

The image shows a piece of white paper that has been torn at the top edge. The top portion of the paper is missing, revealing a dark, almost black background. The text "Shafis Legacy" is printed in a light blue or grey serif font on this dark background. The bottom edge of the paper is also torn, and the rest of the page is white. In the bottom right corner, there is a small black text signature "@ Askerdighi".

# Shafis Legacy

**@ Askerdighi**

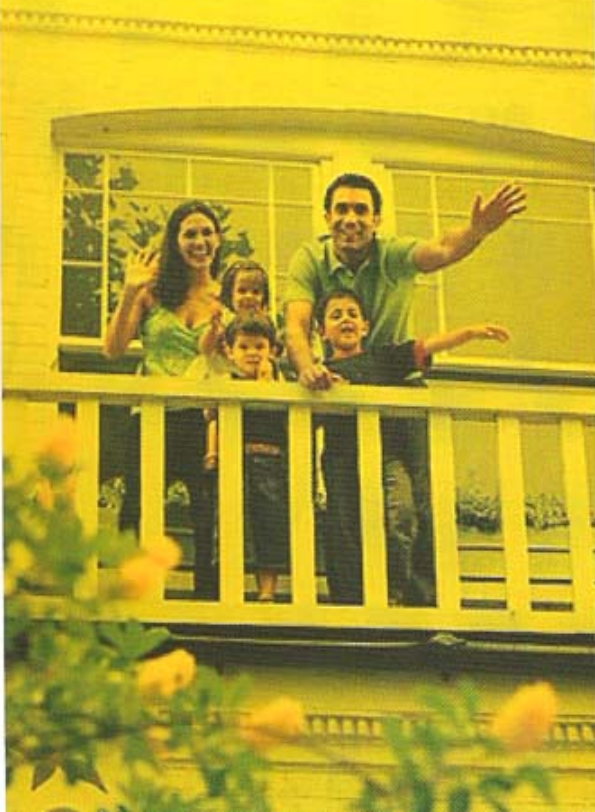
## Introduction

Masud Group primarily conducts Commodities Trading, Ready-made Garments Export, Garments Accessories, ICC Franchise BPL, Real Estate Advertisement and Insurance.

In addition to this we have decided to enter the properties development market, Masud Properties Ltd. (MPL) is a concern of Masud Group.

Exclusive Property Management Limited (EPML) is a veteran in property development market. MPL & EPML have launched a joint venture journey in property market and Safi's Legacy is our first dual mission.

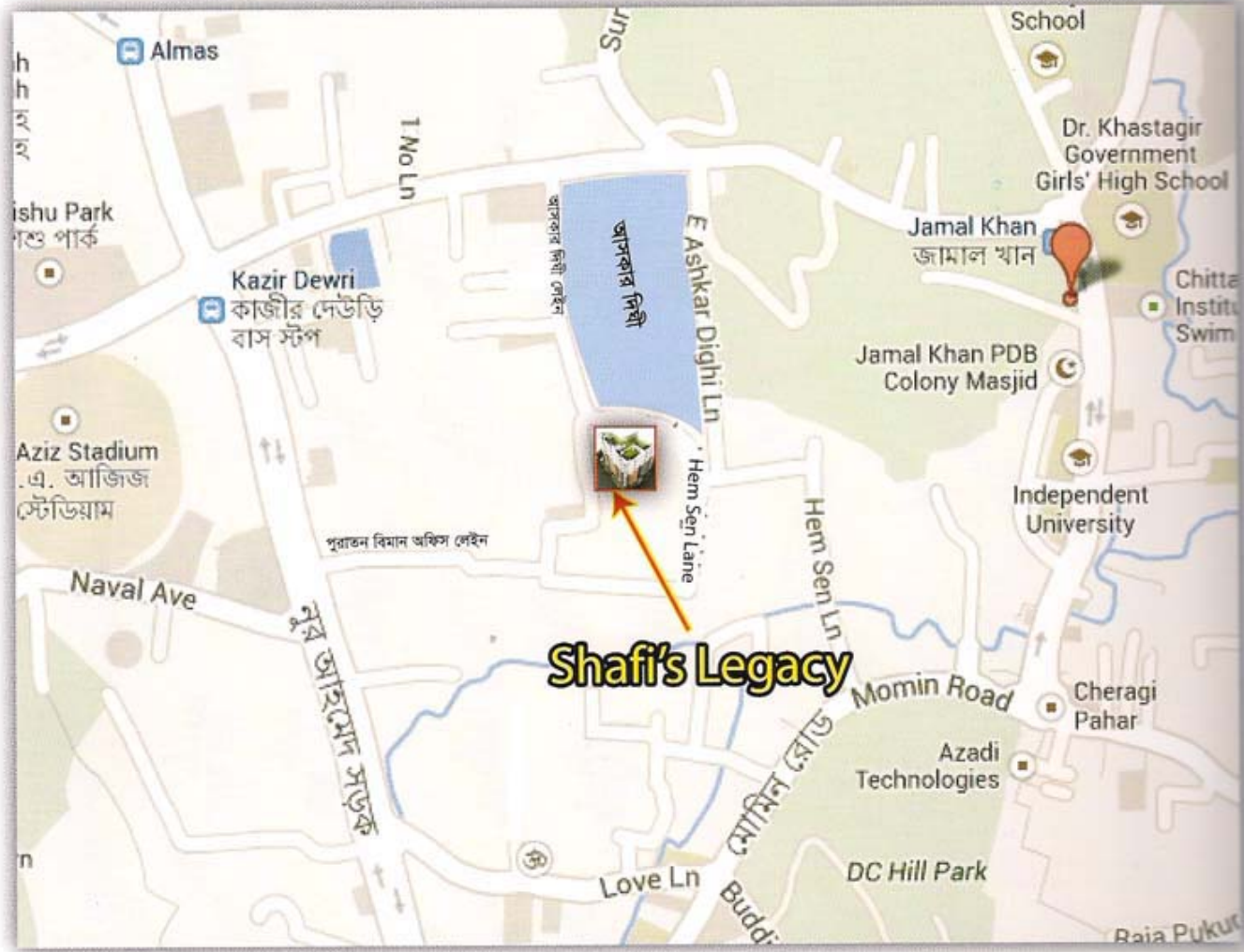
"Safi's Legacy" is going to be built on our own land and is named after Mr. Mohammed Shafi, the honorable chairman of Masud Group. Here is going to be our signature project. Our motto "Where dreams become reality" and our vision is to provide affordable homes with all the highest facilities such as Roof top garden, Kids play area, Gymnasium, Common space, Jogging Track, BBQ Area, Super Shop and many more.....



# Shafi's Legacy



# Location Map



## Project Brief

### Shafi's Legacy

(A 10-storied building with a semi-basement floor)  
@ 59 Hemsan Lane, Askerdighi South, Chittagong.

### Apartment size (sft):

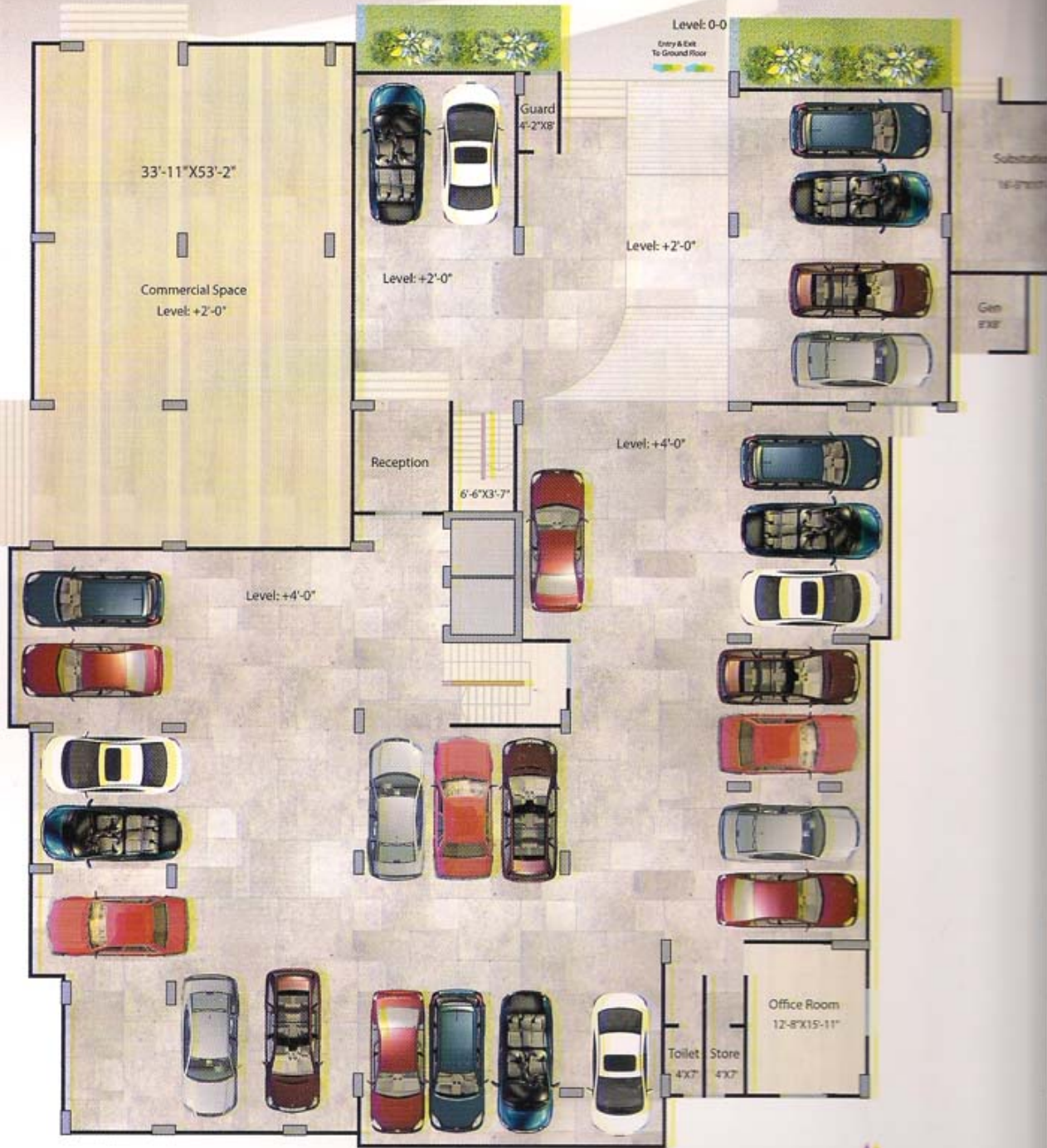
1345, 1470, 1365, 1180, 1350, 1340, 1345 & 1600

Land Area: 14,247 sft

Expected Hand-over: September, 2016



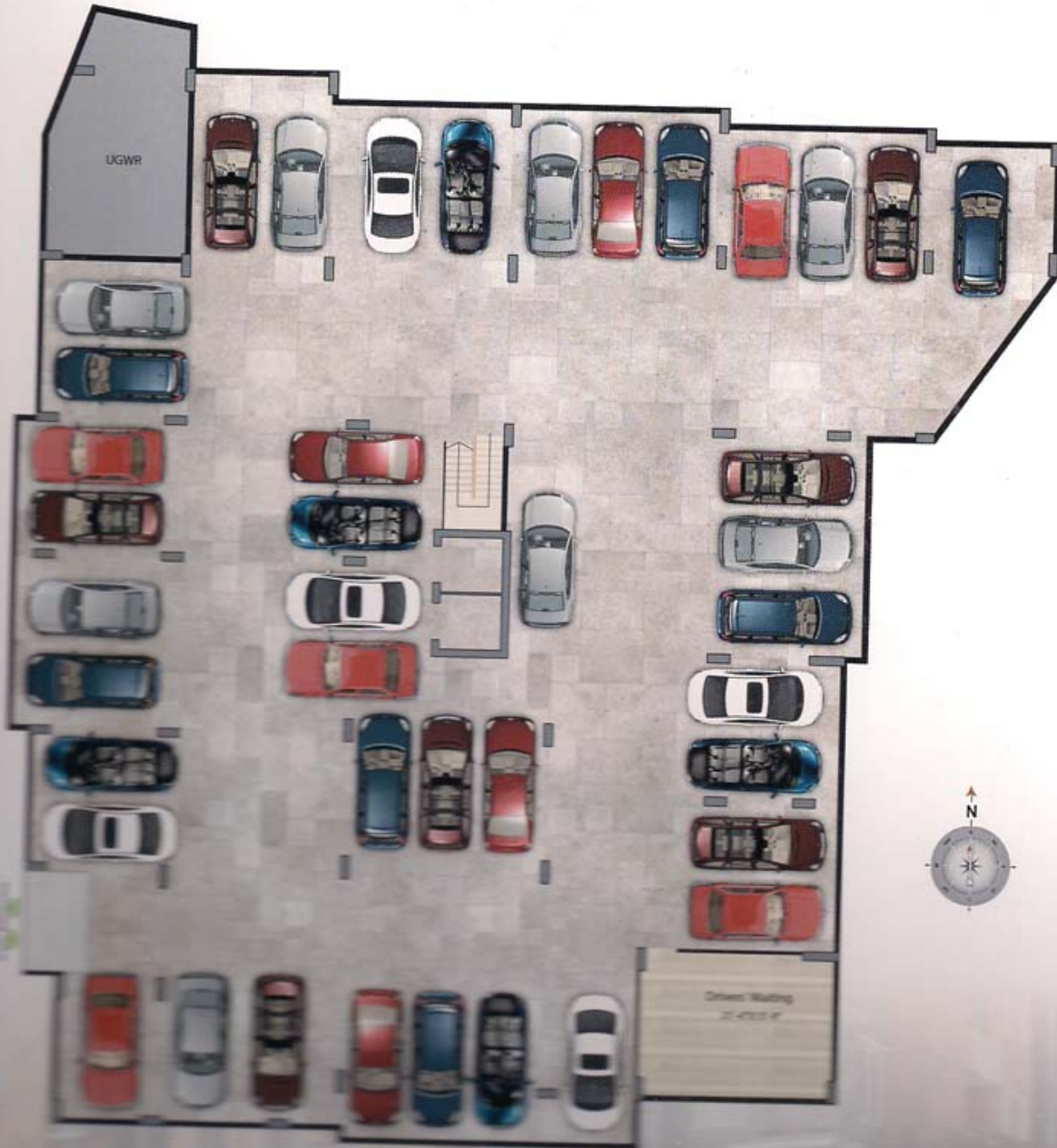
# Shafi's Legacy



Ground Floor Plan



# Semi Basement Floor Plan



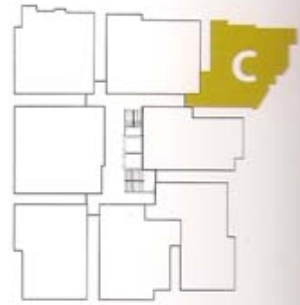
# Type A - 1345sft



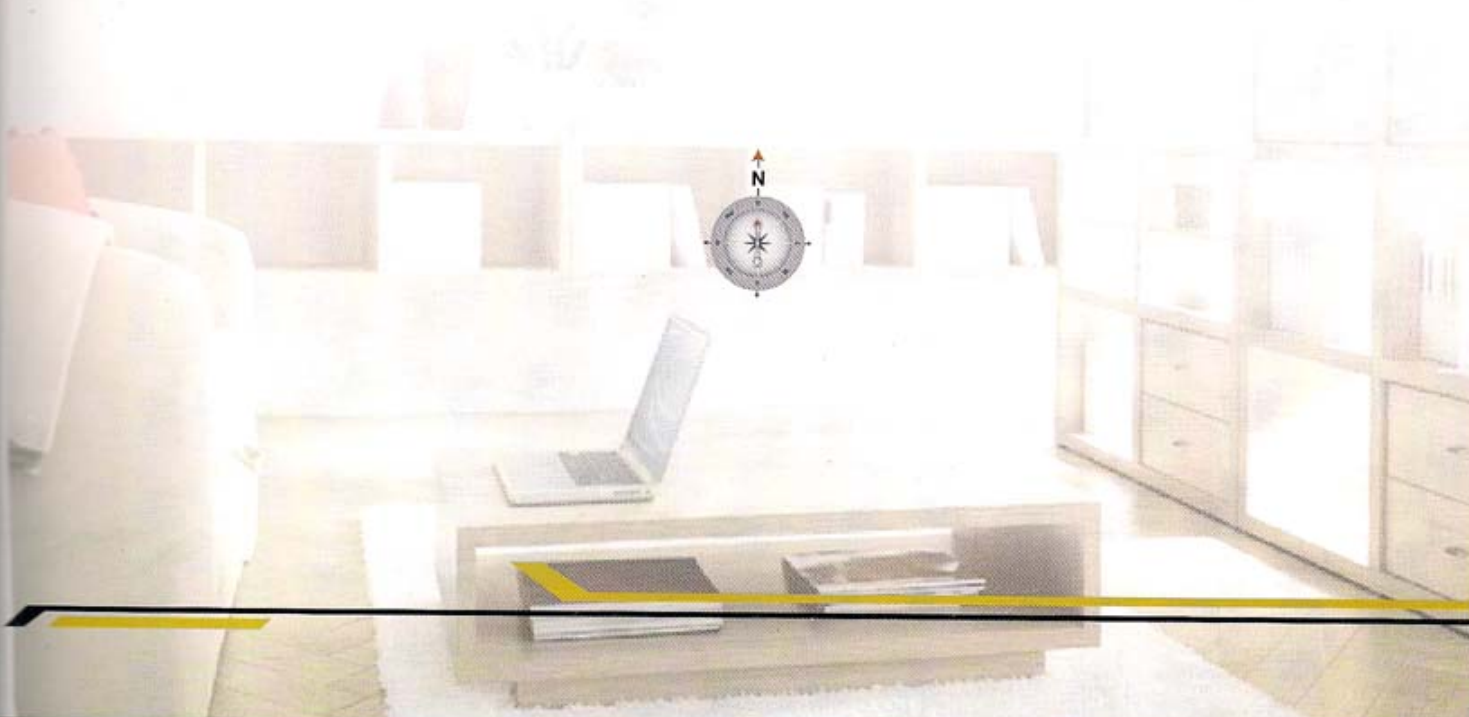
# Type B - 1470sft



# Type C- 1365sft



# Type D - 1180sft



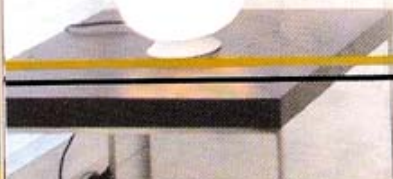
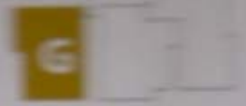
# Type E - 1350sft



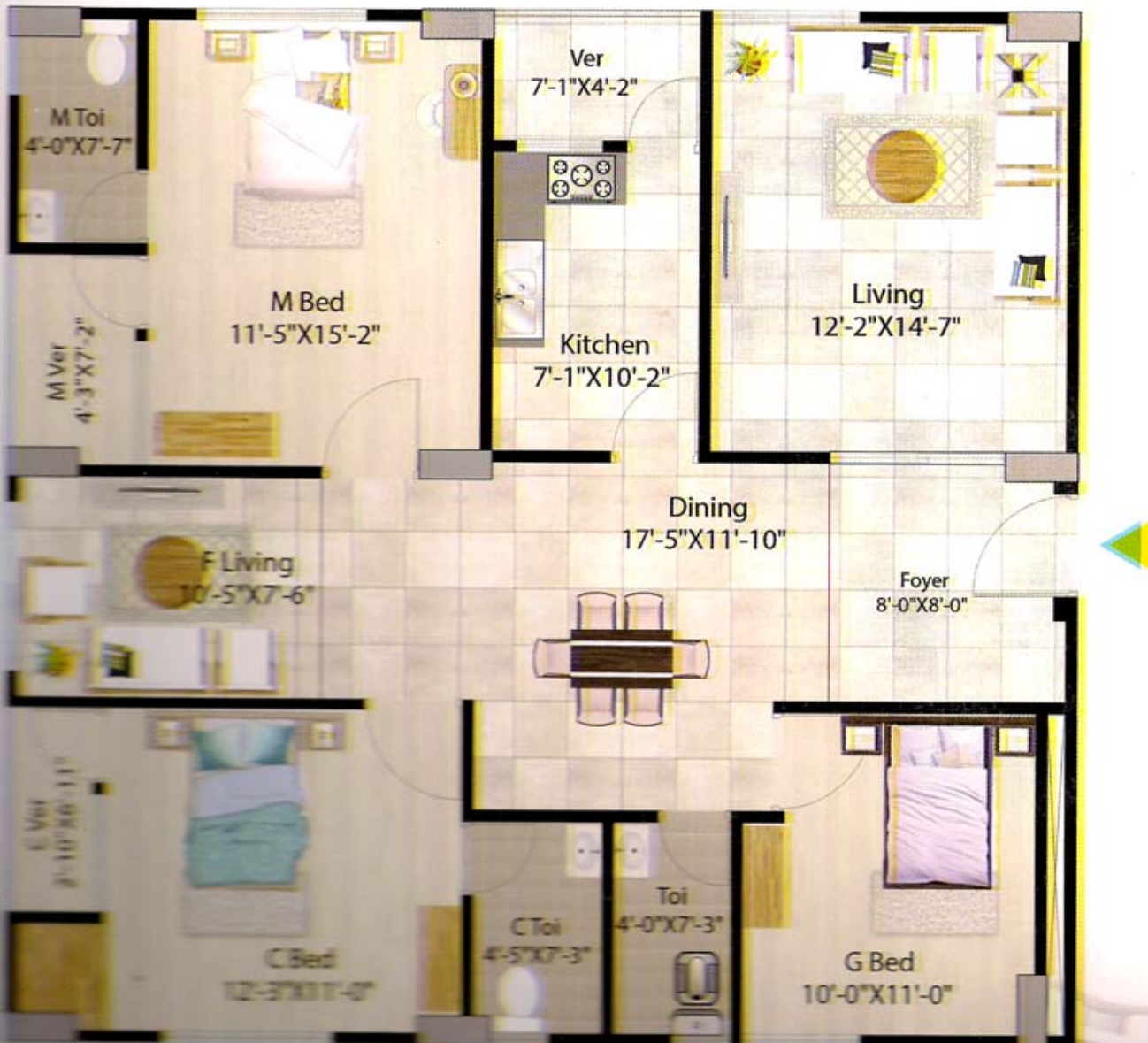
# Type F - 1340sft



# Type G - 1345sft

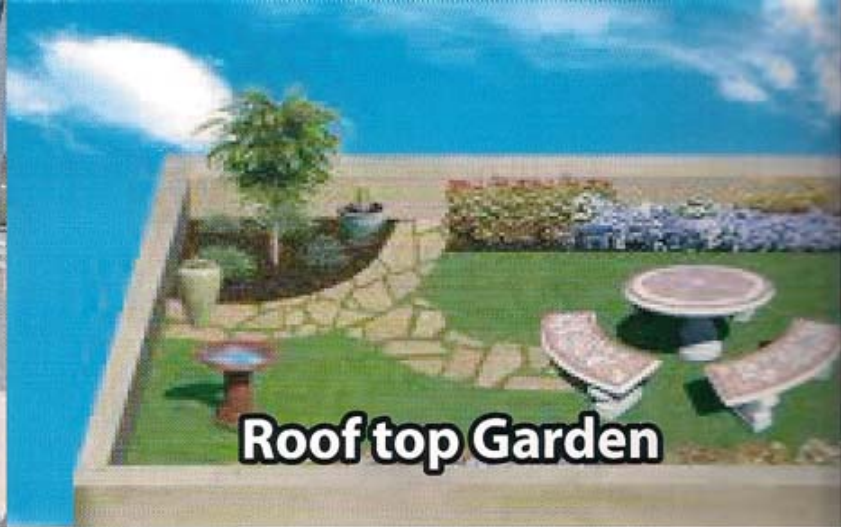


# Type H - 1600sft



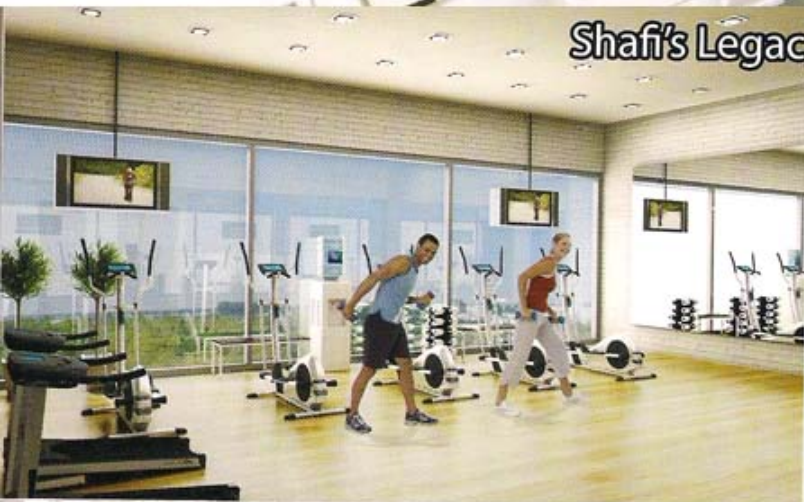


**BB.Q Area**



**Roof top Garden**

## *Roof top View*



**Shafi's Legacy Health Club**



## Structural Design

- Structural design parameters are based on American Concrete Institute (ACI), American Standards of Testing Materials (ASTM) and Bangladesh National Building Code (BNBC) - 1993.
- Structural 3D Dynamic Analysis for design is carried out by ETABS.
- All building materials including MS bar, cement, stone chips, sand, bricks etc. conform to ASTM standards.
- Subsoil investigation and soil composition are comprehensively analyzed by latest testing equipments and laboratory techniques.
- Structure will be capable of withstanding earthquake and protection from cyclonic storm.

## Building Entrance

- Impressive entrance gate welcomes you to the contemporary residential complex.
- The heavy secured gateway leads you to the spacious covered parking area.

## Basement & Ground Floor

- Car parking & Car washing area.
- Electro-mechanical room, Office, Provision for Reception zone, Drivers' waits etc.
- One shop comprising an area of 1875 sft at north-west of Ground Floor.

## Lobbies & Staircases

- Easily accessible lobbies.
- Easy to climb stairs with railing and handrail (Developer's standard).

## Roof

- Roof top Garden, Kids' play area, gymnasium, community space, jogging track.
- Hidden cloth drying area, BB.Q Area.
- Parapet wall.

## Floor Finish

- Homogeneous floor tiles (Developer's standard) in all rooms and verandah.
- Non-slippery homogeneous tiles (Developer's standard) in stair.

## Bathroom

- Glazed ceramic wall tiles (Developer's standard) up to full height.
- Non-slippery homogeneous floor tiles (Developer's standard) at proper slope.
- Best quality sanitary wares and fittings (Developer's standard).
- High commode in both Master and Child toilet and long pan in others (Developer's standard).
- Standard sized quality looking mirror in all toilets (Developer's standard).
- Solid wooden/Plastic door in all toilets (Developer's standard).

## Kitchen

- Glazed ceramic tiles (Developer's standard) up to 7'-0" height from counter top.
- Non-slippery homogeneous floor tiles (Developer's standard).
- RCC counter at 2'-6" height from floor level with tiled countertop.
- RCC shelf at 7'-0" height from floor level with plastered finish.
- Provision for double burner gas outlet.
- High quality stainless steel sink (Developer's standard).

## Door

- Solid decorative main entrance door shutter with handle lock (Developer's standard).
- Strong and durable flash door shutter for all internal doors (Developer's standard).

## Window

- Panoramic windows.
- Safety grill with matching colored enamel paint.
- Sliding aluminum window frames with 5mm clear glass shutter.

## Painting and Polishing

- Smooth finished plastic emulsion paints in all internal walls and ceilings in soft colors (Developer's standard).
- Weatherproof paint (Developer's standard) on exterior walls.
- French polish in all internal doors and main entrance door.

## Electrical Features

- Concealed wiring for all electrical points, telephone and dish antenna connection cables.
- All power outlets with earthen connections.
- Independent distribution box with main switch and electric meter for each apartment.
- Emergency power from standby generator for lift, lobby, guard room, security light, pump room, main gate, reception area and car parking.
- Provision for power point for air conditioner in master bed and living room.
- 1 emergency light and 1 emergency fan point for each of master, child, guest and living room.

## Utility

- Individual Electric meter for individual apartment.
- Common meter for water supply and common area.
- One sound attenuated standby generator for emergency use.
- Two fully automatic spacious jerk free lifts of 6-person capacity from reputed international manufacturers.
- Water supply connection from WASA and one deep tube well for continuous water supply.
- Underground water reservoir with lifting pump and Overhead water reservoir.
- Reception area, Security guard bench, Common toilet at ground floor.
- Provision for PABX system to connect each apartment to the reception desk.
- Electricity supply from BPDB source with separate main cable.



# Terms & Conditions



## **Application**

Interested client(s) will submit application in prescribed form delivered by the developer duly signed by the buyer(s) along with down payment and other necessary documents. The company has the right to accept or reject any application without assigning any reason whatsoever.

## **Allotment**

Allotment will be made on first come first serve basis. The buyer(s) can also choose their preferences in the application form for early reservation. Upon acceptance of application, down payment and other necessary papers, the developer will issue an allotment letter in favor of the respective applicant. This will include the payment schedule which the buyer should follow on receiving the allotment letter. Buyer(s) willing to make one time payment will be rewarded with substantial rebate.

## **Payment**

All sorts of payment should be made by A/c payee cheque or Bank Draft or Pay Order in favor of the developer. Buyers residing abroad may remit payments by DD or TT. Payments will be considered as received when the amount is actually credited in the Company's account.

## **Delay in Payment**

The developer expects the buyer(s) to strictly adhere to the payment schedule settled earlier. It must be mentioned here that timely completion of the project entirely depends upon the timely payment of the investors. The investor is liable to pay a delay charge of 4% per month on the defaulted amount if the payment is delayed by 15 days. If the payment is delayed beyond 2(two) months, the developer has the right to cancel the allotment. In such event the amount paid by the buyer will be refunded after deducting 5 % of the total agreed price (including car parking & utility) of the apartment as canceling charge and realizing the refund amount from the new investor. The developer will refund the money to the defaulted buyer after receiving at least that equivalent sum of money from the new buyer.

## **Developer's Right**

The company has the right to accept any application for allotment. It also reserves the right to make changes in both architectural and structural design of the project. Limited change can be made in specifications & other facilities for overall interest of the project.

## **Project Duration & Hand Over**

The construction of the project is scheduled to be completed within stipulated time except for reasons beyond control of the developer viz. Force majeure, natural calamities, political disturbances, strikes; non-availability of materials etc. In these cases, the company reserves the right to reschedule the construction time for not exceeding extra six months.

## **Utility Connection**

Utility connection fees, security deposits and incidental expenses payable for WASA, BPDB etc. are not included in the apartment price. The payment will be billed proportionately by the allottees on the basis of the actual costs. The allottees will make their own arrangements for telephone connections.

## **Transfer of Ownership**

Proportionate share of indivisible land as well as apartment will be registered in favor of each buyer as per the current rules and regulations of the Bangladesh Government.

## **Transfer Cost**

All cost related to transfer of ownership like stamp duty, registration cost, apartment VAT, Govt. tax, documentation charges, incidental expenses will be borne by the buyer (s).

## **Owners' Association**

The buyer must undertake to become a member to the owners' association that 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. 50,000/- (Fifty Thousand) only to the reserve fund at the time of taking over the possession of apartment. Owners association has to maintain Shaf's Legacy common areas quality after handover & also time table for Gymnasium, roof top closing time etc.

## General Disclaimer

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- All rendering contained in this brochure are artist's impression only.
- All areas are approximate. They may increase or decrease after built.
- The developer reserves the right to modify at any time any part of the project which may be deemed necessary for the greater interests of the project.
- Furniture in the layout plans are only for clear understanding of the special quality of the apartments and are not included with the price of the apartment.
- Location of the electric substation and other common services in the ground floor may be changed for the convenience of the service connection.



Concern of



**Masud Group**




**Masud Properties Ltd.**

**&**



**Sales Center**

C/O: Masud Group, Epic Ittehad Point (3rd Floor)  
618, Nur Ahmed Road, Chittagong, Bangladesh.  
Ph: 88-031-636569, 612834, Fax: 88-031-623179  
E-mail: masudgrp@yahoo.com

 [www.facebook.com/masudpropertiesltd](http://www.facebook.com/masudpropertiesltd)  
Hotline: 01819-200800,