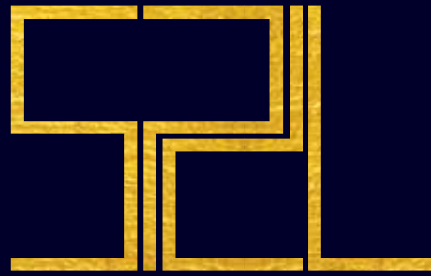


SARKER

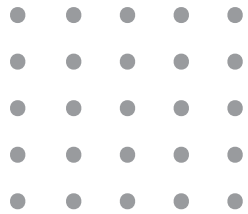
Siraj Dream



SARKER PROPERTIES & DEVELOPMENTS LTD

INTRODUCTION

We feel pleasure in introduce **Sarker Siraj Dream** apartment at Dag NO. - 54 & 84 (Part), Road # Azgor Ali Road, Azampur, Uttara, Dhaka. **Sarker Siraj Dream** is 10 storied apartment building consisting of 45 apartments at Dag No. - 54 & 84 (Part), Road # Azgor Ali Road, Azampur, Uttara, Dhaka. with 03 bed rooms, living room, dining area, 03 toilets, kitchen and 04 verandahs.



Situated at the heart of Azampur (**near of sector-4**), Uttara, Dhaka the site offers excellent amenities like kacha bazar, school, medical, college & university, convention center, shopping mall, mosque and easy comunication 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 Siraj Dream offers modern amenities and a good living with a sense of security. Once you decide to be in **Sarker Siraj Dream** you will make history of your own.

AT A GLANCE



Dag # 54 & 84 (P),
Road # Azgor Ali Road,
Azampur, Dakkhin Khan
Uttara, Dhaka-1230.



Built over
15.04 katha



Number of
Floors: G+9



Type A = 1747 SFT. (Approx)
Type B = 1703 SFT. (Approx)



05-units
Per floor
02-units available
for sale



2 high quality
6 passenger lift



1 car parking for
Each apartment



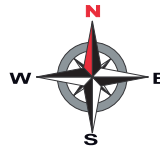
3 bed rooms
Per unit



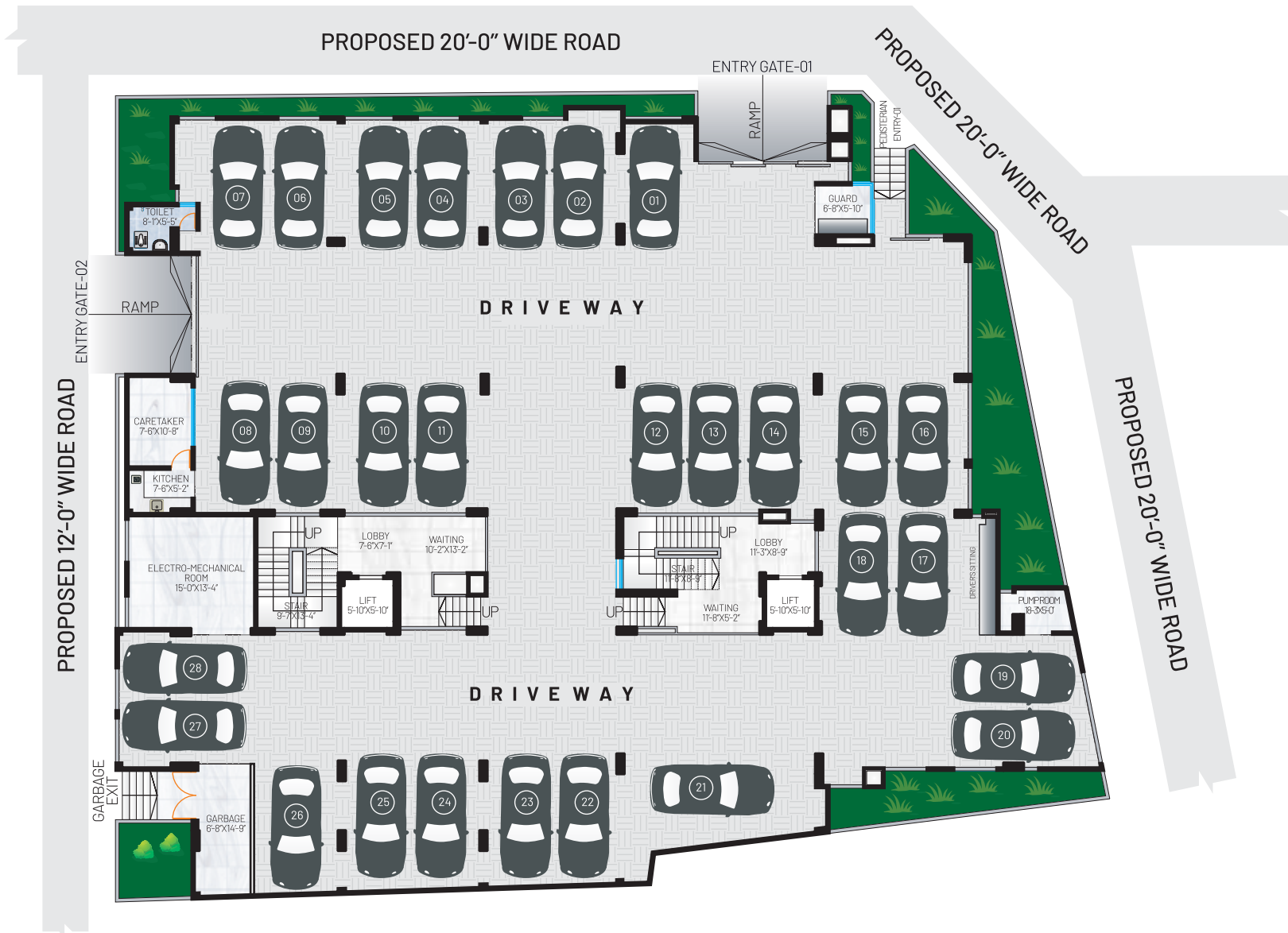
Live in peace at Sarker Siraj Dream

Sarker Siraj Dream has a stylish front elevation, with a combination of groove, glass, paint and greenery that enhances the beauty of the entrance gate.





GROUND FLOOR PLAN



GROUND FLOOR & PARKING

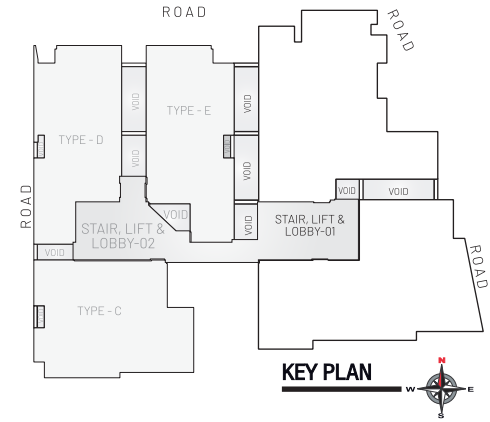
- Parking spaces will be reserved according to allotment and marked with respective apartment numbers. Tiles and cladding bricks or other materials in different combinations are to be used.
- Landscaped greenery and proper drainage facility around building periphery for easy water drainage
- Garbage bin with easy access for the residents and garbage collectors
- Driver's waiting area and toilet facility
- CC TV camera (provision)
- Intercom connection from concierge to all apartments.



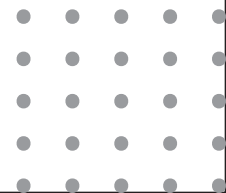


TYPICAL FLOOR PLAN

ROAD



TYPE A = 1747 SFT. (Approx)
TYPE B = 1703 SFT. (Approx)



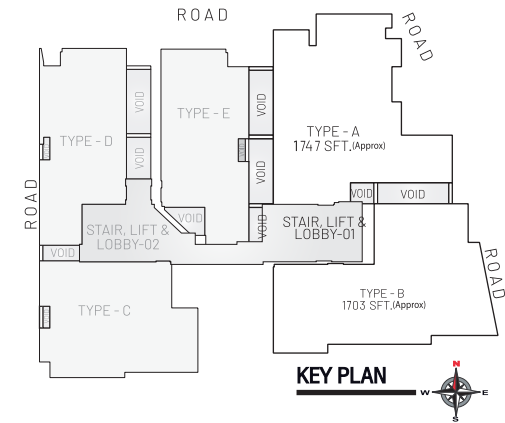


UNIT FLOOR PLAN

TYPE - A = 1640.00 SFT.
TYPE - B = 1563.00 SFT.

ROOFTOP FEATURES

Escape into the greenery of the rooftop, along with some delicious BBQ food! Appropriate seating and portable table can be arranged for a comfortable dining experience.



APARTMENT FEATURES :

Accommodation	:Drawing room, Dining space, 3 Bedrooms, 3 Bathrooms, Kitchen, 4 Verandahs
Building	:10 Storied apartment building, apartments 1st to 9th 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 brick work smooth finish distemper paint on all internal wall and outer portion of wall have water-based paint (weather coat).
Floors	:All floors shall be distinctly set with Homogeneous tiles (24"X24")(Fu-wang/RAK/CBC 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 (Mahogoni or equivalent). Internal door shutter of veneered flush door. All bathrooms will have plastic doors.
Windows	:Sliding BT/Fu-wang/KAI/ or equivalent thai alumimum-windows with 5mm glass with safety grill.
Lift	:International standard two lift of 6 person capacity with stoppage in every floor.
Bathroom	:Glazed wall & floor tiles (Akij ceramics/RAK/Charu or equivalent). All bathrooms shall have standard quality Stella/Charu/ Akij/equivalent basin, commode and long pan. All concealed water line. Provision for hot & cold water line in master bath room. Mirrors in bathroom, Overhead lamps, Soap case, paper holder & towel rail. Good quality local sanitary fittings.
Kitchen	:Double burner gas outlet over concrete platform to suport the burner. (Akij ceramics/RAK/Charu or equivalent wall tiles above the counter top up to 2'-0" (two feet) height. (Akij ceramics/RAK/Charu or equivalent Homogeneous tiles on floor. Concealed water line. One stainless counter top steel sink.
Generator	:Internatinal 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. Separate gas connection for each apartments.
S.T.V.	:Provision for concealed S.T.V. antenna line, drawing room & master bed room. 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 with follow.
Payment	:All payments, reservation money, Installment etc. Shall be made by crossed cheque, pay-order and bank draft in favor of Sarker Properties & Developments 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 5% (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 proportinately.
Changes	:Minor changed may be incorporated by the company in design and specification, should these become necessary. Minor internal changes 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 the completed by 40 months after RAJUK approval. 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.

LOCATION MAP

Dag # 54 & 84 (P), ROAD # AZGOR ALI ROAD,
DAKKHIN KHAN, UTTARA MODEL TOWN, DHAKA.

CONVENIENCES NEARBY

EDUCATIONAL INSTITUTIONS

Rajuk College
Agakhan School & College
DPS.
ITHS
Scholastica
Nawab Habibullah School & College

HOSPITALS

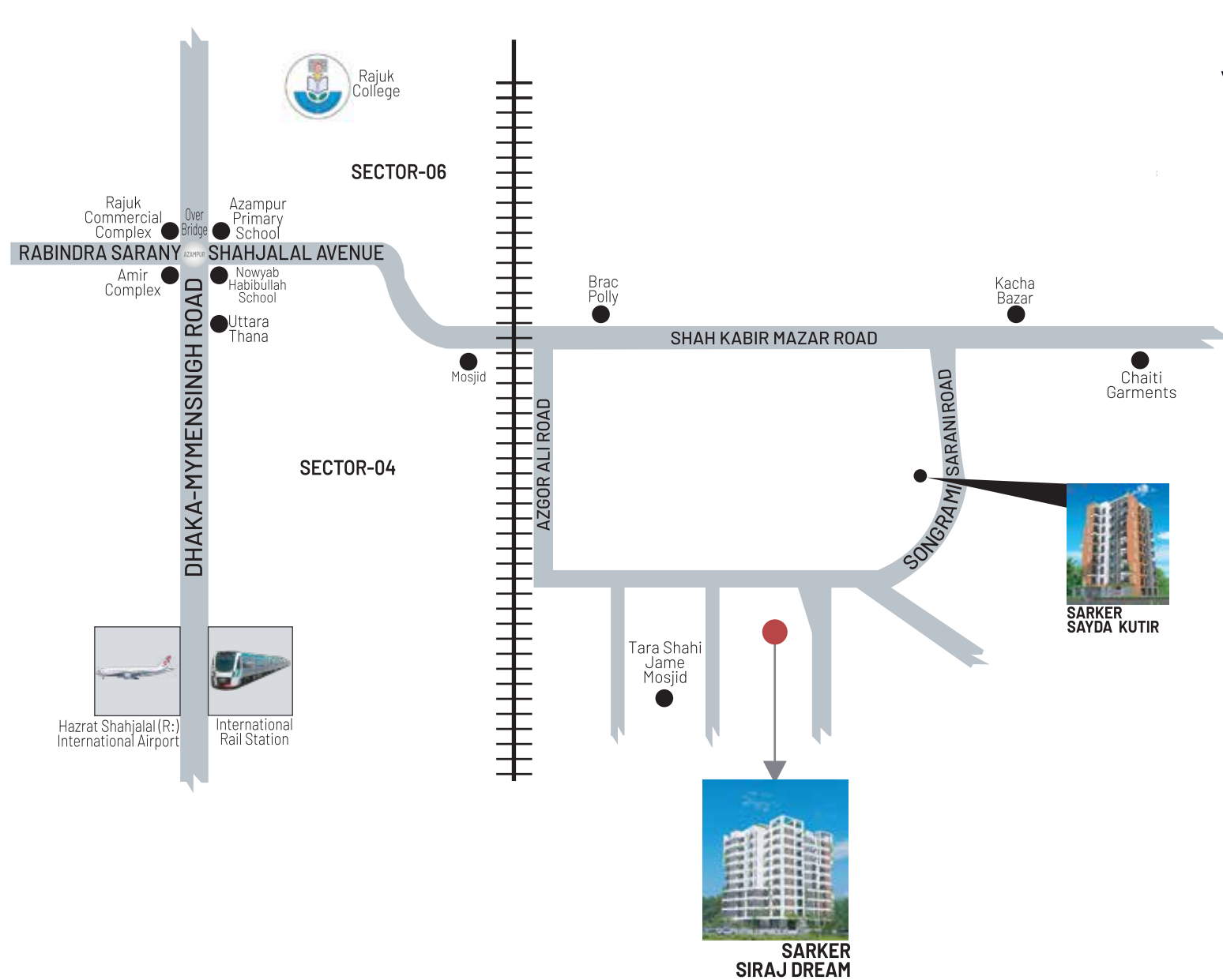
Kuwait Bangladesh Moitri govt. Hospital
Labaid Hospital

BANKS

AB Bank | One Bank | Eastern Bank
Premier Bank | Shahjalal Islami Bank
Brac Bank | Janata Bank | Agroni Bank
Dutch Bangla Bank | Sonali Bank
Standard Chartered Bank

RESTAURANTS

Platinum Residence | Marino Hotel
Nagar Valley Hotel | Chap Gor
Hotel The Sylhet Int.



SARKER PROPERTIES & DEVELOPMENTS LTD

Head Office: House 41, Road: Gorib-E-Newaz Avenue, Sector 11, Uttara, Dhaka.

01912463780, 01731914955 mail: info@sarkerpropertiesltd.com

www.sarkerpropertiesltd.com