



A House of Actual Quality & Faith

AK RED ROSE

PLOT- 005, ROAD-403, SECTOR-16, JOLSHIRI ABASHON, DHAKA.

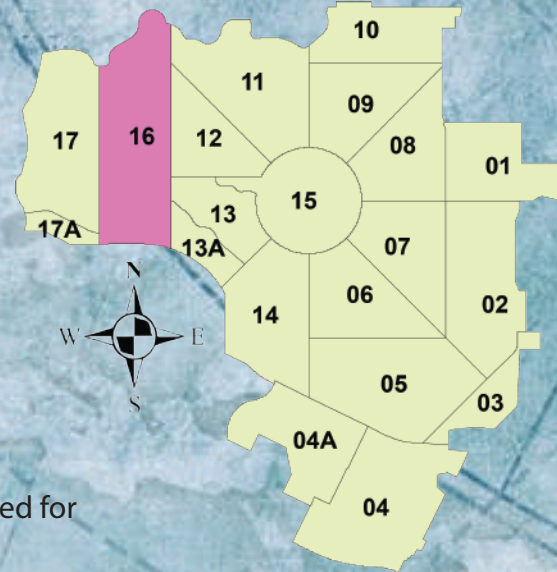
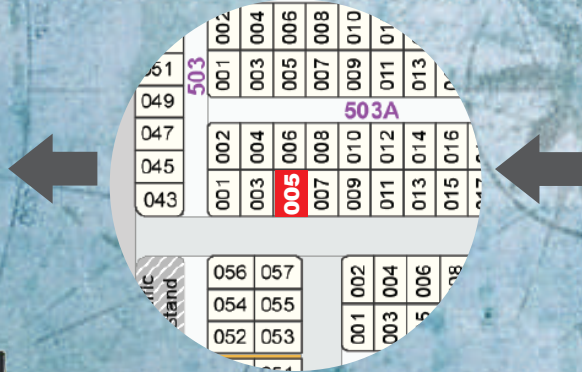
AK RED ROSE
05
ROAD 403
SECTOR 16

LOCATION MAP

Introduction:

Jolshiri Abason is the Future of Urban Living and a massive endeavor, an ideal and comprehensive modern township development undertaking, the first of its kind in the country by Bangladesh Army. Strategically located with seamless connections to the 100-foot Madani Avenue and the 300-foot Purbachal Highway, this vibrant area is designed to be a hub of convenience and opportunity.

- Jolshiri will be developed as smart city where there will be provision of integrated underground utility facilities (Electric line, Water supply network, Sewerage network, Fire Fighting system & ICT)
- This is the only smart city in Bangladesh where around 52% land area is utilized for construction and rest 48% will be open space.
- The smart city will have recreational facilities where you will be able to enjoy the water ride at lakes, parks, lake-side walkway & cycle track and also there will be an International standard Golf Course, Amusement park and 5 star hotel.
- The smart city itself will be self-dependent in terms of providing top class education and medical treatment to the resident of the city.
- It will have a central business district like other modern cities of developing countries where world class community facilities will be made available for all the clients of the city.

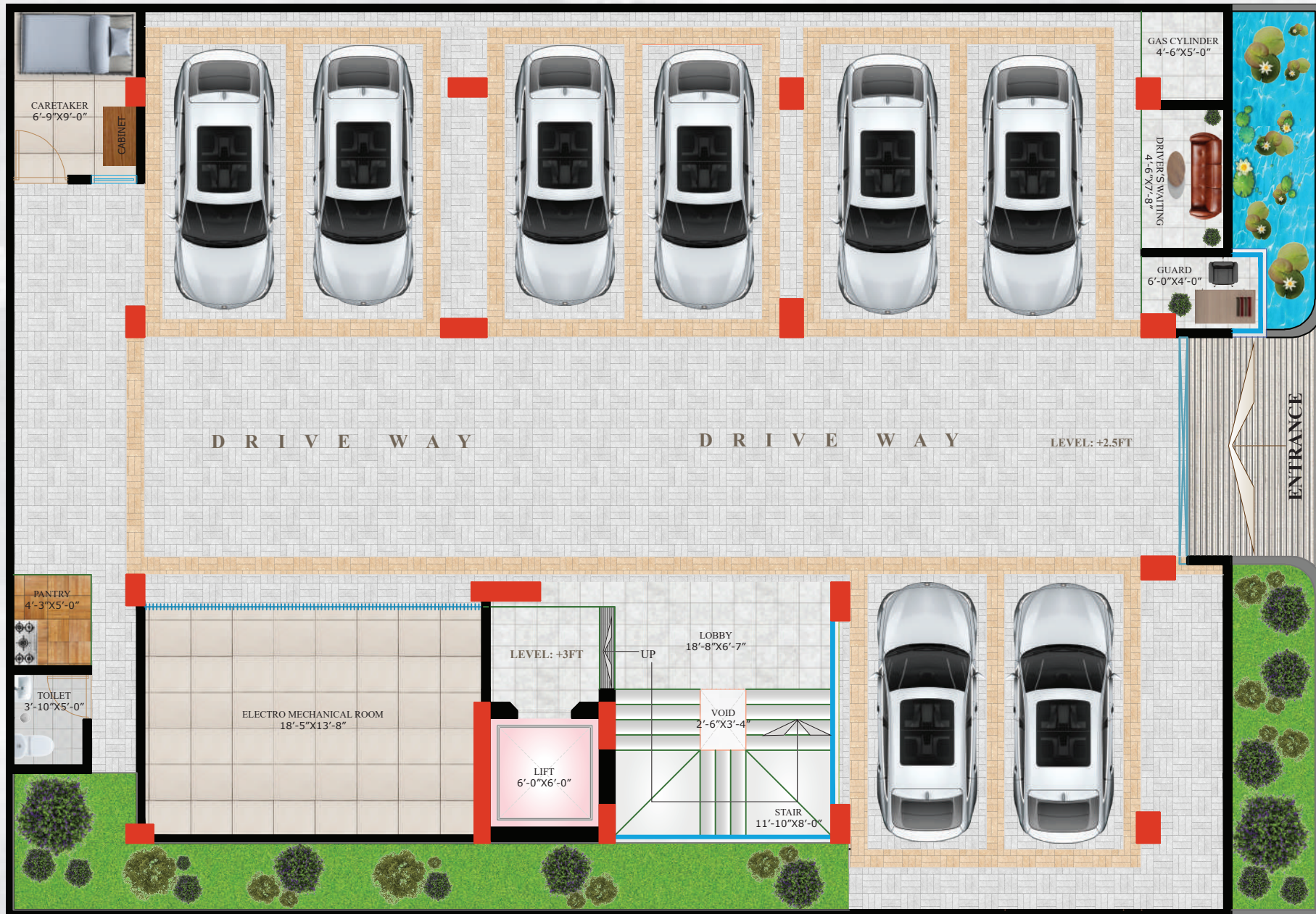


Project At a Glance

It's our great pleasure to introduce AK RED ROSE residential apartment building of AK DEVELOPMENTS LTD. at Plot 005, Road no-403, Sector-16, Jolshiri Abashon Dhaka with unique view and design in every aspect, AK RED ROSE Stands out as a landmark that encompasses warmth, comfort and absolute satisfaction.

Project Name	: AK RED ROSE
Address	: Plot No-005, Road No-403, Sector-16, Jolshiri Abashon, Dhaka.
Land Area	: 5 Katha
Orientation fo the Land	: South Facing
Total Apartments	: Eight Apartment (One at each Floor)
Size of the Apartments	: 2850Sft (Approx)
Building Height	: (G+M+8) 9 Storied Building.
Structure Type	: RCC Frame

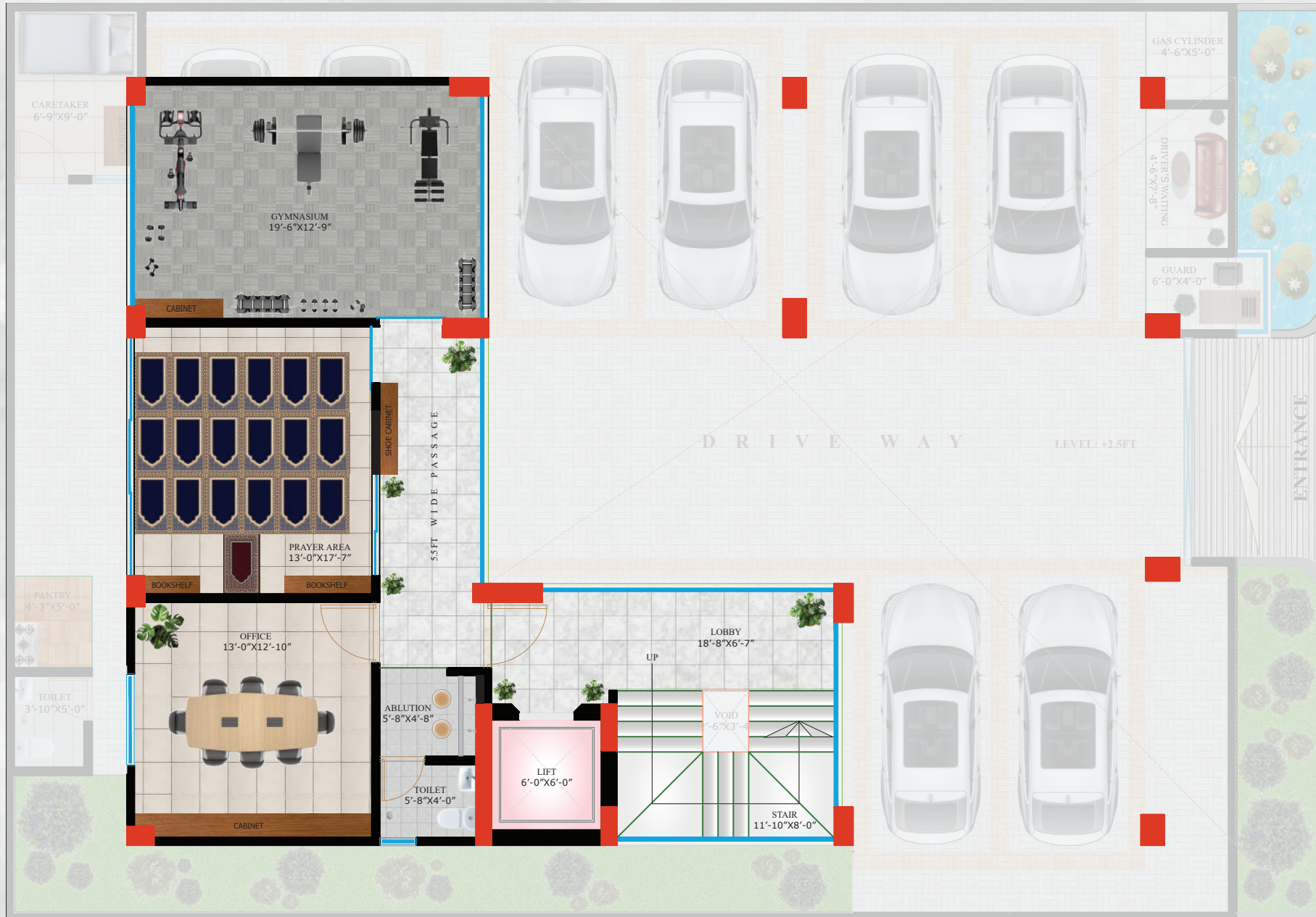




GROUND FLOOR PLAN

FRONT ROAD





MEZZANINE FLOOR PLAN

FRONT ROAD







TYPICAL FLOOR PLAN

FEATURES & AMENITIES

Parking

- There will be 10 parking spaces.
- Car parking spaces covered with pavement.
- All columns will have column guards to prevent damage by cars if req.
- Parking spaces will be reserved and marked with respective apartment numbers on the adjacent wall or appropriate location.

Ground Floor Features

- High ceiling to allow ample light and ventilation.
- Approach ramp will be covered with pavement tiles.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Drivers' waiting area along with lavatory.
- Electro-mechanical room with Generator and Substation.
- Water Pumps.
- Caretaker and guard rooms.
- Toilet and kitchen for in-house staffs.

Floors, Walls & Ceilings

- Smooth finish plastic paint on walls and ceilings in soft colors.
- 24" X 24" China mirror polished tiles in foyer, bedrooms, dining room and living room (as per developer's choice).
- Ceilings will be 10'-0" high.
- All internal walls will be of 1st class solid bricks.
- Grills will be colored with enamel paint

Lift, Lobbies & Staircases

- A high quality imported 8 passenger lift (Thyssenkrupp/Fu-ji/Deao) to be installed to serve the residents of every floor with adequate lighting, photocell sensor and emergency alarm, phone, stainless steel mirror etching finish on the doors at the ground floor and hairline finish on other floors.
- Tiled staircase for easy maintenance and a clean look.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies at every floor.
- Sliding window in stair landing to ensure light & ventilation.

Exterior

- Exterior surface of the building enhanced with the use of cladding and glass for a great look as per design.

Grills of Railings

- Verandah Verandah railings as per design. Verandah grills at an additional cost after approval.
- Grills on all windows

Building Entrance

- The building will have an architecturally designed entrance gate.
- The full front elevation of the building will have a stylish combination of cladding or glass or paint (as per design).
- Stylish entrance gate with a concierge for easy monitoring of the building round the clock.
- Artistically crafted logo used for the project name, company logo and easily visible address on the front facade.
- Common area lighting.
- Secured and well designed boundary wall to match the building facade.

Reception Lobby

- Smart reception lobby designed to suit the building's character will be made up of a selection of stylish and elegant materials.
- Focus will be on energy saving lights inside the building wherever possible.
- Intercom connection from concierge to all apartments.
- Register doc for visitor's check-in at the concierge. Decorative material will be used on the ground floor reception lobby and lift walls (as per design)



FEATURES & AMENITIES

Bathroom Features

- Floor and wall tiles in all bathroom walls up to Full height.
- All bathrooms will have attractive pedestal basin (RAK/chi-na).
- Mirror (as per design) along counter top in all bathroom.
- Segun Veneer Board shutter with Mahgony/PVC frame.
- Good quality chrome plated fittings in all bathrooms except the maids' toilet (good quality as per developer's choice).
- Stainless Steel cockroach gratings in all bathrooms.
- Push-shower with combined bib cocks in all bathrooms.
- Porcelain soap cases, towel rail, shower curtain rail, toilet paper holder in bathrooms (RAK or good quality as per developer's choice).
- Concealed hot and cold water lines in master, 2nd, 3rd bath-rooms and Kitchen.

Electrical Features

- Independent digital electric meter for main electric supply for each apartment.
- Electric distribution box with main circuit breaker.
- All electric wirings will be concealed.
- Concealed television line in master bedroom and living room.
- Electrical switches, plug points and other fittings of /Super-star or equivalent as per developer's choice.
- Provision for wall brackets in all bedrooms, dining area, living room & common area as per design.
- Provision for air conditioners with power points as per design.
- All power outlets with earthen connections.



FEATURES & AMENITIES

Kitchen Features

- Attractive floor tiles (16x16" RAK or Equivalent Homogeneous tiles).
- Attractive wall tiles up to 7'-0" height (24x24" RAK/ Equivalent Glazed ceramic tiles).
- Strong and durable Segun veneer flush door shutters with Mahogany wooden frame.
- Concrete platform from floor level with Marble/granite top.
- Provision for double burner gas outlet over concrete platform to support burners.
- Provision for washing machine with water inlet, outlet and electric connection.
- One high polish counter top sink with mixer.
- Tiled down wash area in the kitchen verandah (as per design).
- Exhaust fan provision suitably located.

Typical Floor Features

- 4 Beds with 5 Toilets, Family Living, Dining, Spacious Kitchen and 5 Verandas for single unit Apartment.
- Bed & Toilet for in-house staffs in single unit Apartment.
- Supervised by qualified architects and engineers to ensure best workmanship.
- Safe & sound structural design considering earthquake and wind velocity as per BNBC & ACI code. Constructed with quality materials.

Roof Top Features

- Lime terracing/other treatments of adequate thickness for protection from heat.
- Proper slope for efficient roof drainage.
- Protective parapet wall / railing around the periphery.
- Separated clothes drying area with lines for drying laundry.
- BBQ and sitting space.
- Roof top garden provision.

FEATURES & AMENITIES

Apartment Layout

- Each floor will have 1 units.
- Rooms are well ventilated with adequate lighting as best as possible.
- Carefully arranged verandahs, doors and large windows also contribute to the design.

Door, Windows & Verandahs

- Decorative main entrance door (Segun/Cham-bol/Hatil/Equivalent Frame with Segun/Hatil shutter including lock) with door chain, check viewer, door knock-er, apartment name plate, door handle with mortise lock.
- Termite protected, pre-treated wood will be used as door frame throughout the building.
- Segun veneer flush door/Mahgony shutters frame (as per design) used for internal doors.
- Cylindrical lock on all doors except toilets.
- Sliding glass windows (as per design) complete with mohair lining, rainwater barrier and fly proof netting in all aluminum section.

Generator

- A diesel run emergency auto start/stop canopied genera-tor for use in case of power failure with: 1.Engine-Per-kins/Cummins or good quality as per developer's choice.
- Alternator- Stamford/Mecc-Alte or good quality as per developer's choice.
- Generator will support the following: Lift, water pump and lighting in common space including roof, stairs, 1 light and 1 fan point in every room, one light point in kitchen and all bathrooms.

Common Utilities

- Underground water reservoir with lifting pump to store two days' consumption capacity.
- An overhead water tank above the rooftop with capacity to serve one day requirement.

- Suction Pump to ensure uninterrupted water supply.
- One standby water pump for emergency.
- Fire extinguisher on every floor.
- All optional work or additional fittings and fixtures (ac-cording to customers' choice) may be done at an additional cost after approval.



TERMS & CONDITIONS

Booking Application

- Application for allotment of apartment should be made on the prescribed form duly signed by the applicant, which is available at our office or it can be downloaded from our website www.akdevelopmentsltd.com.

Payment

- The buyer will make the payment as per payment schedule through A/C payee cheque, bank draft or pay-order in favor of "AK Developments Ltd." Payment from overseas in US Dollars or Euro is to be calculated at the prevailing official conversion rate to BDT on the date of encashment.

Delay of Payment

- The allottee is liable to pay delay charge at the rate of 10% per year, of the due payment, for delay beyond the due date. If any of the payment is delayed for 45 days, the company has the right to cancel the allotment without any notice to the allottee. In such case, deposited amount will be refunded after selling the same apartment to a new buyer. An amount of Tk 5,00,000.00 (Taka Five lac only) will be deducted from the buyer's deposit as incidental charge.

AK's Rights

- AK Developments Ltd, the developer, reserves the right to make any alternation, addition, omission, revision of the total or any part of the architectural and structural design or working drawing and limited Changes can be made in specification for overall interest of the project with prior notice to the buyer or concerned authority. The 3D and Interior view may be changed because of various compulsions.

Documentation Cost

- The buyer will pay stamp duties, registration fees, taxes, legal and Govt. charges, VAT, AIT and other miscellaneous expenses likely to be incurred in connection with the registration of deed.

Incidental Expenditures

- Connection charges/fees, security deposits and other incidental charges related to gas, water, sewerage and electrical connection and any other utility services etc. are not included with the apartment price.

Handing over Possessions

- After full payment of installments and other charges, possession of each apartment shall be handed over to the respective buyer. Until the dues are clear, handing over of the apartments will be withheld by the company.

Owner's Association

- The buyer will be a member of the Owners' Association, which will be formed by the owners of the apartments with the view of managing the general affairs of the building complex for their common interest. Each apartment owner will initially deposit Tk-50,000.00 (Fifty Thousand only) or an amount decided by the association to the Reserve Fund of Owners' Association before taking over the possession of the apartment. The policy for the Reserve Fund is to be formulated by the Owners' Association.



A House of Actual Quality & Faith

A.K DEVELOPMENTS LTD

Level- 5th (5D), Plot-832 (Sayed Plaza), Evercare link road,
Solmaid, Vatara, Dhaka-1212.

Contact NO : (+88) 01708-520 805, Hot Line : (+88) 01979-600 600

Email: akdevelopmentsltd@gmail.com



www.akdevelopmentsltd.com



+88-01979-600-600



[www.facebook.com / akdlbd](https://www.facebook.com/akdlbd)

