

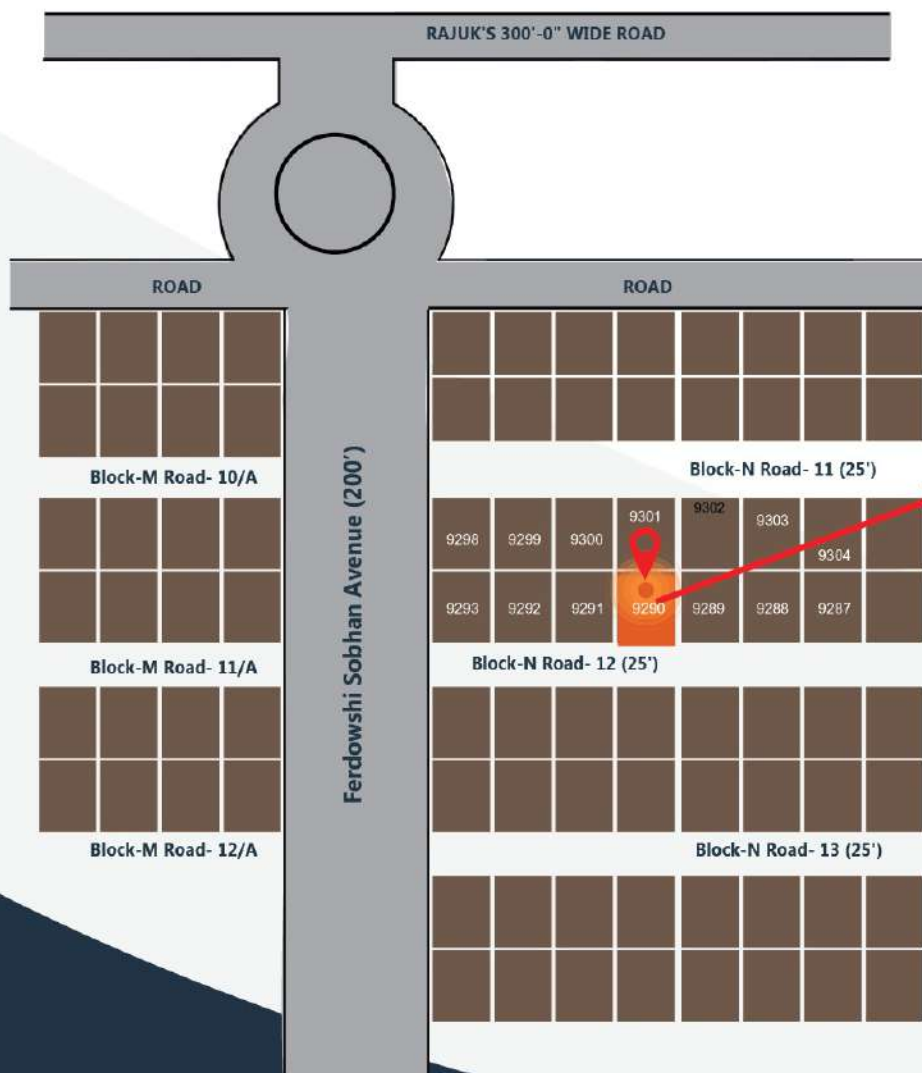
প্রাপনগৃহ
ছায়াবীথি

বসুন্ধরা আবাসিক ব্লক এন

About Us

Apongriho Nirman Properties Ltd is aspiring to give the best expectations of technologically modern methodology, morals, quality and administration to fulfill the useful and tasteful needs of clients and partners. Our vision is to look after quality, dependability, timeliness and straightforwardness in our work while conveying fantastic support to our customers and partners from that point contribute effectively to reasonable advancement of Bangladesh's home building industry. We at Apongriho Nirman Properties Ltd endeavor to convey the property to our customers in an ideal and effective way. The entirety of our properties are versatile and earthquake proof. The applause from our customers represent themselves. We at Apongriho Nirman Properties Ltd guarantee you that with our experience and capacity, we will transform your fantasy home into a reality. Subsequently, our main goal is to reclassify the quality and consistency of administration in the home building industry of Bangladesh through advancement, new style and current innovation!

Location Map



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Key Facts:

Address :

Plot- 9290, Block- N, Road - 12
Bashundhara Residential Area, Dhaka.

Land Area:

03 Katha

Building Height:

07 Storied (G+6)

Unit per Floor:

01(one)

Number of Apartment:

06 Apartments

Number of Car Parking:

06 parking

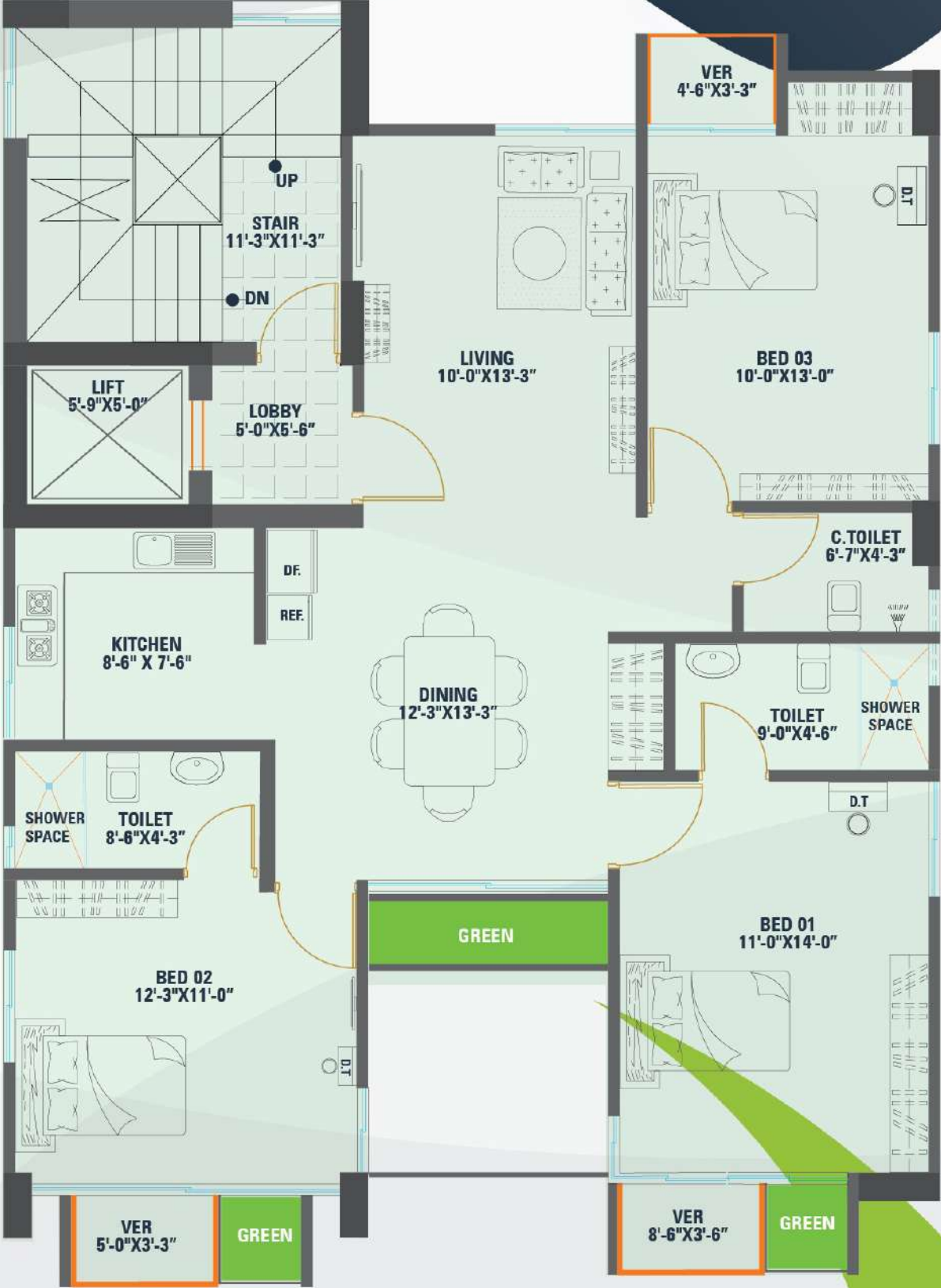
Size of each Apartment:

1550 sft. (approx)

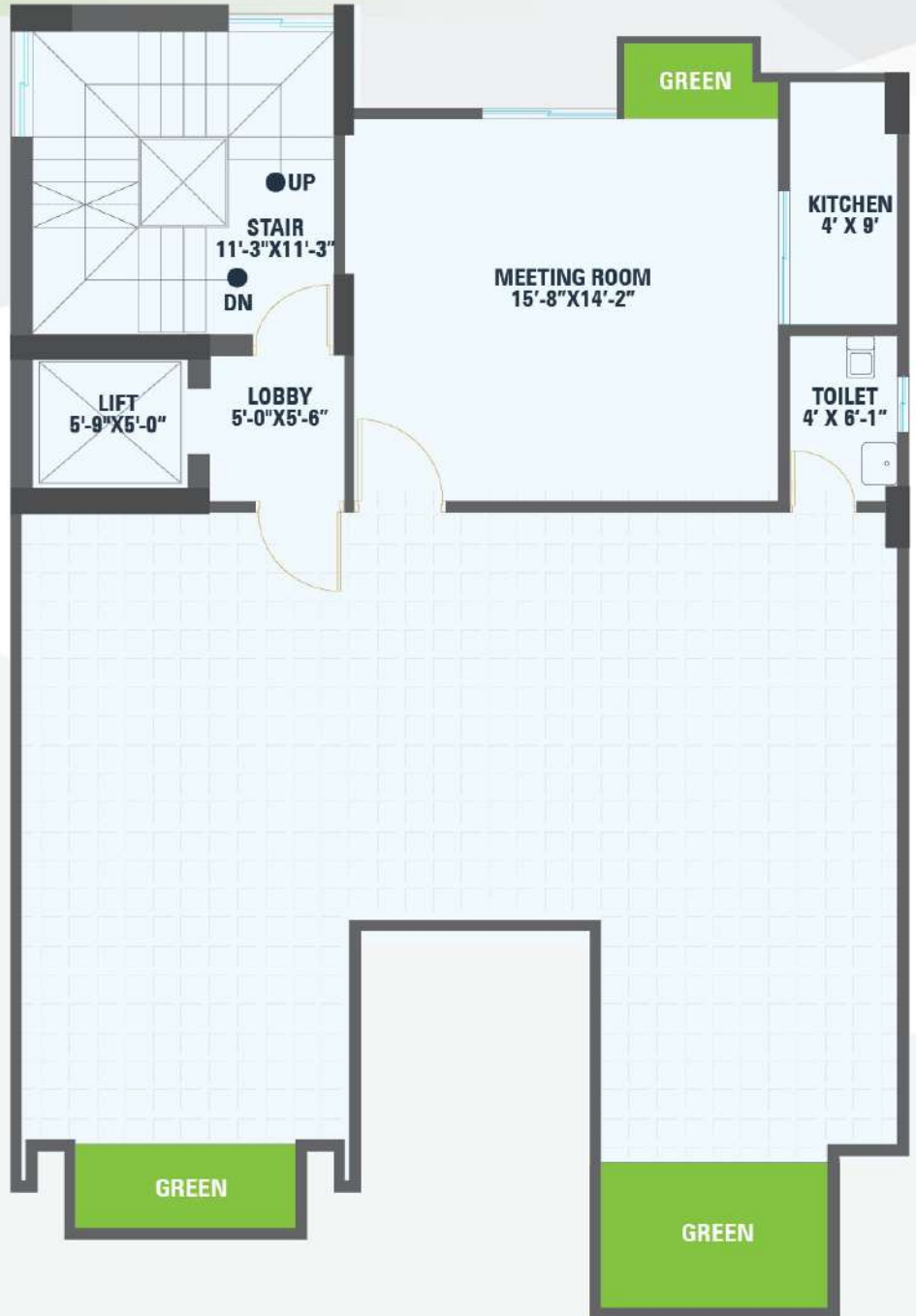


TYPICAL FLOOR PLAN

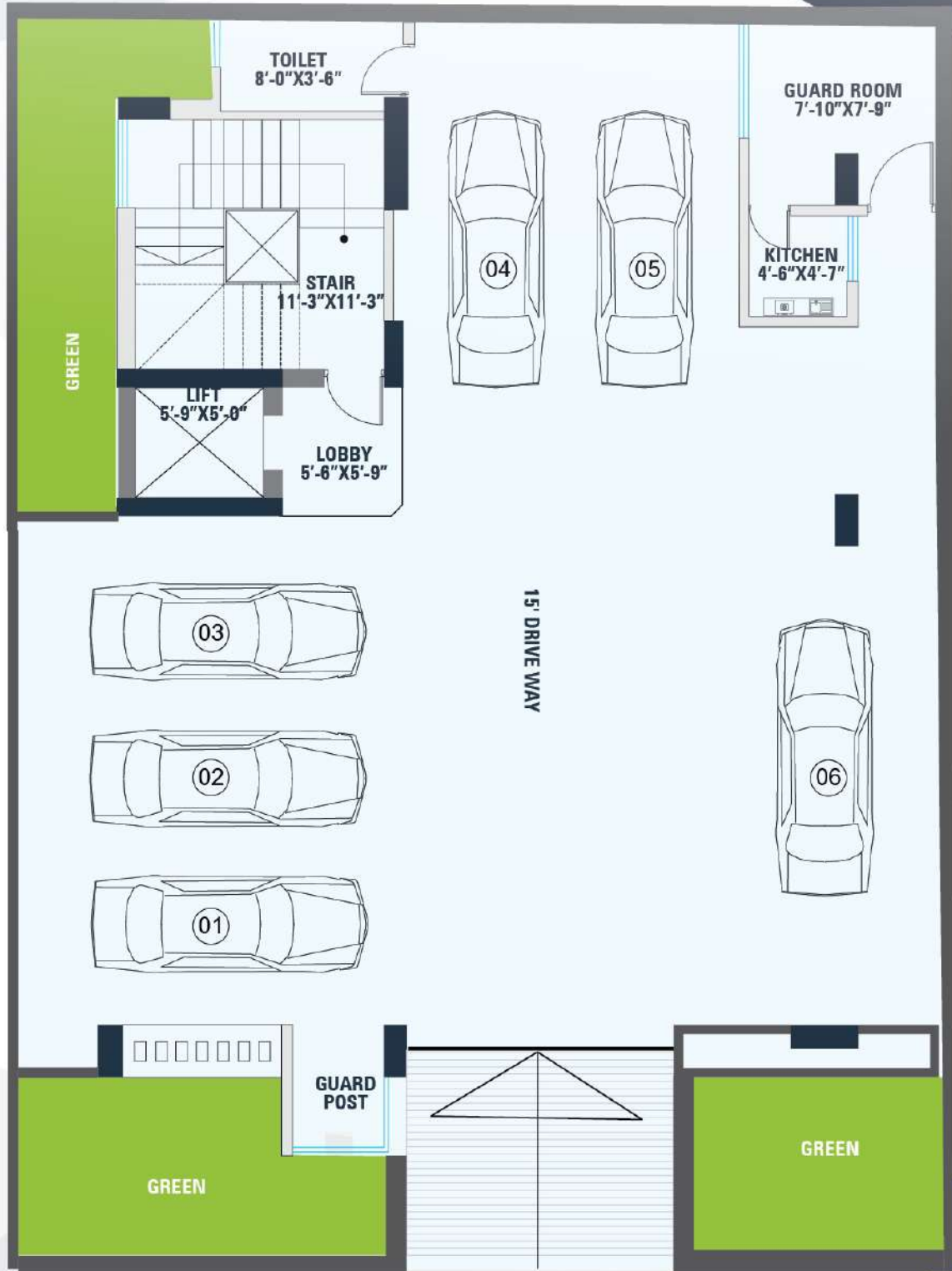
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ROOF TOP PLAN



GROUND FLOOR PLAN





Floors

- Homogeneous tiles in foyer, bed rooms, verandahs, dining, living and family living as per standard (Brand RAK/Mir/ Great Wall//Fu-Wang/CBC etc or equivalent, size- 24"x24")
- Tiles in Stair and Lobby.

Bathrooms

- Local floor Tiles in all bathrooms (Brand: Akij / Great Wall / RAK/ CBC or good quality as per Land Owner's choice from the Developer's display Size 12"x12")
- Local wall tiles up to false ceiling height in all Bathrooms (Brand Akij/Great Wall / RAK/ CBC or good quality as per Land Owner's choice from the Developer's display Size 10"x13")
- PVC Door Frame with PVC Shutter in all Bathrooms
- Plug point in suitable location (Bedroom+ Bathroom)
- Local Comb closets in all bathrooms (Brand: RAK / Star Ceramic / Glory or good quality as per Developer's standard)
- Cabinet basin counter top in Master Bathroom as per Developer's standard
- Pedestal basin in other bathrooms (Brand RAK / Stela / Star Ceramic or good quality as per Developer's standard)
- Good quality Mirrors over Basin in all Bathrooms as per Developer's standard
- Local Chrome plated fittings in all bathrooms (Brand Nazma / Sattar or Equivalent as per Developer's Standard)
- Stainless Steel cockroach gratings in all bathrooms
- Push shower with combine bib cock in all bathrooms
- Steel soap case, towel rail, toilet paper holder in all bathrooms as per Developer's standard
- Concealed hot and cold-water line in Master bathroom& 2nd Bathroom
- Bangladeshi Best Quality CP fitting as per Developer's standard
- Enamel Paint on the ceiling and walls to prevent dirt and dampness arising from moisture (Berger / RAK /Elite/ Duealux etc. or equivalent)
- Provision of geysers in two bathrooms.
- Provision for energy saving light point and tube light holders in all bathrooms
- Local floor and wall tiles, long pan, moving shower and mirror in maid's bathroom.



Electrical

- Gang type electric Switches, Socket, Plug point and others fittings as per Developer's standard
- Good quality Circuit Breakers and Other Fittings
- All electric wiring will be concealed (Brand BRB/ Paradise/BBS/SQ/RR or equivalent as per Developer's standard.)
- Electrical distribution box with Main circuit breaker as per Developer's standard
- Independent digital Electrical Meter for main electricity supply in each apartment.
- All Power Outlets with Earthing connection.
- Provision for Concealed Ceiling Fan in All Bedrooms, living room & Family living room.
- Provision for power point for Air Conditioner in Master bedrooms & Living room.
- Provision for Satellite Dish Antenna Line in Master Bedrooms & Living room.
- Provision for Broad Band Internet connection point in bedroom & Dining room.

Doors & Windows

- Main Entrance Door (Segun/Malayasian Solid door or Equivalent) with
- Check Viewer.
- Solid brass door knocker.
- Apartment name and number plate.
- Doors handle with security Lock.
- Main door frame by CTG Teak
- All internal door frame seasoned Mehagani,
- All Internal doors veneered flash Door.
- All Bathrooms mortise round lock except maids
- Safety grill in Windows.
- Verandah railing according to the design of perspective.
- Sliding widows with clear glass completed with mohair lining and rainwater barrier in Bronze / Anodized/Powder Coated in 4" Aluminum Section

Walls

- Outside walls are plastered 1 class 5" brick work.
- All interior walls are also plastered 1 class 5" brick work.
- Roof Top parapet wall or railing

Kitchen

- Local Floor tiles (Brand: Akij / Great wall/RAK/CBC or good quality as per Land Owner's choice from the developer's Display, Size: 12" X 12")
- Local wall tiles up to 7' height (Brand: Akij/Great wall/RAK/CBC or good quality as per Land Owner's choice from the developer's Display, Size: 10" X 13")
- Concrete self at 2.5 feet heights from floor level with tiles work top
- 2.0 feet band of wall tiles running on wall along the sink & gas cooker
- One high polished stainless counter top steel sink
- Provision for Energy saving Light point and Tube light holders as per design.
- Provision for kitchen hood.
- Provision for double burner gas outlet
- Suitably located exhaust fan.

Painting & Polishing

- Weather coat paint on outside with the Barger or Asian / Durlux paint as per Developer's standard.
- Smooth finished and soft colored plastic paint on all internal wall & distemper in ceiling
- French/sprit polished door frames & shutters.
- Grill will be colored with Enamel Paint (Berger)

Utility lines (Water & Gas)

- One common water supply meter for main connection from the respective authority
- Concealed water lines, in bathrooms & kitchen.
- Sewerage & stream water connected to WASA
- Water reservoir designed to hold water supply for two days with additional half day in the roof top tank.
- Lifting pump (Brand: GAZI/RFL/Modina as per Developer's standard.)
- One standby water pump for emergency (Brand: GAZI/RFL/Modina as per Developer's standard.)
- LPG connection provision at kitchen verandah (As per design)
- The Generator will support back-up Electricity supply and will serve- Lift, water pump, Lighting in all common spaces and stairs and each apartment 04 light and 03 Fan point.

Generator

- Auto Starter Canopied European Generator will be providing in ground floor for emergency power supply (Brand: Perkins/FG. Wilson or Equivalent.)

General Amenities

- Heavy secured gateway with decorative lamps and well-designed logo of the complex.
- Spacious entrance & paving driveway with security arrangement for control of incoming & outgoing persons, vehicles, goods, etc.
- Main lobby & Reception area in secured premises with an impressive Concierge Desk complete with personal Mailbox.
- Car parking in protected Ground floor for residents with comfortable driveways.
- Stair case with easy to climb steps & adequate lighting.
- Protective parapet wall on roof top.

Reception Area:

- Well design reception desk.
- Register dock for visitor's check-in.
- Standard Tiles in floor (reception).
- Energy saving lights as per design.
- Intercom connection from all apartments.
- Diver's waiting room with toilet facility.

Lift:

- Number of lifts-1.
- Capacity of lifting 6/8 passengers.
- Brand Name - Fuji or as per Developer Standard sigma.

Salient Features:

- Building entrance and impressive entrance gate with lamp post and the Logo welcomes one to this contemporary apartment complex. The heavy secured gateway leads to a spacious covered parking floor
- Lobbies & staircase the staircase will be well located and easily accessible with easy to climb stairs this leads to lobbies on each floor.
- Apartment layouts the total layout will be thoughtfully arranged to maximize advantages especially in relation to the day light and the cross ventilation throughout. Spreading the layout from end to end will emphasize privacy.

Optional features various interior designing & addition fittings and fixtures

as per choice of landowner may be arranged at cost basis after the approval of the company.

Structural & General Engineering

- Structural Design parameters based on Bangladesh National Building code American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) Codes
- Sub-soil investigation and soil composition comprehensively analyzed by latest testing equipment's and laboratory techniques
- Heavy reinforced cement concrete foundation depending on the soil test report
- Total foundation and superstructure design and supervision by a team of reputed and professional Structural Design Engineers
- Systematic structural combination of steel reinforced concrete frame shear wall core
- Reinforced cement concrete floor slabs.
- LC with adequate thickness in the top floor slab.
- Comprehensive section by section checking and testing of all steel reinforcement by professional Design and Structure Engineers.
- Structure capable of withstanding earthquakes measuring up to 7 on Richter scale.

Major Structural Materials

Cement:

- Best quality branded Cement Cemex/Seven ring/KIING/Bashundhara/ Fresh etc or equivalent.

Steel:

- Manufactured by AKS/CSRM/KSRM etc or equivalent.

Stone chips:

- Best quality available stone chips as per Developer's standard.

Bricks:

- 1st class available bricks

Coarse Sand:

- Sylhet, coarse Sand.

All Structural Materials including Steel, Cement, Stone chips, Bricks, Sylhet Sand and other aggraded as ACI Code. Direct supervision at every stage of construction by team of experienced and qualified Civil Engineers to ensure highest quality workmanship Systematic Testing of concrete and completed work samples at every stage from quality control.



Terms & Condition

Apongriho Nirman Properties Ltd. is an exclusive developer and builder for proper planning, designing, constructing to handing over building project with sincerity, integrity and dignity by providing high quality technical and managerial people, construction materials, modern technology and architecture. Customers and stockholders have to follow the following procedures, terms and condition as described below:

Application for allotment of apartments should be made in the prescribed application form duly signed by the applicant. Apongriho Nirman Properties Ltd. reserves the right to accept or reject any such application without assigning any reason.

- Allotment of apartment will be on the first come first serve basis. After the acceptance of the submitted application, Apongriho Nirman Properties Ltd. will issue an allotment letter whereby the applicant shall start making payments as per schedule of payments contained in the agreement/ allotment.
- The buyer must pay all installments and other expenses within dates to ensure completion of the construction timely.
- The Allottee is required to pay transfer fee, if necessary, gain tax, stamp duty, registration fee, documentation charge, VAT, miscellaneous expenses and other charges as per Government rules and regulations that are likely to be incurred in connection with the registration and transfer process.
- Connection fees/ charges, security deposit and other incidental charges relating to Utility services (Gas, Water, Sewerage, Power connection etc) are not included in the price of apartments. These charges/ fees will have to be paid by the Allottee(s) to Apongriho Nirman Properties Ltd.
- The Apongriho Nirman Properties Ltd. believes in cordial relationship with customers in all respect. For any construction project, allocation of found is most important for proper project management. For this reason company expects timely payment from the customers. The company "Apongriho Nirman Properties Ltd." has all right to cancel the allotment of any customer if he/she failed to pay his monthly installment for 02 (two) consecutive months. It will be accepted payment adding 3% more with his/her principle amount of his monthly due installments. If company has to cancel any customer's allotment for the failure of following payment schedule, company will refund his deposit after deducting 10% from his total paid amount and the allocated apartment has to be sold to other customers.
- If it is necessary to alter the specifications, design and layout of the apartment and any other facility, Apongriho Nirman Properties Ltd. reserves the right to do so.
- Various interior design, additional fittings and fixtures as per choice of allottee(s) may be completed by Apongriho Nirman Properties Ltd. as variation of present agreement which may incur additional cost requires to pay by the client.
- The construction completion period may be affected by circumstances beyond the control of Apongriho Nirman Properties Ltd., such as natural calamities, political disturbances, price escalation, material scarcity, and changes in the country's fiscal policy, among others.
- For unforeseen reasons beyond the control of Apongriho Nirman Properties Ltd. the company may abandon the project and terminate the contract without any compensation to Allottee(s). In such an event, Apongriho Nirman Properties Ltd. shall refund the down payment and all installments deposited by the Allottee without interest.
- Each Allottee shall be the Owner of the allotted apartment including common spaces such as stair case, stair lobby, guests' waiting room, reception area, driveway, rooftop etc. by means of physical possession as well as through a registered process.
- A management Association will be formed for the maintenance of common facilities of the complex by the flat owners. Each Allottee will be a member of association and abide by the rules and regulations.
- The Allottees, after payment of dues, will elect among themselves a Board of Management for managing the general affairs in the common interest. Each Allottee must deposit Tk. 50,000/= (Taka Fifty Thousand) only for each apartment towards the reserve fund for initial common service expenses of the complex.
- All payments of booking, installments, additional fixtures and other charges shall be made by Bank Draft or Pay Order or A/C payee cheque in favour of Apongriho Nirman Properties Ltd. for which respective receipts will be issued. Bangladesh is residing abroad may remit payment as per conventional rules of Bangladesh Bank.
- Payment of installments, car Park Road costs and all other charges to be made on or before due dates. Apongriho Nirman Properties Ltd. may issue reminders to the Allottee: notwithstanding the issue of reminders, the Allottee must adhere to the schedule of payments to ensure timely completion of construction.
- That if anyone, after this allotment, desires not to buy the apartment from the company, the deposited money shall be returned by installments after the said apartment sale or within 6 Months from the date of receiving application for cancellation of allotment (whichever is earlier) and after deducting 10% of the sales price as compensation.
- If the price of materials increase more than 10% within the scheduled completion time, the company will have the right to revise the rate of the apartment.

MEMBER REHAB

RAJUK REGISTERED



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