

CIRCLE
Talukder
POINT



A BOUT US

Circle Holdings Ltd. named as **CHL** was established in 2006 with a mission & a new vision to put itself in the forefront of development activities in housing sector. For better living in Bangladesh, being a developing country, is running far behind, particularly in the field of Real Estate, compared to developed countries and have a tremendous potentiality to improve by taking intensive and co-ordinate planning for planned growth of cities and townships to accommodate the growing population by using our limited land, resources and technology.

CHL started functioning as developer and construction with a team of highly experienced Architects, Engineers and other related professionals with a wide range of experience in real estate service and direction. We are committed to provide high quality services. We believe that our dedication, commitment, technical superiority, experienced human resources and collective management efforts will ensure design, quality, accuracy and timely of works.

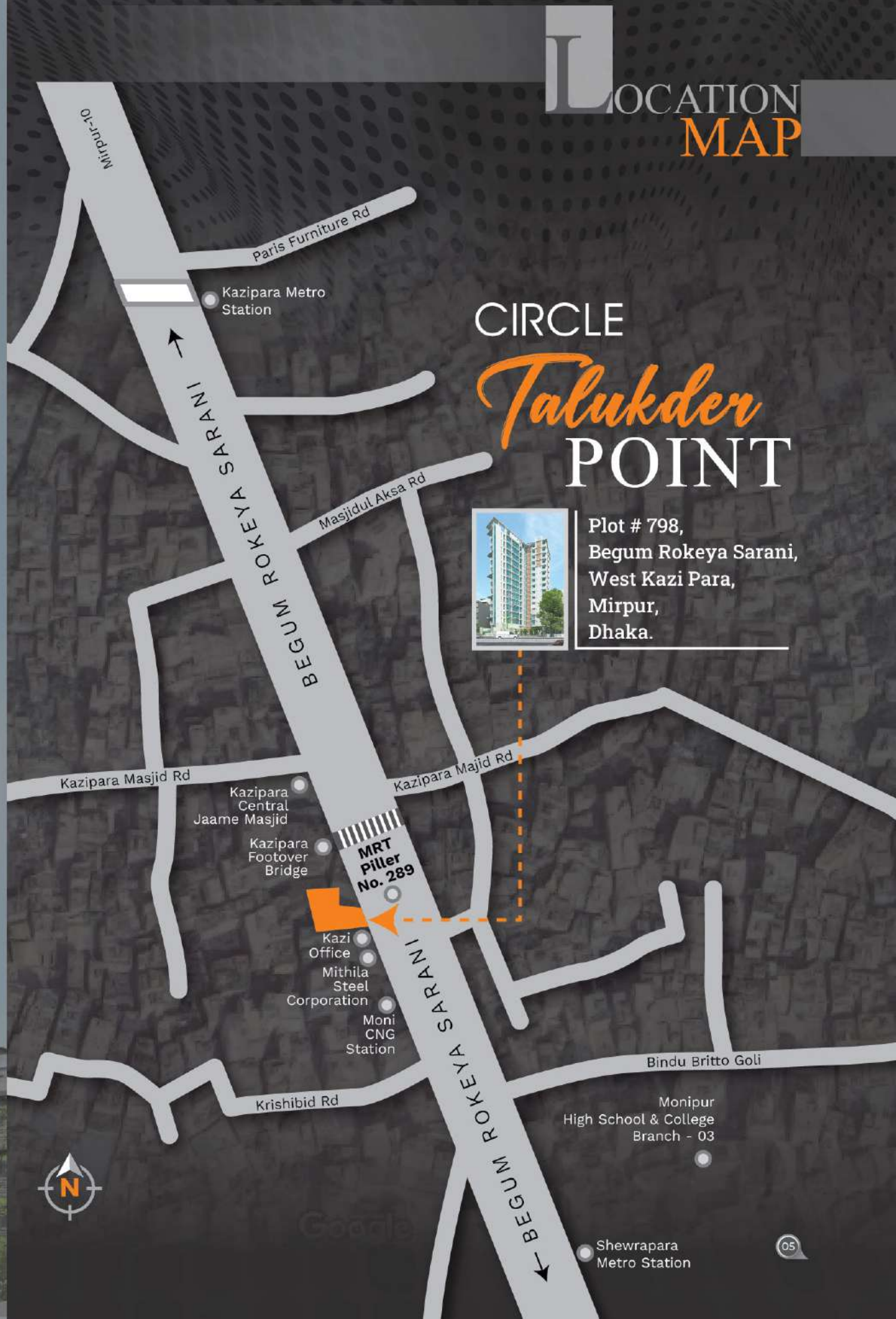


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P E R S P E C T I V E V I E W O F

P PROJECT INFO

Developed by	: CIRCLE HOLDINGS LTD. CIRCLE
Project Name	: Talukder POINT
Project Address	: Plot # 798, Begum Rokeya Sarani, West Kazi Para, Mirpur, Dhaka.
RAJUK Approval No.	: RAJUK/25.39.0000.098.33.989.22, Date: 20/11/2022.
Land Size	: 10.76 Katha
Facing	: East
Front Road (East)	: Begum Rokeya Sharani Road, width- 100 ft.
Storied	: 15 storied residential building with 2 Basement.
Car Parking	: Ground Floor = 11 nos., Basement-1 = 14 nos. & Basement-2 = 15 nos.
Apartment Space Sizes	: Type A - 1564 sft., Type B - 1515 sft. & Type C - 1684 sft. Type D - 2224 sft., Type B1 - 688 sft.



2ND BASEMENT FLOOR



1

1ST BASEMENT FLOOR



G GROUND FLOOR



DISCOVER THE ART OF LIVING



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1ST FLOOR

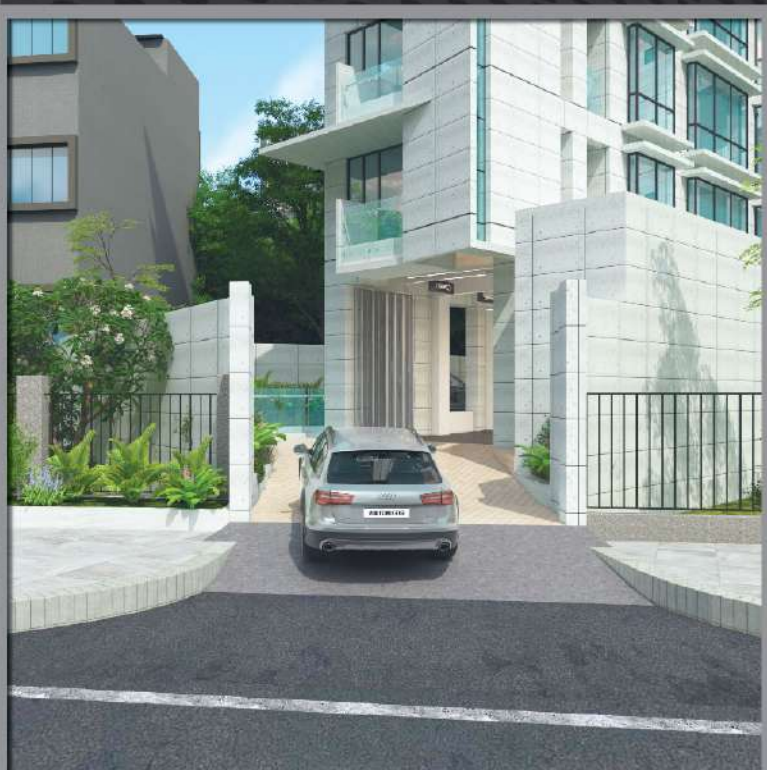


TYPE **A**
1593 SFT

TYPE **B1**
688 SFT



YOUR PERFECT HOME AWAITS







TYPE B 1515 SFT

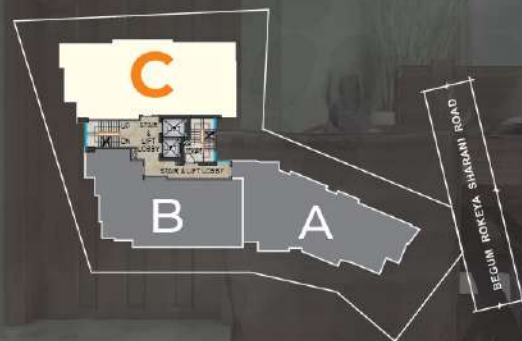


KEYPLAN





KEYPLAN



14TH FLOOR



TYPE **C**
1684 SFT

TYPE **D**
2224 SFT





FEATURES AND SPECIFICATION OF APARTMENTS

FEATURES OF GROUND FLOOR ENTRY:

- Secured gateway with decorative lamps and Name and address of the Complex & attractive Landscape.
- Spacious entrance and good driveway.

RECEPTION AREA:

- Spacious lobby with Homogeneous tiles floor.
- Decorative reception area with Reception desk.
- Homogeneous tiles in reception floor and lobby.
- Paints on wall.
- Logo of the Complex on nicely arranged glass plate.
- Keyboard for common area for key preservation.
- Letter Box.

PABX SYSTEM:

- Elaborate PABX System to connect each flat from the reception desk or guard post.

CAR PARKING:

- Car Parking will be clearly defined and marked with owner's space numbers to avoid any confusion and to ensure comfortable exit and entry.
- Border color paving tiles in at driveway and other some open spaces (excluding car park space) in the ground floor will be provided.

SECURITY ARRANGEMENT:

- Guard post with intercom connection for 24 hours security.
- Effectively secured boundary walls & grills to protect unexpected entry & exit.
- Guard room.
- Toilet for Drivers and association's staff.
- CCTV Camera for Building entrance and common spaces.

SPECIFICATION OF APARTMENTS:

- DOORS & WINDOWS:
 - Solid Decorative main Entrance Door (made of Teak wood) with

- i) Check viewer.
- ii) Apartment number plate.
- iii) Doors handle with extra security lock.
- iv) Other necessary fittings.

- All door frames are made of Jarul/ Mehgani or equivalent.
- All doors with superior quality chrome plated heavy type mortise lock and rubber stopper.
- Internal doors are of strong and durable Teak Veneered Flush Door Shutters with polish.
- Solid wooden door (made of Gamari/Mehgini) or Thai aluminum sliding door in all Veranda.
- Good quality PVC door in all Toilets & Kitchen verandah.
- Bronze/ aluminum color aluminum sliding window & door with 5mm clear/ tinted glass with 4" aluminum section completed with rainwater barrier and mohair lining including mosquito net.
- Good quality locks in aluminum sections in Windows.
- Strong safety grills with matching color Enamel paint in all windows.

2) BATHROOMS:

- Glazed 12" x 24" ceramic wall tiles (Star/ Akij/ DBL or equivalent) in all Bathrooms up to ceiling height.
- All Bathrooms with 12" x 24" ceramic (Star/ Akij/DBL or equivalent) good quality non-slip floor tiles.
- Stela/RAK/COTO(Charu)/Akij/Star or equivalent good quality colored or white sanitary commode, Pedestal basin in all Bathrooms.
- Commode with pedestal basin in all three bathrooms in each apartment.
- Long pan with low down in servant bathrooms in each apartment.
- Concealed hot and cold water line in master and child bathrooms.
- Good quality (Nazma/Sharif/Sattar/Haibali or

equivalent) water taps, head shower, soap case, towel rail, toilet paper holder and glass shelf in all bathrooms.

- Best quality chrome plated local fittings.
- Push shower with twin bibcock in all bathrooms.
- Mirror in all bathrooms with provision of overhead lamps in front of wash basins.
- Separate plug points for Geysers.
- Essentially correct and uniform slope on floor towards water outlet.

3) WALLS:

- Walls below ground are water proof RCC, where required.
- Outside walls are 5"/8" brick work as per architect's design.
- All interior walls are 5" brick work with good finishing.
- Protective parapet wall and grill on roof top.

4) FLOORS & COMMON AREAS:

- 24" x 24" Homogeneous tiles (Star/Akij/DBL/ equivalent) on all Floor and 4"/6" Skirting.
- 12" x 24" Homogeneous Tiles (Star/Akij/DBL/ equivalent) in Stairs.

5) ELECTRICAL:

- All apartments will have electric meters individually (subject to sanction from respective authorities).
- MK Type or equivalent Switch, Circuit breaker and Plug point.
- Light fixtures in Stair and Lobby.
- Independent Electric meter for common areas.
- Standard Electrical distribution box with Main switch and Circuit Breaker for all lines in each apartment.
- All electric wiring, phone lines, gas and water lines will be concealed.
- Concealed TV antenna line, Sky TV, Internet, CCTV Camera line, Intercom, IPS line.

- Concealed electrical wiring (BRB/PARADISE/SUNSHINE) & flushed Fan Hooks.
- Adequate Power points, Fan provision at suitable places.
- Sufficient power points outlets with earthing connection.
- One light point in each Veranda.
- Provision for concealed Telephone and Satellite Dish Lines in Living & Master bed room.
- Provision for air conditioners in Master bed and Child bed rooms.
- Lighting arrester and provision of one red light will be provided in top of the roof.
- 8 kw load in each apartment (approx.).

06) KITCHEN:

- Kitchen counter with Granite at 2.75 feet height from floor level as per design.
- Kitchen wall will be covered by 12" x 24" or 8" x 24" or 8"x 20" ceramic kitchen tiles (Star/Akij/DBL or equivalent) up to 2.5 feet height along the work top.
- 8" x 20" Homogeneous floor tiles (Star/Akij/DBL / equivalent) in Kitchen floor & veranda.
- Provision for gas oven, freezer.
- Stainless steel Sink (Single bowl-single tray), one double bowl for owners one apartment.
- Provision for Double burner Gas outlet over the platform to support burner.
- Concealed hot and cold water lines (Geyser not included).
- Exhaust fan suitably located for burner.
- Tiled dish wash area in Kitchen veranda.

07) PAINTING & POLISHING:

- Berger weather coat paint on outside walls.
- Smooth finished and soft colored plastic paint (Berger) on all internal walls & on ceilings distemper.
- Enamel painting (Berger) on the ceilings of toilets.
- French polish in wooden door frames & shutters.

08) UTILITY LINES (WATER & GAS):

- Concealed Gas, Sewerage and Water lines.
- Water reservoir on the ground floor & Water tank on the roof top with adequate storage capacity for the building with one main lifting pump.
- Water supply connection from WASA sufficient as per total calculated consumption (subject to WASA main line supply).
- Well planned sewerage system for long term requirement.

- Gas pipe lines connection and materials distribution system sufficient as per total calculated consumption with adequate safety measures.
- Good quality PPR pipe will be used for waste water line & water supply line.

Notes: Items specified in this Annexure 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 as per CIRCLE HOLDINGS LTD. selection will be made in consultation with the Land Owner's and Buyer(s) choice.

GENERAL AMENITIES:

- One standby Emergency Generator Cummins/Perkins/Ricerdo/Deutz or equivalent of European standard manufactured by China with adequate capacity for operating lift, water pump, lighting in common areas, stair and at least six light points, six fan points in each apartment in case of power failure.
- Two standard quality lift from reputed manufacturers of Chinese made European Brand or any European machine with china made cabin to be used with capacity of 8 (eight) passengers (with voltage stabilizer).
- Best quality water pumps with standby facilities (pedrollo / Saer/ equivalent brand).
- Veranda railing and grill according to the design of the Architect.
- One Sub-station of adequate capacity from Powerman or Energiepac or BETELCO or ADEX Corporation.

STRUCTURAL AND GENERAL ENGINEERING FEATURES:

- Sub-soil investigation and soil profile to be comprehensively analyzed by adequate field and laboratory tests.
- Structural Design Parameters based on BNBC and American Concrete institute (ACI) and American Standards of Testing Materials (ASTM) code as applicable.
- Total sub-structure and super structure design and supervision by a team of reputed and professional structural design engineers.
- Good quality stone chips will be used on concreting of foundation column beam & roof top floor slab. Good quality picked jhama brick chips will be used on other slabs & other remaining works.
- All structural materials including reinforcing steel, cement, stone aggregates, bricks, Sylhet sand, brick chip, other aggregates etc. shall be

- of high standard. All aggregates shall be screened and tested in the laboratory as required for quality including laboratory testing.
- Supervised at every stage by a team of experienced and qualified engineers to ensure highest quality of workmanship.
- Testing of concrete cylinder & work samples at every stage from quality control laboratories of BUET and a record shall be maintained of these test results.
- Protection from cyclone wind up to 250 km/hr incorporated in structure design.
- Structure designed to withstand earthquake as per specifications laid in BNBC for Dhaka and available micro-seismic zoning map.
- The building is a RCC framed structure with raft slab column, beam, slab etc. Roof will be water & heat proof by lime terracing.

AFTER SALES SERVICE:

CIRCLE HOLDINGS LTD. will provide the following after sales services:

- Preparation of Bye-Laws and formation of Owners Association.
- Repair/rectification of all defects will be made under the supervision of an Engineer of SECOND PARTY for 3 (Three) month after project handed over and necessary cost will be borne by the Developer, the SECOND PARTY.

MAJOR STRUCTURE MATERIALS:

- Cement: kind Brand / Scan / Emirates / Shah / Crown / Holcim / Cemex or equivalent satisfying ASTM requirements for good quality cement.
- Deformed Re-Bar: (Grade 60/40 Manufactured by): BSRM/ Rahim Steel/ Bashundhara/ KSRM/ Shafiul Alam Steel or equivalent satisfying BNBC/ASTM requirements for good quality reinforcing steel.
- Bricks: 1st Class bricks
- Sand: Only Sylhet sand (FM>2.5) and FM 1.5 shall be used for all RCC works and local sand (FM < 1.5 to FM = 1.2) shall be used for CC and plastering works.
- Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure quality workmanship.
- Systematic Testing of concrete and other completed work samples at every stage from quality control laboratories of BUET.



T TERMS & CONDITIONS

✓ APPLICATION:

All interested buyers will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the Booking Money. Allotment will be made on first come first served basis. Buyers wishing to make one-time payment in full shall be given a special discount on the price of the apartment. Allotment of apartment is made and confirmed only upon receipt of the Booking Money. The company reserves the right to accept or reject an application without assigning any reason there of.

✓ PAYMENT:

The purchaser will make the payment as per payment schedule. All payment should be made by A/C payee cheque or bank draft or pay order or cash in favor of **Circle Holdings Ltd.** payments from overseas in US Dollars or any Foreign Exchange will be calculated at the prevailing official conversion rate to Bangladesh taka on the date of payment.

✓ SIGNING OF DEED OF AGREEMENT:

After confirmation of allotment, the buyer has to sign the deed of agreement within 30 (thirty) days from the date of making the payment of Booking Money.

✓ POSSESSION:

The possessions of the apartment will be handed over to the purchaser after completions of installments and other charges. Until and unless the dues are not paid, possession of the apartment will not be handed over to the Allottee.

✓ DELAY IN PAYMENT:

Any delay will make the Allottee liable to pay charge of 0.1% per day on that amount of payment delayed. If the payment is delayed for consecutive 3 months, the company shall have the right to cancel the allotment without any notice to the Allottee. In such case buyers deposited amount will be refunded after sale out the same apartment to a new buyer. Also an amount of tk. 1,00,000/= (Taka One Lac) only will be deducted from the buyers deposited amount for incidental charges.

✓ CHL'S RIGHT:

The company reserves the right to make changes in both architectural and structural design of the project. Limited changes can be made in specifications for overall interest of the complex.

✓ ALLOTMENT TRANSFER:

Until making the full payment of installments and other charges, the buyer will not be able to transfer the allotment to third party other than the buyer's wife/ husband or children without written approval of the company.

✓ TRANSFER AND REGISTRATION COST:

The company will register a deed of sale in favour of the buyer after receiving the price in full. The buyer shall bear all costs relating to stamp papers and all taxes (such as Transfer Fee, Stamp Duty, Gain Tax, Registration Fee, VAT, Land dev. Tax, Govt. taxes & others relevant expenses etc.).

✓ INCIDENTAL COST:

Connection charges/ expenses relating to gas, water, sewerage and electric connection etc. not included with the price of apartments. The purchaser will also make this payment to the company.

✓ FORCE MEASURE:

In the event of natural calamity, civil war, strike, war or any act of God beyond the control of the company, then the company shall not be held liable for any result, delay or abandoning the project.

✓ 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 AOA (Apartment Owner's Association) fund to the company for the reserve fund of the society before taking possession of space. Income of reserve fund shall be used of maintenance and repair of common facilities of the project. Each Apartment owner's shall pay the monthly establishment expenses included electric charge for lift, lighting the common area, water pump, proportionately as fixed by the society.



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