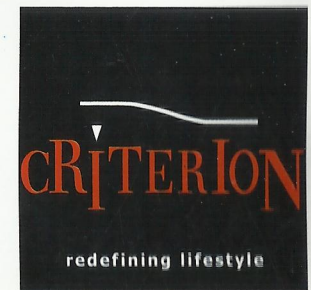
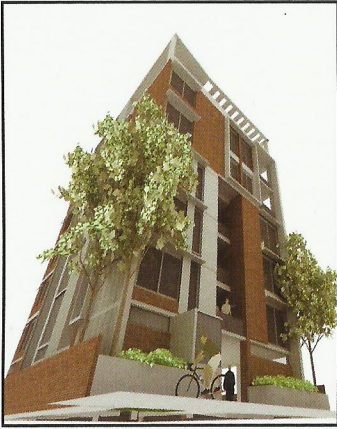


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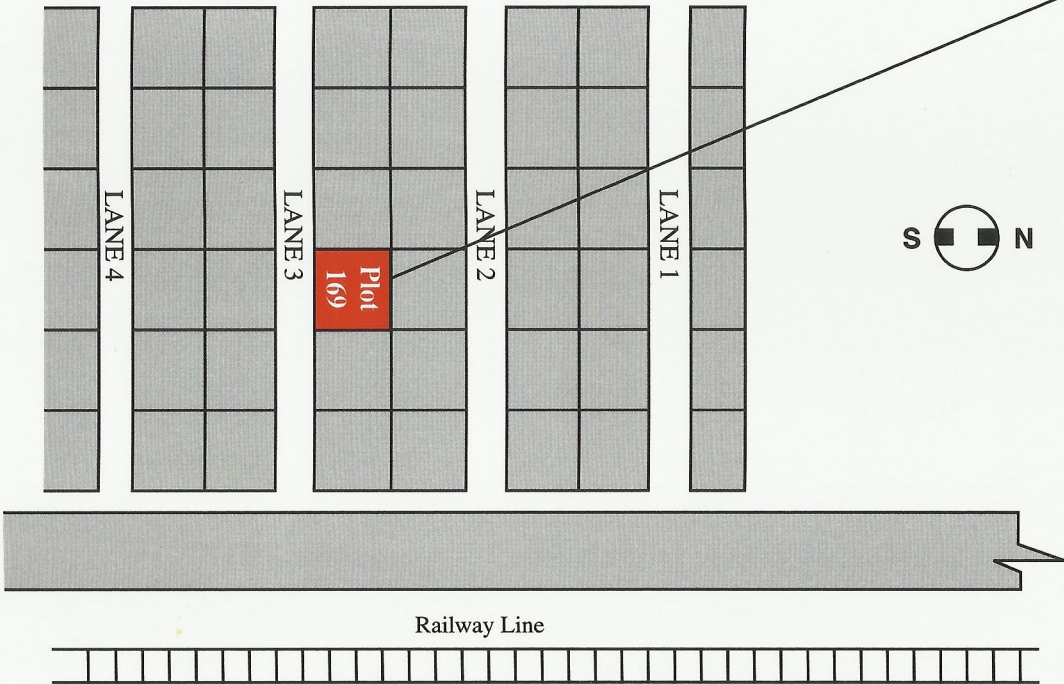




CRITERION SELEENA

LANE 3, PLOT 169, New DOHS, Mohakhali, Dhaka

Mosque



LANE 3, PLOT 169
New DOHS, Mohakhali, Dhaka

Sainik Club



LANE NO. 3

GROUND FLOOR PLAN





2750 SFT

4th & 5th FLOOR PLAN (TYPE-B) N



2750 SFT

1st, 2nd & 3rd FLOOR PLAN (TYPE-A) N

Features & amenities



SPECIFIC MAIN APARTMENT FEATURES

Major structural materials:

Bricks	: Salt free 1st class Bricks (Gazipur)
Cement	: Cemex / Shah / Kingbrand / Meghna / Mir/Crown etc or Equivalent
Steel	: 60 Grade Deformed bar
Manufactured by	: Rahim Steel/BSRM/Equivalent
Coarse Sand	: Sylhet, Coarse Sand.
Aggregate	: ¾" & ½" stonechips for columns and beams.

All structural materials including steel, cement, bricks, sylhet sand and other aggregates etc will be of the highest standard and screened for quality including laboratory testing.

Main Entrance Door (All Door)

- Solid wooden frame and decorative shutter.
- Check viewer
- Musical calling bell of superior quality.
- Nameplate with apartment number.
- Decorated handle with lock.

Floors

- Foreign 24" x 24" mirror polish glazed tiles.
- 4" Tiled skirting.

Windows

- Sliding aluminium section as per architectural design.
- 5 mm tinted glass & rainwater barrier.
- Security grill.
- Fly proof nets.

Painting

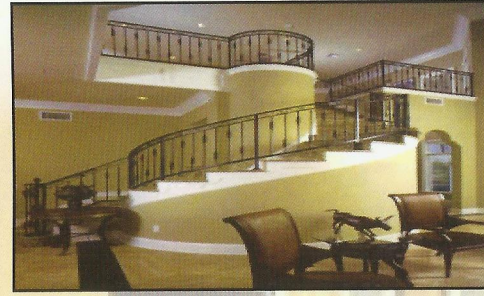
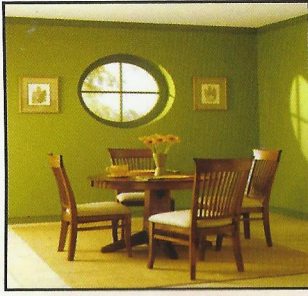
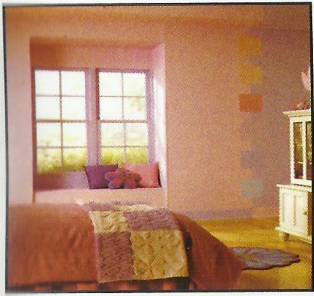
- Smooth finish high quality plastic paint on interior walls & ceilings.
- Enamel paint on bathroom ceilings.
- Enamel paint on grills.
- Soft color but high quality painting on outside walls.

Electrical Features

- All electric wirings and phone lines will be concealed.
- Concealed dish line in living room.
- All apartments will have separate electric meter.
- One telephone connection point in all bedrooms & living room.
- Intercom system with connection to concierge desk.
- Electric switches, plug points and other fittings (all foreign).
- Standard light fixtures in all rooms.
- Electrical distribution box with main switch and circuit breakers for all lines.
- All power outlets with earthing connection.
- Provision for air conditioners in all bedrooms, living room & dining.
- Two power points at dining or any suitable location.
- One power point for washing machine at varanda or any suitable location.
- Varanda with suitable light points.

Bathroom Features

- Glazed wall tiles up to bathroom ceiling.
- Floors with glazed floor tiles.
- All cabinet tops with marble.
- Colored or white commode with cabinet/pedestal basin in all toilets.
- Best quality chrome plated fittings.
- All chrome plated fittings carry a four-year manufacturer warranty
- Mirrors and overhead lamps in front of wash basin.
- Accessories Set (soap case, towel rail and toilet paper holder).
- Bathtub in master toilet.
- Central geyser system.
- Tiles on floor and wall up to 5 feet in maid's toilet with long pan shower and lowdown / cistern.



Kitchen Features

- Provision for double gas burner
- Tiled floor.
- Concealed hot and cold water line.
- Concrete platform with marbled worktop.
- One stainless steel sink (double bowl single tray) with mixer as per drawing.
- Wall tiles up to 2 feet height above counter-top and along the sink.
- Exhaust fan suitably located for burner.

General Amenities

- Reception area in the ground floor with an attractive concierge desk, along with individual mailboxes etc.
- Elaborate intercom system to connect each apartment with the concierge desk.
- Car parking space in ground floor with easy driveway.
- Secured heavy main gate.
- Superior quality lift with adequate speed to serve the residents at every floor along with attractive proper lighting, emergency alarm & escape provision from reputed international manufacturers.
- Sufficient lighting and easy-to-climb steps in the main staircase with attractive railing.
- Underground water reservoir of adequate storage capacity with one main lifting pump and one standby pump.
- Water supply connection from wasa as per total calculated consumption (subject to wasa main line supply).
- Well-planned sewerage system for long-term requirement.
- Electricity supply 220v/440v from desa source using separate main cable and I.t. Panel / distribution board.
- One stand-by generator for use of the lift, water pump, stair & common space lighting. Also the generator will serve one light and one fan point in every room of each apartment.
- Gas pipeline connection from Titas gas distribution system. (adequate safety measures incorporated).
- Provision for cable network connection for each apartment.

Structural And Engineering Features

- Building will be planned and designed by professional renowned Architects and structural design Engineers.
- Structural design parameters will be based of American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) code & SNOG code.
- Sub- soil investigation and soil composition will be analyzed from BUET laboratory.
- All construction tools like mixer machine, vibrator, vibromax, roof hoist, tower hoist, rod cutter, level machine, hand tools, etc. to be arranged by the Developer.
- Building will be comprised of reinforced cement concrete (R.C.C) foundation, considering resistance to 6.5 Richter scale earthquake and 200K/M wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional design and supervising engineers.

SUPERVISION

- Direct supervision at every stage of construction will be conducted by experienced Engineers to ensure highest quality workmanship.
- Systematic testing of concrete and other completed work samples at every stage from quality control laboratories.
- One or more Diploma Engineer(s) will be engaged for full time supervision. Owner's representative may also check the quality of the materials.



Sub station

100 KVA Transformer rating as per requirement, (Energy Pac/AEG-Origin Assembled in Bangladesh component from Germany, Spain, and Japan) **PFI:** As per requirement of total load.

Generator:

One residential 45 KVA canopy (soundproof) diesel generator for operation in case of power failure. The Generator will support all points except A.C Connections.

Specification of Generator:-

Engine	:	Perkins.
Alternation	:	Stamford.
Brand	:	Forest City.
Origin	:	England.
Capacity	:	45 KVA

Lift :

1 no. 6 (Six) Passenger lift of Mitsubishi/ LG/ OTTIS.

Utility connections

- ❖ Water line connection from Dhaka **WASA**. (With individual Sub-meter for each apartment, if possible).
- ❖ Individual Double Burner Gas connection.
- ❖ 220 v power connection.
- ❖ Individual **DESA** meter for each apartment and one for common services (lift, light, water pumps etc).

Other inclusions

- ❖ Engineering treatment in rooftop to protect from overheating
- ❖ Parapet wall of adequate height in rooftop
- ❖ Under ground and rooftop water reservoir for 03 days water storage (**UG -L 10 × B7 × H8** approx and **OH-L 7 × B7 × H 6** approx)
- ❖ 2 (two) nos of Good quality water pumps for emergency (**Pedrolo/SAER**), one for normal use and one for emergency (standby).
- ❖ Fire extinguisher in each floor landing and ground floor.

Security Arrangement

- ❖ Guard post with intercom connection for 24 hours security.
- ❖ Caretaker's Room with kitchen facilities if design permits.
- ❖ Toilets for drivers & Association Staff.
- ❖ Management Office with Homogenous tiles (RAK/Equivalent).

AFTER SALES SERVICE

The following after sale services will be provided by the 2nd party:

- ❖ Preparation of Bye Laws and formation of Apartment Owners Association
- ❖ 01 (One) Year free repair & maintenance of technical problems after handing over the Project to the Apartment Owners Association.
- ❖ Supervision of complex and repair / rectification of technical defect or Constructional defect by an Engineer for 01 (One) year after handing over the Project to the Apartments Owners Association



Terms & Conditions

Reservation

Application for reservation of apartment shall be made on the prescribed form duly signed by the applicant with the Down Payment. The company has the right to accept or reject any application

Allotment

After receipt of the Application Form and Down Payment the CDL will make an agreement with Payment Schedule. Allotment is made generally on 'first come first serve basis'. Preference however may be given to clients paying the full / significant amount in one installment

Allotment Transfer :

Until full payment of all installments are made and possession obtained, the buyer shall not transfer and/or sell the unit allotted to him/her to a third party.

Criteria's Right :

The company has the right to accept any application for allotment. It also reserves the right to make changes in both architectural and structural design of the project. Limited change can be made in specification for overall interest of the project

Mode of Payment :

All payments shall be made by Crossed Cheque, Bank Draft or Pay Order favoring Criterion Developers Ltd (CDL), against which receipt will be issued. The company will not take responsibility for any cash payment made without proper receipt from accounts section. Foreigners and Non-resident Bangladeshis may pay in Foreign Currency through Bank. Conversion into Taka will be done at prevailing Bangladesh Bank Exchange rate

Schedule of Payment :

The buyer must strictly adhere to the installment schedule to ensure timely completion of the construction work. Delay in payments beyond the due date will make the allottee liable to pay a charge of 4% per month on the amount of payment delayed.

Cancellation of Allotment :

In case of surrender/cancellation of allotment by the purchaser or non-payment of installment beyond 2 (two) months, the Company shall have the right to cancel the allotment. In such event, the amount deposited with the Company will be refund after deducting 4% of the total agreed value only after resale of the apartment in question.

Transfer of Ownership :

Proportionate share of undivided & undemarcated land will be registered in favor of each buyer as per current rules & regulations of the Government.

Transfer Cost :

All costs related to transfer of ownership like stamp duty, registration cost, Govt. Tax, VAT, Documentation charges, Sales permission charges, Incidental expenses will be borne by the buyer on actual basis before registration.

Completion of The Project :

If the completion period of the project is affected by unavoidable circumstances like natural calamity, political disturbances, strikes, civil commotion, non-availability of materials, non-payments of installment on time by the buyers and any other forced majeure, then the buyer will not be entitled to claim any kind of compensation.

Documentation Charges and Govt Taxes :

The buyer shall bear all costs relating to the transfer, registration, VAT Gain-Tax, etc.

Utility Connection & Incidental Costs:

Connection fees, security deposit and Incidental expenses/charges relating gas, water sewerage, power connections are not included in the price of the apartment. All the expenses incurred by the Company on these accounts shall be reimbursed by the buyers to the Company proportionate to their shares.

Company's Right :

The Company may make minor changes in the specifications and may make changes in design and/or layout of the Apartment/Project, if these become necessary

Hand Over :

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

Owner's Welfare Society :

The buyer should be a member of the Owner's Welfare Society, which will be formed by the owners of the apartments after the handover with a view to maintain the general affairs and security of the complex for common interest. Each apartment owner must initially deposit a sum of TK= 50,000/- to the reserve fund before taking possession of the apartment.

Note :

Until full payment is made and possession obtained, the buyer shall not carry out any extra work/modification within the apartment complex on their own. Until full payment is made and possession obtained, the buyer shall not mortgage the Property with Bank/Building Societies.

Some of Our Projects.....



Criterion CHALET
Old DOHS



Criterion DAKHINA PABAN
Bashundhara



Criterion JUI
Uttara, Sector-06



Criterion SHOPNO BILASH
Uttara, Sector-13



Criterion LABONI
Dhanmondi



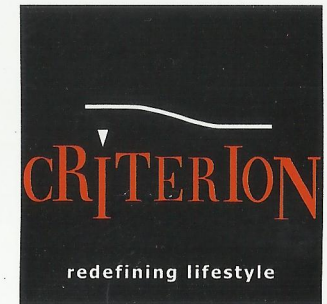
Criterion SHOPNO NIBASH
Uttara, Sector-04



Criterion CANOPY
Mohammadpur, Tajmahal, Road



Criterion ZEPHYR
Baridhara



redefining lifestyle
**Criterion
Developers
Limited**

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Cell: 01195010402, 01195010403
01195010404, 01195010405
Fax : 88 02 9110523
e-mail: info@criteriodevelopers.com
www.criteriodevelopers.com

Architectural Consultant :
TANYA KARIM N.R KHAN & ASSOCIATES

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Member **REHAB**