

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. CENT Hamahena is a prestigious apartment project at Bashudhara 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.

NTURY Hamahena is situated on a disturbed free land, measuring approx. 4.00 katha at Plot # 576, Road # 18, Block # F, Bashudhara 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 Hasnahena a happy home for its residents. Please become our distinctive customer before it is too late.

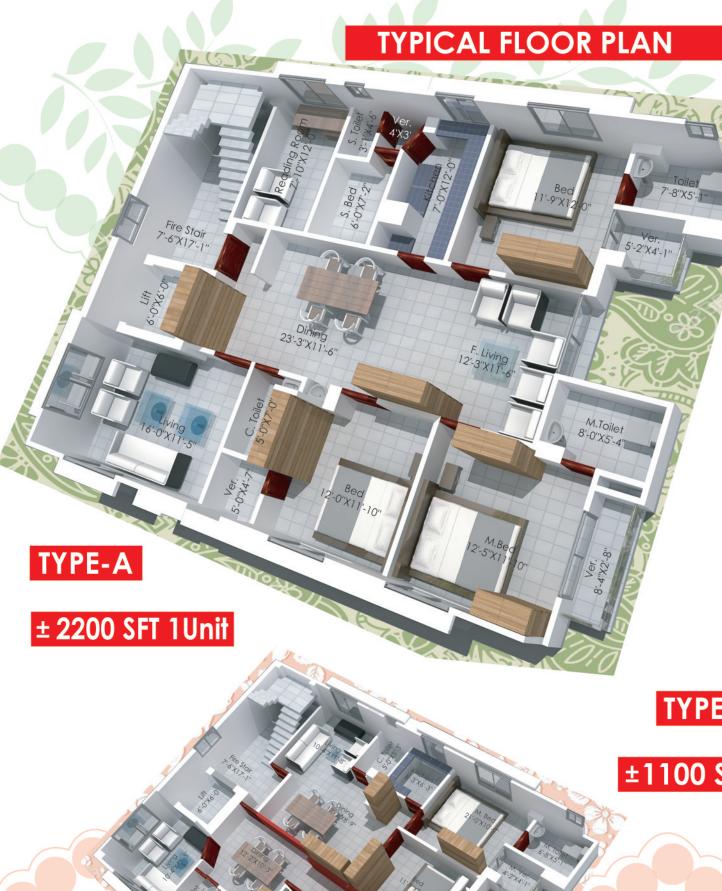
LOCATION MAP



Convention Centre







APARTMENT FEATURES

STRUCTURAL & GENERAL ENGINEERING FEATURES . All doors with quality fittings.

. Structure are designed to withstand earthquakes of 7.5 on

. Reserved secured common/interrupted car parking in g

. One standby Generator for operating lift, water pump

. Solid wood Decorative main entrance door with

nternal all doors of veneered shutter with French Polis

. Under ground water reservoir with water level controller,

ASTM) code.

highest quality of workmanship.

Richter Scale and 200 kmph wind speed.

GENERAL FEATURES & AMENITIES

. Guard room and toilet in ground floor.

OR DEVELOPER'S STANDARD.

d) Brass made Apartment Number.

lighting in common space & stair.

. Provision for superior quality lift.

APARTMENT FEATURES

Calling Bell Switch,

Check Viewer,

- Total foundation & super structure design are supervision by . All Electric Wiring, Phone Lines, Gas & Water Lines etc.
- a team of highly experienced professional Structural Engineers. will be concealed. tructural Design Parameters based on American Concrete . Concealed TV Antenna Line. nstitute(ACI) and American Stan<mark>dard of Testing Ma</mark>terials . Individual Electric Meter for all apartments.

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

- . Good quality available Electrical Switches, Plug Points Structural analysis done by latest computer software. & other fittings.
- Building has designed over Bored Cast-in-Situ pile/Raft/ . Adequate Plug Points for Air Conditioning, TV & Telephone etc. . Safety Grills in all windows.
- Systematic Structural Combination of Reinforced Concreted . Provision for Hot & Cold water supply system in Master Bed Frame Structure with Shear Wall, Core Wall & Slab. Bathroom.
- . Sub-soil investigation carried out according to the ASTM . Thai Sliding 3" section windows with 5 mm Tinted Glass. **04.** 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 specification and requirements. . Internal wall surfaces cement plastered & painted with discount on the total flat value. There is no provision for cash payment in favor of CHBCL, but either in Cross Cheque . All Structural Materials including Rod, Cement, Bricks, Sylhet enamel paint & ceiling white wash. Pay Order of DD from the Bank according to the schedule of payment by installments for the balance amount of the

TERMS & CONDITIONS

ount of the payment.

an abandoned property.

from the interested buyer,

informed of such charges when these are due.

Allotment is being made on first come first served basis.

- Sand and other Agregates etc. are of highest standard. Locally available floor tiles 12"X12" RAK/AKIJ/Fu-wang or . Direct Supervision at every stage of construction by a team similiar
- of highly experienced qualified Civil Engineers to ensure OR DEVELOPER'S STANDARD.

KITCHEN FEATURES

- due date. The total mutually agreed value of the apartment to be paid by the installments according to the payment . Provision of Double Burner Gas Point over concrete platfor . 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,

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 will arrange loan for the deserving allottee(s) which shall be repayable within the period of next 15-20 years. 09. Time Schedule: To complete the construction of the apartment, it shall require up to 30 months as per project to
- . Quality mirror, shower, towel rails, soap case, pen/commode in every bathroom.
- . Best quality local made fittings in all bathrooms OR DEVELOPER'S STANDARD.

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.

11. Posession: The allottee(s) shall have to clear up the payment of entire apartment price, other charges and dues pert

01. Application: Interested buyer shall apply for allotment(s) in a prescribed application form of this company.

02. Allotment: On acceptance of an application & receipt of the booking money, the company will issue an allotm-

ent letter in favour of the applicant along with the schedule-payment of the balanced amount of the apartment price.

03. Sale Deed: On receipt of the first down payment (i.e. Installment @ 30% of total amount against the apartment price)

price payable to us (as per agreement). Bangladeshi 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 acc-

05. Installment: Payment of Installments incl<mark>uding the cost of car parking space and other charges must be made on</mark>

06. 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

07. Service & Utility Cost: Utility connections fees & other charges including security deposits with the DESA, WASA &

TITAS gas shall be borned 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

08. Bank Loan: CHBCL makes seek and arrange financing facilities for any up to the extend of maximum 70% of the

cost of his/herapartment subject to the availability of loan fund from any financial institutions if he/she deserves. CHBCL

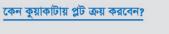
project basis from the date of signing agreement with the allottee(s). The time schedule can be extended to a reaso-

price of building materials in the market, which are beyound the control of CHBCL & if this apartment project becomes

nable 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







নি:সীম রূপালী জল রাশির সাগর কন্যা খ্যাত

কুয়াকাটা সৈকত ও ম্যানগ্রোভ ফরেষ্ট সংলগ্ন ব্যাপক এলাকায় সেঞ্চুরী গ্রুপ দেশী-বিদেশী বিনিয়োগকারীদের নিয়ে গড়ে তলছে দ্বাই সৈকতের আদলে বেসরকারী খাতে দেশের সর্ব বৃহৎ পরিকল্পিত ও পরিবেশ বান্ধব পর্যটন নগরী -সেঞ্চুরী কুয়াকাটা মডেল টাউন।

৫/১০/২০ বা তদোর্ধ কাঠার পুকুর, বাগান, রাস্তা সহ পর্যটন এলাকায় দেয়াল

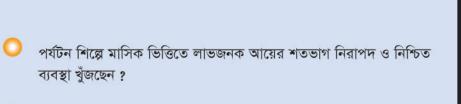
আধুনিক হোটেল, মোটেল, রিসোর্ট, রেষ্টুরেন্ট, শপিং মল, পিক্নিক স্পট,

ক্লাব, এমিউস্মেন্ট পার্ক সহ বিশ্বের সর্বাধুনিক পর্যটন শহরগুলোর সুবিধাদি।

সর্বোচ্চ ৬০টি সম মাসিক কিস্তিতে মূল্য পরিশোধযোগ্য। এককালীন মূল্য পরি-শোধে বিশেষ ছাড়সহ ২১ কার্য় দিবসের মধ্যে সাফ্ কবলা দলিল হস্তান্তর।

প্রকল্পে সরকার ঘোষিত ইটিজেড, খাস/অবৈধ ভাবে দখলকৃত বা ভরাটকৃত

বিস্তারিত জানতে যোগাযোগ করুন -



মাত্র **২ লাখ ৫০ হাজার টাকা** বিনিয়োগ করে পর্যটন নগরী কুয়াকাটায় পাঁচ তারকা সম মানের বীচ হোটেল ও স্পা'র সাফ কবলা দলিল মলে যৌথ ভাবে

গর্বিত মালিক হউন এবং আজীবন নিয়মিত বিপুল আয় নিশ্চিত করুন!

বিস্তারিত জানতে যোগাযোগ করুন -

CENTURY HOUSE BUILDING CO. LTD

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TERMS & CONDITIONS

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.

aining to his/her apartment & transfer of his/her shares of land, i.e. the ownership including legal & miscellaneous cost

CENTURY HOUSE BUILDING CO. LTD.



