

**RESOURCE SUROVI**  
 Plot # 31/20/4A, Middle Paik Para,  
 Mirpur-1, Dhaka.

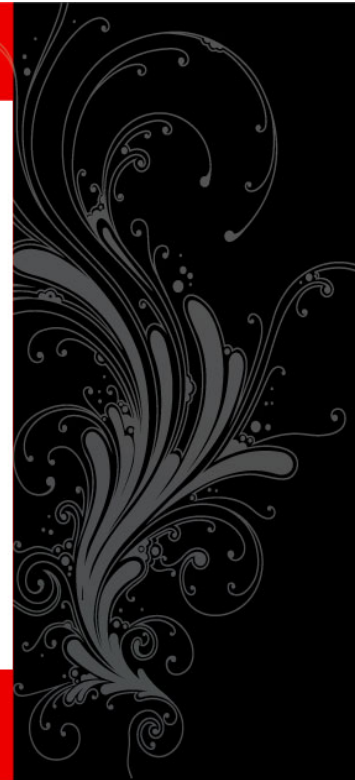
**RESOURCE DEVELOPMENT (PVT.) LTD.** **রিসোর্স**  
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# RESOURCE SUROVI



*Luxurious Apartments*

*At Middle Paikpara, Mirpur-1*





Chairman

## Message of the 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. Glash Uddin**  
Chairman  
Resource Development (Pvt.) Ltd.

**Engr. Moazzaim Hossain**  
Managing Director  
Resource Development (Pvt.) Ltd.

## At a glance

**Resource Development (Pvt.) Ltd. (RDL)** is founded and promoted as a Real Estate Development Company 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 quality design and construction and maintaining a very high standard workmanship, carefull 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 technical 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 Surovi for our valued clients in the very important place of Middle Paikpara, Mirpur-1. The structure will be G+7 storied luxurious residential building consisting 21 units of apartments. The well experienced Architects and Engineers of RDL will ensure the superior construction quality and elegant finish to Resource Surovi, The structural engineers has design its concrete reinforced frame structure following the guide lines of BNBC.



Resource Surovi is located at Middle Paikpara, Mirpur-1 which is purely residential zone surrounded by the significant amenities for modern living like School, College, Playground, Hospital, Recreational facilities, Police Station, Banks, Shopping mall, Community Center and Restaurants are available in the neighborhood. It is situated on the heart of the Dhaka city & very near to Mirpur Anser Camp, Mirpur Bangla College, Bashiruddin High School, Delta Medical College & Hospital, Mirpur Indoor Stadium, Gabtali Bus Terminal, Technical College, National Heart Foundation, National Zoo are surrounded by the project.

Resource Surovi 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 verandahs and a beautiful kitchen etc. A decorative guard post will be created in the Ground floor to ensure Security services at all times for our valued clients and land owner(s).



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 other related parties.
- ❖ Maintain stringent confidentiality of clients and land owners.
- ❖ Courtesy and cooperation with 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 with the clients.
- ❖ 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.
- ❖ Professional services to our valued clients and Landowners at all times.
- ❖ Provide quality products and best services to our valued clients.



### CAR PARKING PLAN



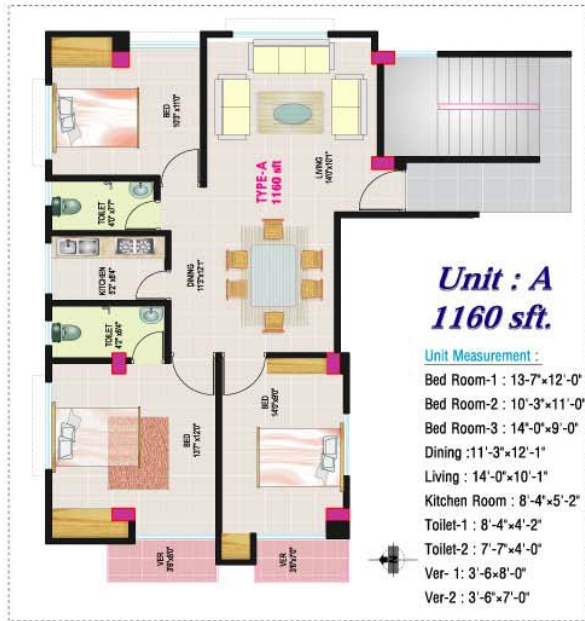
Note : Company has right to Increase/decrease the existing parking space (Subject to space availability).



### TYPICAL FLOOR PLAN



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





**Unit : C  
1190 sft.**

**Unit Measurement :**

- Bed Room-1 : 14'-0"×9'-3"
- Bed Room-2 : 14'-0"×11'-9"
- Bed Room-3 : 10'-3"×11'-0"
- Living : 12'-0"×12'-0"
- Dining : 13'-3"×13'-0"
- Kitchen Room : 5'-2"×8'-0"
- Toilet-1 : 8'-0"×3'-9"
- Toilet-2 : 7'-7"×4'-0"
- Ver- 1 : 7'-0"×3'-6"
- Ver-2 : 8'-0"×3'-6"

**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"×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.



**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.

**Kitchen Features**

- ◆ 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.
- ◆ Water Purify Machine (On receipt of Payment).



**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 (Gyser not included).
- ◆ Provision for exhaust fan.
- ◆ Mirrors in Bathrooms.



**Door Features**

- ◆ All door frames will be made of seasoned wood (Loha, Mehagani & Shikarai).
- ◆ 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.



**Specification**



**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 (if needed)
- ◆ 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.
- ◆ Tiles in stair, lobby and Impressive reception area.
- ◆ 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 Second 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.



**CANCELLATION OF BOOKING**

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

**REGISTRATION COSTS**

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

**COMPANY'S RIGHT**

The company reserves the right to accept or reject application for an allotment of apartment. The company also have the right to make any kind of changes in the design and specification of the project as per necessity.

**INCIDENTAL COSTS**

Utility connection fees, flat owners co-operative society fee and other incidental charges and costs relating to Gas, Water, Sewerage, Power & Solar Pannel 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 charge apartment wise on actual cost basis before taking possession of the apartment.

**HAND OVER OF POSSESSION**

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 fixed by the company.

**TIME OF COMPLETION**

The duration of the project is 36 months from the starting date of the Construction. The time period is extendable if it is 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 of the Project is 30 June 2017.

**APARTMENT OWNER'S CO-OPERATIVE SOCIETY**

The buyer should be a member of the owner's co-operative society, which will be formed and duly registered under the society Act For the management of the common services like, 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 for this purpose. 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. After formation of Apartment Owner's Co-operative society that will be decided by the Society.

