

EL DORADO RATON CASTLE-01
@ Agargaon ,Dhaka.

EL DORADO
HOLDINGS

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Project at a Glance

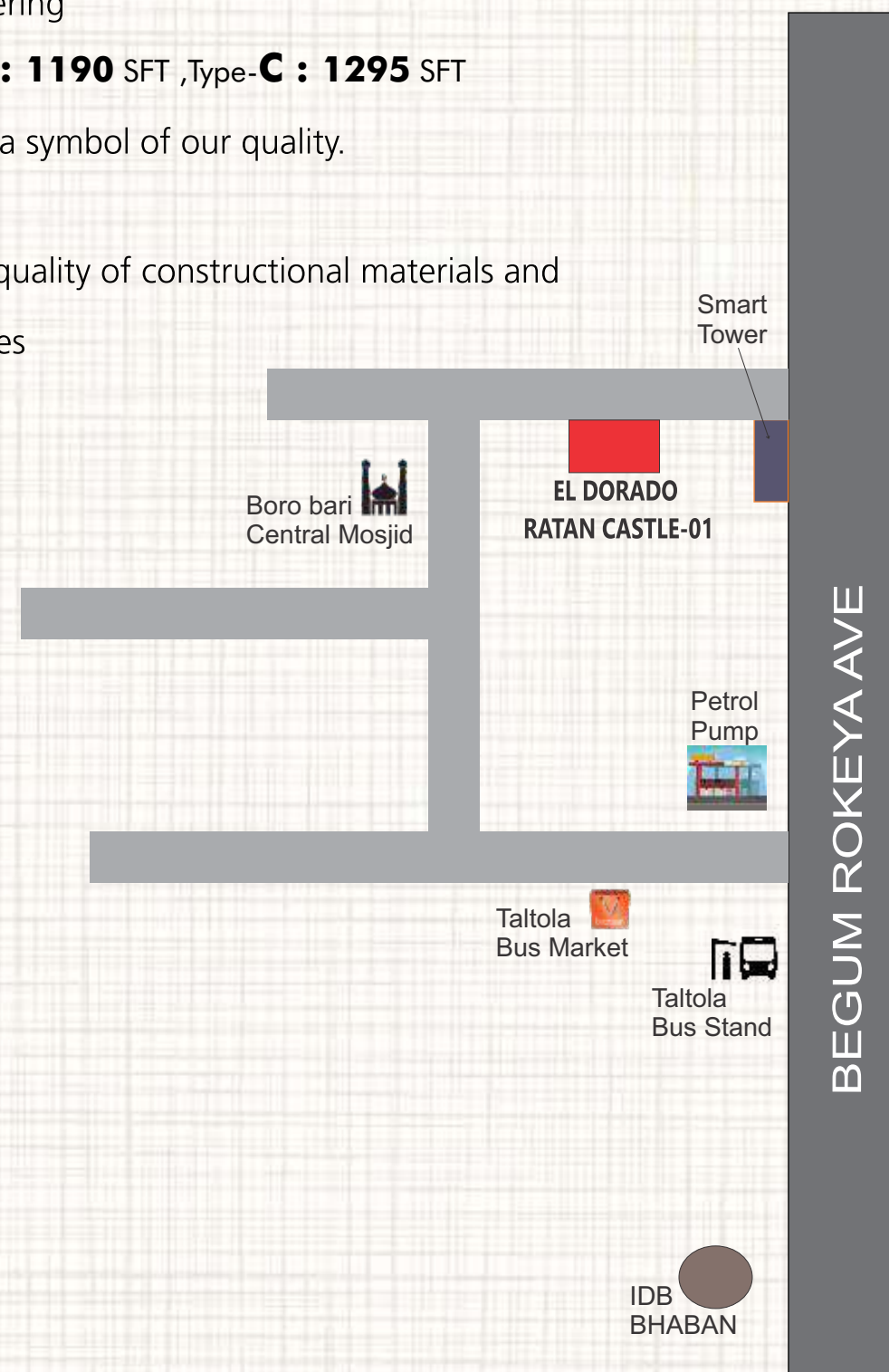
Project Name	EL DORADO RATON CASTLE 01
Location	Holding 192/2 West Kafrul Taltola Agargaon Dhaka.
Land Area	7.32 Katha
Storied of the building	10 Storied
Building Facing	South, Facing
Number of apartments	27 nos
Number of apartments each floor	03 nos

EL DORADO RATON CASTLE01 is a TEN(10) stored South, facing building, situated in a very prestigious residential area of the capital.

It consists of Three units, each covering about Type-**A** : 1335 SFT ,Type-**B** : 1190 SFT ,Type-**C** : 1295 SFT

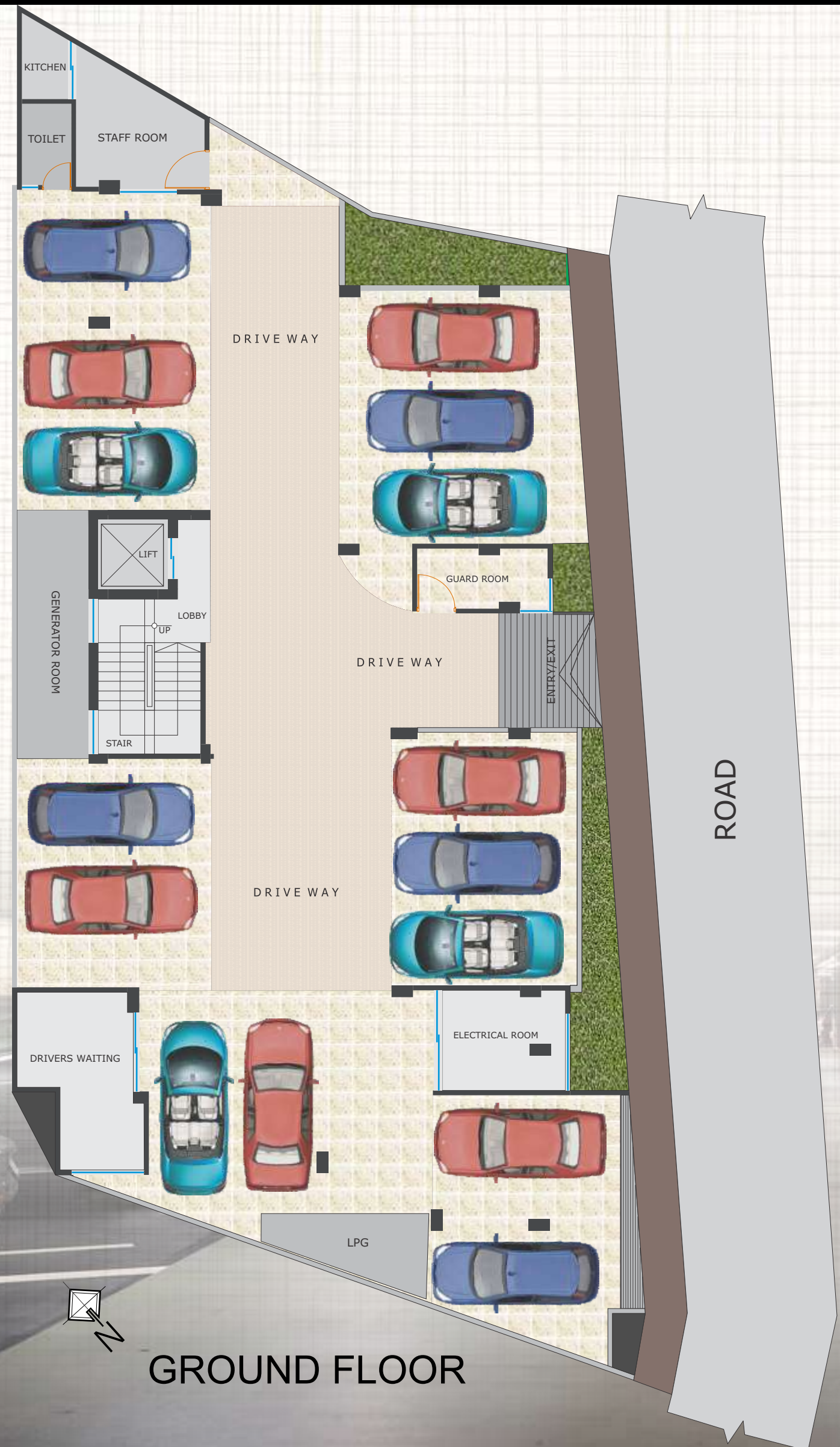
This unique residential complex is a symbol of our quality.

The aesthetic architectural input, impressive modern design, prime quality of constructional materials and coherent pricing are the testimonies of our dedication to our clients.



Location Map

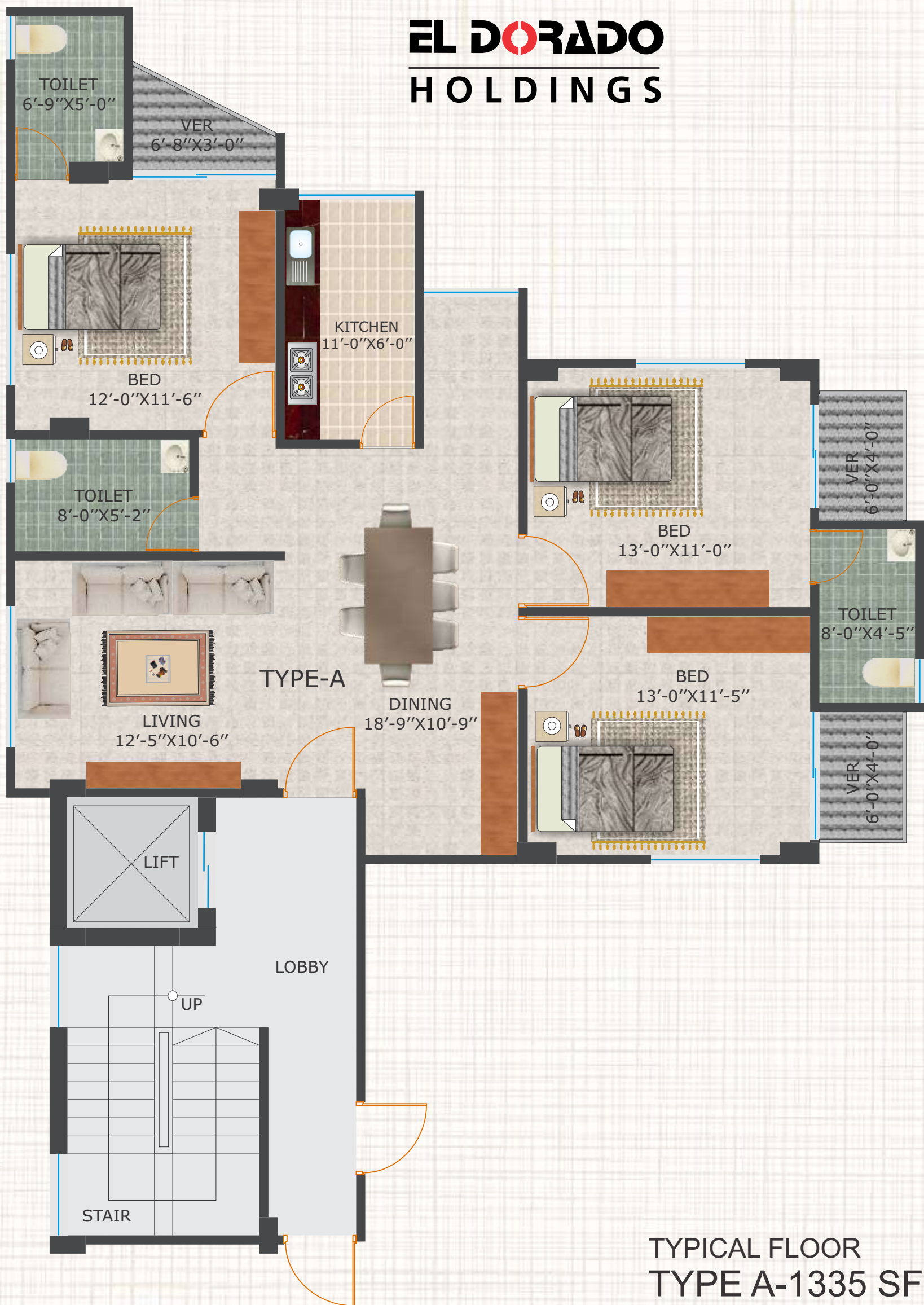




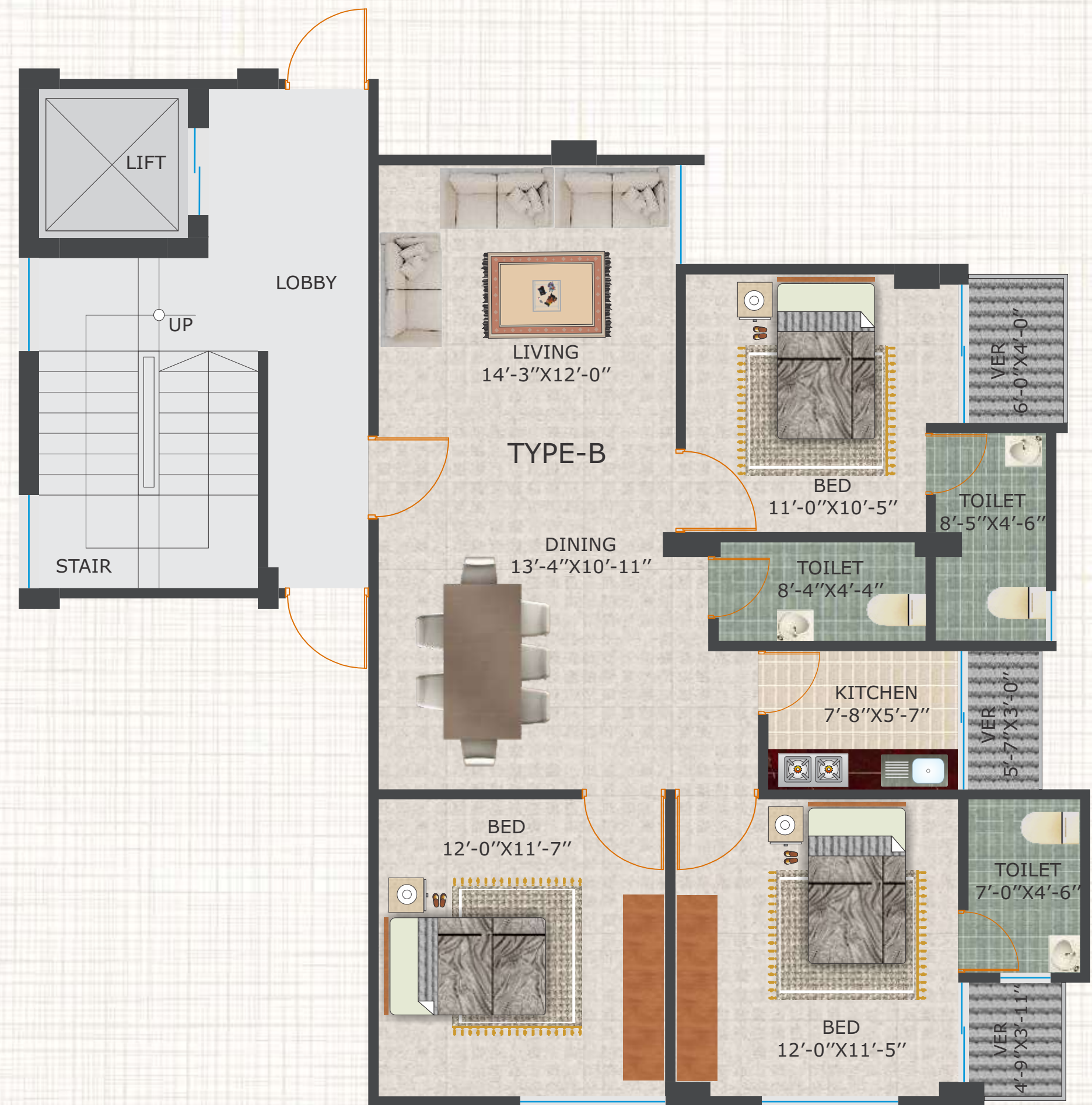
GROUND FLOOR



1ST TO 9TH FLOOR



TYPICAL FLOOR
TYPE A-1335 SFT



TYPICAL FLOOR
TYPE B-1190 SFT

EL DORADO HOLDINGS



TYPICAL FLOOR
TYPE C-1295 SFT



General features

Internal drive way.
 One quality speedy lift.
 Standby generator with adequate capacity.
 sub-station
 Intercom.
 Water Pump as suitable.
 Roof Top community hall.
 Provision for cable connections.
 Provision for concealed fan hook.

Provision for cancelled Internet connection in two rooms.
 Under ground water reservoir as required.
 Secured & covered car parking spaces.
 Provision for two air conditioner in each flat.
 Concealed hot & cold water provision in master bath & Child Bath.
 Concealed electric, intercom, gas & water supply lines.
 Fire Extinguisher (Parking, Generator and each level).

SALIENT FEATURES & AMENITIES OF THE APARTMENT**Building Entrance:**

Strong boundary wall with security grill & secured decorative gate having a comfortable driveway and commensuration with the elevation & perspective view of the building.
 Building name on entrance wall.

Ground floor:

Car parking spaces with spacious driveway.
 One Generator Room & sub-station.
 Guard room with reception Lobby.
 Pump House.
 Septic Tank.

Proper drainage system in the ground floor to avoid water logging.

Staircase & Lobby.
 LPG Station and Gas Riser.
 Driver seating area.
 Toilet.

Reception Lobby:

Reception desk.
 Intercom on Reception desk.

Staircase & Lobby:

1 (one) staircase(According to RAJUK standard).
 Staircase and Lobby finished by Tiles.
 Stair railing is made of 1" dia s.s pipe with 2"diameter s.s pipe at top handle.
 Stair step furnished by stair tiles with adequate lighting.

Intercom:

Quality brands.To connect each apartment to the Reception Desk.

Generator:

Quality standby generator.
 Capacity will provide according to load calculation of emergency points of each apartment & common space.
 Generator will provide full-time lift operation.

Water Reservoir:

Damp & Soak proof.
 Large enough to have adequate reserve.
 Measures to control pollution from outside.
 Strong enough to withstand all live load on it.

Roof Top:

Over head RCC water tank.
 Community hall.
 Toilet.
 Garden.
 Sitting facilities.
 Roof over Staircase & Lift machine room.
 1(One) door of entrance at Roof.

Cloth drying facilities.

Protective parapet wall.

Door & Windows:

Imported/ Solid wooden Decorative Entrance Door with Heavy duty lock.Door chain.Check viewer.Apartment Number.
 All internal doors are of strong & durable veneer flush door shutter with Spirit Polish.Rain protected door shutter in verandahs as per Developer's choice.
 All bath room doors are uPVC.
 Sliding window as per architectural design of the building (Thai Aluminium).
 5 mm thickness clears glass.
 Rain water barrier 3/4 (inches) Aluminium Section.

Satellite Dish Connection:

Provision for one cable connection.

T & T Line and Internet Connection:

Provision for T&T connection in one room.
 Provision for internet caballing connection.
 Intercom & telephone lines with concealed wiring by BRB or BBS/equivalent brand wire.

Walls:

External & Internal wall thickness will be 6 (inches) with 1st class bricks. Smooth finish walls on both side.

Floor & Verandah:

Homogenous floor tiles (24''X24') made in Bangladesh will be provided on the floor as per developer's choice.
 All Verandahs/Dining space/rooms will have 4 (inches) height tiled scattng.

Painting and Polishing:

Plastic paint of soft colors in all internal walls & Ceilings.
 French / Spirit polished door frame, shutters and any other wooden works.
 Exterior wall will be weather coat painting.
 Any kind of grill work will be enamel paint.

Electrical works:

Concealed wiring for all electrical works.
 Imported Good quality Electrical switches, plugs & other power points.
 All power outlet with earthling connection.
 Electrical distribution box with main switch.
 Provision for air conditioner in 02 (two) room as per client choice.

Every flat will have individual circuit breakers as per requirement.

All emergency electric points (All light points & Two fan point) in each apartment will be connected With The standby generator.

Calling bell point at the main entrance door.

Bathrooms:

Master bathroom provided with standard quality commode with low down, over head shower & a basin (RAK or equivalent).

Another commode/pan will be provided in child bath with low down & over head shower & a basin. (RAK or equivalent).

Each Bathroom to have 2 (Two) Bib Cock.

Best quality chrome plated water supply fittings to be used.
 Each bathroom to have one standard size mirror, one soap case, towel rail / ring & paper holder.

Good quality tiles on floor & tiles at wall up to 7' (feet) height in each bathroom.

Hot and cold water lines will be provided in two bathroom as per choice of the client.

All bathroom fittings will be local made (Sattar Sharif, and Nazma, RAK or equivalent).

Dining space:

Dinning spaces will have a basin with pillar cock, towel rail / ring, mirror and a soap case (Depend on provision availability).

Provision for Refrigerator, Deep Refrigerator, Oven as per choice of the owner/client.

Kitchen:

Shelf at 2.5 feet height from floor level with tiles.
 Double Burner gas point over tiles topped platform.
 One highly polished stainless steel sink (Foreign) with sink cock.

One Bib cock and soap case under the shelf.
 Good quality tiles on floor & tiles at wall up to false slab height.Provision for exhaust fan on suitable location.

Structural & General engineering features:

Architectural & structural design have been done by a team of experience professional Architect & Design Engineer.
 Structural Design parameter is based on BNBC & ACI Building Code.
 Sub-soil investigation and soil composition comprehensively analyzed by latest testing equipments & Laboratory Techniques.

Structure Capable of withstanding earth quake measuring up to 7.5 Richter scale.

All construction materials including steel, cement, bricks, sand etc. will be of standard quality.

Direct supervision at every stage of construction will be conducted by experienced & efficient supervising engineer to ensure highest quality workmanship.

During designing of building wind velocity has been considered as 210 KMPH.

Drainage system: A very well planned drainage on the ground floor to be made to allow immediate discharge of rain water to the main drainage system.

Major Structural Materials:

MS Deformed steel bar will be used (60/72 grades).
 Cement: Portland cement of reputed local company will be used in all construction works.

Aggregate: ¾" Down best quality saline free crashed stone/bricks chips will be used for foundation & vertical beam (If needed).

Best quality saline free picket chips will be used for slab & horizontal beam.

Brick: Best quality 1st class saline free bricks of standard size & shape will be used.

Sand: Good quality & correct size with less impurity sand will be used.

2.5 FM sylhet sand.

1.5 Fm medium local sand.

Apartment Layout:

Will maximize advantages especially in relation to the day light and out side view.

Ventilation to be ensured throughout the apartment as far as possible.

Privacy will be emphasized in designing the layout so that the master and second bedrooms can be placed away from the guest bedroom and main entertainment areas.

TERMS & CONDITIONS

Application

All interested buyers will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the specified apartment and Earnest Money. Allotment will be made on first come first served basis. Buyers wishing to make one-time payment in full shall be given a special discount on the price of the apartment. Allotment of apartment is made and confirmed only upon receipt of the Earnest Money. The company reserves the right to accept or reject an application without assigning any reason there of.

Payment

The purchaser will make the payment as per payment schedule. All payments should be made through A/C payee cheque or bank draft or pay order or cash in favor of El Dorado Holdings Ltd. Payments from overseas in US Dollars will be calculated at the prevailing official conversion rate to Bangladeshi taka on the date of encashment.

Signing of deed of agreement

After confirmation of allotment the buyer has to kindly sign the deed of agreement within 30 (thirty) days from the date of making the payment of Earnest Money.

Delay in payment

The schedule agreed in the agreement for allotment for all payments by the allottee shall be the essence of the contract. It is agreed that the allottee will pay a delay charge of 3% per 30 days on the amount of payment delayed to the developer. If a payment is delayed beyond 45 (forty five) days, the developer may exercise its right to cancel the allotment. In the event of cancellation, an amount of Tk. 1,00,000/= (one lac) will be deducted from the allottee's deposited amount for incidental charges. In the event of cancellation of allotment the allottee's deposited amount (after deduction) will be refunded by installments after selling of the same apartment to a new buyer.

Possession

The possession of the apartment will be handed over to the purchaser after completions of the apartment and other charges. Until and unless the dues are not paid, possessions of the apartment will be held by the company.

El dorado's right

The company reserves the right to make changes it both architectural and structural design of the project. Limited changes can be made in specifications for overall interest.

Transfer and registration cost

The company will make registered deed of sale in favor of the buyer after receiving the price in full. The buyer shall bear all costs relating to stamp charges/papers and all taxes (such as transfer Fee, Stamp Duty, Gain Tax, Registration Fee, VAT etc.), registration of deed of sale on valuation of the space with proportionate share of land, Power of Attorney if any, legal costs VAT or any other taxes imposed by the Government in connection with transfer of the apartment.

Incidental cost

Connection charges/expenses relating to gas, water, sewerage and electric connection etc., are not included with the price of apartments. The buyer will also make these payments proportionately.

Force measures

In the event of natural calamities, civil war, strike, war or any act beyond the control of the company then the company shall not be liable for any result for delay or abandoning the project.

Owner's association

Maintenance of all common services and facilities after completion of the project will be done by respective land owner's and flat owner's co-operative society which will be formed in due time. Each apartment owner will deposit Tk. 20,000/- (Twenty thousand) only to the company for the reserve fund of the society before taking possession of space. Income of reserve fund shall be used of maintenance and repair of common facilities of the project. Normal monthly establishment expenses including electric charge for lift, common area water pumps etc. shall be borne by each owner of the apartment proportionately as fixed by the society.

