

BAITUN BUILDERS LTD

EXCLUSIVE APARTMENTS PROJECT OF BAITUN BUILDERS LTD.

baitun Jahanara's Dream

Plot # B-165, Road # 23, Mohakhali, DOHS, Dhaka-1206.



ABOUT US

“Baitun Builders Ltd.” dedicated to quality & commitment has been incorporated to make housing solution in the mega city of Dhaka for the people who cherish dream for sweet home.

This company is managed by a group of highly skilled and qualified Managers, Architect and Engineers. It aims at offering quality product and services which make perfect match with the client's needs, taste and multiple choices.

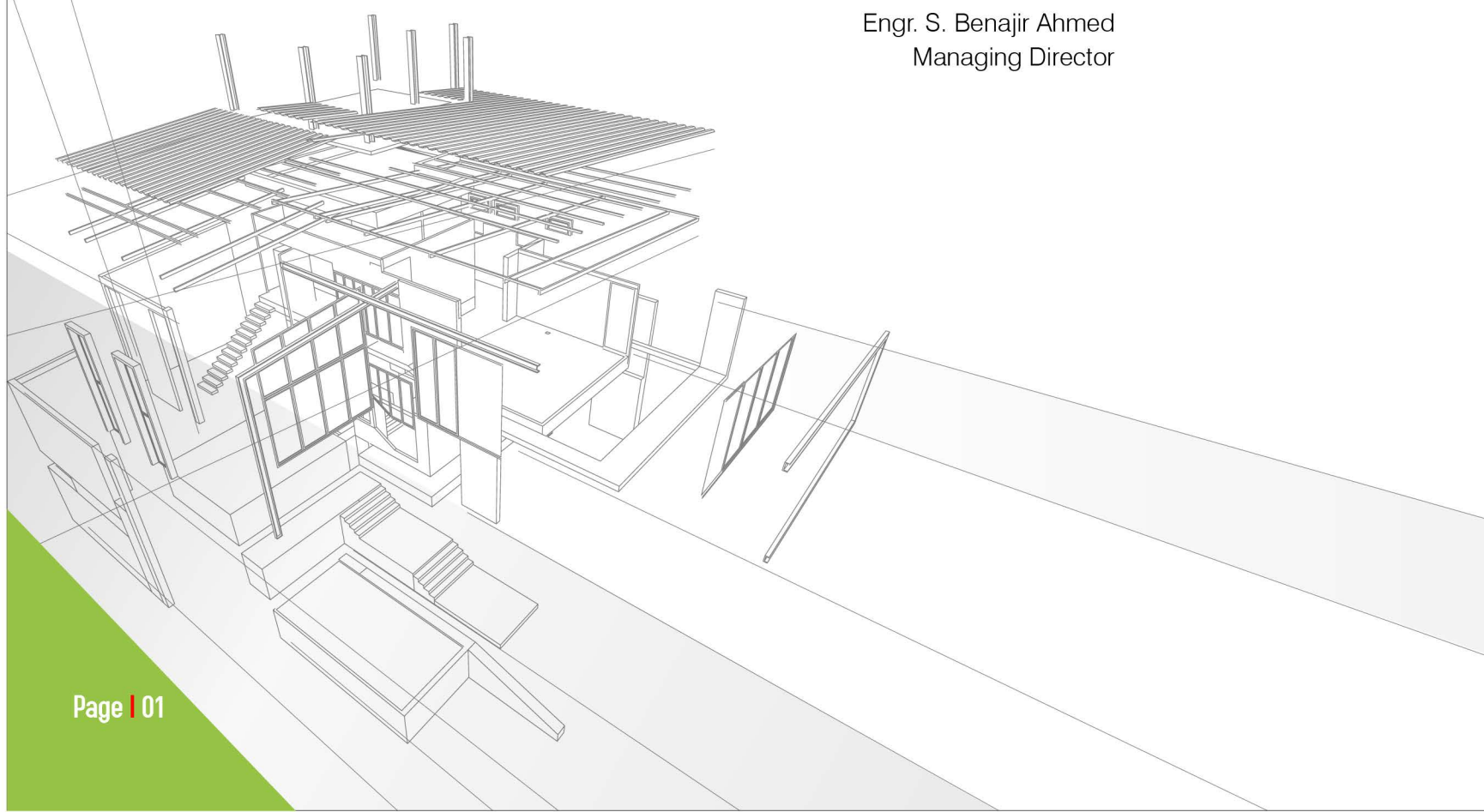
“Baitun Jahanara's Dream” is a luxurious residential building complex which offers a unique opportunity for the people with special choices to live in an exclusive area with affordable price. “Baitun Jahanara's Dream” is an elegant home beside charming environment of central Dhaka.

The architectural design is likely to match your best taste and choice which also integrate all standard facility of modern and elegant living.

“Baitun Jahanara's Dream” would be a perfect dream home for you, where you will get the harmonious living with quality, comfort, security and convenience.

“Baitun Builders Ltd.” would like to express its deep gratitude to all of its Landowners, Clients, Associates, Patrons and well-wishes for their continued support.

Engr. S. Benajir Ahmed
Managing Director



LEGAL PRACTICES

Before dealing with any property, our legal department ascertains the property's clear titles and only then Company enter into an agreement with the landowners to construct a joint venture project. Our team then obtains all the requisite approvals from the Government and other concerned Authorities, before finalising the deal with the landowner. This process keeps our credentials intact and our customers remain contented.

MODERN DESIGN

The next step in creating a special space in the design. At Baitun Builders Limited we believe that customers get more value from buying from us only because we devote our function in every square foot. We do this by challenging convention with a positive attitude. Our Architects ensure that our spaces are not only appealing to the senses but also offer optimal functional features and Larger Living areas. The result is a world-class living space signed keeping your benefit in mind.

This approach to design has earned us acclaim from our discerning customers because of every space benefits and complements the user's lifestyle or work culture.

OUR STRATEGY

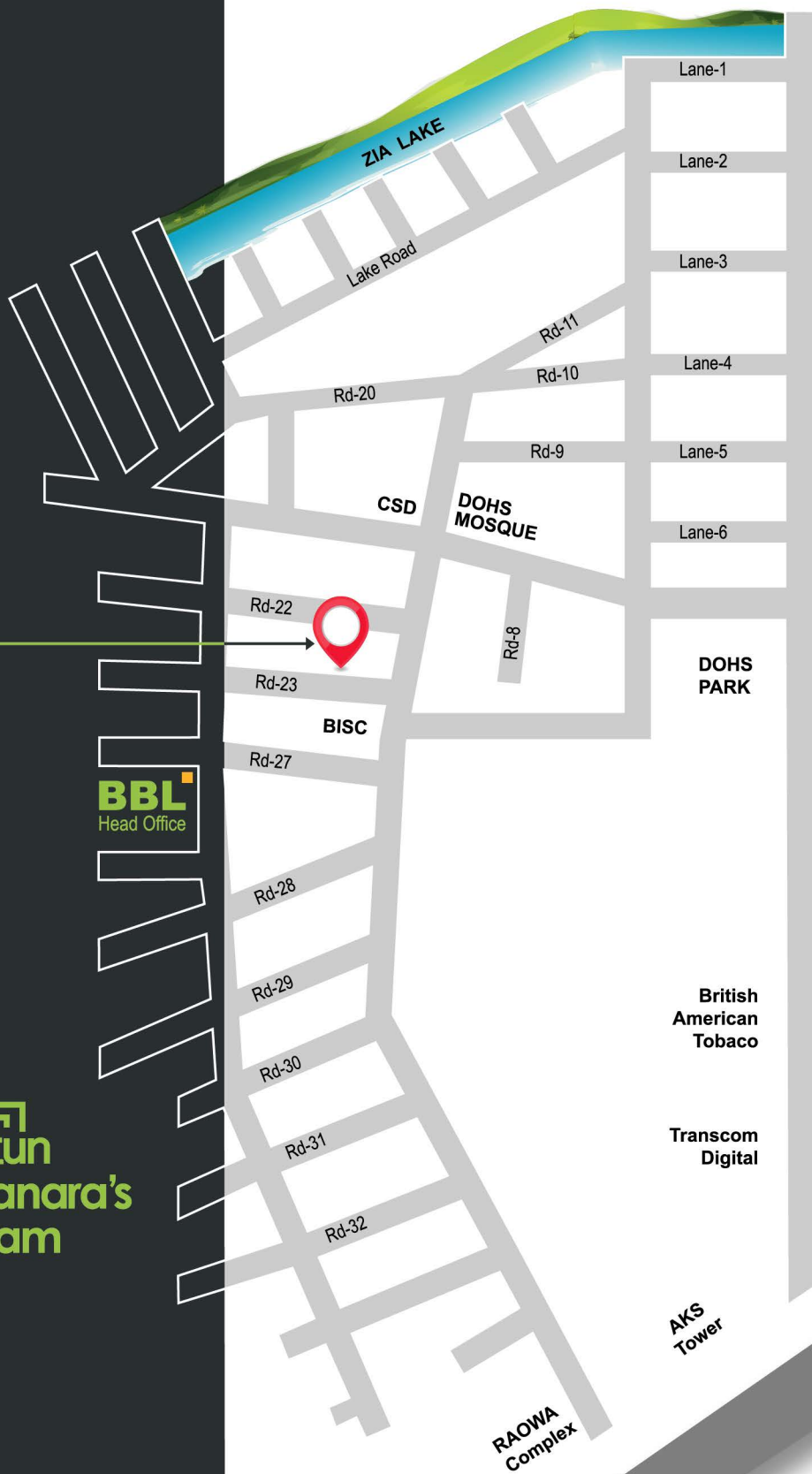
01. We strictly ensure 100% material quality and commitment of workmanship according to the Deed of Agreement.
02. Strictly maintain handover Schedule of a project within 24 Months.
03. 100% Stone chips used in all Structures.
04. Ensure, world class Brand equipment for our Mohakhali DOHS projects, such as;
(a) Mitsubishi / ThyssenKrupp for Lift,
(b) Perkins for Generator (England/Equivalent),
(c) WILO (Germany) / PEDROLLO for water pump and many more.
05. Customize provision for clients/ Landowners to choose the material & fixture fittings instead of standard of the company.
06. All Structures have been designed on the basis of ACI and ASTM building code.
07. Protection from cycloning wind up to prevalent speeds incorporates in structure design conforming BNBC code.
08. Structure designed to withstand Earthquakes of prevalent intensity as per BNBC code.
09. Electrical Switches, plug points, distribution Box with circuit Breaker will be used in Legrand/ MK/ Art DNA.
10. We don't violate the rules laid down by Cantonment Board/RAJUK/NHA/MPC and others Gov't org.
11. Please Come, visit and compare the quality of our construction works with others before you fulfill your dream finally.



LOCATION MAP


**baitun
Jahanara's
Dream**

BBL
Head Office





BATTISTINI MANARA'S DREAM

ON GOING ▶

Baitun Titas

Plot # Ga -118,
Mohakhali School Road,
Mohakhali,
Dhaka-1206
(North Face)



ON GOING ▶

Baitun Shanti Nibosh

House - B 104,
Road - 08,
Mohakhali, DOHS,
Dhaka-1206
(West Face)



◀ ON GOING

Baitun Jahanara's Dream

House - B165
Road 23
Mohakhali, DOHS,
Dhaka-1206
(South Face)



CURRENT PROJECTS STATUS

LAND WANTED

FOR JOINT VENTURE
DEVELOPMENT

- Mohakhali DOHS
- Banani DOHS
- Baridhara DOHS
- Mirpur DOHS
- Dhaka Cantonment
- Gulshan/ Banani/ Uttara
- Any other Prime location of Dhaka City.



MAKE THE BEST
INVESTMENT
FOR YOU AND YOUR
CHILD WORLD

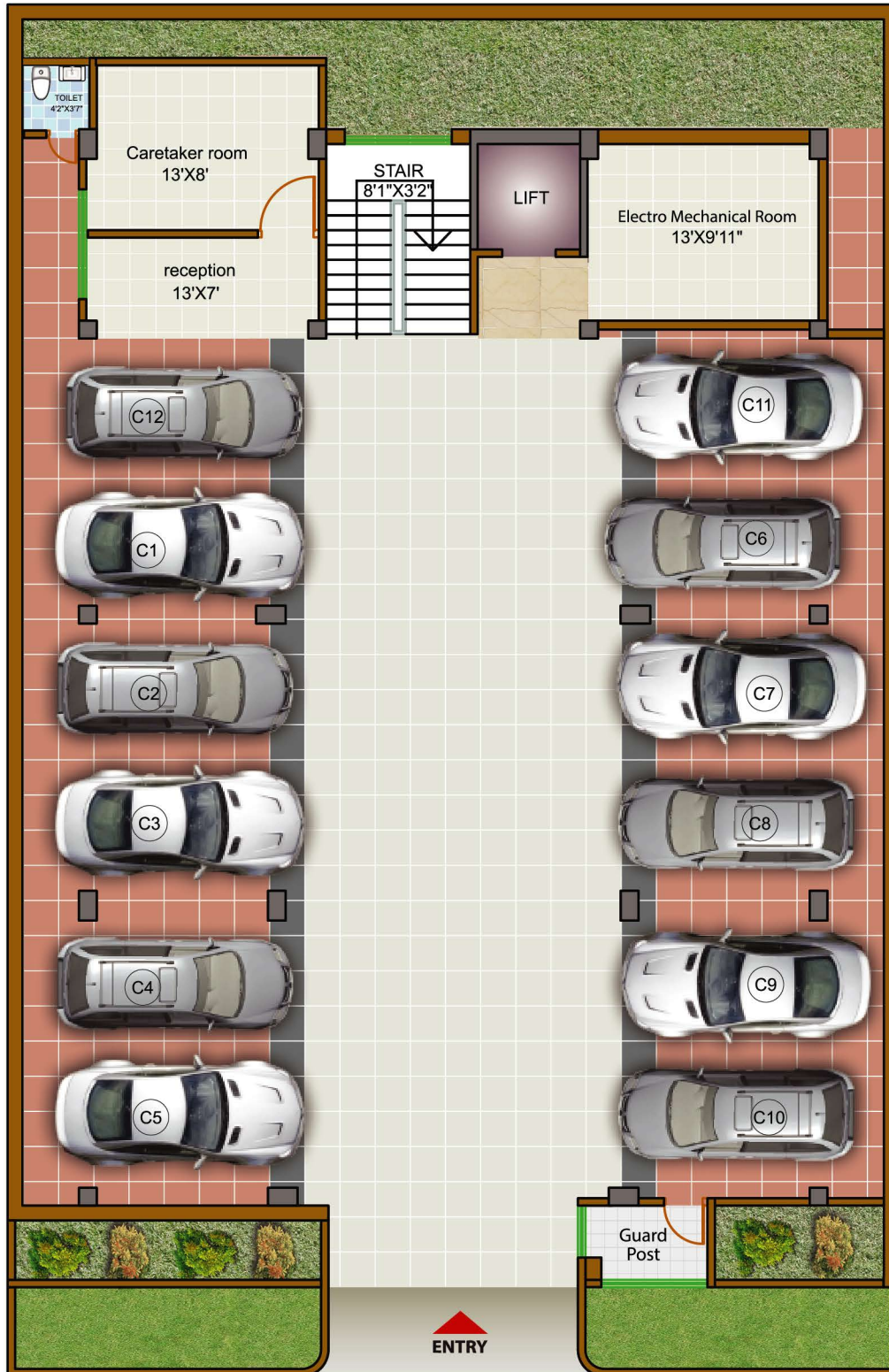
BAITUN BUI





Ground Floor

Parking





Single Unit

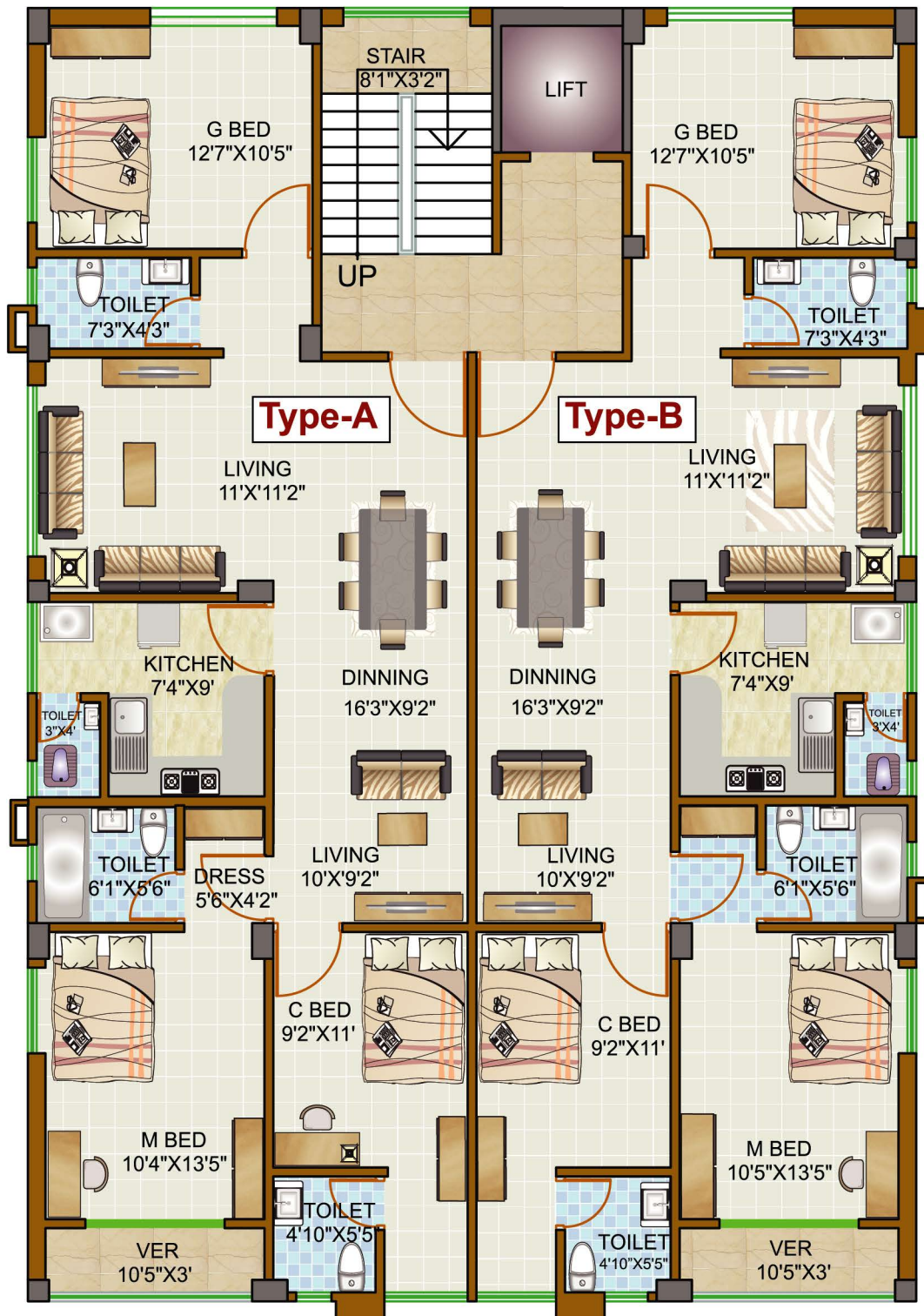
2700 sft





Double Unit (A&B)

1350 sft





baitun Jahannara's Dream

Reception area

Electro Mechanical Room

Caretaker Room

Car parking

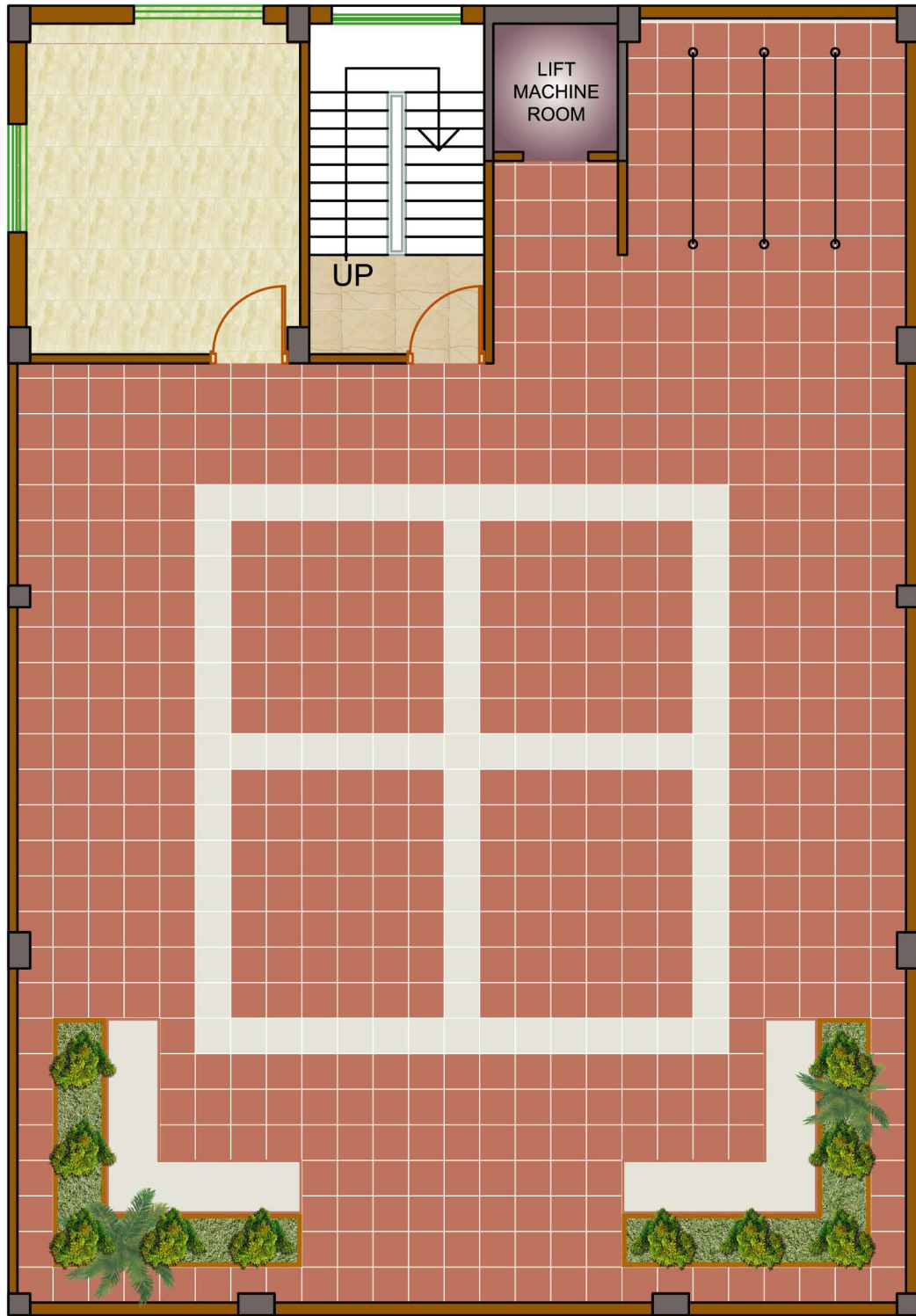
Guard Post





Roof Top Plan

Open Area



PROJECT BRIEF & HOME LOAN

The “BAITUN JAHANARA’S DREAM” is situated in the heart of New DOHS, Mahankali, Dhaka offers your home where you can enjoy the posh urban life abundantly. The Neighborhood is calm and safe as it is surrounded with the residents of the elites of Dhaka city. The roads are wide and covered by beautiful trees along the side, making the air fresh and the atmosphere pleasant and friendly. The Green Park, CSD, RAOVA Convention center, Bangladesh International School & Collage (BISC), Natural Lake, strong security Management system controlled by DOHS Council and all the attractions are a short drive from this locality.

An exclusive G+7 unit project set on a 5 khata plot, “BAITUN JAHANARA’S DREAM” comprises the single unit (2nd & 3rd Floors) and double unit (1st & 4th to 7th Floors). The Ground Floor will be having Twelve car parkings, Electromechanical room, Reception lobby, Ground accommodation for Guard post, Caretaker living & utility.

Land area : 5 Katha (South Facing)
Address : House # B-165, Road # 23, Mohakhali DOHS, Dhaka-1206.
Unit type : Single unit & Double unit
Storied : Ground+7 (Seven)
Apt. size : 2700 sft. & 1350 sft. (Approx)
Parking : 12 Parkings
Handover : December, 2020

PROVIDE HOME LOAN TO CLIENTS

Baitun Builders Ltd. are pleased to inform you that we arrange Home Loan for our valued clients at the quickest possible time from various bank and financial institutions.

The eligibilities to get Home Loan are as follows:

1. If you have a minimum income of BD.TK 5,00,000/- (TK. Five Lac) only.
2. Minimum loan amount BD.TK 5 Lac and maximum 1 Crore, 70% of property value whichever is lower.
3. Maximum loan tenure up to 25 years depending on client’s Income source & Age
4. Interest calculated on Monthly Reducing Balanced Method.
5. Security of the loan: Mortgage of the property to be financed and or any other security as deem fit and proper by the Bank/ Financial Institutions- such as Tripartite Agreement/ Four Party Agreement.
6. Our Home Loan Partners: BRAC Bank Ltd, Trust Bank Ltd, City Bank Ltd, DBH, IDLC and Lanka-Bangla Finance Ltd.

You will be glad to know that your given information for Home Loan will be accessible to our valued clients through our Customer Care Department. Moreover, it will also help us to build our relationship, render better customer services and reduce loan processing time. We await your positive response. If you have any further queries, please feel free to contact us.

01751 252624 | 01910 259360 | 01674 350480



FEATURES & AMENITIES

BUILDING ENTRANCE AND BOUNDARY WALL

- 1) Secured decorative gate with gate light as per the elevation and perspective view of the building.
- 2) Name of the Project with address, Company Name and Logo on attractive product. (Nomenclature).
- 3) Comfortable & functional internal driveway.
- 4) Attractive mailboxes.
- 5) Adequate Light Fittings above the driveway up to reception area.
- 6) Boundary wall should be architecturally designed.
- 7) Drivers waiting space.
- 2) AC-VVVF control panel with an answer speaker.
- 3) Adequate Lighting and fan.
- 4) Fast & reliable service to residents on all floors.
- 5) Impressive cabin of stainless steel.

RECEPTION LOBBY

- 1) 1 Impressive Reception desk with marble top.
- 2) Imported mirror polish floor tiles (24"x24") in the reception area.
- 3) Adequate Light Fittings.
- 4) Reception lobby shall be decorated.

LIFT

- 1) 100% imported international standard lift of 8 (eight) persons (ThyssenKrupp) emergency alarm, calling facilities etc.

LIFT LOBBIES & STAIRCASES

- 1) Spacious lift lobby in each floor.
- 2) Mirror polish (24"x24") matching floor tiles in all lift lobbies.
- 3) Nosing homogenous tiles in steps except border tiles (RAK ceramics or Equivalent).
- 4) Stair along with wooden/stainless steel railing.
- 5) Mirror polish tiles in all other lift walls (origin China or Equivalent).

CABLE TV PROVISION

- 1) Provision for connection of satellite dish antenna at Living, Family Living & Master Bed room and provision for Internet connection at Master Bed.



GENERATOR

- 1) 45 KVA capacity international standard auto generator (ATS) with canopy (PERKINS)
- 2) The generator will cover lift, pumps, common lights, all light and fans at each apartment except all Power points.

WATER PUMPS

- 1) German Origin 2 HP Wilo/ Pedrollo/ Equivalent with one standby.

ROOF TOP

- 1) Protective parapet wall as per architectural design
- 2) 4" thick Lime Terracing to protect from overheating
- 3) Designed sitting arrangement, plantation and cloth drying area for each apartment.
- 4) After lime terracing on the roof, to be Mat floor tiles to be fixed.
- 5) Bar-BQ facility

INTERCOM

- 1) To connect each apartment to the concierge Desk and Guard Post.

GENERAL AMENITIES

- 1) Reserved car parking in covered Ground floor for sidents with comfortable Driveways.
- 2) Electricity supply approx. 220V/ 440V from DESCO source with exclusive sub-station 150 KVA complete with earthling (Integra/ Encon / EEC/ Equivalent
- 3) Water supply connection from WASA sufficient as per total calculated consumption.
- 4) Underground Water Reservoir of adequate size.
- 5) Sewerage system planned for long-term requirement.
- 6) Gas pipeline connection from TITAS connection (if government allows).
- 7) Provision to attach Gas Cylinder in the kitchen where TITAS Gas connection does not exist.
- 8) Termite protection treatment of Ground floor.
- 9) One Fire Extinguisher each at all floors and one in car parking area.

STRUCTURAL AND GENERAL ENGINEERING FEATURES

- 1) Total Foundation and superstructure design and supervision by a team of reputed and professional design Engineers.
- 2) Structural Design parameters based on Bangladesh National Building CODE (BNBC)
- 3) Structural Analysis for Design utilizes the latest Methodology.
- 4) Heavy Reinforced Cement Concrete foundation.
- 5) Systematic Structural Combination of steel reinforced concrete frame and shear wall core.
- 6) Floor Slabs all reinforced Cement concrete.
- 7) Sub-soil investigation and soil composition comprehensively analyzed.
- 8) Comprehensive checking and testing of all steel reinforcement by professional Design and supervising Engineers.
- 9) All Structural Materials including Rod: KSRM/ BSRM and best quality Stone, Cement: Lafarge /Seven Rings, Bricks: machine made Auto Bricks, Sylhet Sand and other Aggre gates etc. of highest available standard and screened for quality.
- 10) Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of workmanship.
- 11) Construction site Equipment employed includes Vibio-hammers, Mechanical Rollers, Steel cutting & Concrete Vibrators, Water Pumps, Materials handing equipment, Leveling instruments Theodolite etc.
- 12) Systematic Testing of concrete and other completed work samples at every stage from BUET quality control Laboratories.
- 13) Protection from cyclone winds up to prevalent speeds incorporated in structure design.
- 14) Structure designed to withstand Earthquakes up to 8 Richter scale.

FEATURES & AMENITIES:

DOORS

- 1) Decorative main entrance door shutter with (Chittagong teak or imported).
 - (a) Door Guard
 - (b) Check Viewer
 - (c) Calling bell Switch of good quality
 - (d) Solid Brass Door Knocker
 - (e) Apartment Number in Brass/Crafted.
 - (f) Imported handle lock (Italy) operative from both sides.
- 2) Main entrance door frame of Chittagong Teak.
- 3) Internal all door frames of Teak Chambal.
- 4) Internal all door shutters of strong and durable teak Veneer flush door (Hatil / Partex).
- 5) Internal doors with cylindrical lock.

WINDOWS

- 1) Sliding Windows as per Architectural Design of the building.
- 2) 5mm thicknesses clear glass/tinted with mohair lining (Nasir/ PHP).
- 3) Rain water barrier in 4" Aluminum Sections (KAI/ PHP).
- 4) Safety Grill in all windows.
- 5) Mosquito net in all windows.

WALLS

1. Good Quality 1st class bricks (Machine made burnt bricks, Brand: Stone Bricks/ Union Bricks)
2. Smooth Finish Walls
3. Exterior & Internal wall thickness will be as per Architectural design.
4. Below ground weatherproof RCC.

FLOOR & VERANDAH

1. 24"x 24" size mirror polish glazed floor tiles & Matt. tiles will be used at Verandah. (Origin China or Equivalent).
2. 4" skirting matching floor tiles
3. Railing suitable to the architectural design





PAINTING & POLISHING

- 1) Plastic paint in all internal walls and ceilings in soft colors (Berger/ Asian/ RFL)
- 2) French polished Doorframe & Shutters.
- 3) Synthetic enamel paints on grills, verandah railing as per architectural design
- 4) Exterior wall will be weather coat paint (Berger/ Elite)
- 5) All bathrooms and verandah doors would be lacquer polish

ELECTRICAL

- 1) Imported electrical switches, plug points and other fittings (Legrand/ MK/ Art DNA)
- 2) All power outlets with earthing connection.
- 3) Provision for air-condition in all bedrooms (except servants room), dining & living area.
- 4) Verandahs with suitable light points.
- 5) Electrical distribution box with Circuit breaker (Havells/ Siemens/ ABB/ Legrand).
- 6) Imported light fixtures in stairs and lobby.
- 7) C.C.TV will be provided at the common spaces of the proposed building.
- 8) Solar panels per DESCO Regulations.
- 9) All electrical cable (BRB/BBS/Paradise)

BATH ROOMS

- 1) Essential correct Uniform Floor Slope towards Water Outlet.
- 2) Cotto Brand sanitary wares in all bathrooms (except maid's toilet).
- 3) Matching floor tiles in all bathrooms (China/ Equivalent).
- 4) Imported Mirror polish wall tiles up to false ceiling (China/ Equivalent).
- 5) Cabinet Basin of Cotto Brand in all Master Bath with Marble top.
- 6) All mirrors in bathrooms with overhead lamp provision.
- 7) Good quality chrome plated fittings (Cotto/ Equivalent).
- 8) Porcelain soap cases and towel rails (RAK/ Equivalent).
- 9) Local tiles on floor and wall up to Ceiling in maids' bath with long pan and Lowdown.
- 10) Bathtub in master bath room (if necessary).
- 11) Cat doors will be of wooden shutter with louver system.
- 12) Provided for concealed hot and cold-water Zlines in all bath except servant's toilet.



KITCHEN

- 1) Impressively designed platform with Granite worktop.
- 2) Double burner gas outlet provisio upon platform
- 3) Good quality wall tiles up to 7' height (China/ Equivalent).
- 4) Matching floor tiles including kitchen verandah (China/ Equivalent).
- 5) Concealed hot & cold-water lines
- 6) One stainless steel sink (Double bowl Single tray).
- 7) Suitable located exhaust fan provided (12")

- 5) Electricity check meter for common area
- 6) All sewerage pipes will be covered/concealed by good quality UPC pipes (RFL/ A-1/ NP)
- 7) Connection cost will be borne by the Developer for the LAND OWNER apartments.

MAINTENANCE AFTER COMPLETION

- 1) One year fully maintenance of the apartment after handover.

UTILITY LINES

- 1) Electricity supply will be with individual meter for each Apartment
- 2) Gas supply will be of individual Apartment wise as per government order.
- 3) Provision to attach Gas Cylinder in the kitchen where TITAS Gas connection does not exist.
- 4) Water supply will have common meter connection for the project



TERMS & CONDITIONS

BOOKING

Application for allotment of Commercial space or Residential apartment is to be made on the prescribed application form duly signed by the applicant and shall be submitted to the sales department with the 30% booking money. The Company reserves the right accept or reject any application.

ALLOTMENT

After receiving the application and the booking money, the applicant will be requested to confirm the reservation by making the down payment within a specified period. On receiving the down payment, the company will issue an allotment letter and payment schedule. In case of failure to make down payment in time, the booking will automatically stand cancelled. Allotment is made generally on first come first serve basis. Allottees making entire payment in onego will be given preference. Until the full payment of all installments the allottee shall not have the right to transfer the allotment to a third party.

LOANS

Should the Allottee desire a loan from any Bank/ Loan giving agency the Company will do all that is possible to help secure the loan, the final decision rests with the respective Bank/Loan giving agency and the client.

MODE OF PAYMENT

All payments shall be made by cross cheque, Bank Draft or Pay Order to Baitun Builders Ltd. against which receipts will be issued. The Company will not take responsibility for any cash payment made without proper receipt. The possession of each apartment would be handed over on making full payment including any other charges. Foreigners and non-resident Bangladeshi may pay in foreign exchange through Bank. Conversion into taka will be done at the prevailing Bangladesh Bank exchange rate.

SCHEDULE OF PAYMENT

The buyer shall must adhere to the installment schedule strictly to ensure timely completion of the construction work. Delay in payments beyond the due date will make the allottee liable to pay a delay charge of 0.1% per day on the amount of payment delayed.

If the payment is delayed beyond 45 days Baitun Builders Ltd. shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting 15% of the earnest money after 180 days. Bangladeshi residing abroad may remit payments in foreign exchange by TT or DD.

COMPANY RIGHTS

Baitun Builders Ltd. reserves the right to accept or reject any application for an allotment. The Company may make minor changes in the design and specifications of the project, should these become necessary in the interest of the project.

ROOF TOP

The Roof will be used as per Military Estate Office circular for this area.

INCIDENTAL COSTS

Connection fees, security deposits and other incidental charge and cost relating to gas, water, sewerage and power connection are not included in the price of the apartment. The allottees shall make these payments to the management and management will undertake these works on behalf of the allottees.

REGISTRATION CHARGES

The flat along with proportionate undermarketed portion of land will be registered in the name of the allottees. The allottee shall bear all costs relating to stamps duties, registration free, Tax, Govt. Charges, documentation and legal costs.

MODIFICATION WORKS

Allottee will also have the option to make minor internal changes or additional works within the possibilities and limitations to total building system on payment basis.

OWNERS ASSOCIATION

The Buyer must undertake to become a member of the owner's association, which will be formed by the owners of the apartments with a view to maintaining the general affairs of the complex for common interest. Each apartment owner must initially deposit Tk.30,000/-(Taka Thirty Thousand) only to the reserve fund before taking over apartments.



Baitun Builders Ltd.



Baitun Builders Ltd.

to ensure the better living...

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Sister concern of Baitun Group

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