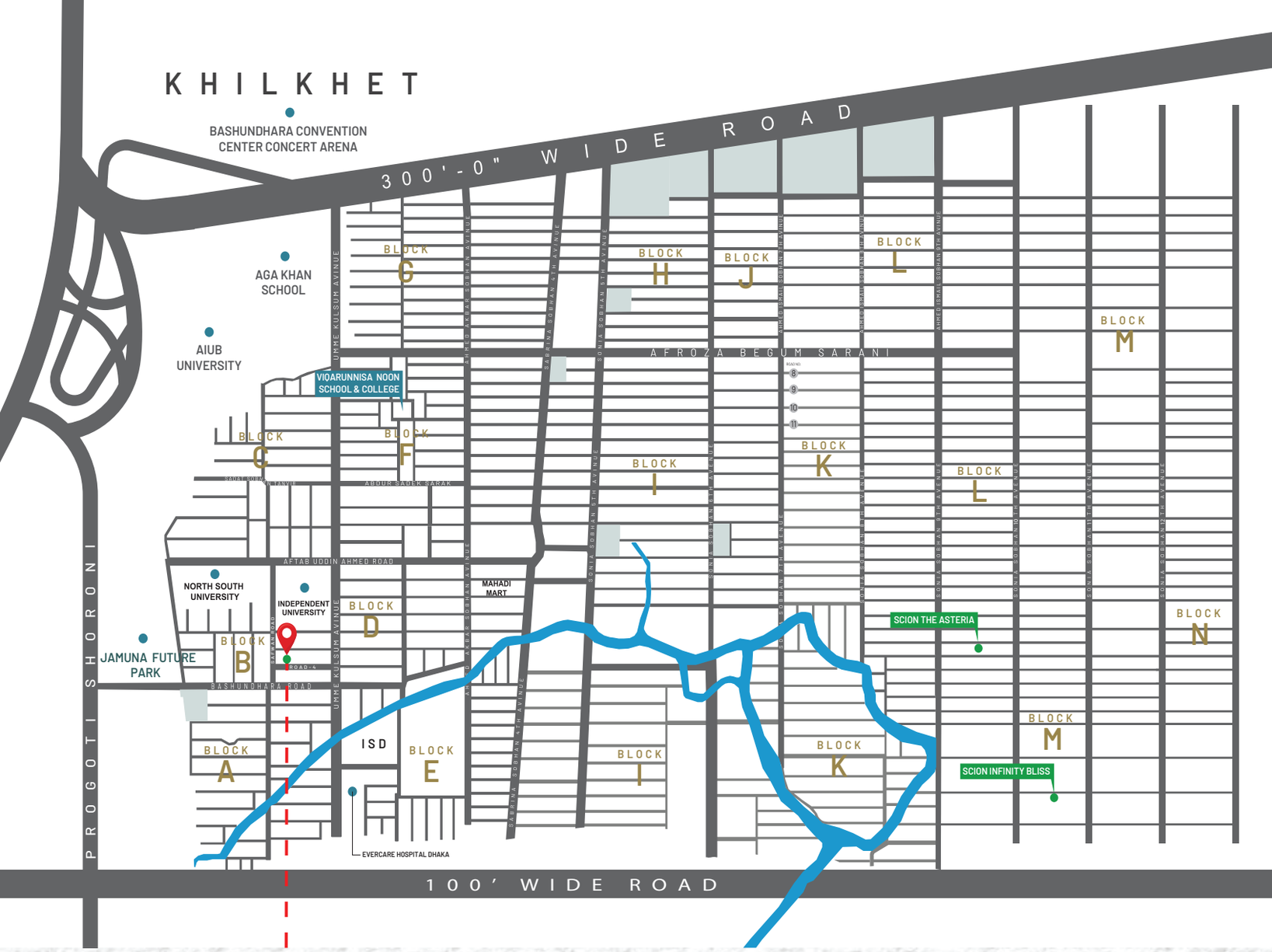
RAJUK ENLISTED | MEMBER REHAB

The Spire

SCION ASSET DEVELOPER'S LTD.



The Spire

House-164, Road-4, Block-B
Bashundhara Residential Area
Baridhara, Dhaka.

Location Highlights

N

Educational Institutions

- Viqarunnisa Noon School & College
- International School Dhaka (ISD)
- North South University
- Independent University Bangladesh

Hospitals

- Evercare Hospital
- Bashundhara Eye Hospital

Grocery

- Swapno Super Shop
- Genius Shopping Center
- Daily Shopping
- KB Mega Shop

Bank

- Dutch Bangla Bank Ltd.
- Prime Bank Ltd.
- Brac Bank Ltd.
- Mutual Trust Bank Ltd.

At A Glance

House-164, Road-4, Block-B
Bashundhara Residential Area
Baridhara, Dhaka.

Built Over 5 Katha

2310 sft.
Single Unit Apartment

4 Beds, 4 Baths & 4 Verandahs

Building Height: G+8

8 Car Parking Spaces

1 High Quality Passenger Lift

1 High Quality Diesel Generator

Secured by CCTV

South Facing

SCION
THE SPIRE

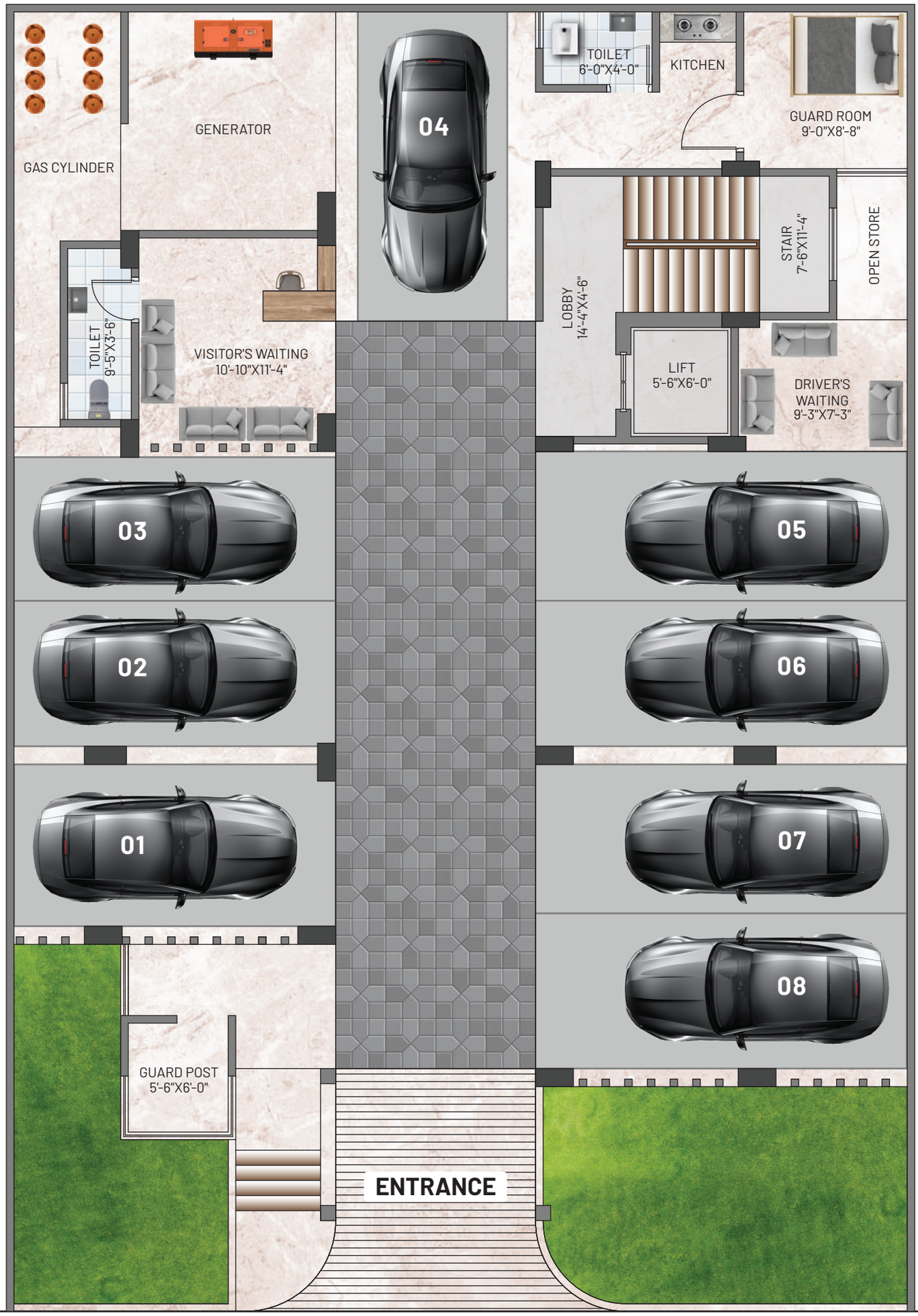
TYPICAL FLOOR PLAN

2310 SFT

25' WIDE ROAD

GROUND FLOOR PLAN

8 CARS



25′ WIDE ROAD

BUILDING ENTRANCE

- Secured and decorative main gate as per the elevation & perspective of the building with attractive apartment logo.
- The building's facade will display an elegant blend of greenery, glass and paint in accordance with the specified signage requirements.
- Ongoing CCTV surveillance system provides round-the-clock monitoring of the premises.

GROUND FLOOR & PARKING

- Guard post, generator room, store room, visitor's waiting and driver's waiting.
- Guard room, kitchen and toilet.
- 8 Car parking spaces with indivisual demarcation and numbering.
- Plants and greenery with neat planters for easy maintenance wherever posssible on the ground floor.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Comfortable internal driveway with related design pavement tiles/blocks.
- From boundary wall to building will be covered by safety grill for security.

ROOFTOP

- Landscaped rooftop.
- Open-to-sky Roof Area
- Protective brick parapet wall/ railing 4'-6" high around the periphery.
- Separated clothes drying area with lines for drying laundry.
- Roof top finishing with extra precaution for over-heat protection.
- Specious community hall with one toilet as per Rajuk Approval.

GENERAL AMENITIES OF THE BUILDING

- Building is planned and designed by professional Architects and Structural engineers & an earth quake of magnitude 8 on the Richter scale is bearable.
- For all Service connections and disposals (sewerage, solid waste etc.) British/ American/ BNBC building codes will be followed.
- Structural design parameters will be based on American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) and Bangladesh national building code (BNBC)
- Sub-soil investigation and soil composition will be analyzed from laboratory.
- Building will be comprised of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering systematic and wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional designer and supervising engineers.
- All structural materials including steel, cement, bricks, sylhet sand, medium sand, stone chips and brick chips are of rightist available standard and screened for quality. Direct supervision at every stage of construction is carried out by a team of experienced of qualified civil engineers to ensure the highest quality of good workmanship.
- Electricity supply approx. 220v/440v from DESCO source with separate main cable and LT Panel/ distribution board.
- Water supply connection from WASA as per total calculated consumption.
- Underground water reservoir (2 Days storage capacity) with one main lifting pump and one suction pump.
- Sewerage lines planned for compatible requirements.
- Gas pipeline up to each apartment for LPG use.
- 24 Hours IP camera surveillance for building compound (ground floor lift and stair lobby and entrance as per design) with 15 days recording storage.

UTILITY CONNECTIONS

- Each apartments will have indivisual LPG gas connection line for two burners.
- Each apartments will have indivisual electric meter (as per Required load).
- Building complex will have a common WASA meter.

Note: All utility connections are subject to approval of concerned authority.

WATER RESERVOIR

- Underground water reservoir for two days' consumption capacity.
- An overhead water reservoir above the rooftop with capacity for serve half day requirement with one Lifting Pump (Gazi / RFL) .

STRUCTURAL AND GENERAL ENGINEERING

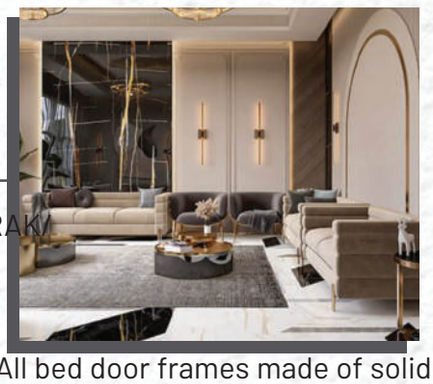
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210km/hr winds and an earth quake of magnitude 8 on the Richter scale is bearable.
- **The outer front wall will be finished as fairface.** High-quality machine-made auto bricks used in wall. Thickness will be 5" as per design.
- Boulder crashed stone chips will be use in foundation, column and grade beam. Machine made picket chips will be use in other components. Boulder crashed / Bhuto vanga stone chips will be use in pile.
- Readymix casting for slab and beam.
- 72 grade MS re-bar (KSRM / HSRM / BSRM / RIC/ equivalent).
- PCC Cement (Shah Special / Boshundhara / equivalent).
- Standard quality Sylhet and Medium Sand.

GENERATOR

A diesel run emergency auto start/stop, sound proof, canopied generator (Fujian/ Ricardo or equivalent will be imported from abroad) for use in case of power failure.

Generator will support the following:

- Lift, water pumps, staircase, lobby, intercom service, IP camera, car parking space, Security room, main gate and Roof top.
- 4 light and 2 fan points in each apartment.



APARTMENT FEATURES

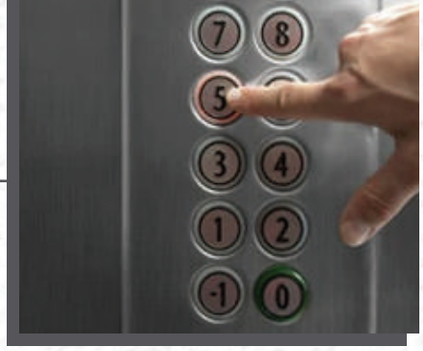
General Foor Tiles: Miror Polish floor tiles 32"x32" (Great Wall/ CBC/ RAK/ EURO / SHELTECH or equivalent).

Door: Main door shutter & frame made of solid wood (Chittagong teak, Size: 3.5'x7', Section: 6"x2.5") with Imported door accessories. All bed door frames made of solid wood (Shegun, Size: 3'-4"x7', Section: 6"x2.25") and Shutter made of Gamari wood. All Verandah door frame made of solid wood (Shegun, Size: 2.5'x7', Section: 6"x2.25") and shutter made of solid wood (Gamari) . PVC door shutter and frame for all bathrooms (Lira / RFL).

Windows and Sliding door: 5 mm thick clear glass in sliding doors and windows. Safety grill (11mm MS square bar) will be use in windows. Mosquito net provision in all windows and verandahs as per design. Rain water barrier with 4" normal Profile Thai aluminum (BTA / ALCO / ALTECH/KAI or equivalent) section with high quality accessories.

Painting & Polishing: Plastic paint on all internal walls and ceilings. Exterior wall will be weather coat. Enamel paint in internal & external ms surface with prime coat paint. Color as per design (Berger / Asian / Dulux). French polish will be door frame and shutter.

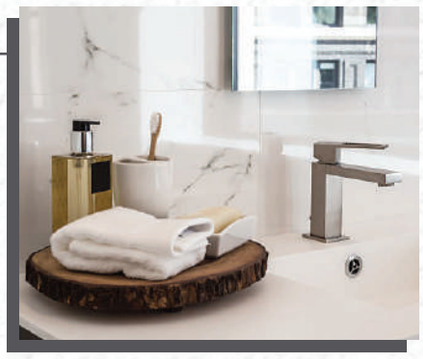
Electrical: Switch socket and other fittings brands: DOSEN / SUPER STAR. Circuit breaker Brand: SUPER STAR / BRB. Fire resistant cable. Brand: BRB / BBS / Poly. All electric cable and fan hook will be concealed. Provisions for air conditioners in two bedrooms. TV dish point in master bed & drawing room. Intercom, washing machine and wifi provision in suitable area in apartment. One SDB board will have in each apartment for more safety.



LIFT, LOBBIES & STAIRCASES

- 1(One) high quality 8-passengers International standard lift (Sunny/Fuji/Techno or equivalent) with adequate lighting. Fast & reliable service to residents on all floors & Emergency intercom system with auto landing device i.e. Automatic Rescue Device (ARD).
- Tiled staircase for easy maintenance and a clean look. Homogeneous floor tiles (12"X24") (Great Wall/ CBC/ EURO / SHELTECH/RAK or equivalent) in lift and stair lobby. Ground Floor Lobby tiles will be 32"x32".
- Tiled with attractive designed on lift walls.
- Sliding window in stair landing to ensure light and ventilation.

BATHROOM FEATURES



C.P fittings & Accessories: CP Fittings will be NAZMA / BORSHA / RATAN. Standard lowdown, soap case, towel rail, shower head, push shower, paper holder, glass mirror and glass shelf will have in all bathrooms.

Tiles: Ceramic wall tiles up to 7' height 12"x24" and matching floor tiles 12"x24" in all bathrooms (Brand: Great Wall/ CBC/ AKIJ / SHELTECH / RAK or equivalent).

Sanitary Ware: Commode (RFL / STELLA / GLORY / ROSA) will have in Three bathrooms and other bathrooms will have pan. Pedestal basin will have in all bathrooms.

Waterline: Concealed hot & cold waterline will have in two bathrooms and other bathrooms will have only cold water line.

Electrical: Geyser provision and One power point will have in two bathrooms. Light & exhaust fan provision will have in all bathrooms.

KITCHEN FEATURES

Platform: Homogeneous tiles 24"x24" in countertop.

Wall & Floor Tiles: Ceramic wall tiles up to 7' height 12"x24" and matching Homogeneous floor tiles 24"x24" in all kitchens (Brand: Great Wall/ CBC/ AKIJ /SHELTECH / RAK or equivalent).

Waterline: Concealed hot and cold waterline.

Washing Sink: GAZI / RFL / HATIM kitchen sink (single bowl single tray).

Gas Connection: LPG connection for gas burner.

Electrical: Provision for exhaust fan, geyser, electric oven, kitchen hood and light in each kitchen.

C.P fittings & Accessories: Sink cock and bib cock will be NAZMA / BORSHA / RATAN. Standard soap case and grating in each kitchen.

TERMS AND CONDITIONS

Application: 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 booking money. Allotment will be made on first come first serve basis. Buyers wishing to make one-time payment in full will be given a special discount on the price of the apartment. SCION ASSET DEVELOPER'S LTD. has the right to accept or reject any application without assigning any reason.

Payment: The purchaser's 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 SCION ASSET DEVELOPER'S LTD. Payments from overseas in US Dollars will be calculated at the prevailing official conversion rate of Bangladeshi taka on the date of payment.

Deed of Agreement: Immediately after payment of minimum 35% downpayment, SCION ASSET DEVELOPER'S LTD. and the Allottee will execute an agreement for safeguarding interest of the allottee as well as the company.

Possession: The possession of the apartment will be handed over to the purchaser after completion of installments and other charges. Until and unless the dues are not paid, possession of the apartment will not be handed over to the allottee.

Delay in Payment: The allottee undertakes to pay delay charges at the rate of 5% per 15 days on the amount of payment delayed beyond the due date of installment. If the payment is delayed for 60 days, the company will have the right to cancel the allotment without any notice to the allottee. In such case buyers deposited amount will be refunded after six month and sale out the same apartment, in that case Tk. 2 (two) lac or 10% of total value whichever is higher will be deducted from the buyers as incidental charges.

Allotment Transfer: Until making the full payment of all installment & other charges and completion of registration, the allottee shall not have the right to transfer the allotment to a third party. In case of transfer before registration, allottee shall have to pay Tk 5,00,000 (Five Lac) as transfer fee in favor of company Account.

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 will bear all costs relating to stamp papers and all taxes (such as Transfer Fee, Stamp Duty, Gain Tax, Registration Fee etc.) for Registration of deed of sale on valuation of the space with proportionate share land or if any legal costs, VAT or any other taxes imposed by the government in connection with transfer of the apartment will be borne by the allottee.

Incidental Cost: Connection charges/ expenses related to gas, water, sewerage, electric connection and car parking etc. are not included with the price of apartments. The purchaser will also make these payments in favor of the company separately.

Force Majeure: In the event of natural calamity, civil war, strike, war or any act of God beyond the control of the company, the company will not be held liable for any results, delay or abandoning the project. If there is any Govt. embargo for utility connection (DESCO, DPDC/DESA/WASA/TITAS GAS) be delayed, the developer shall not be responsible in any way shall not pay any compensation for that.

Owner's Association: 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 apartment owner will deposit Tk 35,000 (Thirty Five Thousand) only to the company as the reserve fund of the society before taking possession of space. Income of reserve fund will be used to maintenance and repair of common facilities of the project. Each apartment owner will pay monthly establishment expenses including electric charge for lighting the common area, pumps, security guard proportionately as fixed by the society. Limited changes can be made in specifications for overall interest of the complex.

Taking possession Before handing over: Prior to the official handover of the Project, a Flat Owner desiring to take possession of their Flat shall be required to deposit a sum of Tk. 50,000 (Fifty Thousand Taka) only with the Company. The Company shall deduct the monthly service charge from the aforesaid deposit amount until the official handover of the Project. Upon the official handover of the Project, the Company shall return the balance of the deposited amount, after deducting the applicable service charges, to the Flat Owner.

Scion Asset Developers Ltd.'s Right: The company reserves the right to make changes in both architectural and structural design of the project.

14 YEARS OF EXCELLENCE

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