

redefining lifestyle

Laboni-2

luxurious apartment

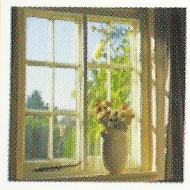
at
D H A M O N D



A PROJECT OF CRITERION DEVELOPERS LTD.

preface:

We are pleased to announce the launching of our project at Dhanmondi Residential Area, the most sought-after address of the city dwellers. "LABONI-2" is located at plot no 24, Road no-9A, Dhanmondi R/A, Dhaka is in quite and calm environment, away from maddening crowd, yet in close proximity of all important place and landmarks where one needs to go easily and quickly.



While designing this project our architect puts his efforts and expertise on maximization of the functional aspects of space keeping in view reasonable comfort and aesthetic senses to which we are committed. 10 (ten) to 12 (twelve) affordable but decent and elegant apartments are in this complex, a symbol of perfect contemporary architecture, will be equipped with modern, stylish and latest fittings and fixture.

Address:
Plot no-24, Road No-9/A, Dhanmondi, Dhaka.

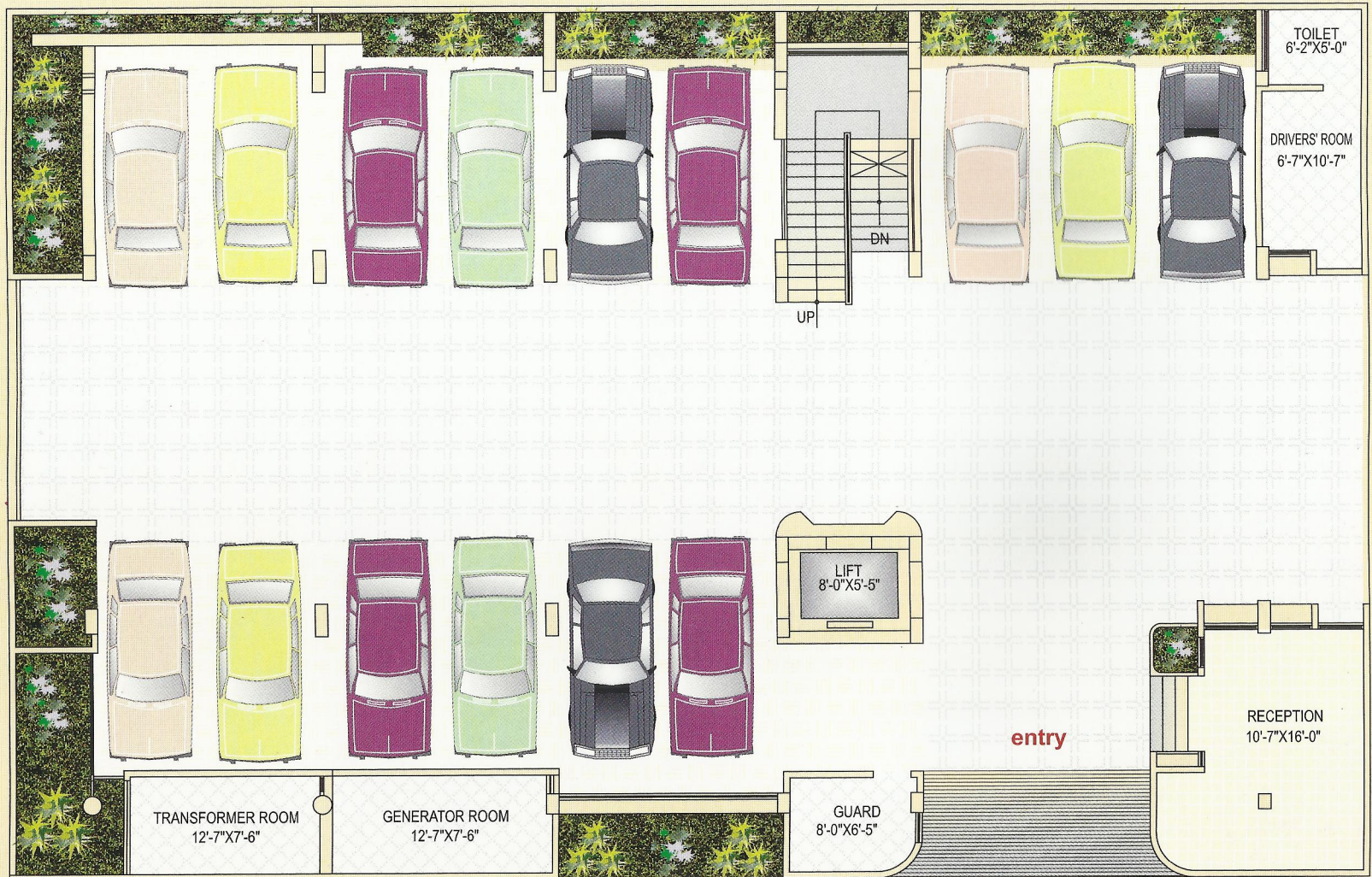


M A P

exterior view



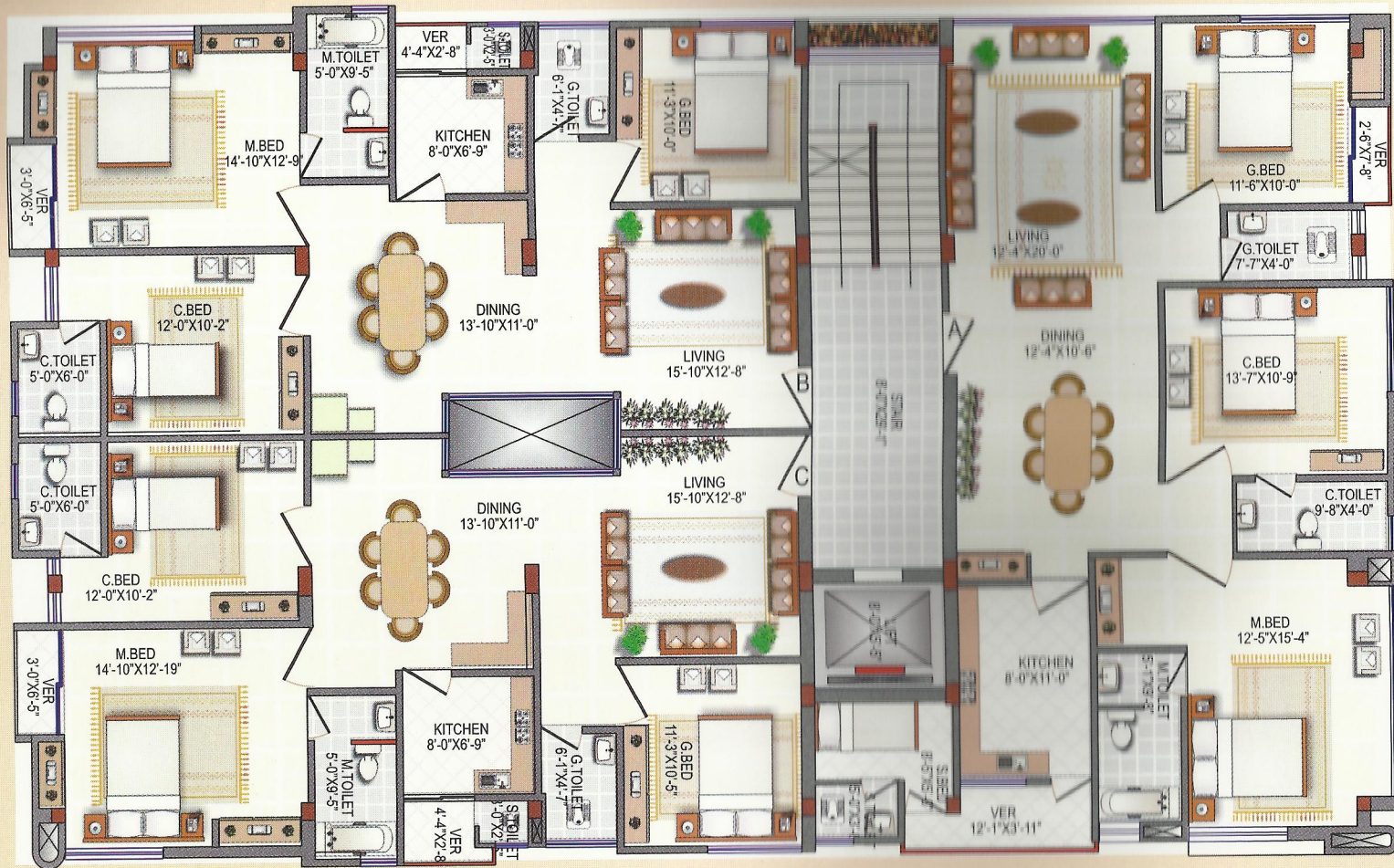
Ground floor plan:



car parking area.



typical floor plan:

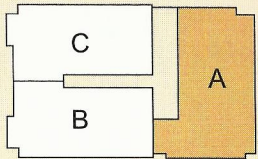
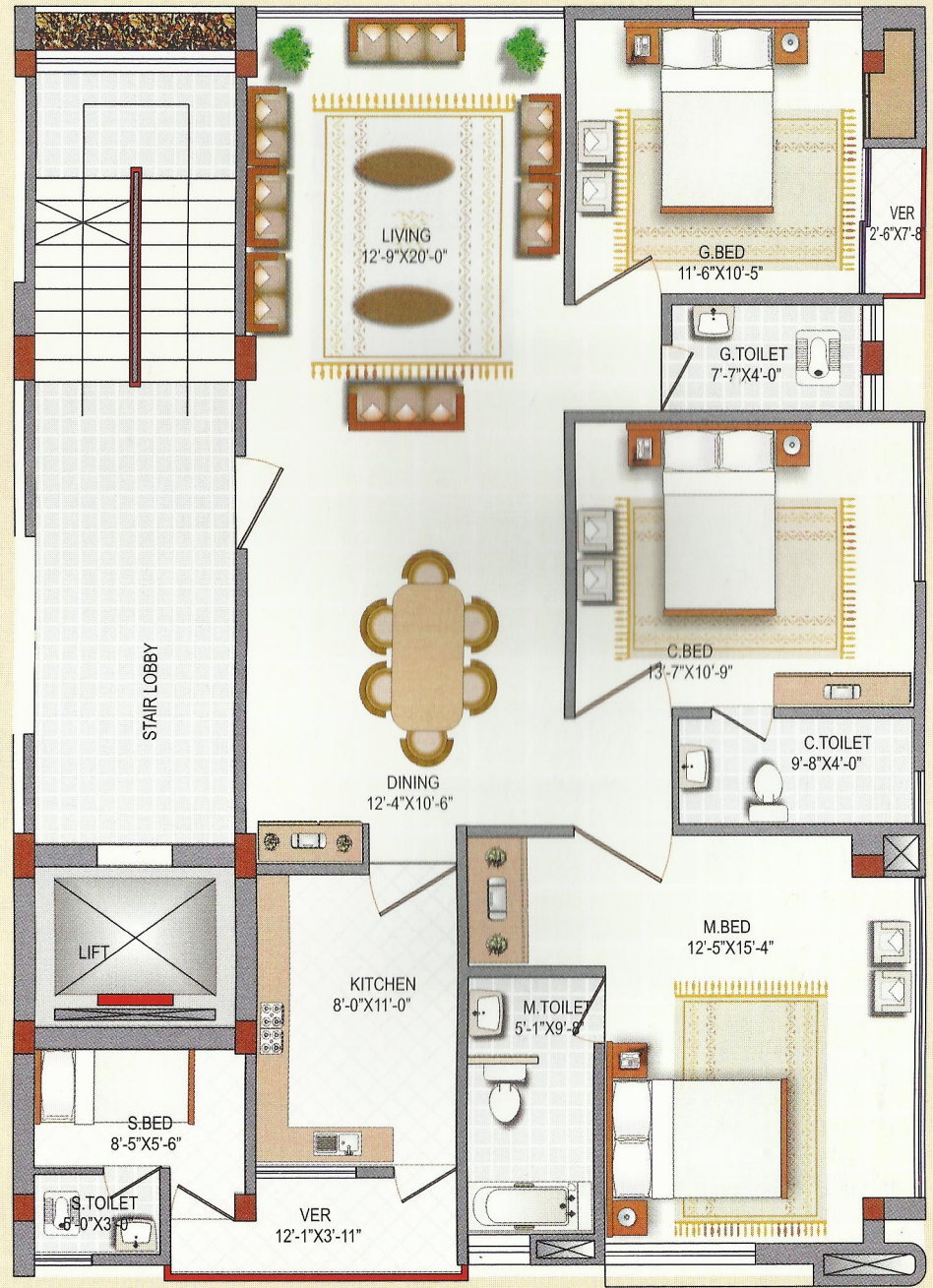


Unit type- A: 1600 sft

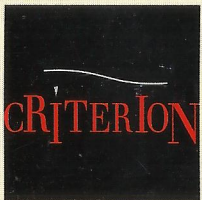
Unit type- B: 1350 sft

Unit type- C: 1350 sft

typical floor plan:



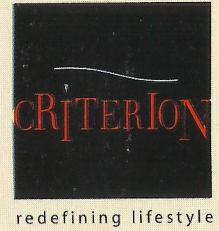
KEY PLAN



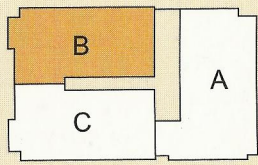
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1600 unit type - A
sft

typical floor plan:



1350 unit type - B
sft



KEY PLAN



Features & Amenities

Building Entrance :

- Secured decorative gate matched with the elevation & perspective of the building.
- Entrance stair polished tiles.
- Paving bricks in the entrance pavement.

Reception Lobby :

- Reception desk.
- Reception area paved with marble/granite.
- Toilet for drivers & security personnel.
- Suitable lightings and paintings in the lobby area as per architect's choice.
- Accommodation for Caretaker, Security Guards.

Lift Lobbies & Staircase :

- Spacious full tiled lift lobby with adequate natural lighting and Ventilation system.
- Local non slip tiles & S.S hand railing in staircase.

Super Structure :

- Reinforced cement concrete (RCC) Structure with brick partition/concrete block walls. Design based on ACI Code to withstand 200 km per hour wind load and earthquakes load as per Bangladesh National Building Code. (BNBC).

Walls :

- External : Plastered brick / concrete block wall with Weather coat.
- Internal : Plastered brick/concrete block wall with plastic paint.

Structural Requirement :

- Structure designed to withstand earthquakes measuring unto 7.0 on Richter scale & cyclone winds unto 220 km/h. Best quality stone chips, bricks, cement, re-bar, sand etc will be used as per requirement of the Bangladesh National Building Code following ACI code and building practice.
- All the design parameters are based on Bangladesh National Building Code 1993, ASTM, ACI.

Roof Top :

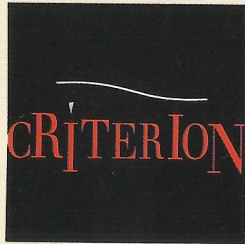
- Roof will be finished by lime terracing & protected by parapet wall.
- Small party facilities.
- Green plantation arrangement.

Floors :

- Kitchen and Bathroom: Imported Standard ceramic floor tiles as per developers choice.
- All other floors: Polished white mosaic / or Homogenous floor tiles.
- 6" skirting with tiles.

Door Frame :

- Main doorframe made of teak wood.
- Interior doorframe made of Chapalish / Sil Karaiy /Teak Chamble wood.
- All doorframes will be treated to resist termite attack.



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Doors :

- Decorative main door shutter made of teak wood.
- All internal doors will be Gamari / Chapalish Veneered Flush door.
- All bathroom doors will be UPVC (ultra polyvinyl chloride) Water resistant plastic door or wooden painted as per owner's choice.
- Heavy duty door lock of foreign angina, door chain, check viewer, door knocker & apartment no plate in this main entry door.
- All other doors will be provided with round-knob Mortise door lock.

Windows :

- Security grill made of 3mm flat bar.
- 5mm clear glass with sliding aluminum section.
- Provision of fly-proof netting in all windows.

Kitchen :

- Double burner gas outlet & Concealed water line.
- One stainless steel sink with mixer & Exhaust fan.
- Imported ceramic wall tiles as per developer's choice up to 7' high, excluding cabinet positions.
- Concrete counter top with marble/granite as per developer's choice..

Bathroom :

- Every bathroom has glazed wall tiles up to 7' height and non-slip floor tiles.
- Best quality sanitary ware & Best quality local fittings with 7 years warranty.
- Mirror will be provided above every basin.
- Cabinet or pedestal type basin will be optional choice.
- All bathrooms will be provided with matching soap-cases, towel rail and toilet paper holder.
- False roof will be provided in all bathrooms with storage facilities.

Features & Amenities

Master Bathroom :

- One bathtub with accessories.
- Counter top basin with marble top & ceramic tiles.

Servant bathroom :

- Local pan and fittings with shower facilities.

Railing :

- Railing of staircase made of stainless steel.
- Railing of verandah will be M.S pipe / square box painted.

Water Pumps & hot water system :

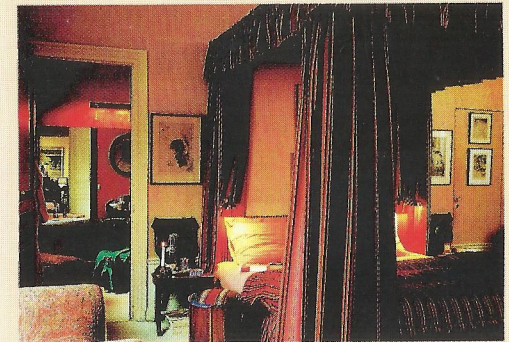
- European origin water pumps (main & standby) will be provided.
- Central hot water system (gas based).

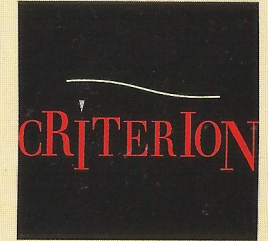
Painting :

- Smooth finished high quality plastic paint on internal walls and ceilings (Color will be owner's choice).
- High quality Snowcem paint Berger weather coat for the outside walls
- Painting materials will be of Berger/Elite/Asian paint standards. (Color will be Architect's choice).

Electrical and Utilities Provision :

- All electrical wirings, phone lines, gas and water lines will be concealed.
- Power points for window type air-conditioner. Plug points will be provided for electrical appliances as per standard design.
- Separate electrical meter for each apartment.
- Concealed T.V. antenna line & Telephone line in master bedroom and living room.
- Underground water reservoir with one lifting pump.
- Intercom system will connect each apartment with the main entrance security booth.
- Satellite dish cable line (in house only).





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Lifts :

- 1 no. 6 (six) passengers lift of reputed Brand.
- Fast and reliable service will be provided with voltage stabilizer.
- Emergency power supply from standby generator with auto changeover system.

Sub- Station :

- Transformer and HT Switchgear will be provided.

Utility Lines :

- All electrical, telephone, gas, water, TV & Dish connection will be concealed.
- Individual electricity supply connection (FDB).
- Gas & water supply will have common meter connection for the project.

Generator :

- 150 KVA Reputed brand stand-by generator will be provided to cover lift, pumps, common space lights and lights and fans of apartments.

Intercom System :

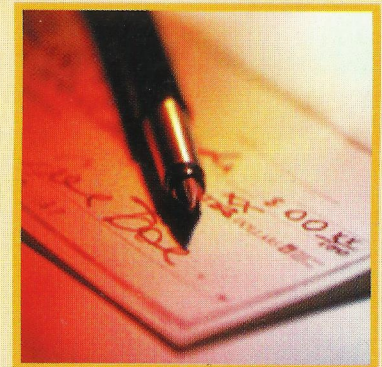
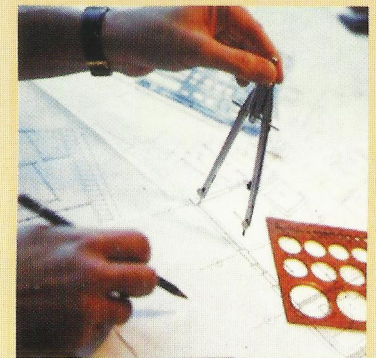
- Concealed wiring for PABX system from reception desk to each flat.

Optional Items on Additional Payment :

- Kitchen cabinets.
- Bedroom / dressing room wardrobes / walk-in-closets.
- Grill & Curtain rails / pelmets.
- Electrical light fixtures.
- Any other item which is not covered under standard specification as mentioned above.

Additional Features :

- Building Façade including front building façade improvement with Land scape as per Architects choice.



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 at 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 refunded after deducting 4% of the total agreed value only after resale of the apartment in question .

Transfer of Ownership :

- Proportionate share of undivided & un demarcated 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, incidental expenses will be borne by the buyer on actual basis before registration.

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 deposits 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.

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.

Hand Over :

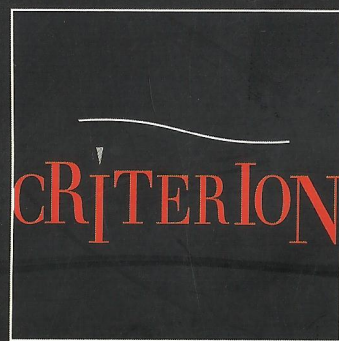
- The possession of each apartment and parking space shall be duly handed over to the allottee on completion and on full payment of installments and other charges and dues. Prior to this, possession of the apartment will remain with the Company.

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.25,000/- 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.



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