

SARKER
Afroza Heights

TITAN SERIES



Own a piece of luxury



SARKER
PROPERTIES & DEVELOPMENTS LTD

INTRODUCTION

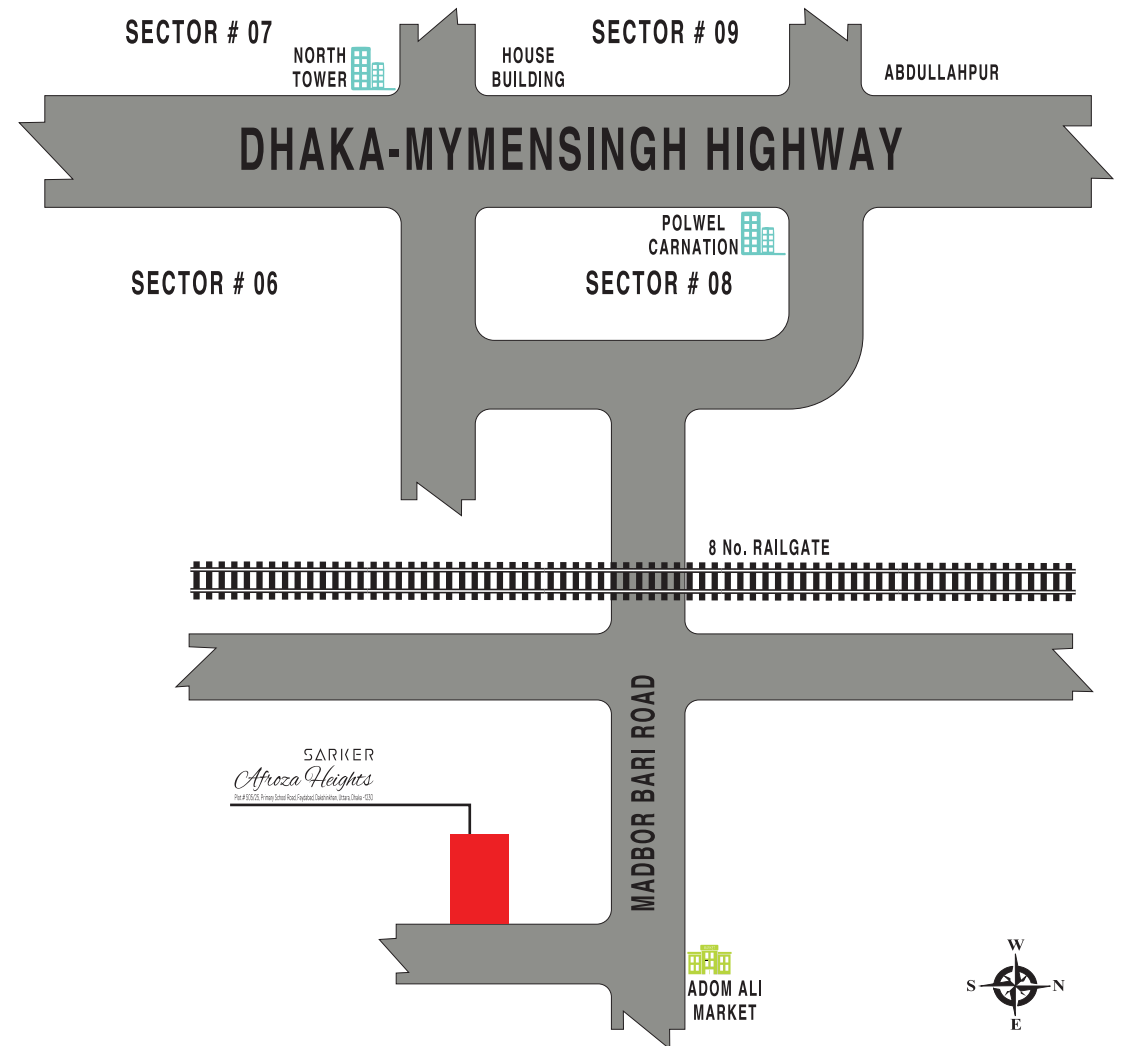
It is a great deal of pleasure to introduce our new project, **Sarker Afroza Heights** at Plot # 505/25, Primary School Road, Faydabad, Dakshinkhan, Uttara, Dhaka -1230, Bangladesh; one of the calmest & quiet residential areas for peaceful living.

While designing architects put the best effort into the maximization of functional aspects as well as the aesthetics of the project, creating necessary comfortable space. The apartments in this complex are expressions of contemporary architecture, equipped with modern, stylish, and elegant fittings and fixtures.

Sarker Afroza Heights is a Residential Complex featuring all the modern facilities and amenities you would demand of a home suited to your modern life style. Our attention to detail is obvious in the architecture with contemporary design flair, incorporating all the functionality of each individual surrounding and proximity to the civic center all together creating a unique site of its type that one would love to live in.



LOCATION MAP



CONVENIENCES NEARBY

EDUCATIONAL INSTITUTIONS

- Rajuk Uttara Model College.
- DPS LPS School.
- Nawab Habibullah Model School & College.

HOSPITALS

- Kuwait Bangladesh Moitri Govt. Hospital.
- Hospital Labaid Hospital.

BANKS

- Southeast Bank
- Community Bank
- AB Bank
- Dutch Bangla Bank
- Standard Chartered Bank
- Agrani Bank
- IFIC Bank
- Trust Bank

RESTAURANTS

- Kacchi Darbar Hotel
- Nikunja Res.
- Laziz Res.
- Foogle Res
- HotelSpice Res.
- Braccoli Res. & Party Centre

PROJECT INFORMATION

PROJECT NAME

SARKER
Afroza Heights

PROJECT ADDRESS

Plot # 505/25, Primary School Road, Faydabad, Dakshinkhan, Uttara, Dhaka-1230.

NATURE

Residential.

STORIED

Ground + 8 Living Floor.

LAND AREA

5.75 Katha.

FACING

East.

NO OF APARTMENTS

16 Nos.

NO OF ELEVATOR/LIFT

01 Nos.

NO OF PARKING

12 Nos Car & 04 Nos. Motorbike.

APARTMENT SIZE

UNIT A : 1400 Sft.

UNIT B : 1400 Sft.

APARTMENT CONTAINS

UNIT A :

03 Beds, 03 Baths (02 Attached & 01 Common), 03 Ver, Living, Dining & Kitchen with Ver.

UNIT B :

03 Beds, 03 Baths (02 Attached & 01 Common), 03 Ver, Living, Dining & Kitchen with Ver.

COMMON FEATURES

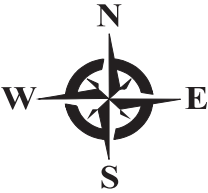
Reception, Guard Post, Caretaker Room, EMR Room, Generator Room, Kitchen & Toilet at Ground Floor.

Community Space, Cloth Drying Area, Plantation, Machine Room at Roof-top.



PERSPECTIVE VIEW OF SARKER *Afroza Heights*

GROUND FLOOR PLAN





TYPICAL FLOOR PLAN

UNIT A:1400 SFT.

UNIT B:1400 SFT.



FEATURES & AMENITIES

GENERAL AMENITIES:

- Wide spacious lift lobby in each floor.
- Car parking space on ground floor with easy driveway.
- Elaborate Intercom system to connect each apartment with the concierge desk.
- Secured heavy main gate.
- Fire Extinguisher on staircase of each floor & ground floor confronting to internal codes.
- Good quality heavy duty lift.
- Underground water reservoir of adequate storage capacity.

BUILDING ENTRANCE:

- (i) Secured, decorative & stylish main gate made of a combination of M.S. & others materials depend upon Architectural design & perspective view of building.
- (ii) Stylish & decorative logo (**Sarkar Afroza Heights**) with attractive background (granite/ marble/equivalent) and decorative address plate, To-let plate at suitable location in front of project.
- (iii) Attractive & captivating planter with adequate lighting in front of building Guard room & close circuit camera at suitable place in the entrance of the building.

CAR PARKING & DRIVEWAY:

Comfortable & functional driveway with full pavement tiles. Protective metal column guard & security grill with fiber sheet over boundary wall. Reserve car parking with proper marking & car parking number plate striking with adequate lighting at parking & driveway area.

STAIR & LOBBY:

Charu/AKIJ/Equivalent Homogeneous tiles (12"x12") at ground floor lobby up to roof top.

LIFT:

One Superior Six (06) persons capacity lift (Sarker Elevator/Equivalent). Impressive and decorative stainless steel cabin & door with adequate lighting inside the lift. Emergency alarm & intercom inside the lift.

GENERATOR:

One canopied, soundless (International High standard) & sufficient capacity generator for uninterrupted power supply to cover the common facilities (Lift, common space light) and one (01) light and one (01) fan in Masterbed & living room only.

WATER RESERVOIR & WATER PUMP:

Sufficient capacity, leak proof & hygienic R.C.C. under-ground water reservoir (UGWR) & overhead water tank (OHWT). Sufficient capacity (Gazi/Equivalent) two (02) unit water pumps.

INTERCOM:

Intercom system connected to each apartment from reception. Master set with PABX system at reception & wall mounted handset at suitable location in each apartment.

CABLE TV:

Cable TV provision with multi channel capacity from connection cable operator. In living room by high quality dish/TV socket & cable. Individual dish junction box provision at ground floor for smooth & clear picture.

GAS:

All gas lines will be concealed. Gas pipeline connection from available authorities. All apartment will have separate gas connection.

GROUND FLOOR FACILITIES:

Termite protection all through the ground floor & surrounding the boundary guard room, caretaker room with toilet & kitchen. Drivers waiting area with seating facilities at suitable location at ground floor, depends on availability of space. Car washing facilities near parking area.

ROOF TOP:

Average 4" thick lime terracing/Pavement tiles with water proof membrane for over heating. Entrancing planter & seating space at suitable location at roof top. Community room/office facilities with adequate lighting. Protective parapet wall & adequate lighting facilities, cloth drying area at suitable location.

MAIN DOOR:

- Chittagong Teak decorative main entrance door with
- a) Check viewer
 - b) Door handles with good quality security lock.
 - c) Calling bell switch of good quality.
 - d) Apartment Number in Plate Burmateak (Partex).

DOOR FRAME:

Main Door frame is made of Mahogany/Equivalent wood (5.75"x2.25"). All internal door frames are made of mahogoni wood (5.75"x2.25").

INTERNAL DOORS:

All Internal doors will be veneer flush door shutters with French polish.

BATHROOM DOOR:

RFL/Bengal/Equivalent plastic doors with plastic Chowkath for all bathroom.

WINDOW:

Sliding windows as per Architectural Design of the building 05mm thickness clear glass with mohair lining with Thai aluminium safety grills in all windows. Mosquito net provision only.

WALLS:

Good quality 1st class bricks will be used for walls. Smooth finish walls exterior wall thickness will be 5" and internal wall thickness will be 5" according to architectural drawing & elevation.

FLOOR & VERANDAH:

24"x 24" Homogeneous floor tiles Charu/AKIJ/Equivalent in general floor. 4 Inch skirting (Mirror polished tiles) will be provided.

PAINTING & POLISHING:

Washable Distemper paint in all Internal walls and ceilings Berger/Asian Paint/Equivalent.

French polished door frames & shutters.

Exterior Wall will be Weather coat paint Berger/Asian Paint/Equivalent.

Boundary gates spray finished with duco paint.

Column protective metal corners painted with synthetic enamel paint Asian/Equivalent.

ELECTRICAL:

BRB/BBS/Bijli/Equivalent cables, Electrical Switches, Plug Points and other Fittings connectors cables will be imports.

All Power Outlets with earthing Connection.

Provision for Air-conditioners in Master bed & Living room.

Electrical Distribution Box with Main switch.

All electric lines wiring would be concealed with PVC pipe.

All electric lines wiring would be concealed with BRB/BBS/Equivalent cable.

Circuit breaker from Mk Type/STAR/Equivalent.

SDB from from Energy pace China/Local made good quality/Equivalent.

Exhaust fan provision for all bathrooms.

One Refrigerator and one deep freeze point at dining space.

KITCHEN

Designed platform with tiles.

Standard quality foreign glazed wall tiles at kitchen wall up to 7'-0" height.

Provision for double burner Gas outlet.

Party tiles up to 30" height from the worktop in the kitchen wall (Charu/AKIJ/Equivalent), Floor (12"x12"), Wall (10"x18").

Provision for exhaust fan.

One Standard stainless counter top steel sink with sink mixture.

Floor covered with Glazed Homogeneous floor tiles.

UTILITY CONNECTION FEE:

Connection fee security deposit for water, gas, electricity and incidental costs are not included in the apartment price makes this payment directly to concerned authorities and the investor will reimburse the amount mentioned in the price to SARKAR PROPERTIES & DEVELOPMENTS LTD.

BATHROOM:

MASTER BATHROOM:

Provided with Pedestal basin, commode and water closet by RAK/ Equivalent.

Hot & cold water lines provision.

Porcelain soap case, towel rail, toilet paper holder, basin shelf as per Company Standard.

Wall tiles (12"x18") with border decor and matching floor (12"x12") by Charu /Akij/Equivalent.

CHILD BATHROOM:

Provided with Pedestal basin, commode and water closet by RAK/ Equivalent.

Only cold water lines provision.

Bib cock , pillar cock, angle stop cock, concealed stop cock, moving shower by Nazma/Sharif/ Equivalent.

Porcelain soap case, towel rail, toilet paper holder, basin shelf as per Company Standard.

Wall tiles (12"x18") with border decor and matching floor (12"x12") by Charu /Akij/Equivalent.

COMMON BATHROOM:

Provided with long pan, pedestal basin and water closet by Rak/ Equivalent.

Only cold water lines provision.

Bib cock, pillar cock, angle stop cock, concealed stop cock, moving shower by Nazma/Sharif/ Equivalent.

Porcelain soap case, towel rail, toilet paper holder, basin shelf as per Company Standard.

Wall tiles (12"x18") with border decor and matching floor (12"x12") by Charu /Akij/Equivalent.

FEATURES & AMENITIES

MAJOR STRUCTURAL MATERIALS:

STEEL:

Deformed Bar Manufactured By BSRM/KSRM/RRM/GPH (Cfy 72,500, 60,000psi/Equivalent).

CEMENT:

Manufactured by Insee/Scan/Seven Rings/Crown/Premier/Equivalent.

AGGREGATES:

Stone chips will be used for foundation and Brick chips will be used for (Gread beams, beams, slabs, water reservoir & any other horizontal member).

BRICKS:

Good quality First Class bricks.

SAND:

Good Quality sand from Sylhet.

i. Coarse Sand (FM-2.5 to FM-3.00)

ii. Fine Sand (FM-1.2 to FM-1.50)

GENERAL AMENITIES OF THE COMPLEX:

Electricity Supply from DESCO source with separate Main cable and HT Panel/ Distribution Board.

Water Supply Connection from WASA sufficient as per Total Calculated Consumption.

Underground Water Reservoir with one Main Lifting Pumps and Standby Pump.

Sewerage System for long-term requirement.

Gas pipeline facility for each apartment will be provided, connections will depend on Government approval/Sanction policy.

ROOF TOP



TERMS & CONDITIONS

RESERVATION:

Application for reservation Apartment "Sarkar Afroza Heights" shall be made on the prescribed application form duly signed by the applicant with booking money. Allotment will be made on first come first serve basis. The company reserves the right to accept or reject any application without assigning any reason there to.

ALLOTMENT:

After respect of the application and booking money, **SARKAR PROPERTIES & DEVELOPMENTS LTD.** will issued an Allotment letter and payment schedule. The applicant/allottee shall then start making payment as per the schedule of payment.

ALLOTMENT TRANSFER:

Until full payment of all Installment and other charges & registration, the buyer shall not have the right to transfer the allotment to a third party in case of transfer before registration, buyer must be paid 5% money of total property value to the developer.

PAYMENT:

All payment of booking money, installment, additional works and other charges should be made by A/C payee cheque or pay order or bank draft or cash in favor of **SARKAR PROPERTIES & DEVELOPMENTS LTD.** Foreigners and Non-Residence Bangladeshi may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on dates of installments paid.

SCHEDULE OF PAYMENTS:

That the SECOND PARTY must strictly adhere to the schedule of payments indicated in this allotment agreement. Delay in payments beyond the schedule date will make allottee liable to pay a delay charges of 5%, per month interest on the amount of payment delayed. If the payment is delayed for 60 days, the company shall have the right to cancel the allotment. In such case the amount paid by the allottee will be refunded after deducting 5% of the total sales price only after sale of the apartment.

LOAN FACILITIES:

If the allottee desire a Housing Loan, the company will do all that is possible to help secure the loan.

DOCUMENTATION VAT & OTHER CHARGES:

The allottee will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the Deed of Agreement, allotment, registration and transfer etc. Only the actual sums shall be charged.

INCIDENTAL COST:

Connection charges/expenses relating to gas, water, sewerage and electric connection etc, are not included with the price of apartments the purchasers will also payments.

DEVELOPERS RIGHT:

The company reserves the right to make changes in both architectural and structural design of the project.

PROJECT HAND OVER:

The possession of each apartment and parking space shall be handed over to the allottee on completion of full payment of installments and other charges and dues. Prior to this, the possession of apartment will rest with company.

DESIGN CHANGE:

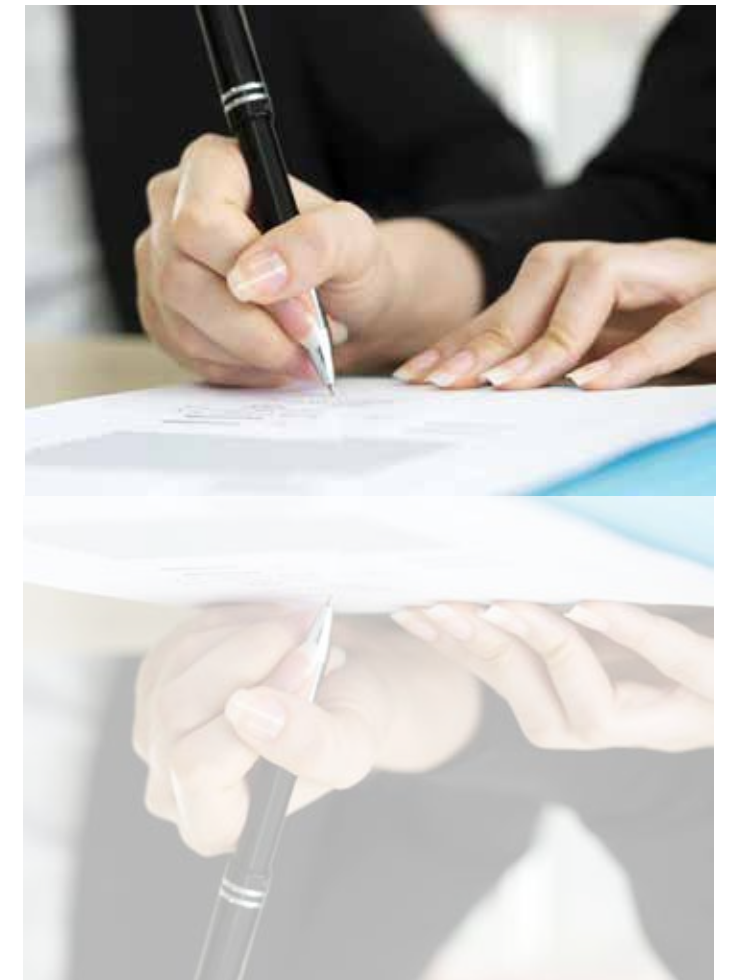
After taking over Apartment of the allottee must consult **SARKAR PROPERTIES & DEVELOPMENTS LTD.** prior to undertaking any layout change within the building complex. Failure to do so will be at the sole risk of the allottee VDL shall have the right to make minor changes in internal design or external elevation for the betterment of the project during construction period.

OWNER'S ASSOCIATION:

The investor must become a member of the Apartment Owner's Association, which will be formed by the owners of the complex to look after common interest of the complex. Each apartment owner will pay Tk. 20,000/- (Twenty thousand) only.

NOTE:

Other financial terms and conditions will be followed according to the company rules. Client will not enforce any change. In building elevation upgradation of different finishing material will be done on the basis of additional payment.



Disclaimer:

This Brochure Is Exclusively Corporate Marketing Publication of SARKER PROPERTIES & DEVELOPMENTS LTD.



MEMBER

REHAB

RAJUK

ENLISTED

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