

A Company of  
**PARTEX** STAR™  
GROUP



 **PARTEX Builders**  
LIMITED

*Stands For Excellence*

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**PARTEX**  
**Pacific Palace**

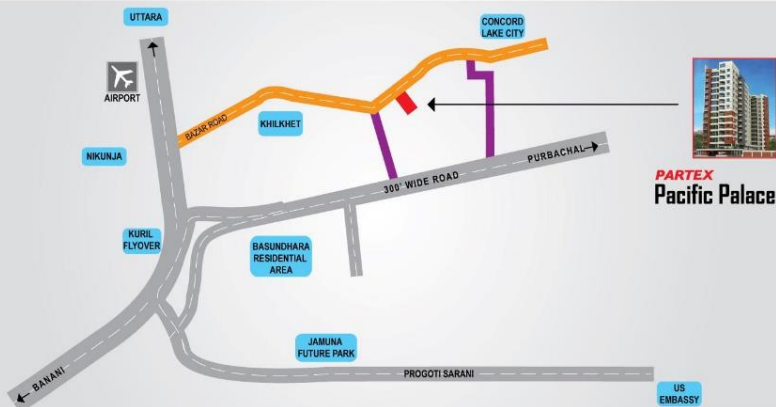


Partex Builders proudly presents **Partex Pacific Palace**, another prestigious development at Khilkhet. This is a twin 14 storied apartment building with basement having more than 50% green area left all around, beautifully designed having all modern facilities for community living. This is located in a calm, quiet and pleasant environment with perfect residential flavor, adjacent to the 300 feet wide road connected to Kuril Flyover with Airport, Uttara, Basundhara, & Baridhara at its nearest periphery.

## Project Profile

Project Name	: <b>Partex Pacific Palace</b>
Address	: Kha-100/5/1, Main Road, Namapara, Khilkhet, Dhaka
RAJUK Approval No.	: রাজউক/নবম ২বি/০সি-০০২/১৪/৫৬১ স্থাঃ তার - ০১/০৭/১৪ ইং
Land Area	: 33 katha or 54.45 Decimal
Building Type	: B + G +13 =14 storied twin building with basement
Size of Apartments	: Building-1; Type : A - 1138 sft., Type : B - 1220 sft. Type : C - 1154 sft., Type : D - 1204 sft. Type : E - 1149 sft.
	: Building-2; Type : A - 1203 sft., Type : B - 1170 sft. Type : C - 1167 sft., Type : D - 1225 sft. Type : E - 1201 sft.
Flat Details	: 3 bedrooms, drawing & dining space, 3 bathrooms, spacious verandahs & kitchen
Handover	: December, 2024

## Location Map



## Basement



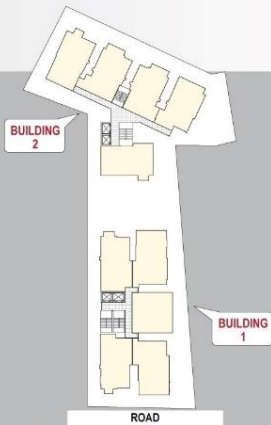
- 1: 8 Ramp
- Stoppage for lifts
- Car parking
- Spacious driveway
- Well planned drainage system
- Generator rooms

## Ground Floor



- Reception desk
- Waiting lounge
- Spacious driveway
- Car parking
- Separate decorative walkway
- Organic and inorganic garbage pits
- Caretaker's room with toilet
- Electro mechanical room
- Drivers waiting space

# 1st Floor



key Plan

- 4000 sft.(+) community space
- Children's play zone
- Planter boxes with decorative plants
- Prayer room
- Conference hall with office room
- Hand wash corner
- Powder room

# Typical Floor (Building-1)



- 2nd Floor to 13th Floor
- Type A- 1138 sft.
  - Type B- 1220 sft.
  - Type C- 1154 sft.
  - Type D- 1204 sft.
  - Type E- 1149 sft.



Type-E (1149 sft.)



Typical Floor  
(Building-2)

2nd Floor to 13th Floor

- Type A- 1203 sft.
- Type B- 1170 sft.
- Type C- 1167 sft.
- Type D- 1225 sft.
- Type E- 1201 sft.





## General Terms & Conditions

### Reservation

- i) Application for reservation of apartment shall be made on the prescribed application form duly signed by the applicant along with Booking Money
- ii) Down payment should be made within 30 days of application
- iii) The company reserves the right to accept or reject any application without assigning any reason thereto
- iv) The reservation may treat as cancelled if the down payment is not received within 30 (thirty) days of signing application, in that case booking money paid by the allottee will be treated as forfeited
- v) Once the allotment is given, the allottee is not expected to be desirous to cancel the same and such approach from the allottee shall be liable for the booking money to be forfeited

### Allotment

- i) After receipt of the application form and down payment, Partex Builders Ltd & the Buyer will enter into an agreement as a confirmation of allotment of the apartment. Until the full payment of all installments and other charges as per agreement is made, the buyer shall not have the right to transfer the allotment to a third party
- ii) Any delay in payment beyond the schedule date will make the allottee liable to pay a delay charge of 2% per month on the amount of payment delayed. If the payment is delayed beyond 60 days, the company shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting 10% of the total sales price only after resale of the Apartment

### Loan

Should the allottee desire a Housing loan, the company will do all that is possible to help secure the loan. But this will not be subject of delay of the scheduled payment

### Documentation and other Service charges

The buyer / allottee will pay transfer fee, stamp duties, registration fee, VAT, Gain Tax, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement, flat registration, transfer etc

### Incidental cost

Connection fees, security deposits and incidental expenses / charges relating to gas, water supply, sewerage, and power connections are not included in the price of the apartment. The buyers shall reimburse all the expenses incurred by the company on these accounts to the company separately

### Company's right

The company may bring minor changes in the specification, design, layout of the apartment or project only if this becomes necessary. The applicant shall not without the prior written consent of the company transfer, convey, mortgage, change or in any manner encumber, deal with or dispose of the rights and benefits till all dues of whatsoever nature to the company are fully paid up against the particular apartment and car parking

### Handover

The possession of each apartment and parking space shall be handed over to the allottee on full payment of installments and other charges and dues. Prior to this, the possession of apartment will rest with the company

### Owner's co-operative society

The buyer must become member of the Owner's co-operative society which will be formed by all apartment owners. The maintenance of common facilities and management of general affairs of the project will be looked after by the co-operative society. Members will abide by the rules framed by the co-operative society