



**GEMCON**  
CITY LIMITED

House- 44, Road- 16, (27 old), Dhanmondi,  
Dhaka- 1209, Bangladesh.  
Tel +88 02 9138246-52  
Web: www.gemconcity.com

**Hot Line :**

017 555 84 555  
017 555 84 552  
017 555 84 551

# GEMCON Montari

at bashundhara



**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 artist's impression only.



**GEMCON**  
CITY LIMITED



we build premium apartment to match your life style



live  
BIG



GEMCON  
**Montari**  
at bashundhara

## Introduction

We are proudly announcing the launching of our new venture in Bashundhara, one of the most exciting locations of the city dwellers keeping in mind the affordability of buyers from all walks of life. "Gemcon Montori" – by name, the project is located at Plot No295-296, Road No. - 7/A, Block-E, Bashundhara R/A, Dhaka. GEMCON CITY LTD. Offers different kind of building services and amenities which are truly needed for a civic life.

Regarding the orientation, the east facing project has bigger side of the plot along the road looking over the lush green surrounding of the vicinity. Excellent road network of Bashundhara R/A has made some key civic factors like Apollo hospitals, School, Universities, banks, Supershops etc. Within walking distance of the project.

In this project, We are making one building comprising 18 apartments on 9 Habitable floors leaving ground floor open for parking, community space and a significant space for necessary landscaping and water features. The architect has designed 2 apartment on each floor in such a way that all rooms and spaces have become organised in sequential, free flowing and continuous to be equipped with modern, stylish and elegant Fittings and Fixtures.

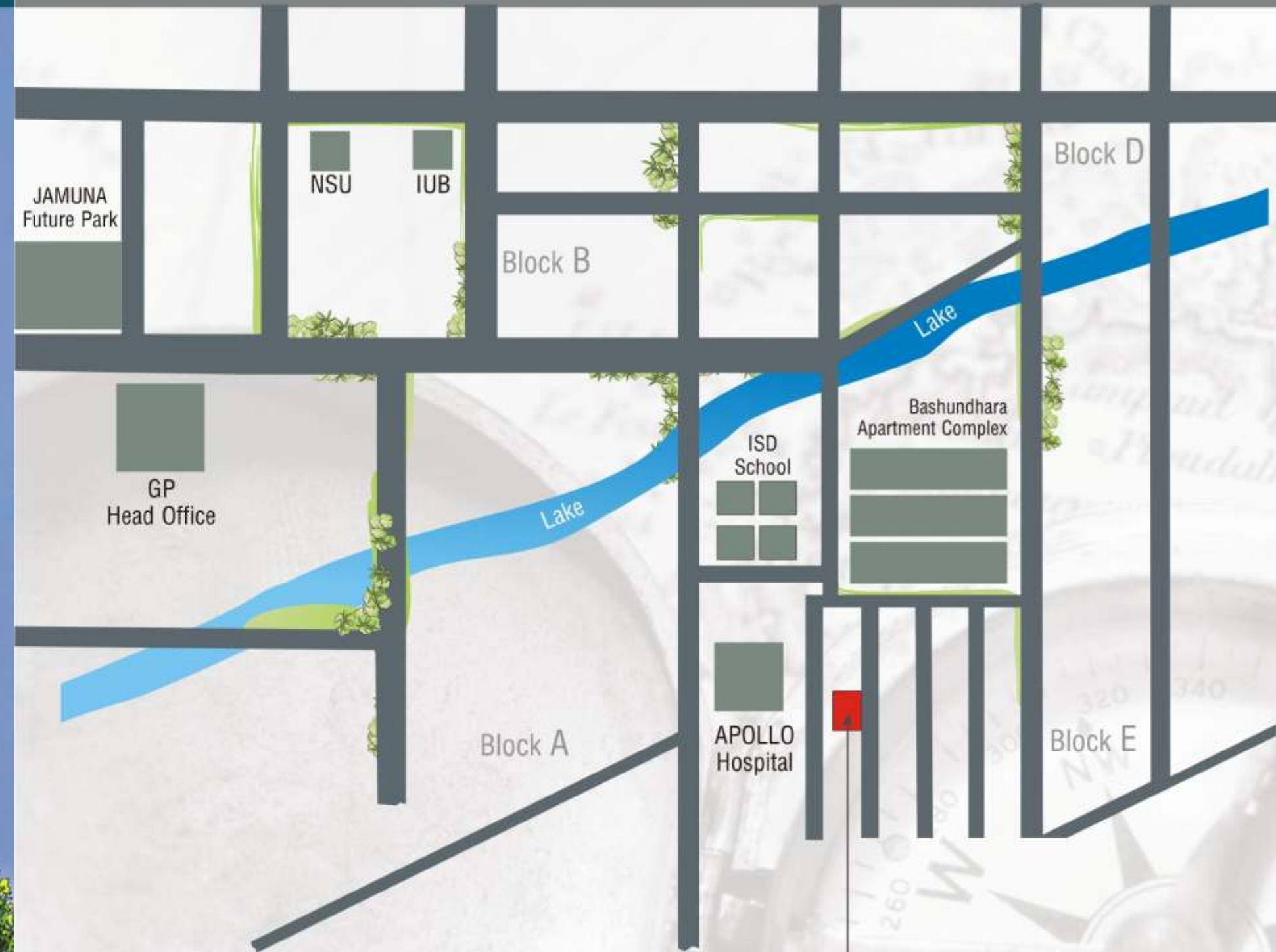
This brochure will provide you the relevant details. We will appreciate your sending mails, making calls and visiting either our office or projects and our ever-friendly Sales & marketing team is always ready to meet your all sorts of queries.

# GEMCON Montari

at Bashundhara



## Location Map



GEMCON  
**Montari**

# GROUND FLOOR PLAN



# LAYOUT PLAN



TYPE-A  
2025 sft. (Approx.)

Axonomic View



TYPE-A  
2025 sft. (Approx.)



TYPE-B  
2025 sft. (Approx.)

Axonometric View



TYPE-B  
2025 sft. (Approx.)



# Roof Plan





## Features & Amenities



### Floor features:

- Mirror Polished 24" x 24" tiles in all typical floor. (RAK/Equivalent)
- Nosing tiles in stair and lobby. (RAK/Equivalent)

### Bathrooms features:

- Master bathroom will be exclusively furnished with following features
  - 12" x 12" Homogeneous floor tiles. (RAK/Equivalent)
  - Good quality brand ceramic wall tiles in all bathrooms up to ceiling height. (RAK/Equivalent)
  - Combi set will be COTTO/ Imported/ Equivalent. Other fittings will be imported/Equivalent.
  - Cabinet basin with Marble top.
  - Inner-side lacquered veneered flush door/ PVC door. (Partex /Akij/Equivalent)
  - Hot and cold concealed water lines.
- All other bathrooms will be provided with
  - 12" x 12" Homogeneous floor tiles. (RAK/Equivalent)
  - Good quality ceramic wall tiles in all bathrooms up to ceiling height. (RAK/Equivalent)
  - Standard quality fittings and fixtures. (Nazma/ Sattar /Equivalent)
  - Pedestal basin. (RAK/ Equivalent)
  - Inner-side lacquered veneered flush door/ PVC door. (Partex /Akij/Equivalent)
- Servant's bathroom (if provided in designed floor plan) will have
  - Long pan, low down and shower tiles in floor & wall (RAK/Equivalent).
  - Good quality fittings. (Nazma/Sattar/equivalent)
- Enamel paint on walls and ceiling to prevent dirt and dampness. (Berger/Aqua/Equivalent)
- Standard size mirrors in bathrooms with overhead lamps.
- Standard quality fittings i.e. Towel rail, Toilet paper holder, Push shower, Soap case in all Bathroom.
- Ground Floor Toilet commode/Basin will be RAK/equivalent. Toilet fittings will be of Sattar/Equivalent.

### Door and Window features:

- Main entrance door will be provided with
  - Chittagong Teak Frame.
  - Decorative Shutter Chittagong Teak with French polish.
  - Door chain, Check viewer, solid brass door knocker, Apartmen number plate, doors handle with security lock.

- Internal Door in bedrooms with good quality locks will be provided with
  - Seasoned Teak chamble door frame.
  - Strong and durable veneer flush door shutter with French polish. (Partex /Akij/Equivalent)
  - Sliding windows will be of 5 mm clear glass with mohair lining and rain water barrier in Aluminium section and provision of mosquito nets.
- Window and verandah will have safety grills and Aluminum section.

### Kitchen features:

- 16" x 16" floor tiles will be provided. (RAK/Equivalent)
- Concrete work top will be provided at standard height from floor level with granite worktop.
- Wall tiles up to standard height above the sink and Double burner gas outlet. (RAK/Equivalent)
- Suitably located exhaust fan. (Imported/Equivalent)
- One high polished stainless counter top with Double bowl steel sink with mixture.
- Concealed hot and cold water lines will be provided.

### Electrical features:

- Good quality available electrical switches, circuit breakers and other fittings. (MK Brand/Equivalent)
- Lucrative light fixture will be provided in staircase and lobby area. (Swash/Crescent/Equivalent)
- Independent electric meter will be provided in each apartment.
- Standard quality Electrical distribution box will be provided with Main Switch.
- Nicely finished Concealed electrical wiring will be provided. (BRB/Paradise Cables/Equivalent)
- All power outlets with earthing connection.
- Provision for air conditioner in master bed and living area.
- Nine Emergency points (6 lights, 3 fans) will be provided in each apartment.
- Emergency power backup will be provided for lift, lobby, and intercom service, common spaces like car parking, reception area, security room and main gate.
- Cable TV line provision shall be in master bedroom and living room/family space.
- One telephone connections point in master bed room or living room.
- Concealed fan hook.

## Features & Amenities

### Painting & Polishing features:

- Weather coat/ Durocem paint at outside walls (Berger/Aqua/Equivalent).
- Smooth finished and soft colored plastic paint on internal walls and ceilings (Berger/Aqua/Equivalent).
- Safety grills will have matching color Enamel paint (Berger/equivalent)
- Verandah railing will be as per the design of perspective.

### Utility lines (Water & Gas) features:

- Two best quality water pumps will be provided [one standby] (Pedrollo/SAER/Equivalent).
- Water reservoir designed to hold two days water supply with additional half day in the roof top tank.
- Titas gas approved concealed gas line lay out design with adequate safety measures.
- Sewerage and stream water connected to WASA.
- Individual Gas meter for each apartment will be provided as per permission of govt. authority.

### Civil Works:

- Outside walls will be plastered 10" brick wall.
- All interior walls will be plastered 5" brick wall.
- Walls separating apartments will 10" brick wall.
- Lime terracing on roof. Parapet wall will be 5" brick wall.

### Structural & General Engineering

- Structural Design parameters are based on Bangladesh National Building Code (BNBC), American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- Building will be a framed RCC structure.
- Expert Sub-Soil Investigation and Soil composition analyzed shall be provided.
- Termite treatment shall be ensured in Ground Floor surroundings of the Building.
- Total foundation and superstructure Design and Supervision will be performed by a team of reputed and professional Structural Design Engineers.
- Systematic Structural Combination of Steel Reinforced Concrete Frame and shear wall core as per design.
- Structure will be capable of withstanding earthquakes as per BNBC Code.
- Major Structural Materials:
  - Cement : Holcim/ Cemex/Scan/Lafarge surma/Akij /Equivalent. (as per availability)
  - Steel : Rahim Steel Mills Ltd. / Bashundhara Steel/BSRM/Equivalent. (Grade – 60/75)
  - Coarse aggregates : Graded Good quality Stone/Brick chips.
  - Bricks : Good quality 1st class bricks.
  - Coarse Sand : Sylhet, Coarse Sand (FM=1.8-2.2)
  - Fine Sand : Local Sand (FM=1.0-1.2)
- All Structural Materials including Steel, Cement, Bricks, Sylhet Sand and other aggregates etc. of the highest standard and screened for quality including Laboratory Testing.
- Direct supervision at every stage of construction will be ensured by team of experienced and qualified Architect and Engineers to ensure highest quality workmanship.
- Systematic Testing of concrete and other completed work samples shall be done at different stage from quality control laboratories from BUET.



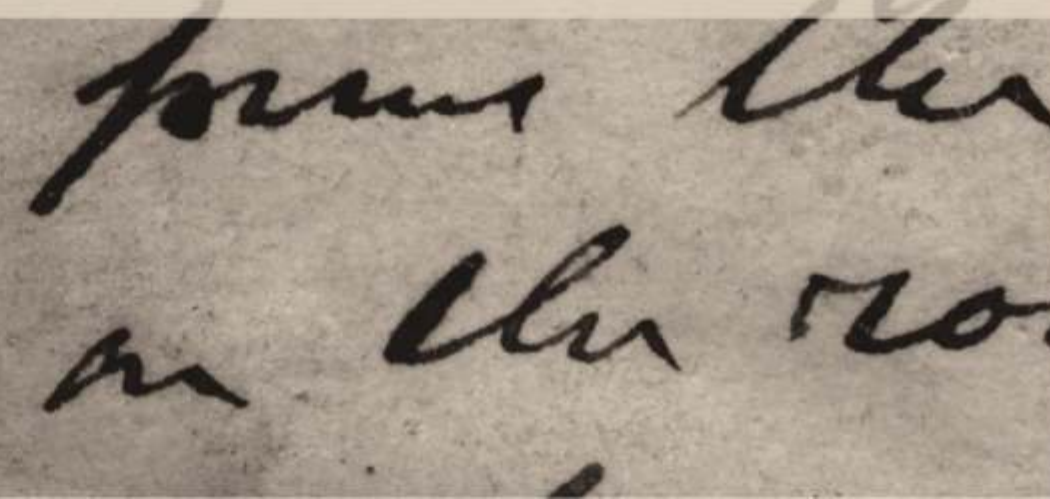
#### General Amenities:

- Secured gateway with spacious driveway at entrance will be provided. Security provision considered for control of incoming and outgoing persons, vehicles, goods etc.
- Main lobby and Reception area in secured premises with granite concierge desk completed with personal mailboxes.
- Exclusively furnished visitors' waiting area will be provided.
- Covered & protected reserved car parking in ground with comfortable driveways as per design provision.
- Separate driver's waiting area with toilet.
- Staircase will have easy to mount steps and adequate lighting.
- Separate area in rooftop with individual clotheslines for drying laundry.
- Elaborate Intercom system to connect each apartment to the concierge desk.
- Spacious community space at GF will be provided.
  
- LIFT: Two superior qualities Lift of European origin having 8 persons capacity, with adequate lighting, attractive cabin, emergency alarm and escape provision will be provided.
  
- GENERATOR: One newly imported Diesel generator of adequate capacity which is sound Attenuated will be used
  - The Generator engine should be provided by one of the known brands of European Origin/Equivalent.
  - Alternator should be of reputable make preferably European Origin/Equivalent.
- TRANSFORMER: One Transformer with PFI of required capacity, panel board and other required accessories as specified by DESCO (e.g MCCB switches, bus-bar copper, earthing, switch gear etc.) shall be provided
  - Brand/Origin- Mega tek/Energy Pac/Equivalent.

N.B.:In case of non-availability of the materials mentioned in the proposal equivalent materials in terms of quality and price available in the market will be used and GCL reserves the sole discretion to determine the standard of fittings and fixtures.



- **APPLICATION** : Application for allotment of apartment should be made on the prescribed **APPLICATION FORM** duly signed by the applicant along with Earnest Money (EM). On acceptance of an application, the company will issue an allotment letter to the applicant.
- **PAYMENTS** : Balance shall be payable in monthly equal installments by post dated A/C Payee cheques in favour of **Gemcon City Ltd.** on accepting the application with earnest money. Bangladeshis residing abroad may make all the payments in foreign exchange as per exchange rate issued by the Bangladesh Bank as on the date of payment received.
- **DELAY IN PAYMENTS** : Allottee will be liable to pay delinquent charge of 0.10% (point one percent) per day on the amount due.
- **CANCELLATION OF ALLOTMENT** : If any cheque is dishonoured twice by the Bank and any payment is delayed by more than 60 (sixty) days, **Gemcon City Ltd.** shall have the right to cancel the allotment without any notice and the amount paid by the Allottee will be returned except service charge of Tk. 3,00,000.00 (Three lac) only. Before Registration and handing over of the apartment to the Allottee, the apartment can not be transferred to any other person/s by the Allottee.
- **DEED OF AGREEMENT** : After adjustment of 30% of total price, **Gemcon City Ltd.** & the Allottee shall execute a Deed of Agreement.
- **POSSESSION & LAND TRANSFER** : Possession and title of the apartment shall rest with **Gemcon City Ltd.** until full adjustment of the installments and all other charges/dues including extra charges for delayed payment are made. Allottee will own a proportionate share of the land on which the building is situated.
- **DOCUMENTATION COST** : The Allottee shall bear all costs related with stamp duties, registration fees and related all other taxes etc. including legal and miscellaneous expenses likely to be incurred in connection with land & apartment transfer.
- **SERVICE FACILITIES COST** : All cost of equipment and connection Fees/charges, security deposits and other incidental expenses relating to Gas, Power, Sewerage, Water connection etc. will be on the Allottee's account. Allottee will be charged proportionately.
- **CHANGES** : Minor changes may be incorporated by **Gemcon City Ltd.** in design and specification, should these become necessary. Minor internal changes also may be done by the Allottee but it must be within the possibilities and limitations of the total building system and must be executed through **Gemcon City Ltd.** The allottee will pay the cost for any additional work. Allottee will not be permitted to execute any internal decoration and/or woodwork until completion of full payment and taking over of apartment from the Developer.
- **ABANDON OF PROJECT** : If the project is abandoned for any reason beyond the control of **Gemcon City Ltd.** such as acts of God, economic depression, policy of the Govt. **Gemcon City Ltd.** will refund the entire money deposited by the Allottee within 180 days from the announcement made to this effect. Allottee will not be entitled to any other claim whatsoever.
- **WELFARE ASSOCIATION** : In the interest of all the occupants of the complex a "Flat Owners' Welfare Association" will be formed and each Allottee, after payment of all installments and charges will be a member of the society. Each Allottee must deposit Tk. 50,000/- for each apartment towards the Reserved Fund before final documentation and taking the possession of the apartment.



## TERMS & CONDITIONS

