

Tama
Holdings Ltd

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Holdings Ltd.

TAMA HOLDINGS LTD.

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

☎ 01745-403 031
01711-545 153
01711-117 906
f Tama Holdings Ltd.
www.tamaholdings.com

Tama
স্বরচিত্র
বস্যা

at **UTTARA SECTOR 15**

Tama
Holdings Ltd

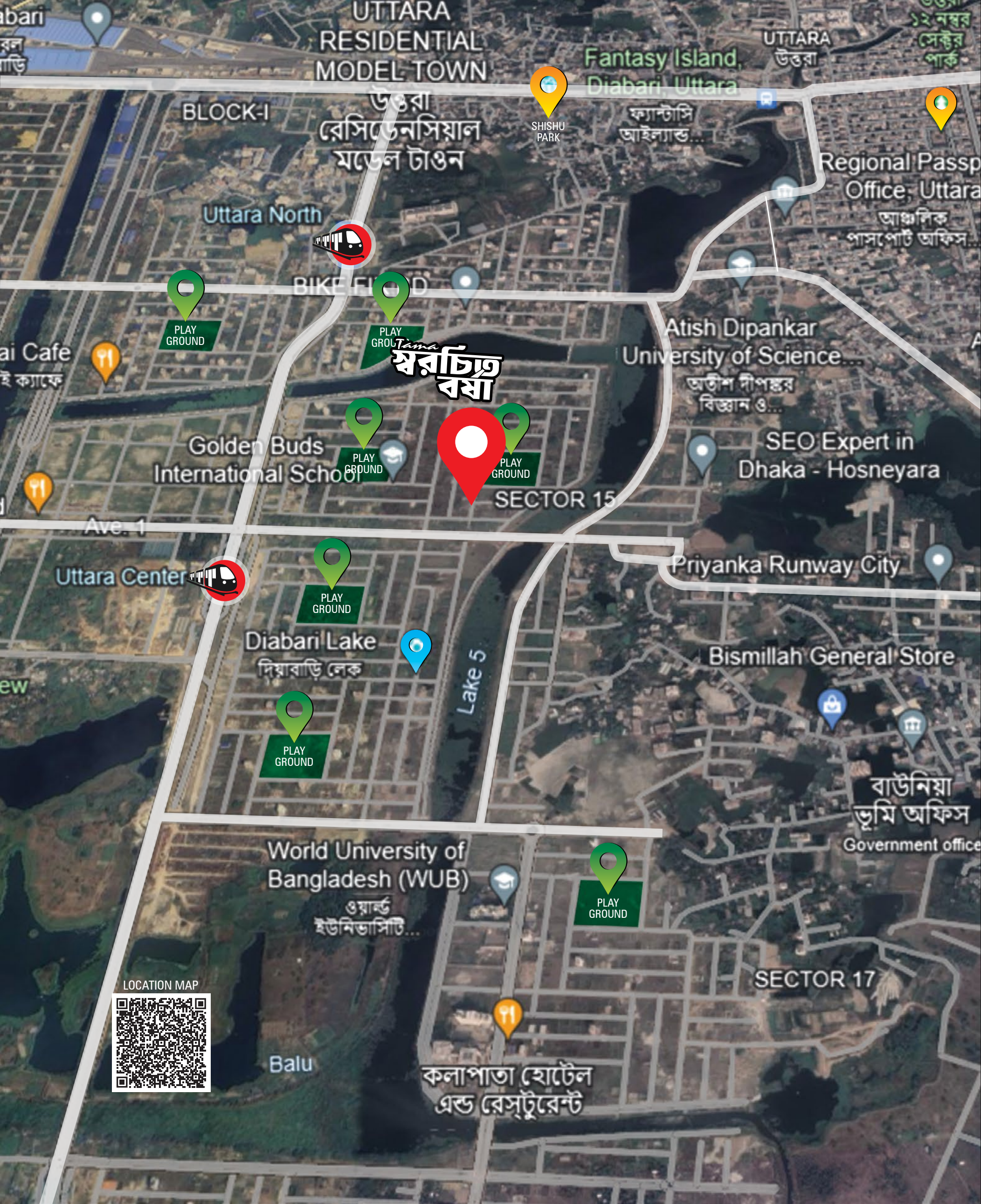
Tama
স্বরচিত
বর্ষা

Tama Shorochito borsha is such a unit that will help you to live & enjoy the maximum. When grandiosity blends with your taste, the building and the green, magic happens. Connection between the building, space, nature & you becomes a happy story when you reside at Shorochito borsha. Spaces in the apartments are arranged so thoughtfully that will ensure proper balance of nature elements- light, air, green & so on all around you. And the building itself is an architectural statement that is done to make you proud.

at Uttara, Sector 15

www.tamaholdingsltd.com

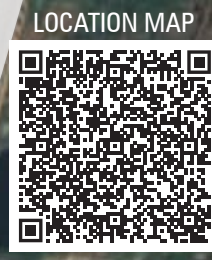




the
RIGHT LOCATION
is the **SECRET**
BEHIND SUCCESS

Location of a commercial or residential space is an important as the commercial or residential space itself. Easy access to all other important place & establishments. International Airport, Railway station and Inter District Bus stand are in a distance of few minutes. The location is the hub of shopping centre's, community centres, schools, colleges University, including medical college & hospital. Uttara shishu park, Banks, departmental stores & restaurants are spread over the area. You can easily communicate anywhere of Dhaka Metro.

facebook/ tamaholdings



PROJECT AT A GLANCE

PERIPHERAL of OUR PROJECT



- Project Name
স্বরচিত বর্ষা
- Address
Plot- 13 & 15, Road- 04
Block- A, Sector- 15
Uttara Model Town, Dhaka
- Building Height
13 Storied (B+G+12)
- Building Type
Residential
- Number of Unit
01 (Single Unit)
- Residential Floor
1st to 12th floor
- Size of Apartment
2500 sq. ft
- Number of Apartment
12 Nos.
- Number of Parking
12 Nos.
- Building Facing
East
- Design Team
(R.E.D Consultants)
Amimul Ehsan Munna
Tanvir Islam

METRO RAIL STATION



JUST 5 MIN
WALKING DESTENCE





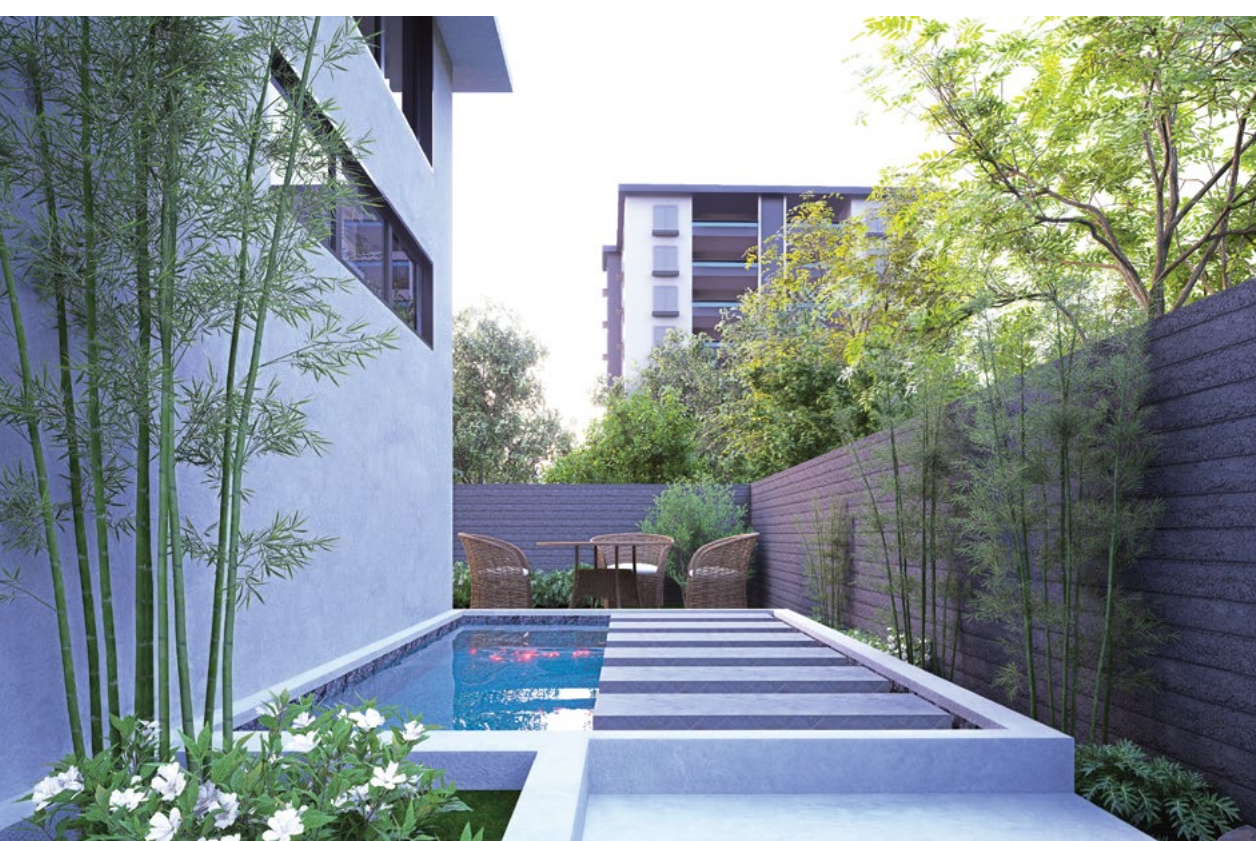
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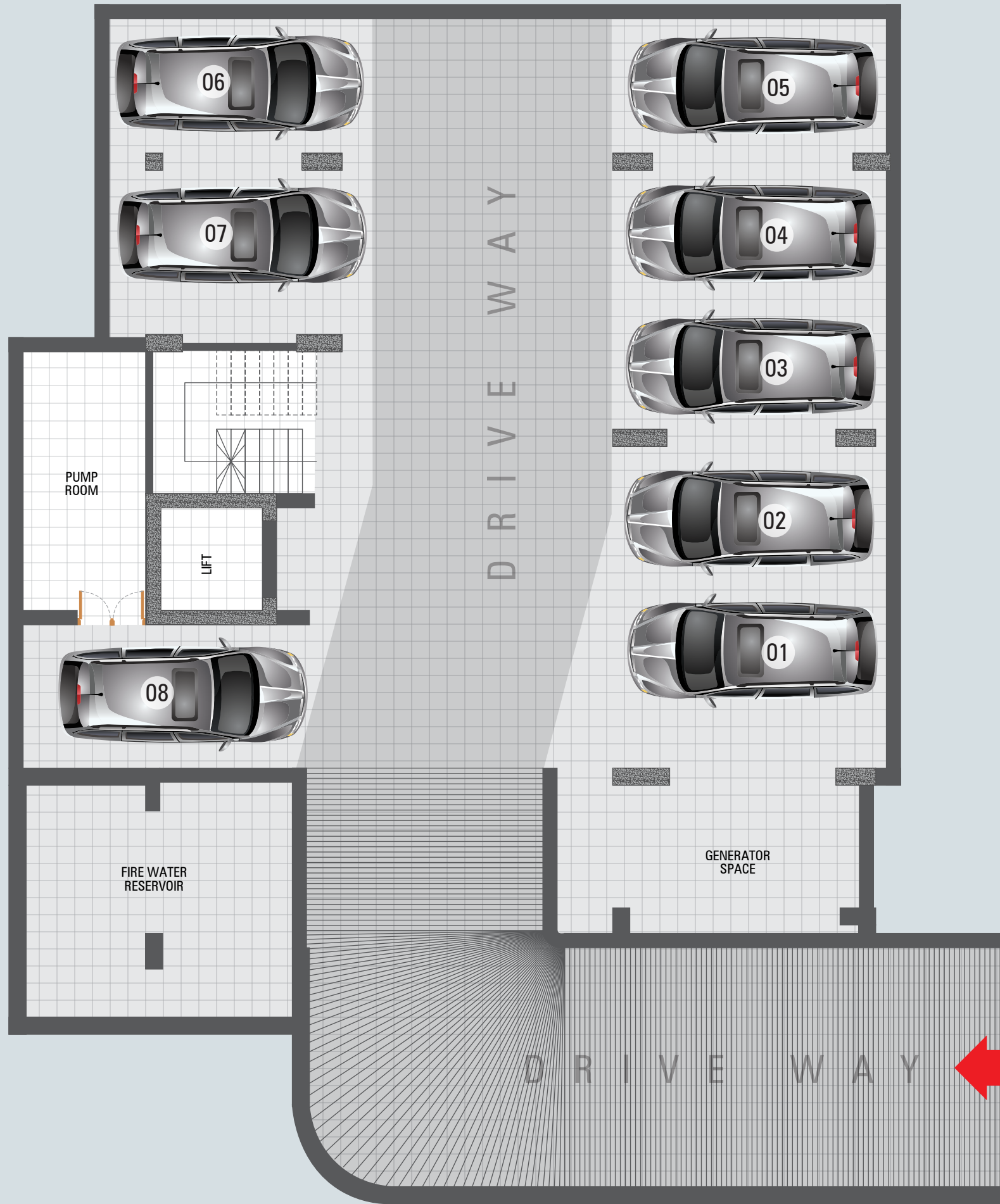
Tama
স্বরচিত
বস্বা



Tama
স্বরচিত্ত
বস

PARKING PLAN
BASEMENT & GROUND FLOOR





SAME
**BASEMENT
FLOOR PLAN**

TOTAL
PARKING **08**
NOS



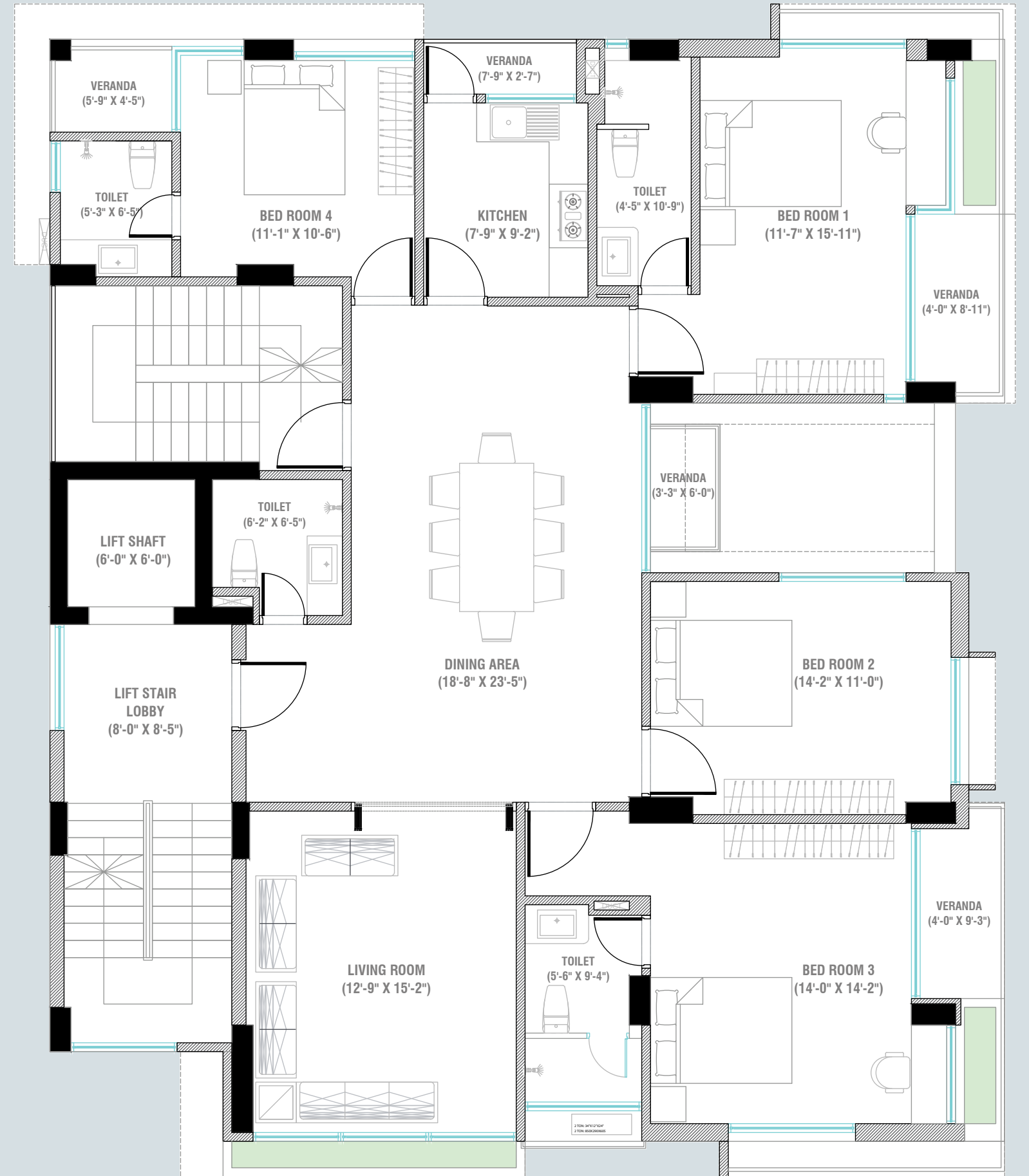
**GROUND
FLOOR PLAN**

TOTAL
PARKING **05**
NOS



TYPICAL FLOOR
3 BEDROOMS

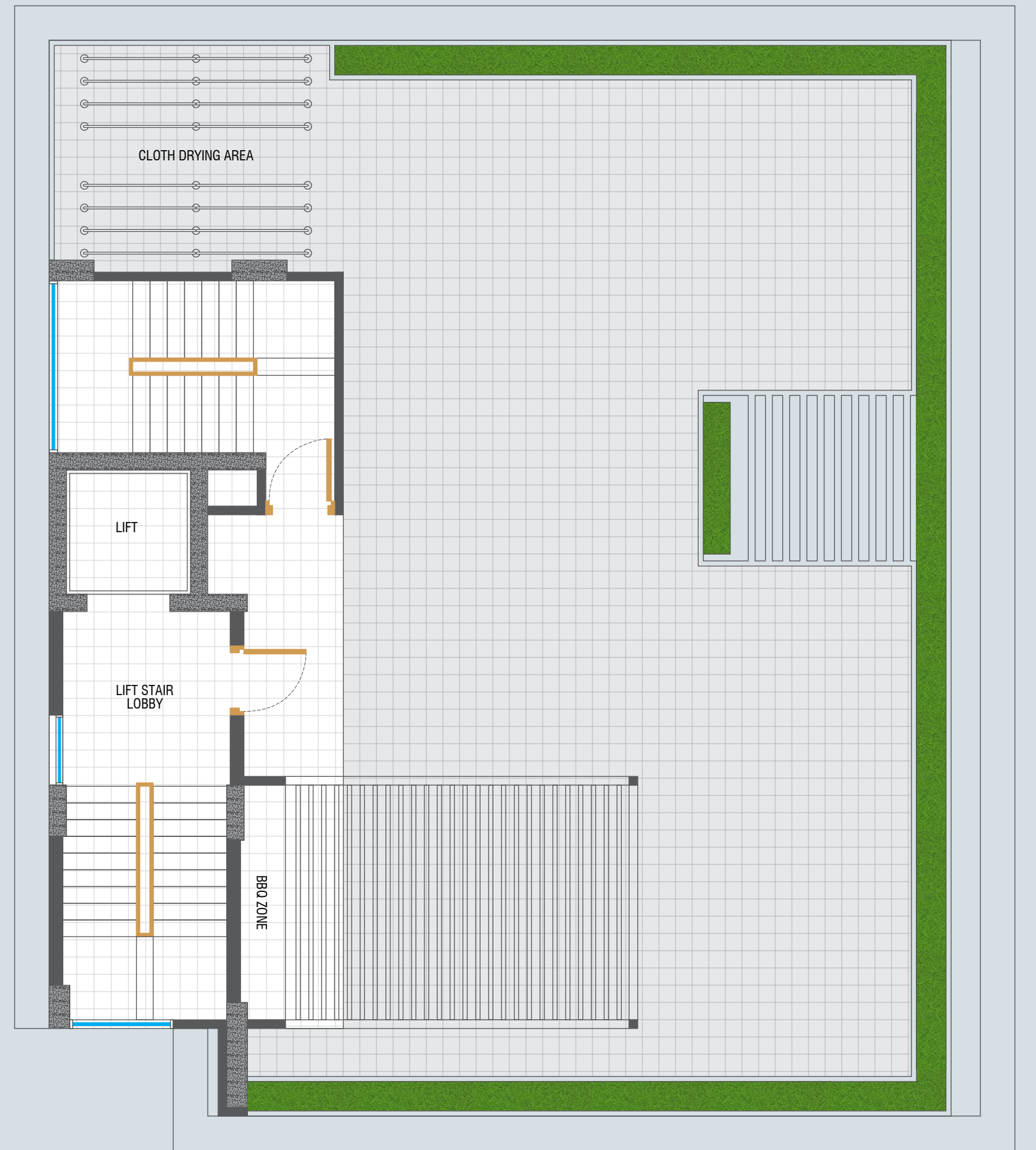
APARTMENT SIZE **2500** SFT. APPROX



TYPICAL FLOOR
4 BEDROOMS

APARTMENT SIZE **2500** SFT. APPROX





Tama
স্বরচিত্ত
বধা

ROOFTOP FLOOR
OPEN SPACE



Tama
Holdings Ltd.

Tama
স্বরচিত
বসাবসা

**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.

PROJECT 3D ANIMATION



please visit

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WATER PUMP

24/7 water supply

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.

China 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

1 (One) brand lift 8 persons, from basement to rooftop.

STRUCTURAL AND GENERAL ENGINEERING FEATURES

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

Structural Design Parameters based on BNBC 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 flush door, main solidwood.

Check viewer.

Apartment number.

Internal doors are of veneered flush door shutter with Polish.

All Bathrooms are of water proof laminated 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 breakers 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.

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.



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 Shorochito Borsha 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.



শ্বরচিত্র বর্ষা