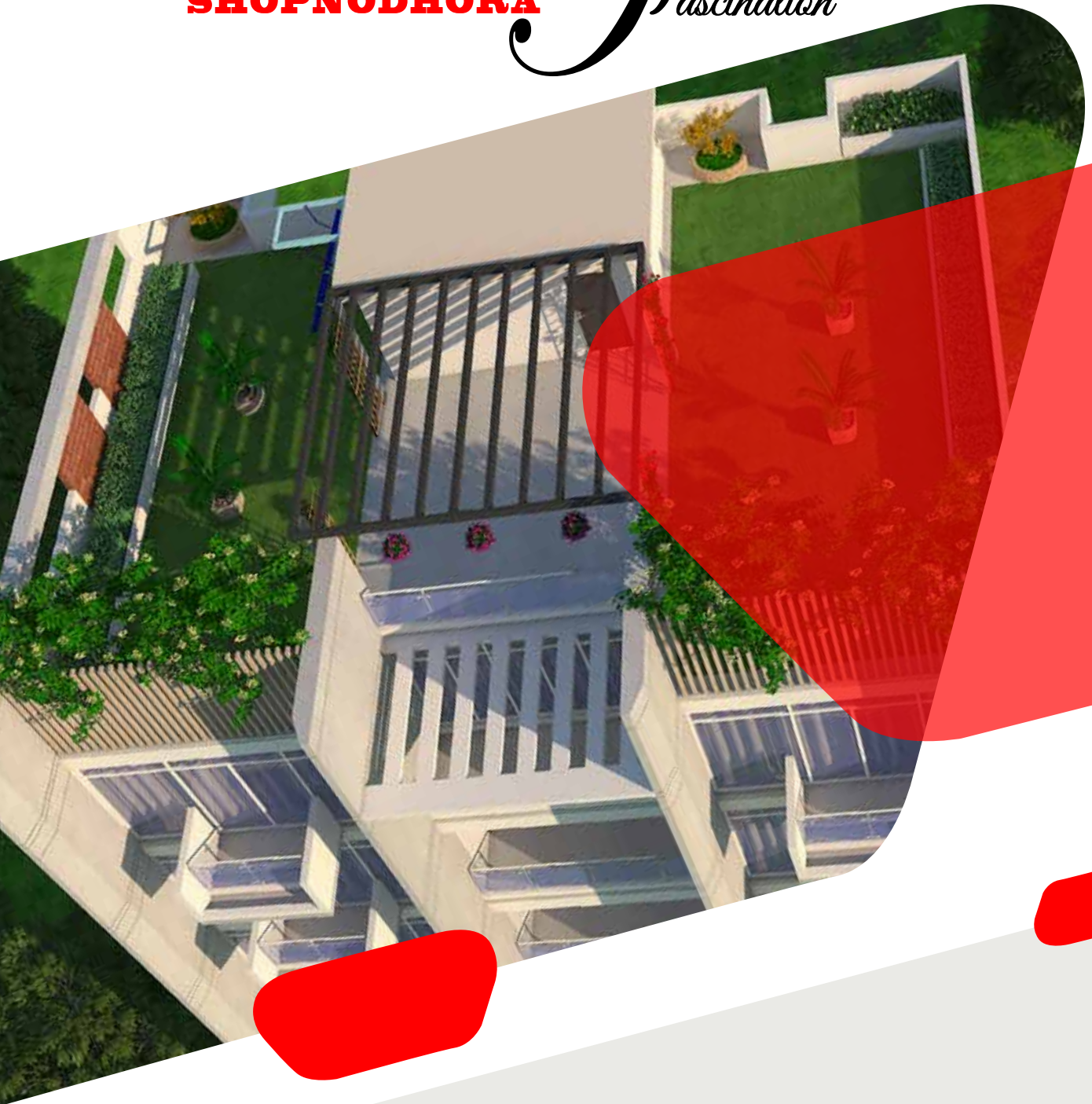


SHOPNODHORA

Fascination



House- 647 (North)
Road-03, Block- G
Bashundhora R/A
Dhaka, Bangladesh.



Project At A Glance

Project name	: Shopnodhora Fascination
Project address	: House- 647 (North), Road-03, Block- G Bashundhora R/A, Dhaka, Bangladesh.
Nature	: Residential Building
Land size	: 4.00 Katha
Storied	: G+7 = 8 (Eight) Storied, Residential Apartment Complex.
Total car park	: 07 nos.
Total apartment	: 07 nos.
Apartment size	: 1870 sft. (aprox)
Lift	: 01 (6 person)
Apartment Contains	: 03 Bed Room, 03 Toilets, Drawing Room, Dinning Room, 03 Veranda & Kitchen Room.
Work start	: 01.09.2020
Expected completion date	: 31.08.2023
Project Architect	: Architect Md Fazlul Kader, FIAB, IAB, REGD & Membership No. Q-004.
Structural Engineer	: Engineer Asim Kumar Mondol, B.Sc (Civil), M.Sc (Structure), MIEB- 3550, DMINB-CE/0457
Developer	: Shopnodhora Holdings Ltd. RAJUK Reg. No.: 000416. 25.39.0000.116.33.312.20 Date: 19.03.2020





FEATURES & AMENITIES

Technical and Structural Specification Design Criteria:

- ▶ Soil investigation has been carefully carried out by an experienced and qualified firm using standard methods and equipments.
- ▶ Structural Design parameters will be based on BNBC / American Concrete Institute (ACI) and American Society for Testing and Materials (ASTM) Codes.
- ▶ For all service connections and disposals, BNBC / British / American building codes will be followed wherever applicable. RAJUK Standards rules will be followed.
- ▶ Casting C-2 pile will be 100 feet long, 20" diameter, 32 pcs made by 20mm M.S. de-formed Bar.
- ▶ Earthquake resistance criteria according to BNBC standard for Seismic Zone- 2 will be followed in designing the RCC Frame Structure.

R.C.C. Specifications:

- ▶ 72.5/60 grade MS deformed bar (KSRM/BSRM/AKS/SSRM/Rahim Steel) will be used as reinforcement. for piling 60 grade Steel will be used as per Structural design.

Brick & Plaster Works:

- ▶ Outside walls will be made of 1st class solid Bricks.
- ▶ Good quality PCC cement for plaster, Brick work & OPC Cement will be used for all casting work (Seven Ring Special / Crown / Holcim / Premier) will be used for plaster.
- ▶ Admixture will be used for external plastering to protect dampness (as required).

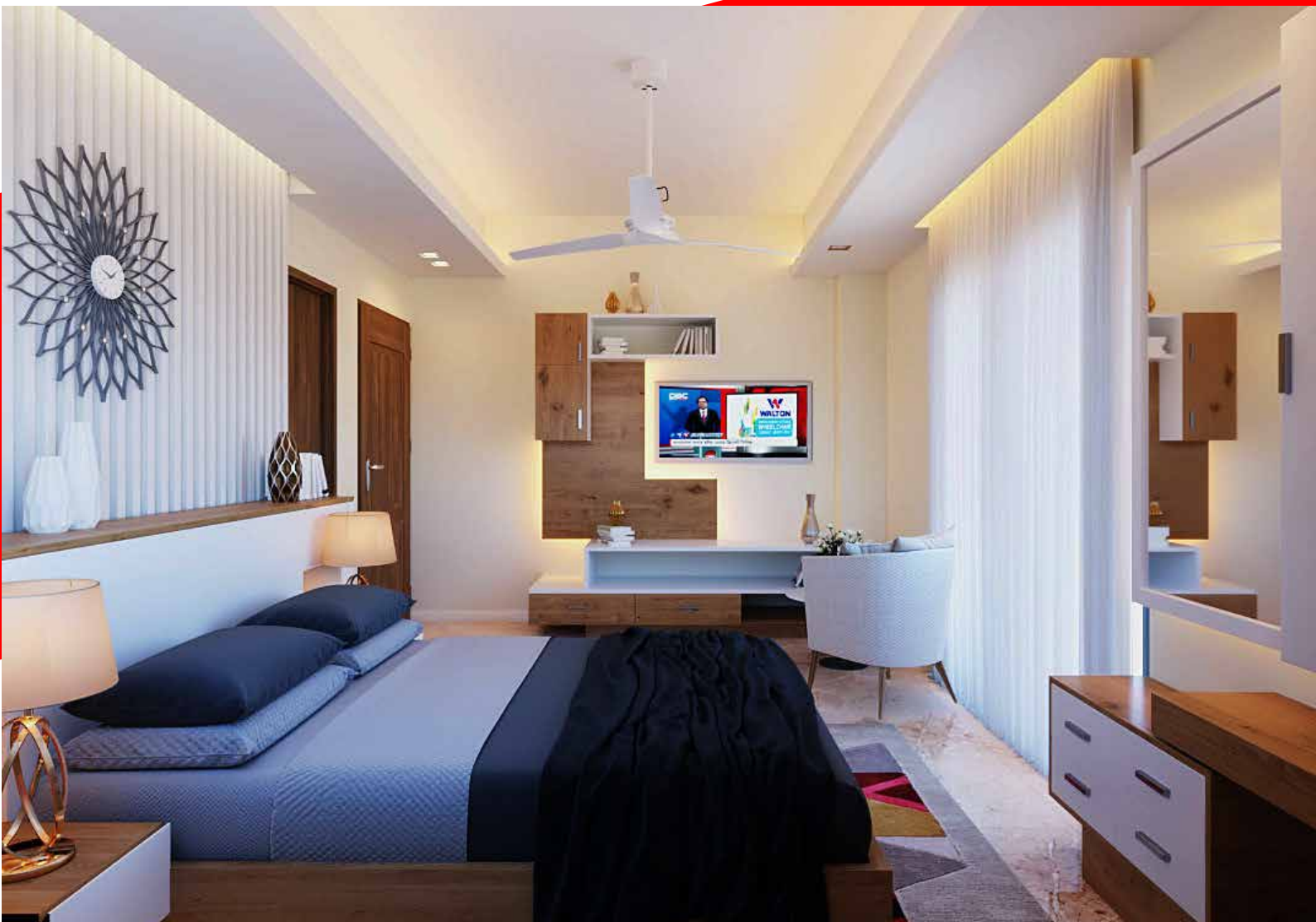


Electro-mechanical:

- ▶ Residential power supply with separate energy meter for each Apartment.
- ▶ 01 (one) unit of 06 (six) passenger lift Fuji original as best fits for the project and suggested by project Architect.
- ▶ Standby Diesel Generator of required capacity to serve Lift, Pump, Lobbies, Intercom Service, Common spaces like Staircase, Car parking area and Reception area etc.
- ▶ In addition to the said common services, Generator back up will be provided in each Apartment by the STANDBY AUTO Generator (European origin or Joint Venture with China/Korea) including one refrigerator in each apartment.
- ▶ Quality Electrical Switches, Circuit Breakers, Plug points and other accessories will be used.
- ▶ Good quality Light Fixtures in stair and lobby will be placed.
- ▶ Individual Electric Meter & Elect. Distribution Box with Main Switch will be provided in each apartment.
- ▶ CCTV, Intercom to be provided in common areas of ground floor & stair case to ensure enhanced project security.

Utility Services (water & Gas):

- ▶ Underground and overhead RCC water reservoir with One continuous & One standby pump (RFL/ SAER/GAZI).
- ▶ Provision of hot & cold water supply through dual-channel outlets to support Geyser as per design.
- ▶ Titas Gas approved concealed Gas line layout design (Subject to Gvt. Approval)
- ▶ Gas will be connected in is flat subject to government approval.



- ▶ Gas connection materials of approved quality (supplied by Titas Gas T&D Co. Ltd.).

Finishing Specification for Common Area Building Façade:

- ▶ Elegant and sophisticated front elevation will be designed by prominent architect / designer under the capable guidance of our Project Architect and Managing Director of Shopnodhora Holdings Limited.
- ▶ Facing bricks / decorative tiles and ornamental green patches will be used to enhance the architectural aesthetic of the exposed facades of the complex. All road-facing balconies will have attractive looking railing complementing the façade / glass.
- ▶ Exterior illumination will be used to highlight the façade at night time.

Entrance:

- ▶ Decorative and secured gate at entrance to the complex (as per architect Design).
- ▶ Attractive project name / address plate and decorative landscape features / lamps will be set up.

Ground Floor:

- ▶ Driveway will be covered with decorative paving blocks ensuring proper friction.
- ▶ Car parking areas will be marked maintaining required standard measurement.



- ▶ All pipes running over head will be tastefully covered and concealed.
- ▶ A water outlet will be provided at a suitable location for car washing and similar needs.
- ▶ The premises will be treated for termite-proofing with professional methods.
- ▶ Beautifully designed Gardens walkway.

Reception:

- ▶ Reception lounge will be elegantly finished with mirror-polished tiles with designed borders & skirting.
- ▶ Stylish Concierge Counter for receptionist / Guard Room.
- ▶ Intercom telephone connection in concierge, each of the apartments, guard room etc.

Roof:

- ▶ Protective parapet wall maintaining safe high-level will be provided around roof top.
- ▶ Water proofing on the roof top. The floor or rooftop will be finished with rustic tiles in rustic colors.
- ▶ Beautifully designed elevated roof garden will be provided.
- ▶ Clotheslines for drying wet clothes will be located in secluded portion.
- ▶ A lightning Arrestor will be set up.
- ▶ A Barbeque Pit with tile-topped serving counter will be set up along with necessary equipment.

Other Facilities:

- ▶ Adequate Dry type Fire Extinguishers in the building in each floor for emergency situation.
- ▶ Ornamental apartment number plate on each apartment's entrance door.
Interior Finishing for all Apartments Doors & Windows Entrance Door:
- ▶ Frame/Chowkath: Solid Ctg. Teak/Equivalent with French polish.
- ▶ Shutter: Decorative Solid Wood door shutter. (Ctg. Teak/ Malaysian/Hatil/Equivalent.).

Internal Room/Verandah Doors:

- ▶ Frame/Chowkath: Solid seasoned shil Koroi/ Equivalent with French Polish.
- ▶ Shutter: Teak Chambal veneered plain flush door (Partex/Akij/Equivalent).

Toilet/Verandah Doors:

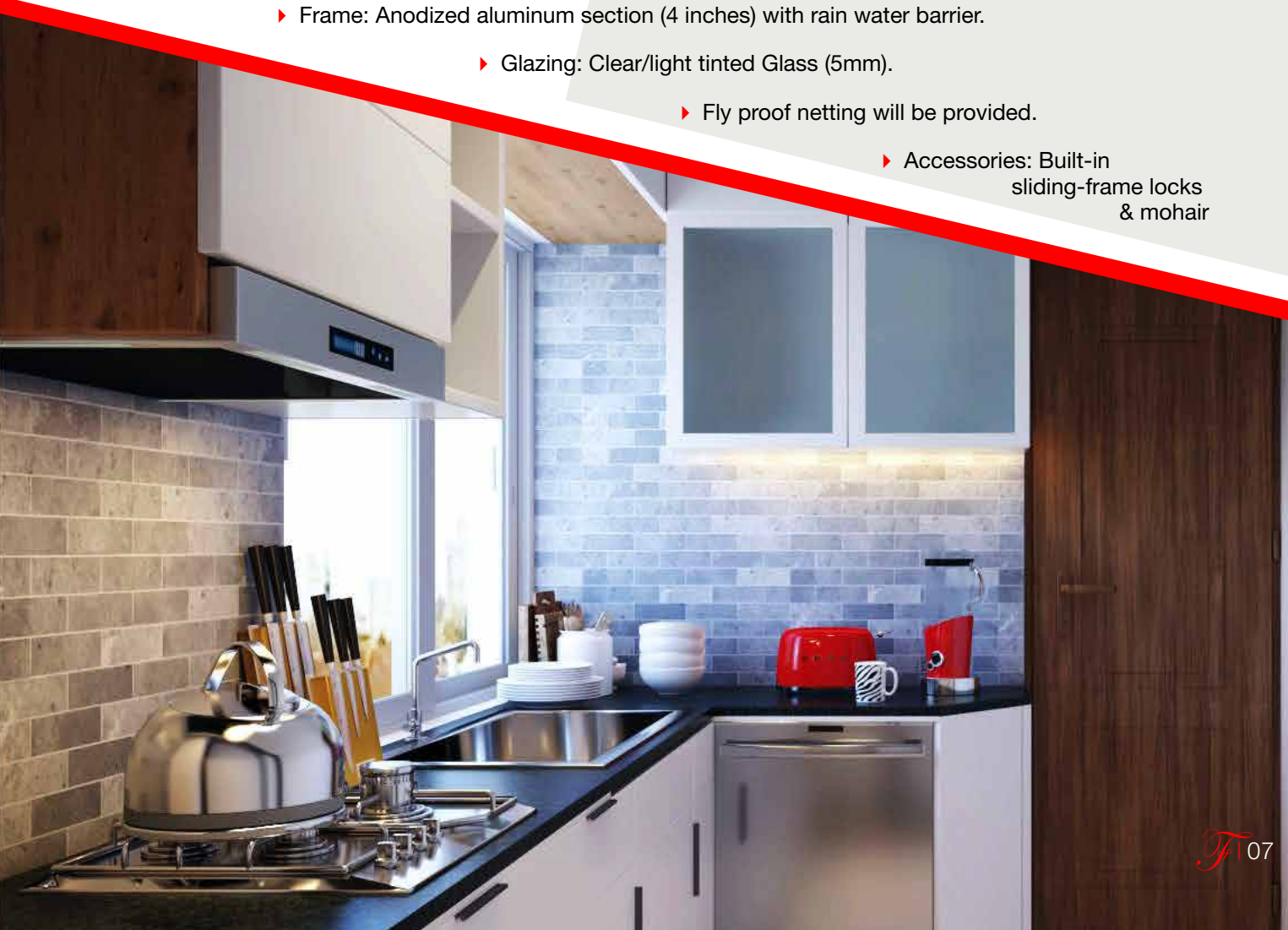
- ▶ Frame/Chowkath: Solid seasoned Shil Koroi with French Polish.
- ▶ Shutter: Veneered plain flush door (Partex/Akij).

Sliding Partition Doors (if any):

- ▶ Frame: Anodized aluminum section (4 inches)
- ▶ Glazing: Clear/light tinted Glass (5mm).
- ▶ Accessories: Built-in sliding-frame locks & mohair lining.

Windows:

- ▶ Style: Sliding glass windows.
 - ▶ Frame: Anodized aluminum section (4 inches) with rain water barrier.
 - ▶ Glazing: Clear/light tinted Glass (5mm).
 - ▶ Fly proof netting will be provided.
 - ▶ Accessories: Built-in sliding-frame locks & mohair





lining.

Tiled Area Specification Internal Room Floors:

- ▶ Type: Homogenous mirror-polished/matte laser-cut floor tiles in light color.
- ▶ Brand: Imported China/Akij/RAK/Shelteck or best quality Local.
- ▶ Size: 32 inch x 32 inch China.

Kitchen Floor / Walls / Worktop:

- ▶ Type: Homogenous matte-finished non-slip tiles in rustic color and Glazed ceramic wall tiles on Walls.
- ▶ Brand: Imported China/AKIJ/RAK/CBC /Shelteck or best quality Local.
- ▶ Size: Floor- 32 x 32 China / Walls- 12 inch x 30 inch Charu Brand.
- ▶ Kitchen hood work will be finished with imported Granite/heavy tiles.

Toilet Floors/Walls:

- ▶ Matte-finished non-slip ceramic floor tiles on floor & Glazed ceramic wall tiles on walls.
- ▶ Brand: Imported China/AKIJ/RAK/Shelteck or best quality Local
- ▶ Size: Floor- 12 x 24 / Walls- 12 inch x 24 inch AKIJ Brand.
- ▶ Maid's toilet will be tiled on floor and walls with local tiles.

Sanitary Fittings and Fixtures General:

- ▶ Concealed hot & cold water lines with G.I. pipes / fittings (RFL or Equivalent) will be provided in all toilets except Maid's Bath.
- ▶ All other disposal pipes (soil, waste etc.) are also to be concealed and should have easy access to repair/replacement.
- ▶ Good quality head shower & water faucets will be provided.

Master Bath Sanitary wares:

- ▶ Cabinet Basin and Commode with toilet-shower will be provided.
- ▶ Imported Combi-set. (Brand: Stella/Cotto/American Standard/RAK or China Equivalent).
- ▶ Cabinet Basin will be set up on marble-top counter.

Bath 2 Sanitary wares:

- ▶ Imported Cabinet Basin and Commode with toilet-shower will be provided.
- ▶ Imported Basin (Brand: Stella / Cotto / American Standard / RAK).
- ▶ Bordered showering area with curtain rails & head shower will be provided as bathing facility.

Maid's Bath Sanitary wares:

- ▶ Local lowdown pan with cistern or Commode will be provided.
- ▶ Bibcock (Nazma/Gloria) will be provided for water supply.
- ▶ Framed mirror, Toiletries-holder and Towel Rail will be provided.

Kitchen Finishing:

- ▶ Built-in Kitchen worktop with provision for under counter cabinets (cabinets not included).
- ▶ One high polished stainless still counter-top sink (single bowl-single tray) with mixer (imported/RFL).
- ▶ Provision for Gas burner inlet & outlet (subject to Titas approval)
- ▶ Tiled washing area (floor-level) with bib cock will be provided at a corner of kitchen verandah for washing dish/groceries.

Painting Specification:

- ▶ Weather Coat (Berger) on the exterior walls & boundary walls.
- ▶ Acrylic Plastic Paint (Asian Paint / Berger / equivalent) on all internal walls & ceilings.
- ▶ Brilliant White Paint on ceiling of kitchen and bathrooms (Asian Paint / Berger / equivalent).

Electrical Fittings:

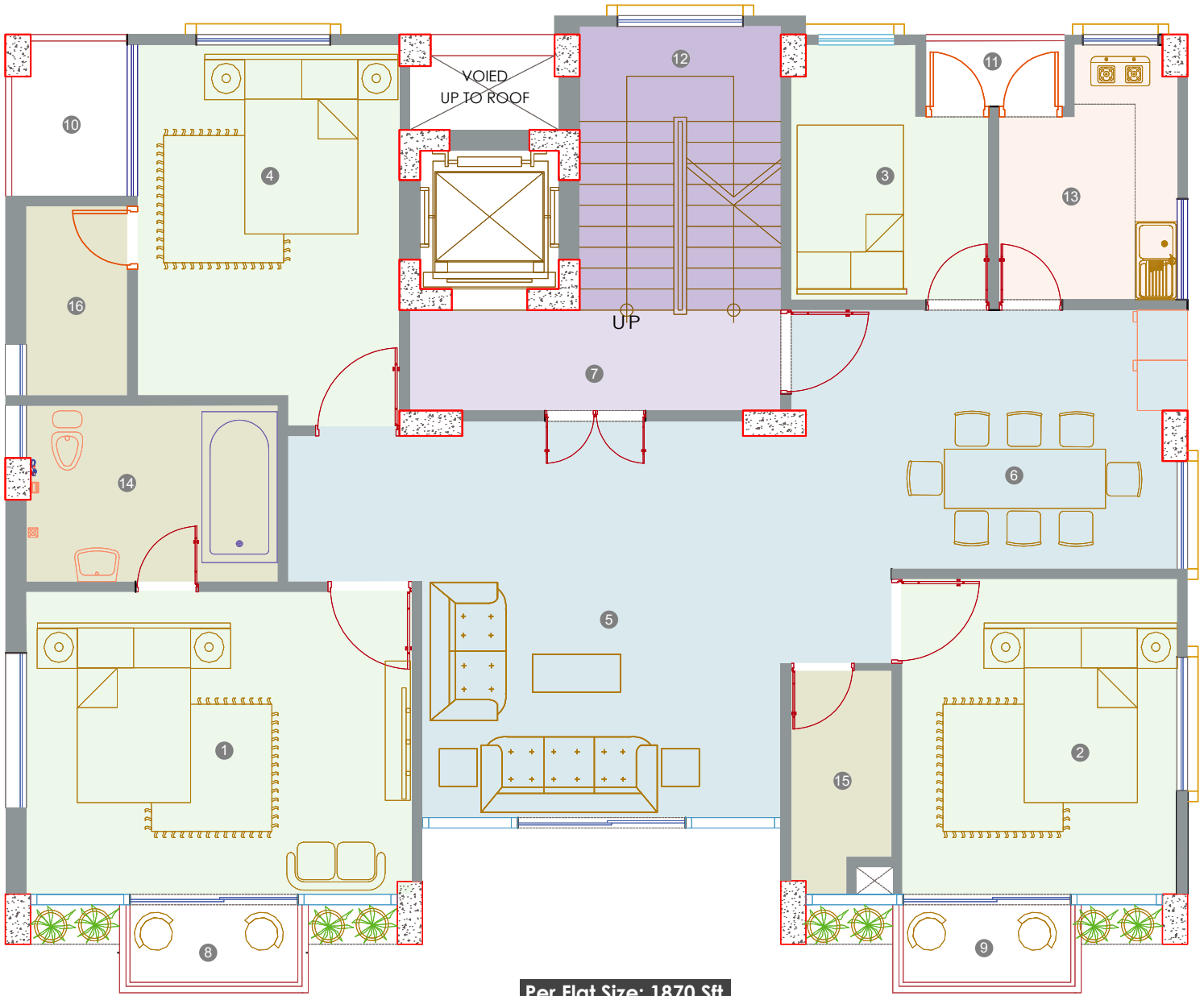
- ▶ Calling bell switch at the entrance door.
- ▶ All bed rooms, living room, dining space, kitchen and toilets will have sufficient light points, concealed fan hooks and plug points. One light point will be given in each verandah.
- ▶ Power outlets to be provided for electrical appliances at suitable locations.
- ▶ Designated space & suitable power points for Air Conditioners.
- ▶ Concealed connection outlet for Cable TV in Family Lounge & two bedrooms. (Service not included)
- ▶ Concealed telephone connection points in Family Lounge and two bedrooms. (Service not included)
- ▶ Concealed internet connection points in two bedrooms. (as per owner's choice). (Service not included)
- ▶ One intercom set with concealed intercom line to be provided in each apartment.

TERMS & CONDITION

সকল স্ট্রাকচারাল, ইলেকট্রিক্যাল, ইলেকট্র-ম্যাকানিক্যাল, প্লাম্বিং এবং যেকোনো ফিনিশিং কাজ এবং মালামাল ব্যবহারের জন্যে ২ টি শর্ত অবশ্যই পূরণ করতে

হবে। (ক) প্রযোজ্য সরকারী বিধি বিধান যেমন- রাজউক। (খ) বিশেষজ্ঞ ইঞ্জিনিয়ারের ড্রয়িং নির্দেশনা এবং প্রস্তাবনা। উপরোক্ত ২ টি শর্ত পূরণ সাপেক্ষে, ক্রেতার ইচ্ছা মারফিক যে কোনো পছন্দ, সুপারিশ, প্রস্তাবনা স্বপৃথক কর্তৃপক্ষ সাদরে গ্রহণ করবেন।

1. That the Terms & Conditions of the project as specified in the brochure will be integral part of the allotment/sale agreement.
2. That the Developer will make the apartment ready in all respect with a view to hand over the same to the ALLOTTEE by excluding an additional grace period of 6 (six) months. However, the DEVELOPER will hand over the possession of the said apartment to the ALLOTTEE after full settlement of cost of the said apartment and other dues. If the ALLOTTEE fails to take over the apartment within the stipulated period, the ALLOTTEE shall be liable to bear the expenses of utility bills and other maintenance charges related to the said apartment and the project complex. If the DEVELOPER completes the project before the above mentioned time then the ALLOTTEE will pay the rest of the amount before taking over the apartment accordingly.
3. That the ALLOTTEE shall pay Gain Tax, Stamp Duties, Registration Fees, Transfer Fees, Source Tax, Legal Fees, Documentation Charges and other miscellaneous expenses in connection with the registration of sale deed for the allotted apartment.
4. That the costs of optional work any internal charges. If any requested by the ALLOTTEE, shall be borne by the ALLOTTEE on acceptance of work order by de DEVELOPER, In that event the DEVELOPER will require the item wise approval of the ALLOTTEE for the cost related to the optional works before implementation of the work.
5. That in case of increase or decrease of apartment size for the construction design, the variable area shall be adjusted with paying additional amount or deducting from final installments/separate payments (if any) unless Sold at “package Price”.
6. That in case the ALLOTTEE wants to cancel the apartment or if she/he wants to change the allotment or transfer the allotment to other person (excluding first degree relative i.e husband, wife, father, mother, children) or company s/he shall be liable to pay a service charge or 5% to the Developer Company of the total actual price of the apartment.
7. That the ALLOTTEE/BUYER must strictly adhere to the schedule of payments indicated in this Allotment Agreement. Delay in payments beyond the Scheduled Date will make the ALLOTTEE/BUYER liable to pay a monthly delay charge at @ 3% monthly on the amount of payment delayed installment. If the payment is delayed beyond 60 days or fails to pay two scheduled installments the DEVELOPER shall have the right to cancel the allotment with 15 days prior notice to the ALLOTTEE. In such an event the amount paid by the ALLOTTEE will be refunded after deducting 5% of the total amount after resale of the apartment. The DEVELOPER/SELLER shall not be bound to refund before “resale” under any circumstances.
8. That in case of abnormal increase of construction cost due to price escalation for more than 10% of construction materials, fittings, fixtures, labour wages, lift, generator, electrical sub-station or nay other relevant reasons the price will be adjusted based on prevailing market price.
9. That if the ALLOTTEE wants to do any interior works other than company standard at his/her own choice in the allottees apartment, it will be allowed after the final handover to the apartment. That for any additional/optional work other than standard fittings. Fixtures, design, layout etc. as specified by the Developer the ALLOTTEE have to pay 15% of actual expenses incurred for the additional works as company service charges including materials cost and labour cost. The total expenditure being incurred for the respective works for the ALLOTTEE including the said service charges must be paid in total to the Developer prior to commencement of such works and within the stipulated time (vide letter or email).
10. In case the ALLOTTEE decides not to avail any item(s) work(s) of the Developer in his/her apartment the ALLOTTEE must inform the Developer prior to implement such items(s) work(s) by the Developer. However, the ALLOTTEE will get the refund for the same after deducting 10% of Company rate against such item(s)/work(s) and will be adjusted with his/her final payment of apartment price.
11. That the gross area of the apartment may vary subject to the change of design of the apartment complex and consequently the price of the apartment will also vary accordingly. The area of the apartment shall be mentioned in the Deed of Sale as per Cantonment Board/RAJUK approved plan during registration. However, if the Apartment is Sold at “Package Rate” then this clause will not be valid and original Sale rate shall prevail.



Per Flat Size: 1870 Sft.

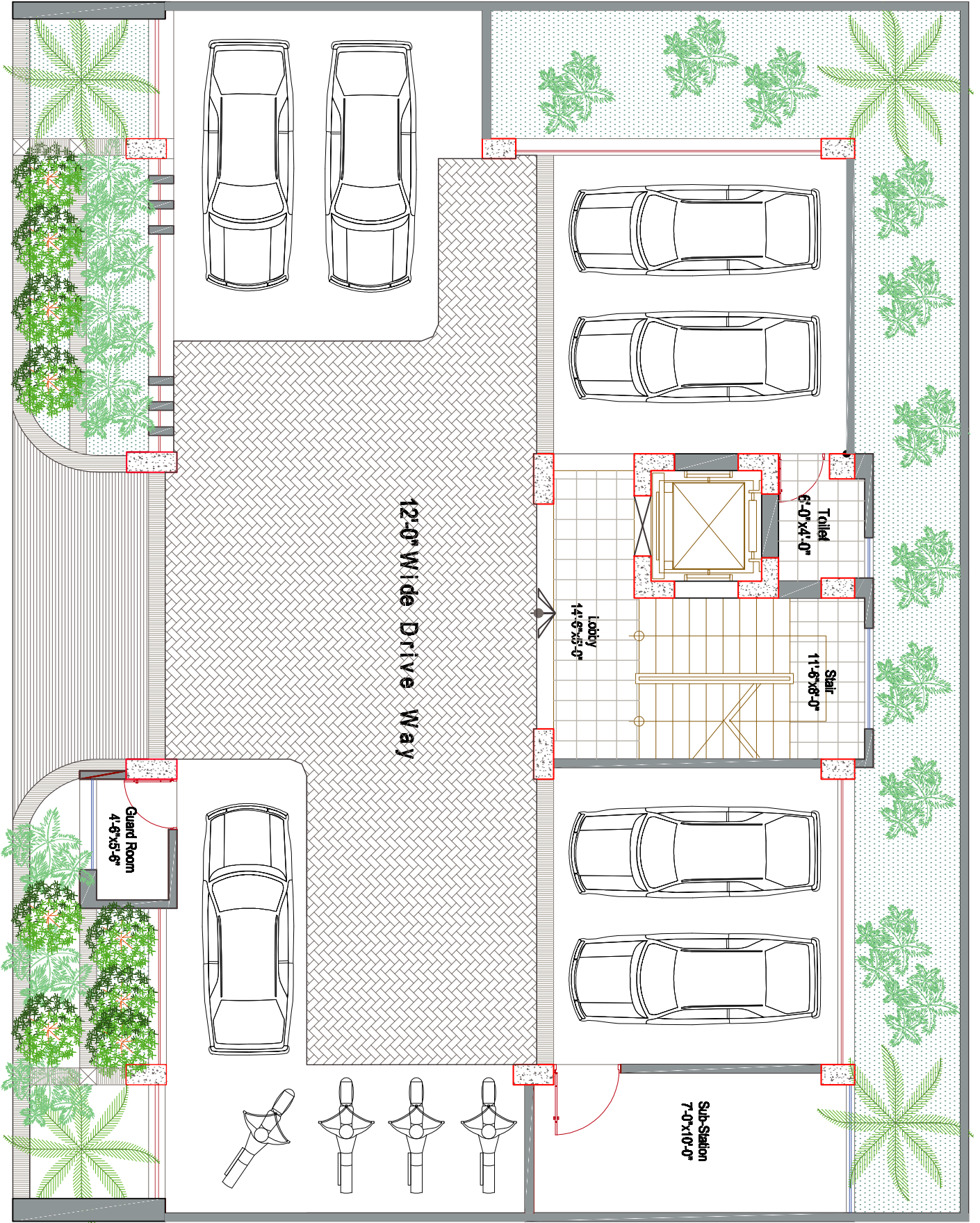


Furniture Layout 1st to 7th Floor Plan

OPT-1

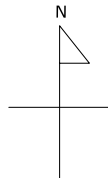
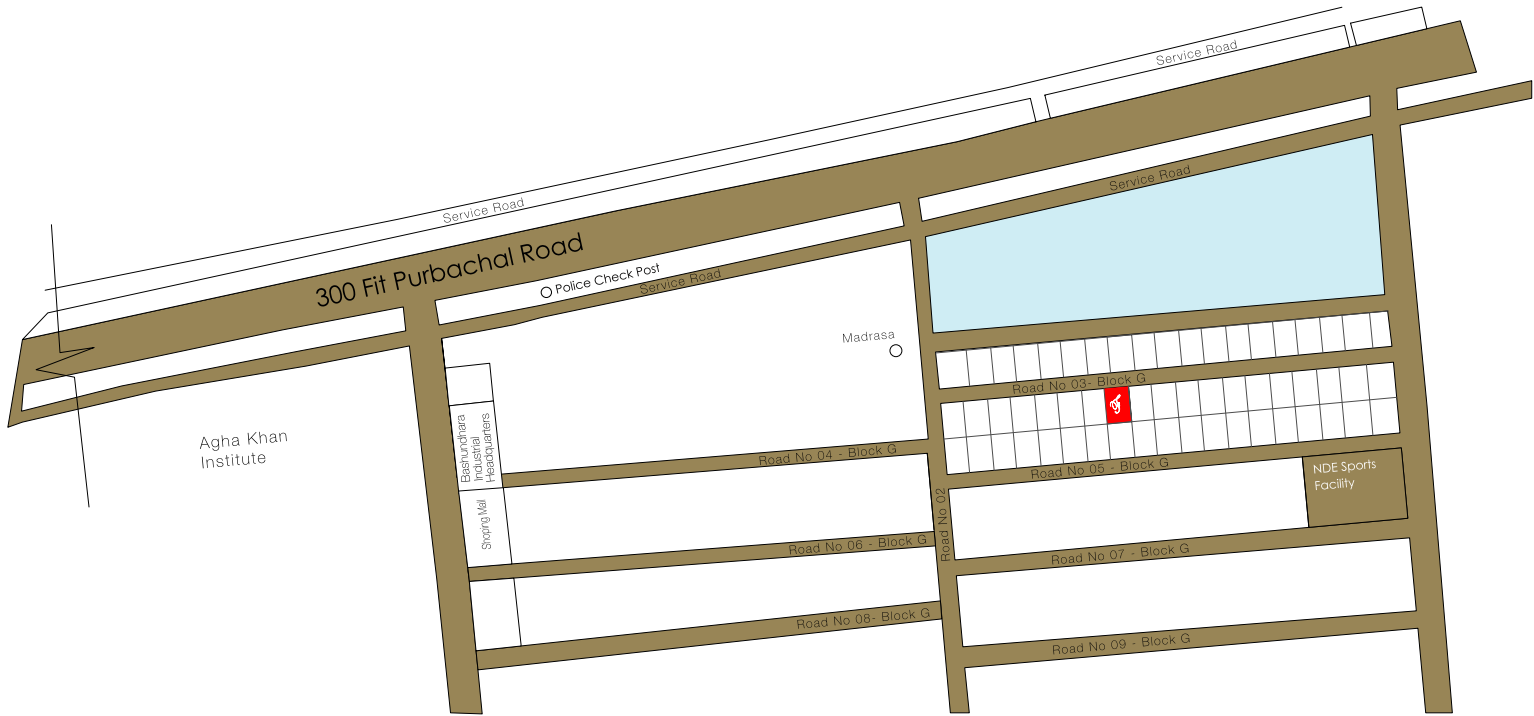
1. M. Bed	= 15'-4" x 12'-0"	7. Lobby	= 14'-9" X 4'-0"	13. Kitchen	= 7'-1" x 10'-1"
2. G. Bed	= 10'-10.5" x 12'-6"	8. M. Veranda	= 7'-0" X 3'-1"	14. M. Toilet	= 10'-0" x 7'-0"
3. S. Bed	= 7'-9" x 7'-10"	9. G. Veranda	= 7'-0" x 3'-1"	15. G. Toilet	= 4'-0" x 8'-5"
4. C. Bed	= 10'-5" x 14'-0"	10. C. Veranda	= 4'-7" x 6'-2"	16. C. Toilet	= 4'-0" x 7'-6"
5. Drawing	= 14'-3" X 15'-9"	11. S+K Veranda	= 5'-6" x 3'-0"		
6. Dining	= 10'-3" X 15'-6"	12. Stair	= 8'-0" x 15'-3.5"		

25'-0" Wide Road



**Furniture Layout
Ground Floor Plan**

1. Wide drive Way = 12'-0"
2. Lobby = 14'-6" X 5'-0"
3. Toilet = 6'-0" X 4'-0"
4. Stair = 11'-6" x 8'-0"
5. Sub-Station = 7'-0" x 10'-0"
6. Guard Room = 4'-6" x 5'-6"



Thankyou...

SHOPNODHORA

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