

Bismillah Bhabon-3



Developer



EFFORTS TRADING

185, Mostafa Mansion (1st Floor), Doctor Para, Feni.

01825-789692, 01975-789692
azizvisionmategroup@gmail.com
azizvisionorbtigroup@gmail.com
www.visionorbtigroup.com

Consultant



Deform Architect's & Engineer's

All Types of Architectural & Engineering Solution

Corporate Office - House # 12/Ka/D Road-2 Shyamoli, Dhaka-1207.
Feni Office - Super Market (Surat Mahul Building), 3rd floor, Trunk Road, Feni.
01728-911440, 0331-74030 (Office)
mizance1990@gmail.com

Police Line, Feni



EFFORTS TRADING

135, Mostafa Mansion (1st Floor), Doctor Para, Feni.

PROJECT AT A GLANCE

Project Name : Bismillah Tower-3

Location : Police Line, Feni.

Developer Name and Address : **Porokal Mission**
ALL EFFORTS FOR SUCCESS OF POROKAL

Efforts Trading

185, Mostafa Mansion (1st Floor),
Doctor Para, Feni.

Land Area : 11 decimal equivalent to 4791 sq.ft

Type Of Building : B+G+6 Storied Residential Building

Total Apartments : 28 nos. 04 unit in Each Floor

Apartment Sizes(Typical) : A = 1364 sft B = 1216 sft
C = 1315 sft D = 1387 sft

Apartment Consist of : (1) 3 Bed Rooms (2) 3 Bathrooms
(3) 3 Verandhas (4) Luxurious Living Room
(5) Dining Room (6) Kitchen Room

Consultant :  **Deform Architect's & Engineer's**
All type of Architectural & Engineering Solution

Corporate Office : House # 12/Ka/D Road-2 Shyamoli, Dhaka-1207.

Feni Office : Super Market (Surat Mahal Building), 3rd Floor, Trunk Road, Feni.

E-mail : deformarchitects@gmail.com

Others Facilities:

1. Basement
2. Standard Lift
3. Generator
4. Security System
5. Community Hall
6. Deep Tube Well
7. WASA Line
8. Central Gas System
9. Car Parking (Limited)
10. Bike Parking (Limited)
11. Prayer Space
12. Guard Room
13. Under Ground water Reservoir Tank
14. Reception Area
15. Wide Entry Passage

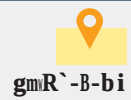
LOCATION MAP

**Bismillah
Bhaban-3**



nVR dRj gV ÷ vi tjb

nVRix tiw



†cv ÷ Adm tiw

UisK tiw U m j v Di Ib tgo mBI t q tiw

†dbx cjk jvBb

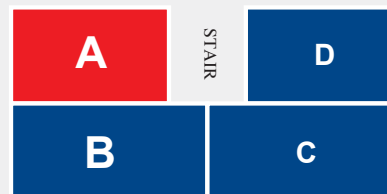


TYPICAL FLOOR UNIT-A

SCALE : 1:100



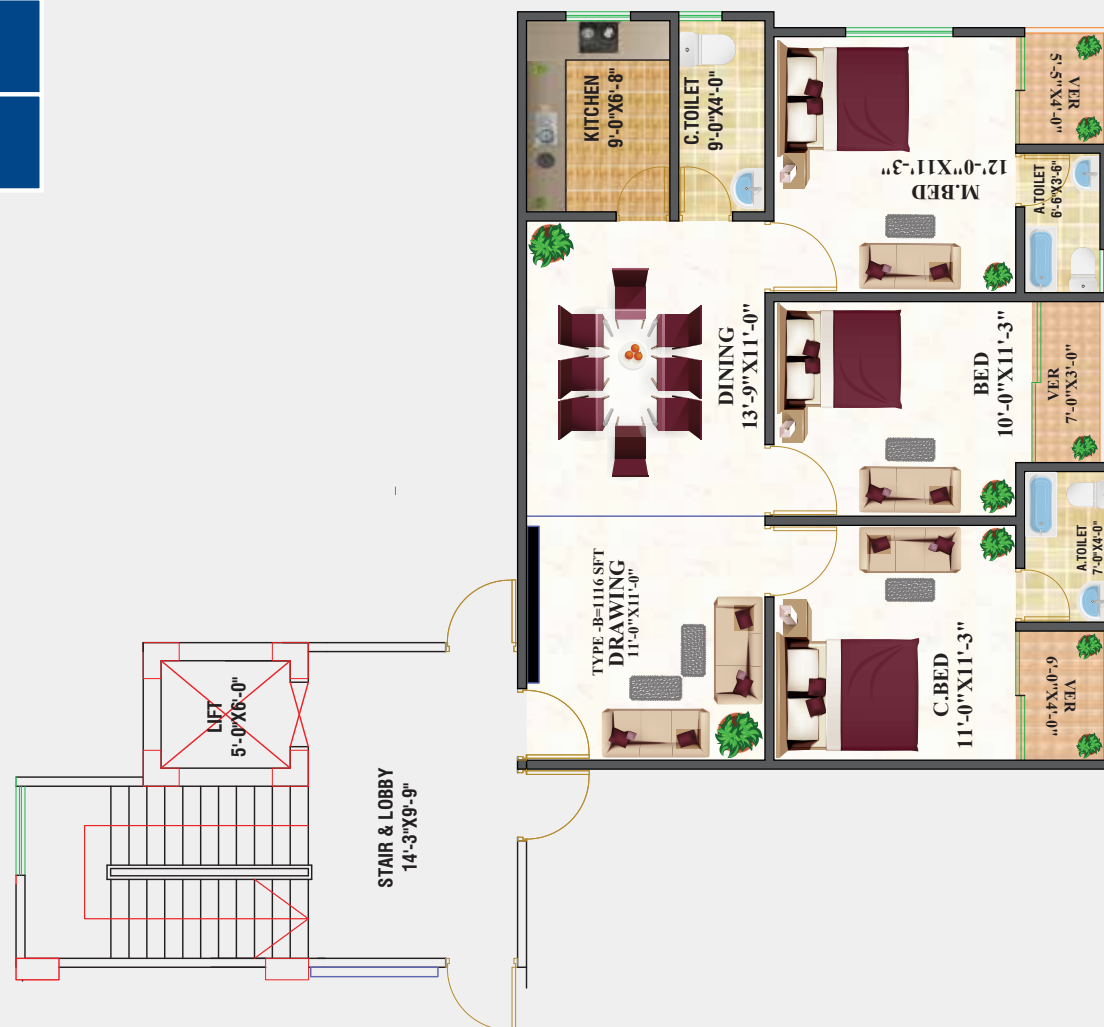
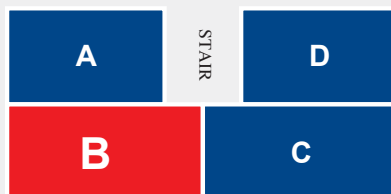
KEY PLAN



TYPE-A : 1364 SFT



KEY PLAN

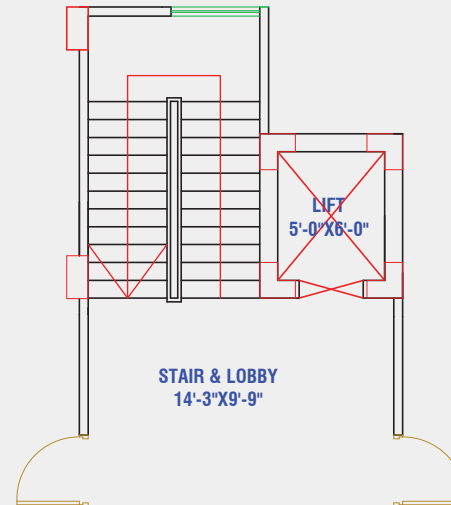
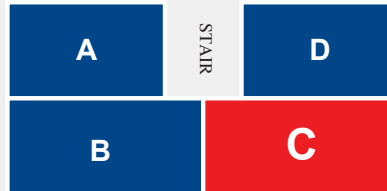


TYPICAL FLOOR UNIT-B

TYPE-B : 1216 SFT

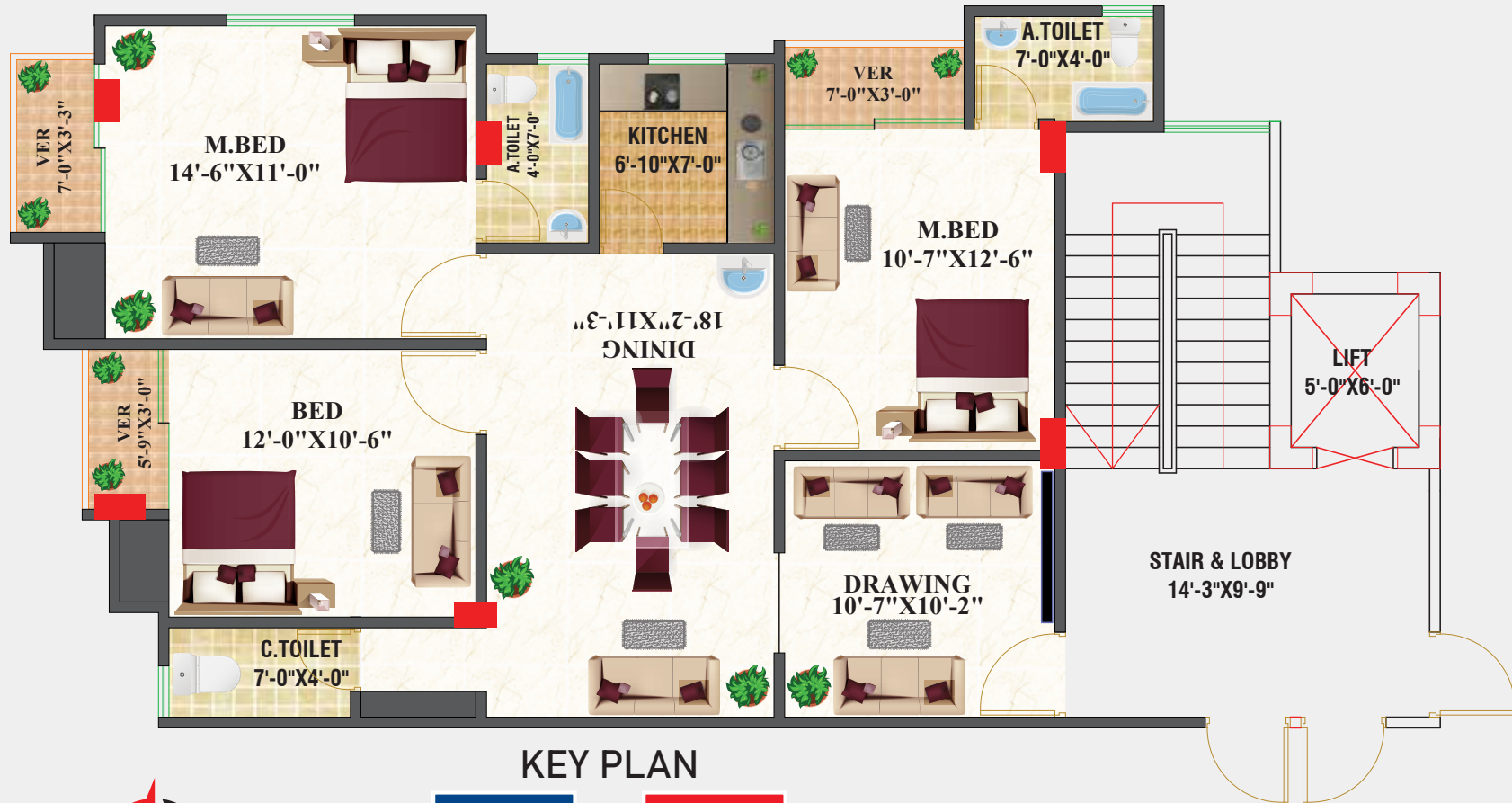
TYPICAL FLOOR UNIT TYPE-C

KEY PLAN

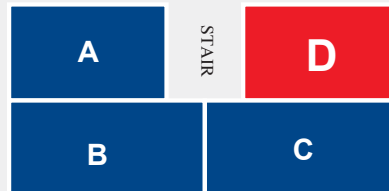


TYPE-C : 1315 SFT

TYPICAL FLOOR UNIT TYPE-D



KEY PLAN



TYPE-D : 1387 SFT

This is a presentation drawing. Working drawing maybe changed, revised or modified due to the technical accuracy & overall interest of the project

FEATURES & AMENITIES



■ Structural Design

- Structural design parameters are based on American Concrete Institute (ACI), American Standards of Testing Materials (ASTM) and Bangladesh National Building Code (BNBC) - 2020.
- All building materials including MS bar, cement, stone chips, sand, bricks etc. conform to ASTM standards.
- Subsoil investigation and soil composition are comprehensively analyzed by latest testing equipment and laboratory techniques.
- Structure will be capable of withstanding load from earthquake and cyclonic storm.
- Best quality cement will be used in all R.C.C (Bashundhara's /Fresh/Seven Rings/Tiger/Akij/Sha/Equivalent)
- Total foundation and super structure design and supervision by professional engineers.
- Structural design parameter are based on American Concrete Institute(ACI), American Standard Institute of Testing Materials (ASTM) and BNBC code.
- Structural works of foundation, grade beam and column will be of stone chips and other structural works will be of brick chips. Others materials are of good standard and quality including laboratory testing.
- **Lift:** Standard 1 (one) lift with 06(six) persons capacity.
- Adequate light & safety
- Fast and reliable service to residents on all floor
- **Floor Finish/Tiles:**
- Best quality Local Homogeneous floor tiles 16"x16" (CBC/RAK/Equivalent) in all rooms and verandah.

- Non-slippery homogeneous tiles (12"x24") in stair.
- Bathroom Features:
- All water lines will be concealed with RFL UPVC polymer pipe & fittings.
- Non-slippery homogeneous floor tiles 12"x 12" at proper slope.
- Best quality local tiles will be provided in walls.
- Best quality local sanitary wares and fittings (Suzan, RFL, Akter/equivalent) will be provided
- High commode in Master toilet and long pan in others.
- Standard sized quality looking mirror, soap case, towel rail, toilet paper holder in all toilets.
- PVC Plastic door frame and shutter in all toilets .
- Provision for hot and cold water line in master bed.
- **Kitchen**
- Best quality local tiles (RAK/ STAR/ Equivalent 12" x 12" will be in walls up to 7'-0" height from floor.
- Best quality local 16"x 16"(RAK/CBC/ Fuwang/Equivalent) floor tiles.
- Concrete shelf at 2'-6" and 7'-0" height from floor level.
- Dish wash provision in kitchen.
- Provision for double burner gas outlet.
- Best quality stainless steel sink.
- Provision for exhaust fan.
- 2'-6" high working shelf Top will be 12"x12" Matte tiles (RAK/STAR/Equivalent)

Note: All Features & Fittings choice of the developer

▪ **Doors:**

- Chokat of main door will be lohakat and shutter will be Sagun kat with handle lock
- Strong and durable flash door shutter for all internal doors (except toilet, kitchen & veranda).
- Apartment number, flat , door view & calling bell switch will be provided.

▪ **Window:**

- Safety grill (MS squire bar) with matching colored enamel paint as per design.
- Sliding aluminum window frames with 5mm clear glass shutter as per design.

▪ **Painting and Polishing**

- Smooth finished plastic paint in all internal walls, external wall and ceilings will be weather coat (Berger / Equivalent)
- All grills & railing will be painted with matching enamel paint.
- French polish in all internal doors and main entrance door.

▪ **Wall:**

- 1st class brick will be used
- All exterior & interior wall will be 5"

▪ **Railing:**

- Stair railing Top SS Pipe & Ver- MS Box/MS Squire Bar.

▪ **Electrical Features**

- Concealed wiring for all electrical points, telephone and dish antenna connection cables.
- All power outlets with earthen connections.
- All wiring with local standard cables (BBS/POLY

CABLE/BRB/Equivalent throw conceal PVC conduits

- Independent distribution box with main switch and electric meter for each apartment.
- Emergency power from standby generator for lift, lobby, guard room, security light, pump room, main gate, reception area and car parking.
- Provision for power point for air conditioner in master bed and living room.
- 1 emergency light and 1 emergency fan point for each of master, child, guest and living room.

Roof Top Facilities:

- Space for cloth drying area.
- Parapet wall.
- Community space with attach bath

Utility Facilities:

- Individual Electric meter for individual apartment.
- Common meter for water supply and common area.
- Water supply connection from WASA and one deep tube well for continuous water supply.
- Underground water reservoir with lifting pump and Overhead water reservoir.
- MDB, DB room, Reception area, Security guard bench, Common toilet and Generator Room at ground floor.
- Electricity supply from BPDB source with separate main cable.
- Well secured gateway with spacious entrance and driveway.
- Prayer Space, Community Room, Common Toilet and Guard Room in Rooftop Floor

Note: All Features & Fittings choice of the developer

GENERAL TERMS & CONDITIONS



- 1. Application:** Interested clients are requested to collect prescribe form and submit to the project office. Applicants are requested to furnish the application with all accurate information and proper documents along with the earnest money. Any incomplete or misleading information may be the cause of rejection. Application can be submitted through our overseas /local representative.
- 2. Allotment:** Allotment shall be made on first-come-first served basis. After the acceptance of the application the applicant will be requested to confirm the booking by making the down payment within a specified period. The purchaser/client then will continue his/her installment according to the mode of payment fixed by the company.
- 3. Special Discount:** The purchaser will be entitled for the special discount who will make full payment at a time.
- 4. Allotment Sale/Transfer:** The applicant shall not, without the prior written consent of the DEVELOPER any kind of transfer, sell, mortgage, charges of his/her allotted flat to a third party until his/her full installment is completed.
- 5. Mode of Payment:** Regular payment of the installments are important to keep consistency of the construction as well as complete the project in due time. All payment shall be made by A/C Payee check /Bank Draft/ Pay order in favor of INFRA-STRUCTURE CONSTRUCTION AND BUILDERS. The developer shall not take responsibility for any cash payment made without proper receipt. Purchaser/ Clients shall follow the schedule of installments as decided by the company.
- 6. Schedule of Payment:** That the time so fixed for payment of the total cost shall be essence of the contract. In the event of default of 15 days in the payment of installment/installments the DEVELOPER may impose delay charge of @10% per month on the installment/installments due from the date when installment was payable.
- 7. Cancellation of Allotment:** In the event of default of 45 days in payment on installment/installments or due to non-fulfillment of the terms & conditions than the DEVELOPER shall have the full and absolute right and liberty to cancel the agreement and the DEVELOPER shall have the right to sell the allotted apartment in the schedule land to some one else and all money paid by the PURCHASER shall be refunded to the PURCHASER after deduction of sum amounting to Tk. 2,00,000.00 (Taka Two Lac only).
- 8. The Developer's Right:** (i) The developer holds the right to make minor changes in both architectural and structural design for the better interest of the project. (ii) In case of abnormal increase in the prices of the construction materials in the market more than 10% (Ten percent) Developer may change the purchaser a price escalation for the apartment.
- 9. Cancellation of booking by the Client:** If the cancellation of Allotment of apartment is made upon the written application of the purchaser/client then Developer will refund the purchaser's paid amount after the selling of that apartment to a new purchaser/client. In such case amount 10% will be deducted from his deposited amount for incidental charges. The mode of refund of the money in the above case will be made by installments as manner as the company decides.
- 10. Registration/Transfer cost:** All the cost of non judicial stamp, registration fees, vat ,income tax, documentation charges ,transfer fees and any legal fees related to the transfer shall be beared by the purchaser/client. The Developer will arrange the registration and transfer procedure.
- 11. Utility Connections:** Connection fees & cost of the Utility (ie; Electricity, Gas, Water & Sewerage) , security deposits for water

supply & sewerage, electricity, gas and other incidental costs are not included in the apartment price. The purchaser/purchasers shall pay all such expenses. If the DEVELOPER makes such expenses to all the concerned Authorities on behalf of the purchasers/clients and the Purchaser/clients shall reimburse the amount to Developer immediately after the incurring of such expenses as per the demand of Developer.

12. Optional Features: (i) If the PURCHASER desires to have sanitary ware, bathroom fittings, accessories and internal painting according to his own choice in place of the standard ones as selected by the DEVELOPER for all flats generally, then the PURCHASER shall agree to pay additional cost for the items of his choice and additional work. (ii) But the design of the grills provided to the balconies as well as to the windows of apartments shall not be replaced with any other design so as to maintain uniformity in the appearance of the building.

13. Duration: The Construction of the demised Apartment will be completed with in 48(forty eight) month .The time limit so fixed shall, however, by extendable (not exceeding an extra six

months) at the option of the developer if this becomes necessary on account of non-availability of the required building materials, act of ALLAH, natural calamity, cyclone, earthquake, flood, famine act of enemy, way, military operations of any nature, blockade, strike, embargo , civil commotion or for reasons beyond the control of the DEVELOPER.

14. Handover: The [possession of each Apartment and parking space dully be handed over to the Allotted on completion and full payment of installment as scheduled and other charges and dues. Prior to this possession of the Apartment will remain with the developer.

15. Flat Owners Co-operative Society (FOCS): This Flat Owners Co-operative Society(FOCS) is to be formed by all the owners of the apartments for the purpose of effective management and maintenances of the said building including all the taxes, rates and charges. Every member of this Co-operative Society shall deposit tk. 20,000/- (twenty thousand only) to the reserved fund of the Flat Owners Co-operative Society (FOCS) when it is formed.

Note : All Feature & Fitting Choice of the developer

DISCLAIMER

All rendering contained in this brochure are artistic impression only, all areas are approximate and all information is a subject to changed. Illustration and pictures are not part of offer and only shown form ideas and to facilitate presentation.