

Tama
Holdings Ltd.

Tama
Holdings Ltd.

TAMA HOLDINGS LTD.

House- 91, Road-9/A
Dhanmondi R/A, Dhaka- 1209

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📘 Tama Holdings Ltd.
🌐 www.tamaholdings.com



SHOPNOCHURA
স্বপ্নচূড়া

at BOSILA

A STRATAJIC LOCATION
is the BEST INVESTMENT STRATEGY

SHOPNOCHURA
স্বপ্নচূড়া

an EXCLUSEVE RESIDENTIAL PROJECT
at WINDY DHAKA | BISILA

Tama
Holdings Ltd.

YOUR GATEWAY TO A BEAUTIFUL LIFESTYLE





SHOPNOCHURA স্বপ্নচূড়া



The secure and well-planned integrated Neighborhood of "SHOPNOCHURA" you can easily communicate anywhere of Dhaka Metro. It is the main attraction of the Road Network. Here, everything is just minutes away: Bus Station, River Port, Educational Institute, Kacha Bazar, Shopping malls Hotel & Restaurants, Community Hall, Hospitals, what not!

PERIPHERALS of PROJECT
and **LOCATION MAP**

SHOPNOCHURA স্বপ্নচূড়া

PROJECT AT A GLANCE

Project Name : **SHOPNOCHURA**

Address : **00 Bosila Road, Bosila**

Dhaka-1205

Building Height : **13 Storied (G+12)**

Building Type : **Commercial cum Residential**

Commercial Floor : **Ground - 1st Floor**

Commercial Space : **0000-0000 sft**

Residential Floor : **02nd - 11th (Two-Eleven)**

Number of Unit (Per Floor) : **2 & 3 (Two & Three)**

Apartment Size : **1108 - 1950 sft (Approx.)**

Number of Apartment : **26 Nos.**

Building Facing : **East Facing**



UV-BLOCK SUN LIGHT



CROSS VENTILATION



INTERCOM FACILITIES



HI-SPEED LIFT



COMMUNITY HALL



24 HRS. POWER BACKUP



SOLAR POWER



FIRE SAFETY SYST.



DEEP TUBE WELL



360° SECURITY SYSTEM



CABLE CONNECTION

please visit

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10 PARKING

BASEMENT
FLOOR PLAN

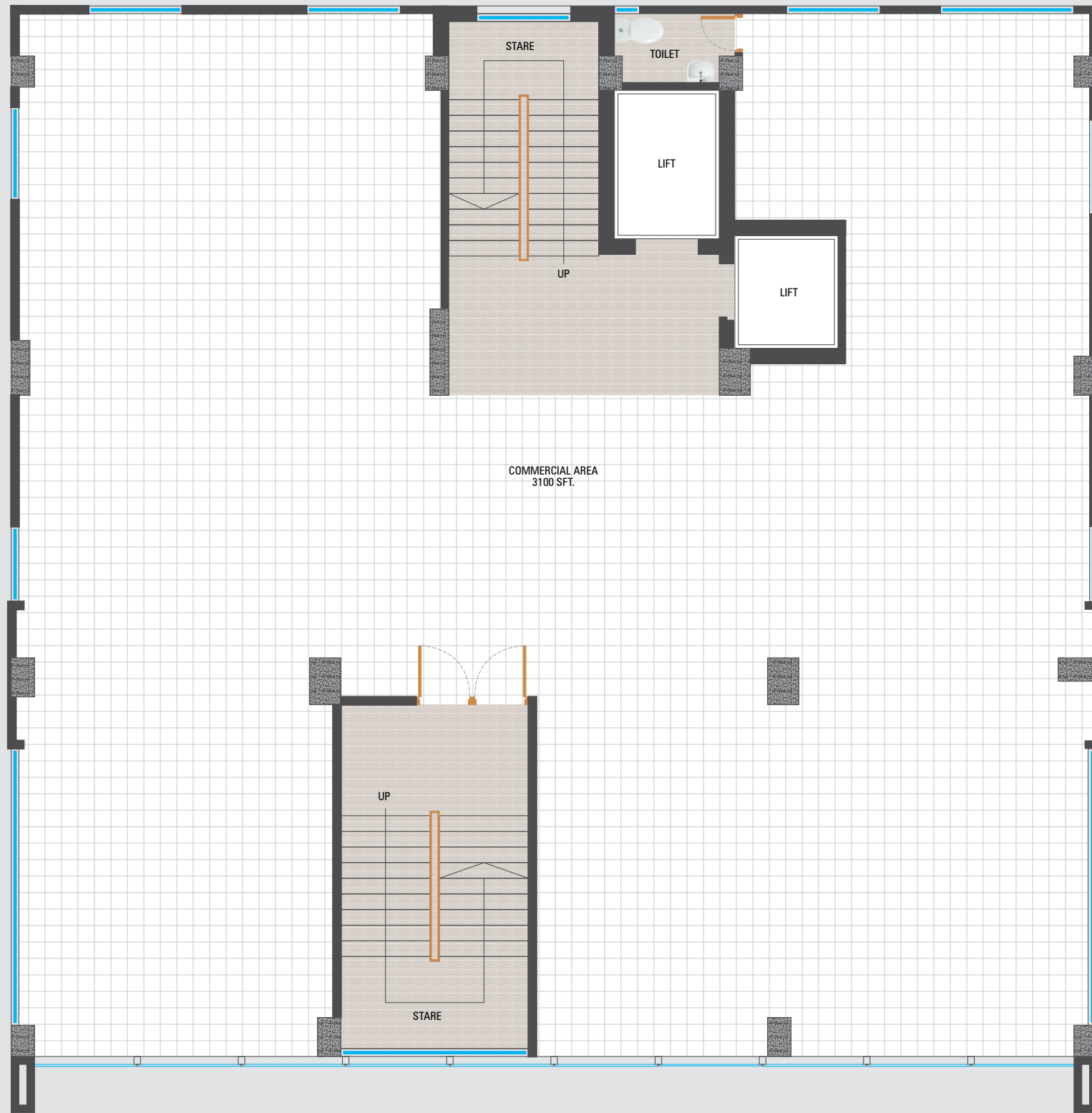
SHOPNOCHURA
স্বপ্নচূড়া



SHOPNOCHURA
স্বপ্নচূড়া

GROUND
FLOOR PLAN

FLOOR SIZE
1500 SFT. (APPROX)
COMMERCIAL SPACE



ROAD SIDE



1 ST FLOOR | FLOOR SIZE **3100** SFT. (APPROX)

COMMERCIAL | **SHOPNOCHURA**
SPACE PLAN | স্বপ্নচূড়া



SHOPNOCHURA
স্বপ্নচূড়া | **TYPICAL**
FLOOR PLAN | FLOOR SIZE **1840-1950**
SFT. (APPROX)

3 UNITS	10	3 UNITS
2 UNITS	9	2 UNITS
3 UNITS	8	3 UNITS
2 UNITS	7	2 UNITS
3 UNITS	6	3 UNITS
2 UNITS	5	2 UNITS
3 UNITS	4	3 UNITS
2 UNITS	3	2 UNITS
3 UNITS	2	3 UNITS
COMM.	1	COMM.
COMM.		COMM.

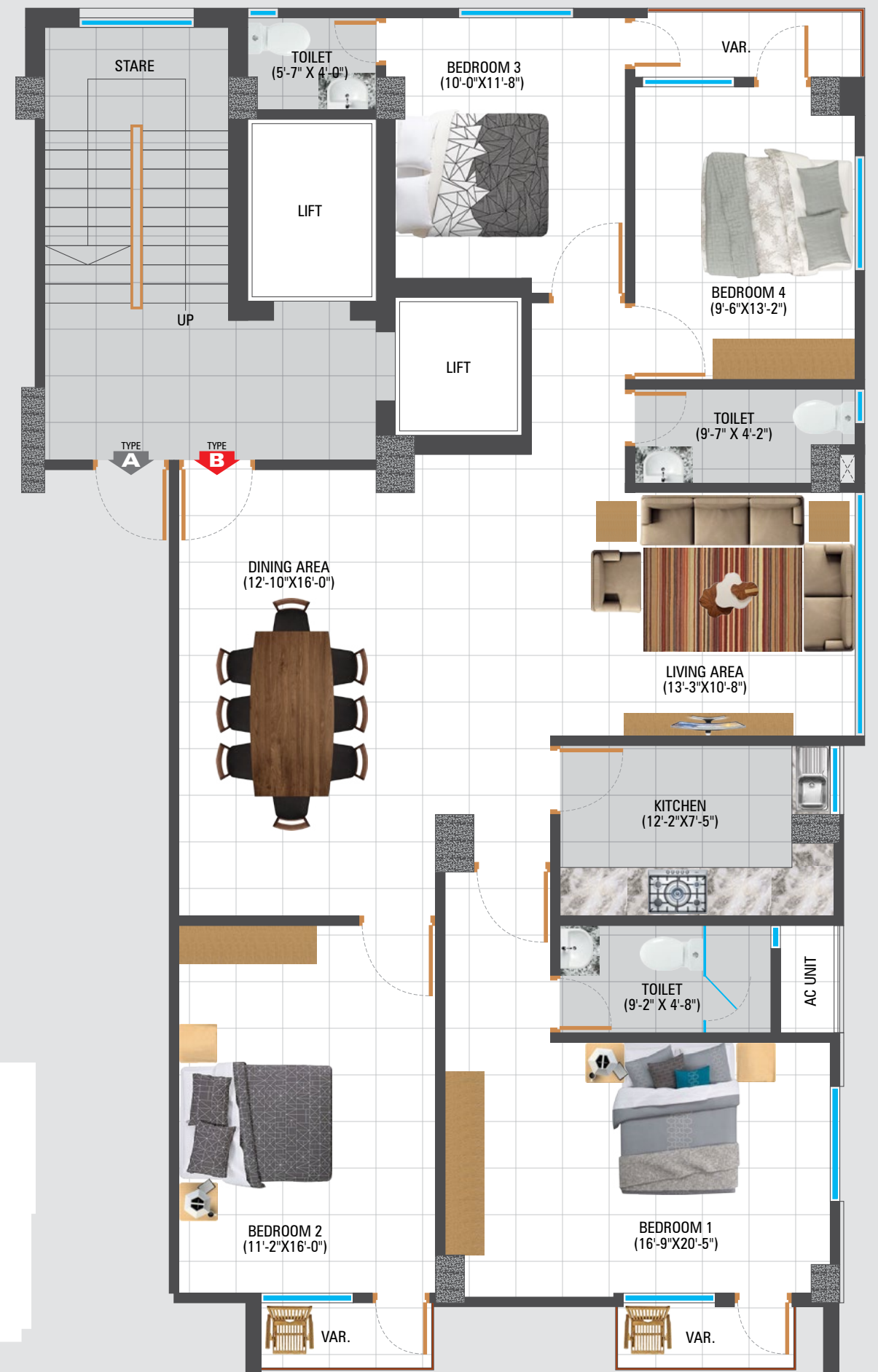
2 UNITS



A TYPE | SIZE 1950 SFT. (APPROX)

2-6 FLOOR | TYPICAL FLOOR PLAN

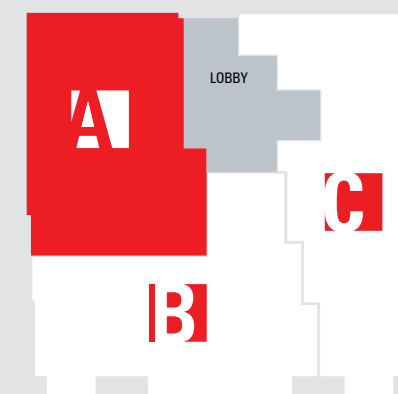
SHOPNOCHURA
স্বপ্নচূড়া



SHOPNOCHURA
স্বপ্নচূড়া

TYPICAL FLOOR PLAN | 2-6 FLOOR

SIZE 1840 SFT. (APPROX) | TYPE **B**



3 UNITS

3 UNITS	10	3 UNITS
2 UNITS	9	2 UNITS
3 UNITS	8	3 UNITS
2 UNITS	7	2 UNITS
3 UNITS	6	3 UNITS
2 UNITS	5	2 UNITS
3 UNITS	4	3 UNITS
2 UNITS	3	2 UNITS
3 UNITS	2	3 UNITS
COMM.	1	COMM.
COMM.		COMM.

FLOOR SIZE
1108-1370
SFT. (APPROX)

TYPICAL
FLOOR PLAN

SHOPNOCHURA
স্বপ্নচূড়া

SHOPNOCHURA
স্বপ্নচূড়া

TYPICAL
FLOOR PLAN

2-6 FLOOR

SIZE
1108 SFT.
(APPROX)

TYPICAL



B TYPE
SIZE
1370 SFT.
(APPROX)

2-6 FLOOR | **TYPICAL FLOOR PLAN** | **SHOPNOCHURA**
স্বপ্নচুড়া



SHOPNOCHURA
স্বপ্নচুড়া | **TYPICAL FLOOR PLAN** | 2-6 FLOOR

SIZE
1293 SFT.
(APPROX) | **C** TYPE

FEATURE AND AMENITIES

BUILDING ENTRANCE

Secured decorative gate and lampposts as per the elevation and perspective of the building.
Designed Logos on Entrance wall side as per designed by Architect.

CAR PARKING

Reserved car parking in covered and protected areas for residents with drive ways.

WATER PUMP

Submergible Pump with 2 years warranty.
Underground reservoir for water supply of 3 day supply.

ELECTRIC

Electric supply approx 220V/ 440V from PDB source with separate main cable and HT Panel/ Distribution Board.
Chaina Origin, All electrical outlets will be earthing connected.

GENERATOR

China origin Generator for emergency electricity for lift, water pump, and common area and 3/4 points in every apartment.

INTERCOM

Connection with each apartment from gate/guard room.

CCTV

Surveillance Camera covering common areas.

SAFETY AND SECURITY

Security Grill in ground floor.
Earthing Power Outlets.

ROOF TOP

Garden
Protective Parapet Wall.
Cloth drying facility.
Water Reservoir.

LIFT

6 Persons capacity brand lift.

STRUCTURAL AND GENERAL ENGINEERING FEATURES

Total foundation of the building has been planed and designed by professional architects and structural design engineers.

Structural Design Parameters based on American Concrete Institute (ACI) and American Standard of Testing materials (ASTM) Codes with considering earthquake and wind factor.

Design utilities are as per the latest Computer Software's.

All structural materials including Steels, Cement, Bricks, Sand, Stone etc. will be at the available standard quality.

FEATURES AND AMENITIES OF THE APARTMENTS

DOOR

Mehgoni wooden door frame
Solid wooden local/ imported design main door of good quality.
Check viewer.
Apartment number.
Internal doors are of veneered flush door shutter with Polish.
All Bathrooms are of water proof plastic doors.
Handle lock in main door and mortice lock in bed rooms.

WINDOWS

Safety grill and mosquito net in all windows.
Aluminum sliding window frames with Glass.

WALL

Good quality 1st Class Bricks
Smooth plaster finish wall.

FLOOR AND VERANDA

24"x24" Local Homogenous Tiles, non polished (C.B.C/ Fuwang/ Mir/ Sun Power/ equivalent).

PAINTING AND POLISHING

Plastic paint in all internal walls and ceiling in soft colors and outside with weather coat/ durocem.

ELECTRICAL SETTING SYSTEMS

All electrical wiring, sanitary, gas and water lines will be concealed.
Separate Meter for MDB Box.
China made electrical switch/ sockets.
Provision for air conditioner in all bedrooms and living area.
Quality circuit barrackers in MDB and SDB Box.
All power outlets with earthing connection.
Provision for Calling Bell to kitchen.

BATHROOMS

Standard mirror.
All bath rooms with quality local sanitary fittings.
Bathroom floors and walls with quality local tiles.
Soap Cases, Towel Rails and Toilet Paper Holder.
Commode in Master Bath and 1st Bath, Pan in other baths.
Hot & cold water provision in all bathrooms.

KITCHEN

Impressive designed platform with tiles size 10"x16".
Double burner gas outlet.
Hot water provision.

Single bowl-tray Sink.
Electric outlets.
Exhaust Fan provision.
Wall tiles up to seven feet height. (Excluding cabinet space & under plat form)

OPTIONAL WORK

To make your home unique, we offer several optional features of your choice. We will gladly install these with your own cost :

Marble work.
Additional Tiles work.
Fancy Electrical Light Fixtures etc.
Wooden Cabinet in kitchen and bedroom.
Internal interior works.
Fancy bathroom and kitchen fittings.

NOTE

Any optional work or improvement proposal may be carried out by the Developer at an extra cost to the owner after negotiation/ approval of both 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 after negotiation/approval of both parties.

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TERMS AND CONDITIONS

Application for allotment of apartment should be made on the prescribed application form duly signed by the applicant along with the earnest money. Tama Holdings Ltd. has the right to accept or reject any application without assigning any reason thereto.

Tama Holdings Ltd. and the allottee will be required to execute an agreement/allotment letter for safe guarding the interest of the allottee as well as Tama Holdings Ltd.

On acceptance of an application, Tama Holdings Ltd. will issue/ sign an allotment letter/ agreement with specific terms and conditions then the applicant/ allottee shall start making payments as per the schedule of payments. Allotment of the apartment will be made on first come, first serve basis.

All payments of earnest and booking money, installments, additional works and other charges shall be made by account pay cheque, bank draft or pay order in favor of Tama Holdings Ltd. for which respective receipts will be issued. Bangladeshi nationals residing in abroad may remit payments by TT/DD.

Payments of installments, car park costs and all other charges are to be made on due dates. Tama Holdings Ltd. may issue reminders for payments according to the payments schedule of allotment. The company may cancel an allotment for nonpayment of installment after final intimation to the allottee by post a registered letter at the address given in the application form. In the event of any type of cancellation the amount paid by the allottee will be refunded after deducting the earnest money and resale of the demised apartment to a new customer.

Delay in payments beyond the due date will make the allottee liable to pay a delay charge of 0.1% per day on the amount delayed. If the payment is delayed beyond 30 (thirty) days then Tama Holdings Ltd. shall have the right to cancel the allotment without assigning any reason thereto.

Connection fees / Charges, security deposits & other incidental expenses relating to water, sewerage, electric connections, gas/ cylinder gas (utility charges) are not included in the price of apartments. These payments will be made by the all allottee(s) proportionately on actual assessment of Tama Holdings Ltd.

Tama Holdings Ltd. may make minor changes in the

specifications, design or layout of the apartments and other facilities for overall interest. The possession of each apartment shall be duly handed over to the allottee(s) on completion of full payment of installments and other charges and dues and till then the possession will be belonged to Tama Holdings Ltd.

The allottee/ flat purchaser(s) will pay/ bear all costs relating to apartment registration i.e. stamp duties, registration fee, deed writer fee, documentation charges, VAT, AIT and any other taxes and expenses to be incurred in connection with the registration of allotted apartment.

After taking over the apartment or the project, the allottee(s) must consult with Tama Holdings Ltd. prior to undertaking any structural or layout changes in the apartment complex. Failure to do so will be at the sole risk of the allottee(s).

The schedule of project implementation has been methodically prepared to ensure both high quality and smooth progress of work. Construction is scheduled to be completed within the declared time according to the agreements subject to timely payments of all dues of all allottee(s).

The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of Tama Holdings Ltd. like force majeure, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the state etc.

If for any reason beyond the control of Tama Holdings Ltd. the implementation of Tama Proshanti is abandoned, the company will refund the allottee(s) full deposited amount within the agreed time by the both parties. In this event the allottee(s) will not be entitled for any claim whatsoever.

After full payment of all dues, all the allottee(s) will form a Board of Management/ Apartment Owners Association among themselves for managing the general common affairs of the apartment complex. Each allottee must deposit 50,000/- (Tk. Fifty Thousand) only for each allotment of apartment towards the Reserve Fund for initial common service expenses of the complex.



[please visit](#)

SOME OF OUR
ON GOING & HANDOVER PROJECTS

Project Name : তমা নীলাস্বরী
 Address : House- 29, Road- 3
 Priyanka City, Uttara
 Building Height : 6 Storied (G+5)
 Building Type : Residential
 Number of Unit : 02 (Double Unit)
 Residential Floor : 1nd to 5th floor
 Size of Apartment : 1730 sq. ft
 Number of Apartment : 10 Nos.



Project Name : তমা স্বপ্ননীড়
 Address : House- 2, Road- 1
 Priyanka City, Uttara
 Building Height : 6 Storied (G+5)
 Building Type : Residential
 Number of Unit : 02 (Double Unit)
 Residential Floor : 1nd to 5th floor
 Size of Apartment : 1475 sq. ft
 Number of Apartment : 10 Nos.



Project Name : তমা নীলিমা
 Address : Plot- 695/8, Road- 11
 Baitul Aman Housing Limited
 Building Height : 8 Storied (G+7)
 Building Type : Residential
 Number of Unit : 01 (Single Unit)
 Residential Floor : 1nd to 7th floor
 Size of Apartment : 1750 sq. ft
 Number of Apartment : 07 Nos.
 Building Facing : South

