

Committed to just Time & Quality

CONCRETE *Esteem*

Plot # 01, Road # 2/A, Sector # 16/D, Uttara, Dhaka-1230.

DEVELOPERS LTD.

CONCRETE

Introduction

It is a great deal of pleasure to introduce our new project, **CONCRETE Esteem** at Plot # 01, Road # 2/A, Sector # 16/D, Uttara, Dhaka-1230. One of the calmest & quiet residential areas for peaceful living in Bangladesh.

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.

CONCRETE Esteem View is a Residential Complex featuring all the modern facilities and amenities you would demand of a home suited to your modern lifestyle. 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.

Project Information

PROJECT NAME

CONCRETE
Esteem

PROJECT ADDRESS

Plot # 01, Road # 2/A, Sector # 16/D, Uttara, Dhaka-1230.

NATURE

Residential.

STORIED

Ground + 9 Living Floor

LAND AREA

5.00 Katha./3600 Sft.

FACING

South-East

NO OF APARTMENTS

10 Nos.

NO OF ELEVATOR/LIFT

01 Nos.

NO OF CAR PARKING

10 Nos.

APARTMENT SIZE

Type A: 1213 Sft.

Type B: 1213 Sft.

Type AB: 2426 Sft.

APARTMENT CONTAINS

Type A:

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

Type B:

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

Type AB:

04 Beds, 04 Baths (03 Attached and 01 Common), 04 Ver, Formal Living, Family Living, Dining, 02 Dressing Room, Kitchen with Ver, Store & S. Toilet.

COMMON FEATURES

Reception, Guard Post, Caretaker Room, Generator Room, E.M.R. Room, Kitchen & Toilet at Ground Floor.

Community Space, Toilet, Seating Area & Machine Room at Roof-top.



Location Map



Ground Floor Plan



GROUND FLOOR CONTAINS:

CAR PARKINGS
10

- RECEPTION
- GUARD POST
- CARETAKER ROOM
- GENERATOR ROOM
- E.M.R ROOM
- KITCHEN
- TOILET



Perspective View of **CONCRETE Esteem**



Typical Floor Plan

TYPE A - 1213 sft.

TYPE B - 1213 sft.

1st Floor Plan

60'-0" WIDE ROAD



34'-0" WIDE ROAD

APARTMENT CONTAINS:

- 3 BED ROOMS
- FORMAL LIVING
- DINING
- KITCHEN
- 2 TOILETS
- 2 VERANDAS



Typical Floor Plan

TYPE AB - 2426 sqft.

2nd To 9th Floor Plan

60'-0" WIDE ROAD

APARTMENT CONTAINS:

- 4 BED ROOMS
- FORMAL LIVING
- FAMILY LIVING
- DINING
- KITCHEN WITH VER.
- 2 DRESSING ROOM
- STORE ROOM
- 4 TOILETS
- 4 VERANDAS
- S. TOILET



34'-0" WIDE ROAD

Side View of **CONCRETE** *Esteem*



Rof Top Plan



Feature & 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 (**CONCRETE Esteem**) with attractive back ground (granite/marble/tiles) 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 & decorative false ceiling with adequate lighting at parking & driveway area.

Stair & Lobby:

Mirror polish RAK tiles (12"x12") at ground floor lift wall to roof top lift wall & RAK/X-Monika stair tiles at ground floor stair to roof top stair.

Lift:

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

Generator:

One canopied, soundless (1st class China) & sufficient capacity Ricardo generator for uninterrupted power supply to cover the common facilities (Lift, common space light) and one (1) light and one (1) fan in all bedrooms, living room, dining room in each apartment.

Water Reservoir & Water Pump:

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

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.

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.

Telephone:

Telephone line provision in living room and master bed room by high quality telephone socket & cable. Individual telephone junction box provision at ground floor for smooth & clear sound.

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:

Aesthetic & durable finished roof top, combination of mosaic tiles to make the roof water proof & to decrease heat. 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:

Solid well seasoned Segun wood or equivalent decorative entrance door (solid wood) with:

- (a) Handle Lock (Imported quality)
- (b) Door Chain
- (c) Eye Viewer
- (d) Calling Bell Switch
- (e) Apartment Number (Brass crafted)

Door Frame:

Main Door frame is made of Segun wood (5.75"x2.25").

All internal door frames are made of mehogoni wood (5.75"x2.25").

Internal Doors:

All internal door will be of veneered flash door Partex/RFL/Equivalent.

Bathroom Door:

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

Window:

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

Walls:

Good quality 1st class machine made Auto Brick Block for internal and external wall.

Smooth plaster finished with paint.

Exterior wall should be provided 5-inch subject to architectural design.

Internal wall 5-inch thick.

Chemical will be used to protect the wall form damp and salt. Water barrier at window seal and drip course at sunshade will be provided to protect rain water.

Floor & Verandah:

Mirror polish 24"x 24" floor tiles RAK/AKIJ/DBL/STAR/Equivalent in general floor. 4 Inch skirting will be provided.

Feature & Amenities

Kitchen:

Impressive and comfortable tiles finished work top.
DBL/RAK/AKIJ (10"x16") wall tiles upto 7' height above kitchen workshop.
Matching floor tiles (DBL/RAK/AKIJ)
Washing corner at verandah or under sink with tiles finished and well drainage system.
Double gas burner provision.
Single bowl single tray high-quality stainless-steel sink (RFL/GAZI/ Equivalent).
Sink mixer (Sattar/ Equivalent).
All others CP fittings are Sattar/Equivalent.
Kitchen hood provision.

Electrical:

Green Lux/Ammar China Electrical Switches, Plug Points and other fittings connectors cables will be concealed.
All Power Outlets with earthing Connection.
Provision for Air-conditioners in Master bed & child bed.
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/SQ/Equivalent cable.
Circuit breaker from Mk Type/Energy/Equivalent.
SDB from Energy pace China/Local made good quality/ Equivalent.
1 no. 2 pin connection and 1 no. 3 pin connection for each bed room, dining, living and kitchen.
1 no. 2 pin connection for all bathrooms for electric razor.
Exhaust fan provision for all bathrooms.
One Refrigerator and one deep freeze point at dining space.
One Washing machine point at kitchen area.



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 **CONCRETE DEVELOPERS LTD.**

Painting & Polishing:

Soft Color plastic paint In all Internal walls and ceilings Berger/ Asian/Equivalent.
French polished door frames & shutters.
Exterior Wall will be Weather coat paint Berger/Asian/Equivalent.
Boundary gates spray finished with duco paint.
Column protective metal corners painted with synthetic enamel paint Berger/ Asian/Equivalent.

Gas:

Gas pipeline facility for each apartment will be provided from LPG Station.

Bathroom:

Master Bathroom:

Provided with best quality Sanitary, Pedestal basin with commode, water closet by RAK/Equivalent.
Hot & cold water lines provision.
Mixer with hand shower, basin mixer, shower mixer, angle stop cock, moving shower by Sattar/Nazma/Equivalent.
Porcelain soap case, towel rail, toilet paper holder, basin shelf as per Company Standard.
Wall tiles (10"x16") with border decor and matching floor (12"x12") by RAK/STAR/AKIJ/ DBL/Equivalent.

Child Bathroom:

Provided with Pedestal basin, commode and water closet by RAK/Equivalent.
Hot & cold water lines provision.
Basin mixer, shower mixer, angle stop cock, moving shower by Sattar/Nazma/ Equivalent.
Porcelain soap case, towel rail, toilet paper holder, basin shelf as per Company Standard.
Wall tiles (10"x16") with border decor and matching floor (12"x12") by RAK/STAR/AKIJ/ DBL/Equivalent.

Common Bathroom:

Provided with long pan, pedestal basin and water closet by Sattar.
Only cold water lines provision.
Bib cock, pillar cock, angle stop cock, concealed stop cock, moving shower by Sattar/ Nazma/Equivalent.
Porcelain soap case, towel rail, toilet paper holder, basin shelf as per Company Standard.
Wall tiles (10"x16") with border decor and matching floor (12"x12") by RAK/STAR/AKIJ/ DBL/Equivalent.

Common Bathroom:

Provided with long pan, pedestal basin and water closet by Sattar.
Only cold water lines provision.
Bib cock, pillar cock, angle stop cock, concealed stop cock, moving shower by Sattar/ Nazma/Equivalent.
Porcelain soap case, towel rail, toilet paper holder, basin shelf as per Company Standard.
Wall tiles (10"x16") with border decor and matching floor (12"x12") by RAK/STAR/AKIJ/ DBL/Equivalent.

Feature & Amenities

Major Structural Materials:

Steel:

Deformed Bar Manufactured By AKS/KSRM/GPH/BSRM 72 grade (500w)/Equivalent.

Cement:

Manufactured by Lafarge/Akij/Holcim/Equivalent.

Aggregates:

Stone chips will be used for (foundation, columns, grade beams, slabs & water reservoir).

Bricks:

First Class machine made gas/coal burn bangla bricks.

Sand:

- 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 approx 220V/440V 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.



Terms & Conditions

Reservation:

Application for reservation Apartment (**CONCRETE Esteem**) 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, **CONCRETE DEVELOPERS LTD.** will issue 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 7% 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 **CONCRETE DEVELOPERS 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 Allottee 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 **CONCRETE DEVELOPERS LTD.** prior to undertaking any layout change within the building complex. Failure to do so will be at the sole risk of the allottee CDL 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. 50,000/- (Fifty 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.

Ongoing Project



CONCRETE
BEGUM



CONCRETE
MORNING ROSE



CONCRETE
PANORAMA



CONCRETE
Mehra's Meadow



CONCRETE
Nawab's Lake Estate



CONCRETE
KR LAKE VIEW



CONCRETE
MONIKA



CONCRETE
RIVER VIEW



CONCRETE
CHAUDHURY
CASTLE



CONCRETE
ESTEEM



CONCRETE
Primrose



CONCRETE
MOON VIEW

Completed Project



CONCRETE
COTTAGE LAKE SIDE



CONCRETE
UTTARAYAN



CONCRETE
PUSPA



CONCRETE
BIASH-BOISHALI



Concrete
Magnolia



CONCRETE
GODHULI



CONCRETE
PARK VIEW



CONCRETE
RANGON AYAN



CONCRETE
ZANNAT VILLA



CONCRETE
TULIP



CONCRETE
SRABON



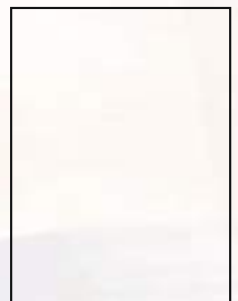
CONCRETE
CASTLE CROFT



CONCRETE
BITHIKA



CONCRETE
NOBLE HOME



Disclaimer :

All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'As built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



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