



Sayed Cottage

Luxurious Apartment @ East Rampura, Dhaka.



Quality Safety Commitment

Home Structure Ltd.



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01703 46 28 12



Quality Safety Commitment

Home Structure Ltd.

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RAJUK Enlisted

General Disclaimer:
The information contained in this Brochure and plans are subject to change as may be required by the authority or the project architect. All measurements are approximate. All illustrations are artists impression only.



Managing Director's Message

***Home Structure Limited (HSL)** is a leading name in quality development in the field of real estate, having nationwide operation. **HSL** is the unique solution of the peaceful & joyful accommodation problem of 21st century. Our aspiration is to desire a better and secured shelter for everybody. **HSL** Sharing with you to make real of your dream and can ensure you of our all efforts to build for you a hazardless, secured and lovely home with honesty and sincerity.*

***HSL** always conscious about your investment, which you have earned with the sweat of brow. You will try to have maximum facilities against your investments and we always appreciate your desire. That's why a team of highly qualified Management professional, experienced Architect and Engineers are always equipped to act to prove their job with sincerity & honesty to the honorable clients, society and environment. We believe that a valued client is our best advertiser.*

*By the grace of almighty Allah expend a few years as a developing company **HSL** is known as a reputed real estate company in the country.*

*Thanks to our valued clients and trusted partners who have constantly support to us. **HSL** takes pride in being a premier real estate development company that has successfully turned the dreams of many more across the length and breadth of our country into reality.*

Thanking you

Md. Anwarul Azim
Managing Director
Home Structure Ltd.



TERMS & CONDITIONS

Allotment :

Interested persons are welcome to apply for the allotment of apartments. The application should be made on the prescribed form along with the booking money/earnest money. On acceptance of application Home Structure Limited, will issue a provisional allotment letter favour of the applicant along with the schedule of payment for balance amount 30% down payment will have to be made within 15 days from the date of issuing of provisional allotment letter. Allotment will be made on first come first served basis. Buyers willing to make onetime payment will be given preference. The Company have the rights to accept or reject any application without assigning any reason there to.

Payments :

All payments (Down Payment, Installments, car park cost, utility cost, additional works and other charges) should be made in favour of Home Structure Limited in the form of cash / Demand Draft or pay order from a schedule bank of Bangladesh. Bangladeshi residing abroad may ensure payment in foreign Exchange by TT or DD as per exchanged rate issued by Bangladesh Bank on the due date of installment payment.

Delay in Payment :

Payments of Installments and all other charges are to be made on the due date. Any delay in payment up to 30 days will make the buyer liable to pay an additional payment @ 5% per 30 days on amount of payment delayed. If the payment is delayed more than 45 days, then the Company shall have the right to cancel the allotment without any notice. In this case the allotment paid by buyer will be refunded after deducting service charge of Tk. 2,00,000.00 & as per deed of agreement. The balance amount will be back after selling of the said apartment to the new buyer.

Deed of Agreement :

After Down payment of 30% of the total price Home Structure Limited and the Allotee shall execute, of this apartment, then a Deed of Agreement for safe guarding the interest of the Allotee as well as the Company

Allotment Transfer :

The buyer shall not transfer or sell the allotted apartment to a third party before registration. But if the buyer desire to transfer his/her apartment to First Blood (Spouse/ Son/Daughter). But for the person other than blood connection Tk. 3,00,000/- (Three Lac) only inevitably be given to the developer company.

Design & Layout :

Limited changes in the design and specifications or layout of the apartments and other facilities may be made by Home Structure Limited for the overall interest of the project or due to unavoidable reasons. If the floor covering areas increased or decreased, the allottee will have to pay as per actual measurement with common space.

Utility Connection :

Connection fees/charges, security deposits and other relevant/ incidental expenses relating to gas, water sewerage and electric connections are not included in the price of apartments. This payment will be made by the purchaser through Home Structure Limited to the concerned authorities. If we will provide solar panel in the project then buyers will have to pay extra cost for this purpose.

Title of the Land :

Proportionate share of the land of the project will be transferred to the allottee after payment of all dues. The allottee will bear all cost such as stamp duties registration fees, vat, sale permission cost, all taxes related with land apartment transfer and registration procedure.

Possession Transfer :

The possession of each shall be duly handed over to the allottee on completion and on full payment of installments & other charges & dues amount.



Project at a glance

Project Name	➤  <i>Sayed Cottage</i>
Address	➤ 6/11, East Rampura, Post Office Road, Rampura, Dhaka.
Land Area	➤ 3.65 Katha.
Building Height	➤ 8 (Eight) Storied (G+7).
Unit Each Floor	➤ 2 (Two) Unit.
No. of Total Unit	➤ 14 (Forteen).
Size of Apartment	➤ Unit A= 1200 sft. ➤ Unit B= 1220 sft.

LOCATION MAP



Window :

- Sliding windows as per architectural design of the building.
- M.S Grill in all windows with enamel paint.
- 4" Aluminum (Silver Color) section sliding window shutter with 5 mm thickness coloured glass.

Electrical :

- Good quality MK Type electrical switches, Socket and other fittings.
- Concealed electrical wiring (BRB / BBS or equivalent standard).
- All power outlet with earthing connection.
- Electric distribution box with main switch and auto trip circuit Breaker.
- Concealed Intercom & Dish Cable.
- One Separate plug points for Refrigerator & T.V.
- Provision for Air Condition in Master bedroom.
- All Cable lines are concealed wiring BRB/ BBS or equivalent. Separate Electric Meter for each Apartment.

Plumbing :

- UPVC Pipe & PPR/GI Pipes concealed in wall and ducts.

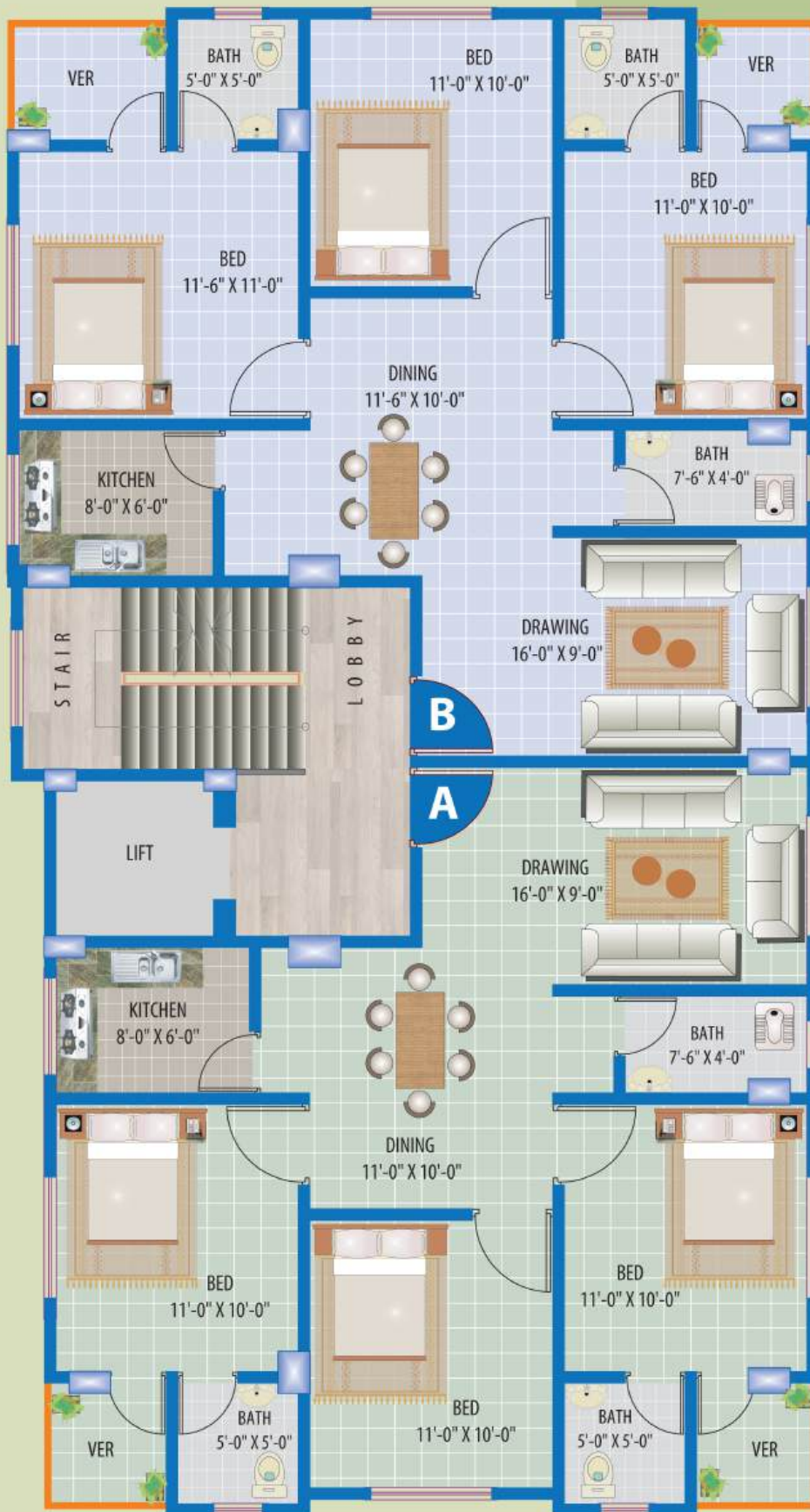
Bath Room :

- Good quality sanitary wares in all bathroom (RAK/BISF or Equivalent)
- Ceramic tiles in all bath room wall (8/12) RAK/Great Wall/DSC or equivalent)
- Matching homogeneous floor tiles in all bathrooms (12/12) R AK/Great Wall/DSC or equivalent)
- Concealed Hot & Cold water line provision for Master Bath Room.
- Separate plug points for geysers in Master bath.
- Commode & push Shower in master bathroom and second bathroom. Long pan in common bathroom.
- Basin, Soap cases, Mirror & Mirror self and towel rails in all bathrooms.

Kitchen :

- Impressively designed platform with tiles top, Stainless Steel Sink.
- Provision for double burner gas outlet.
- Wall Ceramic tiles up to cabinet height (8/12) RAK/Great Wall/DSC or equivalent)
- Matching homogeneous floor tiles (12/12) RAK, Great Wall, DSC or equivalent)
- Suitably located exhaust fan Provision.





TYPE **A** 1200 SFT

TYPE **B** 1220 SFT

Features & Amenities

Basic Structure :

- Building will be planned and designed by professional Architects and structural design Engineers
- For all service connections and disposals (sewerage, solid waste, etc.) British/American /BNBC building codes will be followed.
- Structural design parameters will be based of American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) and BNBC codes.
- Sub-soil investigation and soil composition will be analyzed from laboratory.
- Building will be comprised of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering systematic and wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional design and supervising engineers.
- All structural materials including steel BSRM/KSRM/SHAFIUL ALAM STEEL/Equivalent(60 grade deformed / tore steel bar), cement (Crown, Akij, Shah, Premier Brand etc.) Stone, Bricks (1st class), Sylhet sand etc, will be of highest available standard.
- Heavy RCC concrete for all columns, foundations (as per recommendation of design consultants).
- High strength chips in RCC works (Machine crushed, Dust free).

Aggregates :

- Heavy RCC concrete for all columns, foundations (as per recommendation of design consultants).
- High strength chips in RCC works (Machine crushed, Dust free).

Building Entrance :

- Secured decorative MS main gate with lamp as per the elevation & perspective of the building.
- Exclusive Designed Logo.
- Comfortable internal drive-way for car parking.
- Intercom for all function internal communication.
- Reception with modern facilities.
- Guard post with adequate lighting.

Under Ground Water reservoir

Water-proof concrete underground water reservoir with adequate capacity to store water.

Elevator, Lobbies & Staircases :

- Spacious lift lobby in each floor.
- Floor tiles in all lift lobbies.
- Floor tiles in staircases.
- Spacious and easy riding staircase MS railing with S.S railing top & Proper lighting system.

Elevator :

- 1 nos. Imported 6 (Six) passengers elevator.
- Stainless Steel With decorative cabin, mirror & fan. Adequate lighting and safety device.



Generator:

- 1 (one) nos. imported Generator with canopy.
- Adequate KVA capacity to cover lift, water pump, common area, Car parking area, reception area & Staircase.
- Two Light & Two Fan in each flat.

Water Pump

- 2 (two) nos. water pump.
- Imported origin Gazi, RFL or equivalent

Roof Top

- Standard height well designed parapet wall with SS designed railing as per elevation.
- Concrete waterproof overhead water reservoir with adequate capacity.
- well ventilated lift machine room.
- Clothes drying facilities.
- Community space with toilet.

Painting & polishing

- Off white colour plastic paint in all internal walls and white distemper Paint in ceilings (Burger/Elite/RAK/Equivalent).
- Grilles & railings-Synthetic Enamel Paint (Burger/Elite/RAK/Equivalent).
- All Exterior wall & Boundary wall will be weather coat paint elevation & perspective of the building. (Burger/Elite/RAK/Equivalent).
- Ground Floor Columns- Column protective metal corners painted with synthetic Enamel paint (Burger/Elite/RAK).
- French polished doorframes & shutters.

Other Common Facilities

Utility Connection (as per Govt. Rules)

- Electricity supply approx. 220V/440V from DPDC source with separate main Cable and LT panel / Distribution Board.
- Water supply connection from WASA sufficient as per total calculated consumption.
- Underground water reservoir with one main lifting pump.
- Sewerage system planned for long-term requirement.
- Gas pipeline connection from TITAS Gas Distribution system as per total Calculated consumption (depends on Govt. existing policy).

Salient features of the Apartment Complex

Main Apartment Features :

Tiles :

- All Room floor area will be 16 X 16 homogeneous floor tiles (RAK/Great Wall /CBC or Equivalent.)

Door :

- Main Door Frames will be Mahagoni or Equivalent.
- Mehogoni/Gamari or Equivalent decorative Main door with
 - a) Check viewer
 - b) Door Chain
 - c) Calling bell switch
 - d) Apartment number
- All Internal door of strong and durable veneer flush door shutters with French polish.
- All Internal doorframes will be Mehogoni / or Equivalent.
- All bathrooms door will be plastic (Asian or equivalent).



Ground Floor Plan

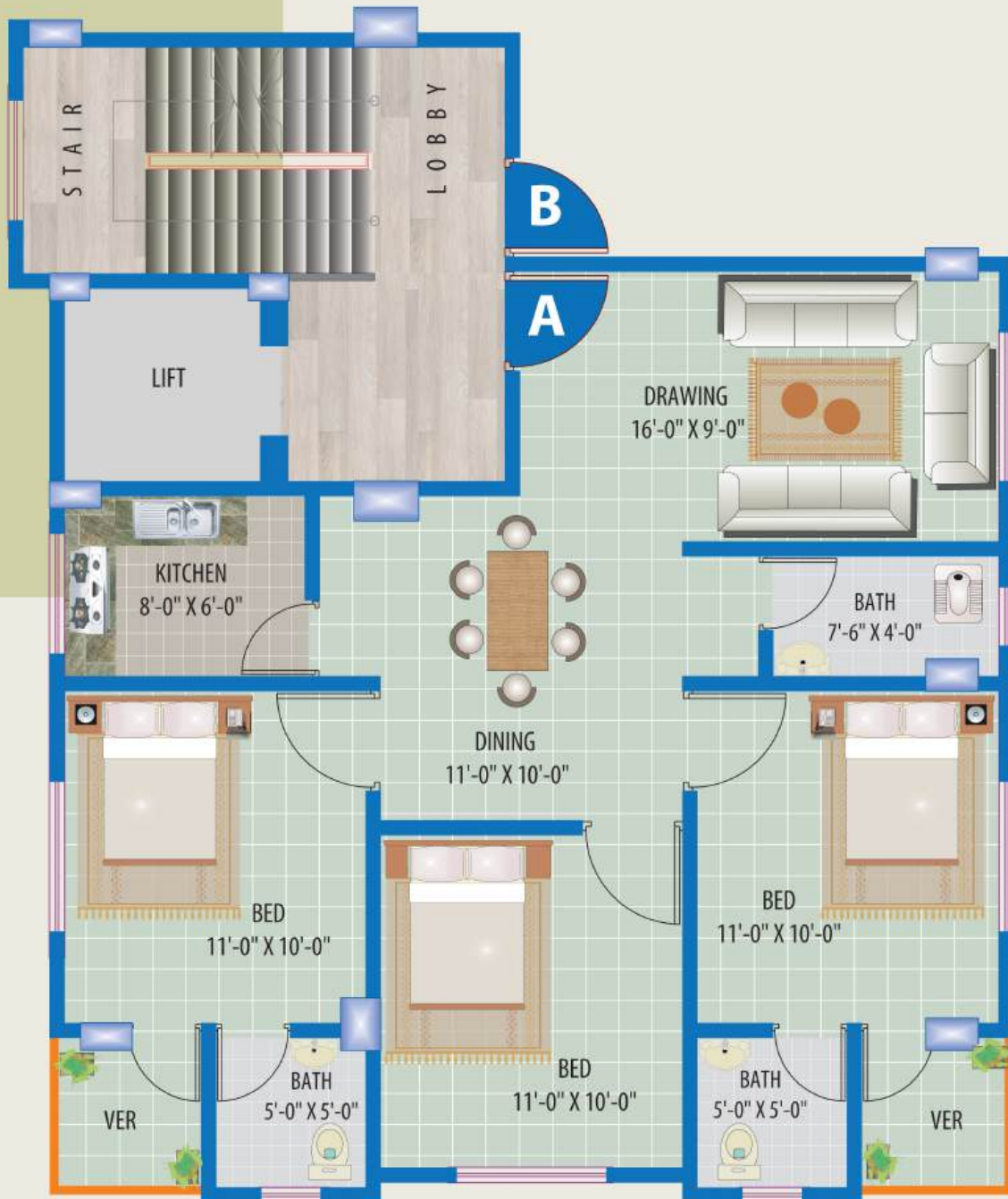


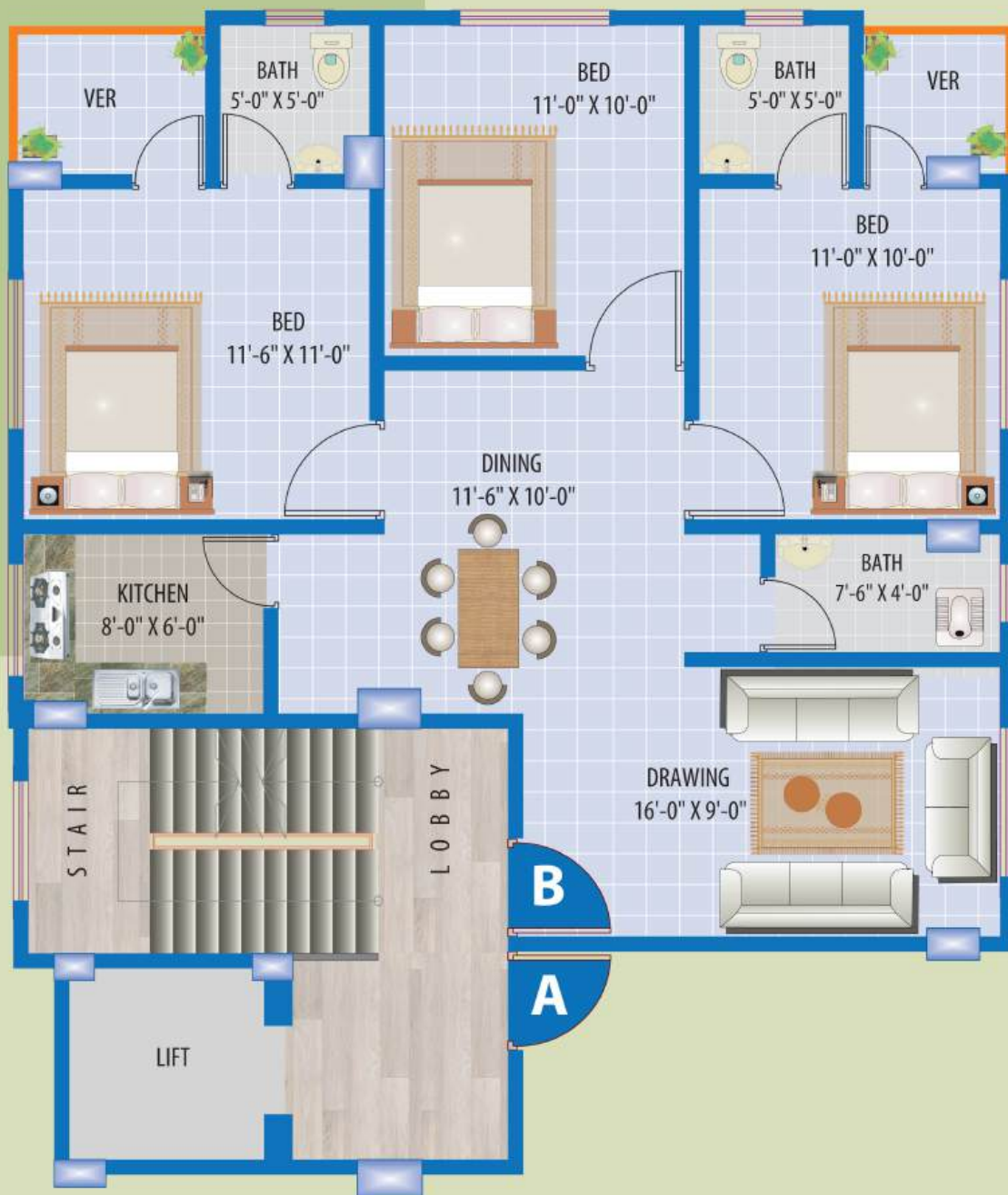
Parking





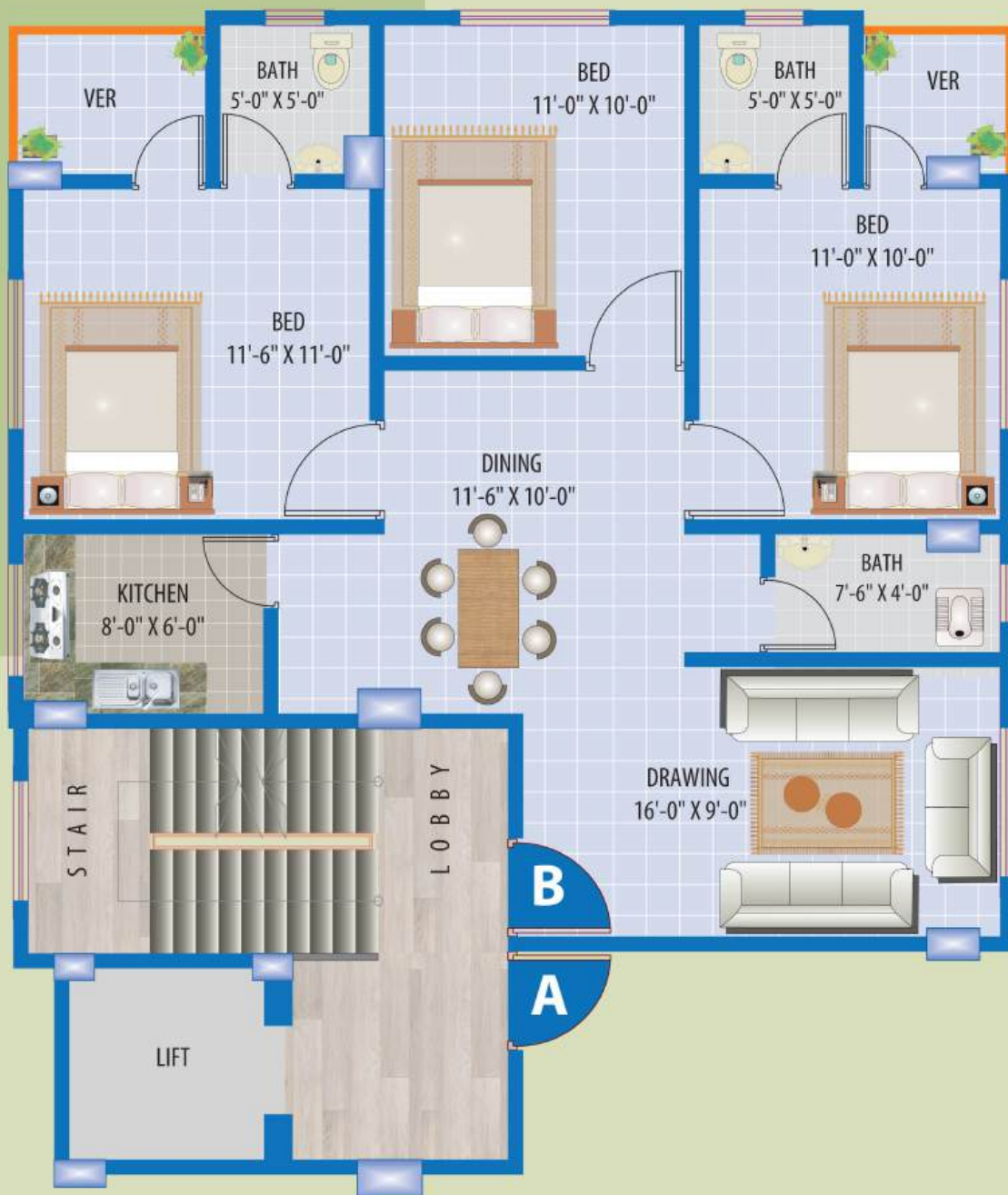
TYPE : A
1180 sft.





TYPE : B
1220 sft.





TYPE : B
1220 sft.



Project of **Home Structure Ltd.**



HEL Sayed Villa
@ 530, Sonalibagh, Malibagh



HEL অশ্বিনী
@ ১৪১/২/২৩, ভারাবাগ, খিলগাঁও, ঢাকা।



HEL ALEYA HEIGHTS
@ 50/6/A, West Hazipara, Chowdhurypara, Dhaka.



HEL নিপন
@ রোড # ০৪, ব্লক # জি, আফাব নগর।



HEL Magnolia
@ Road # 09, Block # G, Aftab Nagar. Dhaka.



HEL Skylark
@ Road # 10, Block # H, Aftab Nagar. Dhaka.



HEL Green Palace
@ Road # 02, Block # M, Aftab Nagar, Dhaka.



HEL Shahi Monjil
@ 50/6/1, West Hazipara, Chowdhurypara, Dhaka.



HEL Sayed Cottage
@ 6/11, East Rampura, Dhaka.

