



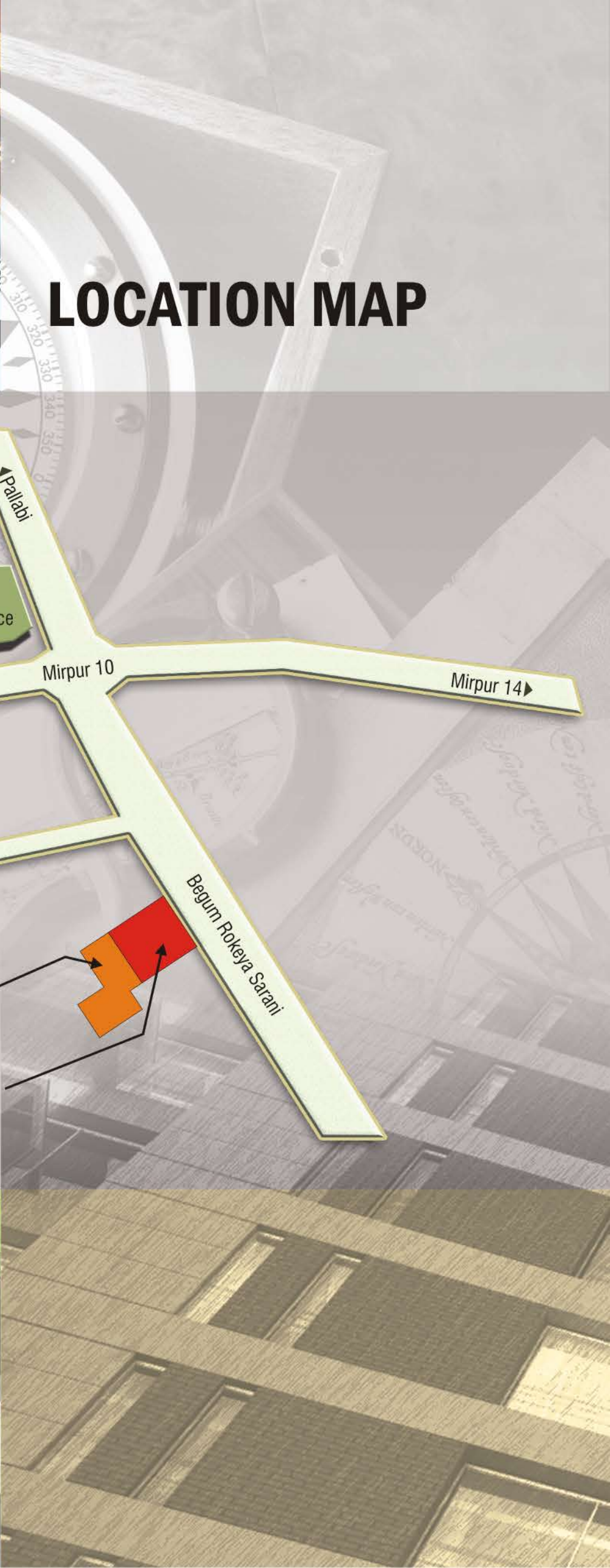
GEMCON
CITY LIMITED

GEMCON *Nilgiri*

114, Begum Rokeya Sarani, Mirpur-10, Dhaka.



LOCATION MAP



GEMCON
Nilgiri

live
BIG

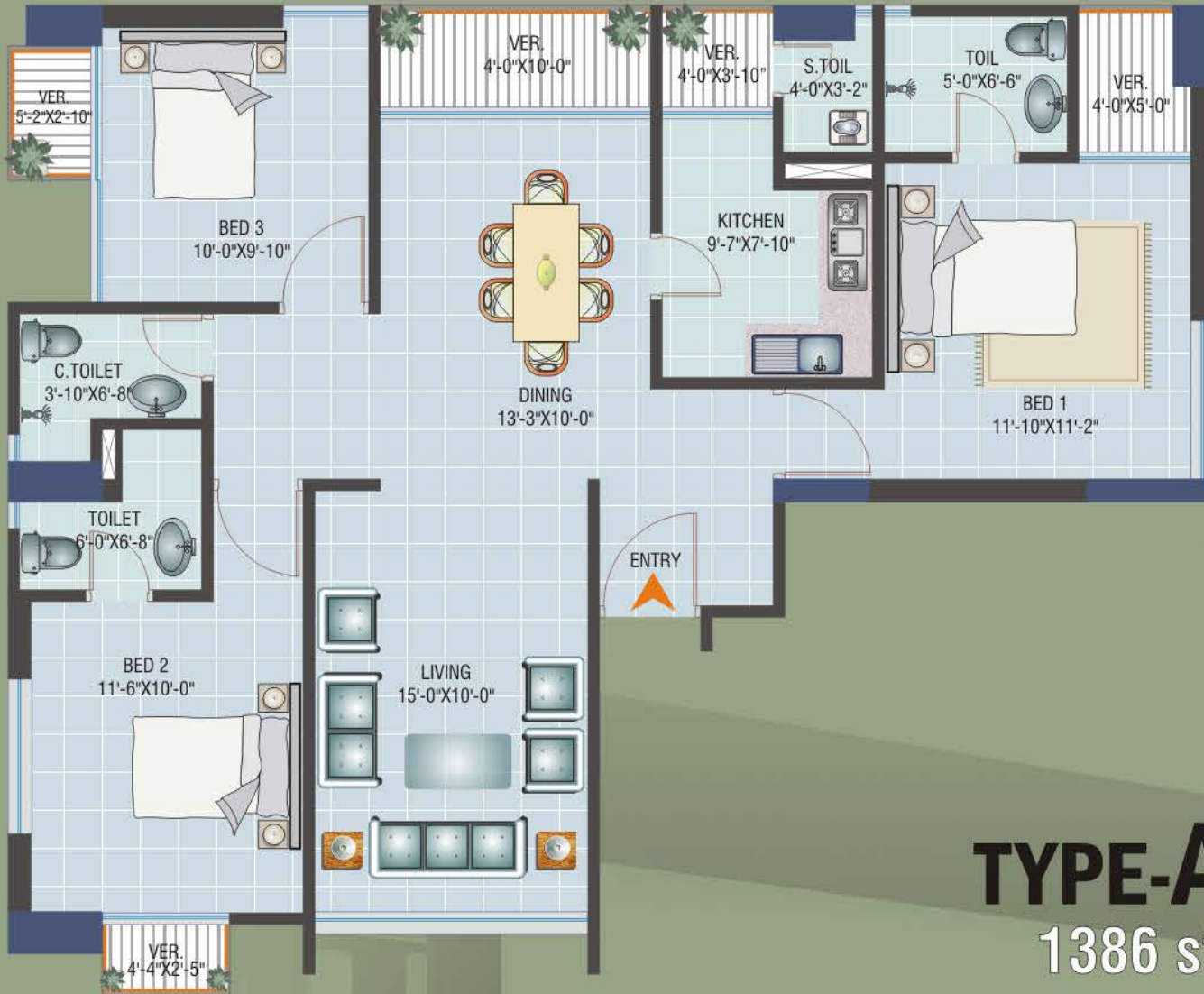


Ground Floor Plan



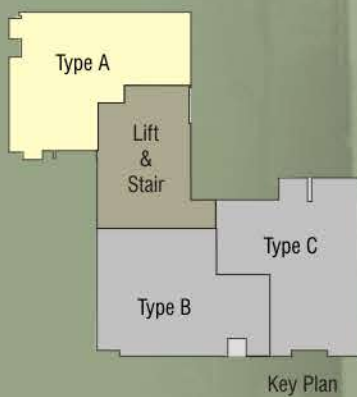
TYPICAL FLOOR PLAN





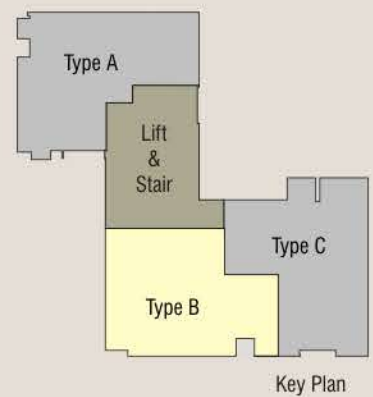
TYPE-A

1386 sft



TYPE-B

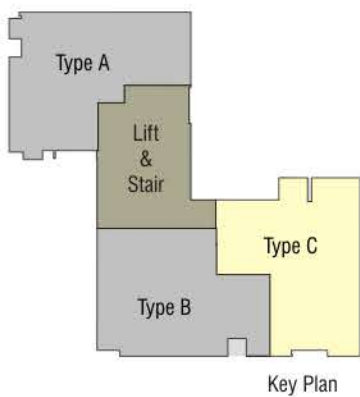
1353 sft



Key Plan

TYPE-C

1410 sft



Special Features



Community space



Children's play area



Rooftop garden



Spacious lift-lobby

Features & Amenities

Floor features:

- 24" x 24" tiles in all typical floors. (RAK/Equivalent)
- 24" x 24" Mirror polished tiles to be fitted on the reception lobby in ground floor.
- Nosing tiles in stairs and mirror polish tiles/granite combination in lift lobby at each floor (Imported/Equivalent).

Bathrooms features:

Master bathroom:

- Good quality ceramic floor tiles.(RAK/Equivalent)
- Good quality ceramic wall tiles in all bathrooms up to ceiling height. (RAK/ Equivalent)
- Combi set will be RAK/ Equivalent. Other fittings will be of GCL standard.
- Cabinet basin with tiled top.
- Inner-side lacquered veneered flush door/ PVC door. (Partex / Akij / Equivalent)
- Hot and cold concealed water lines.

All other bathrooms:

- Good quality ceramic floor tiles.(RAK/Equivalent)
- Good quality ceramic wall tiles in all bathrooms up to ceiling height. (RAK/ Equivalent)
- Standard quality fittings and fixtures. (Sattar / equivalent)
- Pedestal basin. (RAK / Equivalent)
- Inner-side lacquered veneered flush door/ PVC door. (Partex / Akij /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

- Seasoned teak chamble door frame.
- Decorative solid wood shutter with French polish.
- Door chain, check viewer, solid brass door knocker, apartment number plate, doors handle with security lock.

Internal door in bedrooms with good quality locks will be provided with

- Seasoned teak chamble/Strong Chapalish 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 (local) and provision of mosquito nets. All windows would be good quality clear glass. Verandah railing will be as per approved design perspective/elevations.

Kitchen features:

- 12" x 12" floor tiles will be provided. (RAK/ Equivalent)
- Concrete work top will be provided at standard height from floor level with tiles worktop.
- Wall tiles up to standard height above the sink and one high polished stainless counter top steel sink (Single bowl single tray) will be provided.
- Suitably located exhaust fan will be provided. (Imported/ Equivalent)
- Concealed hot and cold water lines will be provided.

Electrical features:

- Good quality available electrical switches, circuit breakers and other fittings. (Imported/ Equivalent)
- Lucrative light fixture will be provided in staircase and lobby area. (GCL Standard)
- Independent electric meter will be provided for individual apartment.
- Standard quality electrical distribution box will be provided with main switch.
- Nicely finished Concealed electrical wiring will be provided. (BRB/Paradise/ Equivalent)
- All power outlets with earthing connection.
- Provision for air conditioner in master bed and living area (if DESCO permits).
- 5 lights and 3 fans point will have emergency backup in each apartment.
- Emergency power backup will be provided for lift, lobby, stair, intercom service, water pumps, 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.
- Two telephone connections point in master bed room and living room.
- Concealed fan hook.

Painting & Polishing features:

- Smooth finished and soft colored plastic paint on internal walls and ceilings (Berger/ Equivalent).
- Safety grills will have matching color enamel paint as per perspective (Berger/ Equivalent)
- Verandah railing will be as per the design of perspective. (Berger / Equivalent)



Features & Amenities

Utility lines (Water & Gas) features:

- Two best quality water pumps will be provided (Pedrollo/ SAER-Italy/ Equivalent).
- Water reservoir designed to hold two days water supply with additional half day in the roof top tank.
- Concealed gas line pipe layout with adequate safety measures.

Civil Works:

- Outside walls will be RCC or 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 RCC framed structure.
- Expert sub-soil Investigation and analyzed soil composition shall be ensured.
- 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.
- Structure will be capable of withstanding earthquakes as per BNBC Code.

Major Structural Materials:

- Cement : Lafarge surma/Cemex/ Seven Rings/Equivalent. (As per availability)
- Steel : BSRM/AKS/Baizid/Anwar/KSRM/Equivalent. (Grade -60/72)
- Coarse aggregates : Graded Good quality Stone/Brick chips.
- Bricks : 1st class standard bricks.

- Coarse Sand : Sylhet Sand (FM=2.2-2.5)
- Fine Sand : Local Sand (FM=1.2-1.5)
- All Structural Materials including Steel, Cement, Bricks, Sylhet Sand will be of high standards and properly screened for quality.
- Direct supervision at every stage of construction will be ensured by team of experienced and qualified Architects and Engineers for high quality workmanship.
- Systematic testing of concrete will be done at different stages of work from BRTC, BUET for further quality assurance.

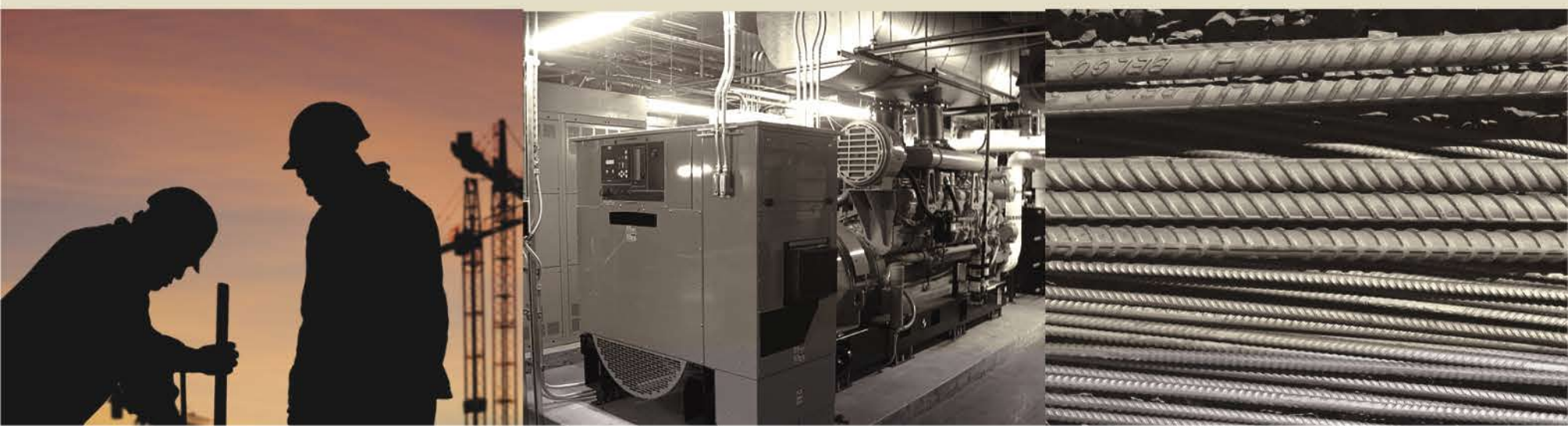
Electro-Mechanical amenities:

- LIFT : Superior quality lifts will be provided (Imported/Equivalent)
- GENERATOR : One brand new imported diesel generator of adequate capacity with canopy-
 - Engine : Perkins/Cummins/Equivalent.
 - Alternator : Stamford/Leroy somer/ Equivalent.
 - AMF : UK/USA/Equivalent.
- TRANSFORMER: One Transformer with PFI panel board and other required accessories as specified by DPDC/DESCO.

General amenities :

- Circular driveway.
- Children's play area at ground floor.
- Secured gateway with spacious driveway at entrance will be provided. Security provision with CCTV considered for control of incoming and outgoing persons, vehicles, goods etc.
- Separate area in rooftop for drying laundry.
- Intercom system connected each apartment from the reception desk.
- Spacious community space at ground floor.

Disclaimer: In case of non-availability of the materials mentioned in the brochure, equivalent products/materials will be used and Gemcon City Limited reserves the sole discretion to determine the standard of fittings and fixtures.



Terms & Condition

- **Application** : Application for allotment of residential space 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 instalments by post dated A/C Payee cheques in favour of **Gemcon City Ltd.** on accepting the application with earnest money. Bangladeshi 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 zero 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 10% of total payment only. Before registration and handing over the residential space to the Allottee, the space cannot be transferred to any other person 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 built.
- **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 & residential space 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 borne by Allottee. Allottee will be charged proportionately of the total cost.
- **Changes**: Minor changes may be incorporated by **Gemcon City Ltd.** in design and specification. 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., political instability **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 "Gemcon Nilgiri Owner's Welfare Association" will be formed and after payment of all instalments and charges, will be a member of the said society. Each Allottee must deposit Tk. 200,000/- for each space towards the Reserved fund before final documentation and taking the possession of the space.

