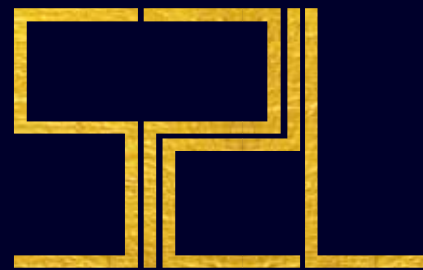


SARKER

A.B. House



SARKER PROPERTIES & DEVELOPMENTS LTD



Introduction

We feel pleasure in introduce Sarker A.B. House apartment at Dag No-5650 (Part), Mouza # Dashkinkhan, Majhibari road, Dhaka. Sarker A.B. House is 07 storied apartment building consisting of 12 apartments with 3 bed rooms, living room, dining area, 03 toilets, kitchen and 3 verandahs.

Site offers excellent amenities like Kacha Bazar, School, Medical, College, University, Convention Center, Shopping Mall, Hazrat Shahjalal International Airport, Mosque and easy communication all at walking distance.

Professionals like Engineers, Architects and Planners and as a team has evolved and optimum plan to provide the best value money to our valued clients.

Our collective experience and sincere efforts expressed in real world situation should guarantee you maximum rate of return to your investment overtime.

Sarker A.B. House offers modern amenities and a good living with a sense of security. Once you decide to be in Sarker A.B. Residence you will make history of your own.

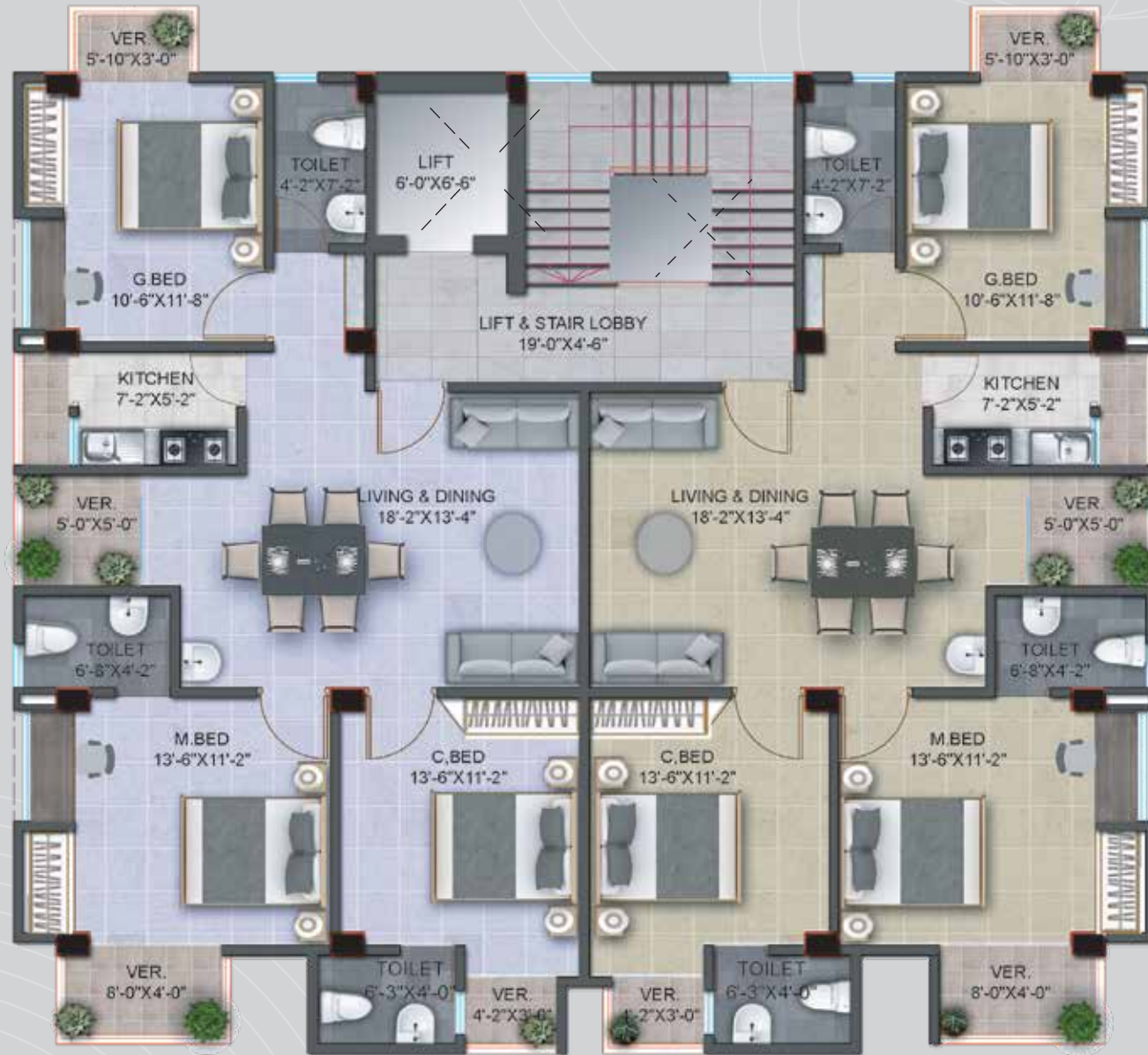
Ground Floor & Parking Plan



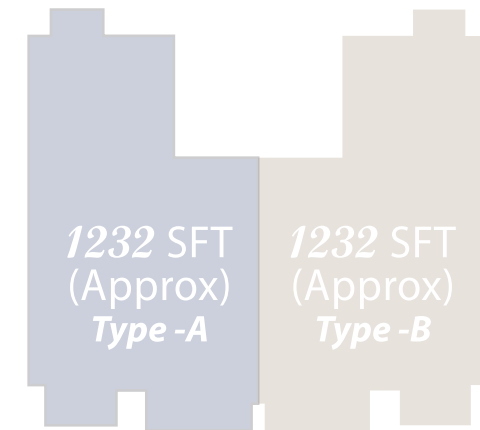
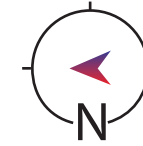
Project Name	: Sarker A.B. House
Location	: Dag No-5650 (Part), Mouza- Dashkinkhan, Majhibari road, Dhaka
Land Area	: 4.33 Katha.
Storied	: 07 Storied.
Number of Apartment	: 12 Units.
Apartment Size	: 1232 Sft. (Approx)
Total Parking	: 06 (Six).
Facing	: West



Typical Floor Plan



ROAD



Features & Amenities



- Accommodation:* Drawing room, Dining space, 3 Bedrooms, 3 Bathrooms, Kitchen, 3 Verandahs.
- Building:* Six storied, Two apartments in every floor. Parking on the ground floor.
- Super Structure:* Stone chips for all Columns & Foundation. Brick Chips for beam & roof slab.
- Walls:* Exterior and interior wall 5" brick partition. The wall in super structure shall be of plastered brickwork smooth finish Distemper paint on all internal wall and outer portion of wall have water-based paint (distemper).
- Floors:* All floors shall be distinctly set with Homogeneous tiles (16" x 16") (Fu-wang/RAK/CBC/ABC/Charu/ Tusher or equivalent), including stairs and lobbies.
- Doors:* Solid teakwood decorative main entrance door, calling bell switch, stainless steel round mortise lock & safty lock. Door frame of seasoned hard wood (Mehogoni or equivalent). Internal door shutter of veneered flush door (Partex). All bathrooms will have plastic doors.
- Windows:* Window with 5mm glass with safety grill.
- Bathroom:* Glazed wall & floor tiles (Fu-wang/RAK/CBC/ABC/Charu/Tusher or equivalent). All bathrooms shall have Standard quality RAK/equivalent Basin, Commode(Stela) and long pan. All concealed water line. Provision for water line in master bathroom. Mirrors in bathroom, Overhead lamps, Soap case, Paper holder & Towel rail. Good quality Local sanitary fittings.

Kitchen:

Concrete platform to support the burner. Fu-wang/RAK/CBC/ ABC/Charu/Tusher or equivalent wall tiles above the counter top up to 2'-0 (two feet) height. Fu-want/RAK/CBC/ABC/Charu/Tusher or equivalent Homogeneous tiles on floor. Concealed water line. One stainless counter top steel sink.

Lift:

International standard lift of 6 person capacity with stoppage in every floor.

Generator:

International standard generator. Pre-defined adequate capacity (KVA) that should cover Lift, Water pump, Common lights, Security lights, 02 Light & One fan for each apartment.

Electrical and utility services:

All wiring & phone lines shall be PVC concealed conduit. Imported electrical switches and sockets. Power points for split type air conditioners and for other electrical appliances. Electrical distribution box with main switches and circuit breakers and separate meter for each apartment.

S.T.V./Telephone:

Intercom line on family space.

Water reservoir:

Underground water reservoir with sufficient capacity as per total calculated consumption with water lifting pump.



Terms & Conditions



Application:

Application for allotment on enclosed application form along with earnest money or booking money. On acceptance an allotment letter will follow.

Payment:

All payments, Reservation money, Installment etc. shall be made by crossed cheque, Pay-order and bank draft in favor of **Sarker Properties & Developers Ltd.** for which proper receipt will be issued, foreigners and non-resident Bangladeshi may pay in foreign Exchange through bank.

Delay in payments:

All payment should be made on date as per installment schedule to ensure timely completion of construction work. Delay in payment beyond the due date, the allottees will be liable to pay charge of 3% (three percent) per month on the amount of payment delay.

Cancellation of allotment:

The company shall have the right to cancel the allotment if the payment of installment is delayed by two months or at the end of grace period of 15 days and after final intimation to the allottees by special messenger or registered post at the address given in the application form. In such an event the total amount deposited shall be refunded after deduction Taka. 1,00,000/= (one lac) only and after resale of the apartment in question.

Registration:

After adjustment of 100% of total price & all other charge/dues including extra charges shall execute a registration.

Transfer of Apartment:

Until all the payment is made in full, the allottees shall not transfer or sale the apartment to the third party.

Documentation Cost:

The allottee shall bear all costs related with stamp duties, registration fees, Taxes, VAT, etc. including legal and miscellaneous expenses likely to be incurred in connection with land and apartment transfer.

Service facilities cost:

All connection fees/charges, security deposits and other incidental expenses relating to Gas, Power, Sewerage, Water connection Electrical sub-station cost etc. will be on the allottee's account. Allottee will be charged proportionately.

Changes:

Minor charged may be incorporated by the company in design and specification, should these become necessary. Minor internal charges also may be done by the allottee but it must be within the possibilities and limitation of the total building system and must be executed through company.

Completion time:

Construction is scheduled to be completed by December of 2023. The time schedule may be extended by a reasonable time limit due to non-availability of quality materials and unforeseen circumstances, which are beyond the control of company.

Abandon of project:

If the project is abandoned for any reason beyond the control of company such as acts of God, Economic depression policy of the Govt. company will refund the entire money deposited by the allottee 150 days from the announcement made to this effect. Allottee will not be entitled to any other claim whatsoever.

Co-operative Society:

The allottees shall form a committee within themselves for managing affairs of common interest. Each allottee shall deposit Tk. 10,000/= (Ten Thousand) only towards reserve fund for initial common service expenses of the complex.



AT A GLANCE



Near by Airport station



Dag No 5650, road 06,
Dashkinkhan, Ajampur,
Dhaka



Number of
Floors: G+6



1232 SFT (Approx)
Each Unit



Two-unit
Apartment



1 High quality
passenger lift

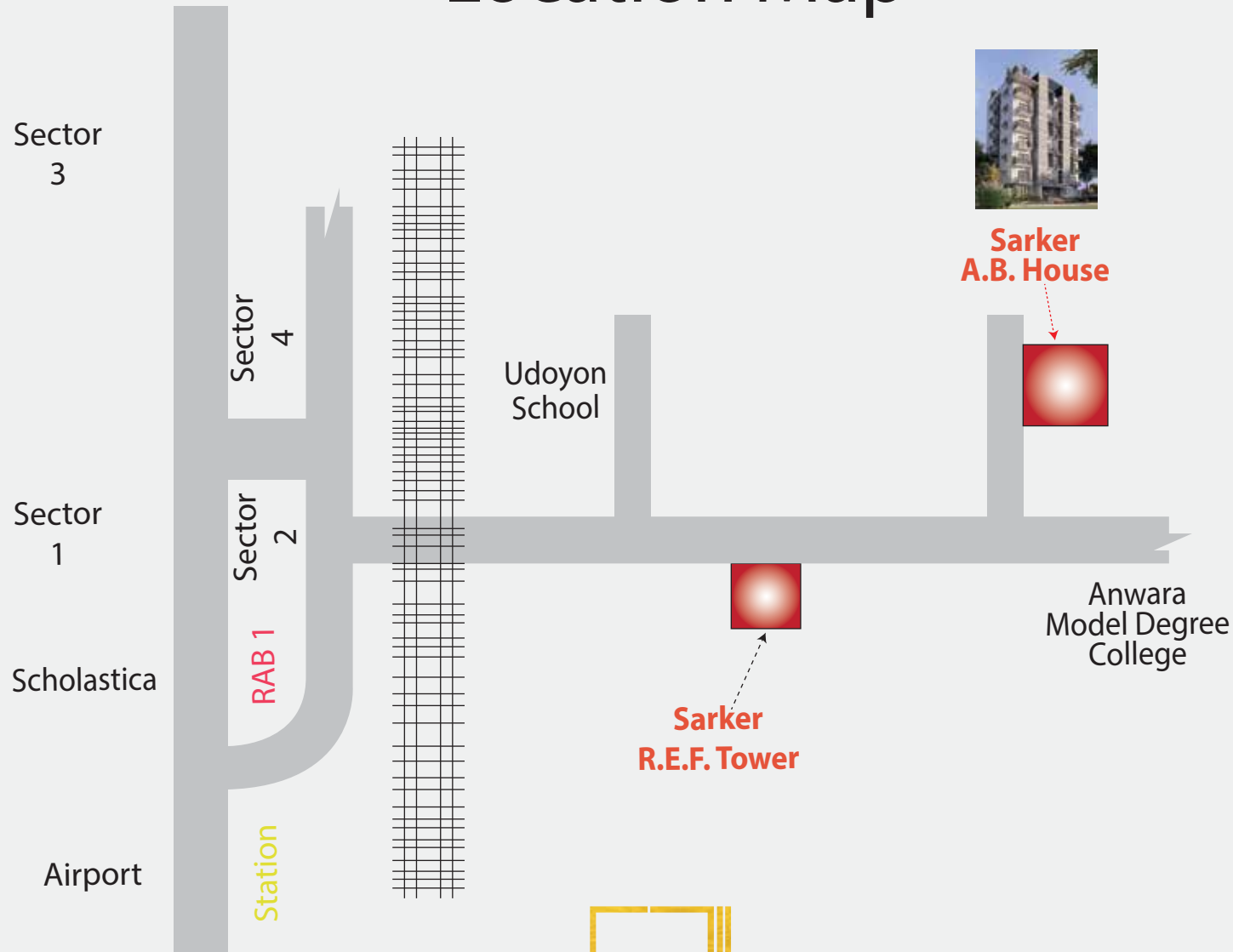
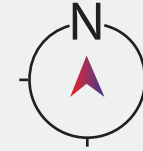


Luxurious Living
& Dining



3 bed rooms
Per unit

Location Map



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