

গড়ি আপন হাতে



K **SOFTLAND** **RISHNACHURA**



MOHANAGAR PROJECT
HARTIR JHEEL

RAJUK ENLISTED



SOFTLAND
KRISHNACHURA

At A Glance



House-51, Road-01, Block-B
Mohanagar Project
Hatirjheel, Dhaka.



Land Area: 5 Katha



Building Height: G+9



3 Beds, 3 Baths & 3 Verandahs
Living, Dining & Kitchen



1600 sft. & 1500 sft.
Double Units Per Floor



Parking for 9 Cars
With Area Marker



Passenger Lift



Diesel Generator



CC Camera

KRISHNACHURA



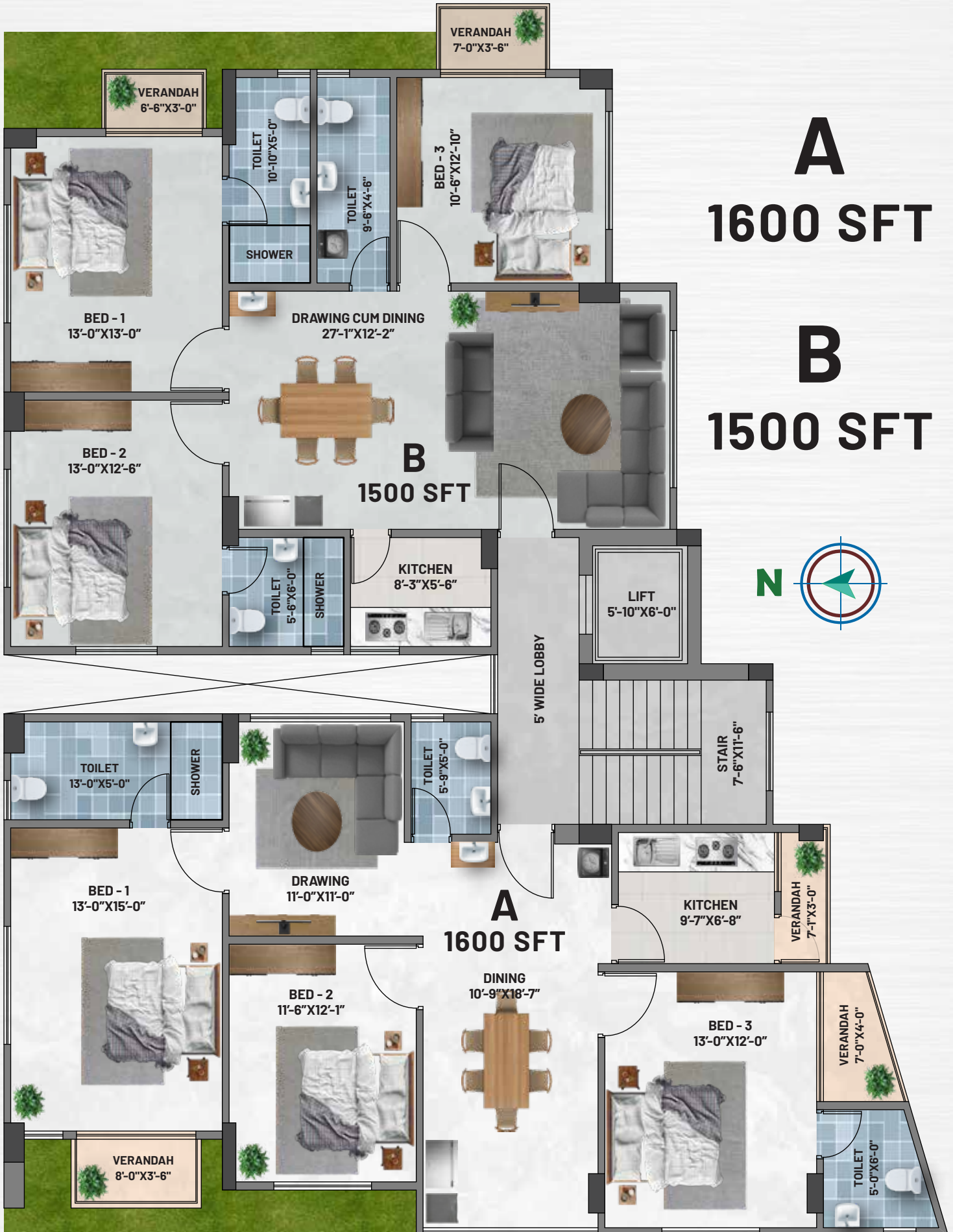
GALLERY



TYPICAL FLOOR PLAN

A
1600 SFT

B
1500 SFT



R O A D

GROUND FLOOR PLAN



NIGHT VIEW



FEATURES & AMENITIES

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 Dalen and Imaret 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 Architect & Engineers to ensure Highest Quality of Workmanship.
- ✓ Construction Site Equipment employed includes Vibrohammers, 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 horse power good quality RFL/ Gazi brand water lifting pump.
- ✓ 40,000 liters capacity underground leak proof RCC water reservoir.

Building Entrance

- ✓ The main entrance to the building complemented by a decorative gate with lamp post and the "SOFTLAND KRISHNACHURA (SK)" introduces one to rare grandeur.
- ✓ Exclusive Tiles logo area with Acrylic project Logo.
- ✓ Boundary Wall with security Grill.
- ✓ Comfortable internal driveway.

Generator

- ✓ A Modern Generator from Ricardo (Chinese)/ Sakura.
- ✓ Stand by Generator for supplying power in case of Electricity failure for Water Pump, a few lights at common space, Parking areas, Stairs & Roof top;
- ✓ Three Emergency Light and Two Fans in each apartment of the Building.

FEATURES & AMENITIES

Lift Lobby and Staircases

- ✓ Stair tiles in all staircases 10 inch × 12 inch Homogenous Tiles from Great Wall/Fu-Wang/ CBC/ Cynthia/ RAK Euro Brand.
- ✓ SS Pipes Stair hand railing with kingpost.
- ✓ Adequate Lighting.

Roof Top

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

Wall & Plaster

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



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 bed room and living room.
- ✓ Provision good quality and standard Intercom connection for each Apartment in dining area from concierge Desk.

Utility Lines

- ✓ Electricity supply will be of individual Apartment wise Meter and connection for the complex.
- ✓ Water Supply and Sewerage will have 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.

General Amenities of the Complex

- ✓ Electricity Supply approx 220V/ 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 TITAS Gas Distribution Ltd. as per total calculated consumption, adequate safety measures incorporated.(It will be Possible if Bangladesh Government or TITAS Authority Approve).
- ✓ Tiles for general floor will 24" x 24" RAK/Fu-Wang/CBC/Great wall.

Door

- ✓ Decorated solid door at main entrance of seasoned Shegun with good quality Handle lock, Check Viewer, Calling Bell, impressive designed Apartment Number Plate.
- ✓ Main Door Frame is made of Shegun.
- ✓ Internal Door Frame is made of Mehgoni except toilet.
- ✓ Internal door shutter will be Gorjon Veneered flush doors.
- ✓ PVC solid doors in Toilets and Verandahs from Partex/ RFL/ United / TK Barnd.
- ✓ PVC Cat's door at storage space over toilets from Partex/ RFL/ United/ Tk Barnd.

FEATURES & AMENITIES

Window

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

Paint & Polishing

- ✓ Smooth Finish Distemper paint on all wall and Ceilings in soft Colors.
- ✓ Internal wall paint will be Distemper (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.

Electrical

- ✓ MK Type Electrical Switches, Sockets & others from Metro/ Phidias/ Cona/ BBS/ RMB/ Lily Brand.
- ✓ Two light and one fan in each Bed room and Drawing Room & Dining Space.
- ✓ Power point provision for Split Type Air cooler in Master Bedroom.
- ✓ One power point in all rooms.
- ✓ All Bathrooms, Kitchen and Verandahs with suitable Light point provision.
- ✓ All Power Outlets with Earthling connection.
- ✓ Electrical Distribution Box with Main Switch & Main Circuit Breaker.
- ✓ Separate digital electric meter for each apartment as per instruction of Electricity Supply Authority.
- ✓ Lightning arrestor at roof top.
- ✓ Concealed electrical wiring from Eastern/ Paradise/ BRB/ SQ/BBS/ Singer cables.

Bath Rooms

- ✓ Good Quality Sanitary Wares in all Bathrooms from Nazma/ Borsha/ Dhaka/ Shahanur/ Pradise/ Excelent.
- ✓ Good quality glazed 12 inch× 12 inch floor tiles in all Bathrooms from Great Wall/ Fu-Wang/ CBC brands.
- ✓ Matching wall Tiles in all Bathrooms will 12 inch × 24 inch from Great/ Fu-Wang/ CBC/ RAK up to 7 feet height.
- ✓ Mirrors 14 inch × 20 inch in all Bathrooms with overhead Lamps Provision.
- ✓ Good quality locally made fittings i.e. Towel Rail, Toilet Paper Holder, Soap case, moving shower etc. in all bath.
- ✓ Sharif/ Dhaka / Star / Excellent standard commode and low-down will be China used in master toilet and long pan.
- ✓ Medium size Dhaka / Excellent Standard basin in all Toilets.
- ✓ Suitably Located Exhaust Fan provision in all bathrooms.
- ✓ 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 setup in one Bathroom will be adjust Bedroom-1.

Kitchen

- ✓ Impressively designed Brick Chips platform at 2'-3' to 2-6" height from floor level in kitchen with tiles worktop.
- ✓ Wall tiles 12 inch × 18 inch size up to 7 feet height for front wall in kitchen from Great wall / Fu-Wang/ CBC/ RAK.
- ✓ Double Burner Gas Outlet.
- ✓ Matching Floor Tiles 12 inch × 14 inch size from Great/ Fu-Wang/ CBC/ RAK.
- ✓ Standard quality Single Bowl One SS Sink 18 inch × 36 inch.
- ✓ Suitably Located Exhaust Fan provision.
- ✓ Washing corner in Kitchen.
- ✓ One Power point for Refrigerator / Oven.
- ✓ One for kitchen hood as per request of allottee subject to payment.
- ✓ One RCC Rack with Brick Chips up to 7 feet height.



TERMS AND CONDITIONS

Possession

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." Company will issue an allotment letter and Payment Schedule. The Allottee or purchaser shall then start making Payments as per the Schedule of the Payment.

Payments

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.

N.B. If an allottee makes a full payment (instead of making 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 schedule 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.

Loan

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

Transfer and Registration cost

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 transfer of the apartment will be borne by the purchaser.

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/ DESA/ WASA/ TITAS GAS) be delayed, the developer shall not be responsible in any way and hence shall not pay any compensation for that.

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 other/ 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 completion of the project will be done by respective owner's co-operative society, which will be formed in due time Each apartment owner will deposit Tk. 30000 (Thirty Thousand) only to the company for the reserve fund of the society before taking possession of space. Income of reserve fund will be used to 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 society must be paid within 1st week of every month to ensure smooth running of complex. After completion, the land owner may look after the works of society for 1st 3 years. Limited changes can be made in specifications for overall interest of the complex.



ON
GOING



Softland Enam Villa
@ Jolshiri Abason



Softland Chayabithi
@ H-Block, Aftabnagar R/A



Softland Nazneen's Dream
@ G-Block, Aftabnagar R/A



Softland Jesmin's Palace
@ East Rampura



Softland Nightingale Palace
@ A-Block, Khilgaon R/A



Softland ZamZam Tower
@ Goran, Khilgaon



Softland Islam Tower
@ K-Block, Aftabnagar R/A



Softland Osmans Palace
@ Joar Shahara, Gulshan



Softland Sabah Tower
@ E-Block, Mohanagar R/A



Softland Kohinur Manjil
@ Bhuiyan Bari, Aftabnagar



Softland Ignite Dome
@ M-Block, Aftabnagar R/A



Softland Rustom Amir's Palace
@ East Bashabo, Khilgaon



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