

DEVELOPER ADDRESS

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SHAMINA LAMEEK

INTRODUCTION

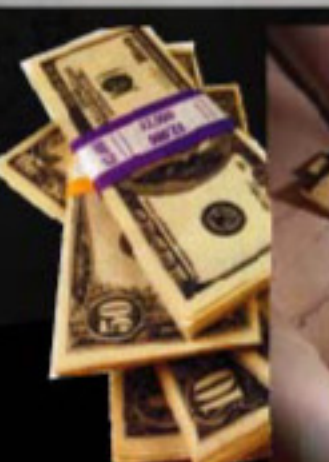
Lameek Development Limited is proud to bring you our latest venture in **Shamina Lameek**. We give you an ideal location free from traffic congestion, air and noise pollution in an optimally populated area. Fully residential apartments of different categories in a modern 7 storied structure with 3 bedroom, drawing, dining and family living rooms, 3 toilets, 3 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. 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 know-how and 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.

LOCATION MAP



TERMS AND CONDITIONS

Allotment:	Allotment shall be made on first - come first - serve basis on receipt of the booking money as per application.
Allotment Preference:	Buyers willing to make one time payment will be given preference and 5% discount may be allowed to them except on the booking money and cost of parking space.
Allotment Transfer:	Until the full payment of the installments, the buyers shall not have the right to transfer the allotment to a third party without the consent of the company.
Payment:	All payment are to be made by crossed cheque / bank draft / pay order etc. The buyers must strictly adhere to the schedule of payment to ensure timely completion of the construction work to Atul Housing. Any delay in payment up to two installments, will make buyer liable to pay 3% interest per month on the payable amount. If the payment is delayed beyond three installments, the company shall have the right to cancel the allotment. In such an event the amount paid by the buyer will be refunded after deducting the booking money.
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 that apartment to the new buyer and on deduction of incidental charges of Tk. 50,000/= (fifty thousand) only.
Company's Right:	The company reserves the right to accept or reject application for an allotment of apartment. The company 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 owners cooperative society fee and other incidental charges and costs relating to Gas, water sewerage, power connection etc. are not included in the price of the apartment. The company will make those payments directly to the concerned authorities on client's account. The allottee shall have to pay those charged proportionately on actual cost bases before taking possession of the apartment.
Hand Over of 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 and 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. 15,000/= (Tk. fifteen thousand only) for annual common services expenses. The monthly utility service expenses will borne by the owners as per requirement, which will be decided by the company until formation of owner's co-operative society.



GENERAL FEATURE & AMENITIES

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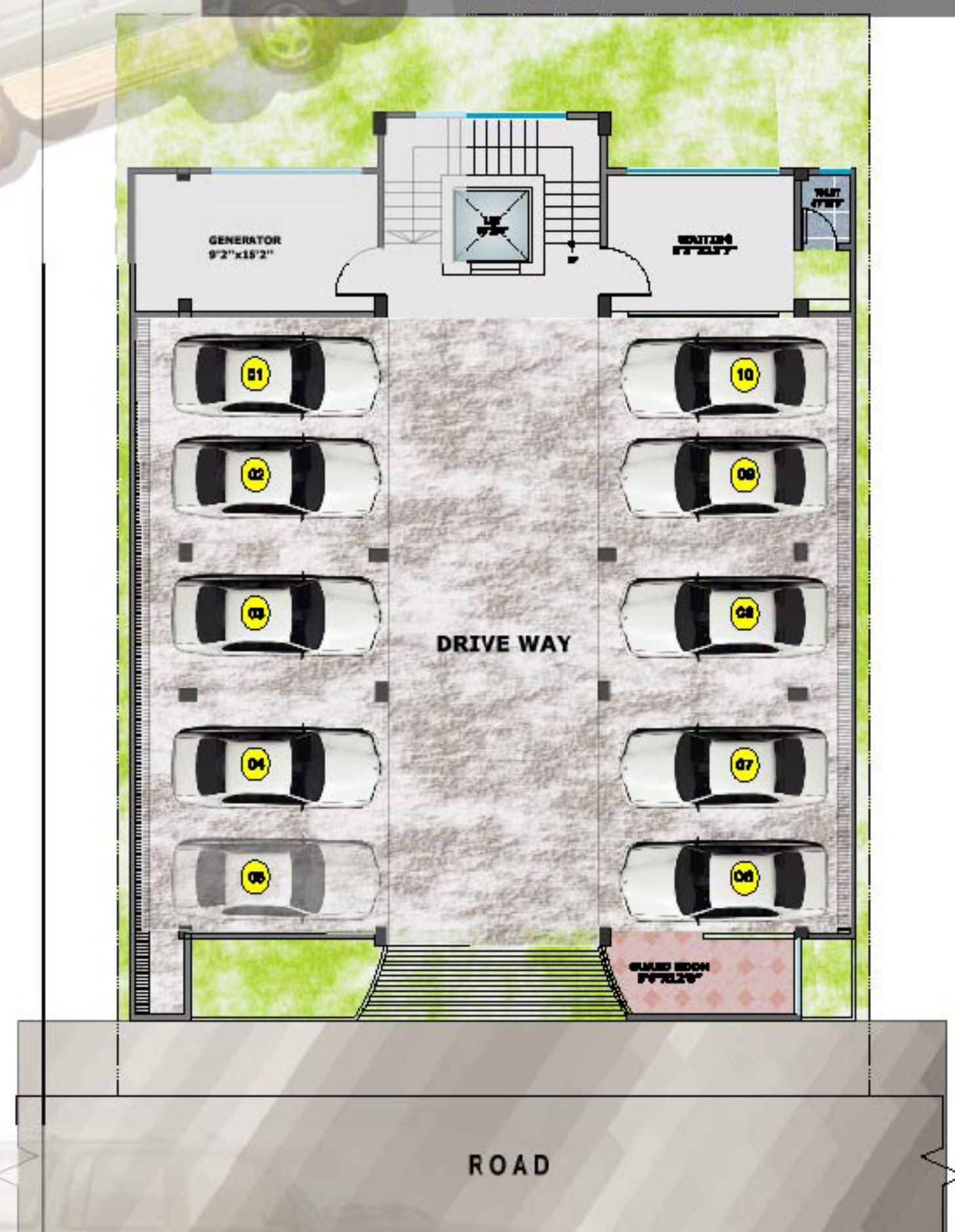
- General:**
1. The ground floor is reserved for reception (Common), Car parking, other utility service and as required.
 2. Super Quality Imported lift shall be provided.
 3. Elevator connection for operating lift, Water Pump, lighting in the common place & 2 emergency light points 01 fan point in each apartment in case of power failure.
 4. Wide main entry and driveway with decorative security gate.
 5. One management room on rooftop.
 6. Intercom system and fire extinguisher shall be provided.
- Architectural:**
1. Solid decorative wooden main doors with security chain, check viewer and door lock.
 2. All windows will be of 3" local aluminum framed sliding shutter with 5mm tinted glass and M.S. Grill.
 3. Internal doors will be veneered exterior shutter with french polish / enamel paint with shell lac or equivalent chowki / frame.
 4. All bathroom doors will be UPVC door.
 5. Exterior surface of the building will be painted with snowem / duracem. Interior walls with distemper paint, ceiling with white wash main lobby and staircase will be painted with distemper paint.
 6. Protective parapet walls & separate area with clothesline for drying laundry.
 7. Heat protected insulation / lime concrete layer shall be provided on top of the roof.
 8. Parking floor shall be of coat finished.
- Structural:**
1. RCC framed structures on isolated column footing.
 2. Stone chips shall be used in column, picked bhama chips for other RCC works.
 3. High strength deformed mild steel bar or 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) & Bangladesh National Building Code (BNBC), which will be sound for withstanding Earthquake and wind velocity 210 kmph.
- Technical:**
1. Required size underground and overhead water reservoir with water lifting pump.
 2. Concealed electric, telephone, water and gas line.
 3. Individual electric meter for each apartment.
 4. Best quality local electric wires and electric foreign M.K. switches.
 5. Adequate power points for air conditioners, fans, telephones, TV / STV connections etc.
- Bathroom:**
1. Best quality local sanitary wares (Option for foreign fixtures on additional costs).
 2. Local glazed wall tiles (L.A.J. or equivalent) in bathrooms full height.
 3. All bathrooms with non-slip local (L.A.J. or equivalent) floor tiles.
 4. Best quality local fittings.
 5. Separate power point for geysers in master bathrooms.
- Kitchen:**
1. One platform with 3/4 top.
 2. Double burner gas outlet.
 3. Silver grey coat in situ mosaic floor (tiles).
 4. One stainless steel sink with wash neck bio cock & Dhaoui Fan.

SHAMINA LAMEEK

perspective



GROUND FLOOR PLAN



FLAT AREA : 1250 SFT

TYPICAL FLOOR PLAN

