate of 1% per 10 days on the amount of payment delayed beyond the due date. If the payment delayed for 30 days, the company shall have the right to cancel the allotment without any notice to the allottee. In such case buyer's deposited amount will be refunded after sale out the same apartment to a new buyer and also an amount of TK. 2,00,000 (Taka Two Lac) only will be deducted from the buyer's deposited amount for incidental charges.

NHL's Right :

- Nagar Holdings Limited reserves the right to make changes in both architectural and structural design of the project, limited changes can be made in specifications overall interest of the complex.

Allotment Transfer & Change :

- Until making the full payment of installments and other charges, the buyer shall have no right to transfer the allotment to any third party except the buyer's spouse or children without written approval of the company. In this respect, charges will be applicable in both (Successor & Third Party) cases.
- If any purchaser/buyer wants to change his apartment, he/she must pay Tk. 2,00,000 (Taka Two Lac) in favor of the company for new allocation.

Registration :

- The company will register a deed of sale in favour of the buyer after receiving the price in full. The purchaser/buyer will bear all the costs relating to registration formalities and all taxes (such as Registration Fee, Gain Tax, Stamp Duties, VAT, AIT, Documentation fees, Service Charges etc. registration of deed of sale on valuation of the apartment with proportionate share of land, Power of Attorney (if any), legal costs or any other charges imposed by the government in connection with transference of the apartment will be borne by the allottee.

Incidental Cost :

- Connection Charges/expenses relating to gas, water, sewerage and electric connection etc. are not included with the price of apartment. The purchaser will also make this payment in favor of the company.

Force Majeure :

- In the event of natural calamity, civil war, strike or any Act of God beyond the control of the company, then the company shall not be held liable for any result, delay or abandoning the project.

Owner's Association :

- Maintenance of all common services and facilities after completion of the project will be done by respective owner's cooperative society, which will be formed in due time. Each apartment owner will deposit Tk. 50,000 (Fifty Thousand) only to the company for the reserve fund of the society before taking possession of apartment.