

RESOURCE
SARKAR-SHAHANAZ
KUNJO

Location Map

Plot # 29,29/1, 29/B, Malibagh
Chowdhurypara, Dhaka-1219



RESOURCE  **রিসোর্স**
DEVELOPMENT (PVT.) LTD.

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Luxurious Apartments in the
Prime Location of the City.

RESOURCE
SARKAR-SHAHANAZ
KUNJO



At
Malibagh Chowdhurypara

RESOURCE  **রিসোর্স**
DEVELOPMENT (PVT.) LTD.



Chairman

Message of
Chairman & Managing Director




Managing Director

Resource Development (Pvt.) Ltd. (RDL) started its journey in since 2010 in the Real Estate Development Sector. We have a highly experienced team of multidisciplinary professionals, which included architects, engineers, planners and project management experts etc. The management of the company attaches great importance in providing quality services to the valued clients. Our aim is to work towards fulfillment of quality assurance and complete the projects within stipulate period in efficient manner.

All technical and administration activities of **RDL** are supervised and monitored by the Board of Directors, full-time professionals who has long and outstanding carrier in the field of Real Estate Development Industry.

We hope that we will continue our services with the desired satisfaction of our valued clients. You will always be with us in all our future endeavors and share our success for "build your glorious tomorrow."




Al-haj Md. Giash Uddin
Chairman
Resource Development (Pvt.) Ltd.




Engr. Moazzam Hossain
Managing Director
Resource Development (Pvt.) Ltd.

RESOURCE DEVELOPMENT (PVT.) LTD.

At a glance

Resource Development (Pvt.) Ltd. (RDL) is founded and promoted as a Real Estate Development Company in since 2010 by a group of multidisciplinary professionals.

RDL has been steadily consolidating its expertise in developing projects and has gained a high reputation for successful completion of its assignments.

RDL always put highest priority to client's needs and providing quality services through technical excellence and innovation for a wide range of architectural, civil, electrical, plumbing design and development. It has a vision to be a first line Real Estate and Housing Industry in the Country.

RDL is committed to maintaining a very high standard in quality control, workmanship and takes care to procure all construction materials and other necessary equipment. The specialization of **RDL** is to blend modern technology with local skills and materials and thus adopt technology to suit the environment of Bangladesh.

RDL has a very high professional consultant teams like engineers, architects, planners, management and talented executives those are working round the clock for the company. The overall management of **RDL** vests on a Board of Directors. All directors have proven outstanding professional carrier with high level of management capabilities and familiar with Real Estate Sector.

Introduction



Resource Development (Pvt.) Ltd. (RDL) wants to meet the tomorrow's needs. With this in mind, the architects working for **RDL** and carefully created **Resource Sarkar-Shahanaz Kunjo** for our valued clients in the very important place of Malibagh Chowdhurypara. The structure will be G+8 storied state-of-the-art residential building with all other natural facilities. The well experienced Architects and Engineers of **RDL** will ensure the superior construction quality and elegant finish to **Resource Sarkar-Shahanaz Kunjo**. The structural engineers has design its concrete reinforced frame structure following the guide lines of **BNBC**.



Resource Sarkar-Shahanaz Kunjo is located at Malibagh Chowdhurypara which is purely residential zone surrounded by all the significant amenities for modern living like School, College, Playground, Recreational facilities, Police Station, Banks, Shopping mall, Community Center and Restaurants are all available in the neighborhood. It is situated on the heart of the Dhaka city & very near to Mouchak, Malibagh Super Market, Rampura TV Center, Motijheel C/A & Dilkusha Commercial Area, Viqarunnissa Noon School & College, South Point School & College, Foyzur Rahman Ideal School & College, National Ideal School & College are surrounded by the project. Beside this the project is very closest of the Abudhar Gifary Univesity College, East-West University, Stamford University and also easy goind location of Baridhara, Banasree, Gulshan, Banani Mohakhali & Air Port.

Resource Sarkar-Shahanaz Kunjo will fulfill your dreams as a proud apartment owner at an affordable price. It has 3/4 bed rooms, living, dining, 2/3 toilets, 2/3 verandahs and a beautiful kitchen etc. A decorative guard post will be created in the Ground floor for given Security services at all times for our valued clients and land owners.



Perspective and architectural lay-out shown in the brochure is indicative only. **RESOURCE DEVELOPMENT (PVT.) LTD.** has the right to make any kind of modification to these (if necessary).



CODE OF CONDUCT & ETHICAL PRINCIPLES OF RDL

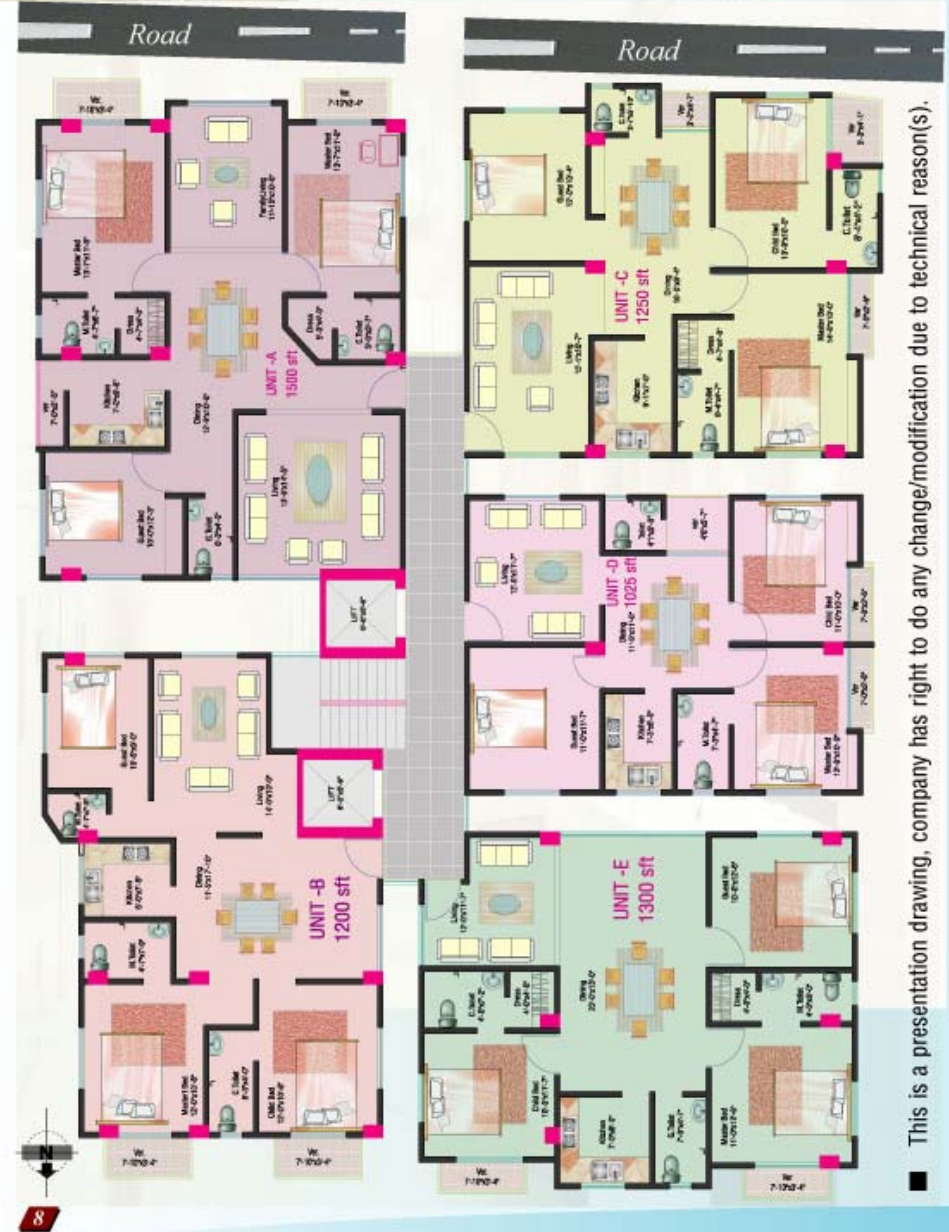
- Maintain professional integrity, proficiency and loyalty with the valued clients, land owners and related parties.
- Maintain stringent confidentiality of clients and land owners.
- Courtesy and cooperation to the clients is our manifesto.
- Maintain professional judgment and high quality care to the clients.
- Trustworthy commitment to our clients to build-up long term relationship.
- Apply own corporate policies and appropriate technical and professional standards for rendering services to the clients.
- Try to uphold the company's goodwill and integrity through rendering quality services.
- We are ready to provide professional services to our valued clients at all times.
- Provide quality products and best services to our valued clients.



Carparking Plan



Typical Floor Plan



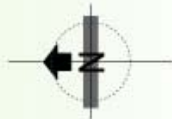
■ This is a presentation drawing, company has right to do any change/modification due to technical reason(s).

Unit : A



UNIT MEASUREMENT :

- MASTER BED-1 : 13'-7" x 11'-0"
- MASTER BED-2 : 13'-7" x 11'-0"
- GUEST BED-3 : 10'-0" x 12'-3"
- DINING ROOM : 12'-9" x 10'-0"
- LIVING ROOM : 13'-0" x 14'-5"
- FAMILY LIVING : 11'-10" x 10'-0"
- KITCHEN ROOM : 7'-0" x 8'-6"
- DESS ROOM-1 : 5'-7" x 4'-0"
- DESS ROOM-2 : 5'-0" x 4'-0"
- M. TOILET-1 : 4'-7" x 6'-7"
- C. TOILET-2 : 5'-0" x 5'-7"
- G. TOILET : 6'-3" x 4'-0"
- VER-1 : 7'-10" x 3'-4"
- VER-2 : 7'-10" x 3'-4"

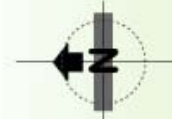


Unit : B

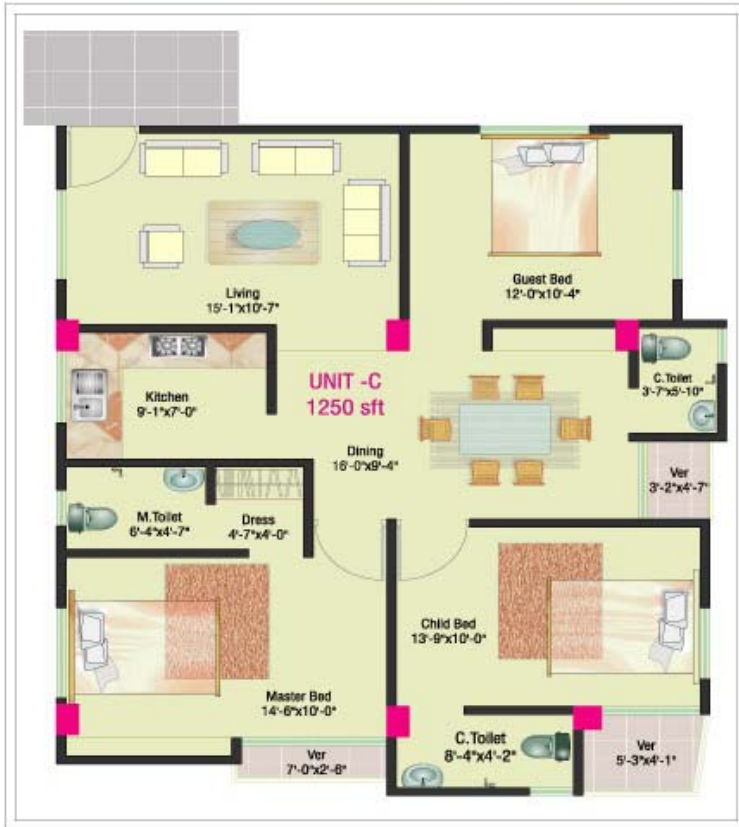


UNIT MEASUREMENT :

- MASTER BED : 12'-0" x 10'-8"
- CHILD BED : 12'-0" x 10'-8"
- GUEST BED : 10'-0" x 9'-0"
- DINING ROOM : 11'-5" x 17'-10"
- LIVING ROOM : 14'-0" x 10'-0"
- KITCHEN ROOM : 06'-0" x 7'-9"
- M. TOILET-1 : 4'-7" x 7'-9"
- C. TOILET-2 : 8'-3" x 4'-0"
- G. TOILET : 4'-7" x 7'-9"
- VER-1 : 7'-10" x 3'-4"
- VER-2 : 7'-10" x 3'-4"

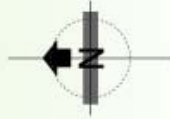


Unit : C

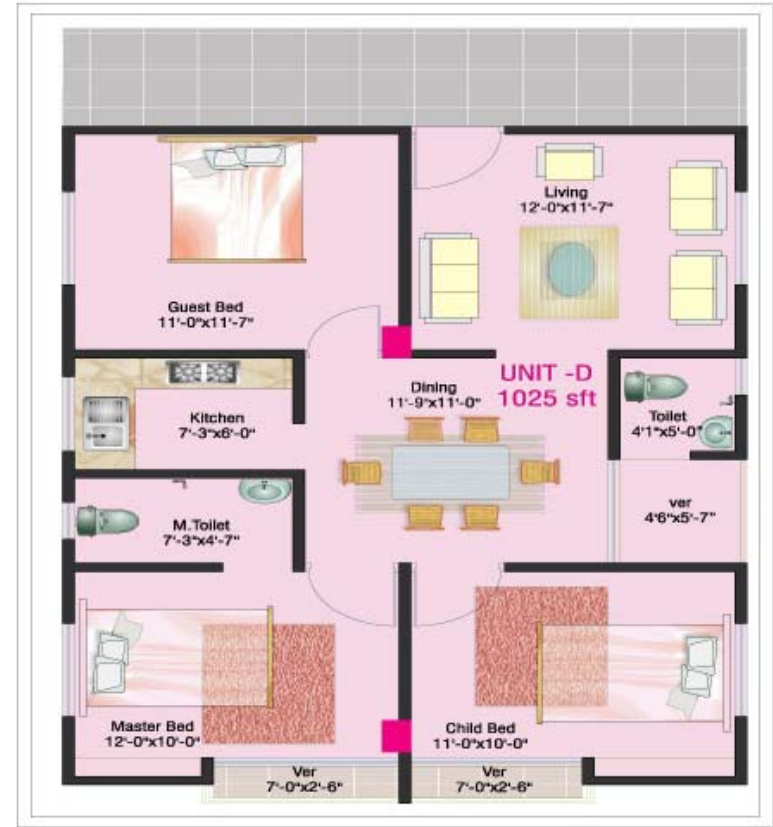


UNIT MEASUREMENT :

MASTER BED : 14'-6" x 10'-0"
 CHILD BED : 13'-9" x 10'-0"
 GUEST BED : 12'-0" x 10'-4"
 DINING ROOM : 16'-0" x 9'-4"
 LIVING ROOM : 15'-1" x 10'-7"
 KITCHEN ROOM : 09'-1" x 7'-0"
 DESS ROOM : 4'-7" x 4'-0"
 M. TOILET-1 : 6'-4" x 4'-7"
 C. TOILET-2 : 8'-4" x 4'-2"
 G. TOILET : 3'-7" x 5'-10"
 VER-1 : 7'-0" x 2'-6"
 VER-2 : 5'-3" x 4'-1"
 VER-3 : 3'-2" x 4'-7"

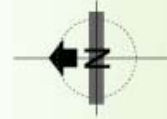


Unit : D



UNIT MEASUREMENT :

MASTER BED : 12'-0" x 10'-0"
 CHILD BED : 11'-0" x 10'-0"
 GUEST BED : 11'-0" x 11'-7"
 DINING ROOM : 11'-9" x 11'-7"
 LIVING ROOM : 12'-0" x 11'-7"
 KITCHEN ROOM : 07'-3" x 6'-0"
 M. TOILET-1 : 7'-3" x 4'-7"
 C. TOILET : 4'-1" x 5'-0"
 VER-1 : 7'-0" x 2'-6"
 VER-2 : 7'-0" x 2'-6"
 VER-3 : 4'-6" x 5'-7"



Unit : E



UNIT MEASUREMENT :

MASTER BED : 11'-0" x 12'-6"	DRESS ROOM-1 : 4'-0" x 4'-0"
CHILD BED : 10'-0" x 11'-7"	M. TOILET-1 : 4'-0" x 8'-0"
GUEST BED : 10'-0" x 12'-6"	C. TOILET-2 : 4'-0" x 7'-2"
DINING ROOM : 20'-0" x 13'-0"	G. TOILET : 7'-0" x 4'-7"
LIVING ROOM : 12'-0" x 11'-7"	VER-1 : 7'-10" x 3'-4"
KITCHEN ROOM : 07'-0" x 08'-0"	VER-2 : 7'-10" x 3'-4"
DRESS ROOM-1 : 4'-0" x 4'-0"	



Specification



CIVIL WORKS

- The building will be a framed structure.
- Structure will be designed as per Bangladesh National Building Code (BNBC) as well as latest international seismic design provisions.
- Lime terracing on roof.
- All outer walls will be of 5" thick solid brick.
- All internal walls will be of 5" thick solid brick.
- Internal paint will be Plastic Paint.
- External paint will be weather coat.
- 16" x 16" RAK, ATI, FU-WANG Ceramic tiles in all rooms.
- Safety grill in window.
- Silver color Aluminium window with 5 mm white glass.
- 60/40 grade Deformed bar will be used in all structural members.
- Stone chips will be used in foundation only as per design provision.
- Brick aggregates will be used for other structural member.
- First class bricks will be used in the walls.
- Good quality cement will be used.

KITCHEN FEATURES

ELECTRICAL WORKS

- Standard concealed wiring in PVC conduit for electrical points.
- Provision for Air condition in master bed only.
- Plug points for electrical geyser in master toilet only.
- Good quality available electrical switches, circuit breakers and other fittings.
- Concealed line for intercom, telephone and cable connection.
- Double burner gas point/Gas cylinder Point (as per authority concern) with concrete platform.
- Ceramic tiles on walls up- to 7'-0" height.
- Ceramic floor tiles.
- Standard quality single bowl stainless steel sink with sink cock.
- Provision for exhaust fan.
- 3'-0" long concrete platform with tiles work top at 2'-6" height floor level.

Specification

BATHROOM FEATURES

- Concealed water and waste water lines.
- Ceramic wall tiles up to 7'-0" height in all toilets.
- Ceramic floor tiles in all toilets.
- Good quality fittings i.e. towel rail, toilet paper holder, soap case etc. in toilets.
- Standard sanitary fittings like RAK Carala Combiset (Master Toilet)
- Oriental pan, lowdown and basin will be used in Common toilets except maid's toilet.
- Concealed hot and cold water lines in master toilet (Geyser not included).
- Provision for exhaust fan.
- Mirrors in Bathrooms.



DOOR FEATURES

- All door frames made of seasoned wood.
- Solid decorative imported /locally made door at main entrance with good quality lock.
- Good quality locks in all doors.
- Veneered flush internal doors.
- PVC door in toilets.
- Verandah doors will be painted with synthetic enamel paint on appropriate sides and other doors will be french polished.
- Cat's door at storage space over toilets.



OTHERS FEATURES

- Good quality 06(Six) passengers lift with standard features auto stopage in every floor.
- Intercom.
- Society Room.
- DESA power supply as per design.
- Electrical emergency substation approved by proper authority.
- Properly earthened power lines.
- Stand by generator for supplying power in case of power failure for Water pump, lighting in common space and stairs. One light and tow point in each apartment will connect to generator & Lift.
- Impressive main lobby and reception area.
- Tiles in stair and lobby.
- Garbage disposal : To be regulated by Owner's Co-operative Society.



TERMS & CONDITIONS

ALLOTMENT

Allotment shall be made on first come, first serve basis on receipt of the booking money as per application.



ALLOTMENT TRANSFER

Until the full payment of the installments, the buyers shall not have the right to transfer the allotment to a third party without consent of the company.



ALLOTMENT PREFERENCE

Buyers willing to make one time payment will be given preference and 5% discount may be allowed to them except on the booking money and cost of parking space.

PAYMENT

All payments are to be made by crossed Cheque/Bank Draft/Pay Order etc. The buyers must strictly adhere to the schedule of payment to ensure timely completion of the construction work. Any delay in payment 7 days will make the buyer liable to pay 3% interest per month on the payable amount. If the payment is delayed beyond 45 days the company shall have the right to cancel the allotment. In such an event the amount paid by the buyer will be refunded after deducting Tk. 1,00,000/- (One lac) only from the booking money.

CANCELATION OF BOOKING

COMPANY'S RIGHT

In case of any cancellation of booking/allotment of an apartment by a client, the amount deposited will be refunded after selling of that apartment to the new buyer and on deduction of incidental charges of Tk. 1,00,000/- (One Lac) only.

The company reserves the right to accept or reject application for an allotment of apartment. The company may make any kind of changes in the design and specification of the project should those become necessary.



REGISTRATION COSTS

INCIDENTAL COSTS

The buyer shall bear all costs relating to cost of stamps, registration fees, VAT, Tax and related legal fees etc. The company will make necessary arrangements for all such formalities regarding registration.

Utility connection fees, flat owners co-operative society fee and other incidental charges and costs relating to Gas, Water, Sewerage, Power & Solar Panel connection etc. are not included in the price of the apartment. The company will make those payments directly to the concerned authorities account. The allottee shall have to pay those charged apartment wise on actual cost basis before taking possession of the apartment.



HAND OVER OF POSSESSION

APARTMENT OWNER'S CO-OPERATIVE SOCIETY

The possession of the apartment and parking space will be handed over on receipt of full payment and on completion of all works as per time schedule of the company.

The buyer must become a member of the owner's co-operative society which will be formed by the buyer of apartment and duly registered under the society Act. for the management of the common services such as, pumps, electric generator, (if any) and annual maintenance of the building etc. each buyer of the apartment shall deposit @ Tk. 20,000/- (Taka twenty thousand) only for one time deposit. The monthly utility service expenses will be borne by the owners as per requirement, which will be decided by the company until formation of owner's co-operative society and after formation of Apartment owner's association that will be decided by the Society.



TIME OF COMPLETION

The Completion time of the project is 42 months from the date of starting of the Construction. The time so fixed is extendable if it becomes necessary on account of act of God, natural calamity, strikes, civil commotion or any other reason beyond the control of the company. Expected hand over date July 2017.

