

Delux apartment at Bashundhara, I-Block,



AL-MUJADDID PALACE

We care your dream of living

House No # 754, Road No # 11, Block – I, Bashundhara, Dhaka.



Brief out line :

- Project Name : **Al-Mujaddid Palace**
- Location : **Plot #754, Road # 11, Block # 1**
- Land Area : **5 (Five) Khata**
- Storied : **08 (Eight) Storied**
- No. of Apartment : **8 (Eight)**
- Apartment Size : **0000 & 0000 Sft (Approximately)**
- Total Car Parking : **8 (Eight)**
- Hand over date : **March 2027**



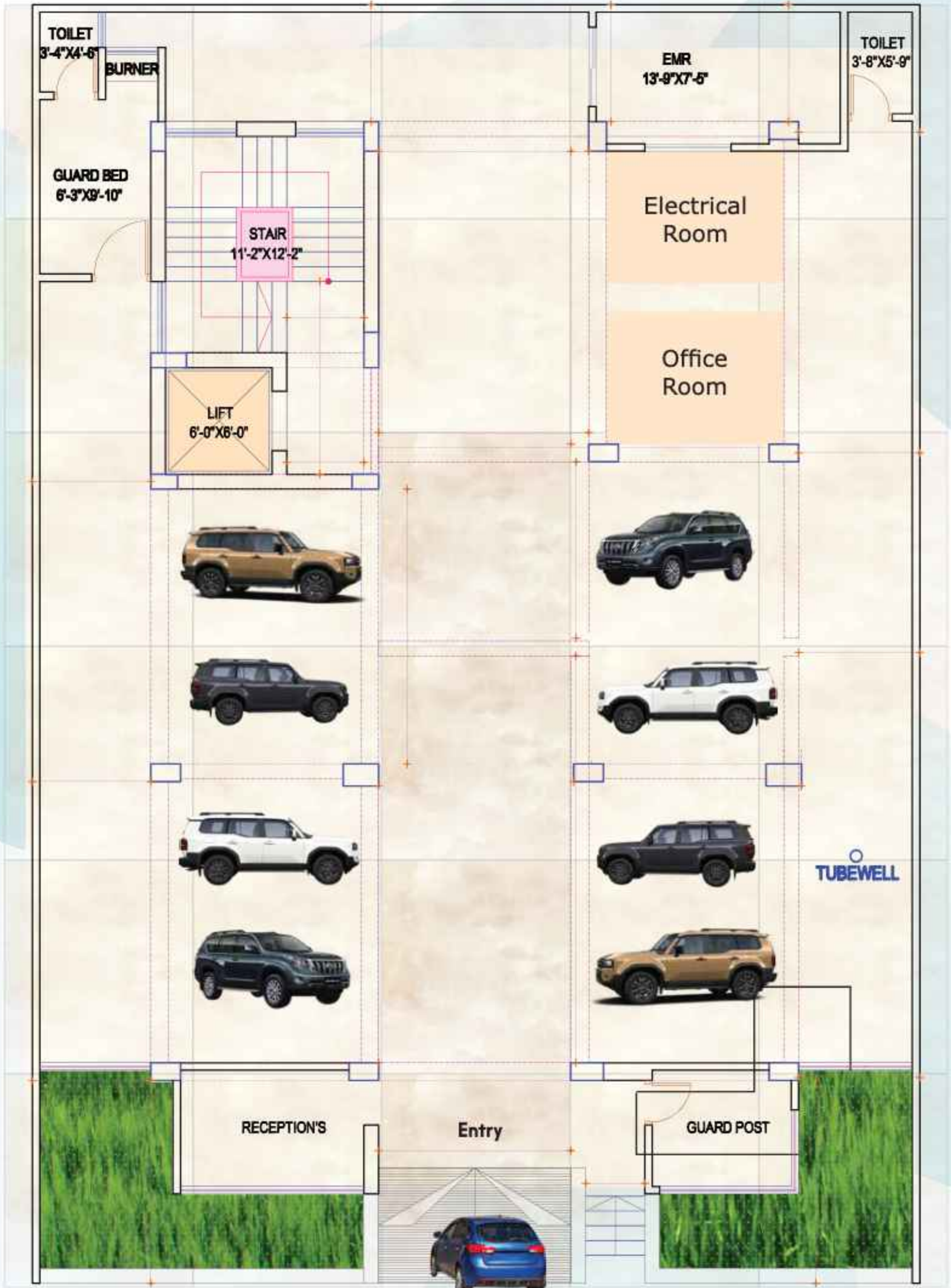
Perspective View

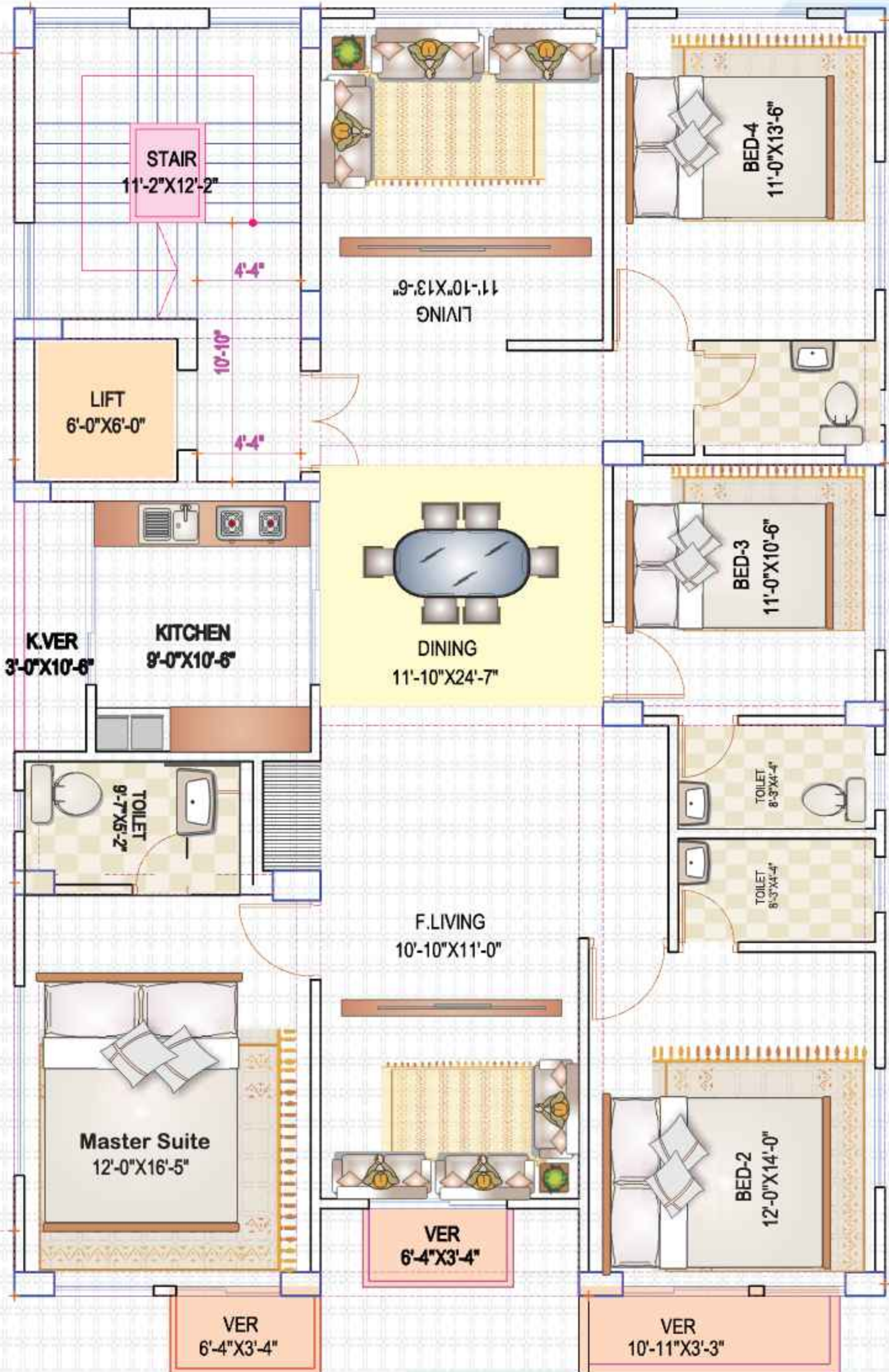
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CAR PARKING







Al-Mujaddid Place Front View



Evercare Hospital



NORTH SOUTH UNIVERSITY



Bashundhara Sports Club



Bashundhara Sports Club





Kuril Elevated Expressway



Al-Mujaddid Place



Playpen School



Playpen School

Bashundhara Golf Club



**BASHUNDHARA
PUBLIC SCHOOL & COLLEGE**



ENTRANCE

- ❖ Project Name, address and developer name in a designed setting.
- ❖ Guard room with adequate security control.

CAR PARK & DRIVEWAY

- ❖ Wide driveway for easy turn of car.
- ❖ Designed floor in combination of paved tiles.
- ❖ Reserved car parks marked with numbers.

RECEPTION

- ❖ Intercom for full function internal communication.
- ❖ Personal mail box.

LIFT LOBBY & STAIRS

- ❖ Floor finished with tiles in all flights.
- ❖ Designed wooden/SS/steel hand-rail with post.

UNDER GROUND WATER RESERVOIR

- ❖ Water-proof concrete under ground reservoir with capacity to store water for three (03) days.

OTHER GROUND FLOOR FACILITIES

- ❖ Drivers sitting area, Caretaker's room, Kitchen, Generator & Sub station room and common toilet.
- ❖ Meeting / Community room with toilet.

ROOF TOP

- ❖ Standard height designed parapet wall with rain water outlets.
- ❖ Clothes drying line for each apartment.
- ❖ RCC waterproof overhead water reservoir.

LIFT / ELEVATOR

- ❖ 1 brand new imported latest technology (VVVF) 8 passenger capacity lift [Sigma (former LG-Otis)/ Mitsubishi or equivalent] with manufacturer's warranty.
- ❖ Designed cabin interior and ground floor entry door.

GENERATOR

- ❖ 1 brand new imported 40 KVA [Perkins/Yanmar/Cummins / Duetz or equivalent] stand-by generator with residential Canopy System and manufacturer's warranty.
- ❖ Stand-by generator shall empower Lift, Water pump & Intercom, Security and common area lighting, 4 light and 2 fan point in each flat.

FIRE SAFETY

- ❖ Fire extinguisher in each floor and Sub-station/Generator room.

INTERCOM & SECURITY SYSTEM

- ❖ Imported, brand new Intercom system connecting with all apartments to reception through concealed wiring. (Panasonic / Siemens or equivalent)
- ❖ C.C Camera at ground floor entry gate & monitor will be set inside the flat to avoid unwanted entrance.

WATER PUMP

- ❖ 2 imported brand new pumps: 1 for full operation and 1 for stand by support. (Pedrollo / Saer or equivalent)

WALLS

- ❖ External and internal walls of solid 5"/8"/10" (As required) brickwork with fine plaster.

WINDOWS

- ❖ Sliding aluminum windows with 5mm glass, rubber channel, mohair lining and rain water protective seal (external windows).

DOORS

- ❖ Company standard solid decorative wooden main entrance door (Burma / Chittagong Teak) with door lock, door chain, designed apartment number sign, calling bell switch & check viewer.
- ❖ All other door frames of solid wood (teakchambal/ koroj etc.) and door shutters of veneer flush door (Partex or equivalent) with round mortise lock finished with French polish.

TOILET

- ❖ RAK standard commode & cabinet basin (dining area) with marble top.
- ❖ Nazma/ Mannan/Sattar fittings and bath accessories set in all toilets except maid's.
- ❖ Hot & cold water line in all toilets except maid's.



KITCHEN

- ❖ Suitably placed RCC counter with granite/marble worktop.
- ❖ RAK homogeneous floor tile with matching ceramic wall tile with border & decor.
- ❖ 1 imported stainless steel sink with mixer and drain board.
- ❖ 1 double burner gas outlet point ready for connection.
- ❖ Concealed hot water line at kitchen sink.
- ❖ Wash down sink in kitchen verandah with tile finish.

PAINT

- ❖ Plastic paint in all internal walls and distempered ceilings in soft colors (Berger or equivalent).
- ❖ Weather coat paint in external walls (Berger or equivalent).

ELECTRICAL

- ❖ Standard concealed wiring in PVC conduits for light, fan hook & point, socket plug point etc.
- ❖ Imported switches & sockets in all rooms. (MK or equivalent)
- ❖ Quality local wires (BRB/ Paradise or equivalent).
- ❖ Imported circuit breakers in distribution boxes. (Legrand or equivalent).
- ❖ Provision for split air-conditioners in Master bedrooms and living room.

UTILITY LINES

- ❖ Individual apartment-wise meter for Electricity and Gas supply.
- ❖ Common meters for Water supply and Sewerage connection.

STRUCTURAL & ENGINEERING FEATURES

- ❖ Sub-soil investigation and soil composition shall be tested using latest equipment.
- ❖ The design of foundation and super structure shall be conducted by highly experienced structural and foundation engineers.
- ❖ Structure capable of withstanding earthquakes measuring 7 on the Richter scale. All the design parameters related to structural design will be based on the American Standard of testing Materials (ASTM) and American Concrete Institute (ACI) codes.
- ❖ Best quality stone/Brick (As per structural design) shall be used for preparing the chips before casting of foundation, column, beam, slab, stair, lintel, etc.
- ❖ 72.5 G (BSRM or equivalent) Deformed steel bar shall be used in all RCC components of the building.
- ❖ Sylhet and local sand of FM 2.5 & 1.5 (or as per design) respectively shall be used with equal proportion (1:1).
- ❖ Gas Burnt First class bricks shall be used in interior & exterior walls.
- ❖ Best quality cement (Holcim/Cemex or equivalent) shall be used in casting, Bricks works, Plaster Work etc.



Application:

Application for allotment of apartment should be made in the prescribed form duly filled up by the applicant along with booking money. The company has the right to accept or reject any application without assigning any reason whatsoever.

Payment:

The purchaser will make the payment as per payment schedule mentioned in legal purchase agreement. All payment should be made in the form of Bank draft/Pay-order/cheque in favour Sabura Builders Ltd. The purchaser is liable to pay a delay charge of 3% per month on the defaulted amount. If the payment is delayed beyond 2 (two) month, Sabura Builders Ltd. Has the right to cancel the allotment. In case of cancellation of allotment or surrender of apartment due refund will be made after deduction 5% of total deposited amount as incidental charge.

Sabura Builders Ltd. Right:

The company has the right to accept or reject any application for allotment. It also reserves the right to make changes in oth architectural and structural design of the project if necessary. In the event of unavoidable circumstance, the devel-per reserve right to make limited change in the specification, design and layout of the apartment and other facilities.

Project Hand over:

The possession of each apartment shall be handed over to the allotter/purchaser after full payment of installment an completion of apartment. The completion of the project may be affected by unavoidable circumstances beyond the control of the company like natural calamities, political disturbance strikes, acts of good and change in Govt. Policy et such case the allotter/purchaser shall not demand any compensation.

Total cost of flat:

The total cost of the flat includes:

- a) Cost of apartment
- b) Utilities connection Charge/fees like gas, waters, sewerage and electricity etc.

Transfer of ownership:

The apartment along with proportionate share of land will be registered in favour of each allotter/purchaser as per current rules & regulation of Government of Bangladesh.

Transfer cost:

The buyer will pay stamp duties, registration fees, taxes legal govt. Charge, vat and other miscellaneous expenses likely to be incurred in connection with the registration of deed of flat.

Owner's Association :

The buyer must undertake to become a member of the owner's of the apartments with the view to maintain the general affairs of the complex for common interest. Each apartment owner must initially deposit Tk. 25000/- to the company's account for formation of owner's association before registration of flat. The company will transfer the whole deposited amount along with accounts of expenditure to the owner's association.

Legal Agreement:

The buyer and the developer will have to sign a formal legal agreement mentioning the terms & conditions in detail many of which have not been covered here.

Disclaimer

- ❖ All measurements given in the layouts are approximate. During construction the measure ment may vary.
- ❖ All furniture, fixture and fittings shown in the layout will be considered as artist impression and optional item and standard item is given in the features and amenities page.
- ❖ All decorative tiles will be considered as optional item.
- ❖ Perspective view shown on the brochure is considered as artist impression after construc tion it may differ.

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GENERAL DISCLAIMER

The information and plans contained in this brochure are subject to change as may be required by the authority or the project's architects.

All measurements are approximate.

All illustrations are artist's impression only.

The furniture shown are for presentation only and can not form part of an offer or contract.

Hotline:

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