

"DOLAN CHAPA"

Proposed (G+5) Storied
Residential Building At
Auch Para, Tongi, Gazipur.

HOLY DOLAN CHAPA



Holy Homes
Real estate Ltd.

lending to build you a strong future.

MEMBER REHAB

আমাদের কথা

দিনের শুরু হয় গৃহ থেকে দিনের শেষও হয় গৃহে ফিরে। তাই গৃহ তথা বাসস্থান হচ্ছে মানুষের জীবনের সবচেয়ে জরুরী এবং প্রয়োজনীয় অংশ। মানুষের ৫টি মৌলিক চাহিদার অন্যতম একটি। আধুনিক কালে মানুষ চায় নিরাপদ, বুকিবিহীন ও শান্তিপূর্ণ আবাসন অন্য অর্থে সঠিক বিনিয়োগ ও শঙ্কামুক্ত জীবন। আর তাই “আপনার শক্তিশালী তথা নির্ভরযোগ্য ভবিষ্যত রচনার সহায়তা করছে” এই স্লোগান নিয়ে আবাসন শিল্পের সংকট নিরসনে আমরা যাত্রা শুরু করেছি।

আমরা অভিজ্ঞ, কর্মঠ, তরুন চারজন পরিচালক সমন্বয়ে গড়ে তুলেছি আবাসন নির্মাণ প্রতিষ্ঠান **হলি হোমস্ রিয়েল এস্টেট লিঃ**। যাদের লক্ষ্য আবাসন শিল্পে আমাদের প্রতিষ্ঠানকে একটি ব্রান্ড হিসাবে প্রতিষ্ঠা করা। আমাদের লক্ষ্য শুধু ব্যবসা নয়, সকল শ্রেণীর মানুষের সাধ ও সাধ্যের মধ্যে বুকিবিহীন নিরাপদ আবাসন নিশ্চিত করা। আমাদের ব্যবস্থাপনা পরিচালক একজন বিশেষজ্ঞ প্রকৌশলী যার নেতৃত্বে পুরো টিম পরিচালিত হয়।

গাজীপুর জেলার টঙ্গী ঢাকার সন্নিকটে অবস্থিত একটি অতি জনগুরুত্ব সম্পন্ন এলাকা। ১৯৭৪ সালে প্রতিষ্ঠিত টঙ্গী পৌরসভার রয়েছে এক ঐতিহ্যপূর্ণ ইতিহাস। টঙ্গী বাংলাদেশের একটি প্রাচীন শিল্প এলাকা। সাম্প্রতিক কালে রপ্তানীমুখী ঔষধ ও পোষাক শিল্প সহ আরও অনেক নতুন নতুন শিল্প প্রতিষ্ঠান গড়ে উঠার পাশাপাশি এখানে গড়ে উঠেছে অনেক ঐতিহ্যবাহী স্কুল, কলেজ ও অন্যান্য শিক্ষা প্রতিষ্ঠান। ফলশ্রুতিতে দ্রুত গতিতে বেড়ে যাচ্ছে টঙ্গীর গুরুত্ব এবং জনসংখ্যা। আর তারই পথ ধরে বেড়ে চলেছে আবাসন সংকট। সম্প্রতি গণপ্রজাতন্ত্রী বাংলাদেশ সরকার কর্তৃক গাজীপুর সিটি কর্পোরেশন ঘোষণা টঙ্গীর গুরুত্বকে দিয়েছে ভিন্নমাত্রা।

হলি হোমস্ রিয়েল এস্টেট লিঃ টঙ্গীর আবাসন সংকট নিরসনে তাই হাতে নিয়েছে ব্যাপক পরিকল্পনা। সে পরিকল্পনার অংশ হিসাবে টঙ্গীর প্রাণকেন্দ্র নামে খ্যাত কলেজ রোডের সেরা লোকেশনে গড়ে তুলছে নগর জীবনের অত্যাধুনিক সুযোগ সুবিধা সম্পন্ন আধুনিক স্থাপত্যকলার এক অপূর্ব নিদর্শন।

আমরা পৌরসভার সম্পূর্ণ নিয়মনীতি মেনে এবং Bangladesh National Building Code (BNBC) অনুসরণ করে রিখটার স্কেলে ৭.৫ মাত্রার ভূমিকম্প সহনীয় বিল্ডিং নির্মাণ করছি।

বাংলাদেশের বিভিন্ন প্রকৌশল বিশ্ববিদ্যালয় থেকে উত্তীর্ণ স্থপতি ও প্রকৌশলীদের সমন্বয়ে ডিজাইনকৃত নজরকাড়া স্থাপত্য নকসা এবং তাদের সরাসরি তত্ত্বাবধানে গড়ে উঠছে আমাদের প্রকল্পসমূহ।

আমাদের বিক্রিত এ্যাপার্টমেন্ট সমূহের মালিকানা সম্পূর্ণ স্থায়ী যা সম্মানিত ক্রেতাগণ ভোগ করবেন বংশ পরম্পরায়।

পরিশেষে, আমাদের এই লক্ষ্য অর্জনে সম্মানিত গ্রাহক ও ব্যবসা সংশ্লিষ্ট সবার সহযোগীতা ও সহমর্মিতা কামনা করছি।

শুভেচ্ছাসহ

পরিচালকবৃন্দ

হলি হোমস্ রিয়েল এস্টেট লিঃ



PERSPECTIVE VIEW & LOCATION MAP

Project a Glance :

Project : Proposed G+5 Storied Residential Building For Holy Homes Real Estate Ltd. At R.S. Khatian No-147, R.S. Dag No- 937 (part), Auchpara,Tongi, Gazipur. Tongi, Gazipur.

Plot Size : 3.63 Katha.

Floor Distribution:

Ground Floor Parking & Shop.

Apartment :
1st to 5th Floor

Apartment Size :

TYPE A : 955 SFT.

TYPE B : 890 SFT.

Project Start :

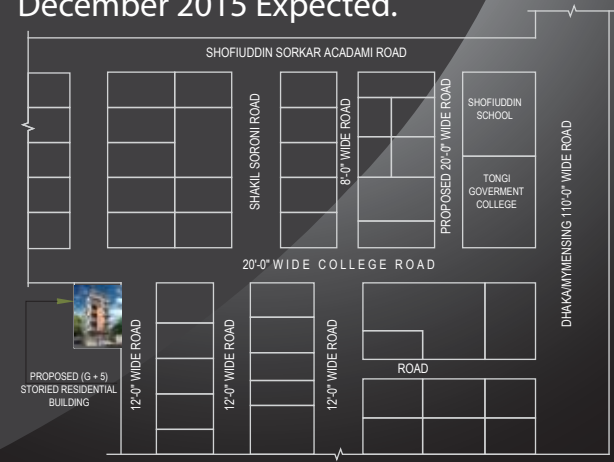
16th May 2014

Project Completion :

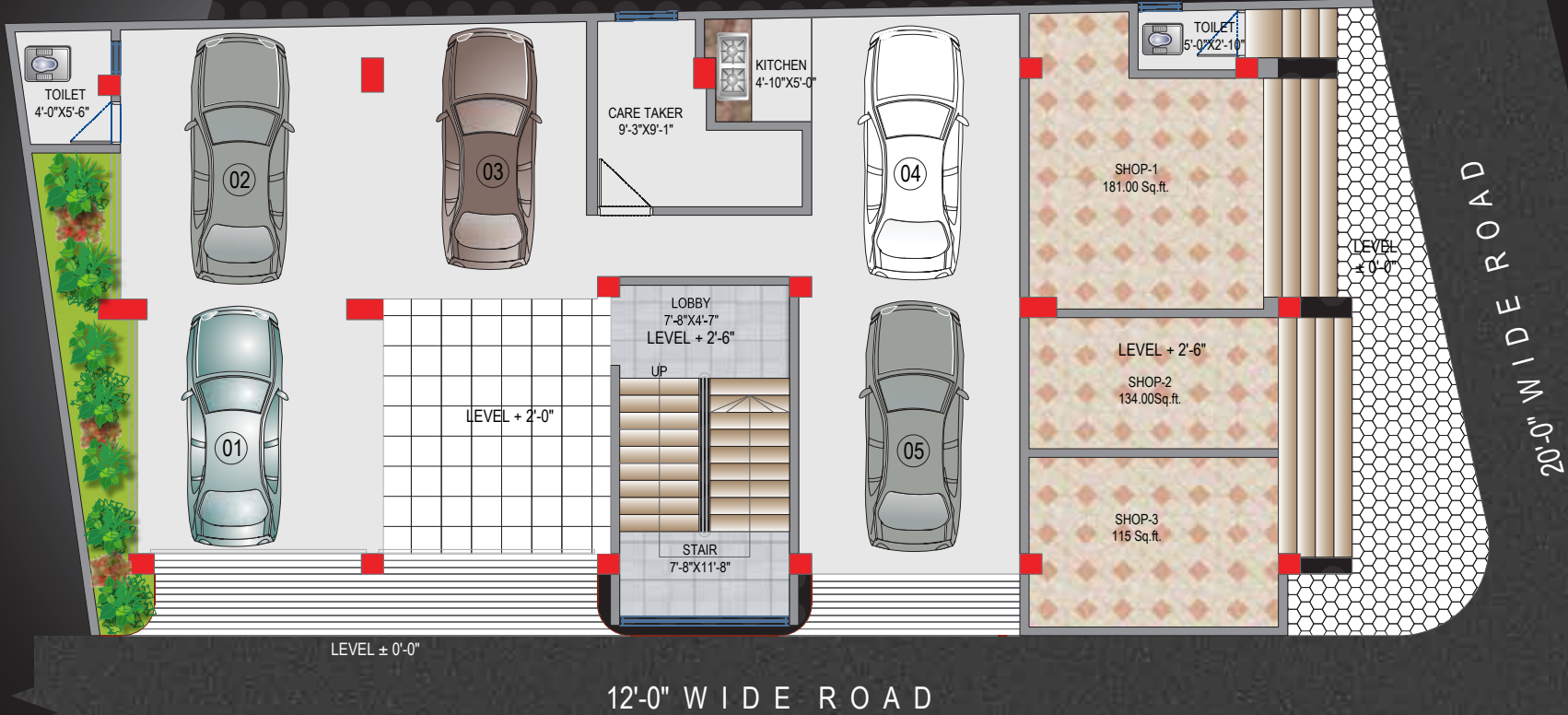
December 2015 Expected.

Other Facilities :

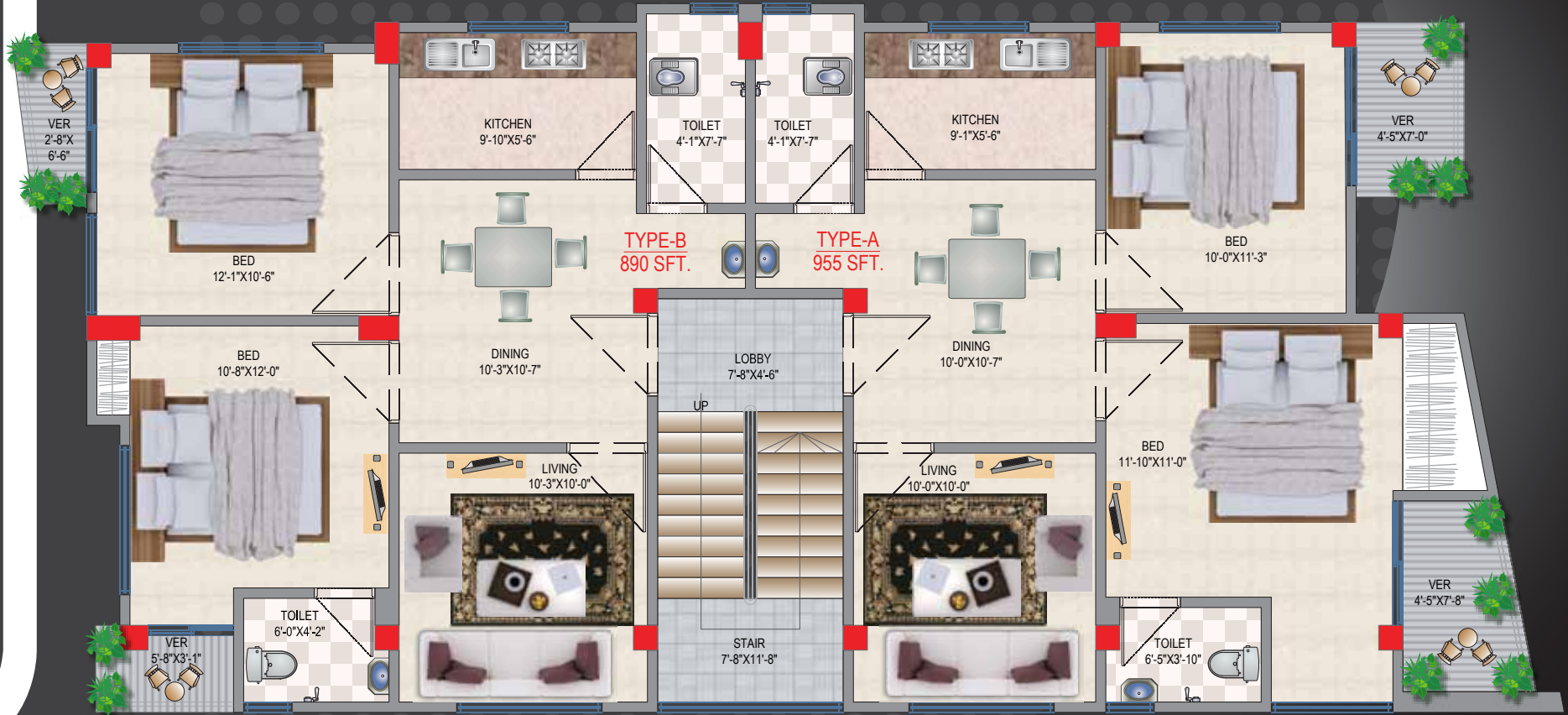
- ✓ Guard Room.
- ✓ Caretaker Room.
- ✓ Electromchanical Room.
- ✓ Guard Toilet.
- ✓ Kitchen Room.
- ✓ Comunity Space



LOCATION MAP.

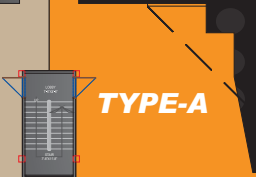


N GROUND FLOOR PLAN



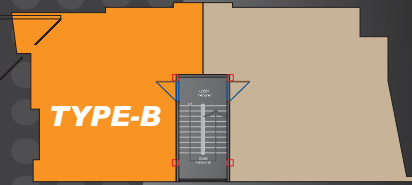
N 1ST TO 5TH FLOOR
PLAN

BLOW UP FLOOR PLAN



N BLOW UP UNIT TYPE-A
955 SFT.

BLOW UP FLOOR PLAN



N BLOW UP UNIT TYPE-B
890 SFT.

OUR ONGOING PROJECT



RAFIQ CASTLE
76, College Road, Auchpara,
Tongi, Gazipur



ZABEDA PALACE
1/1, College Road, Auchpara,
Tongi, Gazipur



PROFESSOR'S HILL
174, College Road, Auchpara,
Tongi, Gazipur



MOSTAFA PALACE
Auchpara, Tongi, Gazipur



SHAHADAT PALACE
23 Shakil Sharani, College Road
Auch Para, Tongi, Gazipur



ALAM GARDEN
College Road, Auch Para
Tongi, Gazipur



HOLY HOME PLAZA
College Road, Auchpara
Tongi, Gazipur



GAZI KANON
College Road, Auchpara,
Tongi, Gazipur

STRUCTURAL & GENERAL ENGINEERING FEATURES:

- Structural design parameters shall be based on American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) codes and BNBC.
- The structure will be designed to withstand Lateral Forces of Wind and Earthquake Conforming to BNBC (Bangladesh National Building Code)
- Sub-soil investigation, Concrete, Construction materials are consistently analyzed by experienced Engineers at every major phase of works so as to ensure that the works executed are strictly in accordance with the design specifications.
- Heavy reinforced cement concrete foundation.
- Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.

MAJOR STRUCTURAL MATERIALS TO BE USED:

Cement:	Lafarge Surma / Seven Ring / Premier or any other local cement which are available in the market.
Steel:	60 / 72 grade deformed bar with $f_y = 400/500$ MPa from S. S Steel Corporation or equivalent.
Aggregates:	All R.C.C work shall be of 1st class best quality stone chips for column, basement and basement roof casting and casting of slab/roof of all floor will be done by 1st class best brick chips having minimum cylinder crushing strength of 18MPa at 28 days.(as per design).
Bricks:	Machine Molding 1st Class standard Bricks.
Sand:	2.5 FM course sand (sylhet) for concrete. 1.5 FM. Medium sand (Gozaria) 50% course & 50% local sand for all structures. Direct supervision at every stage of construction by a team of experienced engineers.
Wall:	All interior and exterior walls shall be plastered 5" Brick work. Roof top parapet wall will be constructed.
Concrete Screen:	2" Concrete screen will be provided on the roof.
Floor Tiles:	Good quality Bangladeshi made homogeneous floor tiles. Size: (16"x16") Brand: R.A.K / Akij / X-Monica or available equivalent).

BATHROOMS:

- Sanitary Fittings:** Standard good quality Bangladeshi made sanitary fitting and accessories (Soap case, towel rail, toilet paper holder).
- Water Tap:** Bangladeshi made good quality water tap, conceal stop cock & shower will be provided (Brand-Shareef metal, Shahinoor metal, Bangladesh metal or any other available equivalent brand).

Wiring Pipe: Best quality Thread pipe & fitting for fresh water (Brand-National polymer, RFL, Hatim or equivalent) and u-PVC pipe for waste water and soiling (Brand-National polymer, RFL or available equivalent).

Basin, Commode & Pan:

R.A.K /BISF or available equivalent Bangladeshi made basin with pedestal (only in master bath room), commode and pan will be provided. Commode will be provided only in master bath room.

Mirror:

Mirror will be provided on the top of the basin of all bath room.

Tiles in Bathroom:

In side all bathrooms 10"x 12" tiles for floor & 8"x12" for wall will be provided. (Brand- R.A.K / Akij / X-Monica or available equivalent).

KITCHEN:

Good quality tiles in floor will be provided.

- Size of Tiles: 12"x12"(Brand: R.A.K / Akij / X-Monica or any other equivalent local company).
- Provision for exhaust fan.
- One Stainless steel sink will be provided.
- Provision for double burner gas outlet.

Entry Gate:

Steel made secured entrance gate.

Stair:

Stainless steel made rail with metal post will be provided.

Verandah Railing:

Railing of veranda will be provided as per the design of perspective.

Painting & Polishing:

Weather coat paint will be provided on outside walls & smooth finished soft colored plastic paint on all internal walls & ceilings (Brand : Berger/Elite/RAK/Asian Paints).

ELECTRICAL FEATURES:

- Foreign electrical switches, circuit breakers, plug points and other fitting fixtures will be provided.
- Light fixtures in stair in common areas only.
- Independent electric meter for each apartment.
- Electrical distribution box with main circuit breaker in each apartment.
- Concealed fan hook.
- Concealed electrical wiring (BRB/Super sign/Transcom/ BSB/SQ or equivalent).
- All power outlets with earthing connection.

- Provision for air conditioner in Master bed room.
- Provision for Telephone line, TV & Satellite dish antenna in living rooms.

Diesel Generator: One stand by diesel generator of required capacity will be provided which will operate following loads

- Lights in common space and stair.
- Two energy saver light points and Two fans point in each apartments.

Lift: 1-Nos eight (6) Passenger Modern lift of available good quality will be provided for this project.

Intercom System: Elaborate intercom system connected to each apartment from the reception desk.

Please Note:

- Item specified in this brochure will be supplied as per market availability. In case of non-availability or shortage of supply of any specified item (s), equivalent item (In terms of price and quality) will be used.
- If Electrical connectivity is not available without solar energy system, then client should have to pay for the solar system expenses at equal ratio.

UTILITY FACILITIES:

Gas Supply:

Gas supply pipe (Asia/ Bashundhara or any other equivalent quality) line with one outlet in kitchen for one double burner from Titas Gas Company shall be provided. Gas connection will be dependent on Bangladesh Government decision.

Water supply/Reservoir:

Central water line system to be provided. Under ground and roof water reservoirs for drinking water from WASA supply with water lifting pumps and electric motors shall be provided.

Submersible pump:

Submersible pump will be installed for this project.

Optional Features:

Various interior designing, additional fittings and fixtures as per choice of client may be arranged at mutually agreed rates after the approval of the company.

After Sales Feature:

- Preparation of Bye-Laws and formation of Apartment Owners Association.
- Recruitment and training of Association Staffs.
- Development of bill collection and paying system.
- 2 (Two) months free repair & maintenance of technical problems.
- Supervision of Complex and repair /rectification of technical defect by an Engineer for two months.

Booking money: Booking money for flat shall be Tk.1,00,000/= (Taka One Lac Only) per flat.

Down Payment: 30% of flat cost along with parking space will be paid within 30(thirty) days of booking.

Installment: Balance amount shall have to pay in 18 equal installments. Amount of installment and members of installment will be mentioned in the allotment latter/agreement.

Charges for Utility Connection:

All allottee should have to pay Tk. 1, 50,000/= (Taka One Lac Fifty Thousand) only for utility connection along with 12th installment.

TIME of COMPLETION:

Expected Completion time of the project is 18 month from the date of commencement. The time is expendable if it becomes necessary account of act of God, natural calamity, strikes, civil wares or any other reason beyond the control of the company. Expected hand over of the project is 31st December, 2014.

GENERAL TERMS & CONDITIONS:

1. Application for allotment of apartment should be made in the prescribed form duly signed by the applicant along with the down payment. The company reserves the right to accept or reject application without assigning any reason
2. All payment including down payment, installment, additional works and other charges shall be made by Account Payee Cheque, Bank Draft or Pay Order in favor of "HOLY HOMES REAL ESTATE LTD." for which respective money receipts will be issued.
3. The allottee shall have to pay Transfer fee. Stamp duties, Registration costs, documentation charges, VAT, Miscellaneous Expenses likely to be incurred in connection with the Deed of Agreement,, Allotment, Registration, Transfer etc.and any other charges as per Govt. rules and notifications.
4. Connection fees/ charges, security deposits and other incidental charges relating to Gas, water, and sewerage, power connection etc. are not included in the price of apartment. These charges/ fees etc. will be made by the allottee to the (HHRL).Who in turn will make payment directly to the authorities concerned.
5. All VAT and registration costs to be paid by the allottee.
6. Booking money Tk. 1,00,000/= (Taka One Lac) only. Applicable to all projects.
7. 30% of the total cost will have to be paid as down payment within the next 30 days.

8. The down payment should be paid within (30) thirty days. In default the booking will stand void. After (30) thirty days the company will deserve the right to sell the flat to any one else. Under such context the rest of money will be paid within the subsequent two months on condition of reduction @ 20% as service charge.
 9. The installment money will have to be paid within the 10th day of each month.
 10. The allotment will be cancelled if payment of three consecutive installments are not paid by any client. In that capacity, Tk. 1,00,000/= (Taka One Lac) only will be deducted as service charge and the remaining amount will be paid to him/her after selling the flat concerned.
 11. The ownership of the flat will not be changed in the name of anybody other than the spouse or the siblings / children. In case of changing ownership of flat in the name of any one the client will be required to pay Tk. 1,00,000/= (Taka One Lac) only as ownership alteration / transfer fee.
 12. The learned clients are entitled to make any exchange subject to availability of flat in any of our Projects. In that context the amount paid will be coordinated in the new project as booking money / down payment as per the terms & conditions of the company, the down payment in question will be determined on the subsequent installment. In such condition the previous deed will stand cancelled and the client will have to pay Tk. 25,000/= (Taka Twenty Five Thousand) only to the company as transfer fee.
5. For the greater interest of the project if it is necessary to make any changes in the specifications, design and layout of the apartments and any other facilities (HHRL) reserves the right to do so and the allottee shall be under obligation to bear the additional cost.
 6. If any allottee at any time decides to surrender his/her allotment HHL will refund the total amount paid by the allottee after allotting it to some one else and also after realizing the installment money from the new allottee deducting Tk.1,00,000.00 (Taka One Lac) only as service charge.
 7. The allottee shall become the owner of his apartment with proportional land only after 100% payment of cost of the apartment & other dues only after which transfer of the apartment will take place through registered deed of sale.
 8. Various interior designing, additional or alternate fittings/ facilities as per choice of allottee may be done upon mutual agreement of the new rate to be affected an additional cost of 15.00% on the actual cost of the item.
(4% IT+ 4.50% VAT +6.50% overhead) But under any circumstance no allottee will be allowed to carry out any work directly by himself before the apartment is finally handed over to him.
 9. The allotment will be cancelled if payment of three consecutive installments are not paid by any client. In that capacity, Tk. 1,00,000/= (Taka One Lac) only will be deducted as service charge and the remaining amount will be paid to him/her after selling the flat concerned.
 10. For the maintenance of the Apartment project a CO-OPERATIVE SOCIETY will be formed and every allottee shall become member of the same by paying Tk.50,000.00 (Taka Fifty Thousand) only to this SOCIETY before final transfer of his apartment is effected.
 11. The interior design and pictures shown in the brochure is for example only. Holy Homes Real Estate will not construct it.

IN CASE OF DELAY PAYMENT:

1. Beyond the due date up-to 30 days, the allottee shall have to pay a delay fee of Tk. 10,000.00 (Taka Ten Thousand) only in lump sum.
2. Beyond the due date up-to 60 days delay fee of Tk. 25,000.00 (Taka Twenty Five Thousand) only in lump-sum.
3. Beyond the due date up-to 90 days a delay fee of Tk. 45,000.00 (Taka Forty Five Thousand) only in lump-sum.
4. Beyond 90 days (HHRL) shall have the right to cancel the allotment and to allot the same to a new allottee. In such an event the amount paid by the buyer shall be refunded after deduction of Tk. 1,00,000.00 (Taka One Lac) as service charge of the company and payment will be made only after receiving payment from the new allottee of the concerned apartment.



Holy Homes
Real Estate Ltd.

Corporate Office :

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Dhaka-1213. Tel : 88-02-9883973,
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Tel : +88-02-9815150, 9815151 Fax : +88-02-9815150.
Hot line : 01819-055233, 01713-017482, 01711-361557,
01819-279972.