

# Century Hasnahaena

..... at Bashundhara Residential Area

CENTURY HOUSE BUILDING CO. LTD. CENTURY GROUP Incorporated in Bangladesh 1998 Century

## INTRODUCTION

CENTURY HOUSE BUILDING CO. LTD.(CHBCL), a sister concern of CENTURY GROUP is constructing resort type luxury apartments at prime & important locations all over Dhaka metropolis. We deal with a wide range of products as a new episode in the real estate sector. **CENTURY Hasnahaena** is a prestigious apartment project at Bashundhara R/A, a short distance from the main commercial zone, shopping arcades & educational institutions and it may become the best address for the intelligentsia. It meets your expected criteria for living with your dear & near in a calm & tranquil surroundings.

**CENTURY Hasnahaena** is situated on a disturbed free land, measuring approx. 4.00 katha at Plot # 576, Road # 18, Block # F, Bashundhara R/A. The 7-storied apartment building comprises a provision of more or less 2200/1100 sft apartments including common space (main lobby, lift, staircase, community space) from 1st to 6th floor with car parking at the ground floor. Reception area, guard room with toilet, transformer and generator room will be available for common usage. CENTURY HOUSE BUILDING CO. LTD.(CHBCL), is cordially inviting prospective buyers to purchase an apartment. Our aim is to make **CENTURY Hasnahaena** a happy home for its residents. Please become our distinctive customer before it is too late.

## LOCATION MAP



## GROUND FLOOR PLAN

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## TYPICAL FLOOR PLAN

### TYPE-A

± 2200 SFT 1 Unit

### TYPE-B

± 1100 SFT

1st/6th Floor 2 Unit

## APARTMENT FEATURES

### STRUCTURAL & GENERAL ENGINEERING FEATURES

- Total foundation & super structure design are supervision by a team of highly experienced professional Structural Engineers.
- Structural Design Parameters based on American Concrete Institute(ACI) and American Standard of Testing Materials (ASTM) code.
- Structural analysis done by latest computer software.
- Building has designed over Bored Cast-in-Situ pile/Raft/Footing foundation.
- Systematic Structural Combination of Reinforced Concrete Frame Structure with Shear Wall, Core Wall & Slab.
- Sub-soil investigation carried out according to the ASTM specification and requirements.
- All Structural Materials including Rod, Cement, Bricks, Sylhet Sand and other Aggregates etc. are of highest standard.
- Direct Supervision at every stage of construction by a team of highly experienced qualified Civil Engineers to ensure highest quality of workmanship.
- Structure are designed to withstand earthquakes of 7.5 on Richter Scale and 200 kmph wind speed.

### GENERAL FEATURES & AMENITIES

- Reserved secured common/interrupted car parking in ground floor.
- Guard room and toilet in ground floor.
- One standby Generator for operating lift, water pumps & lighting in common space & stair.
- Provision for superior quality lift.
- Under ground water reservoir with water level controller, OR DEVELOPER'S STANDARD.

### APARTMENT FEATURES

- Solid wood Decorative main entrance door with:
  - a) Door Chain,
  - b) Check Viewer,
  - c) Calling Bell Switch,
  - d) Brass made Apartment Number.
- Internal all doors of veneered shutter with French Polish.

### OPTIONAL FEATURES

- In case the buyer desires to change/alter/make addition to the fittings & fixtures or any related work or materials, the developer will do the same at the extra cost of the buyer.

### APARTMENT FEATURES (Continued)

- All doors with quality fittings.
- All Electric Wiring, Phone Lines, Gas & Water Lines etc. will be concealed.
- Concealed TV Antenna Line.
- Individual Electric Meter for all apartments.
- Good quality available Electrical Switches, Plug Points & other fittings.
- Adequate Plug Points for Air Conditioning, TV & Telephone etc.
- Safety Grills in all windows.
- Provision for Hot & Cold water supply system in Master Bed Bathroom.
- Internal wall surfaces cement plastered & painted with enamel paint & ceiling white wash.
- Locally available floor tiles 12"X12" RAK/AKU/Fu-wang or OR DEVELOPER'S STANDARD.

### KITCHEN FEATURES

- Provision of Double Burner Gas Point over concrete platform.
- Concealed water line.
- One imported stainless steel Sink with Mixer.
- Provision of Exhaust Fan point.
- Local best quality Tiles Floor 12"X12" RAK/Fu-wang/Mir/Akij OR DEVELOPER'S STANDARD.

### BATHROOM FEATURES

- Upvc doors for all bathrooms.
- Glazed wall tiles 8"X10" in bathrooms upto 7' height. Fu-wang, Mir/Akij.
- Best quality sanitary wares in all bathrooms.
- Best quality tiles in all floors RAK/Fu-wang/Mir/Akij.
- Quality mirror in master Bathroom.
- Provision for concealed hot & cold water lines in master bed bathroom.
- Quality mirror, shower, towel rails, soap case, pen/commode in every bathroom.
- Best quality local made fittings in all bathrooms OR DEVELOPER'S STANDARD.

## TERMS & CONDITIONS

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- Application : Interested buyer shall apply for allotment(s) in a prescribed application form of this company.
- Allotment : On acceptance of an application & receipt of the booking money, the company will issue an allotment letter in favour of the applicant along with the schedule-payment of the balanced amount of the apartment price. Allotment is being made on first-come first-served basis.
- Sale Deed : On receipt of the first down payment (i.e. Installment @ 30% of total amount against the apartment price) from the interested buyer.
- Payment : If any applicant is able to pay the total flat value at a time, he is certainly to be entitled to have a special discount on the total flat value. There is no provision for cash payment in favor of CHBCL, but either in Cross Cheque/ Pay Order of DD from the Bank according to the schedule of payment by installments for the balance amount of the price payable to us (as per agreement). Bangladesh residing in abroad may make payment in the foreign exchange as per Bangladesh Bank's rate by TT or DD on the date of payment received. CHBCL will issue a money receipt on account of the payment.
- Installment : Payment of installments including the cost of car parking space and other charges must be made on due date. The total mutually agreed value of the apartment to be paid by the installments according to the payment schedule.
- Legal Cost : Allottee shall bear the Registration Cost, Stamp-duty Fees, Tax, VAT & other miscellaneous expenses, which are likely to be incurred at the time of registration of the flat with the proportionate land. The allottee(s) shall be informed of such charges when these are due.
- Service & Utility Cost : Utility connections fees & other charges including security deposits with the DESA, WASA & TITAS gas shall be borne by the allottee(s). CHBCL shall pay those charges to the above authorities on behalf of the allottee(s). The allottee(s) shall have to pay all those utilities proportionately at actual as this cost is not included in the flat value at all.
- Bank Loan : CHBCL makes seek and arrange financing facilities for any up to the extend of maximum 70% of the cost of his/her apartment subject to the availability of loan fund from any financial institutions if he/she deserves. CHBCL will arrange loan for the deserving allottee(s) which shall be repayable within the period of next 15-20 years.
- Time Schedule : To complete the construction of the apartment. It shall require up to 30 months as per project to project basis from the date of signing agreement with the allottee(s). The time schedule can be extended to a reasonable time limit in the event of any reason, e.g. as for the act of God, the change in fiscal-state-policy, unusual rise of price of building materials in the market, which are beyond the control of CHBCL & If this apartment project becomes an abandoned property.
- Change in Specifications : CHBCL, the Developer deserves all rights in any indispensable or inevitable changes in the drawing, layout, design etc. of the Apartment Project in mutual interest of the developer & Buyer of the Apartment(s) and the buyer/allottee(s) should never object to it. The allottee(s) is also to be entitled to do some internal changes of the total building systems.
- Possession : The allottee(s) shall have to clear up the payment of entire apartment price, other charges and dues pertaining to his/her apartment & transfer of his/her shares of land, i.e. the ownership including legal & miscellaneous cost for the registration at actual.

## CENTURY HOUSE BUILDING CO. LTD.

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পক্ষী কুরাকাটা ম ডেল টাউন

কেন আপনার পছন্দ?

কেন কুরাকাটাটি প্রতি ক্রয় করবেন?

- কুরাকাটা সেক্টর ও মাদ্রাসা স্ট্রিটের সলো ব্যাপক এলাকার সেক্ষরী গ্রুপ দেশ-বিদেশি বিনিয়োগকারীদের নিয়ে গড়ে তুলছে দু'বাই সেক্টরের আদর্শ বেকেরকারী থাকতে দেশের সব বৃহৎ পরিকল্পিত ও পরিবেশ স্বাস্থ্য পটভূমি নগরী - সেক্ষরী কুরাকাটা মডেল টাউন।
- আধুনিক হোটেল, মোটেল, রিসোর্ট, গেস্টহাউস, শপিং মল, পিকনিক স্পট, ক্লাব, এমিসসমেন্ট পার্ক সহ বিশ্বের সবধরনের পটভূমি শহরতলার সুবিধাদি।
- ০২/০২/২০ বা তদপরে কঠোর পুষ্কর, বাসান, রাস্তা সহ পটভূমি এলাকার সেলস বেগা বাগান বাড়ী।
- সর্বোচ্চ ৬০টি সম মালিক কিস্তিতে মূল্য পরিশোধযোগ্য। এককালীন মূল্য পরিশোধে বিশেষ ছাড়সহ ২১ কার্য দিনের মধ্যে মধ্য কল্যাণ দলিল হস্তান্তর।
- প্রকল্পে সরকার ঘোষিত ইটিজেড, খাস/অর্ধখাস ভাবে দখলকৃত বা উন্নয়নকৃত জমি নাই।

বিস্তারিত জানতে যোগাযোগ করুন -

পটভূমি শিল্পে মালিক ভিত্তিতে লাভজনক আয়ের শতভাগ নিরাপদ ও নিশ্চিত ব্যবস্থা সুজেনে ?

মাত্র ২ লাখ ৫০ হাজার টাকা বিনিয়োগ করে পটভূমি নগরী কুরাকাটার পাঁচ তারকা সম মানের বিড হোটেল ও স্পার সাহ কল্যাণ দলিল মূল্য যৌথ ভাবে পর্ষিত মালিক হউন এবং আজীবন নিয়মিত বিপুল আয় নিশ্চিত করুন।

বিস্তারিত জানতে যোগাযোগ করুন -