

**RAHIM TOWER** *developed by*  
**Uttara Abashan Ltd.**





**WE BRING YOUR IDEAS  
INTO REALITY**



**Uttara Abashan Ltd.**

#### **MESSAGE FORM MANAGING DIRECTOR**

UTTARA ABASHAN LTD. is a trusted company in the real estate sector & has already achieved recognition for quality works, scheduled handover and maximum benefit to the clients.

UTTARA ABASHAN LTD. has a total quality team employed with a number of prominent architects, dynamic sales marketing personnel's experienced construction engineers have earned excellence in these sectors.

Our motto is to create a quality project in urban area. We also consurn to our honorable land owner, our client, also our construction team. We develop our project with modern facilities tha will ensure a safe environment and where quality will not be compromised. We believe to Provide superior customer value by delivering high quality satisfaction to our esteemed clients & their precious investment and that makes us reliable throughout.

**All the best & happy living**

(Mohammad Mosarrof Hossain)  
Managing Director.  
Uttara Abashan Ltd.





SOUTH FACE PLOT



25 FEET WIDE ROAD



118 FEET HEIGHT



8 LIVING FLOOR



GROUND FLOOR PARKING



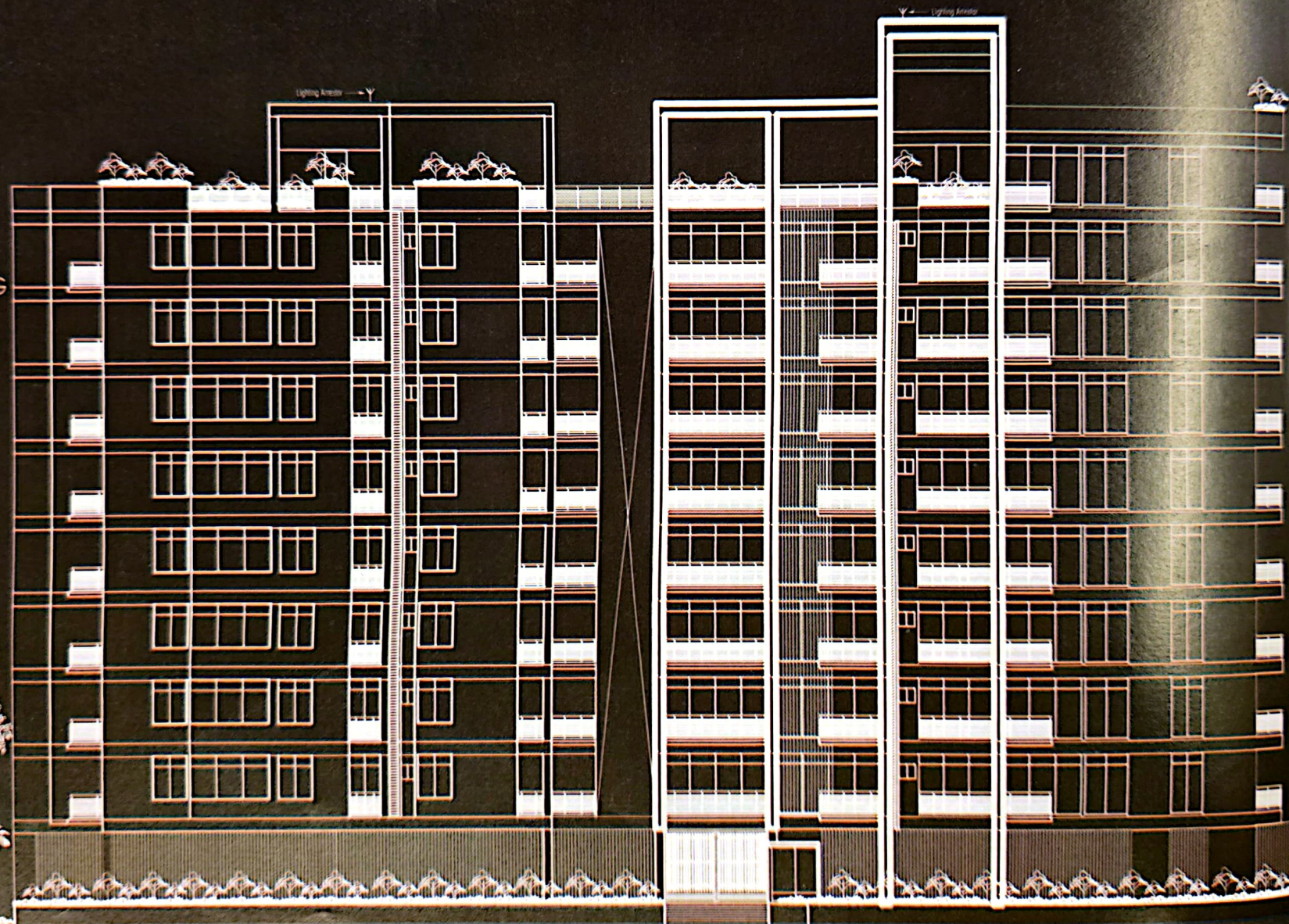
2 HIGH-SPEED ELEVATORS



SKY GARDEN



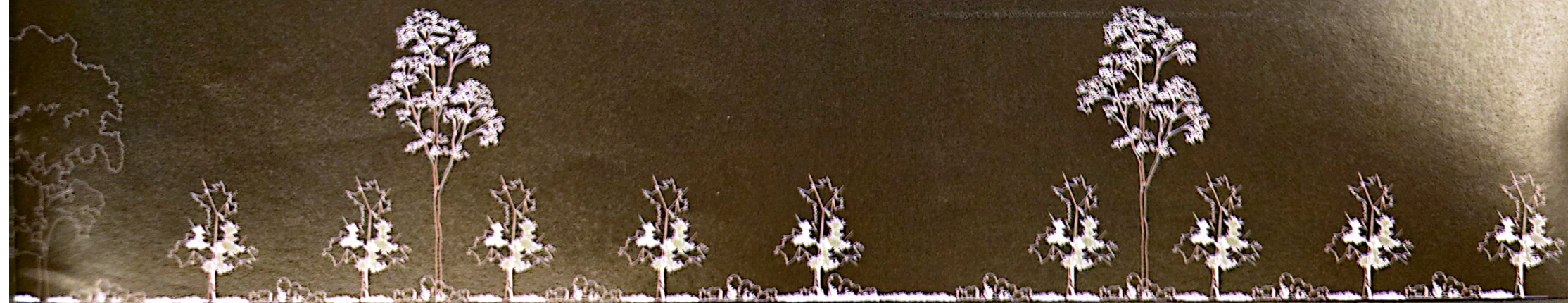
COMMUNITY SPACE





"DESIGN SHOULD MAKE A MULTI-LAYERD RELATIONSHIP  
BETWEEN  
HUMAN LIFE AND ENVIRONMENT"

—— Ar. Md. Mamunur Rahman ——





Uttara Abashan Ltd.

## PROJECT AT A GLANCE

Name of the Project : **RAHIM TOWER**

Address : Road # Haji Arob Ali Member, Diabari  
Turag, Uttara, Dhaka

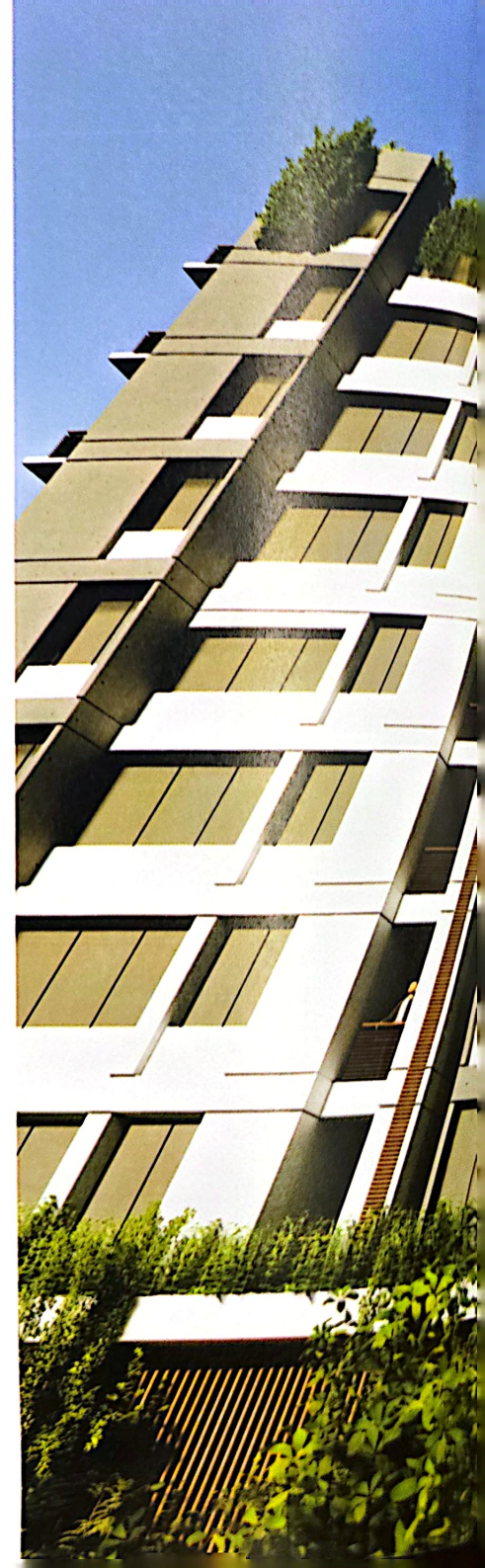
Plot Size : 15 Katha

Access Road width : 25'- 0" [On South]

Plot Face : South Face

Building Type : Residential Building

Developer : Uttara Abashan Ltd.





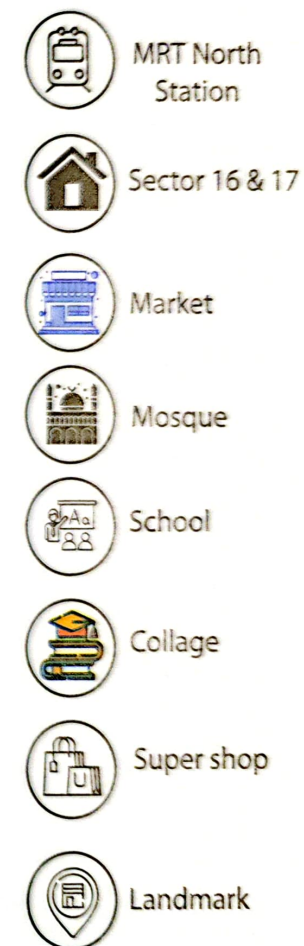




## I MOVEMENT I SPRITUAL I REFRESHMENT I

A space designed for ultimate relaxation, as well as entertaining and socializing. A Space to call home and to make your own.





Popular or important facilities around Rahim Tower.



1879 sft

## UNIT A

4 BED | 3 TOILET  
1 LIVING | DINING  
5 VERANDA

1760 sft

## UNIT B

4BED | 3 TOILET  
1 LIVING | DINING  
15 VERANDA

1366 sft

## UNIT C

4BED | 3 TOILET  
1 LIVING | DINING  
1 FAMILY LIVING | 4 VERANDA

1328 sft

## UNIT D

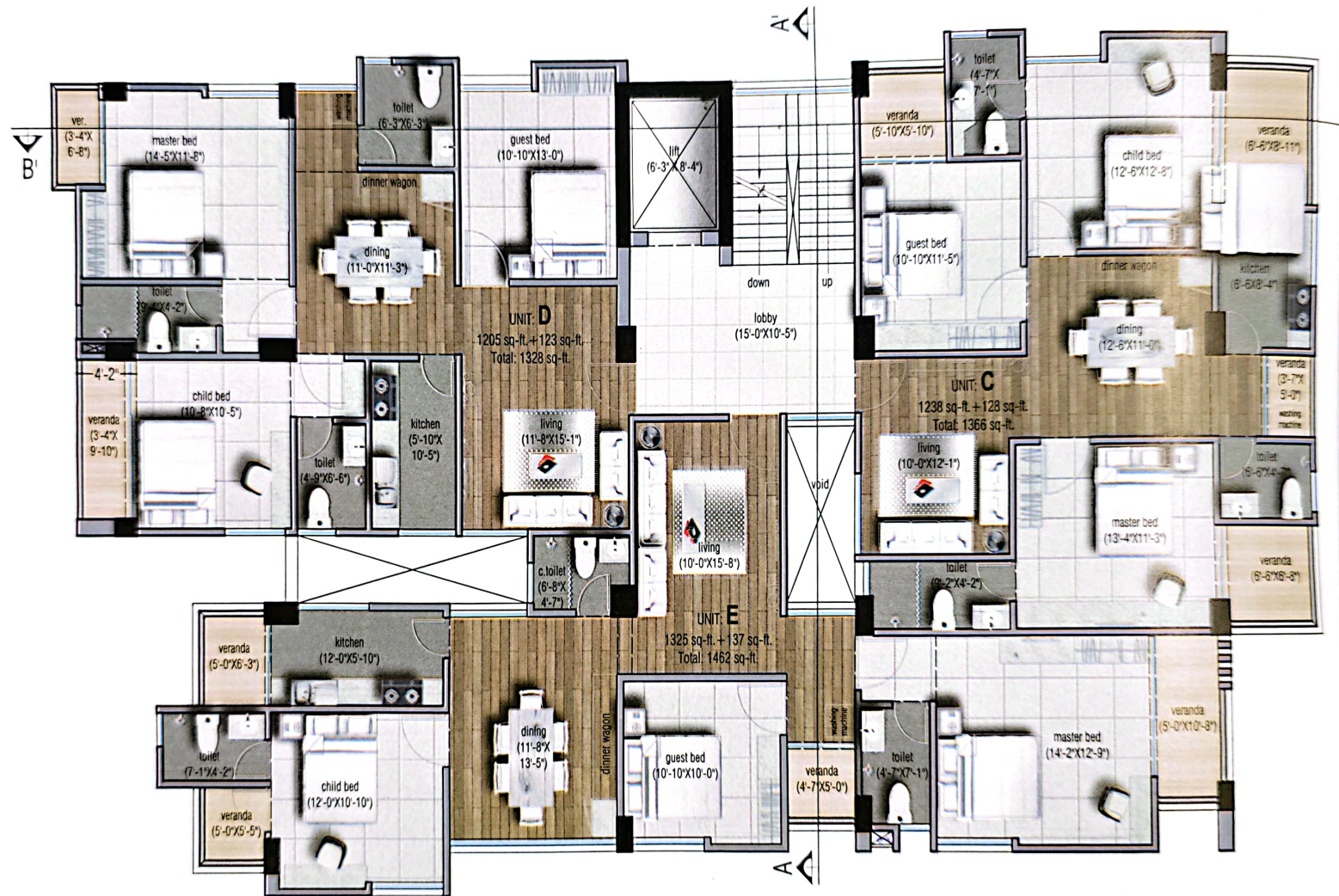
3BED | 3 TOILET  
1 LIVING | DINING  
1 FAMILY LIVING | 2 VERANDA

1462 sft

## UNIT E

3BED | 3 TOILET  
1 LIVING | DINING  
1 FAMILY LIVING | 4 VERANDA

## BLOCK: B THREE UNIT(3768 sq-ft. per Floor)



2nd to 8th Floor plan (7062 sft X 7 = 49,434 sft)  
10'-0" floor height



BLOCK: **A** DOUBLE UNIT-04 bed (3294 sq-ft. per Floor)





## LUXURIOUS FRONT ELEVATION OF THE BUILDING ENTRANCE.

### Feel Comfort & Luxury

### Ground floor facilities.

Drivers waiting.  
Adequate Lift & lobby.  
Ample 30 car parking and drive away.  
Soundless & sufficient Generator.  
Sub-station ( Required for DESCO).  
Gass Station.  
Caretaker Room.



Ground Floor Plan (8536 sft)  
11'-6" floor height ( 30 nos car )







## PLACE TO UNWIND

A space designed for ultimate relaxation, as well as entertaining and socializing. A Space to call home and to make your own.



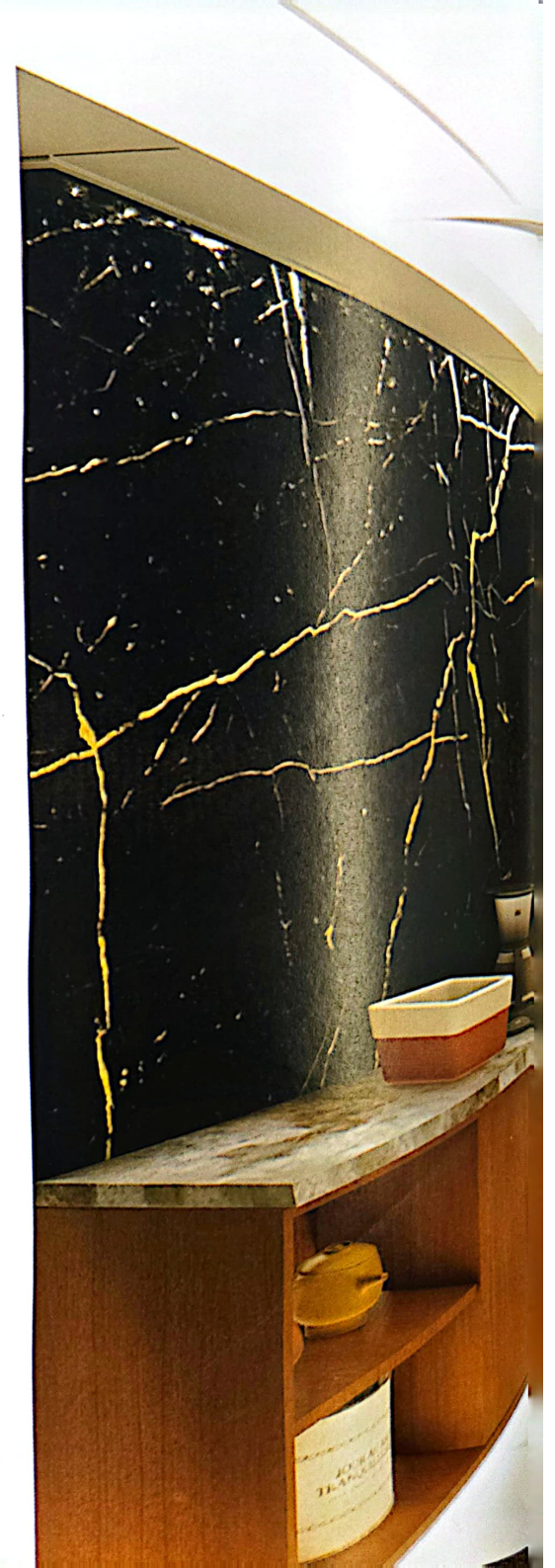






## A PLACE TO FESTIVE

A space designed for ultimate relaxation, as well as entertaining and socializing. A Space to call home and to make your own.







Dining Space



## A PLACE THAT IS CLOSE TO YOUR HEART

Large window.  
Inviting plenty of natural light & air inside.  
Wake up every morning feeling refreshed & relaxed.





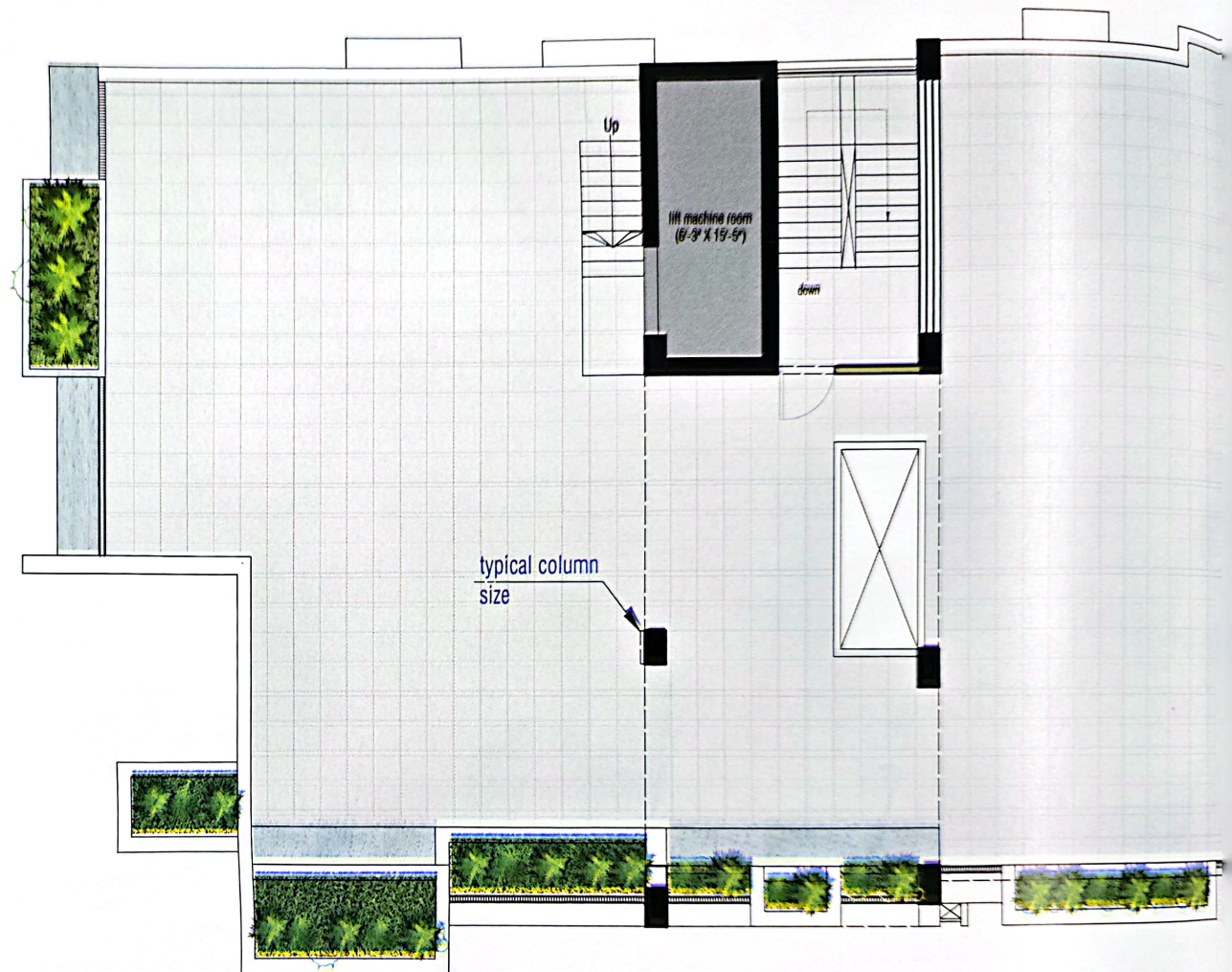


Bed Room



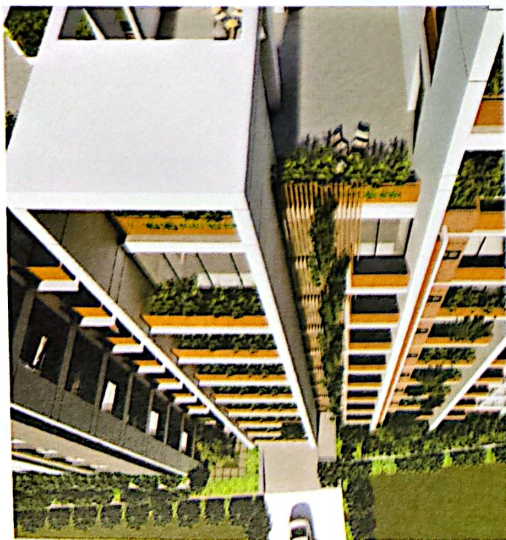
## WELL PLANNED ROOF TOP FACILITIES

Community room.  
Refreshing Garden Area.  
Cloth drying Arrangement for  
each apartment at roof.



**N**  
9th floor plan  
2098 sq-ft.







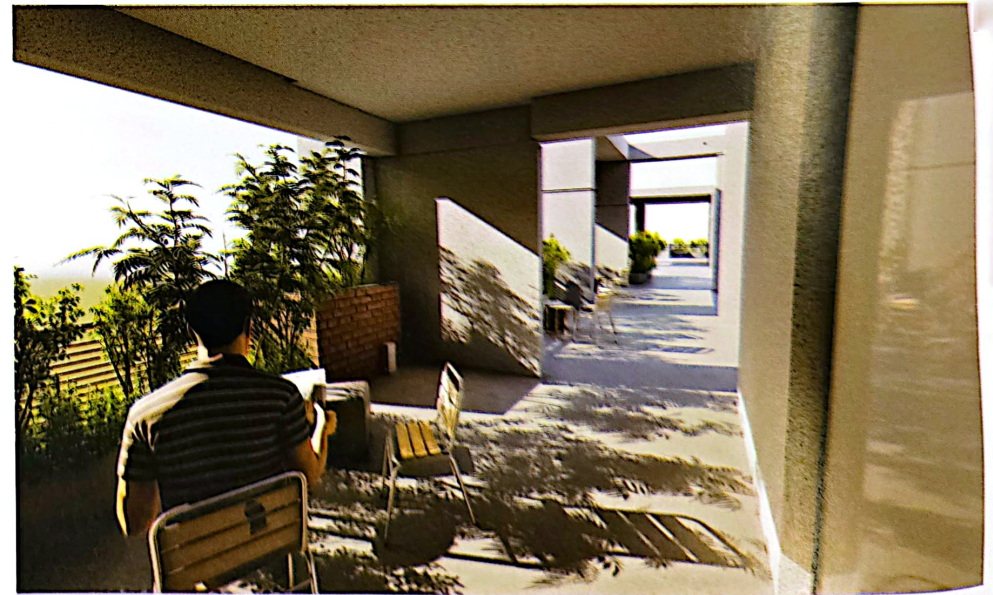


## WELL PLANNED ROOF TOP FACILITIES

Community room.

Refreshing Garden Area.

Cloth drying Arrangement for each apartment at roof.








## Why Uttara Abashan Ltd?




QUALITY MAINTAIN IS OUR VISSION.

 +8801844160950  
+8801844160954

 [www.uttaraabashanltd.com](http://www.uttaraabashanltd.com)

 [uttaraabashan2512@gmail.com](mailto:uttaraabashan2512@gmail.com)

 **CORPORATE OFFICE**  
House-84/2 Stella moon, Road  
-HaziArob Ali Member, Diabari,  
Turag, Dhaka- 1230



## PROJECT FEATURES

### BUILDING ENTRANCE

Uttara Abashan Ltd. provides a luxurious front elevation of the fair face as per architectural design.  
Decorative address plate, Key box, Letter box as per architectural design.  
The building will be surrounded with a secured and well designed boundary.  
C.C TV Provision.  
Gate for car Entry.

### RECEPTION

A large elegantly designed Reception.  
Visitor elegantly facilities & closed circuit camera.  
Notice board & individual letter box at suitable location.

### CARPARKING & DRIVEWAY

Functional and Comfortable driveway with decorative Pavement tiles in whole ground floor.  
Marking plate of car parking made of acrylic.  
Designed tiles and metal on ground floor column.  
Lighting arrangement at parking area.  
Driver's seating arrangement and Toilet.  
Weather coat paint treatment for waterproof environment.  
Smart car parking provision.

### STAIR /LOBBY

Luxurious stair lobby finished with marble at ground floor and china Tiles at other floors.  
China Tiles at lobby, landing and trade from ground floor to 1 st floor.  
Decorative Stair railing with combination of MS, SS.

### Lift

Superior quality international standard lift for convenience and comfort communication in every floor with adequate lighting alarm and interior works.  
01 (one) foreign & standard 08 persons capacity lift, Brand ( MITSUBISHI/ HYUNDAI/ TOSHIBA )

### GENERATOR

ONE Canopied Generator will ensure un-interrupted power supply.  
Capacity- as per requirement.

### SUBSTATION

A Sub - station will be arranged on the ground floor  
Brand- Energy pac / Radiant power / Batelco/ Equivalent.  
Capacity - as per requirement.

### ELECTRICITY SUPPLY

Electricity connection from DESCO  
Individual digital energy meter for each floor.

### WATER SUPPLY, WATER RESERVOIR AND WATER PUMP

Connected form WASA  
Required HP European origin water pumps (Ped-rollo)  
Systematic and technically provided water line for sufficient of water.

### COMMUNITY ROOM

Large size community room & Gym area at roof top as per architectural design and availability of space at roof top.

### KITCHEN

Double burner gas point with the tile-topped platform (CHL Standard).  
Provision of kitchen hood (CHL Standard).  
High polish stainless steel sink (CHL Standard).  
Homogenous floor tiles & wall tiles high from floor to fill 7'.  
Exhaust fan suitable location for burner.  
Two electric power points on work top for electrical appliance.  
Cabinet with marble counter top (CHL Standard).  
concealed hot & cool water line in kitchen.

### BATH ROOM

Master bathroom to be provided shower zone.  
Cabinet basin with marble counter top.  
Commode basin by cotto (CHL Standard).  
Homogenous floor tiles (CHL Standard)  
Full height wall tiles in all bathrooms (CHL Standard)  
Provision for concealed hot and cool water in All Bathrooms.

### GENERAL FLOOR TILES

Mirror polish (24''X24'') inch tiles (subject to market available).  
4'' inch skirting will be Provided.

### PAINTING & POLISHING

Plastic paint in all internal walls and ceilings.  
Exterior wall will be weather coat paint.  
Grilles and Railing- Synthetic Enamel paint.  
French polished Doorframes and shutters.

### DOORS

Main door decorative door shutter CHL Standard.  
Imported handle lock CHL Standard.  
Door chain, safety lock CHL Standard.  
Main door with Apartment number plate CHL Standard.  
All internal door frames are Teak Chamblee wood/ Equivalent CHL Standard.  
All bath room's door frames are teak Chamblee / Equivalent CHL Standard.  
All bath rooms door shutter will be Ply laminated CHL Standard.

### WINDOW

Standard MS grill at every window made ½ inch solid square bar.  
All window Shutters should be sliding as per Architectural design.  
4-inch silver color aluminum section with 5mm clear glass and mosquito net provision.

### MAJOR STRUCTURAL MATERIALS

#### STEEL

60 Grade deformed bar - ( KSRM / RSJ / SS)  
subject market available.

#### AGGREGATES

Stone chips will be used for all major structure (foundation Columns, Beams, Slabs)

#### BRICKS

First class standard Bricks.

#### UTILITY CONNECTIONS

All Apartments Will have individual Gas connection for two burners. It will depend on government policy.  
All Apartments will have individual electric meter.  
Water supply.



## TERMS & CONDITIONS

### APPLICATION

All interested buyers will need to apply for allotment on the prescribed application form ( supplied by the company) duly signed by the application along with the earnest money .Allotment will be made on a First-Come-First- served basis . Allotment of the apartment is made and confirmed only upon receipt of the earnest money . The company reserves the right to accept or reject an application without assigning any reason thereof.

### PAYMENT

The purchase will make the payment as per the mutually agreed payment schedule. All payments should be A/C payee cheque or bank draft or pay order in a favor of climax Holdings Ltd.

### SIGNING DEED OF AGREEMENT

After confirmation of allotment, the Buyer has to sign the deed of agreement within 30 (thirty) days from the date of making the down payment.

### POSSESSION

The possession of the apartment will be handed over the Purchaser after completion of the construction works and receiving full payment and another charge from the allottee at least 3 months before the date of handover . Until and unless all dues are paid possession of the apartment will not be handed over to the allocation.

### ALLOTMENT CHANGE AND TRANSFER

Until making the full payment , installments and the other charges ,the buyer shall have on right to transfer the allotment to a third party without the written approval of the company. In this respect, the charge will be applicable in both ( Successor & Third party) cases. If any purchaser/ buyer wants to change the allottee of the apartment , she/he must pay 07% total value only in favor of the company for the new allocation.

### REGISTRATION

The company will register a deed of sales in a favor of the buyer after receiving the price in full .The purchaser /buyer shall bear all costs relation to stamp papers and all taxes (such as Registration fee ,Gain tax, Stamp Duties, VAT, etc) Registration of the deed of sale on the valuation of the space with a proportionate share of land ,legal costs or nay other charge imposed by the government in connection with the transfer of apartment.

### INCIDENTAL COST

Connection charge/expenses relating to gas, water ,sewerage and electric etc ,are not included with the price of the apartment .The purchaser will also make this payment in favor of the company for their utility charges.

### DELAY IN PAYMENT

The allottee undertake to pay delay charge at the rate of 10% per 10 days on the amount of payment delayed beyond the due date . If the payment is delayed for 30 days , the company shall have the right to cancel the allotment without any notice to the allottee . In such cases , buyers deposited amount will be refunded after the sale of the same apartment to a new buyer. An amount of Tk10,00,000 ( Ten lac) only will be deducted from the allottee's deposited amount as incidental charges.

### OWNER'S ASSOCIATION

The purchaser must undertake to become a member of the owner's association , which will be formed by the developer with the view of maintaining the general affairs of the complex interest . For reserve fund, each floor owner must initially deposit tk 100,000 (One lac ) to the company.

### FORCE MAJEURE

In event of natural calamity, civil war ,strike, war or any act of God beyond the control of the company ,then the company shall not be held liable for any result , delay or abandoning the project.

### RIGHT'S OF CLIMAX HOLDINGS LTD

The company reserves the right to make changes in both the architectural & structural design of the project , limited changes can be made in size and specifications for the overall benefits of the project.

### NOTE

Other financial terms & condition will be followed according to company rules.

Any flat owner wants to increase car parking. She/he will pay (3 to 7 lac) will extra charge.





SCAN CODE FOR MORE INFO  
**+8801844160950**  
**+8801844160954**