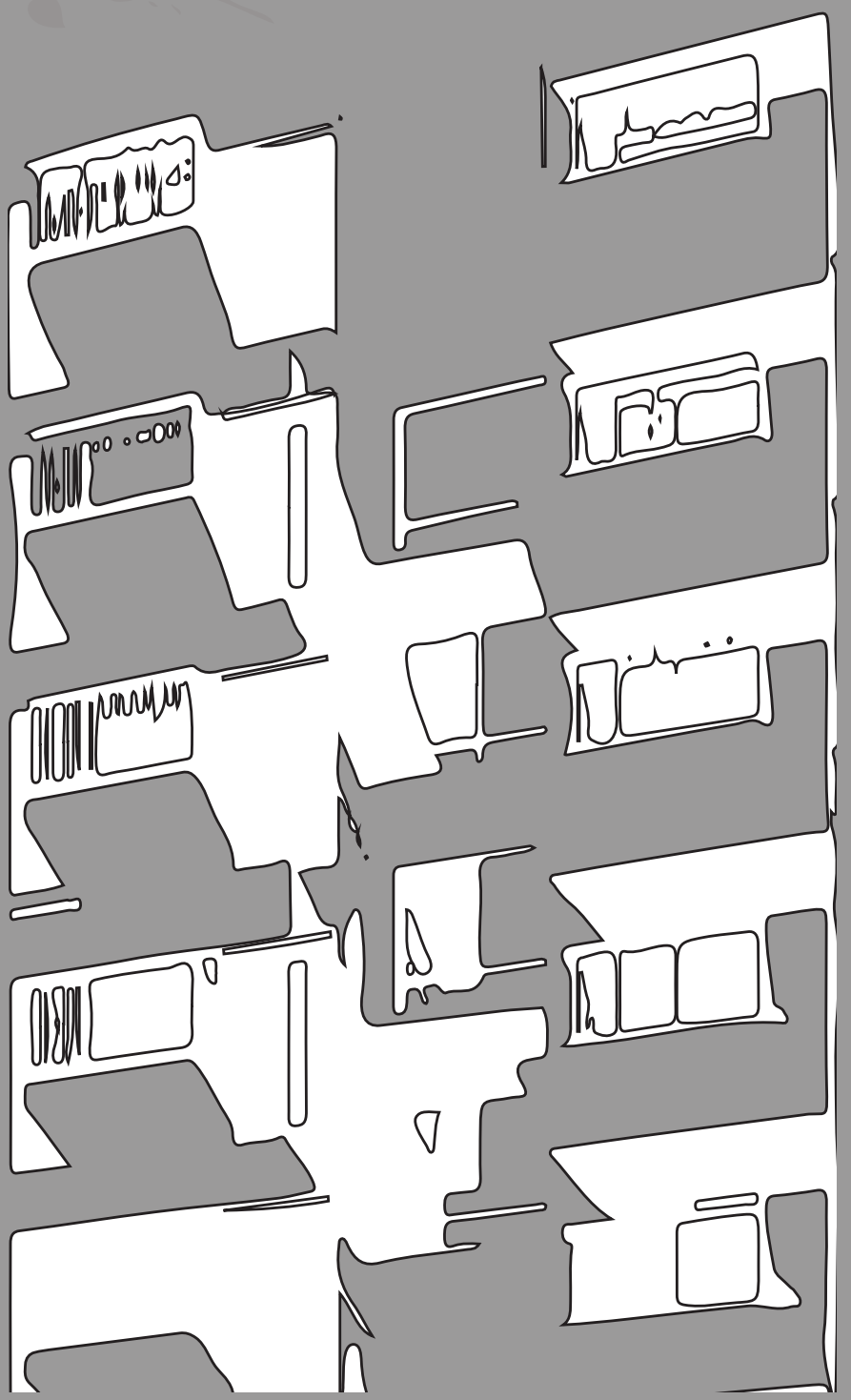
Concrete Magnolia

Plot # 28, Road # 01, Sec # 5, Uttara, Dhaka



cdl CONCRETE
DEVELOPERS LTD.
Commited to just Time & Quality

Project Information

PROJECT NAME
Concrete Magnolia

PROJECT ADDRESS
Plot # 28, Road # 01, Sector # 5, Uttara, Dhaka.

Nature
Residential

STORIED
Ground + 8 Living Floor

LAND AREA
3.50 Katha (More or Less)

FACING
South

NO OF APARTMENTS
8 Nos.

NO OF ELEVATOR/LIFT
1 No.

NO OF CAR PARKING
8 Nos.

APARTMENT SIZE
1803 Sft.

APARTMENT CONTAINS
04 Beds, 03 Baths (02 Attached), 02 Ver, Living, Dining, Family Living, Kitchen With Ver, Maids Toilet.

COMMON FEATURES
Guard Post, Caretaker Bed, Generator Room, Sub-station at Ground Floor.

Community Space, Plantation, Cloth Drying Area, Machine Room at Roof-top.



Introduction

It is a great deal of pleasure to introduce our new project, Concrete Magnolia at Plot # 28, Road # 01, Sector # 05, Uttara, Dhaka. One of the most calm & quite residential area for peaceful living.

While designing architect put the best effort on maximinion of functional aspects as well as the aesthetics of the project, creating necessary comfortable space. The apartments in this complex are expression of contemporary architecture, equipped with modern, stylish, elegant fittings and fixture.

Concrete Magnolia is a Residential Complex featuring all the modern facilities and amenities which you would demand of a home suited to your modern lifestyle. Our attention to detail is obvious in the architecture with contemporary design flair, incorporatirtg all the functionality of each individual surrounding and proximity to civic center all together creates a uniquesite of C type that one would love to live in.



Location Map



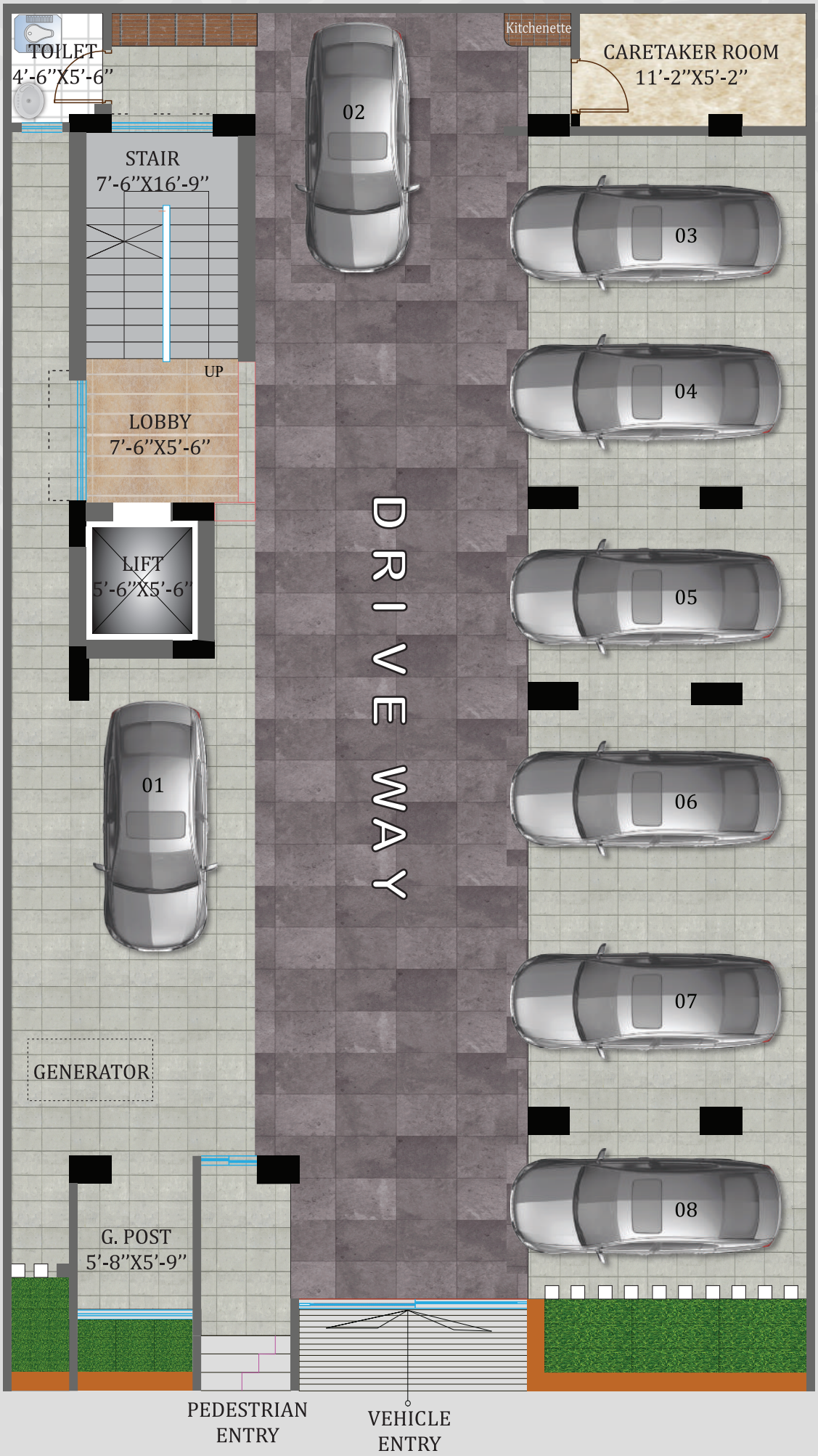
Perspective View of *Concrete Magnolia*

Concrete Magnolia

Luxury Living Redefined



GROUND FLOOR PLAN





Axonometric View



TYPICAL FLOOR PLAN

1803 sft





Concrete Magnolia



ROOF TOP PLAN





Features & Aminities

General Amenities:
Reception area in the ground floor with desk and individual mail box.
- 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 MAGNOLIA) with attractive background (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 (24"X24") at ground floor lobby up to 1st floor stair & RAK/X-Monika stair tiles at 1st floor to roof top stair lobby rustic/mirror polish RAK tiles on other floors lift wall.

Lift:
One Superior Eight (08) 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 & sufficient capacity 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 Resorvoir & Water Pump:
Sufficient capacity, leak proof & hygienic R.C.C underground water reservoir (UGWR) & overhead water tank (OHWT). Sufficient capacity two (02) unit water pumps (Pedrollo).

Intercom:
Intercom system connected to each apartment from reception (Panasonic/Equivalent). Master set with PABX system at reception & wall mounted handset at suitable location in each apartment.

CableTV:
Cable TV provision with multi channel capacity from connection cable operator. In living room & master bed room by high quality dish/TV socket & cable. Individual dish junction box provision at ground floor for smooth & clear picture.

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 with toilet 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(5.75.02.25").
All internal door frames are made of mehogoni wood (5.75.02.25").

Internal Doors:
All internal doors will be of veneered flash door partex/RFL.

Bathroom Door:
RFL 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.



Features & Aminities

Walls:
Good Quality machine made gas/coal burn 1st class Auto bricks. Smooth Finish Walls Exterior wall thickness will be 5" and internal wall thickness will be 5" according to architectural drawing & elevation.

Floor & Verandah
Mirror polish 24"x 24" floor tiles RAK on equivalent in general floor. 4 Inch skirting will be provided.

Electrical:
Green Lux/MK china Electrical Switches, Plug Points and other Fittings connecters cables will be concealed.
All Power Outlets with earthing Connection.
Provision for Air-conditioners In Master & Child bed room.
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 cable.
Circuit breaker from Legrand/Phidias/Equivalent.
SDB from from Legrand/Phidias/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 bathroom for all bathrooms for electric razor(except servant bath).
Exhaust fan provision for all bathrooms.
Washing machine 1 no point at kitchen area.
One Refrigerator and one deep freeze point at dining space.

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.**

Gas:
All gas lines will be concealed. Gas pipeline connection from available authorities. All apartment will have separate gas connection.

Free Service:
One year free service after handover the project/apartment.

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

Kitchen
Designed platform with Homogenous tiles (RAK/ X-Monica).
Provision for double burner Gas outlet.
Party tiles up to 30'' height from the worktop in the kitchen wall (matching glass tiles RAK/X-Monica/Equivalent), Floor (12''X12''), Wall (10''X16'').
Provision for exhaust fan.
One stainless steel sink (RFL/ GAZI/ Equivalent).
Floor covered with tiles (wall matching).

Bathroom:
Master bathroom:
Provided with best quality Sanitary, Cabinet basin with commode, water closet by Sattar.
Hot & cold water lines provision.
Mixer with hand shower, basin mixer, shower mixture, angle stop cock, moving shower by cotto Sattar.
Porcelain soap case, towel rail, toilet paper holder, basin shelf (RAK).
Wall tiles (10"x16") with border decor and matching floor (12"xl2") by RAK.

Child bathroom:
Provided with best quality Sanitary, Cabinet basin with commode, water closet by Sattar.
Hot & cold water lines provision.
Basin mixer, shower mixture, angle stop cock, moving shower by cotto Sattar.
Porcelain soap case, towel rail, toilet paper holder, basin shelf (RAK).
Wall tiles (10"x16") with border decor and matching floor (12"xl2") by RAK.

Common bathroom:
Provided with long pan, pedestal basin and water closet by Sattar.
Only cold water lines provision with Sattar CP fitings.
Bib cock, piller cock, angle stop cock, concealed stop cock, moving shower by Sattar.
Porcelain soap case, towel rail, toilet paper holder, basin shelf (RAK).
Wall tiles up to 7' by RAK.



Features & Aminities

Major Structural Materials:

Steel:
Deformed Bar Manufactured By RSM/AKS/KSRM/GPH/BSRM 72 grade (500w)

Cement:
Manufactured by Lafarge/Holcim/Seven Rings/Equivalent brand.

Aggregates:
Stone chips will be used for all major structure (foundation, columns, gread beams, slabs & water reservoir).

Bricks:
First Class machine mad gas/coal burn auto 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.
Gas pipeline facility for each apartment will be provided, connections will depend on Government approval/Sanction policy.



Terms & Conditions

Reservation:
Application for reservation Apartment "Concrete Magnolia" shall be made on the prescribed application form duly slgned 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 issued an Allotment letter and payment schedule. The applicanti/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 SECOND PARTY 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 charges.

Incidental Cost:
Connection charges/expenses relating to gas, water, sewarage and electric connection etc, are not included with the price of apartments the purchasers will also payment.

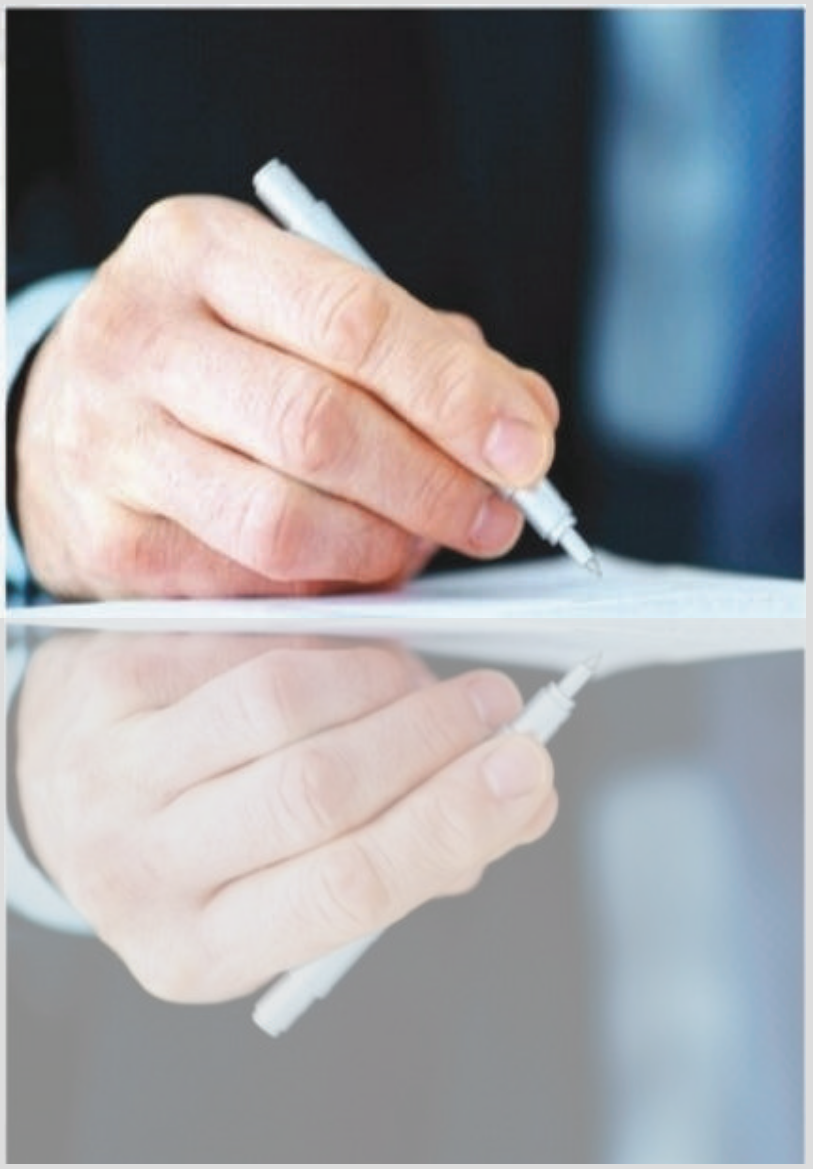
Developers Right:
The company reserves the right to make changes in both architectural and structural design of the project.

Project Handover:
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. 30,000/- (Thirty 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.



CONCRETE DEVELOPERS LTD.

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MEMBER REHAB **RAJUK ENLISTED**