



# RAMIZ GARDEN

*Shukrabhanga, Diabari, Uttara, Dhaka 1230*



U t t a r a   A b a s h a n   L t d .



# Uttara Abashan Ltd.

## PROJECT AT A GLANCE

Name of the Project	: <b>RAMIZ GARDEN</b>
Address	: Shukrabhanga, Diabari,Uttara, Dhaka 1230
Plot Size	: 40 Katha
Access Road width	: 20'- 0" [On North]
Plot Face	: North Face
Building Type	: Residential Building
Developer	: Uttara Abashan Ltd.





**WE BRING YOUR IDEAS  
INTO REALITY**



**MESSAGE FROM 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 consume to our honorable land owner, our client, also our construction team. We develop our project with modern facilities that 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.

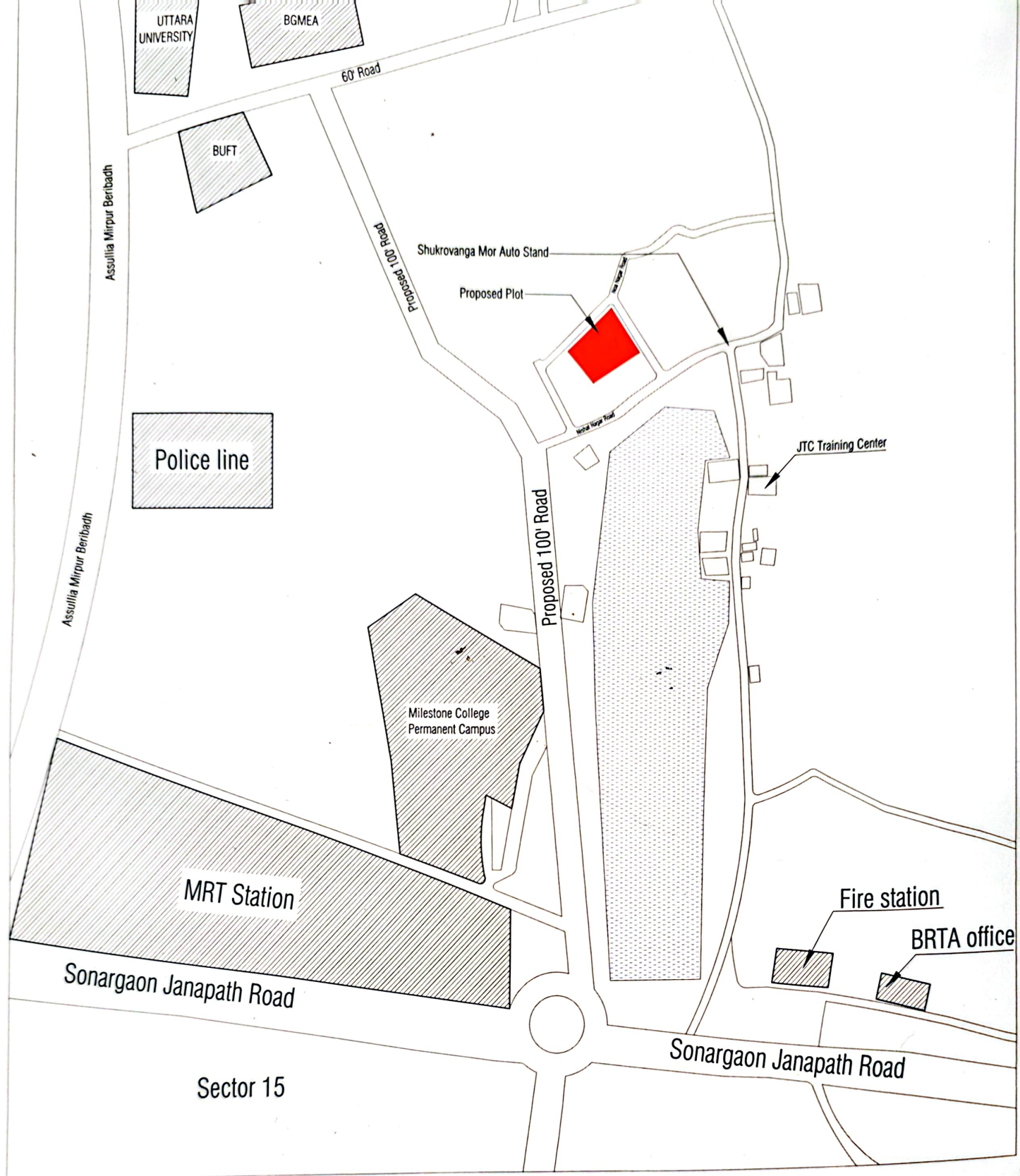
**All the best & happy living**

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



SCAN CODE FOR MORE

+8801844160950  
+8801844160954  
+8801844160953  
+8801844160966



## Location Map



MRT North  
Station



Market



School



Mosque



Mosque



Water body



Super shop



Landmark



Landmark



BRTA office



Sector 16 & 17



Collage



# 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.





## GROUND FLOOR PLAN

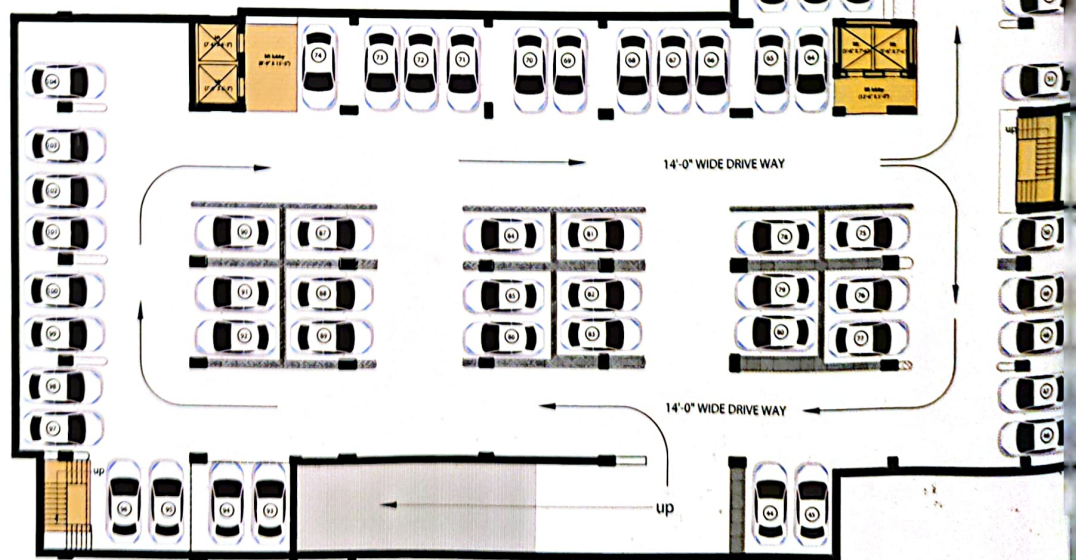
CAR PARKING : 46 NOS  
CHILDREN PLAY GROUND  
LOUNGE  
LIFT LOBBY & STAIR  
RECEPTION  
OFFICE SPACE  
GYM & INDOOR GAME  
MULTIPURPOSE HALL  
ROOM  
PRAYER SPACE  
MINI MART  
Sub Station & Generator  
Caretaker Room  
Guard Room  
Kitchen  
Ladies Tailot  
Gents Toilet

## SEMI BASEMENT

CAR PARKING : 64 NOS  
LIFT LOBBY & STAIR  
DRIVERS WAITING  
RAMP

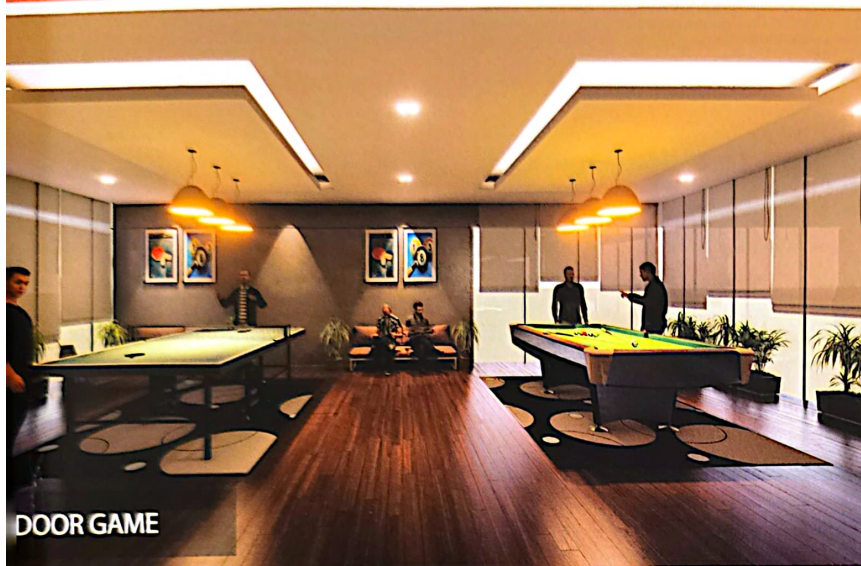


Ground Floor Plan  
46 nos car



Semi-Basement Plan  
64 nos car





## GENERAL AMENITIES OF APARTMENTS

**Building Entrance :** The main entrance of the building complemented by a secured decorative gate with lamp post and the logo introduces one to rare grandeur and driveway, security provision for control of incoming and outgoing persons, vehicles, goods etc.

**Reception Lobby:** Main lobby and reception area in secure premises with Reception desk. Individual mailboxes for each apartment.

**Stair Lift Lobby:** Lift lobby, stair & lift wall will be finished with mirror polish tiles (24"x24") imported from Hong Kong or China.

**Car Parking:** Reserved car parking in covered & protected ground floor for residents with comfortable driveways. Driver's waiting room.

**Lift:** 2 (Two) international standard passenger lifts having a capacity of 10 (Ten) persons from reputed international manufactures. Lift to have adequate lighting, well finished doors and cabin with an emergency alarm.

**Generator:** 1 (One) international standard a stand-by generator of required capacity to provide backup power for operating the lift, water pumps, lighting in common areas and stairs, all lights, fans & Freeze in each apartment in case of power failure. Auto Mains Failure (AMF) control panel & Auto Transfer Switch (ATS) in the generator for instantaneous switch-over to generate power in case of power failure.

**Transformer:** An electrical sub-station with a transformer will be installed to provide adequate power load to each apartment.

**Main Staircase:** The staircase will have spacious lobbies with considerations for easy to climb steps and adequate lighting. Hand Rail made of SS pipe with specially designed S.S. railing will be provided.

**Water Reservoir / Water Pumps:** Large underground water reservoir and roof topwater tank to hold sufficient quantity of water. 2 (two) number of pump for lifting water from underground reservoir to roof top tank.

**Garden:** Exclusive & splendid garden in ground floor and roof top with decorative lighting.

**Roof top:** An average of minimum 4" thick lime terracing will be done on roof applying special treatment for better thermal insulation or any other related solution depending on thermal protection on roof. Proper slope will be maintained to protect the roof from dampness. Individual cloth dry area for each apartment.

**Community space:** Spacious community room with toilet and kitchen facilities.

**Electricity supply:** Electricity supply from GOVT source with required capacity substation.

**Water supply:** Water supply connections from local water supply source ensuring sufficient as per total calculated consumption.

**Gas supply:** Gas pipeline connection as per GOVT priority basis total calculated consumption with adequate safety measures incorporated. per GOVT priority basis total calculated consumption with adequate safety measures incorporated.



## Unit Details:

### UNIT- A

NET AREA : 1617.5 sq ft

SALEABLE AREA : 1800 sq ft

### UNIT- B

NET AREA : 1270.5 sq ft

SALEABLE AREA : 1414 sq ft

### UNIT- C

NET AREA : 1131 sq ft

SALEABLE AREA : 1258 sq ft

### UNIT- D

NET AREA : 1140.5 sq ft

SALEABLE AREA : 1269 sq ft

### UNIT- E

NET AREA : 1131.5 sq ft

SALEABLE AREA : 1238 sq ft

### UNIT- F

NET AREA : 1242 sq ft

SALEABLE AREA : 1383 sq ft

### UNIT- G

NET AREA : 1487.5 sq ft

SALEABLE AREA : 1377 sq ft

### UNIT- H

NET AREA : 1650 sq ft

SALEABLE AREA : 1836 sq ft

### UNIT- I

NET AREA : 1139 sq ft

SALEABLE AREA : 1268 sq ft

### UNIT- J

NET AREA : 1240 sq ft

SALEABLE AREA : 1380 sq ft

### UNIT- K

NET AREA : 1245 sq ft

SALEABLE AREA : 1386 sq ft

### UNIT- L

NET AREA : 1142 sq ft

SALEABLE AREA : 1271 sq ft

### UNIT- M

NET AREA : 1165 sq ft

SALEABLE AREA : 1296 sq ft

Note : Finalist area can be adjust as per final measurment.

BLOCK: B (7673 sq-ft.)



Typical Floor plan



## BLOCK:A(8898 sq-ft.)



### MAIN APARTMENT FEATURES

**Floor:** Floors in Mirror Polish Tiles (24"x24") RAK/DBL/AKU/CBC.

**Painting:** Smooth finish and soft coored plastic paint on all walls and ceiling. Weather coat/ Master coat will be provided in external walls. Bathroom ceiling will be painted with enamel paint matched with the bathroom tiles. M.S. railing, M.S. Pipe, window grill will be painted with enamel paint. (Berger or equivalent).

**Main door:** Both frame and shutter will be of seasoned sagun wood. Well designed and decorative with door chain, check viewer, door knocker & apartment number plate.

**Bed door:** Frame will be of seasoned Mahogoni wood and flash door shutter with French polish.

**Window:** Sliding windows with 5mm thick tinted/clear glass complete with mohair lining and rain water barer in 4" aluminum sections with locking system. Safety grills in windows.

**Dish connection:** Cable TV provision in master bedrooms & living room.

**Telephone connection:** Telephone connection points, in master bed room, child bedroom, living & family living room.

**Internet Connection:** Internet line provision for each flat.

**Intercom:** Intercom system with connection to tconierge desk.



### BATHROOM FEATURES

**Door:** Frame will be of seasoned teak Chamble wood and shutter with inner side lacquered veneered flush door/solid door.

**Sanitary wares:** Imported sanitary wares from internationally reputed manufactures. (European Standard).

**Bathroom fitting:** Imported bathroom fittings.

**Wall:** Foreign ceramic glazed wall tiles upto 7' height.

**Floor:** Foreign floor tiles. (Imported from China)

**Basin:** Cabinet or pedestal basin in all bathrooms except servant toilet.

**Mirror:** Mirrors in all bathrooms with overhead lamps.

**Maid's toilet:** RAK or equivalent floor and wall tiles with local made long pan, shower and lowdown.

**Exhaust Fan:** Exhaust fan will be in all bathrooms.





TOP VIEW



AXONOMETRIC VIEW





OPEN GREEN IN FRONT



GRAND ENTRY



VERTICAL GARDEN



## Materials & details

### 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 1st 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 from WASA  
Required HP European origin water pumps (Pedrollo)  
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

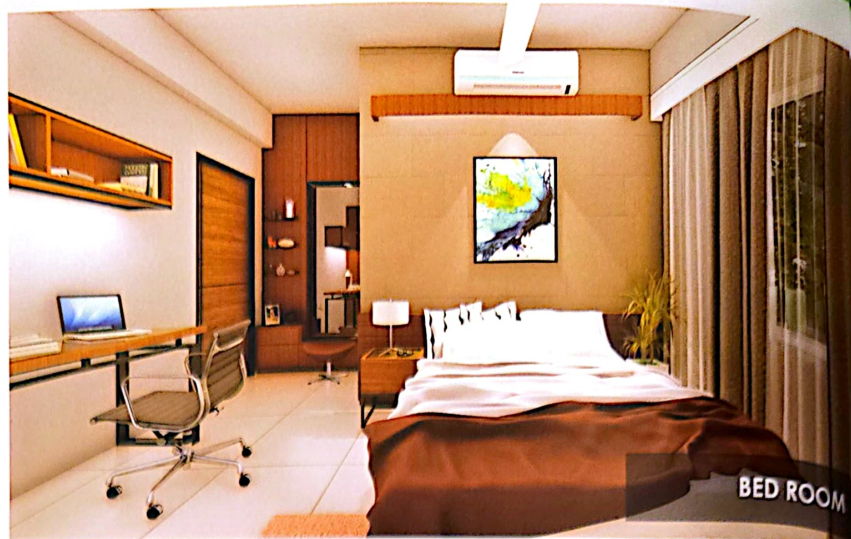
Double burner gas point with the tile-topped platform (CHL Standard).  
Provision of kitchen hood (CHL Standard).  
High polish stainless steel sink (CHL Standard).  
Homogenous floor tiles & wall tiles high from floor to till 7'  
Exhaust fan suitable location for burner.  
Two electric power points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

### BATH ROOM

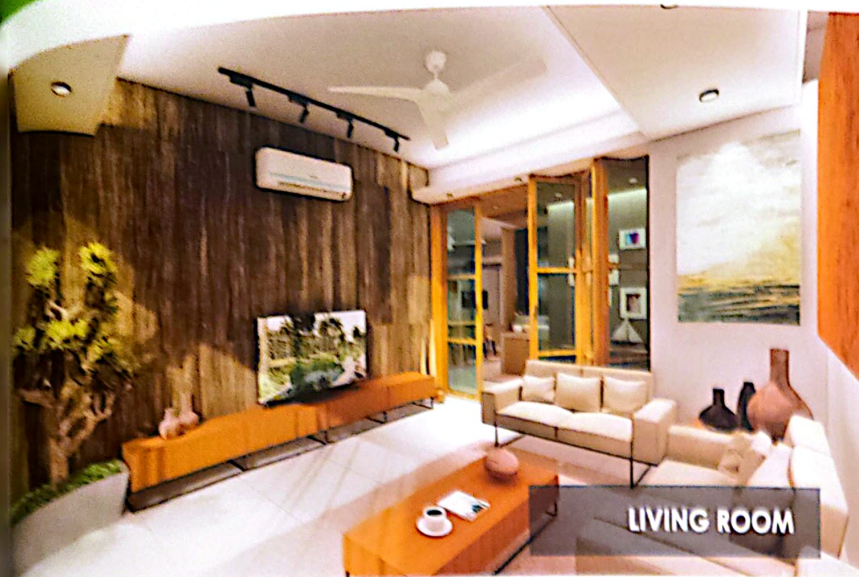
Master bathroom to be provided shower zone.  
Cabinet basin with marble counter top.  
Commode, basin by cotto (CHL Standard).  
Homogenous floor tiles (CHL Standard).  
Full height wall tiles in all bathrooms (CHL Standard).  
Provision for concealed hot and cool water in All Bathrooms.

### GENERAL FLOOR TILES

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







LIVING ROOM

#### 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 PVC laminated CHL  
Standard.

#### WINDOW

Standard MS grill at every window made 1/2 inch solid  
square bar.  
All window Shutters should be sliding as per Architec-  
tural design.  
4-inch silver color aluminum section with 5mm clear  
glass and mosquito net provision.

#### MAJOR STRUCTURAL MATERIALS

##### STEEL

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

##### AGGREGATES

Stone chips will be used for all major structure (founda-  
tion 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 & Condition

#### 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 apart-  
ment 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 mutu-  
ally agreed payment schedule. All payments should  
be A/C payee cheque or bank draft or pay order in a  
favor of Uttara Abashan Ltd.

#### SIGNING DEED OF AGREEMENT

After confirmation of allotment, the Buyer has to sing  
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 posses-  
sion 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 alloca-  
tion.



TOILET

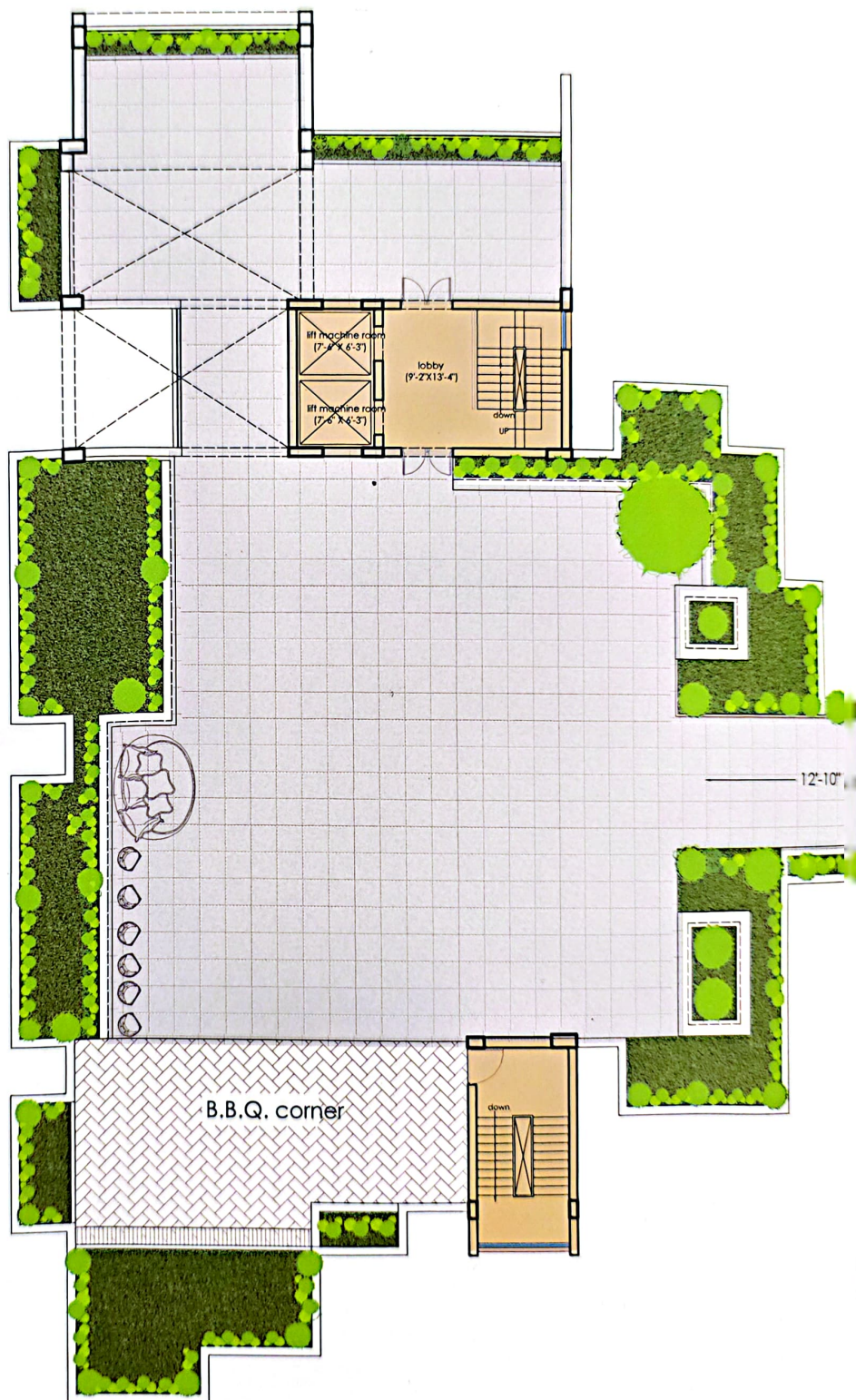


DINING



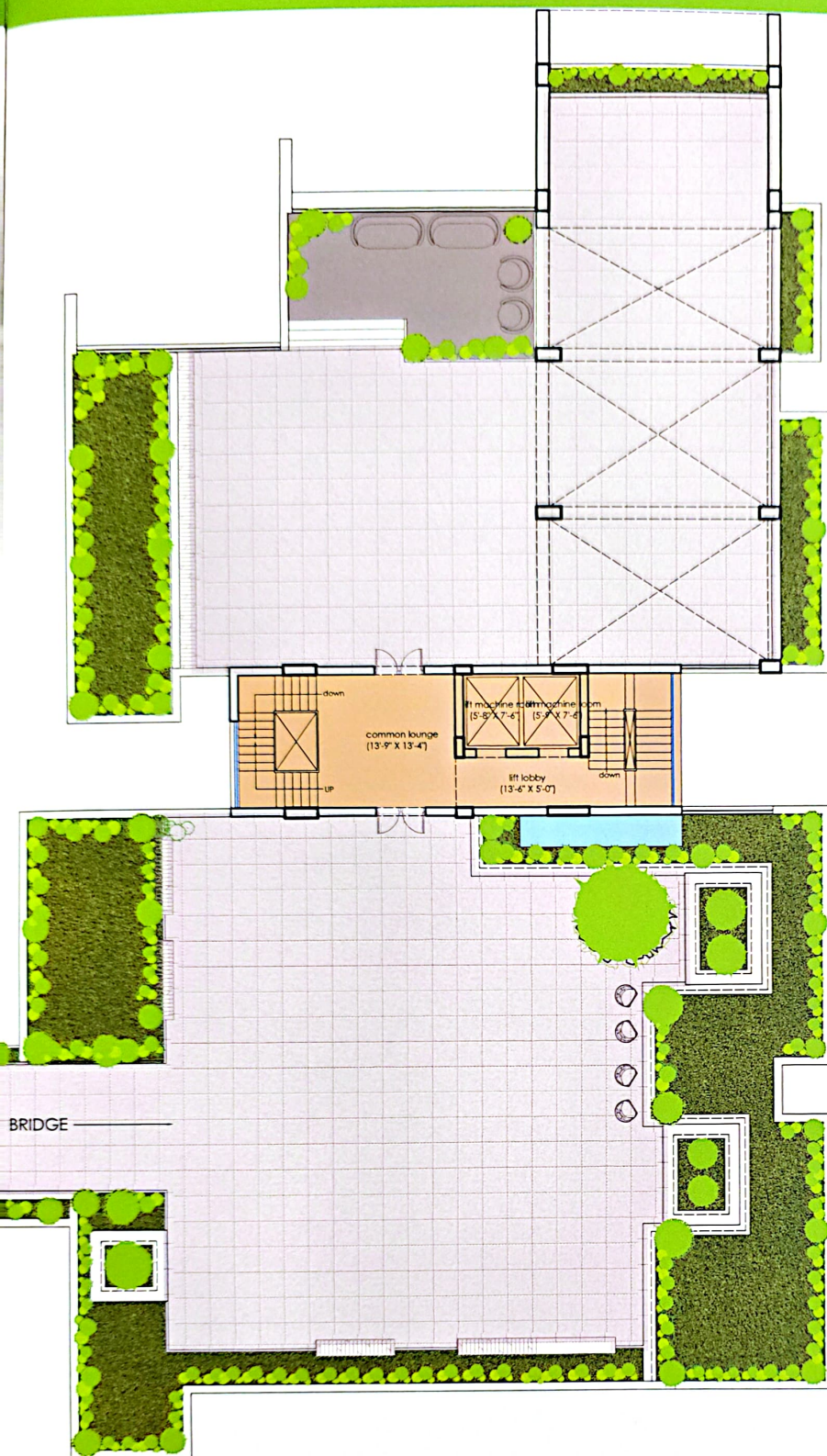
# GROUND FLOOR

B.B.Q. CORNER  
COMMON LOUNGE  
LIFT LOBBY & STAIR  
SKY GARDEN  
CHILD PLAY AREA  
WALKING TRACK



Roof Plan





ROOF GARDEN

#### 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 any 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.