

exclusive apartments



Patwari

PLOT # DCC KA-72/2, SHAHAJADPUR, GULSHAN, DHAKA



MISSION & COMMITMENT

Lameek Development Limited is proud to bring you our latest in LDL Patwari. We give you an ideal location free from traffic congestion, air and noise pollution in an optimally populated area. Fully residential apartments of different categories in a modern 6 storied structure with 3 bedroom, drawing room, dining, 4 toilets, 2 verandas are available. All our structures are designed with the utmost regard for ergonomic design, optimal lighting and ventilation to provide an overall feel where you know that the designing is based primarily around your needs, community area with a beautiful roof garden will also adorn the top floor. Using cutting edge architectural techniques, combining the best environmentally friendly ideas and implementing such benefits into our construction techniques we aim to provide you with a home with a difference.

We have the required technical knowhow expertise to give you these services via building you a beautiful home. Our band of highly skilled, qualified and dedicated architects engineers, managers and other ancillary team members provide a core on which you may place your trust and we in turn will do everything in our powers to ensure that we are worthy of it.

We believe in high quality accommodation at affordable prices and this has always been our target from the onset. You will find our pricing policies very competitive and our adherence to total quality management at all times will ensure that the home you buy will be the home you cherish.



BRIEF OUTLINE

Project Name

LDL Patwari

Plot # 10, Road # 15, Sector # 12

Uttara Dhaka-1230

Land Area

4 Kathas

Number of Building

One

Building Height

Ground Floor+6 Floor

Number of Apartment

12 (Twelve)

Unit per Floor

2 Unit at each floor

Size of Apartment

1150 SFT / 1050 SFT

Apartment Consists of

3 Bedroom, 4 Toilets,
Verandahs, Dining, Kitchen

Work Starts

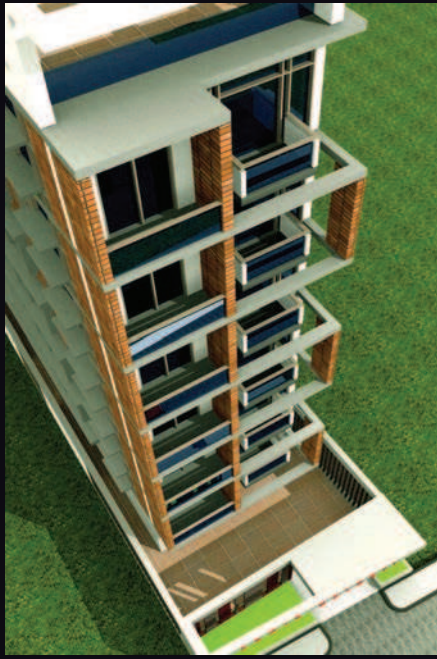
January-2013

Expected Hand Over

Within December 2014 (approx.)

Consultant

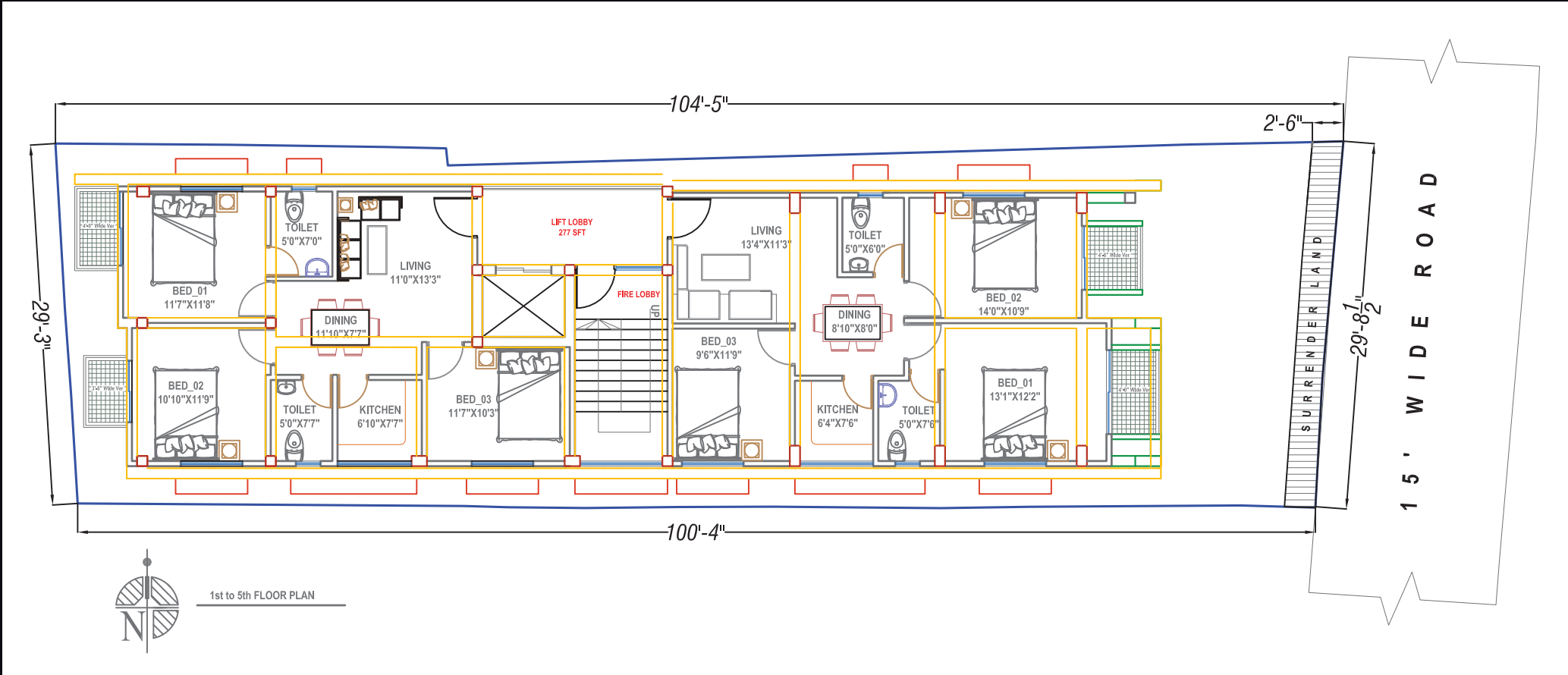
Metropolitan Architects.



perspective

TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN



5 CAR PARKING



FEATURES & AMENITIES

General

1. The ground floor is reserved for reception (common car parking, other utility service and as required).
2. Superior quality lift shall be provided.
3. Generator connection for operating lift, water, pump, lighting in the common place and 2 emergency light points 01 fan point in each apartment in case of power failure.
4. Wide main entry and drive-way with decorative security gate.
5. One management room on roof-top.
6. Fire extinguisher shall be provided.

Architectural

1. Solid decorative wooden main doors with security chain, check viewer door lock.
2. All windows will be of 3" local aluminum frame sliding shutters with 5mm tinted glass and M.S. grill, with provisions of mosquito net.
3. Internal doors will be flush door with fence polish/enamel pain with shill karai and equivalent chaukath frame.
4. All bathroom doors will be uPVC doors.
5. Exterior surface of the building will be painted with snowcem / durocem. Interior walls with plastic paint.
6. Protective parapet walls.
7. Heat-protected insulation/lime-concrete layer shall be provided on top of the roof
8. Parking floor will be finished by decorative tiles.
9. 16"-16" homogeneous tiles will be at all bedrooms, verandah, drawing, dining space.



Structural

1. RXX framed structures on isolated column footing.
2. Stone clips shall be used in foundation, picked jhama chips for other RCC works.
3. High strength deformed mild steel bar of required size will be used as per design for reinforcing work.
4. All material shall be used as per ASTM code and all structures have been designed as per ACI building code (WSD method) and Bangladesh National Building Code (BNBC). Which will be sound for withstanding earthquake and wind velocity 210 km/h.

Technical

1. Required size underground and overhead water reservoir with water lifting pump.
2. Concealed electric, telephone, waters, and gas lines.
3. Individual electric meters for each apartment.
4. Best quality; otu; pca; electric wires and electric fuses < .K. switches.
5. Adequate power points for air conditioners, fans, telephones, TV/STV connections etc.

Bathrooms

1. Best Quality local sanitary wares (Option for foreign fixtures on additional cost).
2. Local glazed wall tiles (R.A.K. or equivalent) in bathrooms full height.
3. All bathrooms with no-slip local (R.A.K. or equivalent) floor tiles.
4. Best quality local fittings.
5. Separate power point for Geysers in master bathrooms.

Kitchens

1. One platform with tiles top.
2. Double Burner gas outlet.
3. 12"-12" homogenous floor tiles.
4. One stainless steel sink with wash neck and exhaust fan.

TERMS AND CONDITIONS



Allotment: Allotment shall be made on first-come first-serve basis on receipt of the booking money as per condition. Until the full payment of the installment.

Allotment Transfer: The buyers shall not have the right to transfer the allotment to a third party without the consent of the company.

Payment: 30% money of total amount should be paid by the client as down payment after one month from the booking. If the client failed to pay the down payment within one month, in that case the developer shall have all right to cancel the allotment without assigning any reason.

Cancellation of booking: In case of any cancellation of booking of an apartment by a client, the amount deposited will be refunded after \selling of the apartment to the new buyer and on deduction of incidental changes of TK, 50,000/=(taka fifty thousand) Only.

Company's right: The Company reserves the right to accept or reject application for an allotment of apartment. The may make minor changes in the design and specification of the project should those become necessary.

Registration costs: The buyer shall bear all costs relating to cost of stamps, registration fees and related legal fees etc. The company will make necessary arrangements for all such formalities.

Incidental costs: Utility connection fees, flat owner's cooperative society fee and other incidental charges and costs relating to Gas, water sewerage power connecting etc. are not included in the price of apartment. The company will make those payments directly to the authorities of on allottee's account. The allottee shall have to pay those charged proportionately on the actual cost bases before taking possession of the apartment.

Hand over possession: The possession of the apartment and parking space will be handed over on receipt of full payments and on completion of all works as per time schedule of the company.

Apartment owner's welfare society: The buyer must become a member of the owner's cooperative society which will be formed by the buyers of the apartments duly registered for the management of the common services such as pumps, electric generator (If any) and annual maintenance of the building etc. Each buyer of the apartment shall deposit tk. 15000/= (tk fifteen thousand) only for annual common services expenses. The monthly utility service expenses will become by the owners as per requirement, which will be decided by the company until formation of owner's co-operative society.