

Grihoshoilee  
AMINA BHABAN



গৃহশোণী

Your Splendid house



Plot # Ga 25/5, Pragati sharani  
Shahajadpur, Gulshan, Dhaka.



LOCATION MAP

আমরা সুন্দরের পূজারী। আমাদের দেশ সুন্দর, প্রকৃতি সুন্দর, শিল্পাও সুন্দর। আমাদের সাধারণ মানুষের মন আরও সুন্দর। তারপরও কেন যেন চারিদিকে শুধুই হাহাকার। কি যেন আমাদের মাকে সেই এবং মনে হয় কি যেন হারিয়ে গিয়েছে, আর তা হলো পরম্পর পরম্পরের প্রতি আস্থা, বিশ্বাস, ভালবাসা সর্বোপরি ভালকাজের ইচ্ছাশক্তি।

সুন্দর মনের মানুষগুলো সবসময়ই চায় তার একটি সুন্দর পরিপাটি আবাসস্থল। যেখানে তাঁর স্বপ্নগুলো ধীরে ধীরে বেড়ে উঠবে। আমরা সেই স্বপ্নের বেড়ে ওঠাকে ত্বরান্বিত করি নান্দনিক গৃহশৈলীতে। আমরা দৃঢ় ভাবে বিশ্বাস করি, ইচ্ছা পোষন করি এবং সংকল্পবদ্ধ যে, "গৃহশৈলী" সেই বিশ্বাস ও আস্থা ফিরিয়ে দিবে। আমরা কথার ফুলঝুড়ী দিয়ে নয়, সুন্দর কাজের মাধ্যমে আপনাদের ভালবাসা কুড়িয়ে নিতে চাই।

আপনাদের সহযোগীতা প্রয়োজন, আপনাদের সহযোগিতা আমাদের এই উদ্যোগ কে আরো অনুপ্রানিত করবে।

**গৃহশৈলী প্রোপার্টিজ লিমিটেড**

গৃহশৈলীর অনেক প্রজেক্টের মধ্যে গুলশান শাহাজাদপুরে " গৃহশৈলী -আমিনা ভবন " সুন্দর লোকেশনে একটি সুন্দর প্রজেক্ট, যেখানে সব আধুনিকতার সাথে প্রকৃতির ছোয়া দেয়ার একটি প্রচেষ্টা।



গৃহশৈলী





Grihoshalee

AMINA BHABON

Plot # Ga 25/5, Pragati sharani  
Shahajadpur, Gulshan, Dhaka.







Parking

Ground Floor





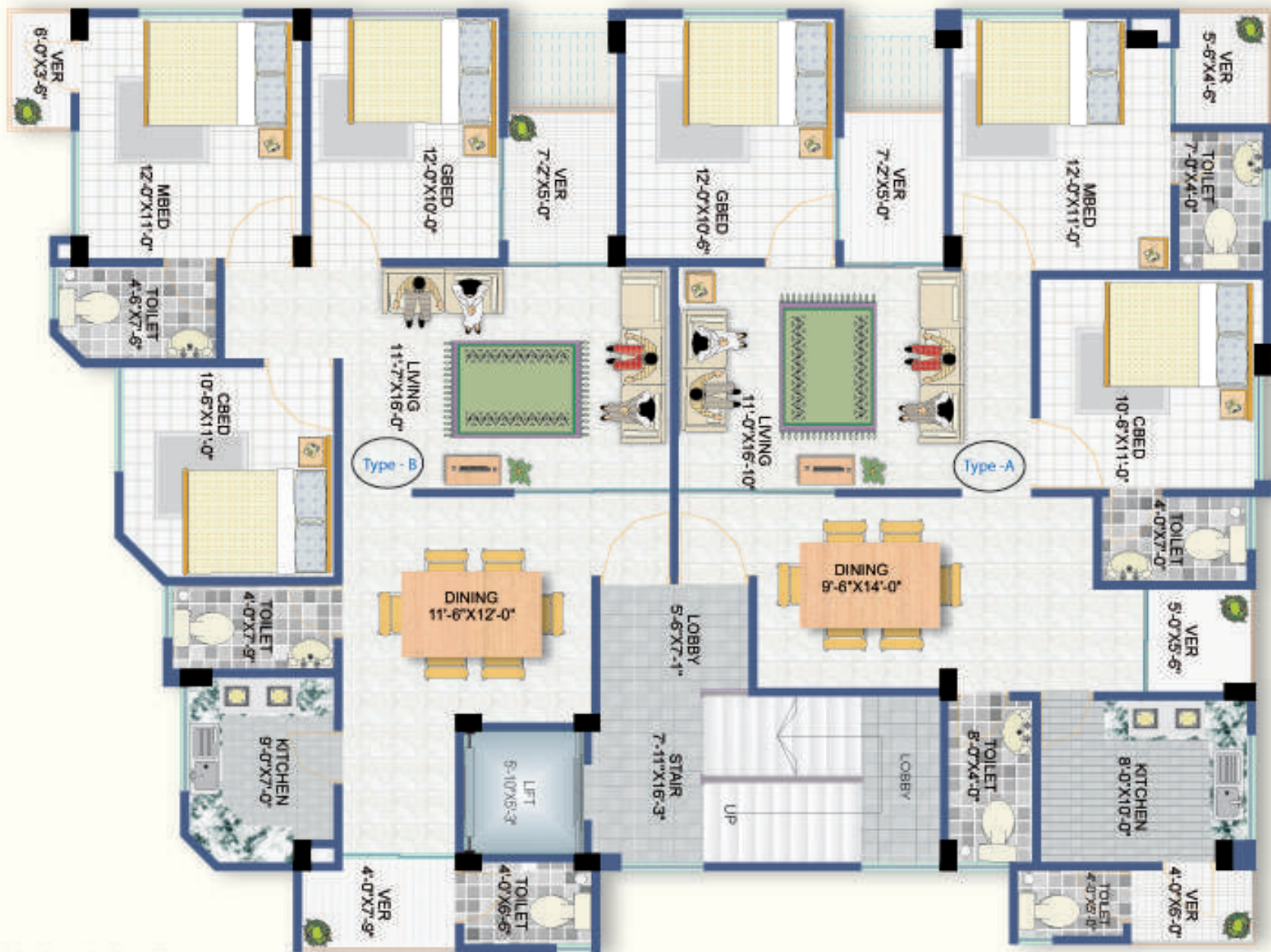


# Typical Floor Total ( 2361 sft )



Type -A =1216 sft  
Type -B =1145 sft

( Utility area will be added with this floor area. )





Floor plan-Type B  
(1145 sft)





## Feature and amenities of the apartment

### FLOOR

- Homogeneous floor tiles will be used for bedroom, drawing, dining & all verandas .
- The tiles will be of RAK or equivalent at the size of (16X16) inch.
- Kitchen , stair , lobby , bathroom & reception will also be used of RAK or equivalent tiles of different sizes .
- Pavement tiles will be used in the garage.

### Wall

- The boundary wall around the land will be composed of 5 "brick wall and fancy grill.
- 5" Brick wall made of 1<sup>st</sup> class bricks will be provided for whole interior and exterior wall ,which will be cement plastered as well.
- The Parapet will be 3 ft high throughout the rooftop.

### Doors

- Main door will be fancy, decorated and made of shegun wood.
- A check viewer will stick on the door.
- The flat number will be mentioned above the main door of each flat.
- A security lock, door handle and calling bell will be provided.
- All internal readymade doors will be of Mehogoni or equivalent French polished veneered board.
- Bathroom doors will be of the best quality P V C or equivalent materials.
- All door frames will be made of Mehogoni or equivalent wood .

### Windows

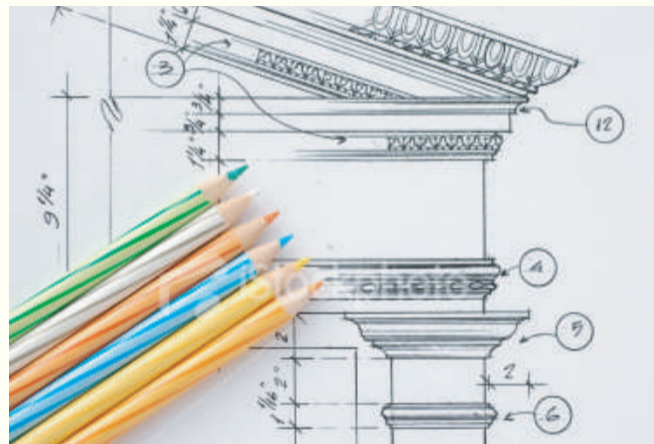
- Sliding windows of aluminium 4" section with 5 mm tinted glass including mohair lining , rain water barrier.
- Best quality locks, wheels, and grills will be provided in all windows.

## Structural and Engineering Features:

A group of qualified engineers, architects, planners and professionals are toiling to Buildup a splendid home .

### Features :

- All structural design parameters are based on latest codes of American concrete institute (ACI) , American society for testing and materials (ASTM) and Bangladesh national building code (BNBC).
- The structure of building will be of RCC framed , shear walled according to the design parameters.
- In all R.C.C structural work materials would be used on the basis of structural design and mixed design of concrete.
- All structural materials including steel, cement, bricks, Sylhet sand, stone chips/ picket chips and other aggregates shall be of standard quality.
- Earthquake resistance design of Richter scale 7 will be incorporated.
- 60 grade BSRM or equivalent quality deformed rod will be used in foundation, column slab and beam of the building .
- Holcim or equivalent cement which available in the market will be used.
- For foundation of the building and for column through out the building, stone chips will be used .



### Painting

- Ceiling will be distempered and the internal walls will have the plastic paint ( Berger /equivalent).
- To protect the walls from heat and damping, all external walls should be weather coated ( Berger /equivalent).



### **Bathroom Features**

- Bathroom wall tiles will be of R A K , at the size of 12"X8".
- Sanitary wares made of good quality ( SHARIF/equivalent) will be used.
- Commode , long pan will be of R A K or equivalent.
- Standard size and high quality mirror will be used in Bathroom.
- High quality porcelain soap cases , towel rail and toilet paper holder shall be installed in the bathroom.
- Facilities of hot and cold water lines will be installed in the master bath.
- P V C/R F L pipe will be used for water supply ,sewerage and wastewater.

### **Kitchen Features**

- Kitchen walls tiles will be of R A K or equivalent at the size of 12"X8".
- Kitchen walls tiles will be full height.
- Double burner gas outlet will be installed on the concrete platform.
- Provision for exhaust fan will also be in Kitchen.

### **Electrical Features**

- All electrical wiring , phone lines , fan hook will be concealed.
- There will be a provision for use of I P S , dish antenna in the master bed room and in the living room.
- A telephone connection point will be facilitated in the master bed room and in the living room.
- BRB/SINGER/EASTERN/PARADISE or equivalent cables will be used for conceal wiring .
- Switches , sockets and other fittings should be provided fancy and the best quality.
- Air condition points will be in each of the bed room and living room.
- Each flat of the apartment will consist one light in the lobby and the stair.
- From the substation room each flat will be connected by individual electrical meter .
- Adequate earthing will be done with the substation.

### **Gas (subjected permission by the Government)**

- There will be a separate gas connection for each flat of the apartment.
- Concealed gas line as per approve design of TITAS GAS CO. LTD
- With adequate safety measures, internal and external gas connection lines will be provided as per total consumption.

### **LIFT**

- A lift of six person capacity with the brand of LG(OTIS) / VERTEX or equivalent quality will be installed.

### **Utility lines (Water and sewerage)**

- Adequate water reservoir will be at the suitable place in the ground floor of the building .
- P V C/R F L pipe will be used for water supply ,sewerage and wastewater.
- All pipes will be concealed .
- All sewerage and water supply pipe line will be connected with the WASA main line .

### **Main gate and Railing**

- Necessary S S pipes will be used for Building 's main gate and stair railing.

### **Sub station**

- Substation of adequate power consumption will be installed (JAFS ENERGYLTD / equivalent).

### **General feature**

- An intercom system will be connected between the reception and each flat of the apartment.
- A secured well planned car parking will be in the ground floor.Flat owner should pay for the car parking according to the market price.
- An adequate water pump for the apartment will be installed at a suitable place in the ground floor.
- An electrical power supply from DPDC/DESCO will be provided in the substation of the apartment (subjected permission from the government).
- A standby generator for operating lift , water pump , two energy saving lamp & one fan at each flat , intercom services , emergency energy light in stair and main gate .
- At the roof top there will be the facilities for drying clothes.
- A decorative entrance gate with glittering lighting will be in the apartment.
- The drive way will be comfortable .



### **Optional feature**

Grihosholee will provide the optional work or additional fittings and fixtures as per client choice. Additional charge should be paid by the customer subjected to approval of Grihosholee.





## Terms and condition of Allotment

### Allotment

Customer will fill up an application form that will be served by the company. Then the company will provide an allotment letter with a draft agreement containing the terms and condition and the payment schedule. Afterwards if the customer give their final consent to purchase the flat then the draft agreement will be returned to the company by affixing his/her/their verified signature. Eventually final agreement will be signed between the company & the customer at a Judicial stamp of the proper value. Allotment is made generally first come first serve basis.

### Allotment preference

5% discount of the total value will be provided for one time payment, except the cost of car parking and utility charges.

### Payment

All payments should be made of account payee cheque/Bank draft/pay order in favor of the "Grihosholee properties ltd". Payment will be considered only subjected to cash in the bank account. No cash payment will be received or accepted.

### Documentation and government taxes charge

The customer shall bear all charges that related to transfer, registration, VAT, Tax, or any other government taxes.

### Incidental cost

Incidental expenses as electricity, gas, water, sewerage connection, security deposit including substation and other accessories (if required) should not include with the price of the flat.

### Allotment and variation works

We included the design and layout of the apartment of each floor in this brochure. If any of our valuable customer desire to changes to his flat's internal design, he needs to inform in written to the company at least two months earlier to start the brick work.

Then the company will scrutinize and check in favor of customer to comply with customer's requirement by maintaining the same structural and architectural design. If the changes are possible then the company will provide the estimated cost for the same and the customer should pay the total amount as advance in the company's account. Subjected to honor the cheque in the account of the company then the modified works will start.

### Unit Price

During the agreement between the customer and the company there will be a note sheet of the payment schedule and the price of the flat. Afterwards if any changes needed about the flat price that will be settle by a bilateral discussion in the light of the note sheet's terms and condition.





## Cancellation of the Allotment

The "Grihosholee Properties Ltd" are always very cordial cooperative with the customers. But the company have all rights to cancel the allotment. The allotment will be canceled if the customer failed to pay the installment at the 2 (two) consecutive months. Despite the discontinuity of the 2(two) months installment, it will be accepted the installment only 3% addition of money with the principal amount of monthly installment. If within 2(two) months customer failed to pay of the total dues then the allotment of the flat will be cancelled. The customer's money only will be back after sell out the same flat .The amount of money that will be back by only 10% deduction from the total amount of money that customer has paid as installment .

### Formation of association

As a part of the better living environment in the apartment , an association will be formed. All flat owner's of the apartment will be the active member of the association. Then a good management system will be sustained in the apartment. The laws , every rules , regulation of the association will only be for the sake of uniformity between the members of the association. Everyone will be forced to oblige by the association's laws , rules and regulation. All members of the association will deposit Tk.25000/(Twenty five thousand) only in favor of the association accounts before handing over the flat.

### Company's Moral rights

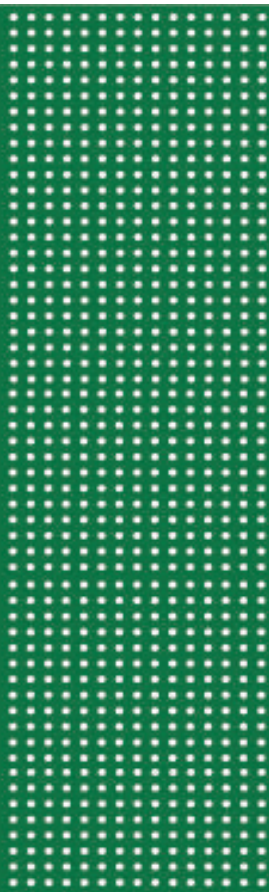
For the benefit of the flat owners and the company as well, the main design ,layout can be slightly changed by the company's authorities. For any significantly unavoidable reason that will force the company to abandon the project , the company will refund all the money to the customer. But the customers can't claim any damage or interest or profit from the company.



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Shahajadpur,Gulshan,Dhaka.







## GRIHOSHOILEE PROPERTIES LIMITED

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**CONSULTANT : GENESIS CONSTRUCTION & CONSULTANTS**