

Freesia



rime
Real Estate & Housing Ltd.

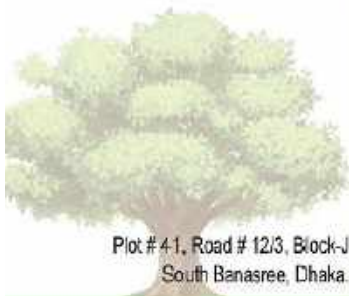
We do what we promise.

rime

Real Estate & Housing Ltd.

We do what we promise.

View of Freesia



Plot # 41, Road # 12/3, Block-J
South Banasree, Dhaka.



Introduction

Rime Real Estate & Housing Ltd. is one of the famous Developer's Companies. Now we are working Residential Projects at Uttara. We are very much delighted to bring your notice to the announcement that making a build exclusive apartment in Uttara area of Dhaka city. We are grateful to active a team who has been carefully evaluation the performance of different across the country. The company moving ahead with an experience team of builds professional management for making a new world in Beautiful Bangladesh. We care our clients as a friend or family member. We think today what clients think tomorrow. We thought that clients choosing tendency are change day by day. So the standard style, quality, security and prestige are the uncompromising concern of the company will apartment any buyer form the flow of the tradition dwelling system RAJUK approved plan design, BSTI approvals, absolute Earth quake preventive, prescribe silent fitting & fixtures will assure our valued customer for ever-relation with us.

Project at a Glance

Project Name	: <i>Freesia</i>
Project Address	: Plot # 41, Road # 12/3, Block-J, South Banasree, Dhaka.
Nature	: Residential Building
Storey	: 7 Storie
No. of Parking	: 5
Lift	: 1
Open Space	: 50% of total area
Apartment Size	: 1350 sft.(approx.)
Stair	: 1 Main Stair
Apartment Contains	: 3 Bedrooms, 3 Toilets, Living Room, Dining, Verandah
Common Features	: Community Space.
Architectural	: IFTKHAR AHMED, B ARCH. (BUET), IAB REG. NO. : A-143
Structural	: ENG. MD. HAFIJUR RAHMAN
Developer	: Rime Real Estate & Housing Ltd.



South Banasree Project Road

Eastern Ponn
Bithi Market

South Banasree
Central Jame Masque



12/2

20' WIDE ROAD

12/3

20' WIDE ROAD

J-40

J-41

J-42



LOCATION MAP





GROUND FLOOR PLAN 



One Unite Per Floor - 1350sf.

TYPICAL FLOOR PLAN





rime
Real Estate & Housing Ltd.



ROOF FLOOR PLAN 



Light up your home

- Master Switch for light, fan in foyer living, dining and family lounge.

Features & Amenities

CONSTRUCTION FEATURES SPECIFICATION

An apartment will consist of :

- > 3 Bed Rooms, Master bed, Second bed & Guest bed
- > Each flat are 3 toilets.
- > Each flat are (One) Kitchen, dining cum drawing.
- > Each flat are 3 Verandah.

Walls :

- > Walls below ground level are waterproof R.C.C
- > Outside walls are 5" Brick wall.
- > All interior walls are also plastered 5" Brick work.
- > Roof top parapet wall.

Bath Room :

- > Good quality Sanitary Fixtures & Fitting (Commode, Basin, Soap Case, Towel rail, Toilet paper holder) in all bathrooms. (R.A.K/STELLA) or equivalent.
- > Ceramic Tiles in all bathrooms except made toilet up to ceiling height (R.A.K, CBC, Great wall equivalent (Size : 8" x 12").
- > Homogeneous tiles RAK / Great wall / CBC on Lift Lobby & Star.
- > There are Master Bathroom with tiles top and Pedestal Basin
- > All Toilets doors are U-PVC.

Floor :

- > Homogeneous Tiles (R.A.K/Great wall/China Bangla or equivalent 18" x 18"
- > Bathroom Floor tiles 12" x 12" Homogeneous.

Electrical :

- > Electrical Switches, Circuit Breaker and plug points. (China Brand)

Light fixtures In Stair and lobby :

- > Individual Electric Meter is for each apartment
- > Electrical distribution box is using main Circuit Breaker in each apartment.

- > Concealed electrical wiring is use Citizen Cable
- > All power outlets with Earthings connection
- > Use provision for air Condition in Master Bed Room.
- > Use one light point in each Verandah
- > Use one Telephone line in Drawing Room.
- > Use provision for TV Drawing room.

Door & Windows :

- > Main door - Sagun (Chittagong) door.
- > Main entrance door comprises with the following:
 1. Check viewer and quality lock.
 2. Calling bell switch of good quality.
 3. Apartment number brass.
- > Use all doors with good quality Mortise Locks Bronzed Aluminum fitting except kitchen outside.
- > Sliding window with 5mm (White Color) Glass Completed with mohair lining and Rainwater barrier in 3 inches Aluminum Section.
- > Good quality locks in window.
- > Internal doors are of strong and durable veneer.
- > Flush door (Mahagoni) & Shutters with French polish.
- > All internal door frames are made of Mahagoni as per seasonal availability.
- > Safety grills with matching color Enamel paint in all

Kitchen :

- > Use Ceramic Tiles (RAK / Great Wall / China Bangla) in kitchen (Size - 12" x 20").
- > Kitchen Floor tiles 12" x 12" Homogeneous
- > Exhaust fan provision.
- > One high polished stainless Counter Top Steel Sink.
- > Use provision for Double burner Gas outlet.

Painting & Polishing :

- > Exterior wall will be show sem (Berger/Elite or equivalent).



Features & Amenities

- > Smooth finished and soft colored plastic paint on all internal walls & be use in ceilings.
- > French polished door frames & shutters.
- > Use Verandah railing according to the design of perspective.

Utility Lines (Water & Gas) :

- > Use Concealed Gas and Water lines.
- > Use Hot & Cold water lines in kitchen.
- > Water reservoir designed to hold two days of water.
- > Use Gas pipe lines and materials from TITAS with adequate safety measures. (If TITAS approves)
- > Use Individual Electrical Meter for each apartment (Supplied by DESCO).

Generator:

- > One standby Emergency Residents Generator for operating in case of power failure off.
- > Emergency power supply use of one fan, one light in each apartment.
- & emergency power in Lift, Pumps, Lobby, Intercom service, Common spaces like Car Parking, Reception area, Security room, Main gate, stair & use Fire Extinguisher in each floor also use One kind of Superior quality generator & Specification of Diesel Generator.

Lift :

- > Use capacity of 1 (One) lifting 6 (Six) passengers (Fuji HP Brand).

Water pump :

- > One best quality water pumps be use.

Intercom System :

- > Use Intercom System to connect each apartment.

General amenities of the building :

- > Electricity supply approx 220/440 from DESA / DESCO source with separate main cable with distribution board.
- > Under ground water reserve with one lifting pump.
- > A fire extinguisher one is floor engineering features.
- > Architecture planning & structural design prepared by reputed & professional consultant structural analyses for design is utilizing by the latest computer software.
- > Heavy reinforcement RCC foundation.
- > All structural materials including Steel, Cement, Stone, Sand & other types of aggregates etc. of the heights available standard.
- > Structural capable of withstanding major earthquake.



Terms & Conditions

01. Reservation : Application for reservation of apartment shall be made on the prescribed application form duly signed by the applicant with the booking money. **RREHL (Rime Real Estate & Housing Ltd.)** keeps the right to accept or reject any applicant.

02. Allotment : After receiving the application form and booking money the applicant will be requested to confirm the reservation by making the down payment within a specific period. On receiving the down payment RREHL will issue an allotment letter and payment schedule. Allotment is made generally on "First come is First Services".

03. Allotment Transfer : Before full payments of all installments are made possessions obtained the buyer sell not transfer or sell the unit allotted to him/her to a third party.

04. Mode of payment : All payments shall be made by crossed Cheque / Bank draft in favor of **RREHL** against which receipts will be issued. **RREHL** will not take responsibility for any cash payment made without proper receipt. Foreigners and non residents may pay by foreign currencies through bank. Conversion into take will be done at prevalent Bangladesh Bank exchange rate.

05. Schedule of Payment : All payment is to be made by crossed Cheque / Bank draft / pay order etc. The buyers must strictly adhere to the schedule of payment to ensure timely completion of the construction period. Any delay in payment up to two installments will make the buyer liable to pay a charge of 4% (Four) percent per month on the amount of payment delayed. If the payment is delayed beyond two installments so the **RREHL** shall have the right action to cancel the allotment.

06. Cancellation of Allotment : Non payment of installments beyond 2 (Two) months, **RREHL** reserves the right to cancel the allotment. In such event the deposited amount will be refunded to the client after deducting TK. 2 (TWO) Lac only after resale of the respective apartment.

07. Documentation, Charges & Govt. Taxes : The buyer shall bear all costs relating to transfer, registration, VAT, gain tax and any other taxes.

08. If necessary SOLAR then we will use SOLAR both of party with conversation/mutual understanding.

09. Developer's Rights : **RREHL** may make minor changes in the specifications, design and layout of the apartment should this become necessary.

10. Refund : For any reason beyond the control of **RREHL** or otherwise the land owner if compelled to abandon the project, **RREHL** shall be bound to refund all deposited money to the clients within 90 (Ninety) days. In such situation the client will not be entitled to claim any kind of compensation or interest on the money deposited.

11. Completion of the projects : The time of completion is 30 months period of the construction of the project can be affected by unavoidable circumstances beyond the control of the developer like natural calamities, political disturbances, strikes, civil commotions, non availability of materials and other force major problem on the **RREHL**.

12. Handover : The possession of each apartment and parking space shall be duly handed over to the allotted on completion and on full payment of installments and others charges and dues. Prior to this, the possession of the apartment will remain with **RREHL**.

13. Membership : All purchasers will have to be member of the Flat Owner's Cooperative Society and such society will be responsible for management of common facilities like gas, water, sewerage, electricity maintenance of the common space of the Building. Each apartment owner has to pay Cooperative Society deposit of 20,000/= (Twenty Thousand) before taking & taking the possession of the Flat.

14. Until full payment is made and possession obtained the buyer shall not do any extra work / modification with the apartment complex on their own or mortgage the property with bank or any kind of financial institution.

Before taking over possession formally by allottee, the allottee cannot transfer the allotted apartment to a third party without written consent & observing formalities according rules of **RREHL**.







General Disclaimer :

*The information contained in this Brochure and Plans are subject to change as may be required by the authority or the projects architect.
All measurements are approximate, All illustrations are artist's impression only.*

Member  REHAB

RAJUK  Enlisted

rime
Real Estate & Housing Ltd.
We do what we promise

 Road # 14/C, House # 7, Flat # 1B, (1st Floor), Sector # 4, Uttara, Dhaka - 1230.
 Cell: +88 01708 580 001, 01708 580 002, 01708 580 008, Tel: 88-02-8962257
 e-Mail : info@rimerealestate.com
 Web : www.rimerealestate.com

 imagination
enlist. DT/14/06/11