



SINCE 1972

**ABC.**  
*Sanchayita*



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*Sanchayita*

ABC HOUSE



1988

ABC HERITAGE



2008



**A**mid the numerous names of property developers, ABC Real Estates Limited stands out with an edge of experience & assurance.

Over four decades ago, a group of committed professionals came together to set off a venture that would strive to build a better Bangladesh. Together they achieved a perfect harmony of wisdom, new ideas & integrity. Today, the name ABC has become synonymous to quality & reliance.

On principle, ABC believes in quality, not quantity. Selective operations backed up by a strong foundation & passionate commitment has indeed allowed us to always offer only the very best.

*Come Home to ABC*

# About Us

# Location



**ABC Sanchayita**  
Plot # 7, Road # 14/D  
Sector # 4, Uttara, Dhaka.

"ABC Sanchayita" is located in Sector-4, adjacent to Dhaka-Mymensingh road with close proximity to the major functional landmarks of Uttara. Prominent bank branches, hospitals, police station, reputed educational institutes, shopping complexes - all are within comfortable walking distance from this apartment complex.

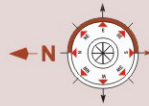
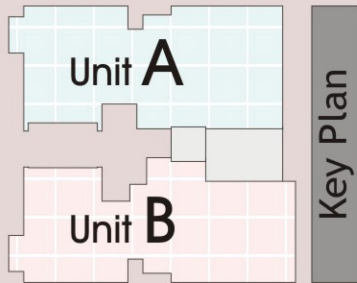
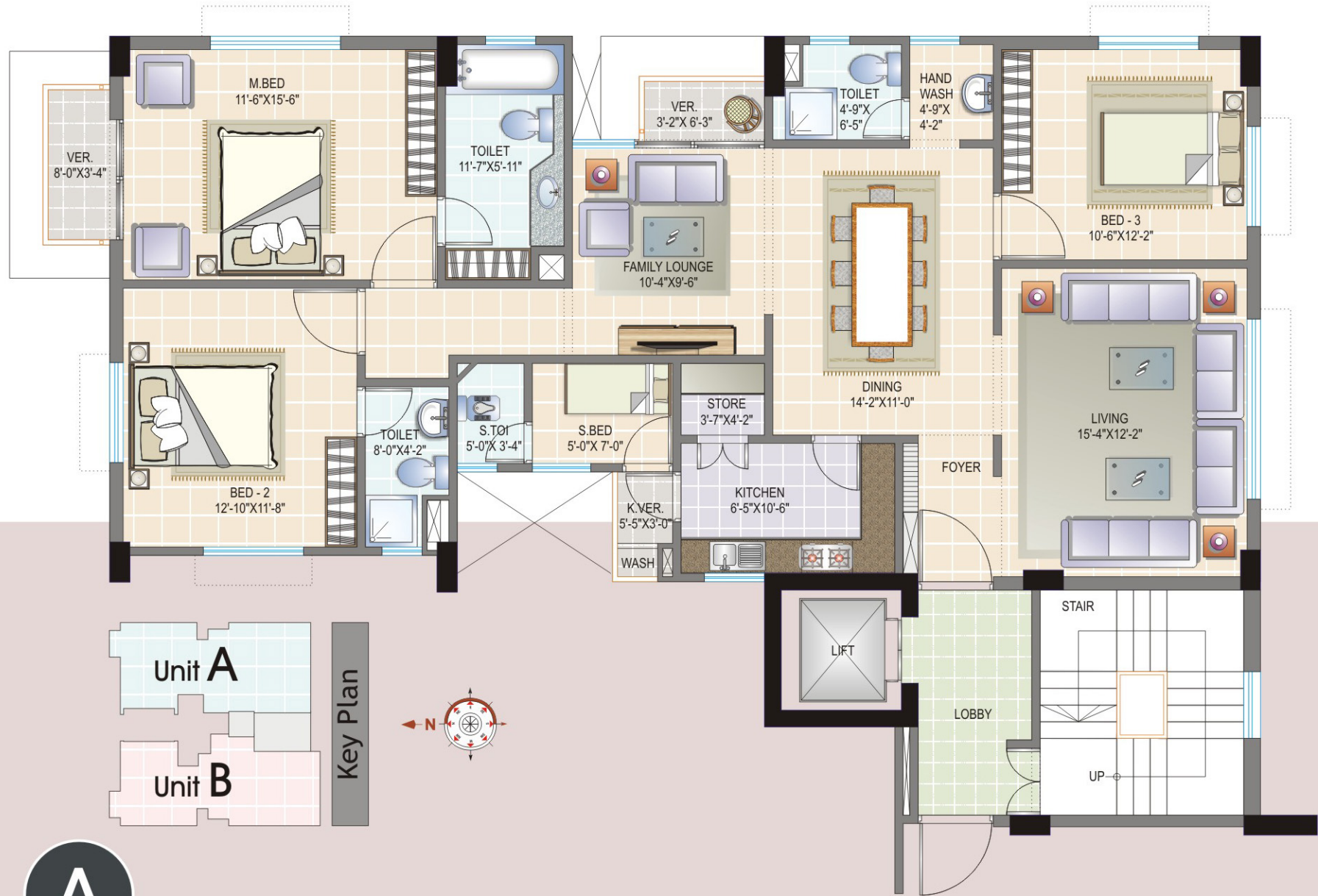
Living in "ABC Sanchayita" means living at the heart of all urban lifestyle facilities





## Project Brief

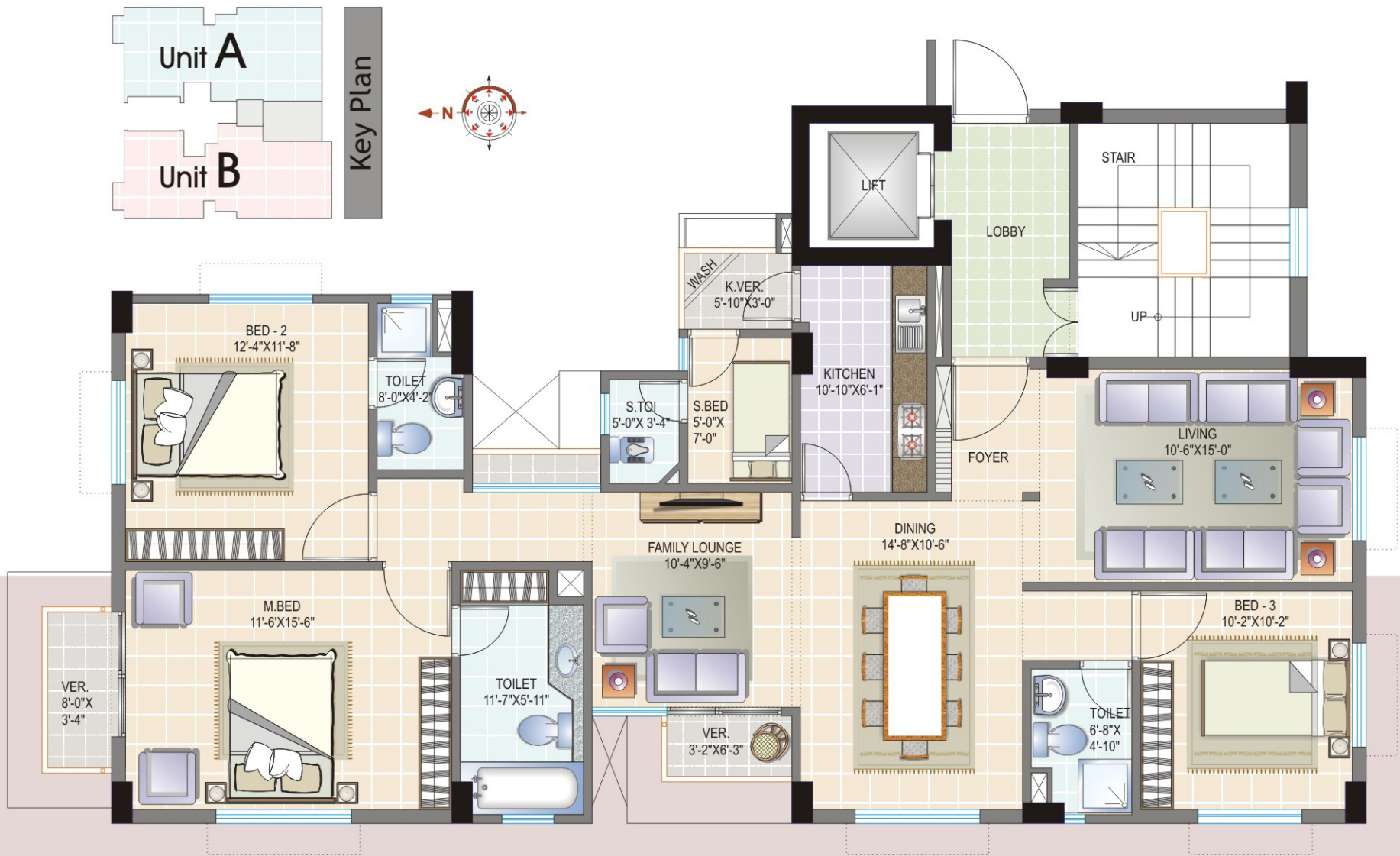
Project name	: ABC Sanchayita
Address	: Plot # 7, Road # 14/D Sector # 4, Uttara, Dhaka
Project Type	: Residential
Storied	: 9 Storied
Apartment Size	: 1625 & 1700 sft
No. of Apartments	: 16 Nos
No. of Floors	: Ground Floor + 8 floors



**A**  
1700 sft.

\* All area measurements in the brochure are approximate figures based on architectural drawings. Actual measurements may vary.

# TYPICAL FLOOR



**1625 sft.** **B**

\* All area measurements in the brochure are approximate figures based on architectural drawings. Actual measurements may vary.



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## DESIGN CRITERIA

- ▣ Structural Design parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- ▣ For all service connections and disposals British / American building codes will be followed. If applicable, Bangladesh Standards & RAJUK's rules may be followed.
- ▣ Considering wind velocity 210 kmph according to BNBC.
- ▣ Earthquake resistance criteria according to BNBC standard for Seismic Zone 2 is followed in designing the RCC Frame Structure.
- ▣ 72.5 grade deformed bar would be used at critical points of the structures and 60 grade at other places.
- ▣ All architectural design would be carried out by prominent architectural consultant.

## BRICK & PLASTER WORKS

- ▣ Outside walls should be made of 1st class solid bricks.
- ▣ All interior walls should be of 5" thickness made of plastered 1st class solid bricks.
- ▣ Sand-cement plaster (mix proportion of 1:4 for concrete surface and 1:6 for brick surface) will be used. Good quality cement will be used for plaster.
- ▣ External plastering thickness: 0.75 inches. Internal plastering thickness: 0.50 inches.
- ▣ Admixture will be used for external plastering to protect dampness.

## ELECTRO-MECHANICAL

- ▣ Residential power supply with independent digital energy meter for each apartment
- ▣ 1 (One) unit of 8 (Eight) passenger lift will be supplied by credible dealers of reputed international brands.
- ▣ Standby Diesel Generator of required capacity to serve Lift, Pump, Lobbies, Intercom Service, Common spaces like Staircase, Car Parking area and Reception area etc. will be provided.
- ▣ In addition to the above, four lights & three fan points in each apartment are also to be served by the Standby Generator.
- ▣ Transformer with LT panel board, PFI Plant etc. Of required capacity will be provided.
- ▣ Imported Electrical Switches, Circuit Breakers, Plug points and other accessories will be used.
- ▣ Good quality Light Fixtures in stair and lobby
- ▣ Individual Electric Meter & Electrical Distribution Box with Main Switch will be provided in each apartment.
- ▣ All electrical wiring will be concealed.

## UTILITY SERVICES

- ▣ All service lines (electricity, sewerage, water, gas etc.) shall be concealed.

## DOORS

- ▣ Main Door Frame of solid Chittagong Teak/ equivalent with French polish and decorative Solid Wood shutter (Malaysian/Hatil/Equivalent) finished with Secured Lock, Check Viewer, Security Door Chain etc.
- ▣ All other door frames will be of solid seasoned Loha Kath/Mahgony Equivalent.
- ▣ All internal doors shutters will be of plain veneered flush door (Partex/Akij) with Mortice lock.
- ▣ All toilet and verandah door shutter will have wood textured UPVC door (Partex/ Equivalent) with Mortice Lock.

## WINDOWS /SLIDING DOORS (IF ANY)

- ▣ Sliding windows with 5 mm clear / light tinted glass with 4 inches Aluminum Section with mohair lining.
- ▣ Security grills (enamel painted MS flat bar sections) will be provided as per Architect's design.

## FLOORS

- ▣ All floors except kitchen & bathroom will be of 24"\*24" laser cut mirror polished floor tiles in light color.

## TOILETS

- ▣ Master Bath: Cabinet Basin with marble top (Indian) counter and bathtub, Commode- RAK / equivalent.
- ▣ For other baths: Pedestal basin, designated shower area, Commode-RAK / equivalent.
- ▣ Glazed ceramic wall tiles up to false ceiling height & matte finished ceramic floor tiles, RAK/Equivalent.

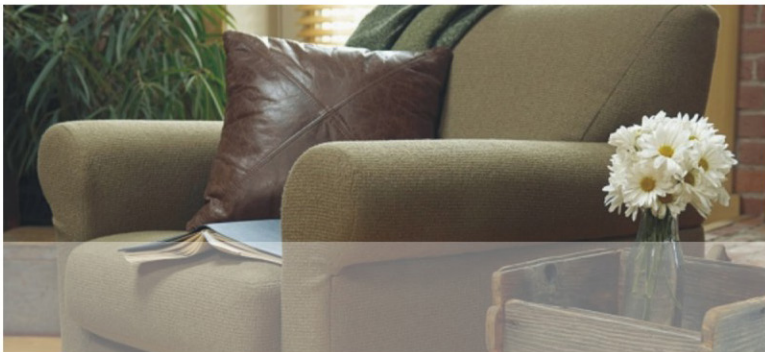
- ▣ High quality Head shower and water faucets
- ▣ Mercury-coated high-finish mirror, towel rail, toilet tissue holder and soap holder.
- ▣ All tiles (RAK/ Equivalent), sanitary wares (RAK/ Equivalent), fittings and fixtures will be of good quality, matching with respective color theme and durable.
- ▣ Concealed hot and cold water lines with G.I. pipes and fittings in all toilets & kitchen except maid's toilets.
- ▣ All other disposal pipes (soil, waste etc.) are also to be concealed and should have easy access to repair / replacement.

## KITCHEN

- ▣ Matte-finished non-slip ceramic floor tiles in kitchen floor and countertop [RAK/ Equivalent]
- ▣ Wall tiles [RAK/ Equivalent] up to 2'-6" high from the top of the kitchen counter only.
- ▣ Provision for Gas burner inlet & outlet & exhaust fan.
- ▣ Built-in kitchen worktop with provision for under counter cabinets (cabinets not included) will be provided.
- ▣ One high polished stainless steel counter-top sink (single bowl single tray) with mixer will be set up.
- ▣ Provision for exhaust fan.
- ▣ Tiled downwash area (floor-level) with bib cock will be provided at a corner of kitchen verandah for washing dish/groceries.

# COMMON AREA FEATURES

- ▣ Secured entrance gate, lamps & logo beside the entrance gate of the Complex.
- ▣ Reception and waiting lobby will have very attractive floor tiles with designed borders on the floor.
- ▣ Stylish and spacious concierge counter at the Reception.
- ▣ Intercom telephone connecting in concierge desk, each of the apartments, guard room etc.
- ▣ Adequate lighting arrangement in driveway, reception area & staircase.
- ▣ Guard's enclosure beside the entrance gate.
- ▣ Spacious main staircase with local floor tiles and sleekly designed railing.
- ▣ Built-in seats on rooftop for recreation.
- ▣ Clotheslines on rooftop for drying wet clothes.
- ▣ Adequate dry type Fire Extinguishers in the building.
- ▣ Ornamental apartment number plate on each apartment's entrance door.
- ▣ Plantation of decorative greens in the entrance area of the complex.



## **PLEASE NOTE:**

- ▣ *Any optional work or improvement proposal may be carried out by the Developer at an additional cost to the apartment owner after negotiation/ approval of both the parties.*
- ▣ *In case of non-availability (or shortage of supply) of the materials mentioned in the proposal, equivalent materials in terms of quality and price available in the market will be used. Developer reserves the right to choose the available equivalent materials as alternatives on consultation with the Landowner.*
- ▣ *Warranty period shall be one year from the date of handing over possession of the apartments to the landowner. During the warranty period, any major defect, which will be observed, must be rectified by the Developer.*

## Allotment of Apartment

- ❑ Interested buyers must submit an application for allotment in the prescribed Application Form along with all true information and the DOWN PAYMENT (Minimum 20% of the agreed price).
- ❑ The allotment will be made on “first paid, first served” basis. However, higher amount of Down Payment will be given more preference in selection of interested buyers. The allotment will be given in Company Letterhead while the notarized Deed of Agreement will be signed after collecting 51% of the total payment from the Buyer.
- ❑ The company has the right to accept or reject any application without assigning any reason whatsoever.

## Schedule of Payment

- ❑ The buyers must strictly adhere to the mutually agreed SCHEDULE OF PAYMENT of installments to ensure timely completion of the construction. Any delay in payment will make the buyer liable to pay a Delay Charge @ 1% per day on the amount of payment delayed, effective from the scheduled date up to 60 days. If the payment is delayed beyond 60 days, then the company shall have the right to cancel the allotment with 1 week's written notice.
- ❑ In an event of such cancellation, the amount already paid by the buyer will be refunded after resale of the same apartment and collection of the refundable amount from the next allottee. If the buyer chooses, the amount can be refunded within 1 month of cancellation after deducting a penalty fee of Tk. 5 (five) Lac only. The same refund rules would apply for the buyers who may voluntarily cancel their reservation at any point after 3 months of their allotment for any personal reason.

## Allocation of Car Park

- ❑ A buyer can choose or confirm his/her preferred car park from the available free parking spots only when 75% of the total price has been paid. No preference of selection will be given before verifying that payment.

## Company's Right

- ❑ The Company reserves the right to accept or reject any application for allotment.
- ❑ Buyers are liable to pay for any change or modification in specifications requested by them. Company reserves the right to refuse any such request that may affect building façade, exterior of apartment and service systems, etc.
- ❑ The Company reserves the right to modify the standard specifications and features due to non-availability, shortage of supply, hike of market price, architectural consultant's suggestion or overall standardization /benefit of the project.
- ❑ The Company reserves the right to revise the apartment prices in light of the contemporary Market standard in unanticipated cases of exorbitant price escalation of building materials, massive economic deflation, or, such substantial changes in the financial scenario.

## Loan/Mortgage

- ❑ The buyers may avail Home Loan from banks/financial institutions by mortgaging the allotted apartment through a Tri-partite Agreement with the Developer. The Developer will give necessary support to the buyer for

# TERMS AND CONDITIONS

processing the loan application whereas the final decision of sanctioning the loan depends on buyer's credit merits and loan-giver's discretion.

- ▣ The buyer must start the loan sanctioning process with ample time in hand because no exemption of Delay fee will be granted for any scheduled payment delayed due to the time required/delayed for loan processing.

## Construction & Completion of Project

- ▣ The responsibility of construction of the apartment & common premises according to the finishing specifications mentioned in this brochure rests with the Developer. But, the cost, quality, timely supply & finishing execution of any additional/alternate item of finishing would be considered as Buyer's own responsibility.
- ▣ The project will be completed within 36 (thirty-six) Months from the date of construction. A grace period of 6 months will also be added to this period in case of unforeseen delays in one or more phases of construction.
- ▣ Any time delayed for personal/additional interior works of the apartment or due to government agencies' negligence/bureaucratic process and the causes, which are beyond the reasonable control of the Developer will be counted beyond this schedule.

## Allotment Transfer

- ▣ Until full payment of all installments, the buyer shall not have the right to transfer the allotment to a third party. Moreover, a Transfer Fee of Tk. 3 (Three) Lac is payable to the Developer for transfer of allotment to a third party at any point of time before registration of the apartment.

## Other Relevant Costs

- ▣ Connection fees, security deposits and other charges and costs relating to Gas, Power Connections, Water & Sewerage are not included in the price of the apartment. The buyer shall make the payment directly to the authorities concerned. Should the company incur any incidental expenditure on these accounts, the buyer shall be liable to reimburse the proportionate share of that amount to the company.
- ▣ The buyer shall bear all costs relating to VAT on land and apartment, transfer and registration of apartment including the related incidental expenses.

## Owners' Association

- ▣ The buyer must undertake to become a member of the Owners' Association that will be formed by the buyers of the flats for maintenance, welfare and management of the Apartment Building. Each buyer shall deposit Tk. 30,000/- in cash and 12 post-dated (monthly intervals) cheque of Tk. 10,000/- each towards the Reserve Fund of the society before taking possessions of the apartment.

## Termination/Cessation of Project

- ▣ For any reason that is beyond the control of the company including acts of God or economic depression, the company may abandon the Project and terminate the contract without any right of compensation by the allottee. In such an event, the company shall be bound to refund the buyer all monies that have been paid earlier within 3 months of official cessation of the project.





# A FEW ONGOING projects



**ABC Pristine Ville**  
2020 sft | 10 Storied  
Bashundhara - Block A



**ABC Westwood**  
2020 sft | 10-storied  
Bashundhara - Block C



**ABC Ferdousi Place**  
1750 sft | 8-storied  
Bashundhara - Block A



**ABC Cliffwater**  
4000 sft | 10-storied  
North Gulshan



**ABC Spring Flower**  
2400 sft | 9-storied  
Plot # 52, Road # 02, Banani



**ABC Aparajita**  
3050 sft | 3000 sft | 10-storied  
Banani



**ABC Twilight Homes**  
1280 sft | 2035 sft | 9-storied  
Uttara - Sector 4



**ABC Valencia**  
2050 sft | 8-storied  
Uttara - Sector 13



**ABC Neelkunja**  
1600 sft | 9-storied  
Uttara - Sector 7



**ABC Crescent Court**  
1800 sft | 14-storied  
New Eskaton

MEMBER IREHAB



**SINCE 1972**

## **Corporate Office**

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