AARTAZ
HOLDINGS LIMITED



AARTAZ Nahar

CREATION OF NEW HORIZON

PROJECT BRIEF



Project Name	:	AARTAZ NAHAR
Location	:	Bashundhara
Total Floor	:	B+G+9
Area of Land	:	12 Katha
Type & Size	:	A 2140 sft, B 1710 sft. C 1980 sft.
Total No of Apartments	:	26 Units
Per Floor	:	03 Units
No of Parking	:	29 Nos.
No of Lift	:	2 Nos.
Expected Handover	:	2025

LOCATION MAP

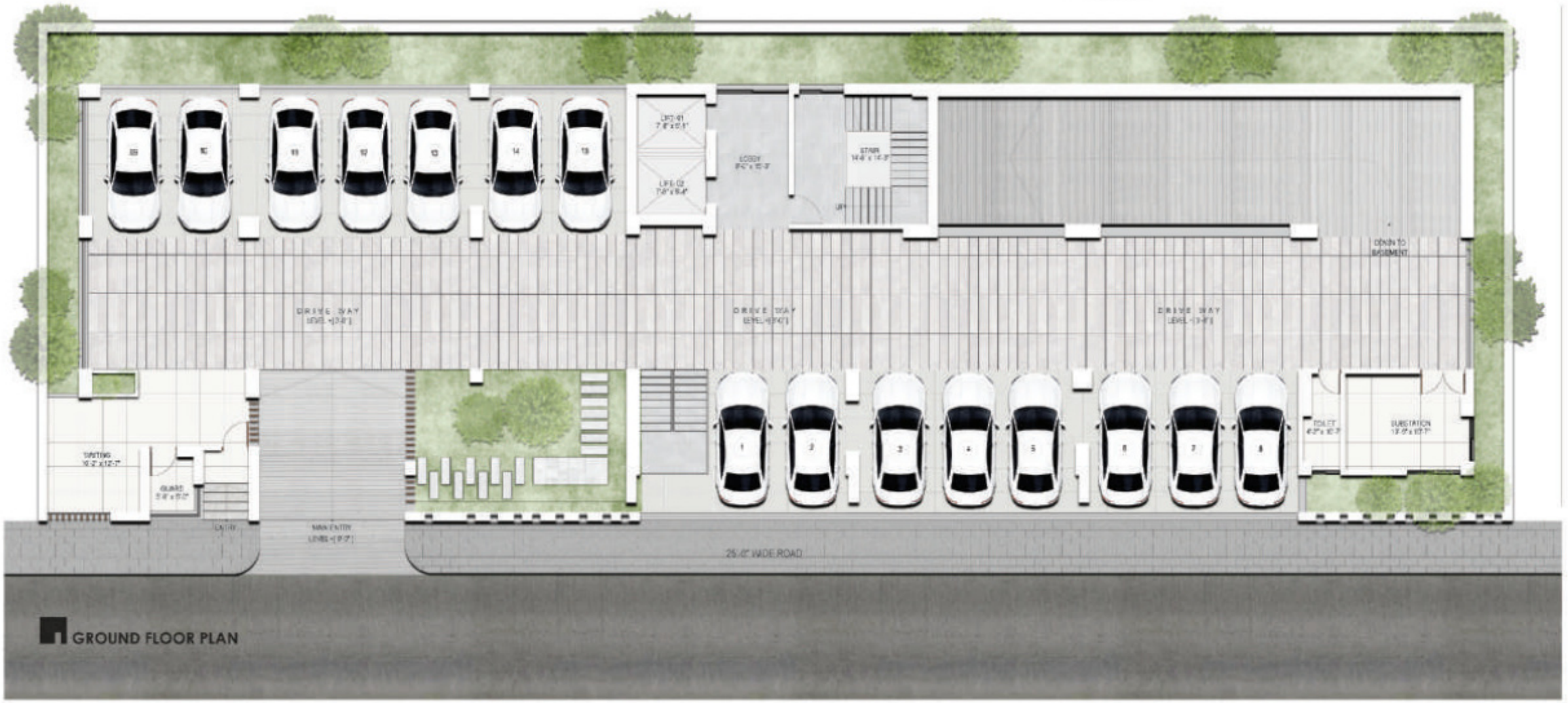


PERSPECTIVE VIEW

04

GROUND FLOOR



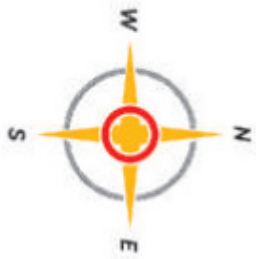


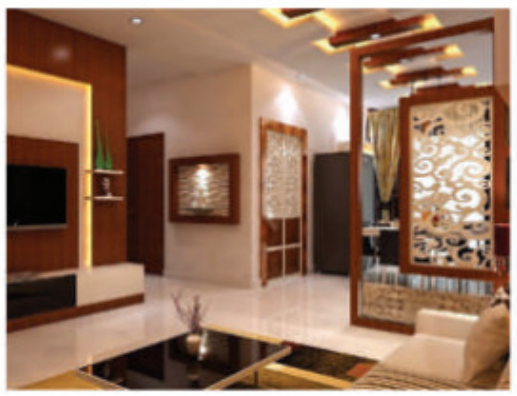
GROUND FLOOR PLAN

GROUND FLOOR

BASEMENT





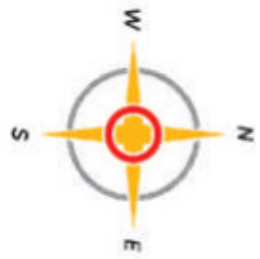




BASEMENT

1ST FLOOR

1ST FLOOR



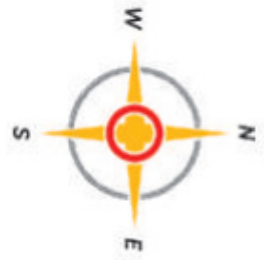






TYPICAL FLOOR



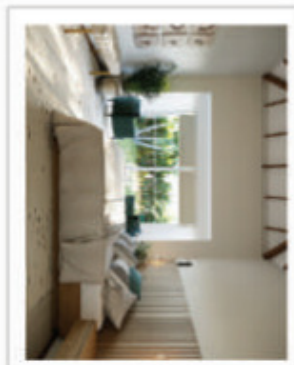






TYPICAL FLOOR

TYPE : A,B,C





TYPE : C
1980 sft



TYPE : B
1710 sft

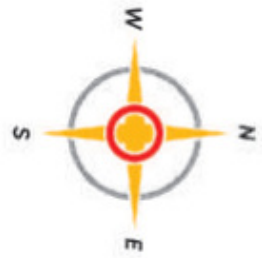




TYPE : A
2140 sft

ROOF TOP









FEATURES & AMENITIES

Building Features

- Decorative landscapic features, attractive exterior lamps and concealed illumination to highlight the facade during night hours
- Decorative and secured gate at entrance to the complex
- Smartly patterned paving-blocks on Driveway & Car Park Floor
- Beautiful landscaping and pot-plantation in all open areas

Reception & Lobbies

- A welcoming Reception Lounge elegantly finished with combination of high polished Ceramics tiles with designed borders & skirting (RAK/Same Brand).
- Stylish and spacious Concierge Counter for receptionist
- Sophisticatedly finished & spacious Lift Lobbies in all floors
- Common Toilet for the guests/visitors.
- Security Room

Doors & Windows

- Decorative solid Ctg (Segun Wood). Teak door at apartment entrance, finished with imported accessories.
- Veneered flush doors on solid wooden (Mahogony/ equivalent) frames for all internal rooms & all wash room door will be used pvc door.
- All door shutters to have French Polish.
- Sliding windows on anodized aluminum frames & glazed with light tinted glass panes.

Tiles

- All floors will be of 24" x 24" homogenous (RAK/equivalent) floor tiles.
- Kitchen & washroom will be of 10" x 16" (RAK/equivalent) floor tiles..

Bathroom / Kitchen Features

- Good quality(RAK/equivalent) sanitary-wares in all bathrooms.
- Stainless steel mixer sinks will be used
- High-quality faucets & fittings, bathroom accessories & large mirrors in all bathrooms (SATTAR/NAZMA/equivalent).
- Built-in kitchen worktop finished with matching homogenous tiles.
- High-polished stainless steel kitchen sink with imported mixer-faucet.
- Provision for Gas burner inlet & outlet in Kitchen

Electrical Features

- Adequate light points, concealed fan hooks and power outlets in all bed rooms, living room, dining space, kitchen, toilets & balconies.
- Designated space & suitable power outlets for Air-Conditioners in master bed, child bed & living room.
- Concealed connection outlets for cable TV & telephone in living room and in Master bed room and one Internet connection outlet.
- CCTV
- One intercom set with concealed intercom line in Family Lounge.
- Provision for Exhaust Fan in Kitchen.

Paint & Cladding

- Weather Coat on the exterior walls & boundary walls
- Facing Bricks/Tiles cladding on selective accent walls of the complex as per architectural design
- Distemper paint (Berger/equivalent) in pastel shades on all internal wall & weather code paint will be used in external wall.

Structural Design & Materials

- Structural Design parameters will be based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- Structural design will consider wind velocity of 210kmph according to BNBC.
- Earthquake resistance criteria according to BNBC standard for Seismic Zone 2 will be followed in designing the RCC Frame Structure.
- 60 grade deformed bar would be used at critical points of the structures and 40 grade at slabs (AKS/BSMR/equivalent .
- Outside walls will be made of 1st class solid bricks. All interior walls will be of 5" thickness made of plastered.
- Good quality cement will be used for plaster, slab, coloum, beam, pileing (Bashundhara/Shah/Seven Rings/equivalent. Admixture will be used for external plastering to protect dampness.
- 3/4 stone chips will be used for foundation, beam, water tank, coloum.
- 3/4 down grade picket brick chips will be used for floor, slab, lintel, flash slabs, stair etc.
- 500w 72.5 grade deformed bar & 3/4 down grade single stone will be use in to the piling.
- Shylet sand will be used for casting & Local sand will be used for brick wall, tiles fiting & plasters.
- High quality chemicals will be used for prevent salinity.
- MS bar steel will be used in stair railing & ralling MS thikness is 12mm.

Electro-mechanical Services

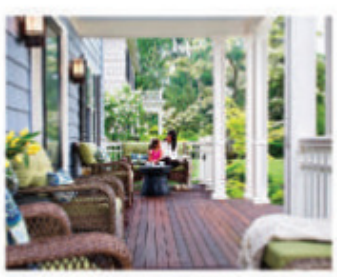
- International brand will be used for Lift (without China brands) & before setup of lift will be discuss with flat owners
- Standby Generator of required capacity to serve Lift, Pump, Lobbies, Intercom Service, Common spaces like staircase, Car Parking area and Reception area etc. In each apartment, four lights & three fan points are also to be backed up by the standby Generator.
- Imported Electrical Switches, Circuit Breakers, Plug points and other accessories

Utility Services

- Residential power supply with individual meter for each apartment
- Common area electric bill will be with mine meter
- WASA water meter will be for the entire building
- 40000 litre capacity water reserve
- All service lines (electricity, sewerage, water, gas etc.) shall be concealed
- Underground and overhead RCC water reservoir with continuous & standby pumps (Pedrollo/ SAER/Equivalent)
- Hot & cold water supply lines in all bathrooms & Kitchen.
- Titas Gas approved concealed Gas line layout design with materials of safe & durable quality. (If Govt. allows)

Other Features

- Smartly designed Mailbox suitably located on Ground Floor
- Clotheslines, Garden & heat proof seat on rooftop
- Fire safety features
- Community hall room on 1st floor, prayer room, wash room, office room for all flat owners
- To increase the beauty of the exterior will be used rastic tiles/mirpur ceramics/ pressed bricks
- Apartment Nameplates, Calling Bells, Clotheslines, Lightning Arrestor etc





TERMS & CONDITIONS

Booking/Reservation:

Application for booking of apartments is to be made the prescribed application from duly signed by the applicant and shall be submitted to the sales department with the booking money. The company reserves the right to accept to reject any application without assigning any reason.

Allotment/Agreement:

Allotment will be "first come first services" basis. After receiving the application form and the booking money, the applicant will be requested to confirm the reservation by making the down payment within specified period. On receiving the down payment of the specified amount, The Company will issue an allotment letter/deed of agreement and payment schedule. In case of failure to make down payment in time, the booking may be cancelled.

Allotment Transfer:

Until full payment of all installments, registration and other change the buyer shall not have the right to transfer the allotment to third party.

Payment Procedures:

All payment of booking money, down payment installments, additional works, other change shall have to be made by account payee cheque, Bank draft or pay order in favor of Aartaz Holdings Ltd. Against which receipts will be issued. Foreigners and non-resident Bangladeshi may pay in foreign currencies through bank. Conversation into take will be calculated at the prevailing Bangladesh bank ex-change rate.

Delay of Payment:

The Buyers must follow the payment schedule strictly to ensure timely completion of the construction work. Delay in payments beyond the due date will make the allottee to pay delay/default charge 0.3% per day on the amount of payment delayed. Default change will be chargeable on every day of delay.

Cancellation Allotment:

After allotment of an apartment if the applicant/buyers want to surrender/cancel the allotment or in case of failure by the applicant/buyer to pay the installment according to the payment schedule, the company will have the right to cancel the allotment. In case an event the amount deposited with the company will be refunded after dedicating 10% of the paid amount after re-sale of the apartment to a new buyer. The Booking money shall be treated as non-refundabel.

Please Note

- Any optional/additional work may be carried out by the Developer at an additional cost to the apartment owner after negotiation/approval of both the parties.
- In case of non-availability (or shortage of supply) of the materials mentioned in the proposal, equivalent materials in terms of quality and price available in the market will be used.
- Warranty period shall be one year from the date of handing over possession of the apartments to the landowner. During the warranty period, any major defect observed will be rectified by the Developer.
- Connection charges fees, security deposits and other incidental charges/expenses relating to gas water, Sewerage and electric connection etc. are not included in the price of apartments. The allottee/buyer will have to make these payments.
- The possession of each apartment shall be handed over to the allottee/buyer on completion of apartment and after payment of installment, other charges/dues. Until and unless the dues are clear possession of the apartment will be hold by the company. Allottee will own an undivided and under marketed proportionate land will be registered in the name of the allottee at the cost of allottee.



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WE NEVER COMPROMISE ON QUALITY & COMMITMENT



CREATION OF NEW HORIZON