



# SOFTLAND

## ENAM VILLA



**RAJUK**  
ENLISTED



# PROJECT OVERVIEW

*SOFTLAND ENAM VILLA*

ADDRESS : HOUSE- 024, ROAD- 503, SECTOR- 09,  
JOLSHIRI ABASON PROKOLPO

LEVEL : G+MEZZANINE+8 STOREYED

NO. OF FLATS : 8

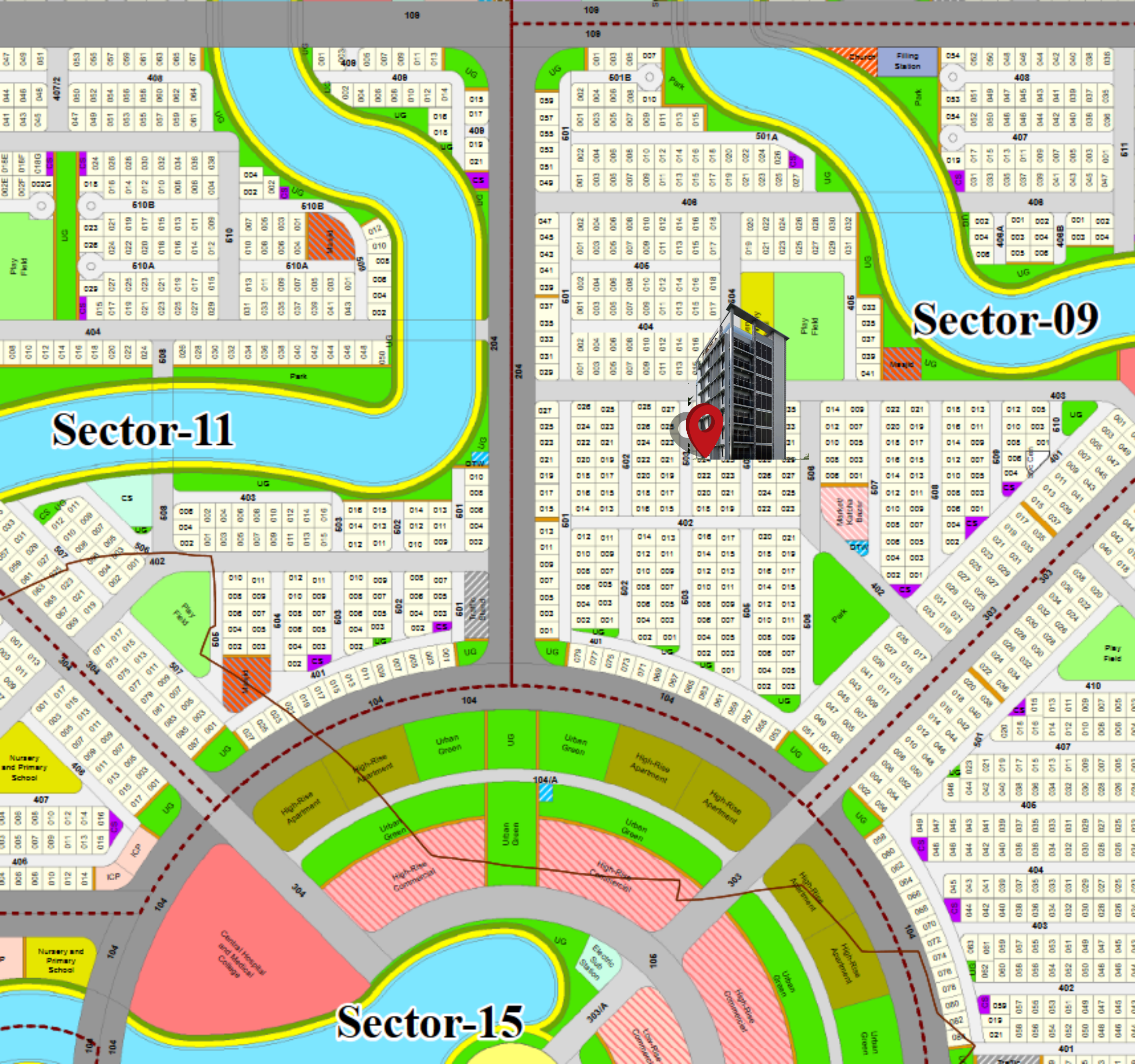
NO. OF GARAGES : 8

NO. OF LIFTS : 1

NO. OF STAIR : 1







# PROJECT LOCATION

*SOFTLAND ENAM VILLA*

ADDRESS : HOUSE- 024, ROAD- 503,  
SECTOR- 09, JOLSHIRI ABASON  
PROKOLPO



**SOFTLAND**  
CONSTRUCTION LTD.





# SOFTLAND ENAM VILLA

## PERSPECTIVE VIEW







# PROJECT FACILITIES

Car Parking



FireFighting System



Rooftop Garden



Generator Service



Lift & Stair



Well-equipped Gym



**SOFTLAND**  
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# PHOTO GALLERY







# TYPICAL FLOOR PLAN

2850 SFT



# GROUND FLOOR PLAN



8 Car Parking



1 Lift & Stair



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# FEATURES & AMNETIES



## Design of the Complex

- An expert team of dedicated Architects, Structural Engineers, Electrical Engineers, and Plumbing Engineers have worked meticulously round the clock to create a design unique in aesthetic view, functional aspects, and structural strength and durability to ensure for you the best in elegance, comfort, and security for a long time to come.



## Structural and General Engineering Features

- Total Foundation and Superstructure Design and Supervision by a team of reputed and professional Structural Design Engineers and organizational personnel.
- Structural Design parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes and Bangladesh National Building Code (BNBC), Floor Area Ratio (FAR), and Bangladesh Dalan and Imarat Nirman Bidhimala 2008.
- Structure capable of withstanding Earthquakes 7.5 Richter scale measuring Standard.
- The building will be a framed structure.
- Structural Analysis of design utilizes the latest Methodology.
- Heavy Reinforced Cement Concrete Foundation with RCC Piling.
- Systematic Structural Combination Of Steel Reinforced Concrete Frame and Shear wall Core.
- Floor Slabs all Reinforced Cement Concrete.
- Sub-Soil Investigation and Soil Composition comprehensively analyzed.
- Comprehensive Checking and Testing of all steel reinforcement by professional Design and Supervising Engineers/Institute.

- All Structural Materials including Steel, Cement, Bricks, Bricks chips, Sylhet Sand, and other Aggregates etc of highest available standard and screened for quality.
- Direct Supervision at every stage of construction by a team of experienced and qualified Architects & Engineers to Highest Quality of Workmanship.
- Construction Site Equipment employed includes Vibro-hammers, Mechanical Rollers, Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibrators, Water pumps, Material Handling Equipment, Leveling Instruments, Theodolite etc.
- Systematic Testing Of concrete and Other completed work samples at every stage from quality Control Laboratories.
- Protection from Cyclone Winds up to prevalent speeds incorporated in structure design.

## Water Pump

- 3 horsepower good quality RFL/ Gazi brand water lifting pump.
- 40,000 liters capacity underground leak-proof RCC water.



## Dish TV & Intercom Line (Wiring) provision

- Provision for connection of satellite dish antenna with multi-channel capacity from the commercial cable TV operator in Master bedroom and living room.
- Provision for good quality and standard Intercom connection for each Apartment in dining area from concierge Desk.





# FEATURES & AMNETIES

## **Building Entrance**

- The main entrance to the building complemented by a decorative gate with lamp post and the **SOFTLAND ENAM VILLA** introduces one to rare grandeur.
- Exclusive Tiles logo area with Acrylic project Logo.
- Boundary Wall with security Grill.
- Comfortable internal driveway.
- A Modern Generator from Ricardo (Chinese)/ Sakura.
- Standby Generator for supplying power in case of Electricity failure for Water Pump, a few lights at common space, Parking areas, Stairs & Rooftop.
- Three Emergency Lights and Two Fans in each apartment of the Building.

## **Lift Lobby and Staircase**

- Stair tiles in all staircases 10 inch x 12 inch & on lift wall 12 x 24 inch Homogenous Tiles from Great Wall/Fu-Wang/CBC/Cynthia/Euro Brand.
- SS Pipes Stair hand railing with kingpost.
- Adequate Lighting.

## **Rooftop**

- Provision for garden in plant tub only in one line.
- Protective Parapet wall.
- Rooftop Covered by Pavement Tiles.
- Rooftop has a meeting room.
- Provision for drying clothes.

## **Wall & Plaster**

- Smooth Finish Plaster on all walls and Ceilings.
- Good quality 1st class bricks.
- Exterior and interior walls will be of 5-inch thick solid brick.

## **Utility Lines**

- Electricity supply will be of individual Apartment-wise Meter and connection for the complex.
- Water Supply and Sewerage will have a common meter connection for the complex.
- GAS supply will be Of individual Apartment Wise Double Burner Gas Connection is subject to Government approval.
- Cost of Connections and other fees/revenue taxes to be paid by the apartment owner

## **Window**

- Aluminum Sliding Window as per Architectural Design of the Building.
- Rainwater barrier in 4-inch Aluminum Sections (Alfa/ Fu-Wang).
- 5 mm thickness Clear white color glass

## **Electrical**

- MK Type Electrical Switches, Sockets & others from Metro/ Phidias/ Cona/ BBS/ RMB/ Lily Brand.
- Two lights and one fan in each Bedroom and Drawing Room & Dining Space.
- Power point provision for Split Type Air cooler in all rooms.
- One power point in all rooms.
- All Bathrooms, Kitchen, and Verandahs with suitable Light point provision.



# FEATURES & AMNETIES



## Paint & Polishing

- Smooth Finish Distemper paint on all walls and Ceilings in soft Colors.
- Internal wall paint will be Plastic paint (Berger/ Asia / Elite).
- External paint will be Weather Coat from Berger/ Asia/ Aqua Snowcem painting.
- French Polished Doorframes & Shutters.
- MS Iron Grills and Windows will be enamel paint from Berger/ Asia paints.

## Bathrooms

- Good Quality Sanitary Wares in all Bathrooms from Nazma/ Sajan/ Dhaka/ Shahanur/ Paradise/ Nur-nabi/ Excellent or Equivalent.
- 24 x 24 inch mirror polished tiles in main floor & Good quality glazed 12 inch x 12 inch floor tiles in all Bathrooms from RAK/Great Wall/ Fu-Wang/ CBC brands.
- Matching wall Tiles in all Bathrooms will be 12 inch x 18 inch from Great/ Fu-Wang/ CBC tiles up to 7 feet height.
- Suitably Located Exhaust Fan provision in all bathrooms.
- Dhaka/ Star/ Excellent standard commode and low-down will be China used in the master toilet and long pan.
- Medium size Dhaka/ Excellent Standard basin in 02 Toilets.
- Essentially correct uniform Floor slope towards water Outlet.
- Cat Door/ Opening With Shutter provision (standard height) on each Bathroom False Slab/ceiling.
- Double Line (Hot & Cold) will be set up in three Bathrooms will be adjusted in Bedrooms

## General Amenities of the Complex

- Electricity Supply approximately 220W 440V from Electricity Supply Authority source with separate Main cable and LT panel / Distribution Board.
- Water supply connection from Dhaka WASA sufficient as per total calculated consumption.
- Underground water reservoir with one main lifting pump.
- Sewerage system planned for long-term requirement.
- Gas pipeline connection from MAS Gas Distribution Ltd. as per total calculated consumption, adequate safety measures incorporated (It will be Possible if Bangladesh Government or TTTAS Authority Approve).
- Internal Door Frame is made of Mehgoni except toilet.
- Internal door shutter will be Gorjon Veneered flush door.
- Decorated solid door at the main entrance of seasoned SHIL KOROI / LOHA with good quality Handle lock Ched Viewer, Calling Bell, impressive designed Apartment Number Plate. Main Door is made of GAMARL/Segun.

## Kitchen

- Impressively designed Brick Chips platform at 2'-3' to 2'-6"
- height from floor level in the kitchen with tiles worktop.
- Wall tiles 10 inch x 16 inch size up to 7 feet height for the front wall in the kitchen from Great wall/ Fu-Wang/ CBC.
- Double Burner Gas Outlet.
- Kitchen Floor Tiles 24 inch x 24 inch size from RAK/Great/ Fu-Wang/ CBC.
- Standard quality Single Bowl One SS Sink 18 inch x 36 inch.
- Suitably Located Exhaust Fan provision.
- One for kitchen hood as per the request of the allottee subject to.
- One RCC Rack with Brick Chips up to 7 feet height.





# TERMS & CONDITIONS

The possessions of the Apartment will be handed over to the Purchaser after completion of installments and other charges. Until and unless dues are not paid, possession of the apartment will not be handed over to the allottee or purchaser.

- **Allotment**

After receipt of the Application and booking Money in favor of Softland construction Ltd., the Company will issue an allotment letter and Payment Schedule. The Allottee or purchaser shall then start making Payments as per the Schedule. All Payments of Booking Money, Down payment, Installment additional works, and other charges shall be made by cross Cheque, Bank Draft, or Pay order in Favor of "Softland construction Ltd." Against which proper Money receipt will be issued. Foreigners and Bangladeshi residing abroad may make Payment in foreign Exchange by TT or DD as per Exchange rate issued by Bangladesh Bank as on the date of application and subsequently on the date of installments paid.

- Note: If an allottee makes a full payment (instead of making a down payment) of the apartment, car parking, and including all the utilities and Other taxes/ VAT/ registration cost/ any development charges in advance, a lucrative discount may be given.

- **Delay Of Payment**

The Allottee Must Strictly adhere to the Schedule of Payments to be indicated in the allotment agreement. Delay in Payments beyond the scheduled date Will make the allotment liable to pay a delay charge of 3% Per Month or part thereof on the amount of payment delayed. If the Payment is delayed beyond 60 days, the Softland Construction Ltd. shall have the right to cancel the allotment. In such an event, the amount paid by the allottee will be refunded in phases after deducting 5% of the deposited amount and resale Of the Apartment will be made.

- Should the allottee desire a House Loan, the Company will extend all possible help to secure the loan.

- **Transfer and Registration**

The Softland construction Ltd. will register a deed of sale in favor of the buyer after receiving the price in full. The buyer will bear all costs relating to stamp papers and all taxes (Such as transfer Fee, Stamp Duty, Gain Tax, Registration Fee, etc.) for Registration of deed of sale on valuation of the space with proportionate share land or if any legal costs. VAT or any other Taxes imposed by the government in connection with the transfer of the apartment will be borne by the purchaser.





# TERMS & CONDITIONS

## Incidental Cost

Connection Charges/expenses related to gas, water, sewerage, electric connection, and car parking etc. are not included with the price of apartments. The Purchaser will also make these Payments in favor of the company separately.

## Force Majeure

In the event of natural calamity, civil war, strike, war, or any act of God beyond the control of the company, the company will not be liable for any results, delay, or abandoning the project. If there is any Govt. embargo for utility connection (DESCO/ DPDC/ WASA/ TITAS GAS) be delayed, the developer shall not be responsible in any way and hence shall not pay any compensation for Softland Construction Ltd.'s Right.

## Softland Construction Ltd.'s Right

The company reserves the right to make changes in both architectural and structural design for the betterment of the project.

## Allotment Transfer

Until Making the Full Payment including all and other charges, the buyer will not have the right to transfer the allotment to

another/third party other than the buyer's spouse children without written approval of the company.

## Owner's Association

Maintenance of all common services and facilities after the completion of the project will be done by the respective owner's cooperative society, which will be formed in due time. Each apartment owner will deposit Tk. 50,000 (Fifty Thousand) only to the company for the reserve fund of the society before taking possession of space. Income of the reserve fund will be used for maintenance and repair of common facilities of the project. Each apartment owner will have to pay a monthly service charge as fixed by the society to meet the establishment expenses, water/ WASA bill, security guard's salary, generator fuel, maintenance charge of lift, water pump, and other incidental monthly expenses. Such service charge to be fixed by the society must be paid within the 1st week of every month to ensure the smooth running of the complex. After completion, the landowner may look after the works of the society for the first 3 years.

Limited changes can be made in specifications for the overall interest of the complex.



# PROJECTS OF SOFTLAND CONSTRUCTION LTD.



**Softland Ignite Dome**  
M- Block, Aftabnagar



**Softland Islam Tower**  
K- Block, Aftabnagar



**Softland Farida's Dream**  
Mohanogor Project, Rampura



**Softland Zamzam Tower**  
East Goran, Khilgaon



**Softland Sabah Tower**  
H- Block, Aftabnagar



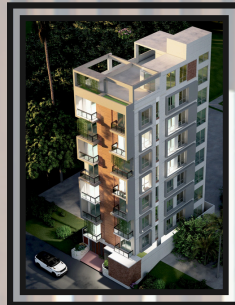
**Softland Mannan's Palace**  
L- Block, Aftabnagar



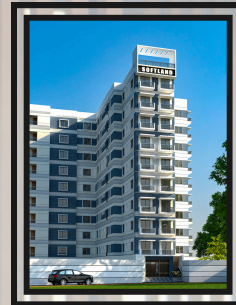
**Softland Nazneen's Palace**  
G- Block, Aftabnagar



**Softland Chaya Bithi**  
H- Block, Aftabnagar



**Softland Akber Saleha's Villa**  
H - Block, Aftabnagar



**Softland Jesmin's Palace**  
East Rampura, Dhaka



**Softland Nightingale Palace**  
A- Block, Khilgaon



**Softland Ranesha**  
G- Block, Aftabnagar



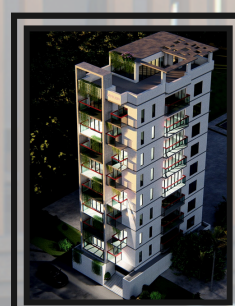
**Softland Khan's Villa**  
B- Block, Aftabnagar



**Softland Haque's Palace**  
F- Block, Aftabnagar



**Softland Osman's Palace**  
Jowarshahara, Gulshan



**Softland Anik's Palace**  
E- Block, Aftabnagar



**Softland Jumeirah Tower**  
M- Block, Aftabnagar



**.Softland Rostom Amir's Palace**  
Bashabo



**Softland Kohinur Manjil**  
B- Block, Aftabnagar



**Softland Noor Empire**  
Goran, Khilgaon



**SOFTLAND**  
CONSTRUCTION LTD.

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