

RAJUK ENLISTED | MEMBER REHAB

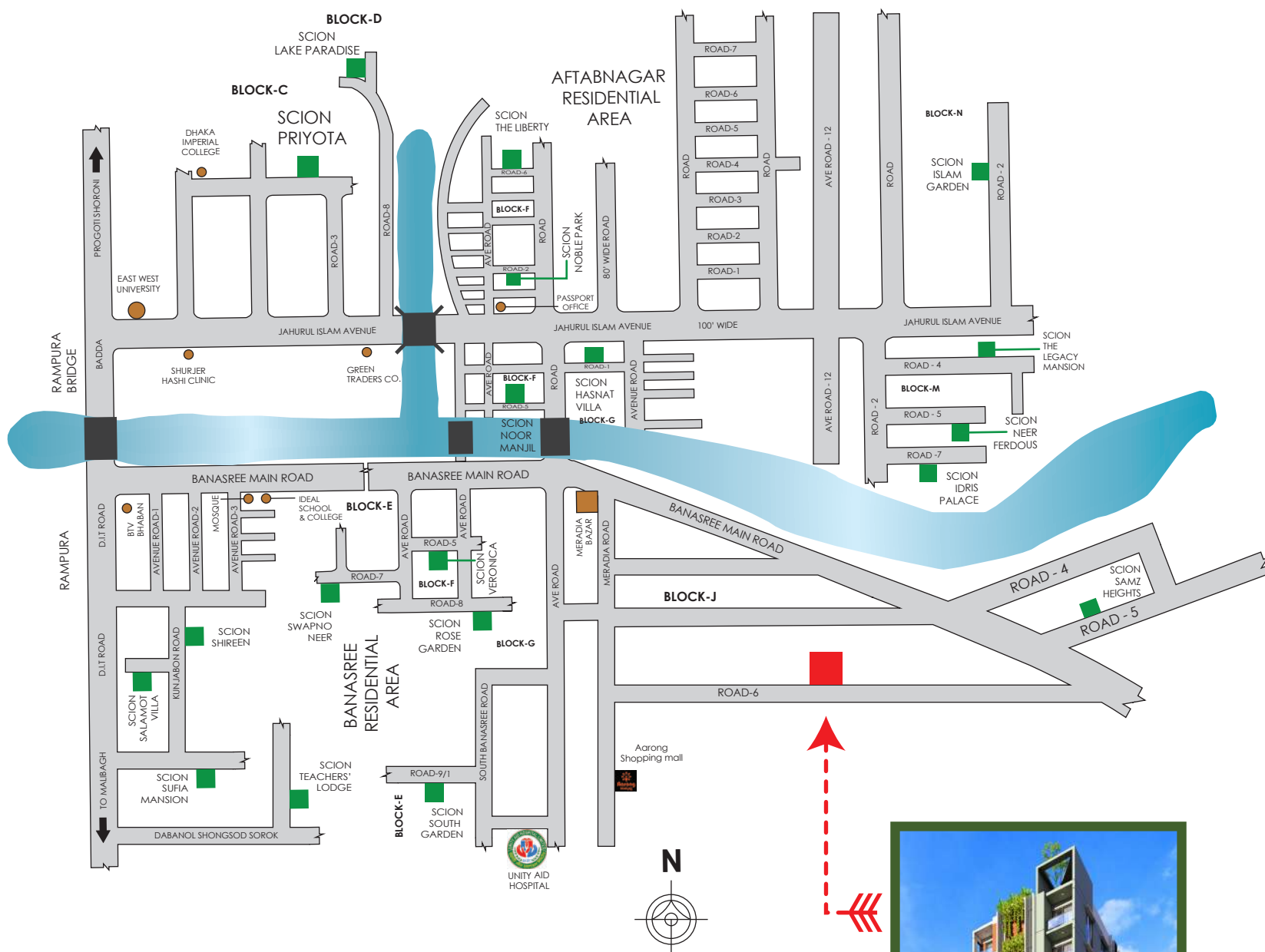


Sylora

Green Living, Modern Comfort



SCION
ASSET DEVELOPERS LTD



Location Highlights

Educational Institutions

- Ideal School & College • North Point Education
- Rajdhani Ideal School & College • Brac University
- Khilgaon School & College • East-West University

Hospitals

- Better Life Hospital • Farazi Hospital
- Ibn Sina Diagnostic & Consultation • Unity Aid Hospital

Grocery

- Shwapno • Agora • Maa Super Shop
- Samir Super Shop • Deshi Super Shop & Pharma

Bank

- Eastern Bank • Dutch Bangla Bank • Brac Bank




Sylora
 Green Living. Modern Comfort

Plot-21, Road-06, Block-J
 Banasree, Rampura, Dhaka



At A Glance



Plot-21, Road-06, Block-J
Banasree, Rampura, Dhaka.



Built Over 3 Katha



1827 sft.
Single Unit Apartment



4 Beds, 4 Baths & 2 Verandahs



Building Height: G+7



6 Car Parking Spaces



1 High Quality Passenger Lift



1 High Quality Diesel Generator



Secured by CCTV



South Facing



Sylora

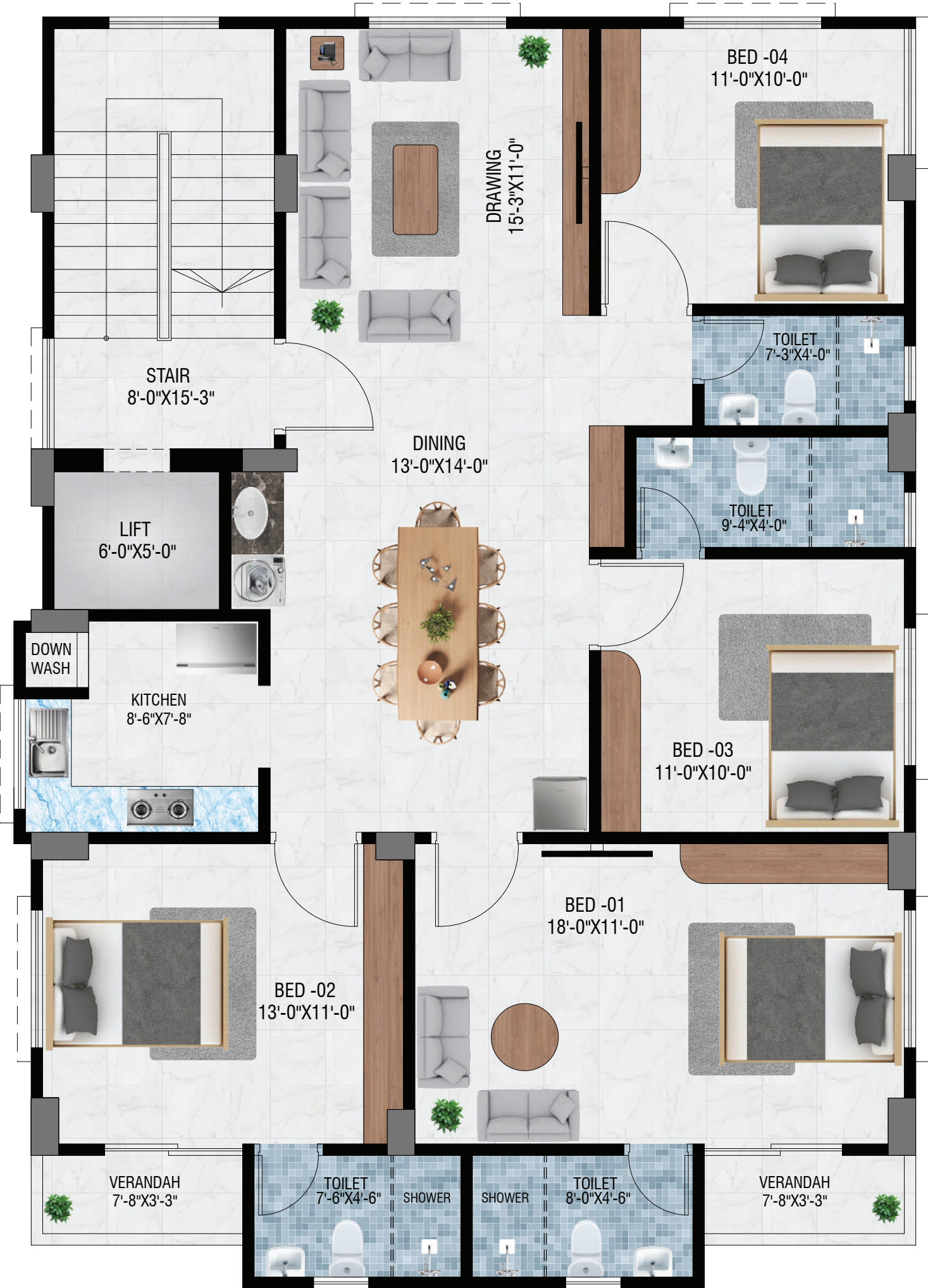
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TYPICAL FLOOR PLAN

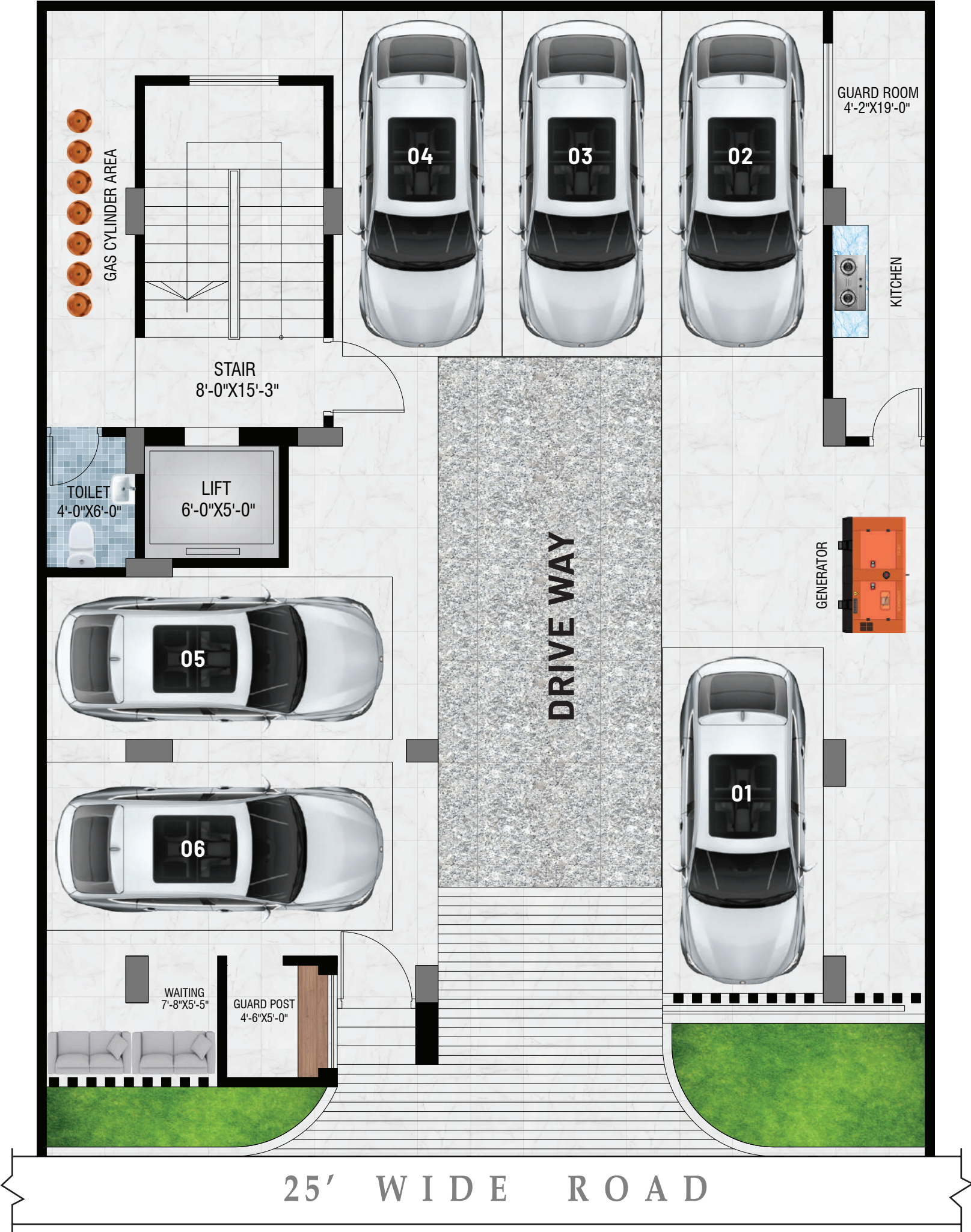


1827 SFT



GROUND FLOOR PLAN

6 CAR SPACES





BUILDING ENTRANCE

- A secure and decorative main entrance gate designed in harmony with the building's elevation and perspective, featuring an attractive apartment name/logo.
- The building's façade features an elegant combination of greenery, glass, and premium paint finishes, complemented by aesthetically designed signage.
- A 24/7 CCTV surveillance system ensures continuous monitoring and enhanced security throughout the premises.

GROUND FLOOR & PARKING

- Guard post, visitor waiting area, and generator room.
- Guard room with kitchen and toilet facilities.
- 6 car parking spaces with individual demarcation and numbering.
- Plants and greenery with neatly designed planters for easy maintenance wherever possible on the ground floor.
- Proper drainage facilities around the perimeter of the building to ensure efficient water drainage on the ground floor.
- A comfortable internal driveway finished with designer paving tiles/blocks.
- The area between the boundary wall and the building will be enclosed with a safety grill for enhanced security.

ROOFTOP

- Landscaped rooftop.
- Open-to-sky rooftop area.
- Protective 4'-6" high brick parapet wall/railing around the perimeter of the rooftop.
- Separate clothes drying area with clotheslines for drying laundry.
- Rooftop finishing with enhanced heat-insulation measures for improved protection against overheating.

GENERAL AMENITIES OF THE BUILDING

- The building is planned and designed by professional architects and structural engineers and is engineered to withstand earthquakes of up to 7.5 magnitude on the Richter scale.
- For all service connections and disposal systems (sewerage, solid waste, etc.), British, American, and Bangladesh National Building Code (BNBC) standards will be followed.
- Structural design parameters will be based on the American Concrete Institute (ACI), American Society for Testing and Materials (ASTM), and the Bangladesh National Building Code (BNBC).
- Subsoil investigation and soil composition will be analyzed through laboratory testing.
- The building will comprise a reinforced cement concrete (RCC) foundation, columns, beams, and slabs, considering seismic and wind effects with modern design concepts.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional designers and supervising engineers.
- All structural materials, including steel, cement, bricks, Sylhet sand, medium sand, stone chips, and brick chips, will be of the highest available standard and screened for quality. Direct supervision at every stage of construction will be carried out by a team of experienced and qualified civil engineers to ensure the highest quality of workmanship.
- Electricity supply of approximately 220V/440V will be provided from the DESCO/DPDC source with separate main cables and an LT panel/distribution board.
- Water supply connection from WASA will be provided as per the total calculated consumption.
- An underground water reservoir (2-day storage capacity) will be provided with one main lifting pump and one suction pump.
- Sewerage lines will be planned to meet all compatible requirements.
- Gas pipeline up to each apartment for LPG use.
- A 24-hour IP camera surveillance system for the building compound (ground floor, lift lobby, stair lobby, and entrance, as per the design) with 15 days of recording storage.



UTILITY CONNECTIONS

- Each apartment will have an individual LPG gas connection line for two burners.
- Each apartment will have an individual electric meter (as per the required load).
- The building complex will have a common WASA meter.

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

WATER RESERVOIR

- Underground water reservoir with a suction pump (Gazi/RFL) to store two days' water consumption capacity.
- An overhead water reservoir above the rooftop with the capacity to serve half-day water requirements, with one lifting pump (Gazi/RFL).



STRUCTURAL AND GENERAL ENGINEERING

- Structurally strong building design based on ACI/BNBC/ASTM standards to withstand 210 km/hr winds and earthquakes of up to 7.5 magnitude on the Richter scale.
- High-quality machine-made auto bricks will be used in the walls. The thickness will be 5" as per the design.
- Boulder-crushed stone chips will be used in the foundation, columns, and grade beams. Machine-made picket chips will be used in other structural components. Boulder-crushed/Bhuto Bhanga stone chips will be used in the piles.
- Grade 72 MS rebar (KSRM/HSRM/BSRM/EQUIVALENT).
- PCC Cement (Shah Special/Bashundhara/EQUIVALENT).



GENERATOR

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



Generator will support the following:

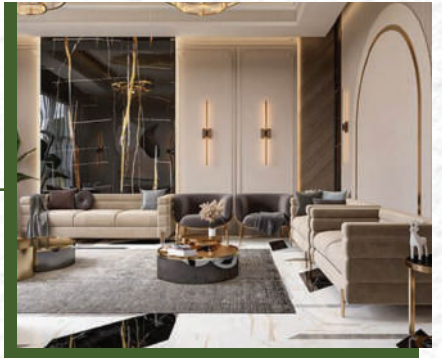
- Lift, water pumps, staircase, lobby, intercom service, IP cameras, car parking area, security room, main gate, and rooftop.
- 4 light points and 2 fan points in each apartment.

APARTMENT FEATURES

General floor: Homogeneous floor tiles 24"x24" (Great Wall/ CBC/ EURO / SHELTECH or equivalent).

Dining Basin: Dining basin provision only, basin not included.

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 (Mahogany, Size: 3'-4"x7', Section: 6"x2.25") and Shutter made of Gorjon veneered flash door, thickness: 36mm (Partex / MSI /RFL). All Verandah door frame made of solid wood (Mahogany, Size: 2.5'x7', Section: 6"x2.25") and shutter made of solid wood (Gamari) thickness: 36mm. PVC door shutter and frame for all bathrooms (Lira / RFL).



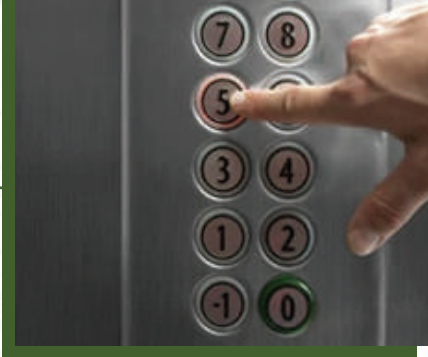
Windows and Sliding door: 5 mm thick clear glass in sliding doors and windows. Safety grills (10 mm MS square bar) will be used on windows. Mosquito net provision in all windows and verandahs as per the design. Rainwater barrier with 4" normal-profile Thai aluminum (BTA/ALCO/Altech) sections with high-quality accessories.

Painting & Polishing: Plastic paint on all internal walls and ceilings. Exterior walls will be finished with weather coat. Enamel paint on internal and external MS surfaces with primer coat. Colors as per the design (Berger/Asian/Dulux). French polish will be applied to the door frames and shutters.

Electrical: Switches, sockets, and other fittings: DOSEN/SUPER STAR. Circuit breaker brand: SUPER STAR/BRB. Fire-resistant cables (BRB/BBS). All electrical cables and fan hooks will be concealed. Provision for air conditioners in two bedrooms. TV dish points in the master bedroom and drawing room. Intercom, washing machine, and Wi-Fi provisions in suitable areas of the apartment. One SDB board will be provided in each apartment for enhanced safety.

LIFT, LOBBIES & STAIRCASES

- 1 (One) high-quality 6-passenger international-standard lift (Sunny/Fuji/Techno or equivalent) with adequate lighting. Fast and reliable service to residents on all floors, with an emergency intercom system and an auto-landing device, i.e., Automatic Rescue Device (ARD).
- Tiled staircase for easy maintenance and a clean look. Homogeneous floor tiles (12" × 12") (Great Wall/CBC/EURO/SHELTECH or equivalent) in the lift and stair lobby. Ground floor lobby tiles will be 24" × 24".
- Lift walls will be tiled with an attractive design.
- Sliding windows at the stair landing to ensure natural light and ventilation.



BATHROOM FEATURES

C.P fittings & Accessories:	CP fittings will be NAZMA/BOR-SHA/RATAN. Standard lowdown, soap case, towel rail, shower head, push shower, paper holder, glass mirror, and glass shelf will be provided in all bathrooms.
Tiles:	Ceramic wall tiles up to 7' height 10"x16" and matching Homogeneous floor tiles 12"x12" in all bathrooms (Brand: Great Wall/ CBC/ AKIJ / SHELTECH or equivalent).
Sanitary Ware:	Commode (RFL / STELLA / GLORY / ROSA) will have in two 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 10"x16" and matching Homogeneous floor tiles 24"x24" in all kitchens (Brand: Great Wall/ CBC/ AKIJ /SHELTECH or equivalent).
Waterline:	Concealed 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, 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 pay of 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.

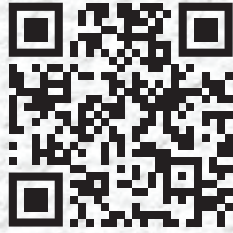
Incidental Cost: Connection charges/ expenses related to gas, water, sewerage, electric connection and car parking etc. are not included with the price of apartments. The purchaser will also make these payments in favor of the company separately.

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.



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GENERAL DISCLAIMER

The information contained in this brochure is subject to change without prior notice. All dimensions, specifications, layouts, and measurements are approximate and should be considered as estimates. The illustrations, images, and floor plans are intended for presentation purposes only and may not accurately represent the final completed project. Apartments are sold unfurnished unless otherwise specified. Scion Asset Developers Ltd. reserves the right to modify designs, specifications, materials, finishes, and amenities as required due to technical, regulatory, or market conditions.