



Comprehensive
holdings & development
More Aesthetical and Functional

Comprehensive Holding & Development Ltd.

Corporate office

Sima Blossom, 8th, 12th & 13th Floor, House 03(New), Road 16(New), 27(old)
Dhanmondi R/A Dhaka 1209. Phone : 9128498, 9125269, 8119293, 8142863

Fax : 028124811, Email : info@comprehensiveholdings.net

www.comprehensiveholdings.net

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Victorious Park
exclusive apartment

Victorious Park

exclusive apartment at 525, Kazi para, Mirpur



27% Open Space
for Childrens Play Area

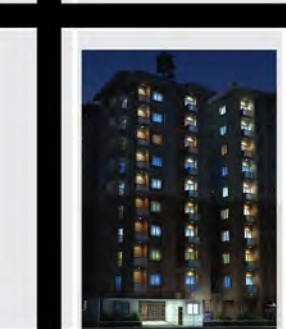
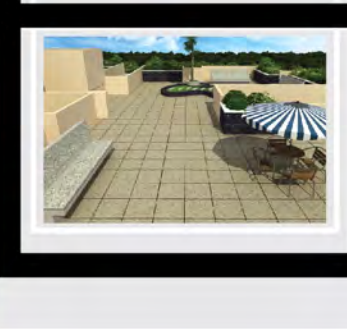
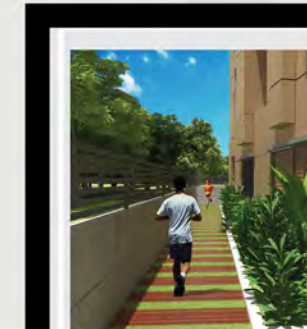
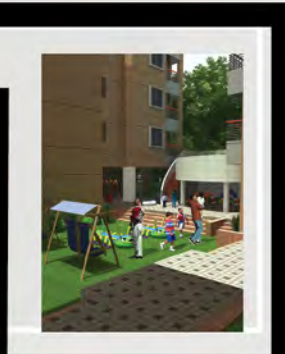
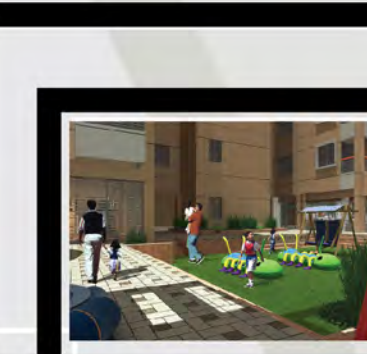
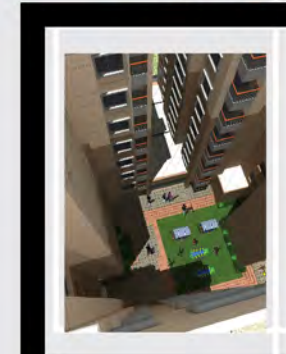
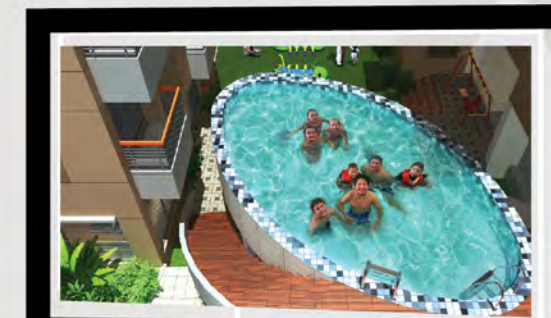
Victorious Park is unique residential project that aims to make the living in a reality, without sacrificing any comfort and benefits of the modern life. Its located one of the Dhaka's prestigious residential area keeping in mind one's need to create balance between work and home.

Its location makes it ideal for those who are in search of a peace-full residential unit, which is also close enough to easily drive into the city when needs arise. Contemporary and built with all the modern world-class amenities, It's a home that brings alive the warmth of living with the choicest luxuries.

Victorious Park is constructed in a circular winding design, that makes it inclusive and exclusive at the same time!! Each of the flats on any given floor of this project opens out facing another apartment. Thus, this gives you the feeling of living within a community without compromising on the privacy and solitude that you deserve.

This project is replete with lush lawns at the roof top, Big community hall for social gathering that forms the soul of the project.

A New arena
for **Living**
at Kazi Para, Mirpur



Key features of *Victorious Park*

- I. 42.5% total Open Space including 27% dedicated open space for childrens play area.
- II. Swimming Pool
- III. Walkway for morning & evening walk
- IV. Water Purified System
- V. Gymnasium
- VI. Community Laundry
- VII. Prayer Room
- VIII. Large Green Rooftop with sitting arrangement
- IX. Secured Entry covered with CC camera
- X. Sufficient Car parking space

An Enviabile Location Map



TOWARD MIRPUR CIRCLE 10

SENPARA PARBATA LN

AL HELAL HOSPITAL

MASJIDUL AKSA JAME MASJID

MIRPUR ROAD

Victorious Park

SHWAPNO MEGA SHOP

ISLAMI BANK ATM

KAZIPARA BUS STAND

KAZIPARA MADRASHA ROAD

KAZIPARA MASJID

EXIM BANK HOSPITAL

PREMIUM SWEETS

BINDU BRITTO GOLI



Victorious Park



Creating
places that
enhance the
human
experience

Creating
places that
enhance the
human
experience

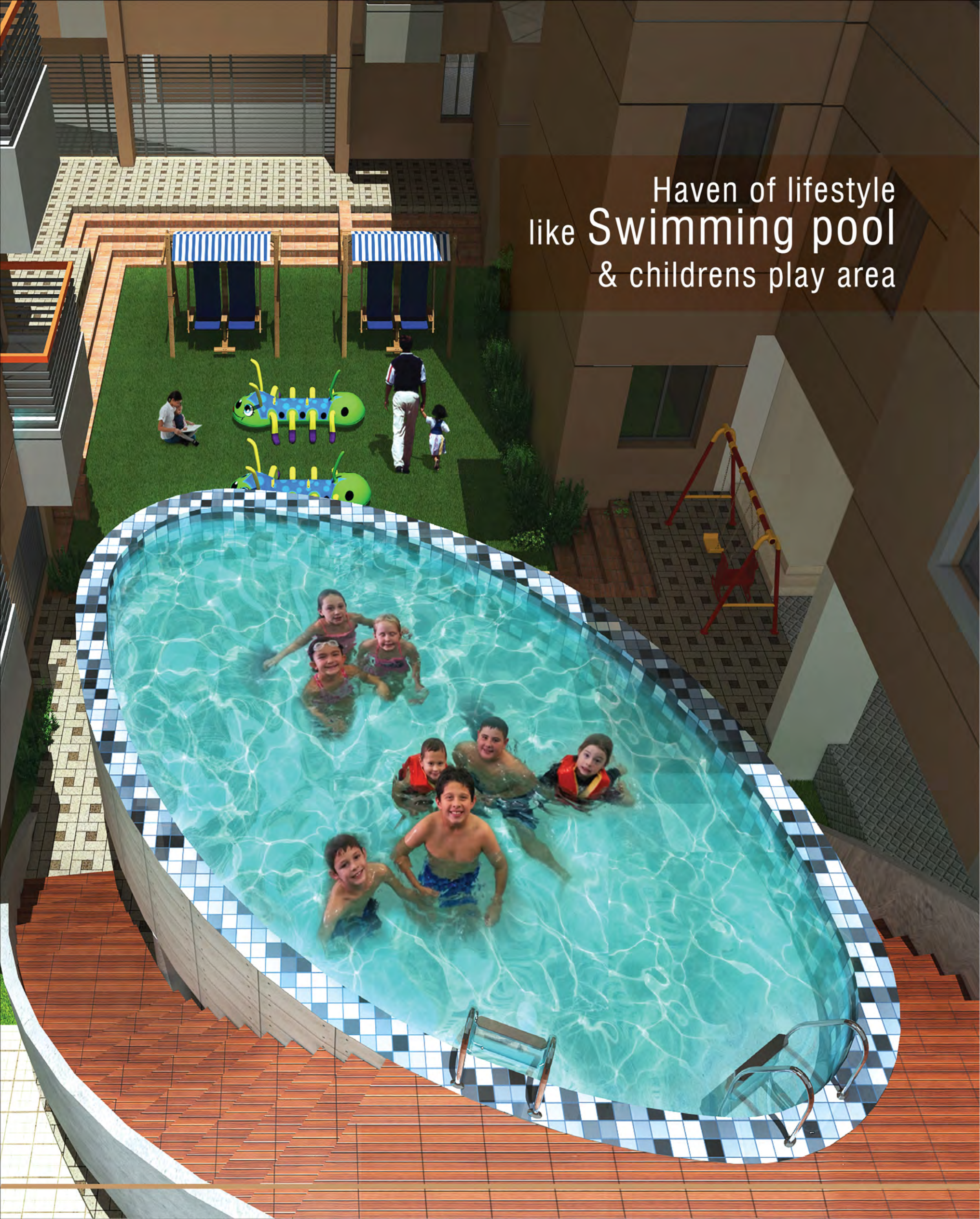
Victorious Park
exclusive apartment

Night View of
Victorious Park



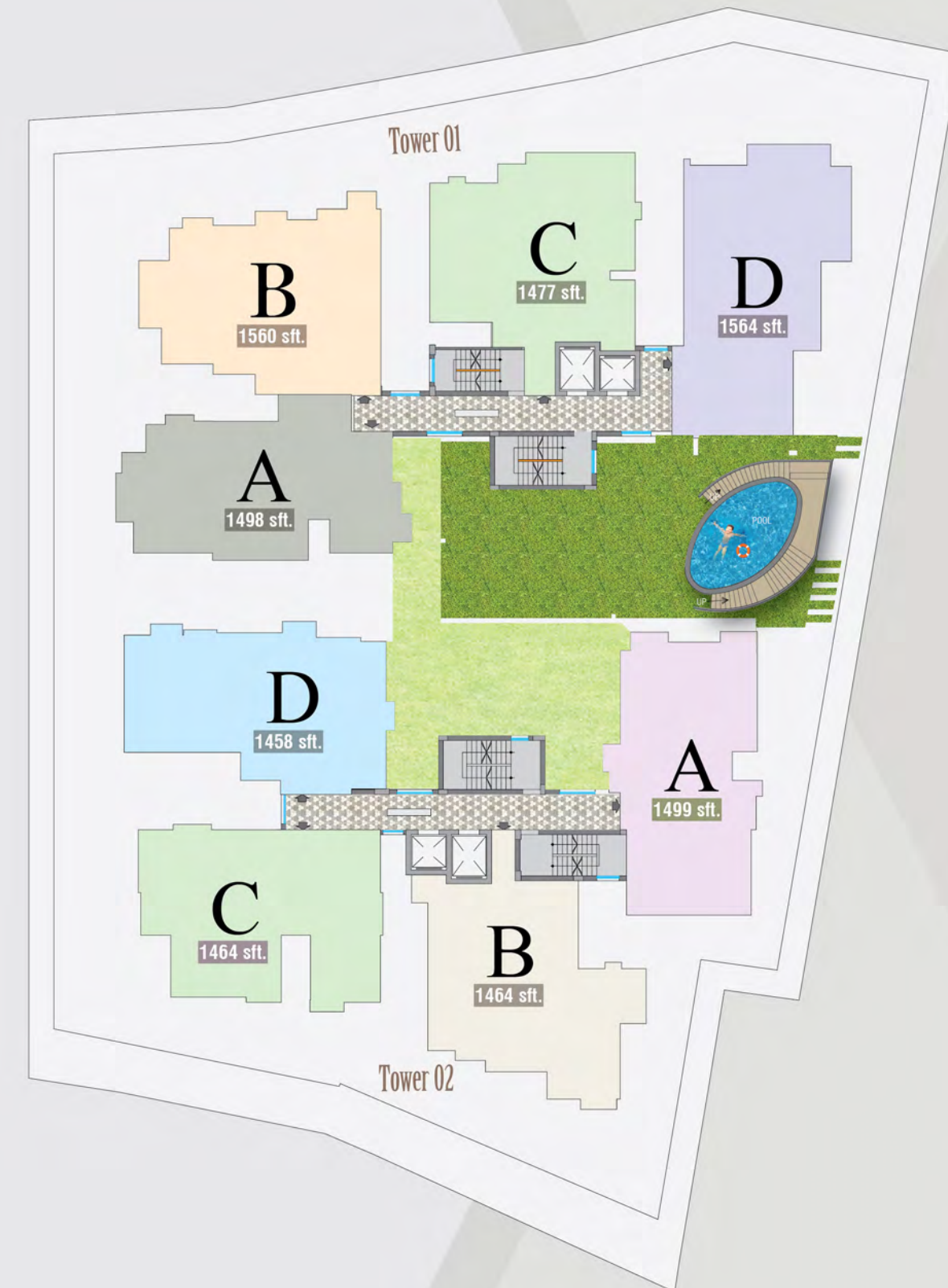
Victorious Park
Comprehensive
buildings & development
Real Estate of Bangalore



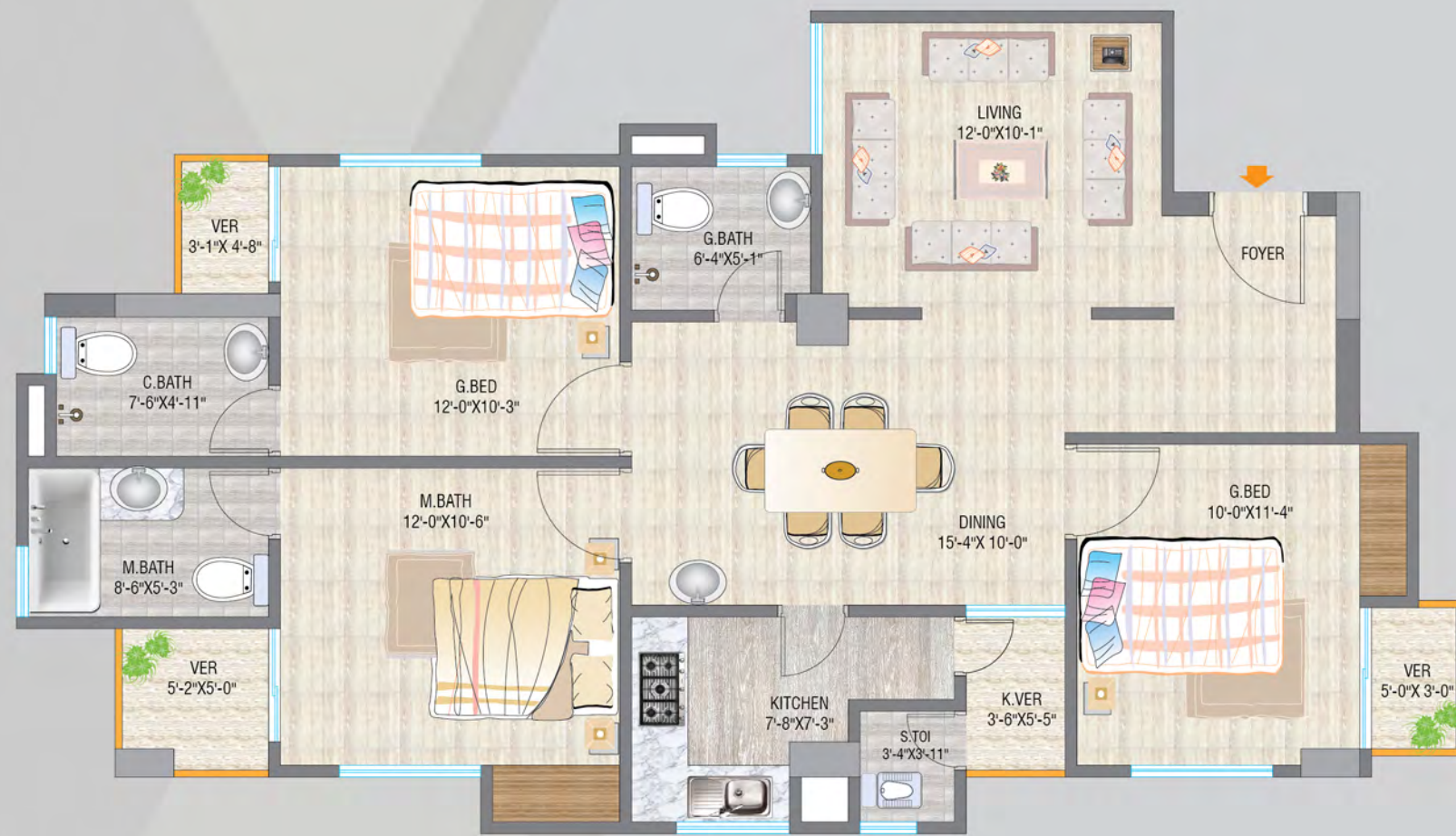


Haven of lifestyle
like **Swimming pool**
& childrens play area

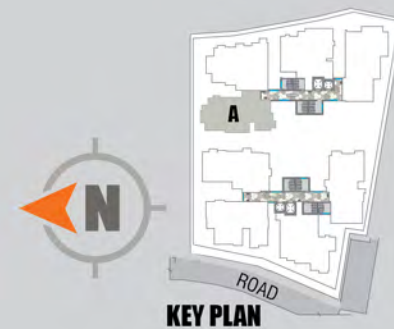
Typical Key Plan



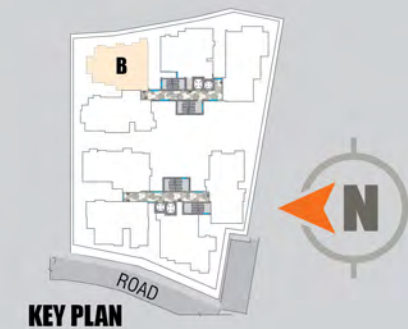
Typical Floor Plan



Tower 01
Type A
 1498 sq. ft.



Typical Floor Plan

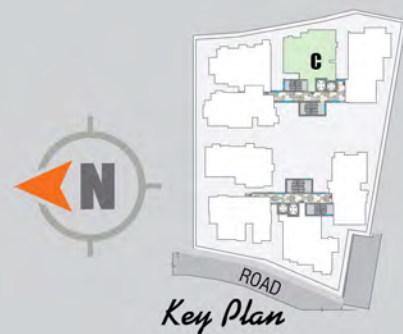


Tower 01
Type B
 1560 sq. ft.

Typical Floor Plan



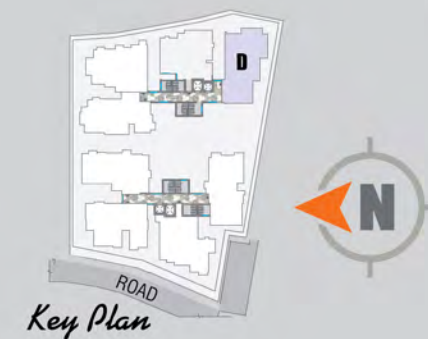
Tower 01
Type **C**
1477 sft.



Typical Floor Plan



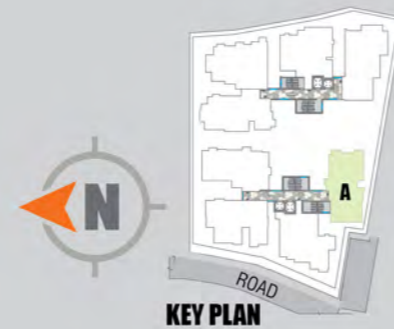
Tower 01
Type **D**
1564 sft.



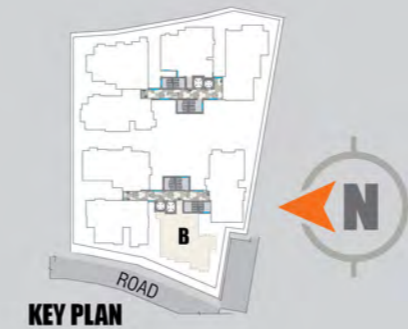
Typical Floor Plan



Tower 02
Type **A**
1499 sft



Typical Floor Plan

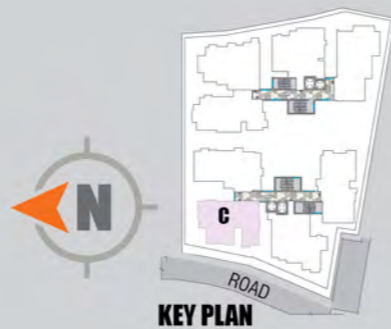


Tower 02
Type **B**
1464 sft

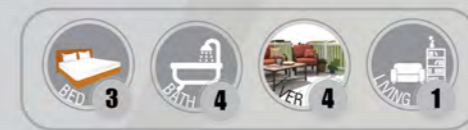
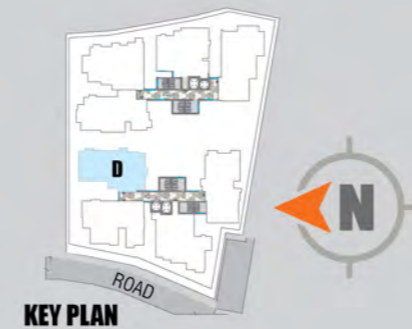
Typical Floor Plan



Tower 02
Type C
 1480 sft



Typical Floor Plan



Tower 02
Type D
 1458 sft



basement Floor Plan





Sufficient Car parking Space

Spent Your Day
doing more



27% Open Space for
Children Play Area



Walk Way for Eveing walk



Green Roof Top



a safe & complete
lifestyle

General Amenities



General Features & Amenities of the Apartment Complex

The building will have Lift and Stair, Standby Generator, Reception, Lobby, Main Gate, Internal driveway and other important facilities.

- Heavy Secured Gateway with Spacious Entrance and Driveway, Security Provision for Control of Incoming and Outgoing persons, Vehicles, Goods etc.
- Main Lobby & Reception Area with Marble / Granite Tiles concierge desk.
- Visitors waiting area .
- Reserved car parking & covered ground floor for residents with comfortable driveways.
- Lift from reputed international manufacturers.
- Main staircase with easy to climb steps and adequate lighting.
- Roof –Top have the Protective parapet wall and gardening.
- Electricity supply approx. 220V/440V from DESCO/ DPDC.
- One stand-by emergency Generator for operating in case of power failure of lift, water pumps, Lighting in common space, stairs and sufficient points in each apartment.
- Design to be made to get sufficient water supply from WASA connection as per total calculated consumption.
- Underground water reservoir with one main lifting pump and one standby pump.
- Sewerage discharge system.
- Gas pipeline connection from TITAS distribution system as per total calculated consumption. Adequate safety measures incorporated.
- Separate fire Extinguisher .
- Provision for cable connection in all apartments.
- Elaborate intercom system to connect each Apartment to the concierge desk.

Salient Features



SALIENT FEATURES OF THE APARTMENT COMPLEX

Architectural Design

A Fully professional team of expert and experienced structural Engineers and Architects has worked meticulously round the clock to create a design unique in aesthetic view, functional aspects and structural strength and durability to ensure for you the best in elegance, comfort and security for a long time to come.

Building Entrance

A Heavy Entrance gate with Decorative Lamps and Modern Signage with building logo of the development introduces one of the contemporary apartment Complex. The spacious entrance & driveway with in main entrance as suitable for the building. A comfortable Covered Drivers' Waiting Area with one toilet.

Lift

A major element for convenience and comfort is the lift which has been selected to international standards and maintained in the specification of best levels.

Staircases and Lobbies

The element of spaciousness has been well elegance in the superbly proportioned with staircases with stainless steel post support. The floor and skirting in Tiles. The staircase is located and easily accessible with easy to climb stairs.

Apartment Layouts

The total layout has been thoughtfully arranged to maximize advantages, specially in relation to the daylight from all sides and cross-ventilation throughout. The apartments are designed to take advantage of both the winter sunlight and the cool summer breeze.

Optional Features

Various interior designing, additional fitting and fixtures as per choice of specific Owner will be arranged at cost basis after the approval of the company.

SPECIFICATIONS OF THE APARTMENT COMPLEX

Doors & Windows

- Solid decorative main entrance door with:
 - Door chain
 - Check viewer
 - Apartment Number
 - Door Handle with Lock (Imported)
- Internal doors are of strong veneer flush door shutters with French polish

Fitting Fixture



Kitchen

- Suitable place RCC shelf for oven and sink with granite work top
- Tiles in Wall up to 7" height (Great wall/ RAK standard or Equivalent)
- Matching floor tiles (Great wall/RAK standard or Equivalent)
- Provisioning for exhaust fan
- one high polished stainless steel counter top sink with mixer single bowl single tray (Thailand or Equivalent)
- Provision for one double burner gas outlet
- Hot & Cold water lines provisioning in Kitchen sink
- Down wash area in kitchen verandha or sink bottom with tiles finish.
- Provision for Kitchen hood.

Floors

- 16" x 16" Homogeneous Floor Tiles (Great wall/RAK standard/ equivalent)
- Tiles in stairs and lobby .

Electro Mechanical Facilities

- MK type Electrical switches, sockets (China origin)
- Light fixtures in common area (China origin or Local brand)
- Independent electric meter for each apartment (as per requirement of DESCO/PDCL)
- Concealed electricity wiring (BBS, BRB, Paradise or Equivalent)
- Power outlets with earthing connection (as per requirement)

Walls

- Machine made bricks
- All interior walls are plastered with standard proportion.
- Roof top parapet wall

Roof Top

- Sitting arrangement along with light point and garden at Rooftop.

Verandhas

- 16" X 16" Homogeneous floor tiles with 4" similar tiles in Skirting Great Wall/RAK standard or equivalent.
- Railing & Grill Shall be Provided as per design
- Light point in suitable location

- Water Proof Door shutters for all bathrooms and Verandahs.
- All internal doorframes are of best quality Seasoned wood of Mehogani/ Shill karai
- All doors with good quality Mortise Locks
- Sliding window with 5mm glass completed with mohair lining and rainwater barrier in 4 inch Aluminum section.
- Safety grill with enamel paint in all windows
- Provision for Mosquito net in Aluminum Section.

Bathrooms

- Sanitary Wares in all bathrooms (RAK standard or equivalent)
- Sanitary Chrome Plated fittings in all bathrooms.
- Foreign Basin Mixer and shower mixer .
- Glazed Tiles in wall upto false ceiling except servant toilet.(Great Wall/RAK standard or equivalent)
- Matching Floor tiles for all bathrooms.(RAK standard or equivalent)
- Cabinet type Basin in Master Bathroom, except servant toilet (Great Wall/RAK standard or equivalent)
- Basin with Pedestal in other bathrooms.(RAK standard or equivalent)
- Mirror in all bathrooms except servant toilet.
- Hot and Cold Water Lines Provision in all Baths except servant toilet.
- Self, soap case, towel rail & paper holder in all bathrooms except servant toilet (RAK standard or equivalent).
- Bath Tub in Master Bathroom.

Fitting Fixture

Lift

Number of Lift 02 (Two) Specification of the Lift

- World Class MATIZ Lift or Equivalent .
- Brand : MATIZ or Equivalent
- Special Component of MATIZ Elevator Automatic Rescue Device (ARD) Gear Less Motor Jerking Free
- Noise Less Operation
- Lower Power Consumption
- Stoppage: Every Floor Stoppage
- Capacity: 06 Person

Generator

One standby emergency generator in case of power failure for operating:

- Lift
- Water pump
- Lighting in common spaces, stairs and security points
- 11 (Eleven) point (Light & Fan) will be Providing in each Apartment.
- Generator Set : Water cooled diesel engine system
- Engine : Cummins, Perkins, Deutz or equivalent
- Alternator : Newage Stamford, Leory Somer Meccalte or equivalent
- Capacity : As per calculation requirement.

Stairs

- Stainless steel post support and railing .
- Stair & lift lobby with proper security.
- Floor and Skirting in Tiles.
- Lift Front Wall to be granite marble Tile on ground floor.

Painting & Polishing

- Weather Coated paint on outside walls (Berger, Dulux or equivalent)
- Smooth finished and soft colored plastic paint on all internal walls & ceilings.(Berger, Dulux or equivalent)
- French polish for doorframes & shutters.

Electrical Substation

• A substation consists of transformer of adequate capacity, LT Switch Gear, PFI panel Board etc will be installed at a convenient location on ground floor.

• The capacity of transformer and other devices will be installed as per the requirement of DESCO/DPDCL .

Security Arrangement

- Guard post for 24 hours security
- Security provision on the ground floor.

Air conditioner Facility

• Provision for split type air conditioner in all Bedrooms (Except maids room) and Living Room.

Telephone Facilities

• Provision for telephone in Master bedroom and Living room.

Satellite Facilities

• Provision for connection of satellite dish antenna with multichannel capacity form commercial cable TV operators in Master bedroom, Child bedroom & Living room.



Terms & Conditions

Comprehensive Holdings & Development Ltd is the exclusive developer and builder for planning implementing and allotment of all facilities of the development, consisting of self-contained Apartments, reserved car parking and other features etc described in details in this brochure on the development.

1. Applications for allotment of apartments should be made on the prescribed application form duly signed by the Applicant along with the Earnest Money. **Comprehensive Holdings & Development Ltd** has the right to accept or reject any application without assigning any reason thereto.

2. On acceptance of an Application, **Comprehensive Holdings & Development Ltd** will issue an allotment agreement with specific terms and conditions to the Applicant. **Comprehensive Holdings & Development Ltd** and the Allottee will be required to execute an Agreement as per the Company's prescribed format. The Applicant /Allottee shall then start making payments as per the schedule of payment. Allotments of apartments are made on first come first served basis.

3. All payments of Earnest Money, Installments, Additional works and other charges shall be made by Bank Draft or pay Order in favour of "**Comprehensive Holdings & Development Ltd**" for which respective receipts will be issued, Bangladeshis residing abroad may remit payments by TT or DD.

4. Payments of installments, car park costs and all other charges are to be made on due dates. **Comprehensive Holdings & Development Ltd** may issue reminders to the Allottee but, notwithstanding the issue of reminders, the Allottee must adhere to the Schedule of the allotment.

5. Delay in payments beyond the due date will make the Allottee liable to pay a delay charge of 0.1% per month on the amount of payment delayed. If the payment is delayed beyond 45 days, **Comprehensive Holdings Ltd.** shall have the right to cancel the allotment. In such an event the amount paid by the Allottee will be refunded after deduction of the Earnest Money.

6. Connection fees/ Charges, Security deposits & other incidental expenses relating to gas, water, sewerage and electric connections are not included in the price of apartments, These payments will be made by **Comprehensive Holdings Ltd.** directly to the authorities concerned, on the Allottee's account. Every Allottee will be billed proportionately on actual costs basis.

7. Limited changes in the specifications, design and / or Layout of the apartments and other facilities may be made by **Comprehensive Holdings & Development Ltd** in larger overall interest or due to unavoidable reasons.

8. **Comprehensive Holdings & Development Ltd** may cancel an allotment on non payment of installment in disregard of reminders and after final intimation to Allottee by registered post at the address given in the application form.

9. The possession of each apartment shall be handed over to the Allottee on completion and on full payment of installments and other charges and dues and till then the possession will rest with **Comprehensive Holdings & Development Ltd**

10. The Allottee will pay stamp duties, registration fee, documentation charges and any other taxes and expenses likely to be incurred in connection with the Deed of Agreement, Allotment, Registration and Transfer etc. The actual costs incurred shall be charged.

11. After taking over the apartment or the project, the Allottee'(s) must consult with **Comprehensive Holdings & Development Ltd** prior to undertaking any structural or layout changes within the apartment complex. Failure to do so will be at the sole risk of the Allottee(s).

12. The schedule of Implementation has been prepared keeping in view both quality and smooth progress of work. Construction is scheduled to be completed within 36 months .

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

14. If for any reason beyond the control of **Comprehensive Holdings & Development Ltd** the implementation of the development is abandoned, **Comprehensive Holdings & Development Ltd** will refund to the Allottee the Earnest Money and all installments deposited within 180 days from the announcement made to this effect. In this eventuality, the Allottee will not be entitled to any claims or damage whatsoever.

15. The Allottees, after full payment of dues, will elect from among themselves a Board of Management for managing the general affairs in the common interest. Each Allottee must deposit minimum Tk. 40000 (Forty Thousand taka) or any suitable amount determined by the Company for each Allottee of Apartment towards the Reserve Fund for initial common service expenses of the Complex.

Victorious park Perspective

