



SINCE 1972



ABC Westwood

Luxurious Apartments in Bashundhara

ABC HOUSE



1988

ABC HERITAGE



2008



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

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



Project Brief

Project Name	: ABC Westwood
Address	: Plot # 275, Road # 14, Block C Bashundhara R/A, Dhaka
Project Type	: Residential
Apartment Size	: 2020 sft (approx.)
No. of Apartments	: 18 nos. (9 Floors X 2 Apartments)
No. of Floors	: Ground floor + 9 Floors
Handover	: August 2014

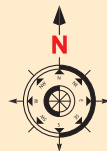
Design Consultant
Nayreet Architects

Location

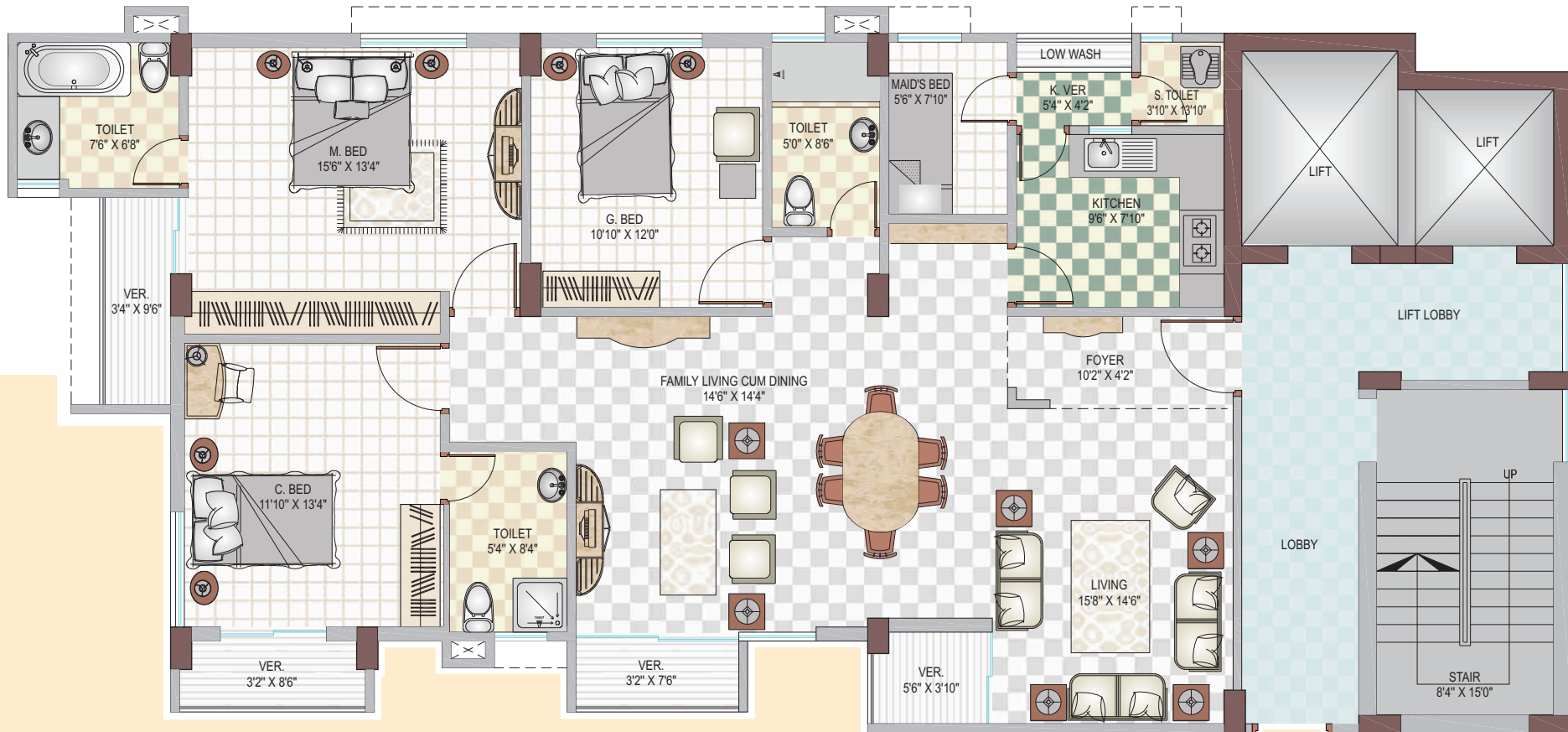
Plot 275
Road 14
Block C
Bashundhara R/A
Dhaka

ABC Westwood is located in Block C, the most prominent residential block of Bashundhara R/A, with close proximity to the major functional landmarks of this new satellite town. Apollo Hospital, of NSU, IUB, reputed schools, Grameenphone Headquarter, prominent bank branches - all are within comfortable walking distance from this apartment complex.

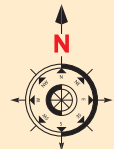
Living in ABC Westwood means living at the heart of all urban lifestyle facilities.



A 2020 Sft

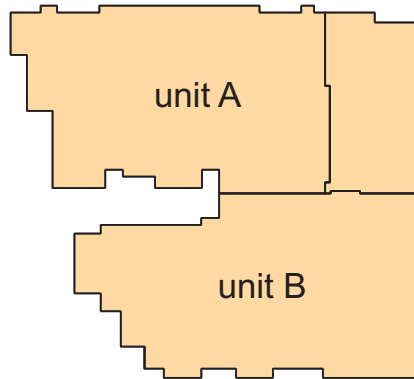


* All area mentioned in this brochure are approximate figures based on architectural drawings.
Actual measurement may vary.

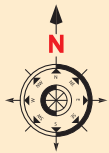


TYPICAL FLOOR PLAN

Key plan



B
2020 Sft



* All area mentioned in this brochure are approximate figures based on architectural drawings. Actual measurement may vary.

GROUND FLOOR PLAN



Building Features

Decorative landscapic features, attractive exterior lamps and concealed illumination to highlight the façade during night hours
Decorative and secured gate at entrance to the complex
Smartly patterned paving-blocks on Driveway & Car Park Floor
Beautiful landscaping and pot-plantation in all open areas

Reception & Lobbies

A welcoming Reception Lounge elegantly finished with combination of high polished marble & mirror-polished tiles with designed borders & skirting.
Stylish and spacious Concierge Counter for receptionist
Sophisticatedly finished & spacious Lift Lobbies in all floors
Waiting lounge for the guests/visitors.

Doors & Windows

Decorative solid Ctg. Teak door at apartment entrance, finished with imported accessories.
Veneered flush doors on solid wooden (Mahogany/ equivalent) frames for all internal rooms.
All door shutters to have French Polish.
Sliding windows on anodized aluminum frames & glazed with light tinted glass panes.

Tiles

All floors except kitchen and toilets will be of 24" x 24" homogenous (RAK/equivalent) floor tiles.
Glazed ceramic tiles (RAK/Equivalent) in sophisticated colors & patterns on walls and color-coordinated matte-finished non-slip tiles on the floors of all baths and kitchen.

Bathroom / Kitchen Features

Good quality RAK sanitary-wares (wash basins, lavatory seats etc.) in all bathrooms.
Marbles on washbasin counter in Master Bed.
High-quality faucets & fittings, bathroom accessories & large mirrors in all bathrooms.
Built-in kitchen worktop finished with matching homogenous tiles.
High-polished stainless steel kitchen sink with imported mixer-faucet.
Provision for Gas burner inlet & outlet in Kitchen.

Electrical Features

Adequate light points, concealed fan hooks and power outlets in all bed rooms, living room, dining space, kitchen, toilets & balconies.
Designated space & suitable power outlets for Air-Conditioners in Master Bed, Child Bed & Living Room.
Concealed connection outlets for Cable TV & Telephone in living room and in Master bed room and one Internet connection outlet.
One intercom set with concealed intercom line in Family Lounge.
Provision for Exhaust Fan in Kitchen.

Paint & Cladding

Weather Coat on the exterior walls & boundary walls
Facing Bricks/Tiles cladding on selective accent walls of the complex as per architectural design
Acrylic Plastic Paint (Berger / equivalent) in pastel shades on all internal walls
Brilliant White Paint on all ceiling surfaces

Features & Amenities

Please contact us at the Head Office for detailed information on Brand/Price-Range of all Finishing Features/Materials mentioned here.

Technical Features

Structural Design & Materials

Structural Design parameters will be based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.

Structural design will consider wind velocity of 210kmph according to BNBC.

Earthquake resistance criteria according to BNBC standard for Seismic Zone 2 will be 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 slabs.

Outside walls will be made of 1st class solid bricks. All interior walls will be of 5" thickness made of plastered

Good quality cement will be used for plaster. Admixture will be used for external plastering to protect dampness.

Electro-mechanical Services

Two units of 8-passenger lifts (LG-Otis/Equivalent) will be provided in the complex. One of these lifts would be capable to accommodate stretcher beds in case of medical emergency.

Residential power supply with individual meter for each apartment

Standby Generator of required capacity to serve Lift, Pump, Lobbies, Intercom Service, Common spaces like staircase, Car Parking area and Reception area etc. In each apartment, four lights & three fan points are also to be backed up by the standby Generator.

Transformer with LT panel board, PFI Plant etc. of required capacity

Imported Electrical Switches, Circuit Breakers, Plug points and other accessories.

Utility Services

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

Underground and overhead RCC water reservoir with continuous & standby pumps (Pedrollo/SAER/Equivalent)

Hot & cold water supply lines in all bathrooms & Kitchen.

Titas Gas approved concealed Gas line layout design with materials of safe & durable quality.

(If Govt. allows)

Other Features

Termite-proofing treatment of the ground/premises.

Smartly designed Mailbox suitably located on Ground Floor

Built-in benches, Clotheslines & Lightning Arrestor on rooftop

Fire safety features

Apartment Nameplates, Calling Bells, Clotheslines, Lightning Arrestor etc.

Please Note:

Any optional/additional work 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.

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 observed will be rectified by the Developer.

Terms & Conditions



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 30% of the agreed price). The company has the right to accept or reject any application without assigning any reason whatsoever.

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. A Purchase Agreement will be signed after collecting 51% of the total payment from the Buyer.

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. Such delays shall not be allowed more than twice for a buyer. 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

Selection of Car Parks for the apartment will be done on a “first paid, first served” basis. A buyer can choose or confirm preferred carpark from the available free parking spots only after full payment of all installments along with any other charges (extra works, utility fees etc.).

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 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 penal charges will be given for any scheduled payment delayed due to the time required 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 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 towards this time.

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/Tax 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. 50,000/- 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.

Please contact us at the Head Office for detailed & full information on Terms & Conditions applicable for the allotment & registration of this apartment.



MEMBER | REHAB



SINCE 1972

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Fax: 880-2-8823085, 8831058
Email: info@abcreal.com.bd

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