

Holy Homes

Sultana Hasan Palace



Holy Homes

Real Estate Ltd.

Lending to Build you a Strong Future

Welcome to
Holy Homes Sultana Hasan Palace

A Premium Condominium Project
located at Sulatana Razia Road,
Auchpara, Tongi, Gazipur-1711.

Presented by-
Holy Homes Real Estate Ltd.

This Ultra-modern Township is set
to Redefine the Tongi's cityscape
with a Spectacular Blend of
Aesthetics, Technology, Greenery,
Comfort and Convenience.

Holy Homes Sultana Hasan Palace

Project Features:

Sultan Hasan Place is the 1st modern
condominium project of Holy Homes
Real Estate Ltd. Total area of this
project is 56 decimal/34 Katha (Approx).

**This condominium Projects consists
with following buildings:**

- 1. Dhanshiri (Flat-18 Nos)**
- 2. Neharika (Flat-18 Nos)**
- 3. Modhurima (Flat- 35 Nos)**
- 4. Modhumoti (Flat-18 Nos)**

Holy Homes Sultana Hasan Palace is
facilitated with following attractive
features:

1. Swimming Pool.
2. Gymnasium.
3. Children Play Ground.
4. Internal Road.
5. Community Space.
6. Green Landscaping with Lighting.
7. Central Security System.
8. Stand by Generator
9. Central Drainage System &
other facilities related with project

সাক্ষ্যের একযুগ

আজ থেকে ১ যুগ (১২ বছর) আগে আবাসন নির্মাণ খাতে যাত্রা শুরু করেছিলো হলি হোমস্ রিয়েল এস্টেট লিঃ। গাজীপুর জেলার অভিজাত আবাসিক এলাকা কলেজ রোডে “রফিক ক্যাসেল” ছিল প্রতিষ্ঠানটির প্রথম প্রজেক্ট। ৪৫ টি ফ্ল্যাট বিশিষ্ট সে প্রজেক্টটির সফল হস্তান্তর হয়েছিল ৪ বছর পর। তারপর একযুগ পথ চলা। একটি দুটি করে একযুগে অর্থাৎ ১২ বছরে হলি হোমস্ রিয়েল এস্টেট লিঃ ২২ টি প্রজেক্ট সফল ভাবে হস্তান্তর করে ব্যাপকভাবে গ্রাহক সন্তুষ্টি অর্জন করেছে। যেখানে ৪৫৬ টি ফ্ল্যাটে সমসংখ্যক পরিবার বসবাস করছে। পাশাপাশি অনেকগুলো প্রকল্পে কর্মশিলা স্থাপনা নির্মাণ করা হয়েছে। সেখানে ক্রেতাগণ অত্যন্ত সন্তুষ্টির সাথে তাদের ব্যবসা বানিজ্য পরিচালনা করছেন। টঙ্গীর আবাসন সংকট নিরসনে হলি হোমস্ রিয়েল এস্টেট লিঃ অগ্রনী ভূমিকা পালন করে যাচ্ছে।

আধুনিক যুগের আধুনিক মানুষের চাহিদার কথা বিবেচনা করে আমরা আমাদের স্থাপত্য নকশায় ব্যাপক পরিবর্তন এনেছি। দেশের স্বনামধন্য স্থপতিরা আমাদের প্রকল্পের ডিজাইন প্রনয়ন করছেন। বর্তমানে আমাদের ১২ টি প্রকল্পে ৩১৮ টি ফ্ল্যাট এর কাজ চলমান। দৃষ্টিনন্দন এই প্রকল্প সমূহ আপনাদের মুগ্ধ করবে বলে আমাদের বিশ্বাস। আমরা সব ধরনের গ্রাহকের চাহিদা বিবেচনা করে ফ্ল্যাট নির্মাণ করছি।

আধুনিকতার সাথে তাল মিলিয়ে টঙ্গীর সুলতানা রাজিয়া সড়কে (সাবেক টঙ্গী পৌরসভার পিছনে) ৫৬ শতাংশ জমির উপর আমরা নির্মাণ করছি ৪ টি অত্যাধুনিক ১০ তলা বিল্ডিং নিয়ে ৯০ টি ফ্ল্যাট বিশিষ্ট একটি কনডোমিনিয়াম প্রজেক্ট। যেখানে থাকছে সুইমিংপুল, প্লে- গ্রাউন্ড, জিমনেশিয়াম সহ নানাবিধ সুযোগ সুবিধা। কনডোমিনিয়ামের মধ্যে থাকছে ২০ ফুট প্রশস্ত রাস্তা, স্ট্রিট লাইট, সেন্ট্রাল ড্রেনেজ সিস্টেম এবং সেন্ট্রাল সিসিটিভি দ্বারা সার্বক্ষণিক নিরাপত্তা ব্যবস্থা।

একযুগে আবাসন নির্মাণে আমরা এখন অনেক বেশি পরিনত হয়েছি। আমাদের প্রতিষ্ঠান হলি হোমস্ রিয়েল এস্টেট লিঃ তাই গুনে মানে অন্যান্য প্রতিষ্ঠান হিসেবে প্রতিষ্ঠিত হয়েছে। একযুগে আমরা তৈরি করেছি দক্ষ এবং শক্তিশালী একটি প্রকৌশলী টিম যারা সার্বক্ষণিক নির্মাণ যজ্ঞের প্রতিটি ধাপে তদারকি করেন। পাশাপাশি আমাদের রয়েছে অসংখ্য প্রশিক্ষিত নির্মাণ শ্রমিক, যারা অত্যন্ত সুদক্ষ ভাবে নির্মাণকে (নির্মাণ কাজকে) শিল্পে পরিনত করেন। আমাদের আরও রয়েছে বিনয়ী একদল অফিস স্টাফ এবং সেলস এক্সিকিউটিভ যারা আপনাদের সেবায় সর্বদা নিবেদিত রয়েছেন।

আমরা ২০১৩ সাল থেকে বাংলাদেশ রিয়েল এস্টেট এন্ড হাউজিং এসোসিয়েশন অব বাংলাদেশ (রিহ্যাব) এর সম্মানিত সদস্য। যার সদস্য পদ নং-১৪৪৩

আমরা রিখটার স্কেলে ৭.৫ মাত্রার ভূমিকম্প সহনীয় বিল্ডিং নির্মাণ করছি। আমাদের বিক্রিত এ্যাপার্টমেন্ট সমূহের মালিকানা সম্পূর্ণ স্থায়ী (সাফ কাবলা দলিল সম্পাদন করা হয়) যা সম্মানিত ক্রেতাগণ ভোগ করবেন বংশ পরম্পরায়।

হলি হোমস্ রিয়েল এস্টেট লিঃ এর সম্মানিত ল্যান্ড লর্ড, আমাদের সম্মানিত গ্রাহক যাদের সহযোগিতা এবং ভালোবাসায় সিক্ত হয়ে আমাদের এই পথচলা এবং এই এক যুগ ধরে যারা আমাদের প্রতিষ্ঠানের সঙ্গে সংশ্লিষ্ট ছিলেন বা আছেন তাদের জানাচ্ছি আন্তরিক অভিনন্দন ও শুভেচ্ছা।

পরিশেষে বিনীত ভাবে বলতে চাই আপনার যারা ফ্ল্যাট কিনতে চান একটি বারের জন্য হলেও আমাদের ফ্ল্যাট গুলো পরিদর্শন করুন এবং মূল্যবান মতামত গুলো আমাদের জানান। আপনাদের সুচিন্তিত মতামতগুলো আমাদের কাজগুলোকে আরও সমৃদ্ধশালী করবে।

আসুন আমরা যারা ফ্ল্যাট কিনতে চাই তারা হলি হোমস ব্র্যান্ড এর একটা ফ্ল্যাট কিনি এবং আধুনিক পরিবেশে সুখে শান্তিতে বসবাস করি।

শুভেচ্ছাসহ

পরিচালকবৃন্দ

হলি হোমস্ রিয়েল এস্টেট লিঃ

Holy Homes Sultana Hasan Palace

1st Condominium Project of
Holy Homes Real Estate Ltd.



Dhanshiri



Neharika



Modhurima



Modhumoti

LOCATION MAP



DHAKA - MYMENSING 110'-0" WIDE ROAD





DHANSHIRI

View of



Project at a Glance

Project Name	: DHANSHIRI
Project Address	: Sultana Razia Road, Auchpara, Tongi, Gazipur-1711.
Nature	: Residential Building
Storey	: 10
Parking	: 14 Nos
Lift	: 1
Apartment Size	: Type - A - 2026 Sq.ft. Type - B - 1968 Sq.ft.
Stair	: 1 Main Stair
Apartment Contains	: 4 Bed Room 4 Toilets Living Room Dining Room 5 Verandah Kitchen.
Developer	: Holy Homes Real Estate Ltd.

DHANSHIRI



GROUND FLOOR PLAN

DHANSHIRI

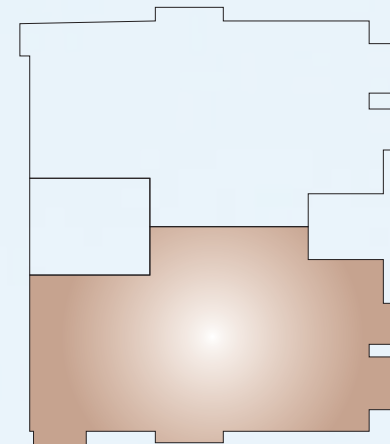


1ST TO 9TH FLOOR PLAN



TYPE - A
2026 Sq.ft.

DHANSHIRI



KEY PLAN






TYPE - B
 1968 Sq.ft.

DHANSHIRI



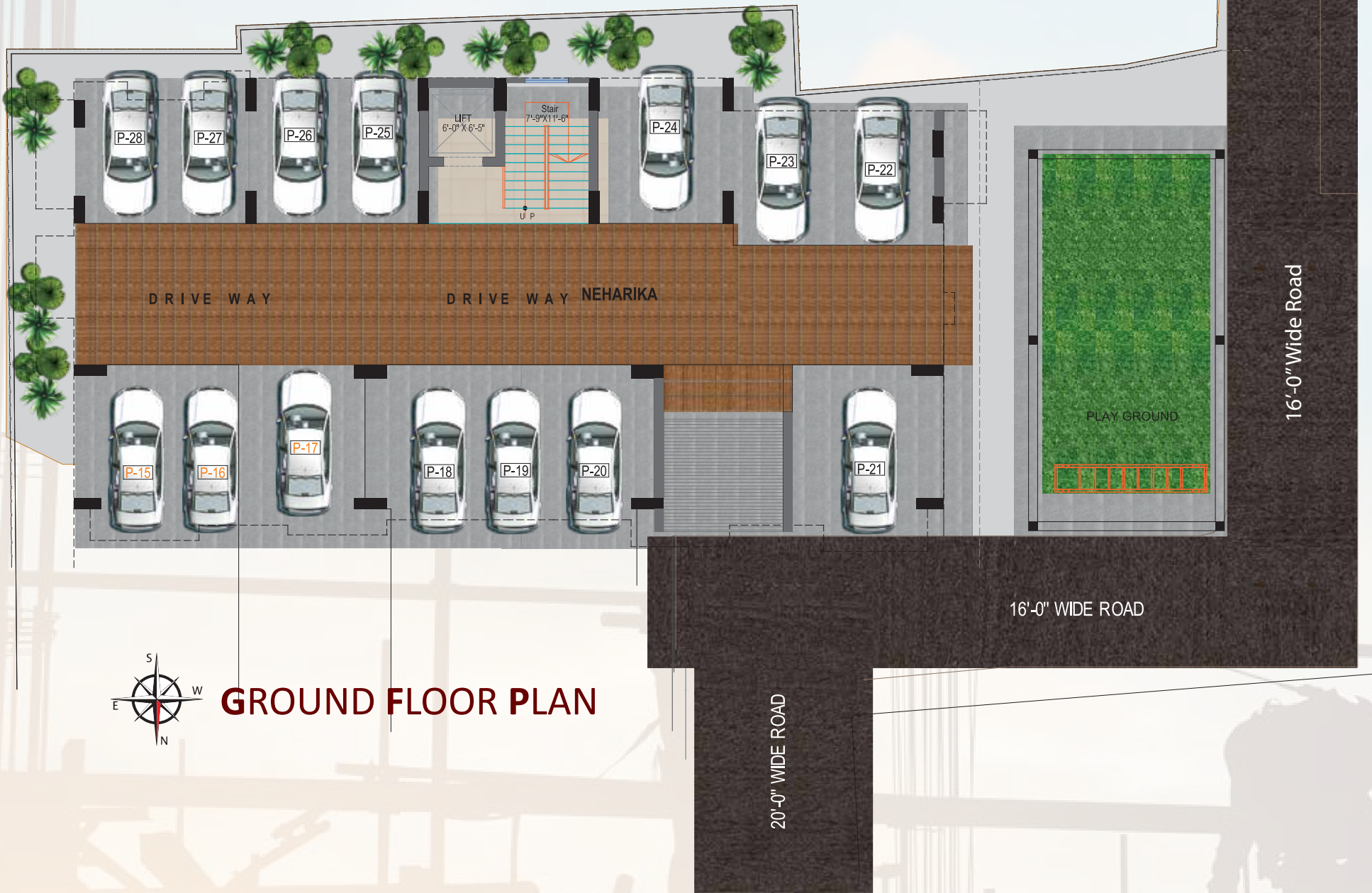
NEHARIKA

View of

Project at a Glance

Project Name	: NEHARIKA
Project Address	: Sultana Razia Road, Auchpara, Tongi, Gazipur-1711.
Nature	: Residential Building
Storey	: 10
Parking	: 14
Lift	: 1
Apartment Size	: Type - A - 1952 Sq.ft. Type - B - 1891 Sq.ft.
Stair	: 1 Main Stair
Apartment Contains	: 4 Bed Room 4 Toilets Living Room Dining Room 5 Verandah Kitchen.
Developer	: Holy Homes Real Estate Ltd.

NEHARIKA



GROUND FLOOR PLAN



NEHARIKA

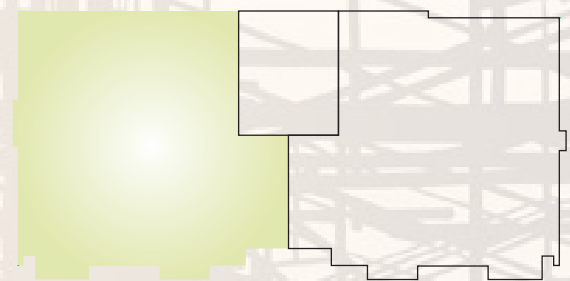


2ND TO 9TH FLOOR PLAN

NEHARIKA



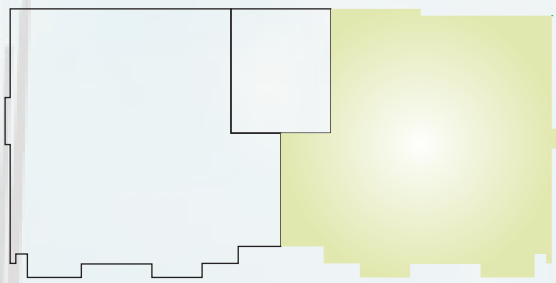
TYPE - A
1952 Sq.ft.



KEY PLAN



NEHARIKA



KEY PLAN



TYPE - B
1891 Sq.ft.



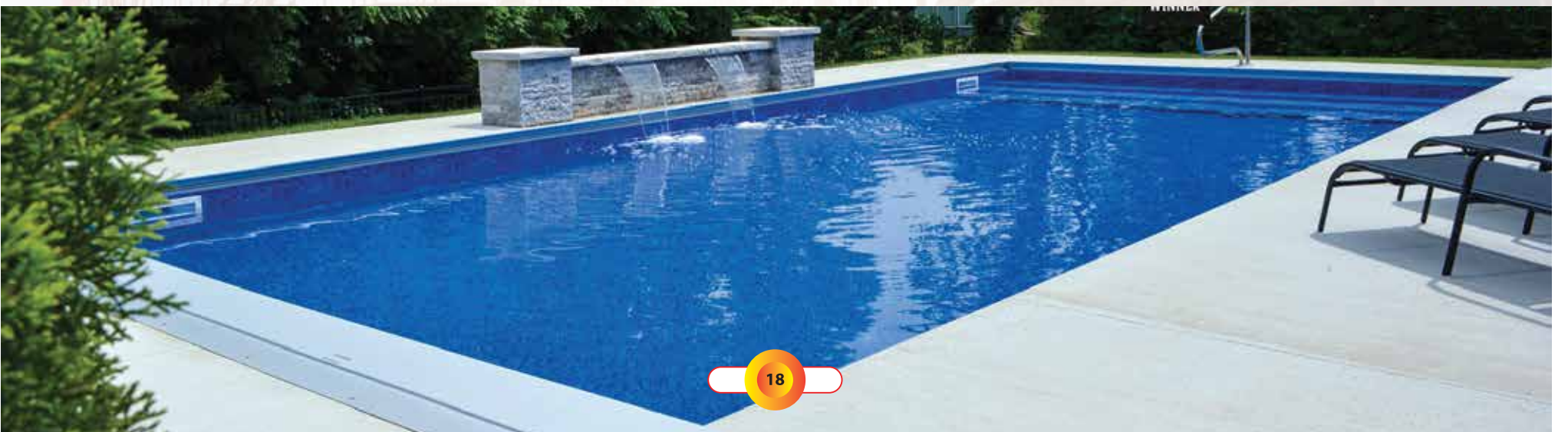
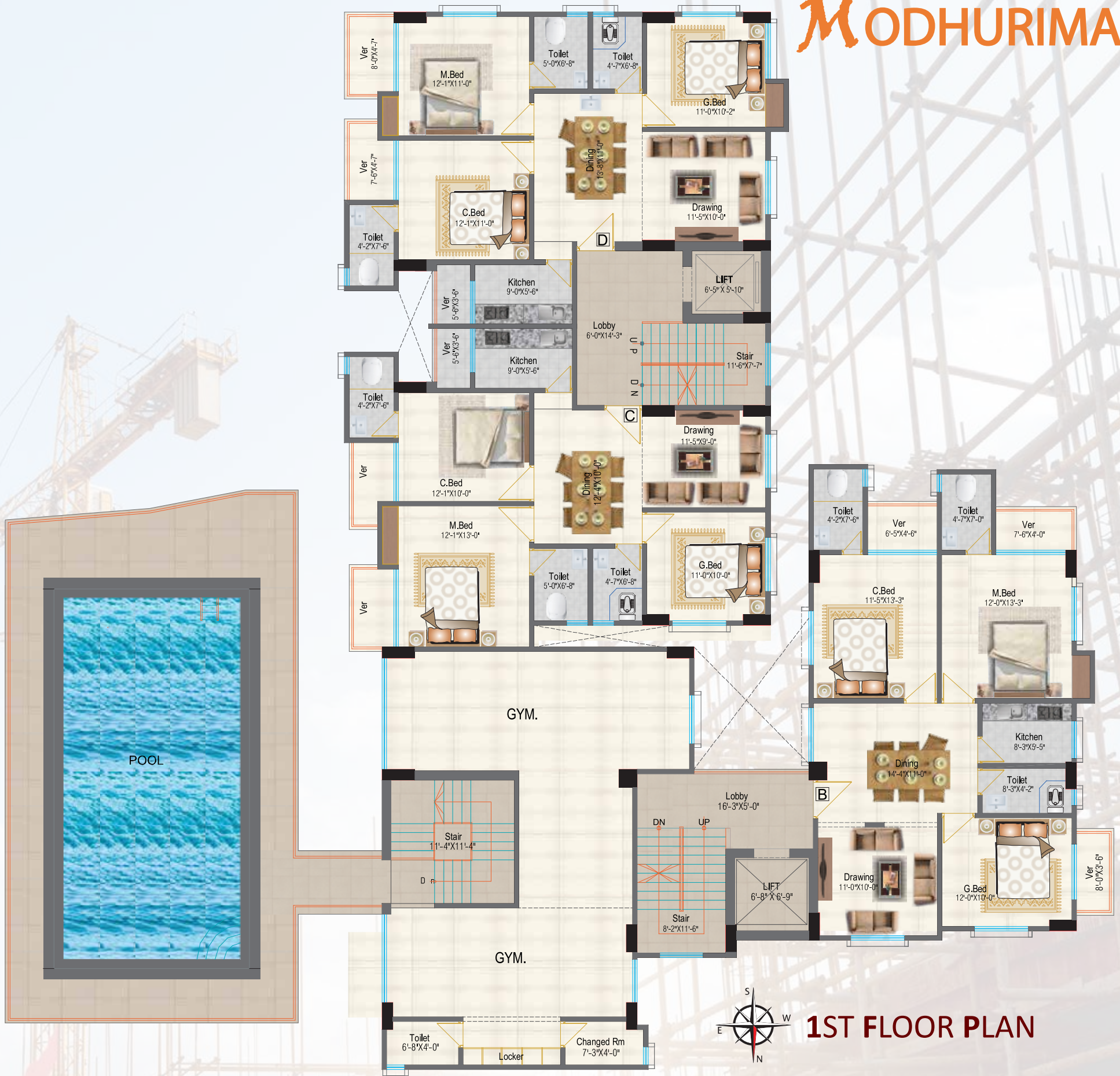


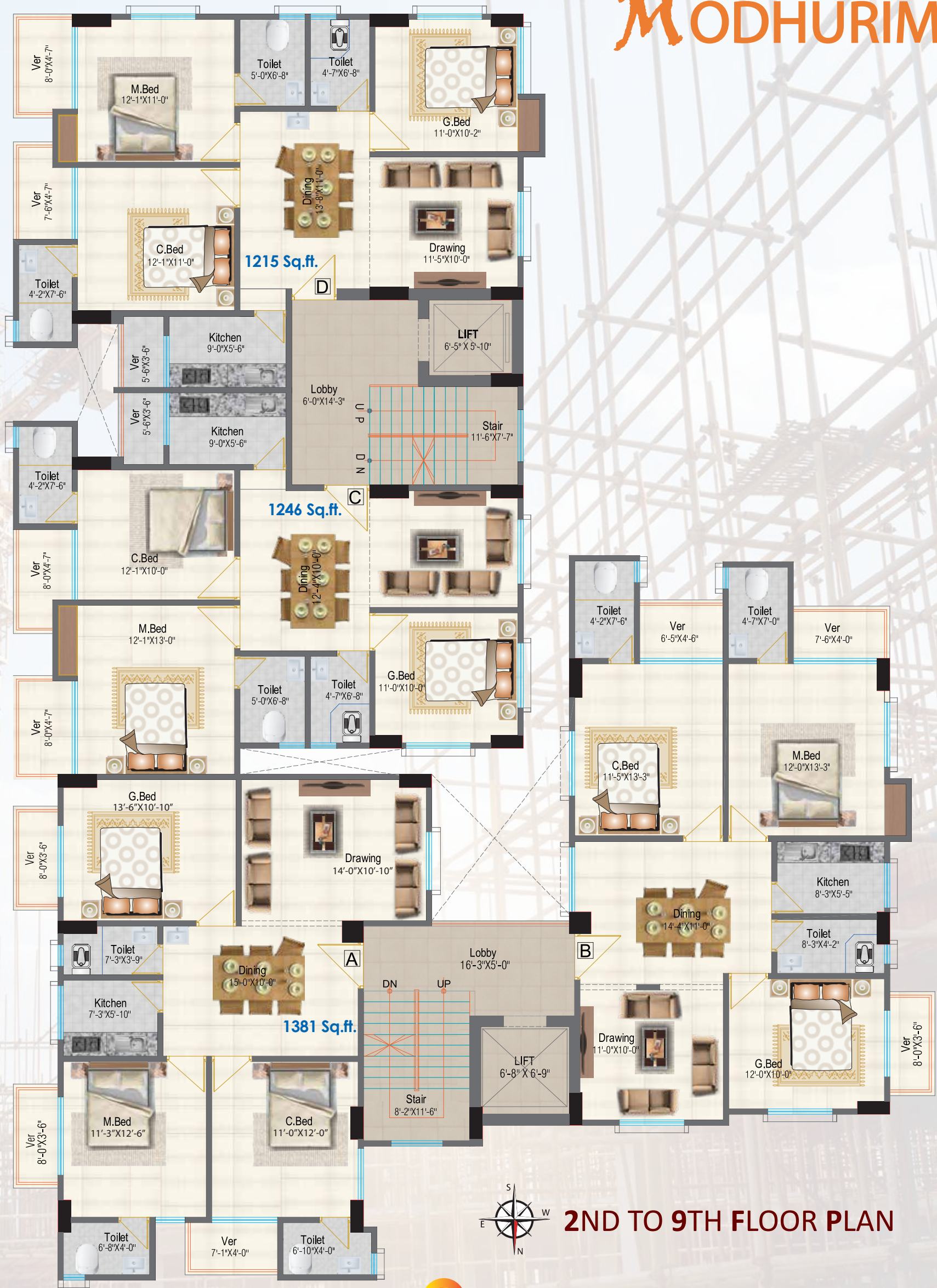
Project at a Glance

Project Name	: MODHURIMA
Project Address	: Tongi, Gazipur
Nature	: Sultana Razia Road, Auchpara, Tongi, Gazipur-1711.
Storey	: 10
Parking	: 17 Nos
Lift	: 2
Apartment Size	: Type - A - 1381 Sq.ft. Type - B - 1422 Sq.ft. Type - C - 1246 Sq.ft. Type - D - 1215 Sq.ft.
Stair	: 2 Main Stair
Apartment Contains	: 3 Bed Room 3 Toilets Living Room Dining Room 3 Verandah Kitchen.
Developer	: Holy Homes Real Estate Ltd.



GROUND FLOOR PLAN





2ND TO 9TH FLOOR PLAN

MODHURIMA



TYPE - A
1381 Sq.ft.



KEY PLAN

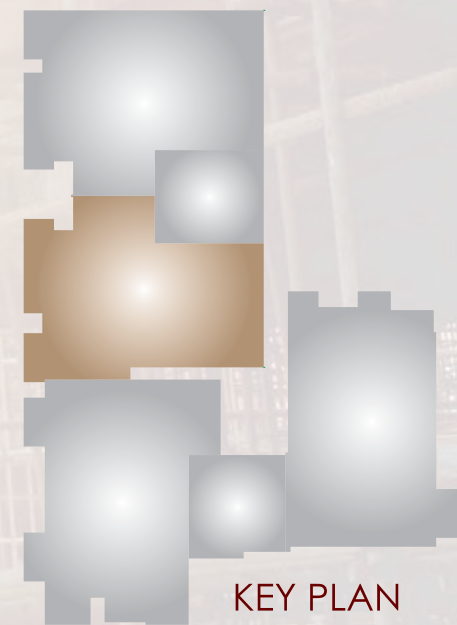


TYPE - B
1422 Sq.ft.

MODHURIMA



TYPE - C
1246 Sq.ft. (2nd Floor)



KEY PLAN

MODHURIMA

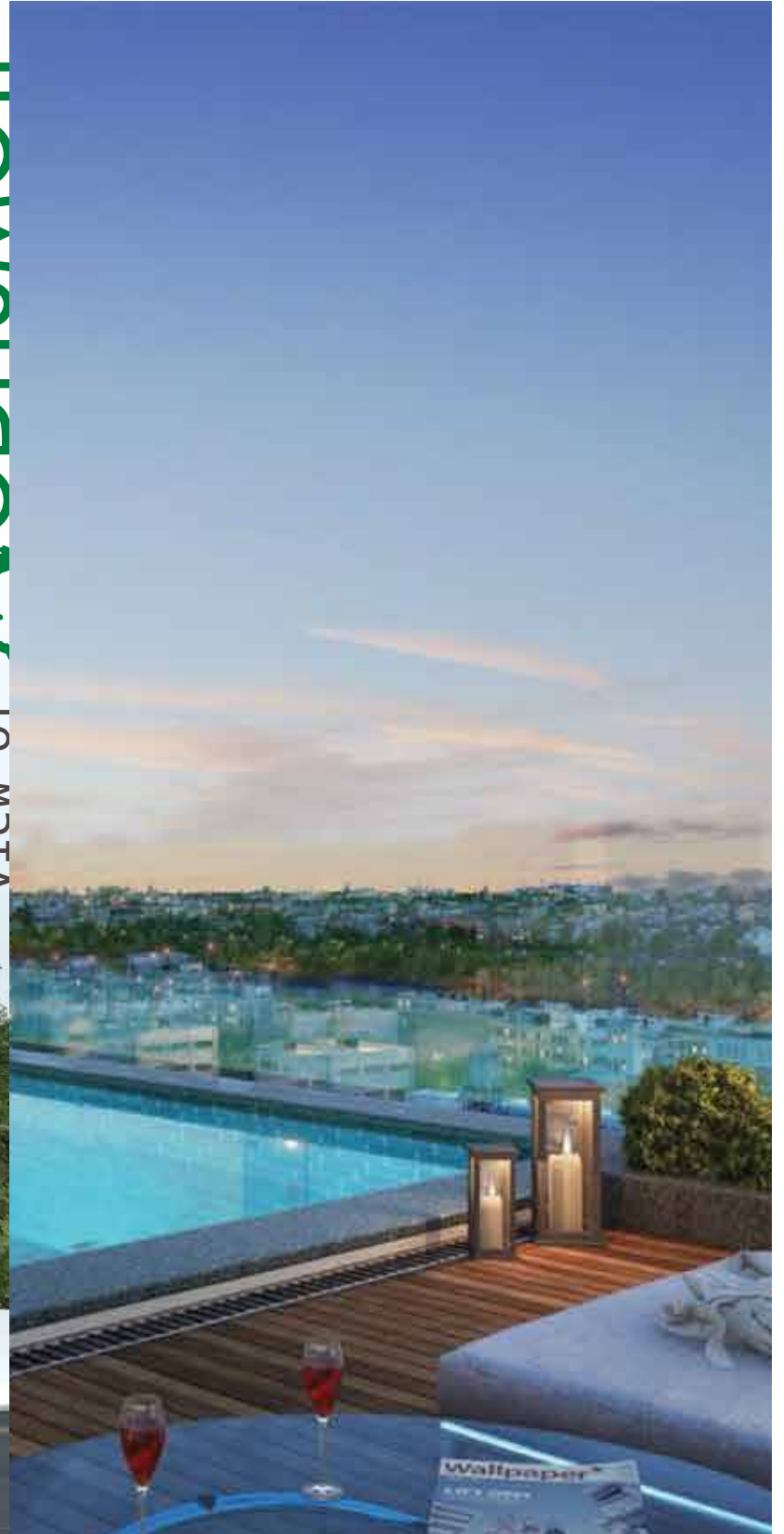


KEY PLAN



TYPE - D
1215 Sq.ft.

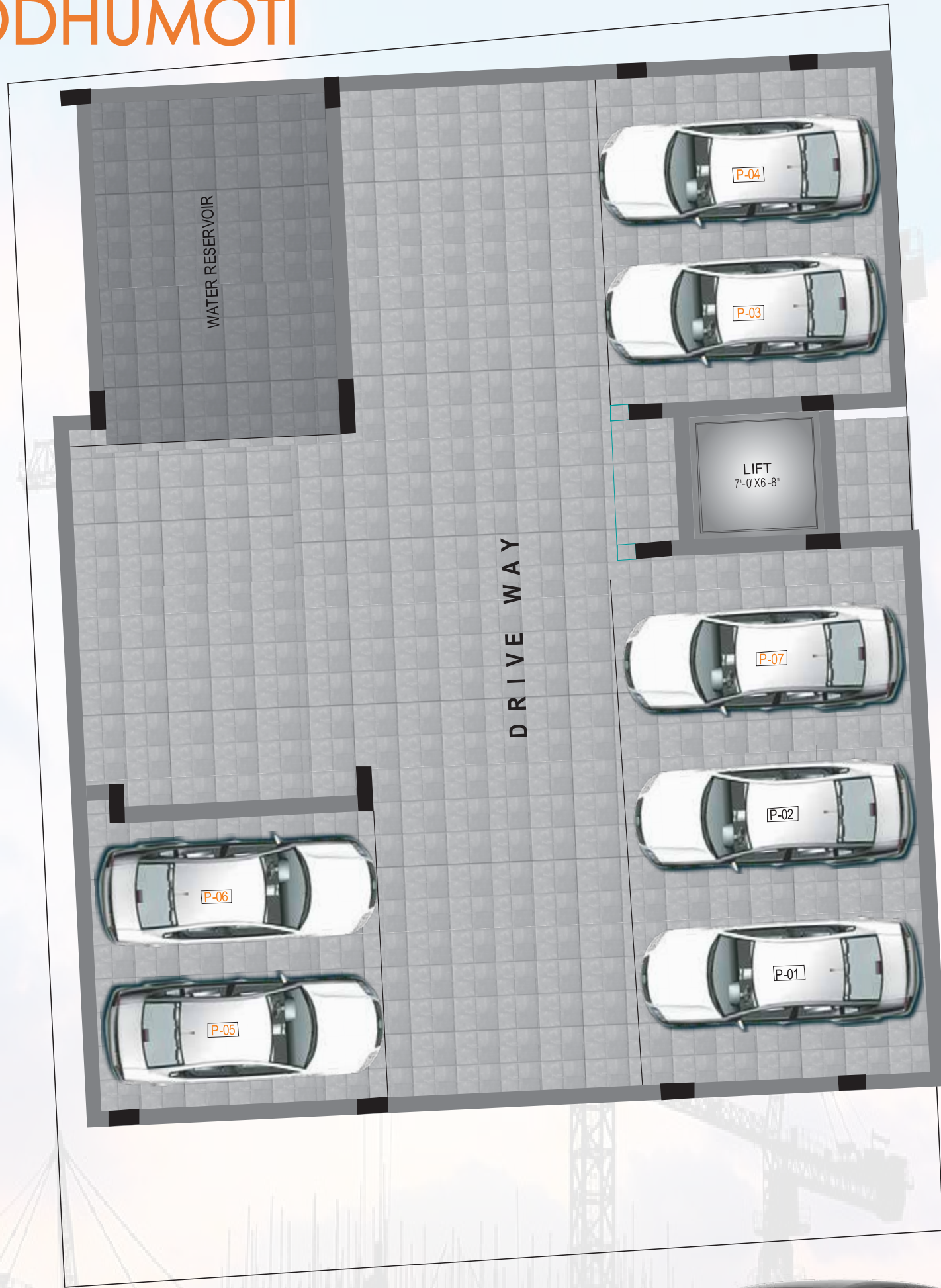
View of MODHUMOTI



Project at a Glance

Project Name	: MODHUMOTI
Project Address	: Sultana Razia Road, Auchpara, Tongi, Gazipur-1711.
Nature	: Residential Building
Storey	: 10
Parking	: 10 Nos
Lift	: 1
Apartment Size	: Type - A - 1457 Sq.ft. Type - B - 1455 Sq.ft.
Stair	: 1 Main Stair
Apartment Contains	: 3 Bed Room 3 Toilets Living Room Dining Room 4 Verandah Kitchen.
Developer	: Holy Homes Real Estate Ltd.

MODHUMOTI



SEMI-BASEMENT FLOOR PLAN





GROUND FLOOR PLAN

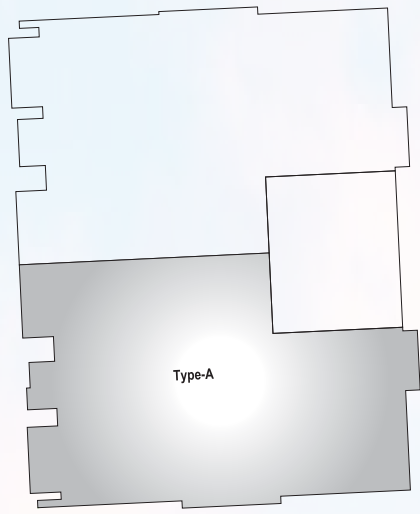
MODHUMOTI



MODHUMOTI



1ST TO 9TH FLOOR PLAN



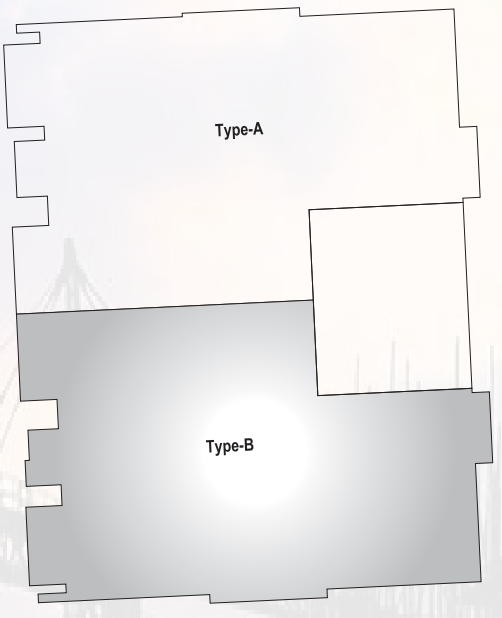
Key Plan



TYPE - A

1457 Sq.ft.

MODHUMOTI



Key Plan



TYPE - B
1455 Sq.ft.

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 House / 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 / Shariar Steel or equivalent.

Aggregates: All R.C.C foundation work up to short column by stone chips casting. Roof and column of all floors will be done by 1st class best quality 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 coarse and (sylhet) for concrete. 1.5 FM. Medium sand (Gozaria) 50% coarse & 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 will be constructed by Brick/Block with good finished plaster.

Concrete Screen: 2" Concrete screen will be provided on the roof.

Floor Tiles: Good quality Bangladeshi made homogeneous floor tiles. Size: (24"x24") Brand : R.A.K / Akij / Charu / 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-Stella, sattar metal or any other available equivalent brand).

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

Basin, Commode & Pan: Charu/ R.A.K / STELLA 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 bathroom wall 10" x 16" tiles for floor 12" x 12" 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: Only floor 16" x 16" Tiles (Brand: R.A.K / Akij / X-Monica / Charu or any other equivalent local company) Wall 8" x 12"

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 verand will be provided as per the design of perspective.

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

ELECTRICAL FEATURES:

- China Made 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/BBS/RR/Polio or Pizly).
- All power outlets with earthing connection.
- Provision for air conditioner in 2 bed room.
- Provision for TV & Satellite dish antenna in living rooms & master bed.

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

a) Lights in common space and stair.

b) 4 Nos 18 Waled & fans Point energy saver light points and 3 fans point in each apartments.

Lift: 1-Nos Eight (8) Passenger Modern (Sigma/lgs/Schneider/equivalent) 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 in 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.

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

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

Balance amount shall have to pay in equal installments. Amount of installment and number of installment will be mentioned in the allotment letter/agreement.

Charges for Utility Connection:

All allottee should have to pay Tk. 3,00,000/= (Taka Three Lac) only for utility connection along with 12th installment.

TIME of COMPLETION:

Expected Completion time of the project is 48 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 April, 2026

GENERAL TERMS

CONDITIONS

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.
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.
12. In case of increase Price of Construction materials, Holy Homes Real Estate Ltd. has the right to increase the price of sold out Flat before hand over according to the decision of REHAB

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 (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. 2,00,000/= (Taka Two 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.

Note: Furniture and other interior arrangement shown in brochure is only for example not actual. Scope of interior work is under the respective client with his own cost.

Holy Homes Real Estate Ltd will not construct any interior works of the individual apartments. Animation Video is for advertisement purpose only.



EVERYDAY IS AN OCCASION
WAITING TO BE CELEBRATED.

- AT **HOLY HOMES REAL ESTATE LTD.** MAJESTIC, YOU WILL FIND EVERYTHING THAT CONVERTS LIFE INTO A LIFE ESTYLE. LET THE PLUSH LOBBY WELCOME YOU. A WORK OUT IN THE GYMNASIUM KEEPS YOU FIT FOR THE ENTRY DAY.



 **Holy Homes**
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Lending to Build you a Strong Future

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