



Anwar Landmark
IRIS
@
Uttara, Sector 13



ANWAR
LANDMARK
creating addresses

Project Brief

Project Name:
Anwar Landmark Iris

Address:
Plot # 52, Road # 02,
Sector # 13, Uttara, Dhaka

Architect:
Kazi Nafisa Anjum

Storied:
GF + 8 Floors

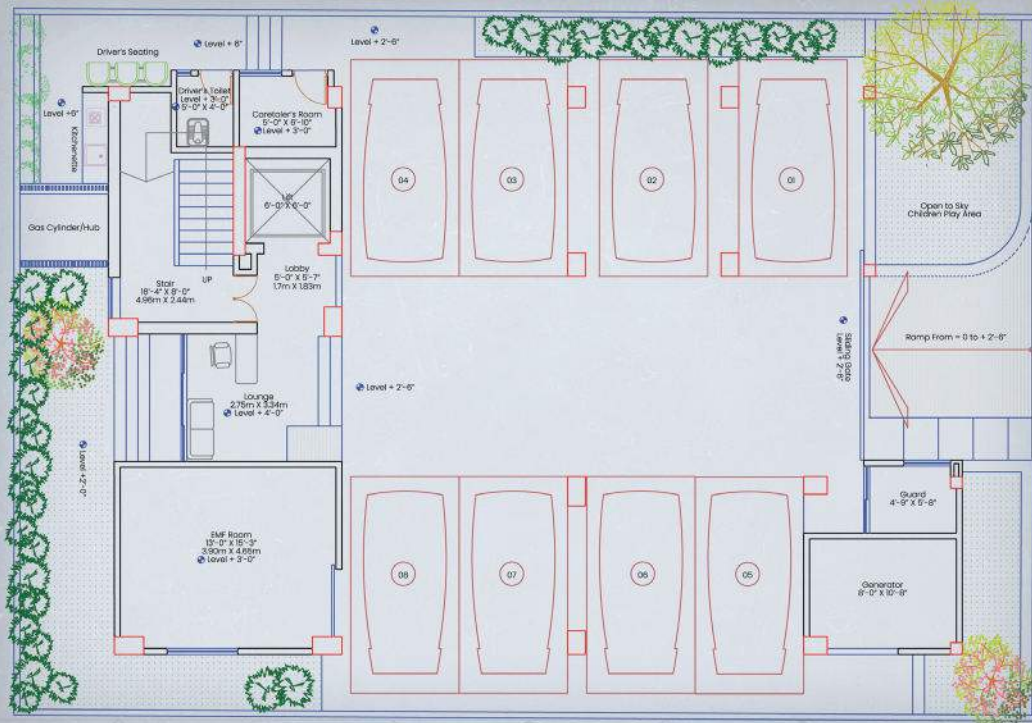
Total Flats:
8 nos.

Facing:
West

Apartment Size:
1915 - 2126 sft.

Land Area:
5 Katha

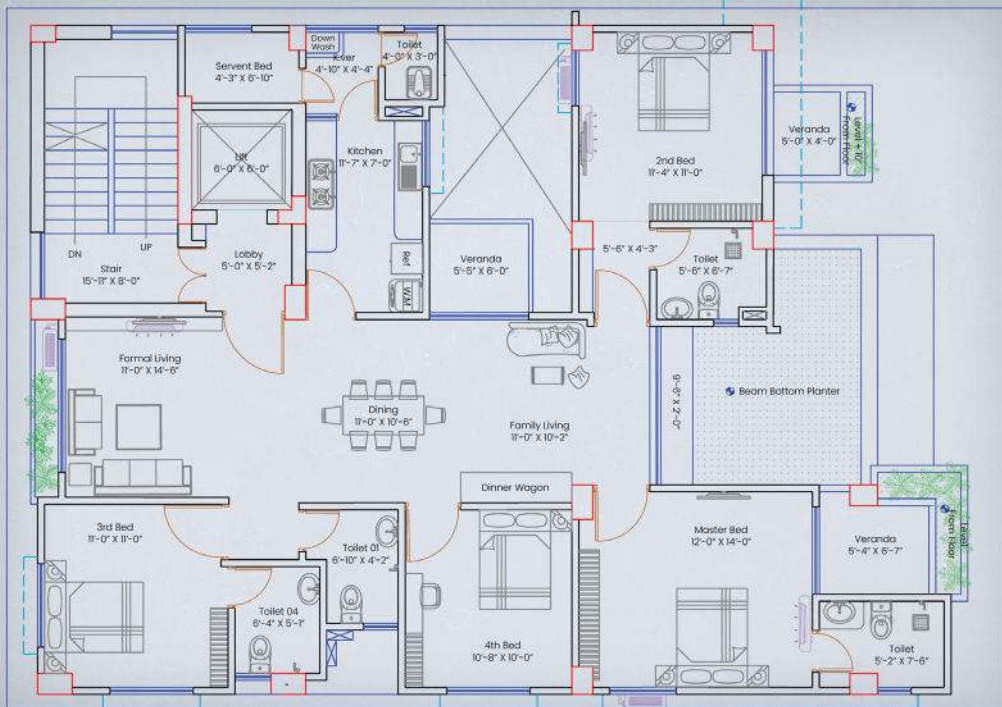




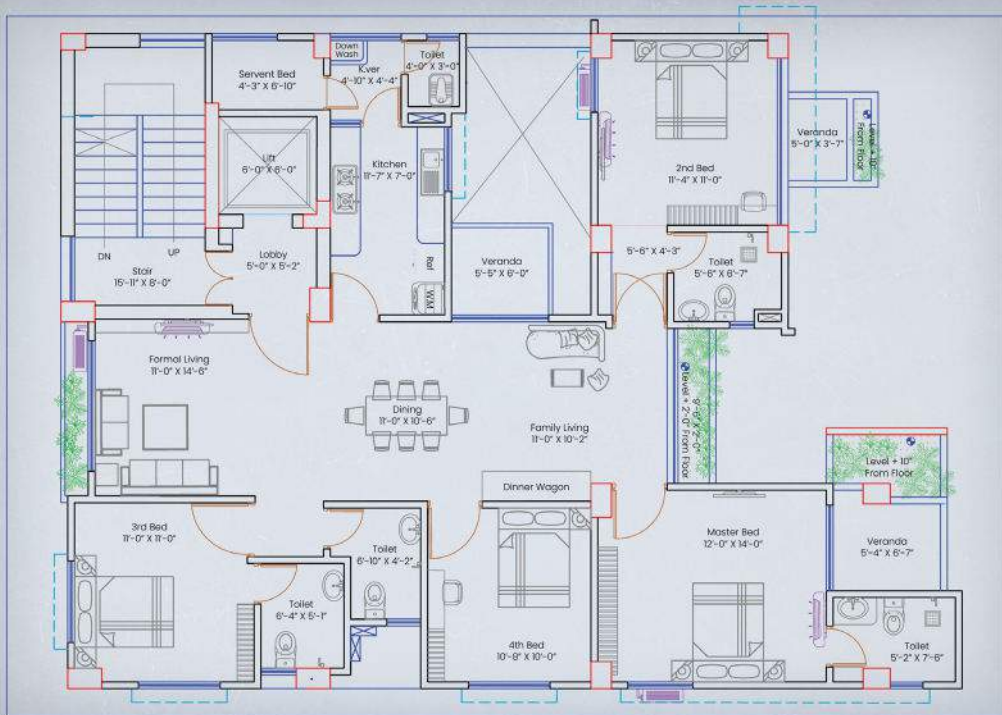
Ground Floor Plan

Modern & Stylish Entrance

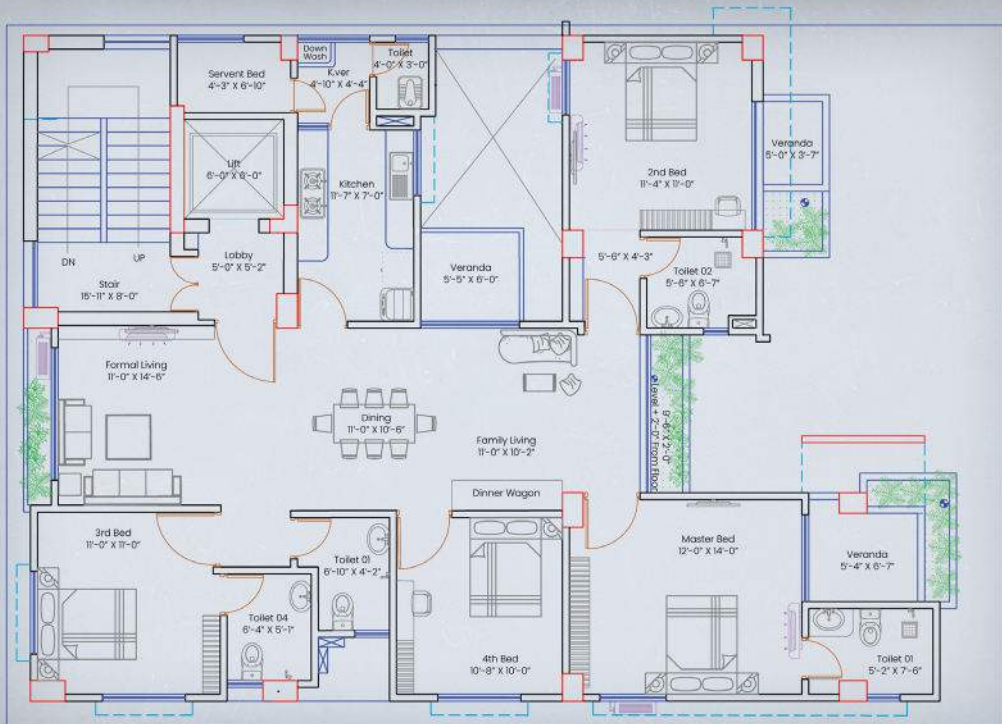




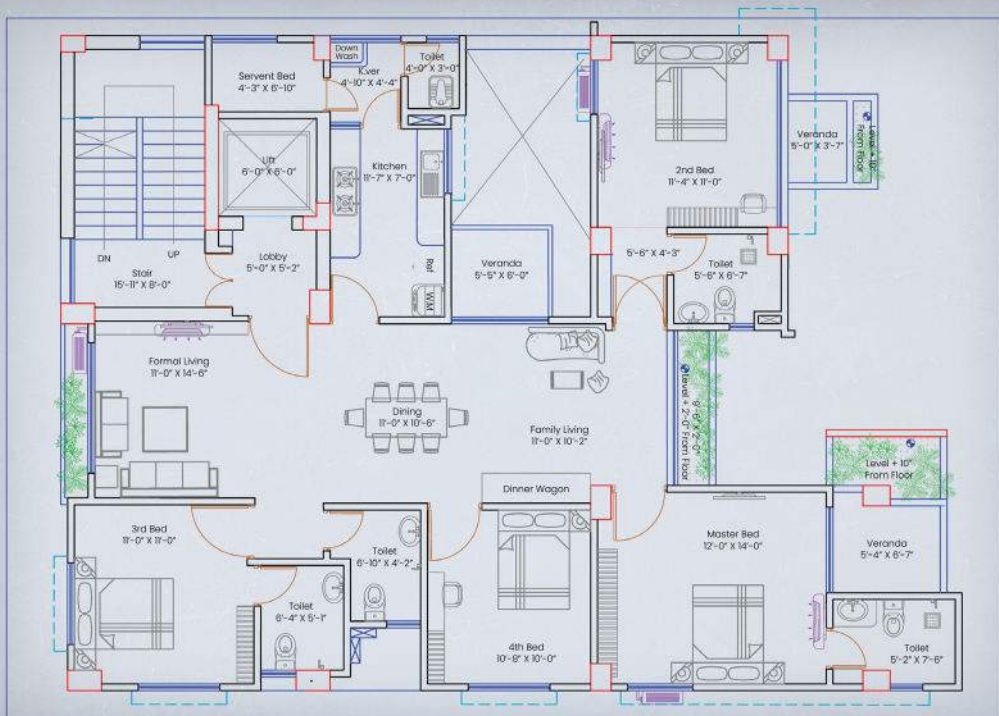
2nd Floor Plan - 2126 sft.



4th Floor Plan - 1936 sft.



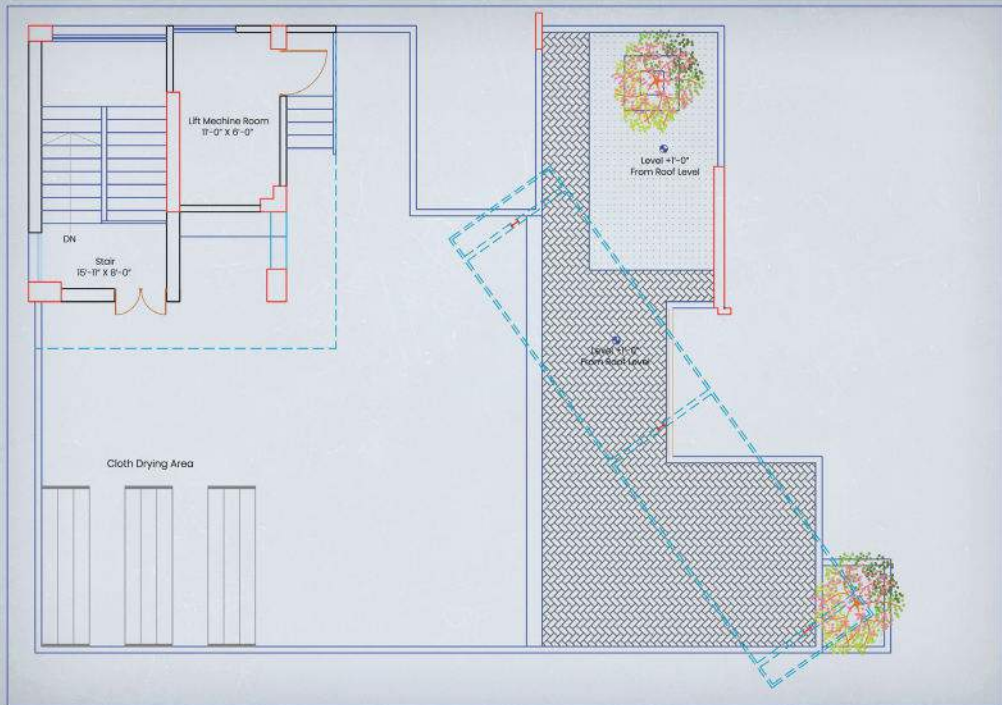
5th Floor Plan - 1915 sft.



6th Floor Plan - 1936 sft.

Bird's Eye View





Rooftop Plan

Feel the Green Ambiance



Seating Area on Rooftop





Apartment Features

Floors:

Imported (24"x 24") mirror polished tiles in all Bedrooms, Living Room, Family Living, Dining, and Foyer. In servant bed (16"x16") RAK/Equivalent tiles.

Main Door:

CTG Teak main door frame and Solid CTG Teak door shutter. Chinese door lock (handle with security lock), door viewer, door stopper, door hinge, and tower bolt.

Internal Doors:

Teak Chamble door frame and Teak Veneered Flush door in all Bedrooms and Kitchen, including Servant bed.

Teak Chamble door frame and Teak Veneered Flush door (inner side laminated) for all toilets and WPC/Equivalent doors (frame & shutter) in servant bath.

Sliding Windows/Doors:

All sliding Windows (exterior) and Doors (verandah) will be with clear glass, mohair lining, rain water barrier in 4" aluminum section, and mosquito net.

** The above features & amenities are applicable only for units/flats of Anwar Landmark's portion.



Kitchen Features

Tiles:

RAK/Equivalent (ceiling height) wall tiles with matching floor.

Counter top:

Impressively designed counter top with (Jet Black Granite/Equivalent).

Water line:

Concealed hot and cold water lines.

Washing Area:

Imported (Double Bowl with Tray) SS sink with (Sattar/Equivalent) sink mixer. Bib Cock Long (Down wash) and CP Grating (Sattar/Equivalent).

Kitchen Hood:

Provision for kitchen Hood.

Exhaust Fan:

Provision for exhaust fan in suitably location.

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Bathroom Features

Tiles:

RAK/Equivalent (full height) wall tiles with matching floor in all bathrooms including servant bath.

Master Bath:

Sattar/Equivalent sanitary wares.

Shower mixture with spout & moving shower –

Sattar/Equivalent.

Cotto/Equivalent commode with lowdown.

Hot & Cold water provision.

Cotto/Equivalent cabinet basin with (17-18 mm) Marble counter top and Sattar/Equivalent basin mixture.

Cabinet size mirror in master bath.

Child Bath & Common Bath:

Sattar/Equivalent sanitary wares.

Shower mixture with spout & moving shower –

Sattar/Equivalent.

Hot & Cold water provision. Cotto/Equivalent commode with lowdown.

Cotto/Equivalent Pedestal basin and standard size mirror

Servant Bath:

Long Pan and Lowdown (water tank) - Asian W.T.

(29")/Equivalent.

Head/Moving Shower, Concealed stop cock, Angle stop cock (Sattar/Equivalent).

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General Features for all Residents:

Generator:

One standby generator Engine (Perkins) Stamford (Alternator) in order to ensure electricity 24 hours in case of power failure inside the apartments for total 13 points:

Lights: 3 Bedroom, Dining, Master bath, Common toilet, and Kitchen.

Fans: 3 Bedroom, Dining.

Refrigerator and Calling Bell points.

Emergency power backup for Lift, Water pump, Stair, and all other common areas.

Sub-station: Standard sub-station with LT and PFI panel.

Lift:

01 (one) nos. Lift from reputed manufactures (Sigma Shanghai/ Fuji-HD/Mitsubishi China/ Thyssen Krupp-China/Equivalent). The lift will be installed with: Auto-voltage regulator, Inverter, Adequate lighting, Full-height photocell sensor and emergency alarm, Emergency landing device.

Water Supply:

Water pump, one for full operation & one for standby (A1/Gazi/RFL-/Equivalent).

Water supply with a common meter for main connection from WASA. Water Treatment arrangement for safe drinking water.

Electrical Features:

All power outlets with earthed connections.

Gang type electrical switch, plug-points, and other fittings (Chint-/ABB/Equivalent).

Electrical Circuit Breaker (ABB/Equivalent).

Concealed electric cable (BRB/BBS/Partex/Equivalent).

Provision for Air Conditioners in Master Bed, 2nd Bed, and Living.

TV point and Dish connection in Master Bed and Family Living.

Telephone connection in Master Bed / Living.

Light fixtures only in Common Space.

Ceiling fan provision in all Bedrooms, Living & Family Living.

Electric point for Geyser in Master Bath, 2nd Bath, and Kitchen.

Electric point for Washing machine provision at suitable area.

Paint:

Plastic paint on all internal Walls & Ceilings and Weather coat on outside walls (Berger/ACI/Elite/Equivalent).

Enamel paint on Toilet & Kitchen ceilings, and on Grills & Veranda railings.

Safety & Security:

Fire-fighting system (as required of BNBC).

Fire Extinguisher (as required).

CCTV in the Basement and Ground Floor.

Structural & General Engineering Features:

Structurally strong building design based on Bangladesh National Building Code (BNBC) to withstand heavy winds and earthquake.

Cement: Anwar Cement of international standard.

Aggregate: Stone Chips aggregate will be used in all major RCC structure.

Reinforcement: Anwar Ispat of 500W (72500 psi)/60G Grade.

UPVC: A-1 Polymer (best quality).

Maintenance:

Free maintenance will be ensured by Anwar Landmark for a period of 12 months from the date of handover of the project for construction defects only.

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Terms & Conditions

Application for allotment of apartments should be made on the prescribed application form signed by the applicant along with the booking money. Anwar landmark Ltd. has the right to accept or reject any application without assigning any reason thereto.

On acceptance of an application, Anwar Landmark Ltd. will execute allotment of agreement with specific terms and conditions to the applicant. The purchaser/applicant/allottee shall start making payment as per the payment schedule. Allotment/Agreement of apartment is made on first come first served basis. For all payments of booking money, installments, additional modification cost and other cost (if any), the purchaser shall make through Bank Draft or Pay Order or AC payee cheque or BEFTN/NPSB/RTGS in favor of Anwar Landmark Ltd., for which respective receipts will be issued by Anwar Landmark Ltd. NRB clients will make their payments through TT/DD. Payments of installment and all other charges must be realized to builder's accounts on or before due dates as mentioned in clients application/deed of agreement. Builder may issue reminders to the Purchaser/Applicant/Allottee but not with standing the issue of reminders, the Purchase/Applicant/Allottee must adhere to the schedule of payments to ensure timely completion of construction. That the time is fixed for payment of the total cost shall be the essence of the contract. That it is mutually agreed that the purchaser will make all payment as stipulated herein within the due date. Any delay will make the purchaser liable to pay a delay charge @ 2% (of the installment value) per month on the delayed period and builder will collect delay charge amount with the next installment amount. If a payment is delayed beyond 90 days, the Developer may exercise its right to cancel the allotment and sell the apartment to any other intending buyer.

After signing the agreement/allotment letter, if the Purchaser/Applicant/Allottee does not want to buy the apartment, Anwar Landmark Ltd. shall return the deposited money by installments after resale of the said apartment after deduction of 10% service charge of the total deposit amount of which amount has been mentioned in the application form. That in case of any change from buyer's side i.e. shifting, ownership change, name including or excluding, the Purchase/Applicant/Allottee will have to pay BDT. 10,000 to the developers (within family members - father, mother, full brother, full sister, son and/or daughter, husband & wife) and for any third party i.e. other than family members the Purchase/Applicant/Allottee will have to pay BDT. 50,000 as service charge/transfer fee to the developer. In case of cancellation purchaser may reactivate the agreement/allotment of the said property paying reactivation fee as per company policy, if the builder accepts.

That the permission from relevant authorities for connection and supply of gas, water electricity and sewerage disposal shall be obtained by the developer on behalf of the purchaser. That the Purchaser shall pay for security deposit, connection fees and other incidental charges and costs payable for gas, water supply, sewerage and electricity connection to the demised Apartment directly to the Developer at prevailing rates

All cost relation to registration, transfer fee, VAT, AIT, Gain Tax Occupancy certificate cost and all miscellaneous charges to be borne by the purchaser.

All statement, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as payout plan, finishes, illustrations, photographs and drawings contained in the materials are artists' impressions only and not representation of fact. Such materials are for general guidance on and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and Purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promise (whether or not contained on the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey.

Limited changes in the specifications, design and/or in internal layout of the apartments and other facilities may be made by Anwar Landmark Ltd. in larger overall interest or due to unavoidable reason.





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anwarlandmark.com

MEMBER
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