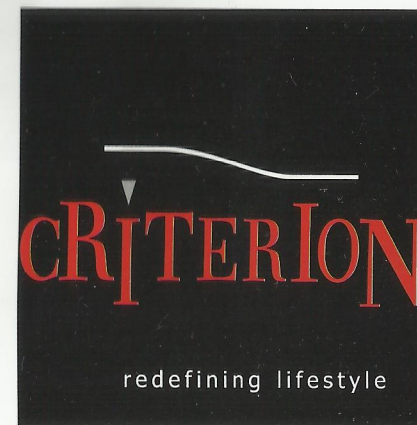




CRITERION  
Dakhina Paban




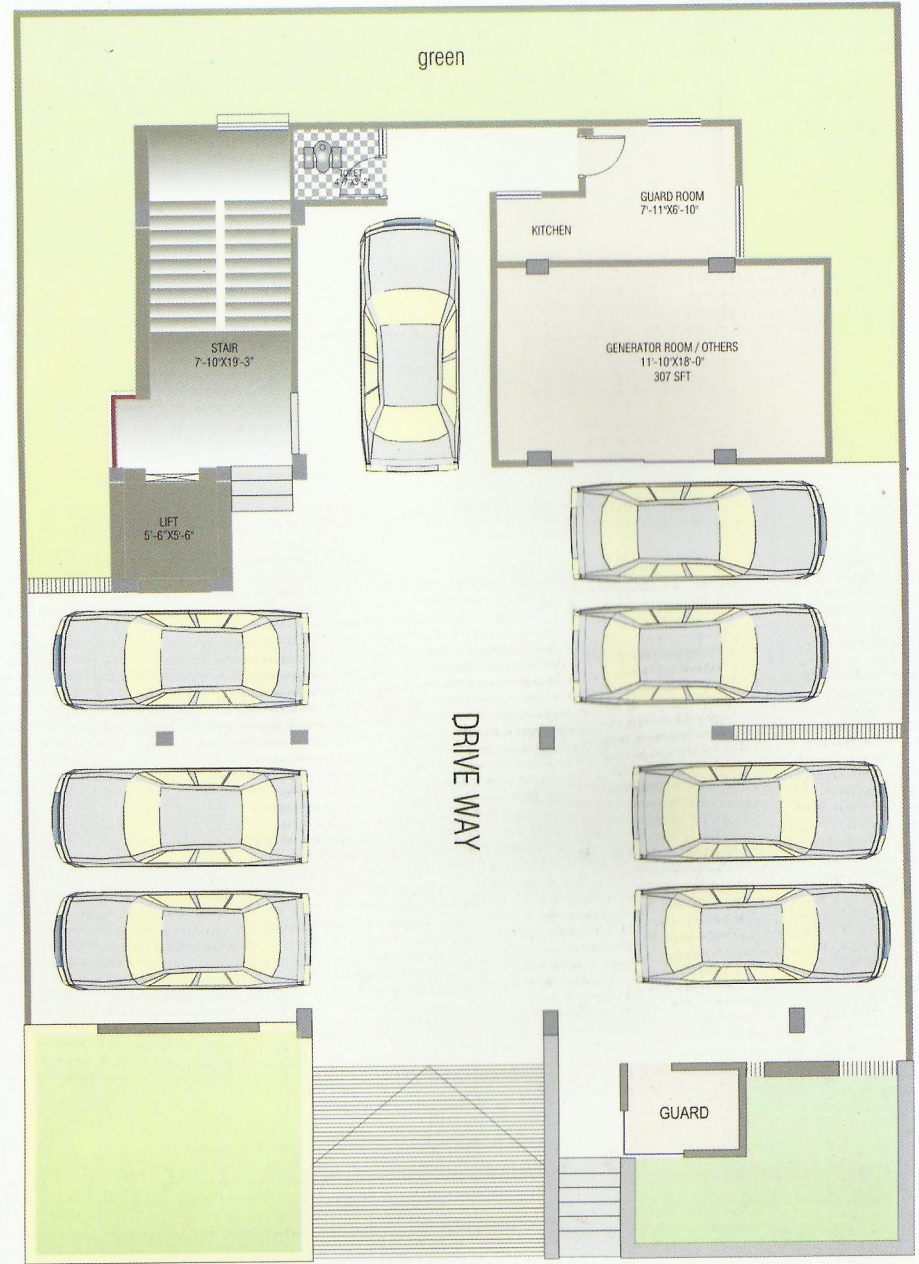


## Dakhina Paban

Plot-231, Block-C, Bashundhara R/A, Baridhara

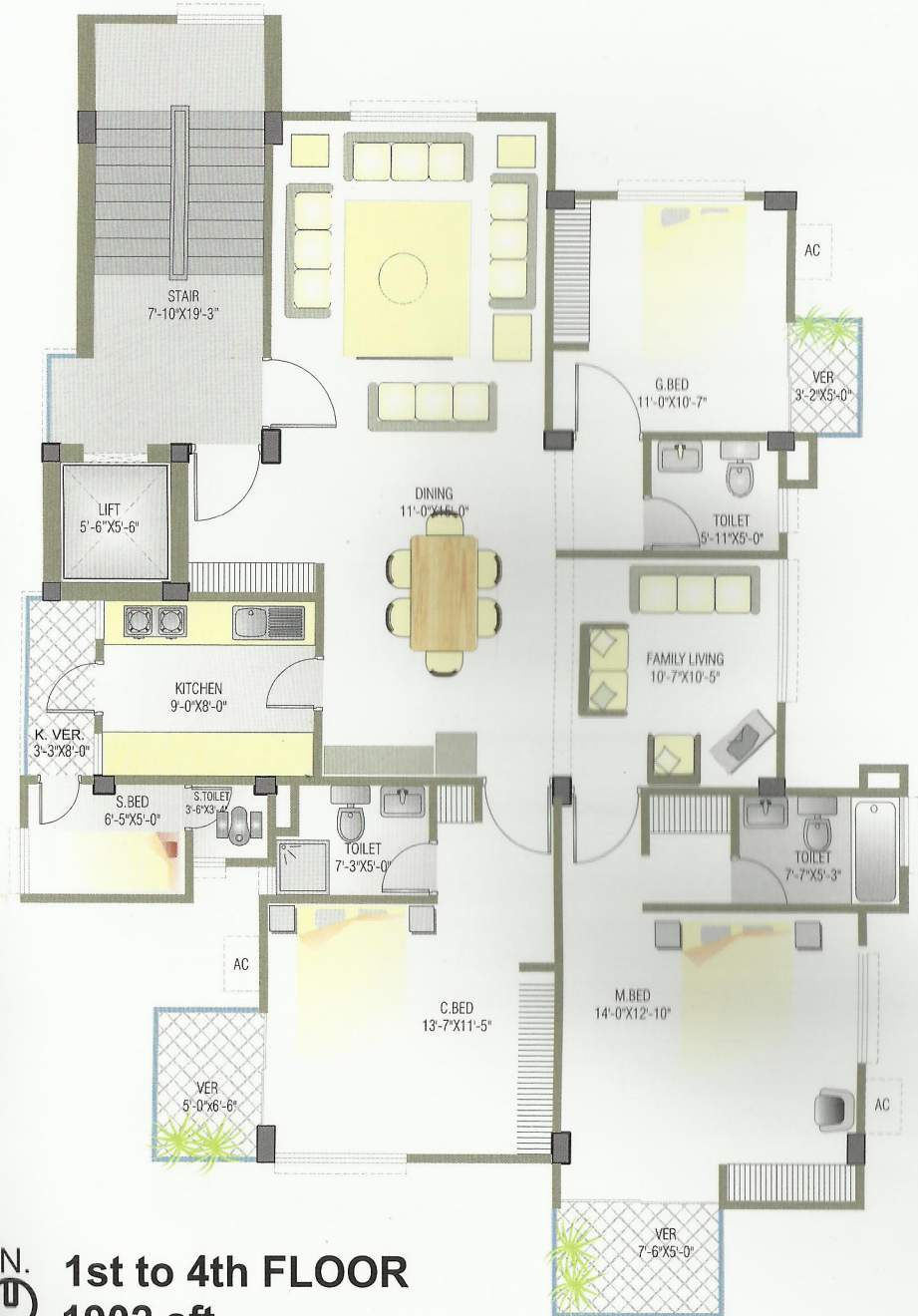


N. north.  
 LOCATION MAP

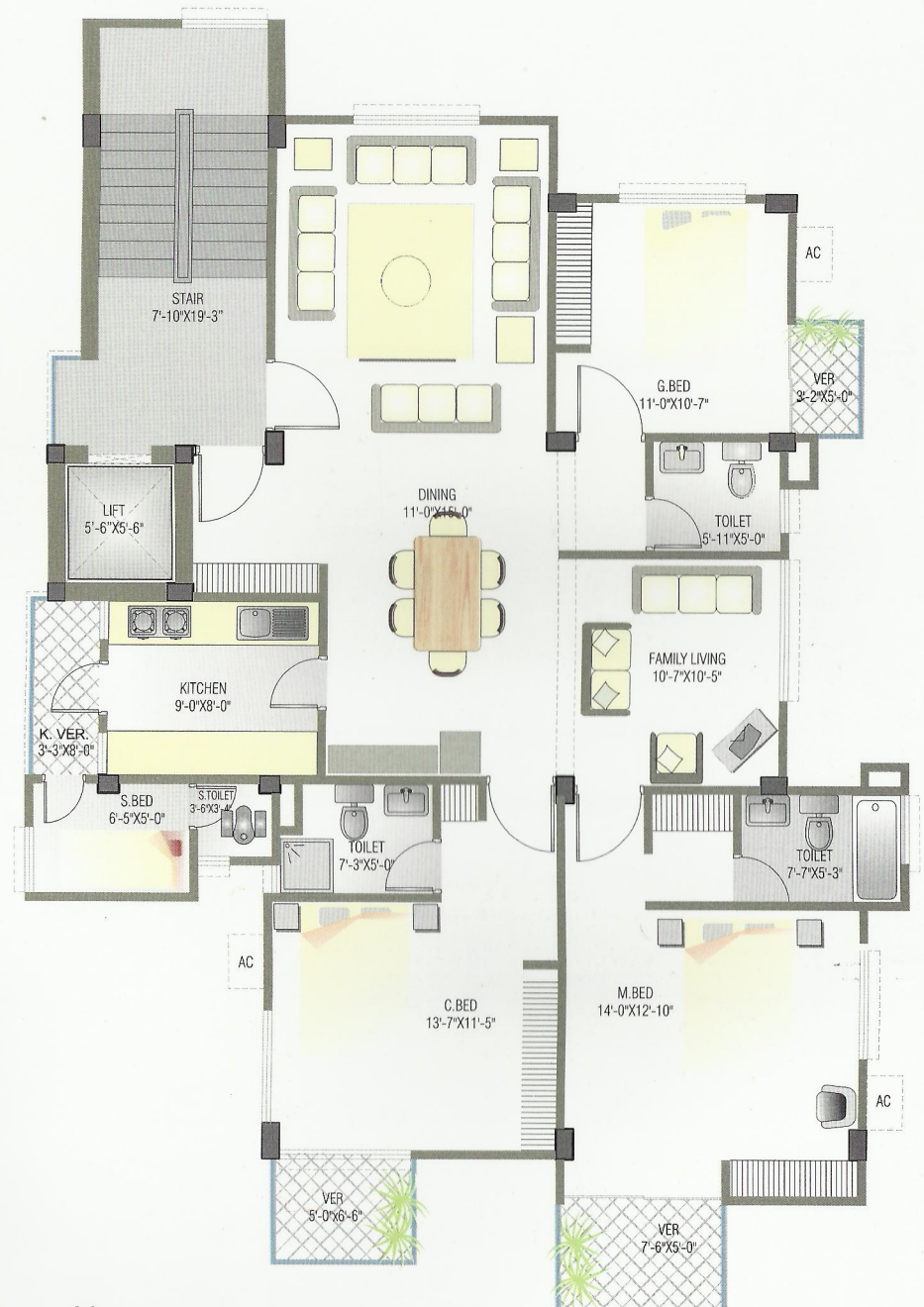


ENTRY

GROUND FLOOR 

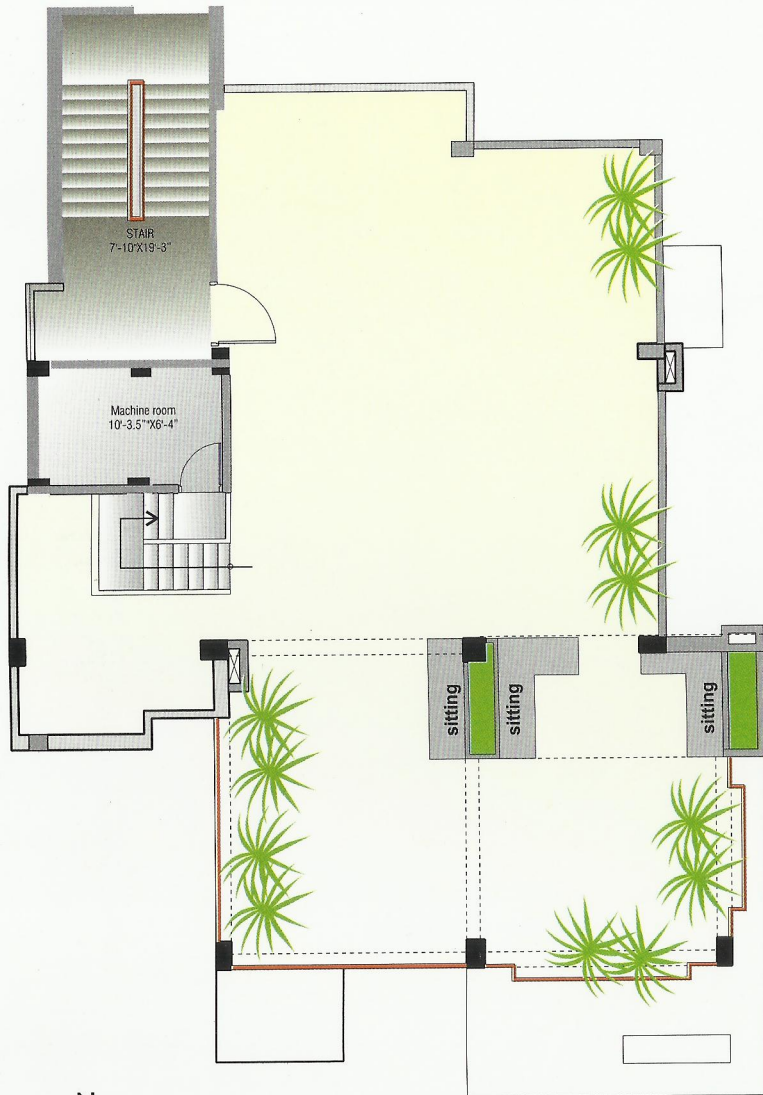


**N.**  
 **1st to 4th FLOOR**  
**1902 sft**



**N.**  
 **5th to 7th FLOOR**  
**1902 sft**

# Features & amenities



N.  
⊕  
Roof Plan

## SPECIFIC MAIN APARTMENT FEATURES

### MAJOR STRUCTURAL MATERIALS:

- Bricks : 1<sup>st</sup> class Bricks (Gazipur)  
Cement : Mir Cement / Crown Cement / or Equivalent  
Steel bars : 60 Grade Deformed bar manufactured by BSRM/Rahim steel or Equivalent  
Electrical cable : Standard electrical cables manufactured by Paradise Cables Ltd/BRB or Equivalent.  
Coarse Sand : Sylhet, Coarse Sand.  
Lift : 1 no 8 (eight) passenger lift of LG/FUJI or equivalent

### Main Entrance Door

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

### Internal Doors

- Painted single shutter flush door.
- Wall cover wooden frames.
- Mortise lock in all bedroom doors.

### Floors

- 16" x 16" Mirror Polish glazed tiles.
- 4" Tiled skirting.

### Windows

- Sliding aluminium section as per Architectural design.
- 5 mm tinted glass & rainwater barrier.
- Security grill.
- Provision of 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 high quality painting on outside walls.

### Electrical features

- All electric wirings, 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).
- Above 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.
- Two Fridge power points at dining or any suitable location.
- One power point for washing machine at Verandha or any suitable location.
- Verandha with suitable light points

### Bathroom features

- Glazed wall tiles up to bathroom ceiling.
- Floors with floor tiles.
- All Cabinet tops with Marble.
- Colored or white commode with Cabinet 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).
- Two bathtubs in Master and Children's Toilet.
- 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 Marble worktop along the sink line as per drawing.
- One stainless steel sink with mixer as per drawing.
- Wall tiles up to 2 feet height above counter-top and along the sink.
- Provision of 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 sufficient as per total calculated consumption (subject to WASA main line supply).

- Well-planned sewerage system for long- term requirement.
- Electricity supply 220V from DESA source using separate main cable and L.T. Panel / Distribution board.
- One stand-by generator for use of the lift, water pump, stair & common space lighting. Also the generator will serve all lights and fan points in the apartment.
- Gas pipeline connection from TITAS GAS distribution system sufficient as per total calculated consumption. (Adequate safety measures incorporated).
- Separate area on the roof for cloth drying.
- Provision for Cable network connection for each apartment.

### Structural and engineering features

- Class 1 bricks partition of every room.
- Using latest testing equipments and laboratory techniques, Sub-soil investigation and Soil Composition are comprehensively analyzed.
- Foundation and superstructure design and construction supervision done by a group of Structural Design Engineers with wide range of professional experience.
- Structural design prepared with the help of latest computer Software analysis (EXACT Method).
- Structure designed to withstand Earthquake as per BNBC code-93.
- Structural precaution from Cyclonic winds up to 200 KMH.
- All the parameters related to structural design based on American Standard of Testing Materials (ASTM) and American Concrete Institute (ACI) codes.
- Heavy reinforced cement concrete foundation depending on the soil test report.
- Comprehensive section-by-section testing and checking of all steel reinforcement by professional Designer and Supervising Engineers.
- Systematic structural combination of steel reinforced concrete frame.
- All structural members such as columns, beams, stairs, etc. with high strength reinforced cement concrete.



- All construction materials used including cement, bricks, steel, sylhet sand, local sand and other aggregates etc. of the best quality and screened properly as per specification.
- To ensure highest quality of workmanship in construction direct supervision is made at every phase by a group of qualified Civil Engineers. Sub-Station

1) Transformer (11/0.4 kV, 3 Phase): rating as per requirement , app 100 kVA (Energy Pac/ AEG-Origin Assembled in Bangladesh component from Germany, Spain, and Japan with necessary safety and protection devices as required by the Bangladesh Electricity Licensing Board)

2) Power Factor Improvement Capacitor: rating 50 KVAR or as required by the DESCO

3) Emergency Generator: One residential canopy (soundproof) auto-start/manual diesel generator for operation in case of main power failure with the specifications: Capacity- 30kVA; Brand Name: Forest City Generator manufactured and imported from the United Kingdom (UK) ;Engine: Perkins,Alternator: Stamford brand manufactured and imported from country of origin from United Kingdom(UK).

The emergency generator, in case of main power failure, shall provide electric supply to: lift, staircase, pumps, lobby, intercom service, common spaces like car-parking spaces, reception area, security room main gate and also 10 (ten) utility points in each apartment.

### Utility Connections:

- Water line connection from WASA;
- Individual Double Burner Gas connection from Titas Gas Corporation;
- 230 Volt, single phase power connection; and
- Individual DESA meter for each apartment.

### Other construction features:

- Engineering treatment in rooftop to protect from overheating;
- Parapet wall of adequate height in rooftop;
- Under ground & rooftop water reservoir for 02 days water storage;
- Good quality water pumps for emergency (Pedrollo);
- Fire extinguisher in each floor landing; and
- Any other feature or device that might be required by the existing law.

### Security Arrangement:

- Guard post with intercom connection for 24 hours security;
- Guard Room with kitchen facilities;
- Toilets for drivers & Association Staff;
- Management Office (If RAJUK approves) will be Homogenous tiles (RAK/Equivalent) and
- Other arrangement/facility as may be mutually agreed upon.

### After sale service

- Preparation of Bye Laws and formation of Apartment Owners Association;
- 6 (six) months free repair & maintenance of technical problems. After handing over the Project to the Apartment Owners Association; and
- Supervision of complex and repair / rectification of technical defects or construction-defects by an Engineer for 6 (six) months 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 issue an Allotment Letter and 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 of the end of the grace period, 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.

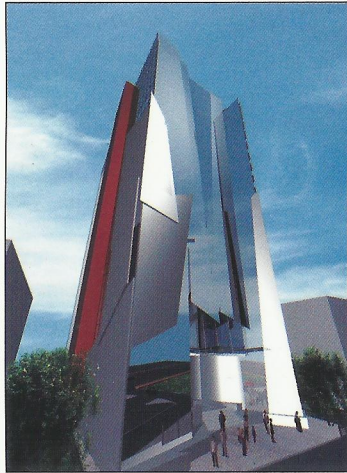
## Note :

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 SHOPNO NIBASH  
Uttara



Yeawar Tower  
Palton



Criterion SHOPNO BILASH  
Uttara



Criterion ZEPHYR  
Baridhara



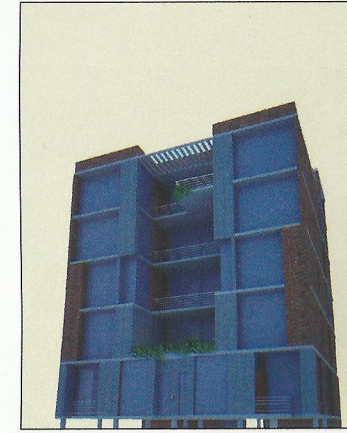
Criterion JUI  
Uttara



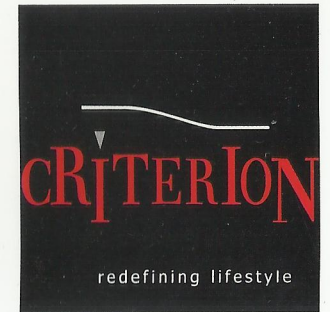
Criterion CANOPY  
Mohammadpur



Criterion LABONI  
Dhanmondi



Criterion CHALET  
Old DOHS, Banani



redefining lifestyle  
**Criterion  
Developers  
Limited**

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13 Kawran bazar, Dhaka-1215  
Phone: 8116152, 8110939  
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Chinton Architects Limited

Member **REHAB**