

MEMBER REHAB

iNTECH *Shapno Bilash*



137/7 SAHID BUDDIJIBI GATE
MAZAR ROAD, MIRPUR-1, DHAKA-1216

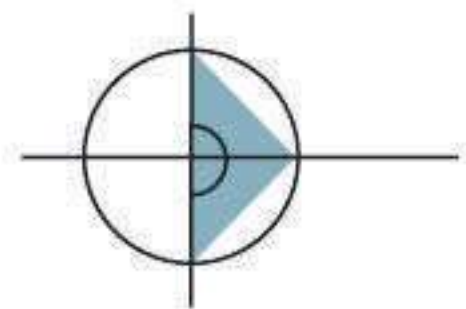


iNTECH
PROPERTIES LIMITED





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PROJECT AT A GLANCE



PROJECT NAME

INTECH SHAPNO BILASH

PROJECT ADDRESS

137/7 SAHID BUDDIJIBI GATE
MAZAR ROAD, MIRPUR-1, DHAKA-1216

PROJECT AREA

4 KATHA

BUILDING HEIGHT

G+7

APARTMENT SIZE

UNIT-A : 1100 SFT. (APPROX.)

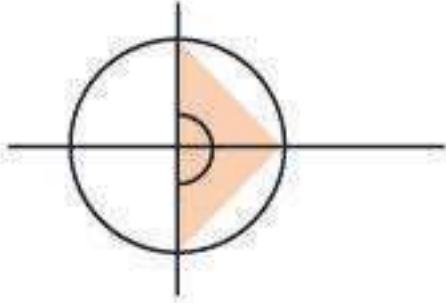
UNIT-B : 1100 SFT. (APPROX.)

CATEGORY OF BUILDING

RESIDENTIAL



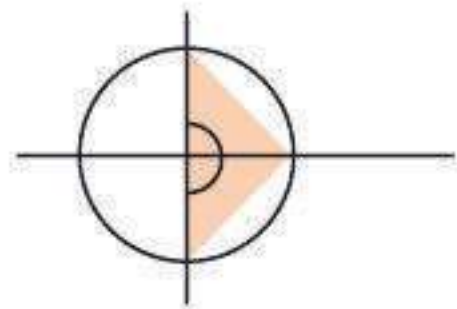
GROUND FLOOR PLAN



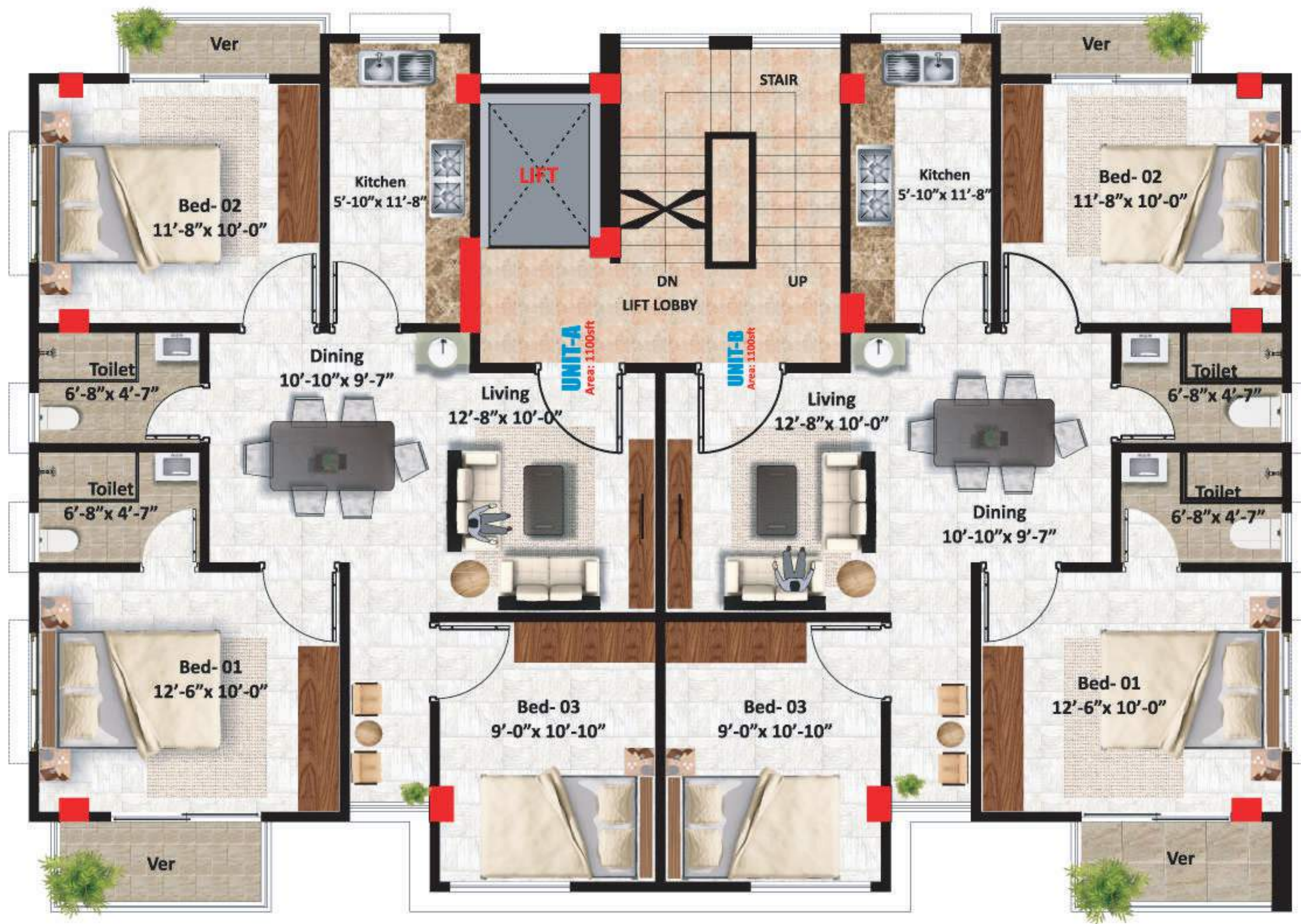
1.53 m Surrender For
Proposed 6.10 m Wide Road

1.53 m Surrender For
Proposed 6.10 m Wide Road

Existing Road Wide 3.45 m
Proposed Road Wide 6.10 m



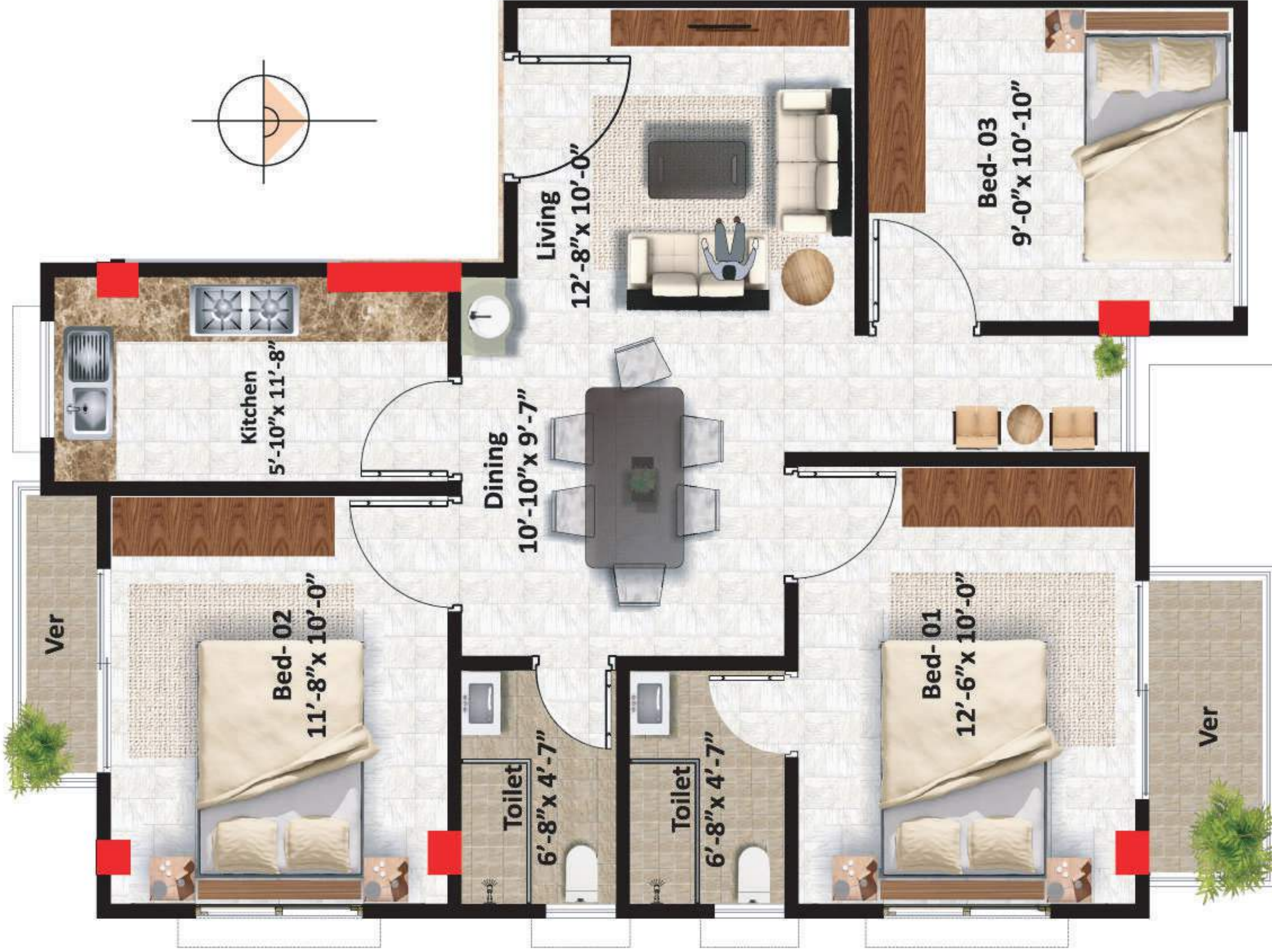
TYPICAL FLOOR PLAN





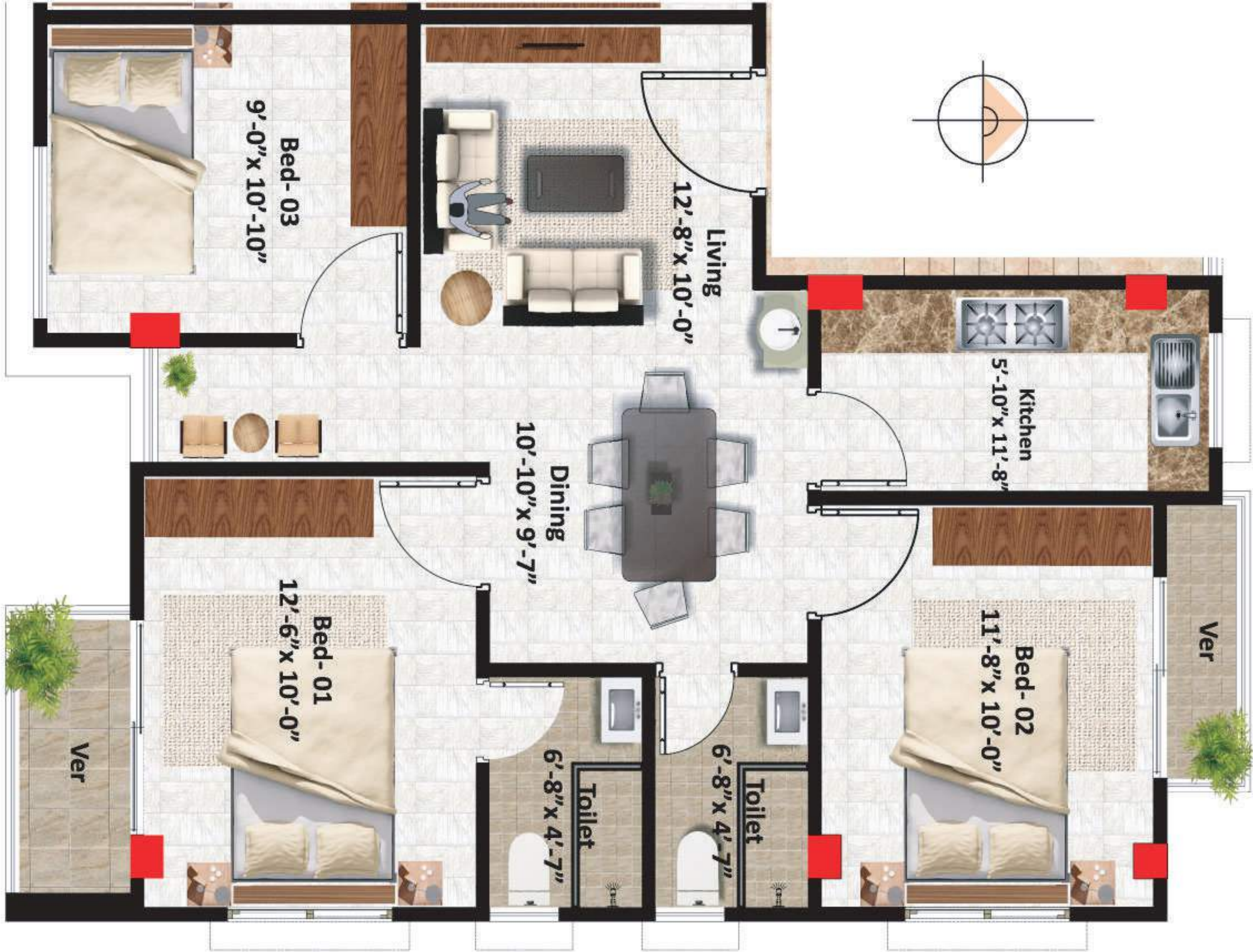
UNIT TYPE

UNIT - A 1100 sft. (Approx)



UNIT TYPE

UNIT - B 1100 sft. (Approx)



FEATURES & AMENITIES

Electrical Wiring and Fittings:

- All wiring with standard cables through concealed PVC conduits.
- All fitting & fixtures will be provided of standard quality as per choice of developer.
- Provision with power point of air-conditioner in master bed room.

Bathroom Features:

- All water lines will be concealed.
- Local fittings & fixtures will be used (as per choice of developer) with Guaranty.
- Mirror in all bathroom.
- Local Mir/ Fu-Wang / R.A.K. / CBC Ceramic tiles (8"x12") will be provided in walls and (12"x12") on floor.
- Standard quality sanitary fitting (as per choice of developer)
- Bathroom door frame and shutter will be PVC door.

Kitchen Features :

- Local X Monaica / Monalisa / Fu-wang / R.A.K/ CBC tiles (8"x12") will be provided in walls up to 7' height from the floor.
- Ceramic tiles will be provided in floors.
- Double burner gas outlet on concrete platform to support burners.
- Stainless steel counter top sink.
- Concrete shelves will be made at standard height from the floor.
- Adjust fan suitably located in kitchen.

General Features:

- Secured gate way with spacious entrance and driveway.
- Covered & protected car park and nicely arranged Reception Lobby, security post, in ground floor.
- Generator for lift, lighting in common space and two light point and one fan point in each flat.
- Intercom connection for every apartment to Guard room.

Architectural Features:

- Elegant, disciplined, straight forward planning, abundant natural air & Light facilities, cross ventilation.

Structural Features:

- R.C.C. Moment Resisting frame (MRF) with heavy R.C.O footings.
- Interior and exterior partition wall will be made of 15t class brick.
- Extra treatment will be taken on top of the roof to protect from heat.
- Standard Quality Cement will be used in all R.C.C. Member.
- De-formed mild steel round bar will be used (BSRM/Kabir/Equivalent/RRM/Rani/Mohammodi).
- The structure will be designed to withstand forces due to earthquake (as per zone-II of BNBC code).

Paint :

- Plastic paint on internal wall & ceiling external walls with water proof paint (weather coat.)

Doors:

- Main entrance door will be Shegun Solid Wooden as per choice of the developer with check viewer, safety lock & apartment number.
- All other door shutters will be flush door/p.v.c. door/imported veneer flush door as per choice of the developer.
- All doorframes will be made of solid wood except bathrooms.

Windows :

- Sliding aluminum window frame with 5 mm glass.

Floor:

- R.A.K. / X Monaica / Monalisa / Mir / Fu-Wang ceramic tiles (12"x12") or (16"x16") as per choice of the developer will be provided in floors.

GENERAL TERMS & CONDITIONS

Reservation:

Application for booking of apartments shall be made in the prescribed application form duly signed by the applicant with booking money. The company has the right to accept or reject any application.

Allotment:

After receipt to the application, the applicant will be requested to conform the booking by ensuring the down payment within a specified period. Allotment is made generally "first come first serve basis."

Allotment Transfer:

Until full payment of installment is made & possession obtained, the buyer shall not transfer or sell the unit to a third party.

Mode of Payment:

All payment shall be made by A/C payee cross cheque, bank draft or pay order to INTECH PROPERTIES LTD. against which respective receipts will be issued. The company shall not take responsibility for any cash payment made without proper receipt.

Schedule of Allotment:

The buyer must strictly adhere to the installment schedule to ensure timely completion of the construction work. Delay in payments beyond the due date shall make the allottee liable to pay a charge as per agreement on the amount of payment delayed.

Cancellation of Allotment:

Non-payment of installment, beyond Three (3) months of the schedule date the company shall have the right to cancel the agreement. In such an event the amount deposited to company will be refunded after deducting 10% of paid amount of payment delayed and payment will get when those flat sale again. After 10% Deduction, the remaining deposited amount will be given or some terms and conditions which entirely depends or reselling to the third party. On the other hand, the remaining deposited amount will be paid step by step with long term instruments.

Documentation charges: The buyer shall bear all Cost relating to transfer, registration, VAT, gain tax and any other govt. Taxes related to transfer and Registration procedure.

Incidental Cost:

Connection fees, Security deposit & incidental expenses/charges relating to gas, water, sewerage, power connection are not included in the price of the apartment, the buyer shall reimburse all the expenses incurred by the company on these when requested for.

Refund:

If anyone unable to payment and want to cancellation flat than he/she will get 90% refund here conditions is that buyer will get refund Money when the allottee flat will be sold out. Company will provide money by installment.

Handover:

The possession of each apartment and parking space shall duly be handed over to the allottee on completion and full payment of installments and other charges and dues. Prior to these the possession of the apartment will remain with the company.

Optional Features:

Various interior designing and additional fittings and fixtures as per choice of the flat owner / allottee may be done at cost basis after approval of the company.

Note:

- Until full payment is made and possession obtained, the buyer shall not do any extra work/modification work within the apartment complex on his or her own. The company has right to make any minor change/modification for betterment of the project.
- The structural and column layout may be rearranged for better interest. In such event, measurement of apartment may be revised.

OUR PROJECT



INTECH SHAPNOCHURA
 134/A, Furfura Sharif Road, Dausсалam, Dhaka.



INTECH AMIN GARDEN
 134/15 Furfura Sharif Road, Dar-us-salam, Dhaka-1216 @



INTECH Bidhilipi
 52/1 A, Main Road, Kallyanpur, Dhaka-1207



INTECH Pushpita
 House # 3, Road # 4, Kallyanpur, Dhaka-1207



INTECH Shapnodara
 58 Kabi Joem Uddin Road, North Kamalapur, Dhaka



INTECH Saleha Kunjo
 House-12, Road-9, Kallyanpur, Dhaka-1207



INTECH Shapno Bilash
 137/7 Sahid Buddhipi Gate, Mezar Road, Mirpur-1, Dhaka @



INTECH HASHIM GARDEN
 @ House # 45/5, Road # 06, Shekerta, Mohammadpur, Dhaka-1207



INTECH CHYABITHI
 @ 16/6, Primary School Road, Kallyanpur, Dhaka-1207.



INTECH Uddin Nibash
 @ Nutun Bazar, School Road, Vatara, Gulshan, Dhaka



INTECH Talukder Tower
 @ 154/11 Furfura SA, Dar-us-Salam, Mirpur, Dhaka-1216



ইন্টেক রাইসা
 @ বাড়ী # ১৭/৪১, ওয়ে # ০১, কামালপুর, ঢাকা-১২০৭



Intech Kismot Garden
 @ Furfura Sharif Road, Dausসalam Dhaka 1216



ইন্টেক ডেভেলপমেন্ট
 @ ১১১ ডিবি পথ, মিরপুর-১১, ঢাকা-১২১১



CONVENIENCES NEARBY

Educational Institutes : Methodist English Medium School
Hazrat Shah Ali Model Hight School
Hazrat Shah Ali Mohila College
Dhaka Commerce College
Prime University

Hospital : Selina General Hospital
Diagnostic Center
Mirpur Holy Crecent Hospital
Majar General Hospital

Banks : Islami Bank Bangladesh Limited
Dutch Bangla Bank Limited
Mercantile Bank Limited
AB Bank Limited
Uttara Bank Limited

Restaurants : Boishakhi Restaurant
KFC
BFC
Kacchi Bhai
Dhansiri
Shakib's 75 Restaurant

Recreational Spots : Tamanna World Park
Buddijibi Sports Park
Kollol Kutir Resort & Picnic

Super Shops : Mina Bazar
Shwapno

MEMBER REHAB

 SALES HOTLINE

01958-600070

01958-600069

01958-600068



iNTECH PROPERTIES LTD

We Build Your Future Into Reality

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www.intechproperties.com

