

UNITY LUTFUR PALACE



Building *Confidence block by block*

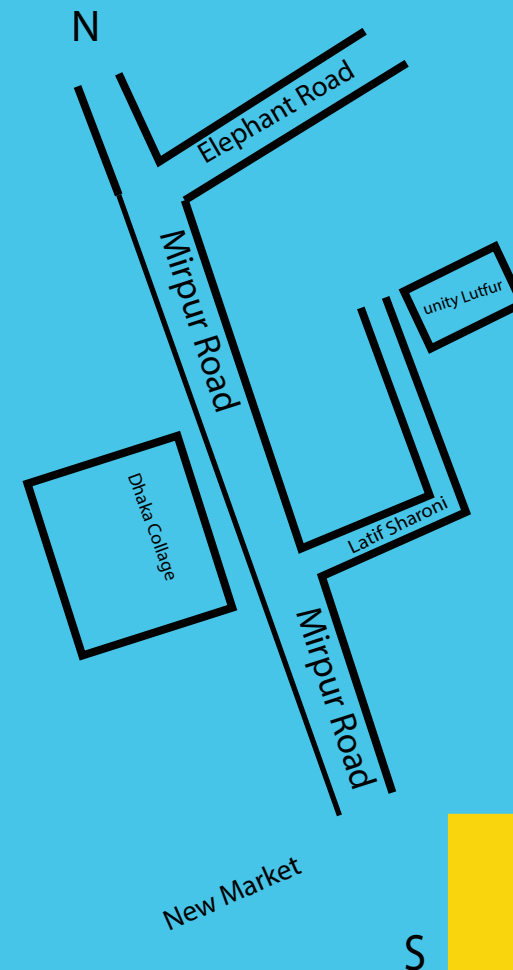


Project at a glance

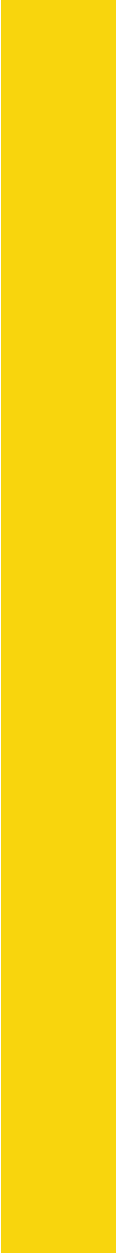
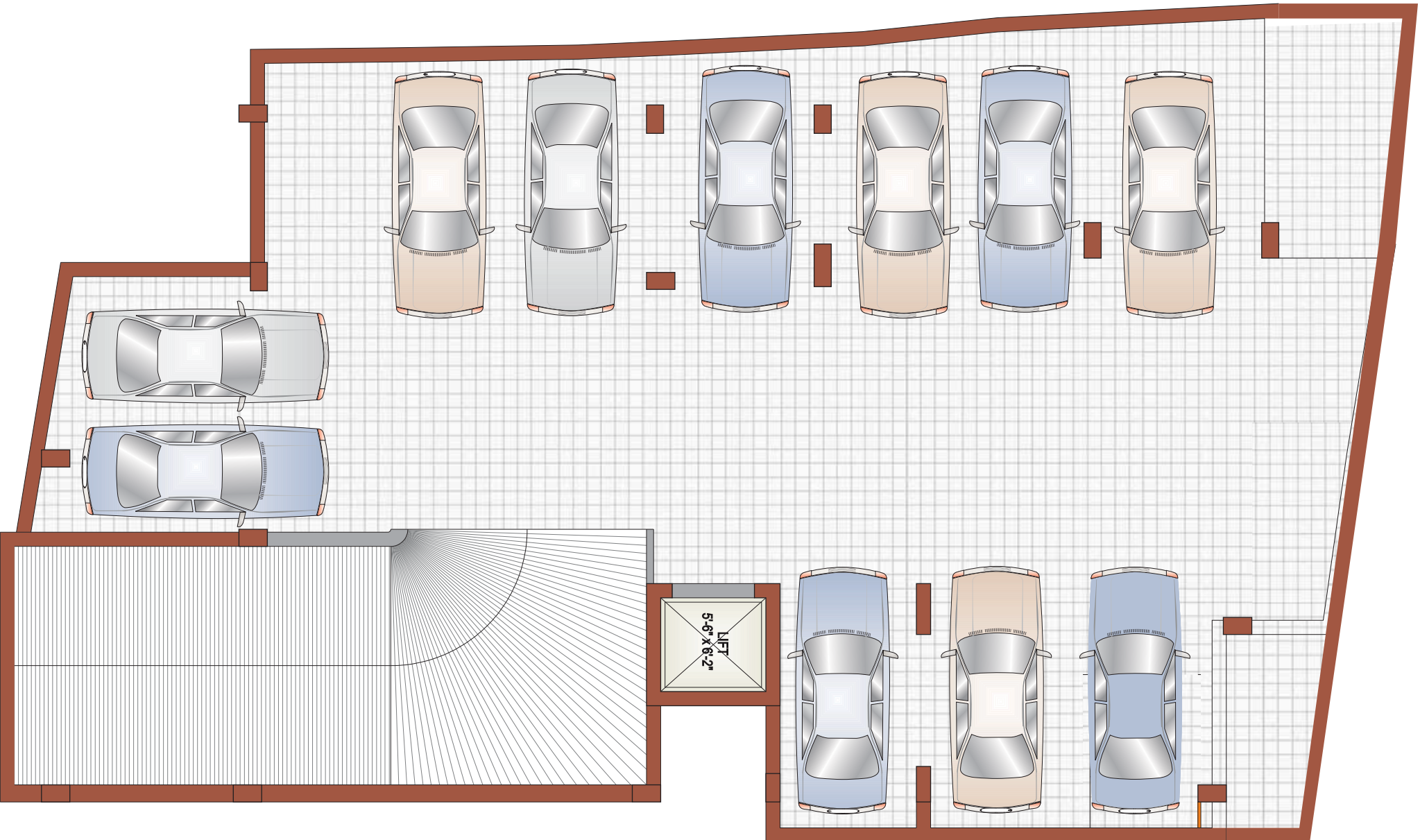
unity

Project Name	: Unity Lutfur Palace
Project Address:	: House #14/1/A, Latif Sarani, Opposite of Dhaka College, Mirpur Road, New Market, Dhaka-1205.
Land Area	: 06 Katha.
Building Height	: (B+G+7) 08 Storied Apartment Building.
Car Parking	: At Basement & Ground Floor.
Number of Parking	: 21 (Twenty One)
Number of Lift	: 01(One)
Generator	: 01 (One)
Unit Per Floor	: 03 (Three)
Number of Apt	: 21 Nos.
Apartment Size	: Type A: 1185 sft, Type B: 1200 sft & Type C: 1220 sft.
Apartment Consists of	: (Living & Dining) 3 Beds, 3 Bath, 3 Ver & 1 Kitchen.
Planning & Design	: A Reputed Team of Architects and Engineers Registered by RAJUK/IAB/FIEB.
Handover Time	: December, 2025.

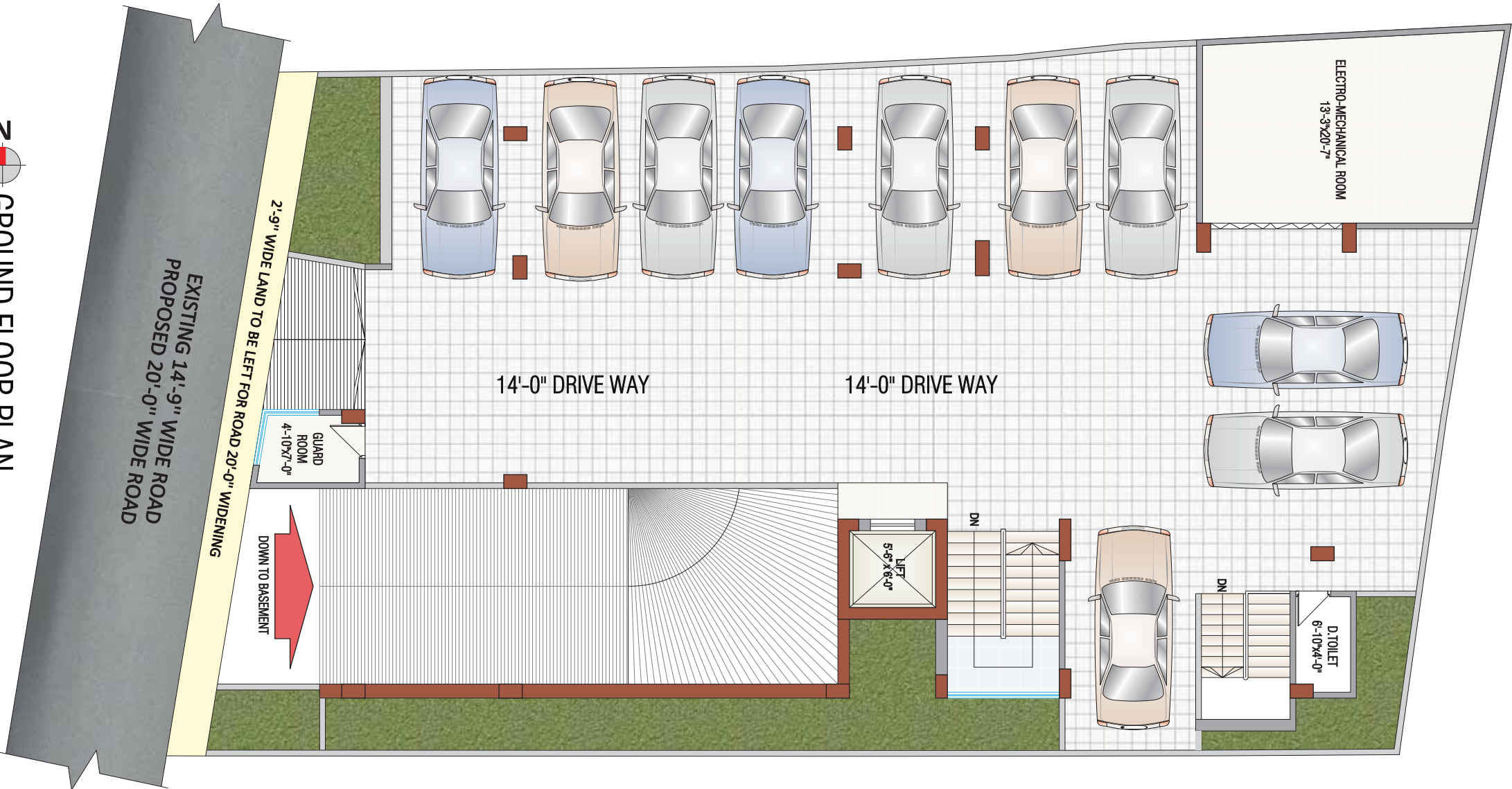
Location Map

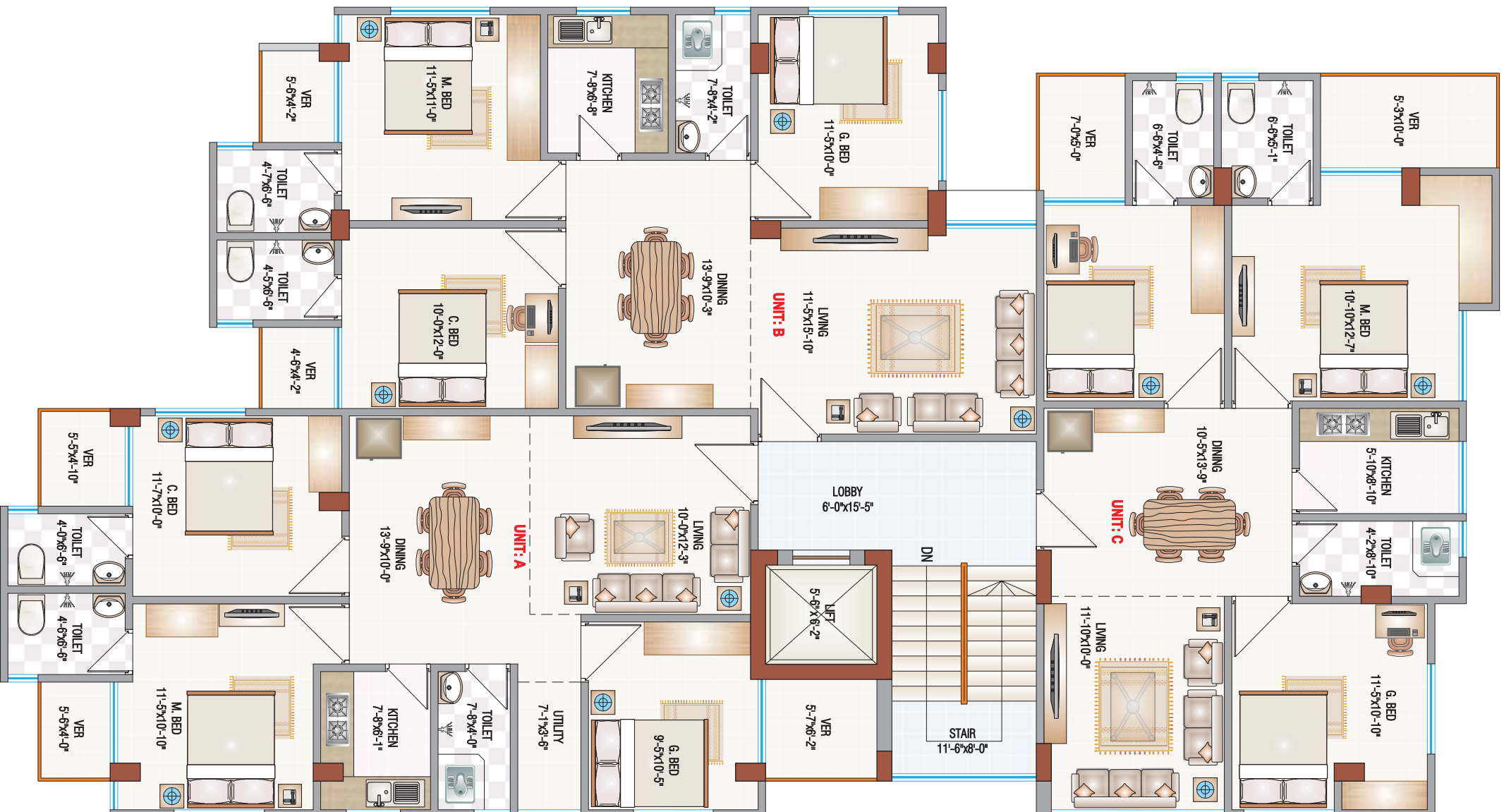


 BASEMENT FLOOR PLAN

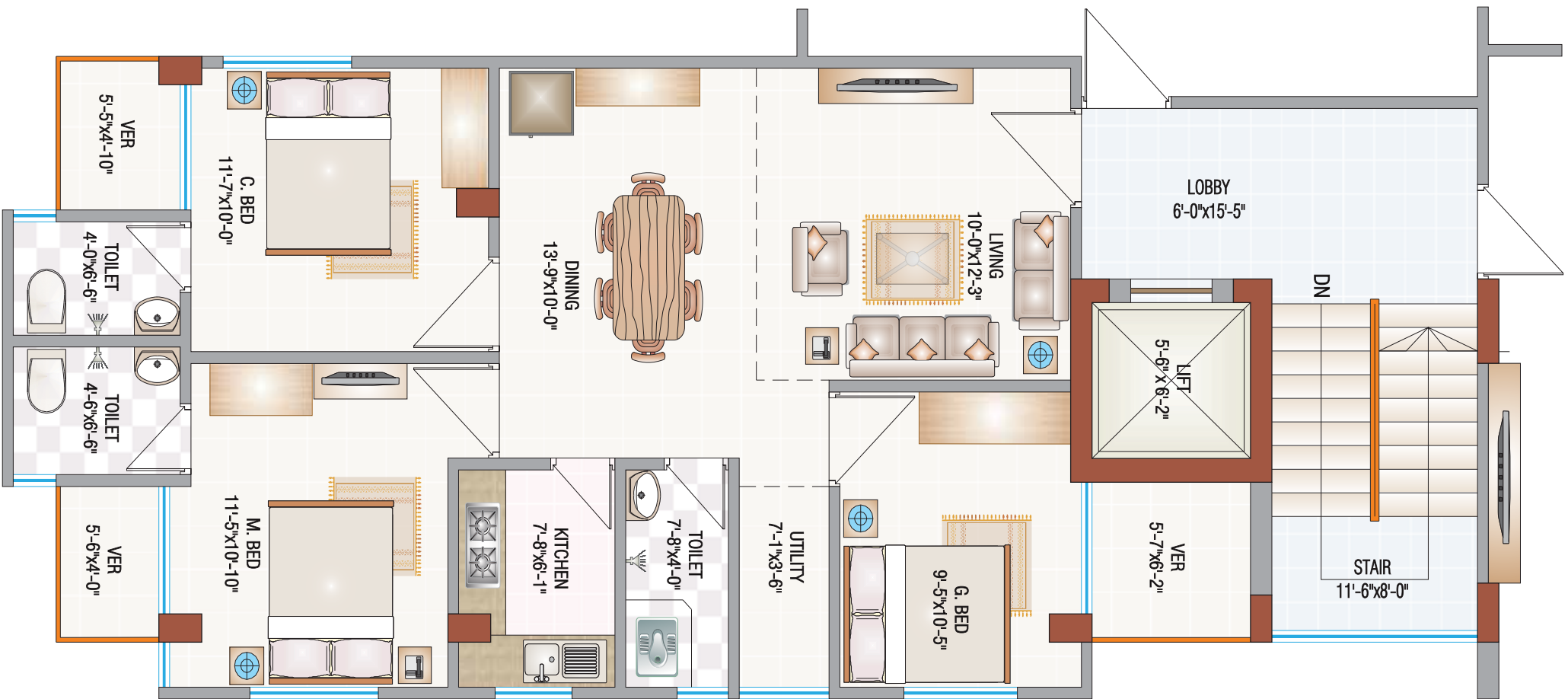


 GROUND FLOOR PLAN





1ST TO 7TH FLOOR PLAN (APARTMENT)




 UNIT = A



UNIT = B



UNIT = C



SPECIFICATION

MAIN ENTRY OF THE PROJECT

- Secured decorative M.S/SS gate with necessary electrical fixtures & as per design.
- Project name logo and tiles / brass plate.
- Spacious internal driveway.
- Security guard room.

RECEPTION AREA

- Reception desk with granite/marble top/ homogenous tiles (RAK).
- Alternative floor tiles in the reception area.
- Toilet for visitors / Building staff.
- Light fittings.

LIFT

- Lift-08 Person (LG & Scheinder by maan Bangladesh, Modeun, made in South Korea).
- Manufactured in China or any equivalent, adequate lighting.
- Fast, reliable and stopover in each apartment floor.

LIFT LOBBIES & STAIRCASES

- Suitable hand rail in stair made of M.S. pipe.
- Spacious lift lobby in each floor.
- Ceramic floor tiles in all lift lobbies (RAK/STAR/MIR/CBC) or equivalent size: (12"x12").
- Stair tiles in all staircases (RAK/STAR/MIR/CBC) or equivalent, homogeneous tiles (12"x12").

APARTMENT LAYOUT

- Will be maximizing advantages, especially in relation to the daylight, air passage and outside view.
- Privacy will be emphasized in designing the layout, so that the master and second bedroom are located away from the guest bedroom and main entertainment area.

PROVISION FOR CABLE TV AND TELEPHONE LINE

- Provision for cable connection of satellite dish antenna in Master bedroom & Living room.
- Provision for telephone cable connection in Master bedroom & Dining room only.

GENERATOR

- International standard generator to run lift, water pumps, emergency light in apartment stair & parking.
- Two light point, Master bed, Living room.

WATER PUMP

- Local made pump with a stand by pump (GAZI/RFL/PEDROLLO or equivalent).

ROOF TOP

- Protective parapet wall.
- Management Room/Community Room, Prayer Room & Toilet (subject to approval of RAJUK & Concerned Govt. Authority).

INTERCOM

- Best quality and standard (PANASONIC/ HELLO TEL or equivalent) To connect each Apartment to the Reception desk.

MAIN DOORS

- Solid decorative main entrance as per company standard Malaysian Imported Wood.
(i) Door Chain. (ii) Check view (iii) Door handle with lock of good quality.
(iv) Apartment number in brass/Grafted/owner number plate (v) Safety lock.
- Internal doors are of strong and durable veneer flush door gorjon shutters with good quality polish.
- All internal door frames are made of Mehogoni.
- All the bathroom doors are made of good quality plastic door.

WINDOWS

- Sliding aluminum windows as per architectural design of the building with 5 mm thick glass (4" section).
- Safety grills in all windows.

WALL

- Good quality first class bricks/blocks to be used for all walls.
- Smooth plastered finish wall.
- Both the exterior and internal wall will be of 5" thickness.

GENERAL FLOOR AND VERANDA

- Glazed ceramic tiles (RAK/STAR/MIR/CBC/MONALISHA or equivalent) in all floor (24"x24") homogeneous tiles.
- All veranda floor will be ceramic tiles (RAK/STAR/MIR/CBC/MONALISHA or equivalent) in all floor (24"x24") homogeneous tiles.

PAINTING AND POLISHING

- Plastic paint in all internal walls and ceiling in soft colors (BERGER/ELITE/ASIAN PAINT) or equivalent.
- Quality polished door frames and shutters.
- Exterior wall will be weather coat paint (BERGER/ELITE/ASIAN PAINT) or equivalent.

ELECTRICAL

- MK type China/Indian or equivalent electrical switches, plug point and other fittings.
Two fan Two lights in each apartment for emergency power supply from generator.
- All power outlets with earthing connection.
- Provision for air conditioners plug in master bedroom and living room.

BATHROOMS

- Essentially correct uniform floor slope towards water outlet.
- Good quality sanitary Fittings in all bathroom (NAZMA/SHARIF/PARVIN).
- Good quality glazed ceramic wall tiles (Size: 10"x13") in all bath rooms (RAK/ STAR/MIR/CBC/MONALISHA).
- Standard size mirror with overhead lamps, good quality soap cases, towel rails, tissue paper holder etc. (Local made/China).
- Good Quality basin (RAK/SANITA/STELLA) or equivalent in all bathroom.
- Concealed hot and cold-water line in master bath only.



Apartment Features and Amenities

KITCHEN

- Impressively designed platform tiles worktop.
- Double burner gas outlet.
- Matching ceramic floor tiles size: 12"x12" (RAK/STAR/CBC) or equivalent.
- One stainless counter top steel sink.
- Suitably located exhaust fan provision.
- Electric points for running mixer/ micro-wave oven etc.

UTILITY LINES

- Electricity supply will be for individual apartment – individual meter and connection for the project.
- Water supply and sewerage will have common meter connection for the project.
- Gas supply will be for individual apartment wise double burner connection.

GENERAL AMENITIES OF THE COMPLEX

- Car parking area in ground floor is covered & protected with R.C.C floor with Block and spacious drive ways.
- Electricity supply from DPDC.
- Water supply connection from WASA sufficient as per total calculated consumption.
- Underground water reservoir with one Main lifting pump.
- Gas line connection from TITAS as per Government rules.
- A Fire extinguisher on each floor.

STRUCTURAL AND GENERAL ENGINEERING FEATURES

- Structural design for withstanding earthquakes and cyclonic wind of prevalent intensity according to Bangladesh National Building Code (BNBC-2020).
- Total foundation and superstructure design and supervision by a team of reputed and professional structural designers. Engineers experienced not less than 10 (Ten) years.
- Structural design parameters based on American Concrete Institute (ACI) and American standards of testing materials (ASTM) codes, structural analysis & design using the latest computerized methodology.
- Heavy reinforced cement concrete foundation with piles & piles caps, systematic structural combination of sleet reinforced concrete frame. Floor slabs & beams with all solid reinforced cement concrete. Sub-soil investigation and soil composition Comprehensively analyzed.
- Comprehensive checking and testing of all steel reinforcement by professional designer and supervising engineers.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Necessary construction equipment's and tools will be made available at site for better quality work.

MAJOR BUILDING CONSTRUCTION MATERIALS WILL BE USED AS FOLLOWS

- Cement : Seven Horse/ Seven Rings/ Crown (Shah & Crown for plaster /Brick works may be use).
- Steel : 72/ 60 grade M.S Rod manufactured by KSRM/RAHIM STEEL/BSRM.
- Bricks : Best quality 1st class standard Brick (local made).
- Coarse Sand : Best quality Sylhet sand.

GENERAL TERMS & CONDITIONS OF ALLOTMENT

RESERVATION

All interested buyers will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the specified space and Earnest Money. Allotment will be made on first come first served basis. Buyers wishing to make one-time payment in full shall be given a special discount on the price of the space. Allotment of space is made and confirmed only upon receipt of the Earnest Money. The company reserves the right to accept or reject an application without assigning any reason thereof.

ALLOTMENT

After receipt of the application and booking money, Unity Development and Technologies Ltd will issue an allotment letter and payment schedule. The applicant / allottee shall then start making payments as per the schedule of payment.

PAYMENT

The purchaser will make the payment as per payment schedule. All payment should be made by A/C payee cheque or bank draft or pay order or cash in favor of Unity Development and Technology Ltd, payment from overseas in us dollars will be calculated at the prevailing official official conversion rate to Bangladesh taka on the date of payment.

SIGNING THE DEED OF AGREEMENT

After confirmation of allotment, the buyer has to sign the deed of agreement within 30 (Thirty) days from the date of making the payment of Earnest money.

DELAY IN PAYMENT

The allotted undertakes to pay delay charge at the rate of 1% per 10 days on the amount of payment delayed the due date, if the payment is delayed for 60 days, the company shall have the right to cancel the allotment without any notice to the allotment. In such case buyers deposited amount will be refunded after sale out the same apartment to a new buyer. Also, an amount of tk. 2, 00,000 (Taka Two Lac) only will be deducted from the buyers deposited for incidental charges.

PPI'S RIGHT

The company reserves the right to make changes in both architectural and structural design of the project. Limited changes can be made in specifications for the overall interest of the project possession. The installment payment must be clear up at least 45 (Forty-Five) days before taking possession as per scheduled time of possession fixed under the agreement.

ALLOTMENT TRANSFER

Until full payment of the installments and other charges, the buyer shall not have the right to transfer the allotment to a third party.

PROJECT HANDOVER

The possession of each apartment shall be handed over to the allottee / purchaser after full payment of installment and on completion of apartment. The completion of the project may be affected by unavoidable circumstances beyond the control of the company like natural calamities, political disturbance strikes, acts of god and change in Govt. policy etc. In such case the allottee/purchaser shall not demand any compensation of the total cost of flat.

UTILITY COST

Connection fees, security deposit & incidental expenses / charges relating to gas, water sewerage and power connection are not included in the price of apartment, the buyer shall reimburse all the expenses incurred the company on these when requested for.

TRANSFER AND REGISTRATION COST

The company will register a deed of sale in favor of the buyer after receiving the price in full. The buyer shall bear all cost relating to stamp paper and all taxes (such as Transfer Fee, Stamp Duty, Gain Tax, Registration fee etc. Registration of deed of sale on valuation of the space with proportionate share of land, power of attorney if any, legal costs, VAT or any other taxes imposed by the government in connection with transference of the space.

INCIDENTAL COST

Connection charges / expenses relating to gas water sewerage and electric connection etc are not included with the price of the apartment. The purchaser will also make this payment.

FORCE MAJEURE

In the event of the natural calamity, civil war strike, war or any act of God beyond the control of the company, then the company shall not be held liable for any result, delay or abandoning the project.

OWNERS CO - OPERATIVE SOCIETY

Maintenance of all common services and facilities after completion of the project will be done by respective owner's co-operative society, which will be formed in due time. Each space owner will deposit Tk. 30,000/=(Thirty Thousand only) to the company reserve fund of the society before taking possession of space. Income of reserve fund shall be used for maintenance and repair of common facilities of the project. Normal monthly establishment expenses including electric charge for lift, each space owner shall pay lighting the common area pump, proportionately as fixed by the society.

SIGNBOARD

Only the company reserves the right to place a signboard on rooftop of the building for five years.

DISCLAIMER

- All measurements given in the layouts are approximate. During construction the measurement may vary.
- All furniture, fixture and fitting shown in the layout will be considered as artist impression and optional item and standard item is given in the features and amenities pages.
- All decorative tiles will be considered as optional item.
- Perspective view shown on the brochure is considered as artist impression after construction it may differ.
- Items specified in the brochure will be supplied as per market availability. In case of non-availability or storage of supply of any specified item's, equivalent item will be supplied.



Unity Development and Technologies Ltd
Adress: House # 95, Road # 9/A,
Dhanmondi R/A, Dhaka.

FOR ENQUIRIES
01714116084,01715354276
email- uniitybd@gmail.com