

# NOOR *Sadeq Garden*

PLOT-1099, ROAD-51, BLOCK-L, BASHUNDHARA R/A, DHAKA.



a project of...  
**NOOR UNIQUE BUILDERS LTD.**

**RAJUK ENLISTED**



# INTRODUCTION

**Noor Unique Builders Ltd.** is one of the few real estate companies in Bangladesh who are trying their best to complete the building projects before the apartment handover time agreed with their customers. Our high skill engineers and efficient planning and organizing team are continuously working hard for establishing our buildings with a user friendly utilities as well as an environmentally viable concept.

We are mainly engaged in developing luxurious residential, commercials, and industrial buildings by using better quality materials for our potential customers in Bangladesh and also in abroad.

Our **Noor Unique Builders Ltd.** has gained good track records within a short period of time from our clients, land owners, suppliers and other stakeholders for our commitment, honesty and sincerity. **Noor Unique Builders Ltd.** projects with earthquake protection and atmosphere adjustable for the safety and security of all parties concerned .We always design innovative buildings by using high technology with the up dated progress housing technology in our present world. Our ultimate goal is to contribute for actively solving the problem of accommodation for the urban and sub-urban people and fulfill their requirements.

The philosophy of **Noor Unique Builders Ltd.** is to have a serious commitment with our clients and customers to achieve a good trust from them as if their very close associate partners for their any present and future building total solutions. The Quality, Trust, Commitment and Dependability is our business ethics. The board of directors of **Noor Unique Builders Ltd.**

## KEY INFORMATIONS:

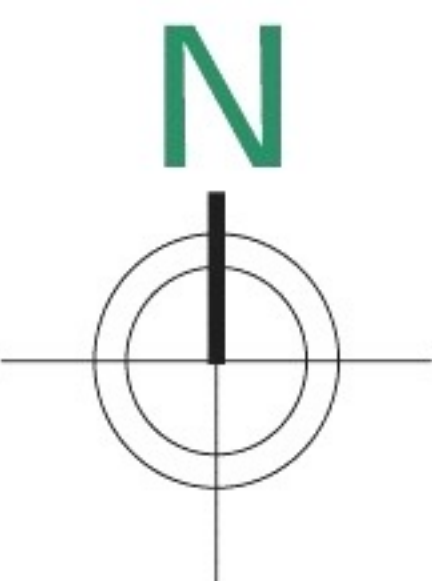
<b>Project Name</b>	: Noor Sadeq Garden.	<b>Land Area</b>	: 3 Khata.
<b>Project Address</b>	: Plot-1099, Road-51, Block-L	<b>No. of Flat</b>	: 6 Nos.
	: Basundhara R/A, Dhaka.	<b>No. of Parking</b>	: 6 Nos.
<b>Nature</b>	: Residential Building.	<b>Apartment Size</b>	: 1550 Sft.
<b>Storey</b>	: 7 Storied (G+6).	<b>Flat Contains</b>	: 3 Bedrooms, 3 Toilets, Living,
<b>Lift</b>	: 1 (6 Persons)		: Dining , 2 Veranda, Kitchen.
<b>Facing</b>	: South		



# LOCATION MAP

PLOT-1099, ROAD-51, BLOCK-L  
BASHUNDHARA R/A, DHAKA.

**NOOR**  
*Sadeq Garden*





Not to Scale

Ground Floor Plan



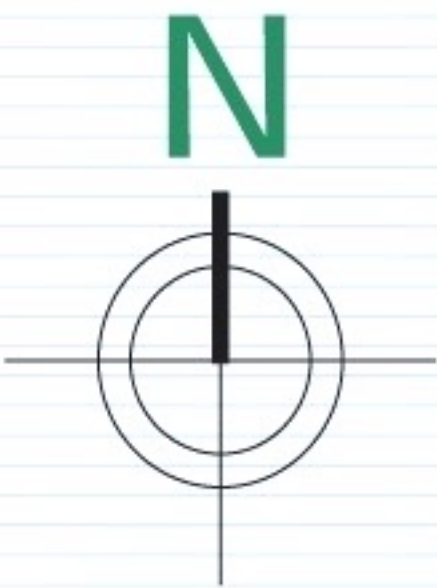






Not to Scale

Typical Floor Plan





Not to Scale | Axonometric View



SIZE **1550** SFT.

3 BED ROOM

LIVING

DINING

3 TOILET

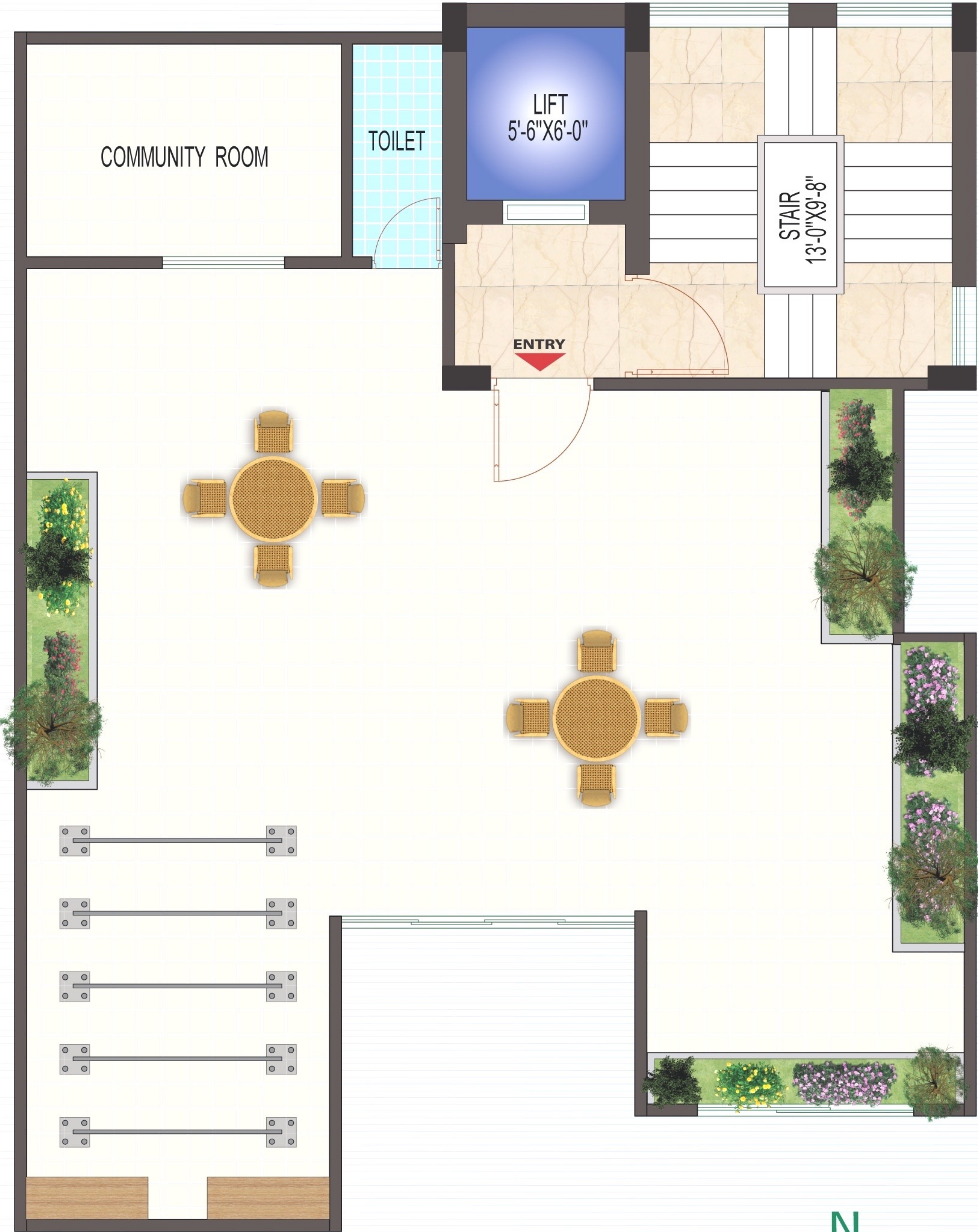
KITCHEN

2 VERANDA



Not to Scale

Roof Top Floor Plan







# Features & Amenities:

## Major Structural Materials:

Cement	: Seven Rings/Crown/Bashundhara or equivalent brand cement.
Steel	: 60/70 Grade Standard Steel (BSRM/ RSM/KSRM/ SS/ AKS or equivalent).
Chips	: Brick Chips/ Stone Chips.
Sand	: Local and Sylhet Sand.

## Aparment features

### walls & partition:

- > All external and internal walls will be of 5" solid 1<sup>st</sup> class bricks wall.
- > Smooth finish heavy plaster wall.
- > Roof top parapet wall or railing.
- > Water proof roof with lime terracing.

### Main Door:

- > Main entrance Door will be Chittagong segun wood with check viewer.
- > Brass plate with apartment number.
- > Good quality handle lock.

### Internal Doors:

- > Internal door frames will be Mehogoni wood.
- > Veneer flush door with French polish (Brand Bengal/Partex/RFL).
- > All bed room doors with mortice locks equivalent.
- > Verandas doors & frames will be of Mahogany wood.
- > Sitkiny & handle are in verandas door.
- > All bathrooms' doors will be of PVC doors (Brand Bengal/Partex).

### Windows:

- > Sliding type aluminum windows as per architectural design.
- > 5mm thick tinted glass.
- > Safety grills in all windows.
- > Mosquito net provision only.

### Bathroom Features:

- > Standard quality sanitary wares as per availability and choice of Developer in all bathrooms.
- > High commode in three bathroom ( Brand RAK/ Star/ Great wall or equivalent).

- > Other bathrooms will have oriental long pan.
- > Basin with pedal stand in dining area and all bath rooms (Brand RAK/Star/Great wall or equivalent).
- > Full height good quality (Brand RAK/Star/Great wall) tiles in all bathrooms (10" x16").
- > Good quality homogenous floor tiles in all bathrooms (Brand Star/RAK/Great wall or equivalent 12" x12).
- > Good quality local fittings.
- > Soap case and towel rail in all bathrooms and dining area.
- > Mirrors in all bathrooms & dining basin area.
- > Storage space over toilet.
- > Provision for hot & cold water in master bed and child bath.

### Kitchen Features:

- > Tiles up to 7 Ft height (Brand RAK/ Star/ Great wall or equivalent.
- > Good quality floor tiles (Brand RAK/ Star/ Great wall or equivalent.
- > Double burner gas outlet.
- > One light polish stainless steel counter top steel sink.
- > Exhaust fan point.

### Electric Features:

- > Good quality electrical gang switches & plugs point (China).
- > Provision for air conditioner in three bed room.
- > Good quality circuit breakers in distribution boxes with main switches.
- > Good quality electrical wire BRB/BBS/Partex.
- > All power outlets with earthing connection.
- > Each apartment will have independent single phase electric meter.
- > All electrical wiring, phone line, gas and water lines etc. will be concealed.
- > Concealed fan hook.
- > Electrical point in common space like parking, reception area and main gate.



# Features & Amenities:

## Painting and polishing:

- > Plastic paint in all internal wall & ceiling (Brand Bengal/RAK/Berger).
- > Weather proof coat for external wall (Brand Bengal/RAK/Berger).
- > Enamel paint for window grill
- > Main doors internal doors & frames will be French polish
- > Verandas' railing as per perspective.

## Floor:

- > Homogenous floor tiles (24"x24") in total floor area of the apartment (Great wall/Star/RAK).

## Plumbing:

- > Water supply of ppr pipes, uPVC and waste Water of PVC pipes.
- > Rain water uPVC pipes

## Lift and generator:

- > Internationally reputed 8 passengers one lift of foreign origin (Thyssenkrupp Dong Yong/LG/Sigma/Fuji).
- > Good quality generator will be installed as per required (China).

## Utility lines water gas and others:

- > Titas gas approved gas line lay out design with adequate measures (titas gas line approval depends on government decision).
- > All vertical pipes will be concealed

## Other features:

- > Heavy secured entrance MS gate with decorative lamps and brass logo of the company spacious entrance with bricks tiles.
- > Railing and rail post of stair case will be SS+ MS.
- > Roof top finished will be lime terracing of average 2 inch thick.
- > Roof top parapet wall height 3.5 ft.
- > Suitable Supaces, commonly used, will be measured as common.
- > Two best quality water pump will be installed made by RFL/ Gazi.

## After sales service:

- > After completion of the apartment project two months free repair and maintenance of technical problem.

**N.B:** In case of non availability of the materials mentioned in the proposal equivalent materials in terms of quality and price available in market will be used. Noor Unique builders ltd. reserves all the sole discretion to determine the standard of fittings and fixtures.

**Note:** Other financial terms and conditions will be followed according to company rules.

Client will not enforce any change in building elevation upgradation of different finishing material will be done on the basis of additional payment.





# Terms & Conditions

## Application:

Interested buyer shall submit application in prescribed form signed by him/ her along with earnest money **Noor Unique Builders Ltd.** reserves the right to accept or reject any application without assigning any reason. Interested buyer who makes one time payment will be given preference.

## Allotment:

Allotment will be made on first come first served basis on acceptance of application and receipt of the earnest money and down payment. **Noor Unique Builders Ltd.** will issue an allotment letter to the buyer on receipt of which he/ she will start making payments as per payment schedule as mentioned in the allotment letter. The buyer shall have no right to transfer the allotment to a third party.

## Payment:

All payments should be made by A/C Payee cheque or Bank Draft or pay order or cash in favor of **Noor Unique Builders Ltd.** Bangladesh residing abroad may remit payment by TT or D/D. The buyer should strictly follow the payment schedule. **Noor Unique Builders Ltd.** may issue reminders to the buyer for delaying in payment beyond due date. If any payment is delayed beyond two months **Noor Unique Builders Ltd.** shall have the right to cancel the allotment.

## Transfer Of Ownership:

Proportionate share of the invisible land as well as apartment will be registered in favor of each buyer as per the prevailing rules & regulations.

## Company's Right:

The Company may make minor changes in design both architectural & Structural of the project. Limited changes in specifications & facilities may be by **Noor Unique Builders Ltd.** for overall interest of the project.

## Handover:

Possession of the apartment will be handed over on 31<sup>st</sup> December 2024. With a grace period of + 06 months. Hand over may be delayed for reasons beyond control of **Noor Unique Builders Ltd.** Such as force major, natural calamities, political disturbance, strikes, acts of God or economic condition etc. Possession will only be handed over after the full payment of installments & other dues.

## Transfer cost:

All cost pertaining to transfer of ownership like stamp duty, required gain tax, registration fees, VAT, documentations charges, incidental expenses etc. will be paid by the buyers. Cost will be charged at actual & miscellaneous expenses basis.

## Owner's Association:

The buyers must undertake to become a member of the Owner's Association which will be formed by the developer for management of the general affairs of the complex for common interests. Each apartment owner (for each allotment of apartment) is to deposit Tk .25,000.00 (Tk. Twenty Five Thousands only) Initially in reserve fund of the association for maintaining management expenses of the complex.





#### COMPLETED PROJECT:

Name: **Hoseneara Palace**  
@ Block-C, Bashundhara R/A, Dhaka.



#### ON-GOING PROJECT:

Name: **Noor Galaxy**  
@ Block-F, Bashundhara R/A, Dhaka.

DESIGN BY: UNIQUE VIEW  
01979799611 | 01626262449



**NOOR UNIQUE**  
**BUILDERS LTD.**

**Corporate Office:**

Ka-06, Haveily Complex, 4th Floor, Bashundhara R/A Main Road  
Jagannathpur, Vatara, Dhaka-1229. Tel: +88 028416662,  
Mobile: +88 01730 218821, +88 01730 218822.  
E-mail: nooruniquebuilders@gmail.com  
Facebook: Noor Unique Builders Ltd.  
Web: nooruniquebuilders.com

**HOTLINE:** +88 01730 218820, +88 01730 218821, +88 01730 218822