



a concern of bk group...

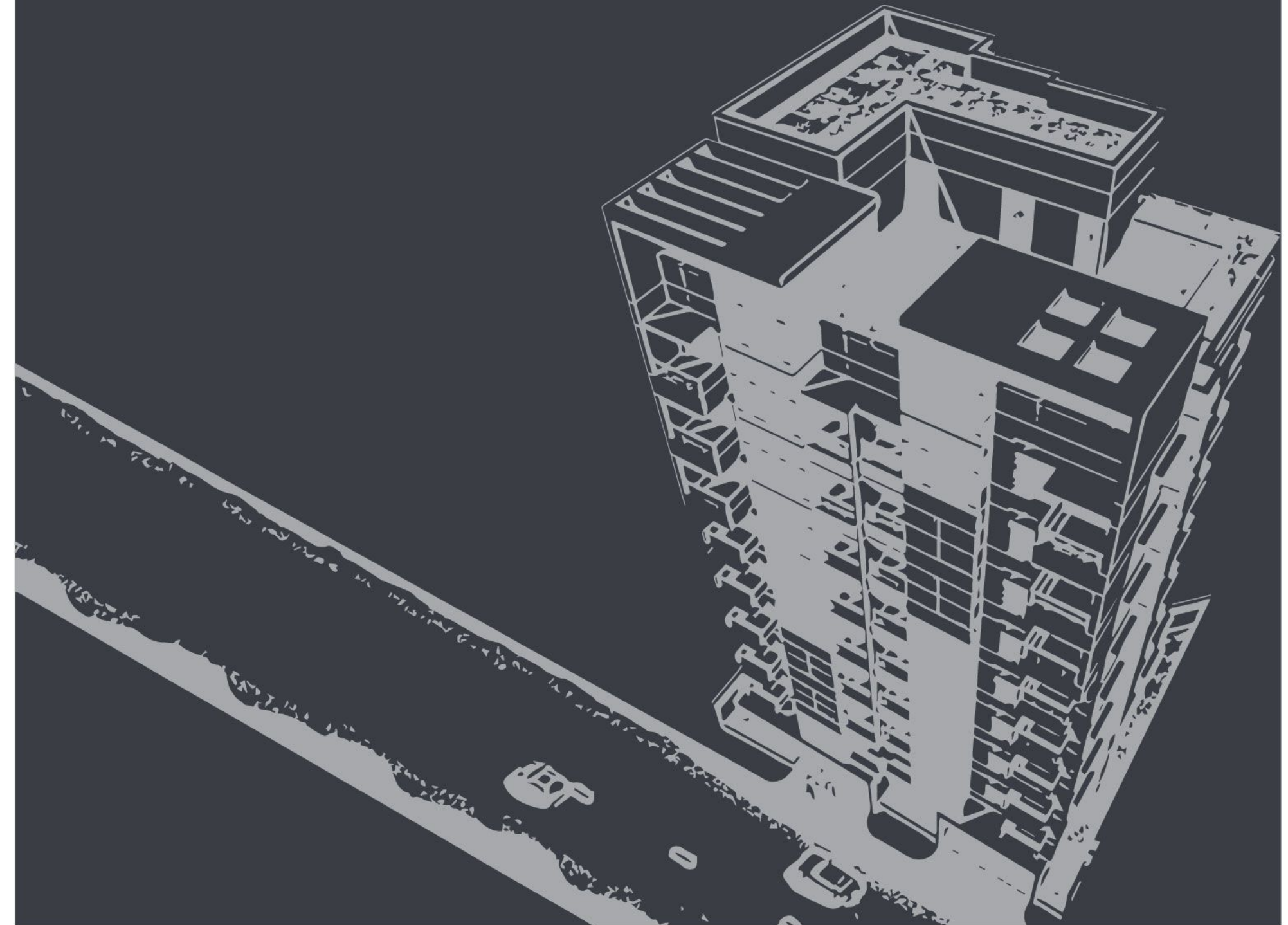
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bddl

Sufia Bhaban at Mirpur



PREFACE

You've worked hard and fulfilled your responsibilities and now you should think of your needs, comforts and peace of mind. The time has come to enjoy life in your own ways. Yes, it's time to live with self respect, dignity and confidence.

bddl developments ltd., you can live with total freedom in secure environment that takes care of all your needs considering your expenditure. The homes are all designed to make your life more comfortable with special care for needs as we are aging.

bddl presents "just perfect homes", amid exquisite landscaping that innovatively brings matchless beauty, peace and harmony to the lives of its residents. Redefining the perception of living, **bddl** offers you the best of contemporary living with stylistic interpretations of design and layout with an eye for details. Spacious in design and contemporary in its form, one can easily relate this living room to the finest abode. Sheer bliss is the feeling that you get when you see the views from here.



PROJECT AT A GLANCE

Project Name	: bddl Sufia Bhaban
Project Location	: 244, Senpara Parbata, Adorsha Road Mirpur-10, Mirpur, Dhaka
Land Area	: 6.3 Katha
Storied	: G+08 (09 storied building)
Total Apartment(s)	: 16 (Eight) Nos
Apartments Size	: Type A 1350 sft. Type B 1350 sft.
Handover Date	: June, 2022



MAIN FEATURES :

- Prayer Room
- Bar-B-Q Zone
- Kitchen & Hand Wash
- Indoor Game & Kids Play Zone
- Lift & 24 hours CCTV Monitoring
- Community Room
- Open Terrace
- Water Reserve System
- Car Parkign Area
- Standby Generator & Substation
- Seating & Gardening at Roof Top





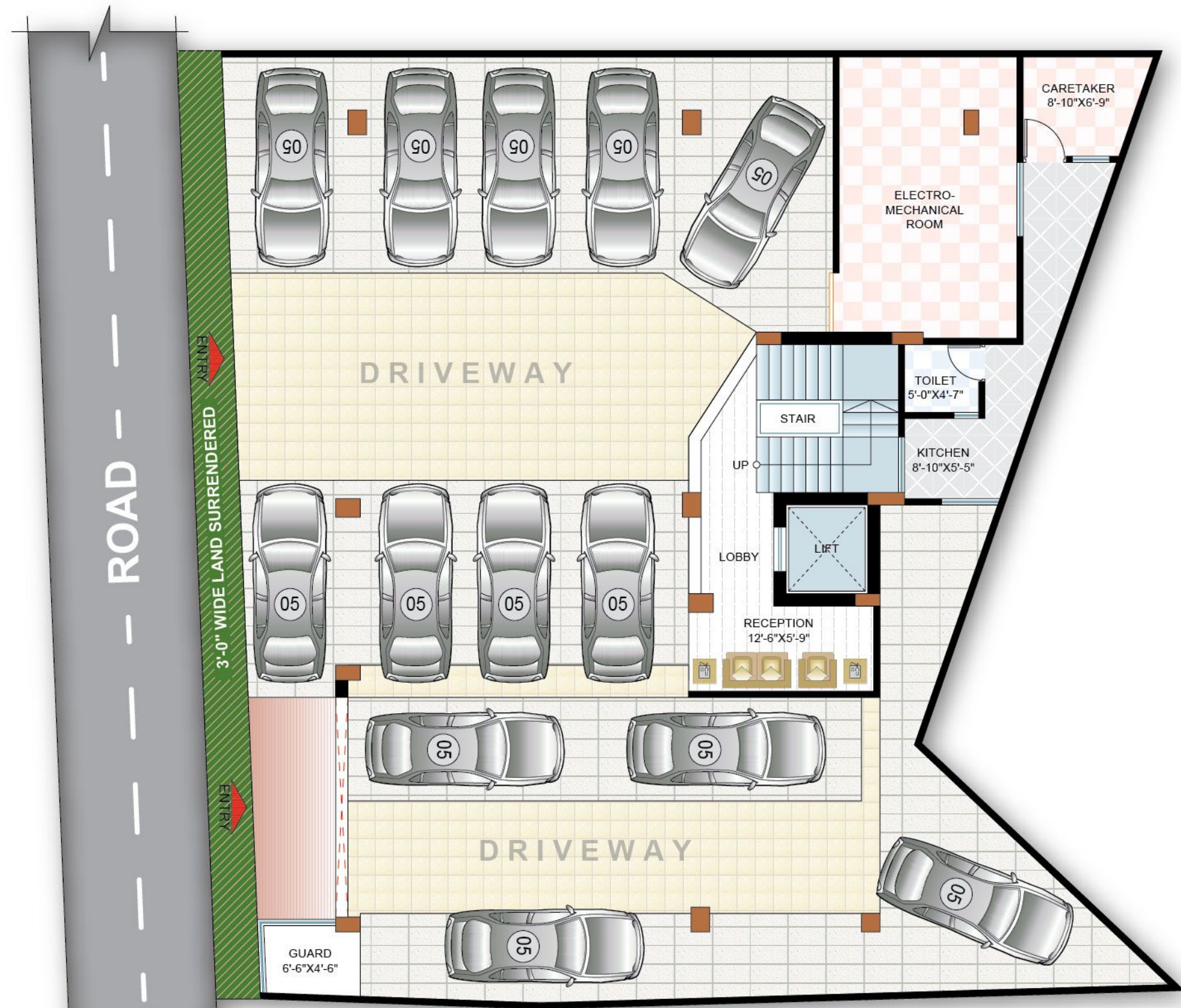
ROAD



ROOF TOP FLOOR PLAN



- Cloth Drying □
- Seating □
- Gardening □
- Bar-B-Q Zone □
- Indoor Game □
- Community Spasce □
- Wash Room □
- Machine Room □



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

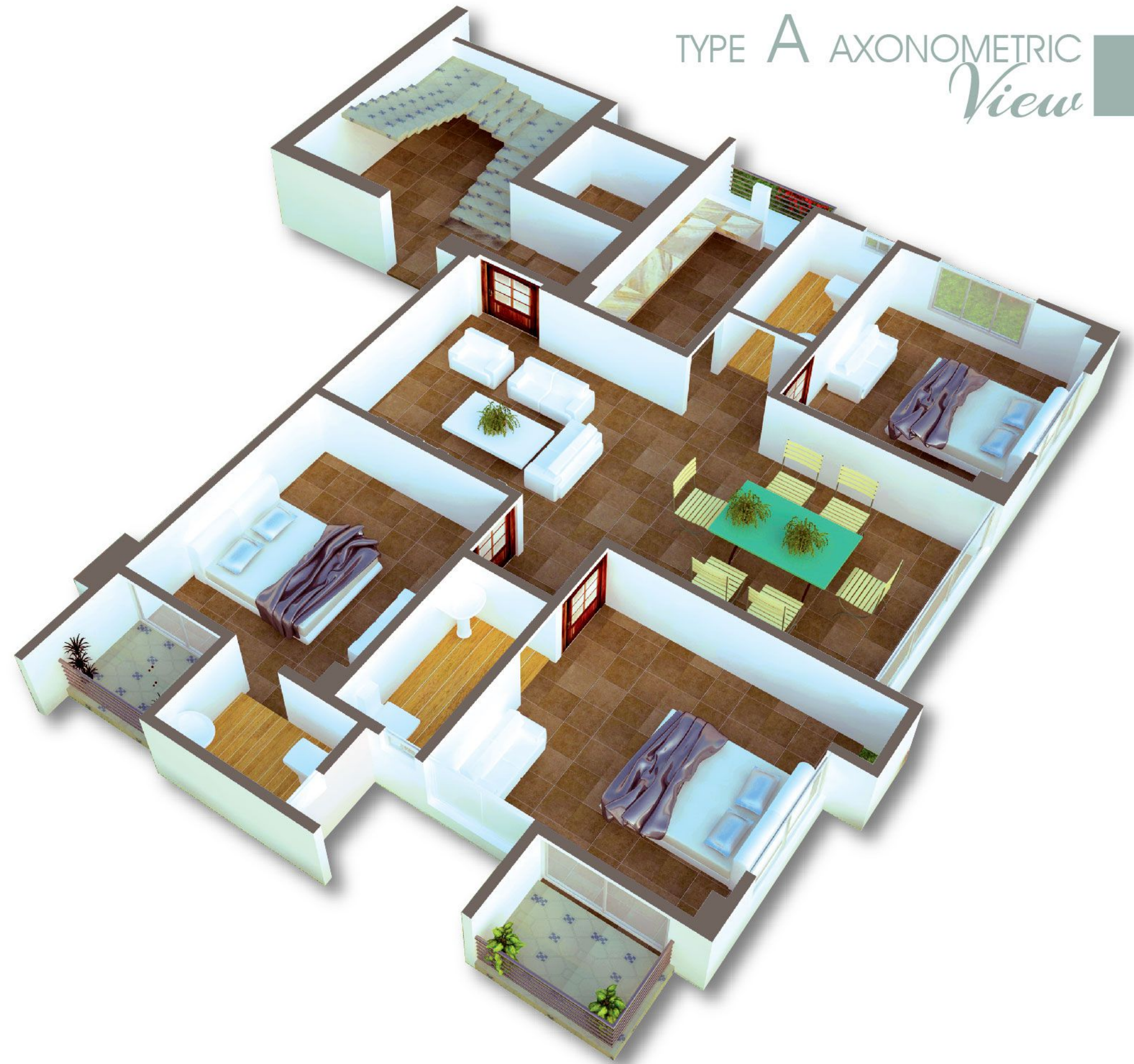
TYPE B 1350 sft.
TYPE A 1350 sft.



TYPE **A**
1350 sft.



TYPE **A** AXONOMETRIC
View



TYPE **B**
1350 sft.



TYPE **B** AXONOMETRIC
View

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.
- Tiles floor in reception area.
- Intercom connection from every apartment to reception.
- Security guard room and driver's waiting room with toilet facilities.

Doors :

- Shegun wooden 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.
- Provision 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.

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 Fuji / Sigma / equivalent to serve every floor.
- Lift will have adequate lighting, well finished doors, cabin, emergency alarm and intercom line.

Kitchen Features :

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

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.

Floor :

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

Electrical Features :

- BRB / BBS / SQ / Super Sign 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 two points for master and child bedroom.

Bathroom Features :

- RAK or equivalent sanitary fixtures in all bathrooms.
- RAK / Fu-Wang / Greatwall / CBC 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 lamp provision.
- 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.

**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 **bddl Developments Ltd.** 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. 3,00,000 (Three Lac) only will be deducted from the buyer's deposited amount for incidental charges.

bddl Developments Right :

- **bddl Developments Ltd.** 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. 3,00,000 (Three 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 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 bearded 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.

Thank you.....