



SARA

ISLAM MONJIL



Corporate Office :

2. R. K. Mission Road
Motaleb Mansion (2nd Floor)
Dhaka-1203.



Agargaon Office :

House # 8 & 10
Sara Sikder Dream (Ground Floor)
Road # 04, Janata Housing
West Agargaon, Sher-E-Bangla Nagar
Dhaka-1207

☎ 55025156, 48111371

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GROUND FLOOR PLAN

Facilities

- ❑ Solmaid School & College
- ❑ Most of the Embassy (USA & CANADA)
- ❑ Vatara Police Station
- ❑ 100 Feet Modern Road
- ❑ Near Bashundhara Residential Area
- ❑ UIU University
- ❑ Wonderland Park
- ❑ Norh South University
- ❑ AIUB University
- ❑ Jamuna Future Park

Project Brief

Address : Vatara, Gulshan
Dhaka-1212

Land Area : 5 Katha

Building Height : G+6 Floor (7 Storied)

Building Type : Residential Building

Total Apartment : 12 Nos

Hand Over : September 2025

Common Feature

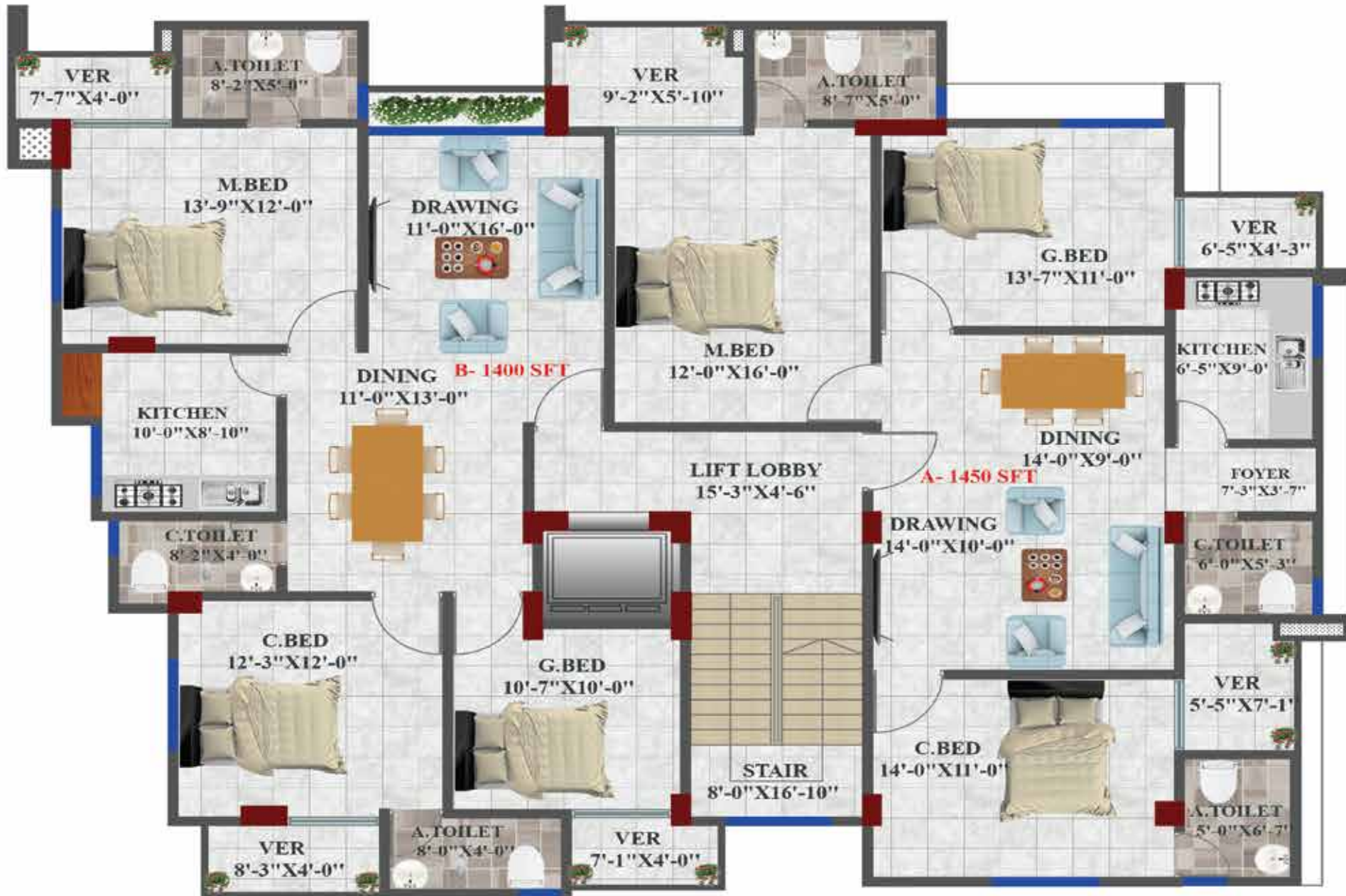
Master Bed with toilet and Varandah

Child Bed with toilet and Varandah

Guest Bed with Varandah

Living Room, Dining Room, Common Toilet

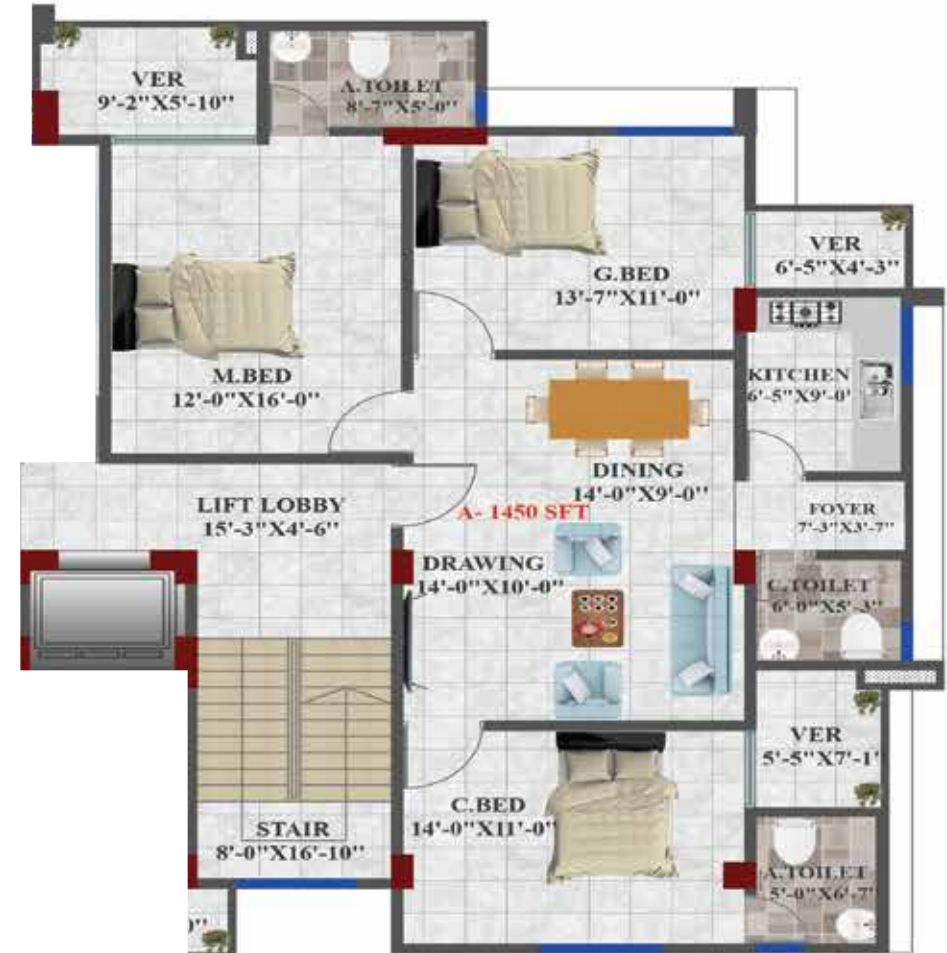
Kitchen, Lift, Generator, Ground Floor : Car Parking (10)



TYPICAL FLOOR PLAN



Flat B=1400 SFT



Flat A=1450 SFT



TERMS AND CONDITION

Applications for allotment of apartments should be made on the prescribed application form duly signed by the Applicant along with the Booking Money. **SARA Properties.** has the right to accept or reject any application without assigning any reason thereto.

On acceptance of an Application, **SARA Properties.**, will issue an Allotment Agreement with specific terms and conditions to the Applicant. **SARA Properties.** and the Allottee will be required to execute an Agreement as per the Company's prescribed format. The Applicant / Allottee shall then start making payments as per the schedule of payment. Allotments of apartments are made on **first come first serve basis.**

All payments of Booking Money, Installments, Additional works and other charges shall be made by Cheque / Bank Draft or Pay Order or Crossed Cheque in favor of **SARA Properties.** for which respective receipts will be issued. Bangladeshis residing abroad may remit payments by TT or DD.

Payments of installments, car parking costs and all other charges are to be made on due dates. **SARA Properties.** may issue reminders to the Allottee but, notwithstanding the issuance of reminders, the Allottee must adhere to the schedule of the allotment.

Delay in payments beyond the due date will make the Allottee liable to pay a delay charge of 0.267% per day on the amount of payment delayed. If the payment is delayed beyond 50 days, **SARA Properties.** shall have the right to

cancel the Allotment. In such an event the amount paid by the Allottee will be refunded after deducting incidental expenditure.

The Allottee shall pay all Taxes, VAT, security deposits & other incidental expenses relating to gas, water, sewerage and electric connections are not included in the price of Apartment these payments will be made by **SARA Properties.** directly to the authorities concerned on the Allottee's account. Every Allottee will be billed proportionately on actual cost basis.

Limited changes in the specifications, design or Layout of the apartments and other facilities may be made by **SARA Properties.** in larger overall interest or due to unavoidable reasons.

SARA Properties. may cancel an Allotment on nonpayment of installment in disregard of reminders and after final intimation to Allottee by registered post at the address given in the application form.

The possession of each apartment shall be handed over to the Allottee on completion and on full payment of installments and other charges and dues and till then the possession will rest with **SARA Properties.**

The Allottee will pay stamp duties, registration fee, documentation charges and any other taxes and expenses likely to be incurred in connection with the Deed of Agreement, allotment, registration and transfer etc. The actual costs incurred shall be charged.

After taking over the apartment or the project, the Allottee(s) must consult with **SARA Properties.** prior to undertaking any structural or layout changes within the Apartment complex. Failure to do so will be at the sole risk of the Allottee(s).

The schedule of Implementation has been prepared keeping in view both quality and smooth progress of work. Construction is scheduled to be completed within 24 months.

The completion period of the construction of the project may be affected by unavoidable circumstances beyond the control of **SARA Properties.** Like force majeure, natural calamities, political violence, strikes and changes in the fiscal policy of the state etc.

The Allottees, after full payment of dues, will elect from among themselves a Board of Management for managing the general affairs in the common interest. Each Allottee must deposit minimum Tk. 25,000/- or any suitable amount determined by the company as the reserve fund for initial common service expenses of the complex.

All the arts, renderings and information given in this brochure are subject to change as may be deemed necessary for the greater interest of the development of the project.



GENERAL FEATURES & AMENITIES

Structural and Cleneral Engineering Features:

1. Structural Design parameters are based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes and Bangladesh National Building Code (BNBC) 2020.
2. Building Codes will be followed for all service Connections and disposal (sewerage, solid waste etc.)
3. Sub-soil Investigation and Soil composition comprehensively analyzed by latest testing equipments and laboratory techniques.
4. All structural layouts set by Digital Survey System.
5. Earthquake effects considered in structural design up to 7.5 on Richter Scale.
6. Building planned, designed and supervised by a team of reputed and professional Architects and Structural Engineers.
7. Periodic Testing of concrete and steel at BUET.
8. Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure highest quality workmanship.

Major Structural Materials:

Steel: Using 72/60 grade reinforcement in all structures of BSRM/ KSRM/CSRM/SAS/SCRM/PSRM

Cement: Using best quality cement in all structures of Seven Rings/Anwar/Fresh/Premier brand cement.

Coarse Aggregates: Using best quality Stone chips for all RCC work including column, beam, footing.

Fine Aggregates: Using FM. 2.5 coarse sand of Sylhet origin & FM 1.5 fine sand of local source.

Bricks: Using best quality well burnt first class Machine made bricks in all internal and external walls of local source.

Front Elevation: As per architectural design.

Main Building Entrance

1. Elegant front elevation with combination of cladding & paint.

2. Artistically crafted logo named "SARA ISLAM MONJIL" and Developed by: Sara Properties on glass & marble
3. Spacious driveway
4. Security provisions for incoming & outgoing persons & vehicles
5. Heavy Decorative Gate, Guard post, Halogen lamp.
6. Decorative lamp post
7. Green area with landscape, water body
8. Proper drainage along periphery of building
9. CC TV Option

Ground Floor

1. Reception- Desk with Tiles top, tiles in floor
2. Intercom, Mail box, CC Camera Option
3. Visitor's waiting area with wash room
4. Guard's room with kitchen & bathroom
5. Drivers waiting room
6. Car parking covered with Pavement tiles
7. Parking numbered for respective apartment
8. Lift Lobby

Apartment Area

1. 600mm X 600mm(24"x24") Homogenous tiles in all floor except bathroom & stairs (CBC/AKIJ/DBL/FRF-SH/MIR) of price not more thanp 80/-per sft.
2. 4" Skirting of tiles inside the rooms.
3. Grills & railings- Enamel paint (Berger)
4. Wooden surface- French polish

Varandah

1. 600mm X 600mm(24"x24") Homogenous tiles in all floor except bathroom & stairs (CBC/AKIJ/DBL/FRF-SH/MIR) of price not more than 80/-per sft.
2. Railing provide as per design with square bar
3. Railing provide of 10mm x 10mm solid square bar

Kitchen

1. Concrete platform (2'-8") with tiles top
2. Double burner gas point
3. One high polished SS sink with mixer (Sharif/Satter)
4. Concealed water line
5. Water connection
6. Provision for Washing machine & Refrigerator
7. Provision for Kitchen Hood & Exhaust fan
8. 10" x 16" Wall tiles-7' high (CBC/AKIJ/DBL/FRFSH/MIR)
9. 600mm X 600mm(24"x24") Homogenous tiles in all floor except bathroom & stairs CBC/AKIJ/DBL/FRFSH/MIR) of price not more than 80/-per sft
10. Veneer flush door with solid wooden frame

Bathroom

1. Pedestal basle all other baths (RAK/Star/Rosa/Stella/Akij)
2. Glazed porcelain Combl closet all bat (RAK/Star/Rosa/Stella/Akij)
3. Common bath are using long pang (RAK/Star/Rosa/Stella/Akij)
4. Shower head & other Fittings/flxturro including porcelain Soap case, Towel rail Toilet Tissue holder in all (Nazma/ Satter)
5. Glass shelves, Mirror with Light frame
6. Matching homogenous Floor tiles- 300mmx300mm (10"x16") (RAK/Star/Rosa/Stella/Akij)
7. Provision for Shower tray in master bed
8. Provision for Exhaust fan for all bath
9. Hot & cold water line for master bath & 2nd bath
10. Concealed false ceiling in all bath
11. Good quality durable PVC Door (RFL/LIRA/PARTEX/ N.POLY/UNITED)



GENERAL FEATURES & AMENITIES

Chowkdth Wooden

1. Teak Chambal for all main doors frames.
2. Mehogoni door frame for all other doors

Main Door Shutter

1. Wooden well designed single leaf Chittagong Segun with
2. 4 nos. best quality 100 mm brass hinges, wooden buffer block
3. Brass no plate, Door bell, Knocker, Check viewer.
4. Door chain, brass socket, two bolts & Yale lock

Internal Door Shutter:

1. Gorjon Wooden Single leaf both sides raised panel flush door
2. Mortise door lock

Window

1. Horizontally sliding type with mohair lining & quality locks
2. 100mm x 1.10mm KAI/BTA/MAX/ALTECH aluminum section
3. 5mm thick tinted glass (Nasir/ PHP)
4. Safety grills made by 10mm x 10mm solid square bar
5. Rain water barrier
6. provision for Mosquito net

Roof

1. Roof Tiles/Water Roof
2. 4' 0" height parapet wall
3. Required size RCC Water tank

Painting

1. All internal walls & ceiling Off white plastic paint (Berger/Asian)
2. External walls- Weather coated (Berger/Asian)
3. Grills & railings- Enamel paint (Berger/Asian)
4. Wooden surface- French polish

Electric Materials

1. Concealed electric wiring (BRB/bizli/partex/BBS/ equivalent)
2. 3 pin square Switches & sockets 10/-4 (MK Singapore)
3. Electric distribution box with circuit breaker (Super Star/MEP/Sparkle/Walton/Click)
4. Earthing system installation & connection -all power points
5. Provision for Air conditioner in Master and 2nd Bed
6. One light point in each verandah
7. Adequate light point in roof top
8. Adequate sockets in all rooms including kitchen & bathroom
9. Concealed fan hook
10. Individual digital meter for each apartment
11. Separate digitalelectric meter for common use

Utility Lines (Water and Gas)

1. Good quality water pump (pedrollo/Gazi/unique/ equivalent)
2. Water reservoir design to hold 2 days water supply with additional half day in the roof top tank.

3. TITAS/LPG Gas approved conceal Gas line
4. Gas pipe line connection from TITAS/LPG gas Dirtribution System
5. Approved TITAS/LPG Gas materials (TITAS/LPG Gas supplied)
6. Water supply line will be good quality G.I/UPvc pipe and fitting.

Generator

1. Provide best quality imported stand-by Auto Generator Ricardo for operating the Lift, Lighting in common spaces, stairs and 5 lights & 2 fan, points in each apartment in time of power failure.

Lift

01 (One) Superior quality high space lift from a (Fuji/Equivalent) reputed manufacturer with capacity of lifting 06 (Six) persons, adequate lighting, Mirror, emergency alarm and escape provision with stoppage in every floor.

General Amenities :

1. Provide Telephone : Conceal wiring for each Apartment (For master Bed, Living Room)
2. Intercom wiring connection for PABX System from reception to each Apartment.
3. Cable dish connection in master bed, living room)

Note : Please be advised that all layouts, standard and specification, as stated in this offer are of preliminary



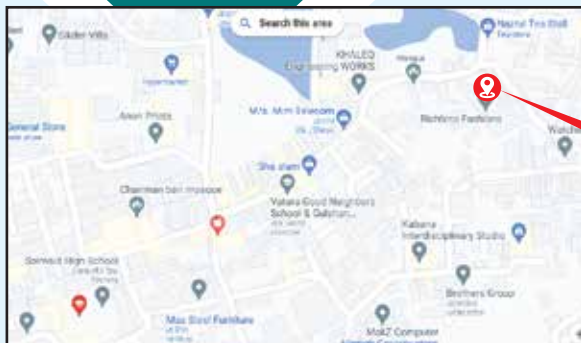
SOME PROJECT OF SARA PROPERTIES



RIMJHIM
Savar DOHS, Dhaka



NYMPHAEA
Savar DOHS, Dhaka



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