



Masud Properties Ltd.

&



Exclusive

property management limited

Sale centre

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Shafi's Watercourse Residence

@ Sugandha



Introduction

Masud Group primarily conducts commodities Trading, Readymade Garments Export, CNG Filling Station, Convention Hall, Garments Accessories, ICC Franchise BPL Cricket Team, Advertisement, Insurance and Properties Development.

Exclusive Property Management Ltd. (EPML) is veteran in property development market, Masud Properties Ltd (MPL) & EPML have already launched joint ventured in property market from many years.

“Shafi’s Watercourse Residence” is another luxury project in Sugandha with a elite gated community. Our moto “Where dreams become reality” and our vision is to provide homes with all the high end facilities such as roof garden, kids play area, Gymnasium, community space, reception, fish pond and many more . . .



Project Brief

Project Name :
Shafi's Watercourse Residence

(A 10-Storeied Residential Building with a Semi Basement Floor)

Address : Plot No: 165, 166/A,
Road No: 2/D, Sugandha R/A,
Panchlaish, Chattogram.

Land Area : 15.432 Katha

Size of Apartments :
Type A : 2570 sft
Type B : 2130 sft
Type C : 2000 sft
Type D : 1810 sft

Expected Hand-over :
15 January 2024



Project About

"**Shafi's Watercourse Residence**" is an exclusive residential complex with all amenities of modern living. The attractive aesthetic view, meticulous details and other community facilities are crystallized together to create elegance and grandeur. The apartment's design offers grace and elegance while the ultra modern fittings and facilities meet the demands of your lifestyle. The total layout has been thoughtfully arranged throughout to maximize the advantages, especially in relation to light & ventilation. The location of the project gives it a unique residential value.

Quality, convenience, comfort, class and peace- what more could you ask for?

Location Map



Semi Basement Floor



Ground Floor



Typical Floor



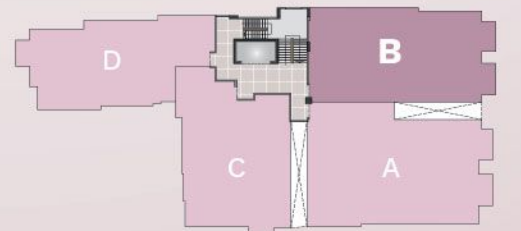
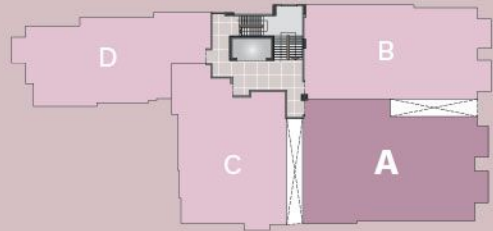
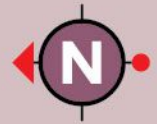
Type - A

2570 sft



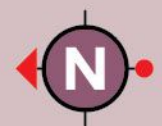
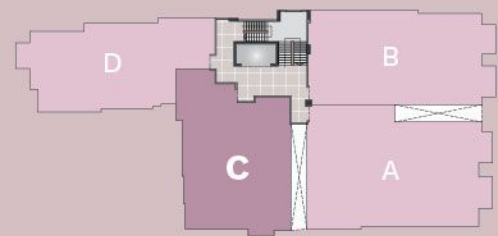
Type - B

2130 sft



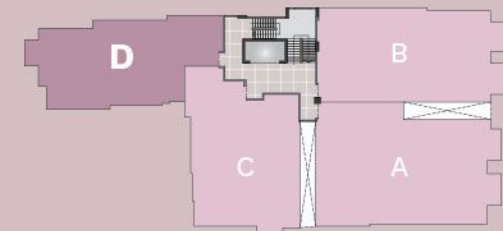
Type - C

2000 sft



Type - D

1810 sft



Rooftop Floor



Features & Amenities

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.
- Reception & Fish Pond.

Basement & Ground Floor

- Car parking, Car washing area, Gymnasium & Kid's Play Zone.
- Electro-mechanical room, Office, Provision for Reception zone, Drivers' waits etc.

Lobbies & Staircases

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

Roof

- Community Space, Walking Track, BBQ Area.
- Cloth drying area.

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).
- Plastic door in all toilets (Developer's standard).

Kitchen

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



Features & Amenities

Door

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

Window

- Panoramic windows.
- Safety grill colored with 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 8-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 space, 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 has officially commenced and 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 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. 1,00,000.00 (One Lac) only to the reserve fund at the time of taking over the possession of apartment.

General Disclaimer

- 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.