

www.holyhomesbd.com



Holy Homes
Orchid

Location Map





Project at a Glance

Project Name	: Holy Homes Orchid
Project Address	: Ovijan. 20/1, S.S Academi Road Auchpara, Tongi, Gazipur-1711.
Nature	: Residential Building
Storey	: 10
Land Area	: 11.2 Katha
Parking	: 19 nos.
Lift	: 2 nos.
Apartment Size	: Type-A 1590.00 Sq.ft. (Approx) Type-B 1503.00 Sq.ft. (Approx) Type-C 1530.00 Sq.ft. (Approx) Type-D 1540.00 Sq.ft. (Approx)
Stair	: 2 Main Stair
Apartment Contains	: 3 Bed Room, 3 Toilets, Living & Dining Room, Kitchen, Verandah
Common Features	: Guard Post, Care Taker Room, Generator Room, Sub-Station Room at Ground Floor, Community Space, Plantation, Cloth Drying Area, Machine Room at Roof top.
Project Commencement	: January, 2025
Project Completion	: December 2028 (Expaeted)
Developer	: Holy Homes Real Estate Ltd.

Welcome to Holy Homes Orchid

Holy Homes is a beacon to the world of Luxury and comforts. This is the doorway to a life that you have always wished for a trendy life mixed and matched with wholesome luxury and superb style. What draw both of your attention admiration are the magnificence and beauty of the project. At the same time it mirrors the contemporary architecture trend that believes in creation of ornament using the structure and theme of the building rather than the exterior gaudy ornamentation.



Night View





OVIJAN 20/1, TONGI,
GAZIPUR

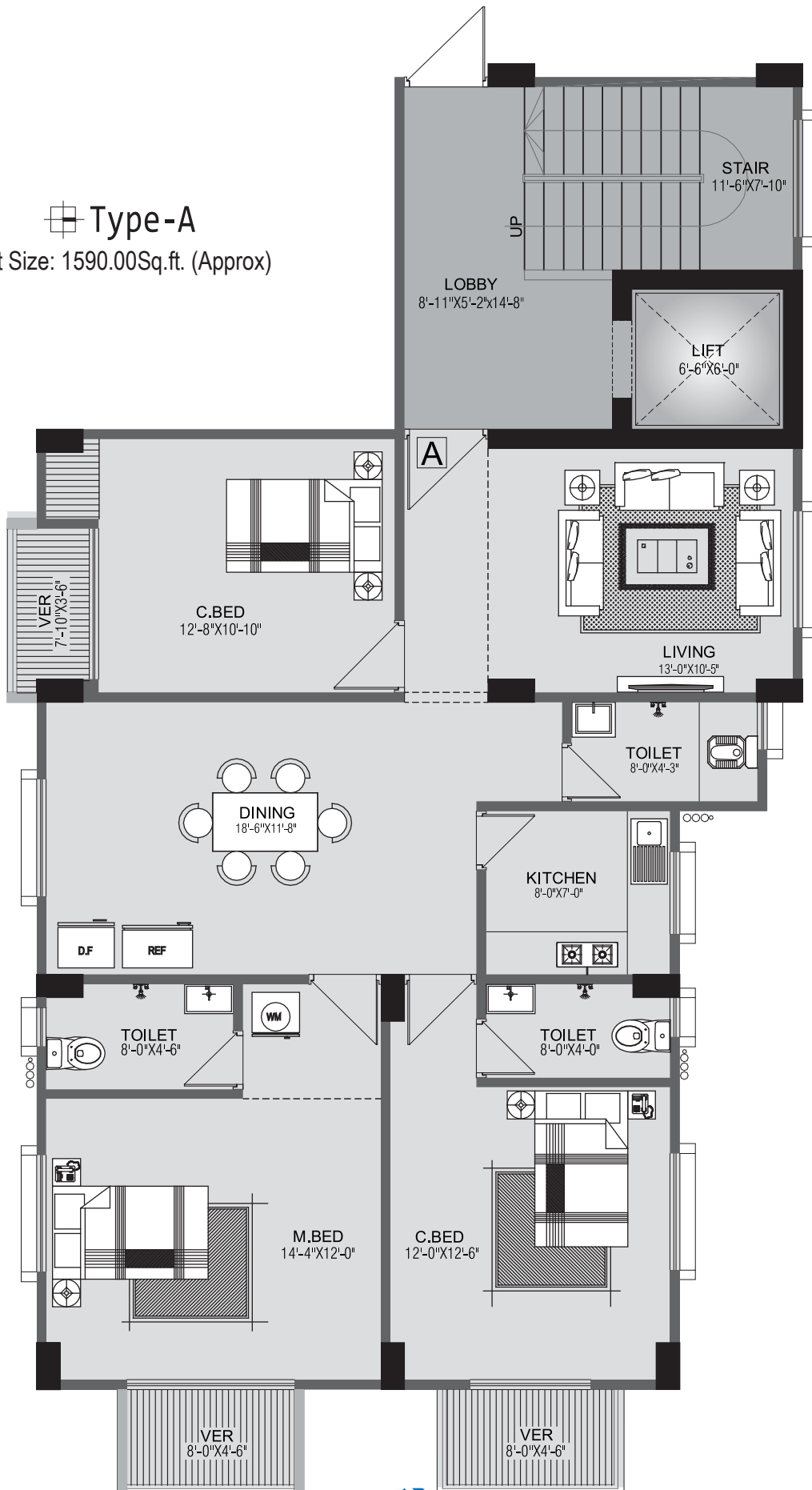
Ground Floor Plan



Typical Floor Plan

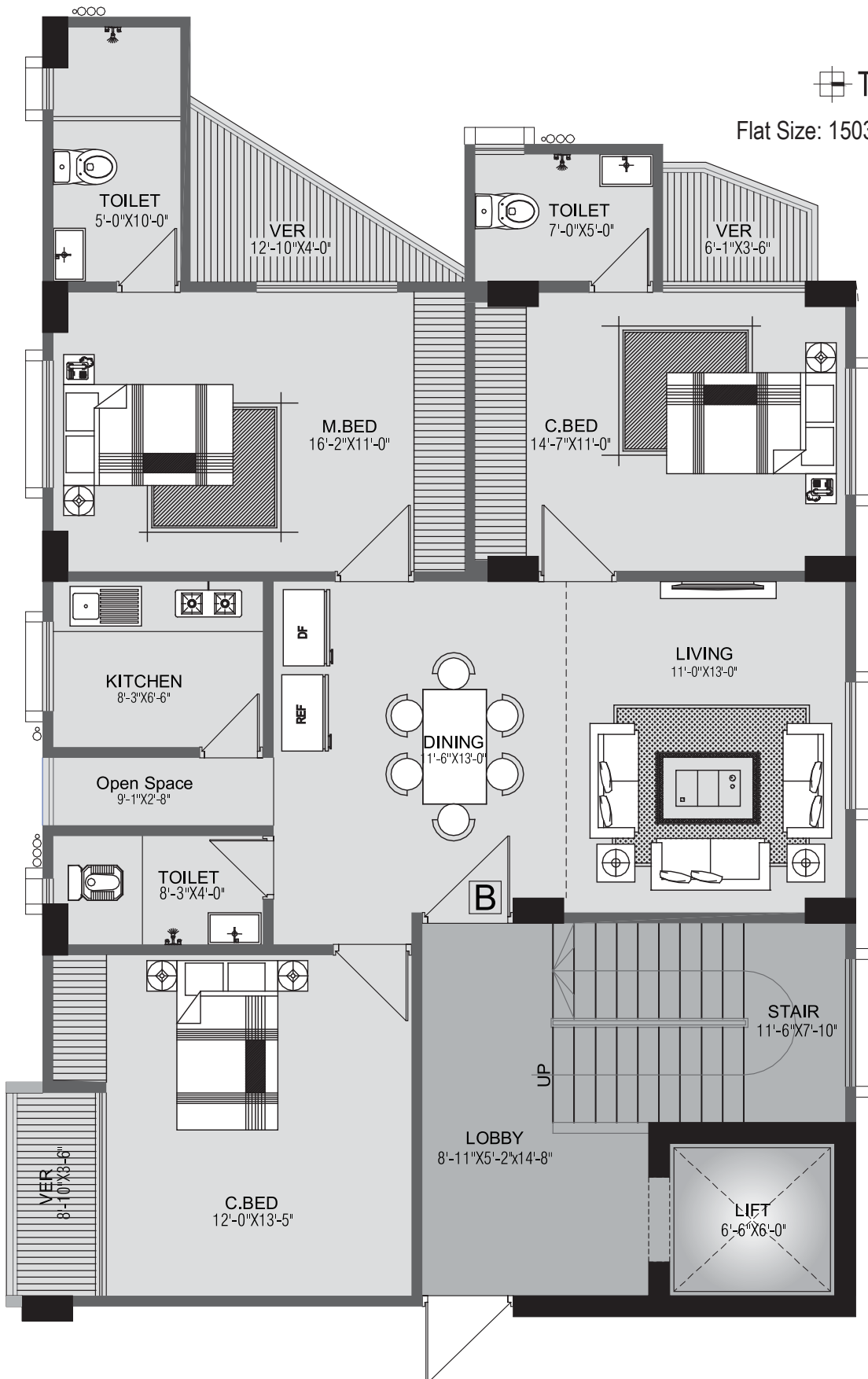
Type-A

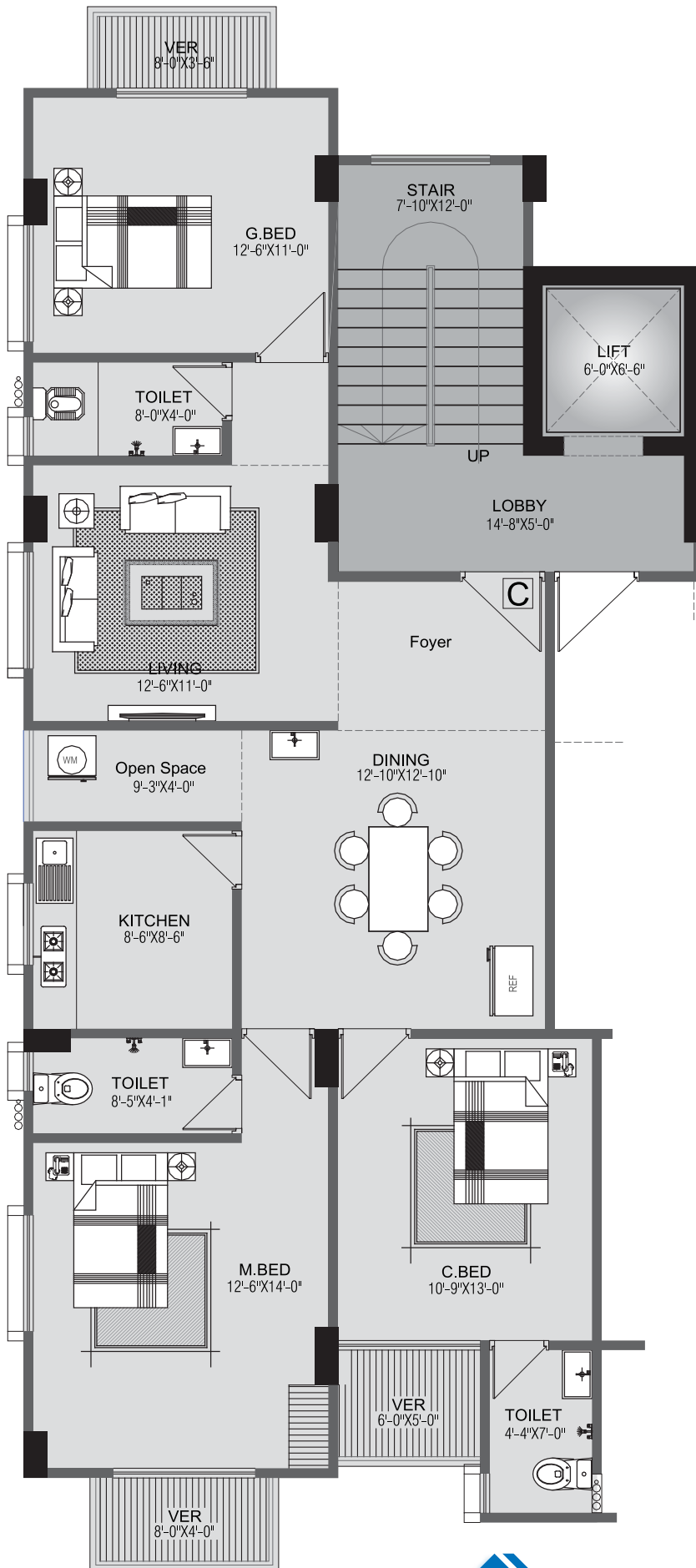
Flat Size: 1590.00Sq.ft. (Approx)



Type-B

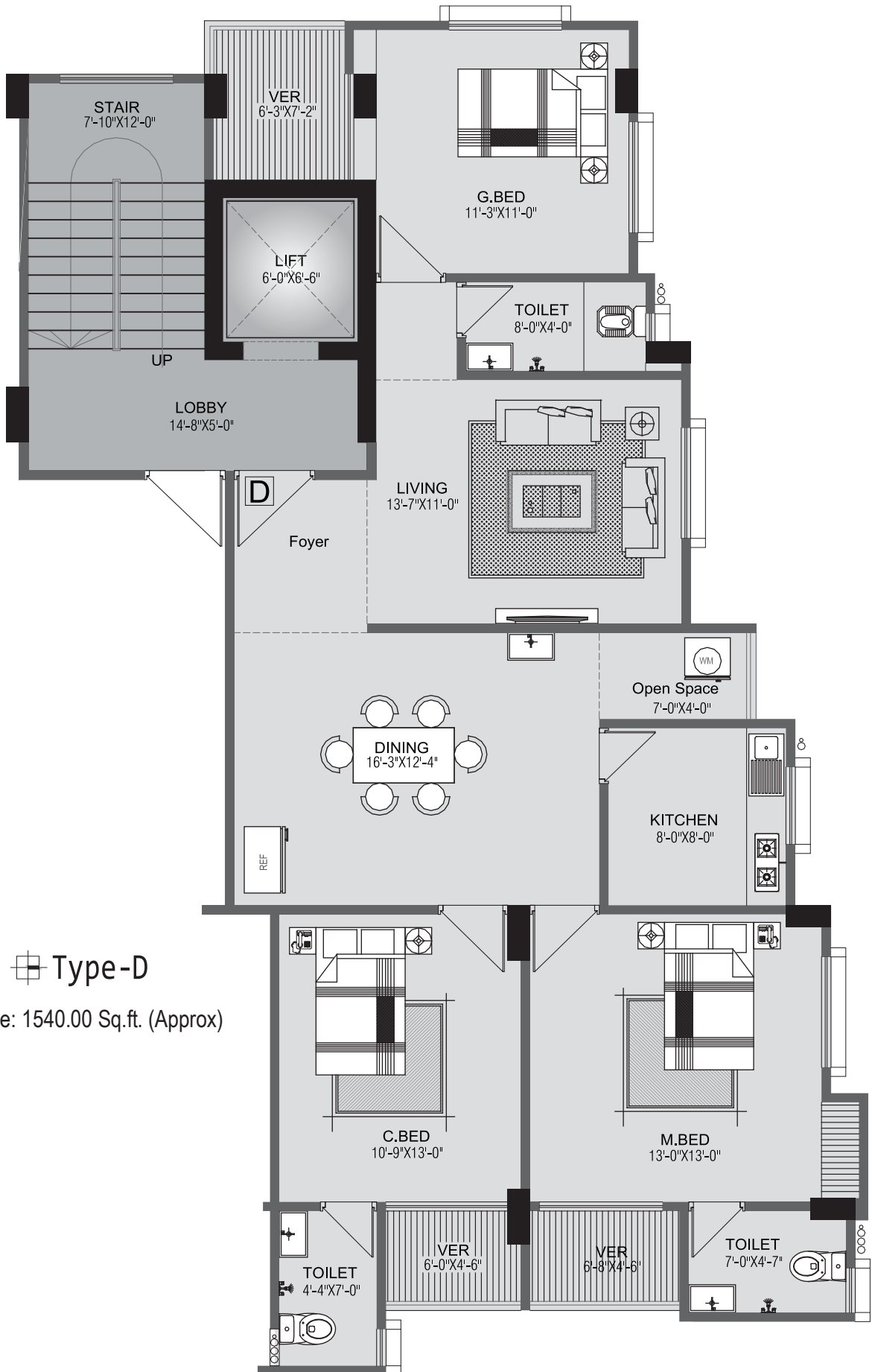
Flat Size: 1503.00Sq.ft. (Approx)





Type-C

Flat Size: 1530.00 Sq.ft. (Approx)



Type-D

Flat Size: 1540.00 Sq.ft. (Approx)



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.

Building Entrance :

- Decorative gate with lighting, in line with the building's elevation and perspective.
- Nameplate logo mounted on marble or homogeneous tiles.

Car Park & Driveway :

- Comfortable internal driveway for smooth access.
- Designated car wash point.
- Pavement tiles laid on the driveway floor.
- MS/SS column guards installed at parking area columns.
- Reserved car parking spaces, clearly marked with numbers.

Lift Lobby & Staircase :

- High-quality tiles for the lift lobby and staircase areas.
- Lift lobby walls and floors designed as per architectural specifications.
- Heavy-duty 8"x12" stair tiles used for all flights.
- Well-proportioned staircases with decorative railings.

Lift :

- 02 (TWO) imported, international-standard passenger lifts.
- 8-person capacity per lift.
- Brands: Sigma, Schneider, Sword or equivalent.
- Designed cabin interiors and ground-floor entry doors.

MAJOR STRUCTURAL MATERIALS TO BE USED:

Cement:

- Lafarge Supercrete/Seven Ring/Aman or any other local cement
- which are available in the market.

Steel:

Aggregates:

- 60/72 grade deformed bar with $f_y=400/500$ MPa from GPH/Rahim Steel/ Shahriar Steel/S.S Steel Corporation or equivalent.

Sand:

- All R.C.C foundation work up to column by stone chips casting. Roof and Beam 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:

- 2.5 FM course and (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.
1st Class standard Bricks.

STANDARD MAIN FEATURES & AMENITIES

Doors:

- Main door shutter made of Chittagong Teak/Malaysian Wood.
- Main door frame crafted from Chittagong Teak/Teak Chamble.
- Decorative main entrance door with mortise lock, handle, door chain, viewer, stopper, apartment number plate, and calling bell switch.
- Internal door frames made of solid wood (Mahogany/Equivalent).
- Internal door shutters (bedroom and kitchen) made of flush doors with natural veneer (Brands: Akij, TTI, Partex, or equivalent).

Windows:

- Sliding windows as per architectural design.
- 5mm thick glass panes.
- Rainwater barrier with 3" aluminum sections (Brands: KAI, Altech, Chung Hua, or equivalent).
- Safety grills installed in all windows (10mm), as per design.

Wall:

- 1st class bricks used in construction.
- Wall thickness of 5".
- Smooth finish on all walls.

Painting & Polishing:

- Plastic paint on all internal walls and ceilings will be Distemper in colors specified by the architecture.
- Natural polish on door frames and shutters.
- Exterior walls weather-coated with paint as per design.
- Enamel paint used on internal and external MS surfaces, with primer coat applied.
- Paint brands: Berger, Asian.

- Electrical:**
- 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.
 - Fire Resistance Cable. Brands: (BBS/RR).
 - All power outlets with earthing connection.
 - Provision for air conditioner in Master bed and Child bed room.
 - Provision for TV & Satellite dish antenna in living rooms & master bed.

- Floor Tiles:**
- 16"x16" homogeneous tiles (Brands: RAK, X-Monica, DBL, Akij, or equivalent).

- Bathrooms:**
- Bangladeshi commodes and pedestal basins in master, child toilets & Dining.
 - Pan provided in common toilet (Brands: Stella, Rosa or equivalent).
 - Bangladeshi wall tiles (Size: 8"x12"), glossy/matt finish, and matching floor tiles (Size: 16"x16") for all bathrooms.
 - Bangladeshi fixtures and fittings (Brands: Sattar Metal, Stella, Rosa or equivalent).
 - Wall tiles extending up to 7 feet in height.
 - Mirror will be provided on the top of the basin.
 - CPVC pipes and fittings for internal plumbing (Brands: RFL, Sajan, National/ Lira, Plymer, or equivalent).
 - Hot and cold-water lines provided in all bathrooms (except common bathroom).
 - Electric geyser provision in all bathrooms' false ceilings (except common bathroom).

- Kitchen:**
- Floor tiles: 16"x16" homogeneous tiles (Brands: RAK, X-Monica, Akij, or equivalent).
 - Wall tiles (up to 7' height) made in Bangladesh (Size: 8"x12") (Brands: RAK, X-Monica, Akij, or equivalent).
 - Provision for exhaust fan installation.
 - Single bowl sink provided.
 - Provision for a double burner gas outlet.

- 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) 5 Nos 18w energy saver light points and 3 fans point in each apartments.
- Rooftop:** • Protective parapet wall as per architectural design.
- Community Zone:** • A spacious community lounge for communal programs and activities.
- Intercom System:** • International standard PABX system.
- PABX connection with phone in the family living area (one set).
 - All apartments connected to the reception desk at the ground floor.

GENERAL AMENITIES OF THE COMPLEX

- Electricity Supply: Approx. 220v/440v from DESA/DESCO with separate main cable and LT panel/distribution board.
- Water Supply: Connection from WASA, adequate to meet total consumption needs.
- Underground Water Reservoir: Equipped with a main lifting pump and a standby pump.
- Sewerage System: Designed to meet all requirements.
- Gas Pipeline: Provided for each apartment for natural gas/LPG use.
- Fire Extinguishers: Available on every alternate floor.

UTILITY FACILITIES

- Gas Supply: Gas supply pipe (Asia, Bashundhara or any other Equivalent) line with one outlet in kitchen for one double burner from Titas Gas Company shall be provided. Gas connection will be depend on bangladesh Government decision.
- Water Supply: Central water line system to be provided.
Underground & Roof Water Reservoirs for drinking water from WASA Supply with water lifting Pumps & Electric Motors shall be provided.
- 01 (ONE) imported pumps will be installed (Brands: Bedroll, Sear, Pentax, or equivalent).
- Charge for Utility Connection: All allote should have to pay Two Lac only for Utility Connection.

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.

WHEN YOU BUY A HHRL APARTMENT, YOU GET TO ENJOY PEACE OF MIND

- We Provide:**
- Fire Protection: Fire-protected doors, hydrants, fire alarms, and extinguishers are provided to minimize fire risks.
 - Earthquake Resistance: The design is earthquake-resistant, crafted under the supervision of skilled civil engineers to ensure safety.
 - Quality Control: Building materials undergo rigorous testing in quality-controlled labs throughout construction.
 - Customer Service: A commitment to timely delivery and ensuring customer satisfaction. Please contact us at the Head Office for detailed information on Brand/Price-Range of all Finishing Features/Materials mentioned here.

- 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 December, 2029.



RESERVATION:

- Application for allotment of an apartment in HOLY HOMES REAL ESTATE LTD. projects must be submitted on the prescribed application form, duly signed by the applicant along with the required earnest money and supporting documents.
- Allotment will be made on a "first-come, first-served" basis.
- The company reserves the right to accept or reject any application without providing any explanation.

ALLOTMENT:

- After receiving the application, the booking money, and the down payment, HOLY HOMES REAL ESTATE LTD. will issue/exchange an agreement for allotment and a payment schedule.
- The applicant/allottee shall continue payments as per the provided schedule.

FULL OWNERSHIP TRANSFER:

- Until full payment of all installments, additional charges, and registration completion, the allottee shall not have the right to transfer the allotment to any third party.
- In case of transfer before registration, the allottee must adhere to the company's rules and policies.

LOAN FACILITIES:

- The allottee may avail of housing loans from financial institutions if deemed suitable by the concerned bank or financing entity based on their assessment of the allottee's eligibility.

DOCUMENTATION, VAT & OTHER CHARGES:

- The allottee will bear stamp duties, VAT, registration fees, gain tax, share transfer fees, documentation charges, and any other relevant expenses associated with ownership transfer.

DEVELOPER'S RIGHT:

- The company reserves the right to modify architectural and structural designs if deemed necessary.

POSSESSION:

- Possession of the apartment will be handed over to the allottee after full completion of the apartment/commercial space and after the completion of all due payments.

DESIGN CHANGE:

- During construction, any requested design modifications must be submitted in writing to **HOLY HOMES REAL ESTATE LTD.**
- Changes will only be accommodated within the given timeframe and subject to feasibility.

CUSTOMER CARE:

- After signing the Agreement for Allotment, allottees/clients may contact the Customer Care Department for service-related queries.
A dedicated team will provide post-sales service to all project allottees.

INTERIOR & SERVICES:

- The company may offer interior design solutions at an additional cost to enhance the living space.

AFTER-HANDOVER SERVICE:

- The company will provide maintenance services for one year after the handover date.

OWNER'S ASSOCIATION:

- The company will facilitate the formation of an Owner's Association.
All allottees/clients must abide by the rules and regulations set by the association.

PAYMENT TERMS:

- The booking money is Tk. 1,00,000 (Taka One Lac) and is applicable to all projects.
- A minimum of 30% of the total price must be paid as a down payment within 30 days.
- The installment money must be paid within the 10th day of each month.
- If a client fails to pay three consecutive installments, the allotment will be canceled. In such a case, Tk. 1,00,000/= (Taka One Lac) only will be deducted as a service charge, and the remaining amount will be refunded after the concerned flat is sold.
- The ownership of the flat can only be transferred to the spouse or children. If ownership is transferred to anyone else, the client must pay an ownership transfer fee of Tk. 1,00,000/= (Taka One Lac) only.
- The allottee cannot transfer the allotment to a third party until full payment of all installments is completed. However, if an allottee wishes to transfer before registration, a Transfer Fee of Tk. 3,00,000/= (Taka Three Lac) only is payable to the developer.
- Clients are entitled to exchange their allotted flat with another subject to availability in any of our projects. In such a case, the previously paid amount will be adjusted as booking money/down payment for the new flat as per the company's terms. The previous agreement will be canceled, and the client must pay a transfer fee of Tk. 25,000/= (Taka Twenty-Five Thousand) only.
- The purchaser must strictly follow the installment schedule to ensure timely completion of the construction. Any delay in payment beyond the due date will result in a default charge of 5% per month on the overdue amount.
- If the applicant/purchaser wants to surrender or cancel the allotment or fails to make

payments as per the schedule, the company has the right to cancel the allotment. In such a case, the deposited amount will be refunded after deducting 10% of the total agreed value, and only after the apartment is resold to a new buyer.

NOTE:

- Optional Works & Customization: All optional work or additional fittings and fixtures (according to customers' choices) may be done at an additional cost after approval of **HOLY HOMES REAL ESTATE LTD..** The company will not be responsible for materials supplied by other companies.
- Kitchen Cabinets & Built-in Wardrobes: These can be ordered separately at an additional cost. Interior design consultation services are also available through **HOLY HOMES REAL ESTATE LTD.** for an extra fee.
- Brochure Terms: This brochure forms an integral part of the deed of agreement between the client and **HOLY HOMES REAL ESTATE LTD.**
- Area Measurements: All areas mentioned in this brochure are approximate figures based on architectural drawings. Actual measurements may vary.

OTHER CONDITIONS:

- Financial terms and conditions will be followed according to company policies.
- No exterior modifications will be allowed without prior approval.
- Any upgrade or finishing material change will be done on the basis of additional payment.
- All above terms and conditions, along with others, will be inserted in the Agreement for Allotment as per company policy.
- If construction material prices increase, Holy Homes Real Estate Ltd. reserves the right to adjust the flat price before handover, in accordance with REHAB's decisions.

General Disclaimer :

The information contained in this Brochure and Plans are subject to change as may be required by the authority or the projects architect.

All measurements are approximate

All illustrations are artist's impression only.



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