

RELIANCE SAYED VILLA



www.relianceholdingsltd.com

About Us

Reliance is leading to change the process of design, architecture and engineering within the construction industry of Bangladesh, with an unrivalled wealth of knowledge, experience, technology and the support of its British architects and engineers for delivering high quality buildings and properties using state of the art British design and structural engineering in the rapidly growing property market in Bangladesh. Reliance is an aggressive and innovative company working with its British Partners JEYMAR LTD. A Scottish property company based in Dundee, Scotland. With over a quarter of a century's building experience both in Scotland and Bangladesh behind us we have developed the necessary skills and technology, through a broad and visionary approach to meet the demand of the constantly changing needs of customers who are searching for higher standard and quality at a realistic price to build better properties to compete with western standards. Whether we build a small property or a huge multistored complex, reliance will ensure the customer requirements are met with flexibility and innovation combined with total commitment to achieving the highest standard and the best results without compromising on standard and quality, turning each property into a safe, comfortable and a beautiful home. It is our desire not just a promise to value our customers above all and to be determined to produce an ever better construction, to make it our priority of protecting both our clients and our staffs interest through detailed attention to quality, standard, safety, and environmental issues. To be flexible, skilful and efficient while containing prices and producing a better constructing and finish. To build on our skills and put them to broader application to ensure that Reliance is always a "No nonsense" "No surprises" builder. We value our experience, Training and reputation and take pride in it.



Raj Hossain

B.Sc (Aero. Eng) London

MBA London

Commercial Pilot's Licence Texas, USA

Member: British Business Group

President: Scottish Society of Bangladesh

Group Chairman

Raj Hossain was brought up in the United Kingdom. After graduating from London University in Aeronautical Engineering and completing his MBA and Commercial Pilots Licence he worked for the Rank Organization one of the biggest company in the UK, as their General Manager and then on to a Director for over 21 years. He was a consultant for Cairn Energy plc, and is their landlord for the Haida gas field outside Chittagong Bangladesh. Raj lives in Scotland and divides his working time between Scotland, USA and Bangladesh where he spearheads substantial interests of his parent company Jeymar UK Ltd, his commitment to the energy and building industry takes him round the world and to many difficult countries such as Vietnam, Laos, Cambodia, Siberia, Mongolia, Azerbaijan, Kazakhstan, Uzbekistan, Colombia, Peru, Trinidad, Argentina, Brazil, Cuba, Mexico, Paraguay, Uruguay, Venezuela, Ecuador, Chile, South Africa, Kenya, Tanzania, Nigeria, Ivory Coast, The Pan Pacific and from The Greenland to The South Pole basically 95% of this world.



Abus Salam Azad

M.Sc

Managing Director

Mr. Azad worked for many multi National Companies in Bangladesh and abroad before joining Jeymar (Scotland) Ltd. A company within the Reliance Group as a Director looking after the company's operations. He has extensive knowledge and experience in respect of Estate Management, Land and Property Development and all the relevant issues relating to these matters. His skills and ability has landed him to take over the leadership of the bigger operations within the group as Managing Director of Reliance Holdings Ltd. His experience in executing the company's business strategies; providing advice to the Board and the Chairman, preparing and implementing comprehensive business plans to facilitate achievement is enormous.

Mr. Azad's ability to work under pressure, his practical skills to solve problems efficiently, take decisions quickly and effectively, communicating his leadership and management skills to a huge number of staff, clients and relevant authorities is a prime quality he displays in his work environment. His communication skills, drive, compassion and fairness makes him an excellent Managing Director.



Md. Hasan Murshid Mithu

B.Com

Director

Md. Hasan Murshid has developed a mature skill in the construction industry and an exceptional responsible and dynamic approach to any task that he undertakes or any situation that he is presented with. With 20 years experience in the Construction and Real Estate Company in Bangladesh he excels in working with a team to achieve all his objectives on time and with absolute professionalism.

He has developed enormous skill, knowledge and experience of the construction industry. He puts Reliance's application to customer requirement and satisfaction which is unbeatable. Reliance's construction of Lafarge Cement plant in Chittack and around 500 apartments in Bashundhara is a credit to his supervision.

His technical skills, communication skills and organisational skills put together with his ability of immediate problem solving and decision making is an added advantage for Reliance to save time and be on time. His ability to communicate with clients, officials, team members and other skilled workers in order to grasp their concerns and requests effectively is second to none. His speaking skills when explaining complex technical information to his technical staff, people and clients are one of his top qualities. He works and interacts with people in a concise fashion so they can easily comprehend and understand the information he shares.

Project Profile

Project Name
Reliance Sayed Villa

Location
**Plot: 334, Road-11, Block-"J"
Bashundhara R/A, Dhaka.**

Land Area
05 Katha

Storied
9 (Nine) South Facing

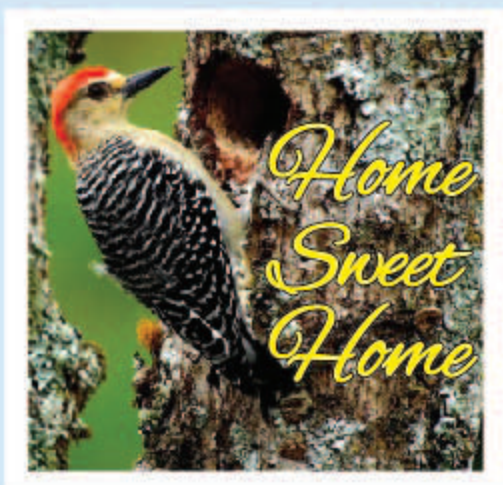
Number of Flat
8 (Eight)

Number of Parking
8 (Eight)

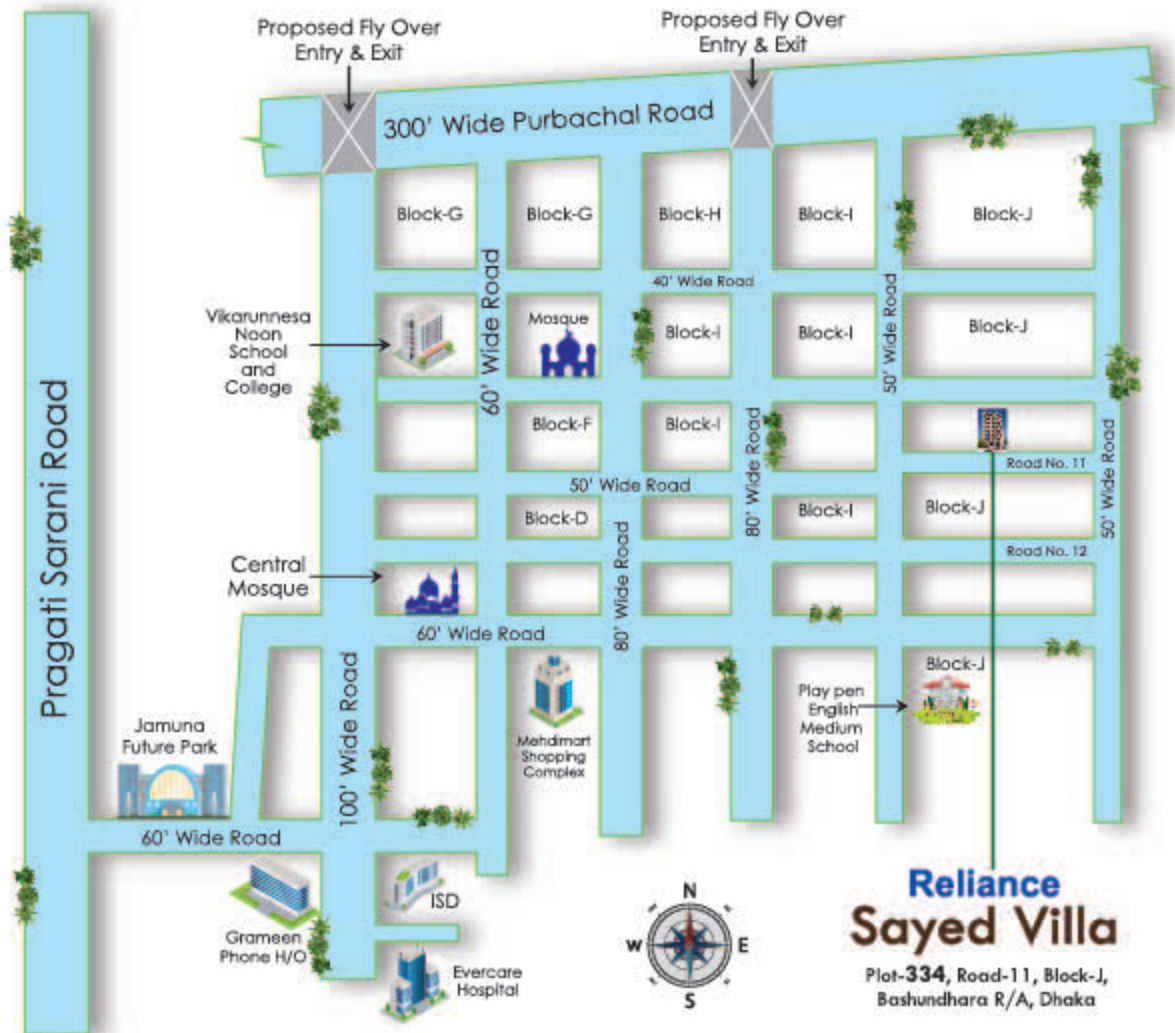
Apartment Size
2100 sft. (Approx.)

Hand Over
December 2024

Status
On Going



Location Map



PRESTIGIOUS PLACE OF THE COUNTRY

Reliance Sayed Villa is another prestigious project of Reliance Holdings Ltd. One of the most prominent spot at **Plot: 334, Road 11, Block J**, at Bashundhara residential area, designed according to new Rajuk building code, 2008. It is just adjacent to Central Mosque and close to North South University, Independent University, Apollo Hospital, International School, Aga Khan School, Vikarunnesa Noon School & College and Play Pen English Medium School (5 to 10 minute walking distance). Like all our other project the design work of **Reliance Sayed Villa** has being under taken by reputable Bangladeshi architects in collaboration with British architects who have worldwide experience of state of the art design technology to make a building elegant, comfortable, earthquake proof and safe. The unique aspect of this development is that it has been designed to maximize the openness and be the subject of sufficient air, light and the open spaces. This is the place where you will find your dream home. We would like to request you to visit the site and go through the brochure which will provide you the details of the project. If you have any further queries please call our friendly marketing team or step in to our office. We are always ready for you.

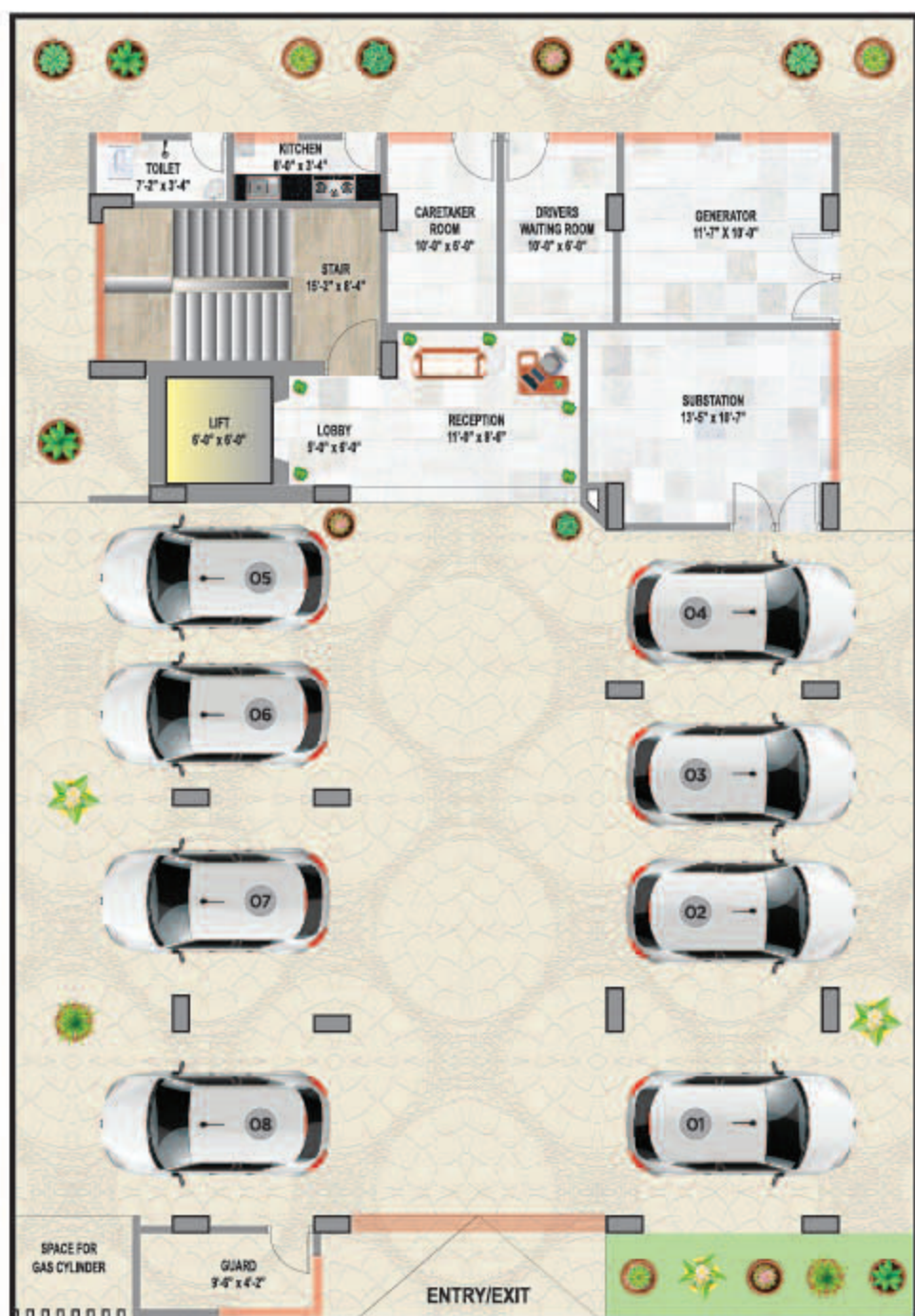
Our reputation is built in quality, delivery on time, competitive pricing and our determination to fulfill our commitment, which makes us largest developer inside Bashundhara residential area with more than 50 projects.

A Higher Quality of Living

RELIANCE SAYED VILLA

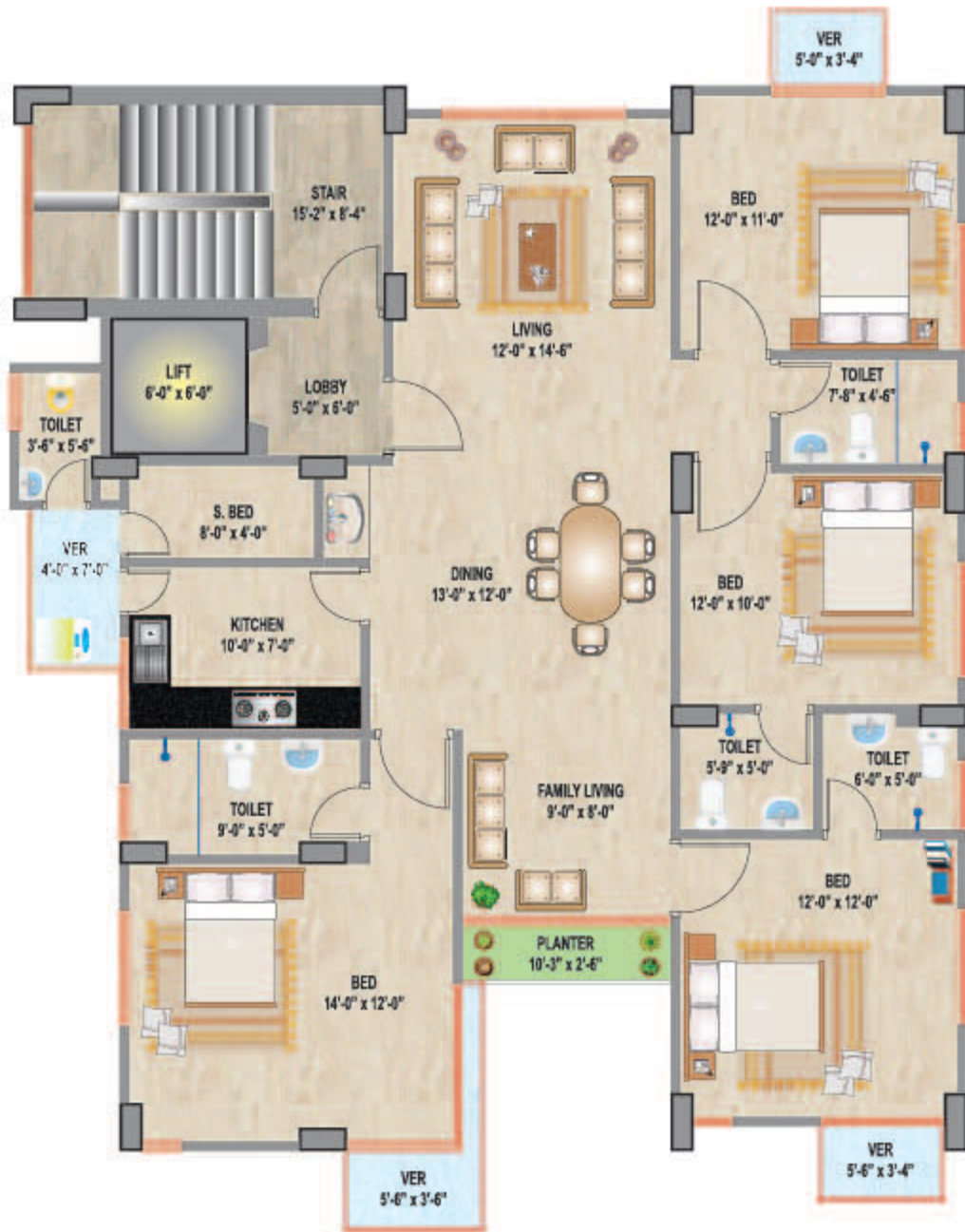


GROUND FLOOR PLAN



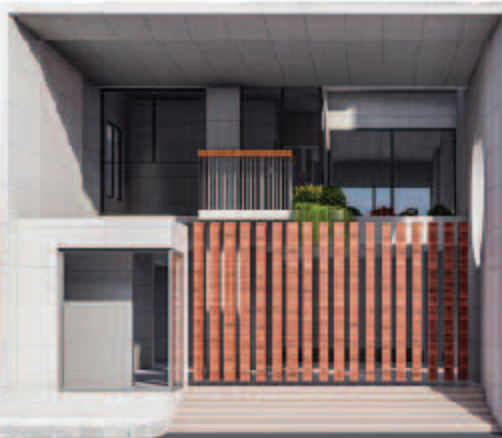
25'-0" WIDE ROAD

TYPICAL FLOOR PLAN



25'-0" WIDE ROAD

ROOF TOP



On time, all the time

RELIANCE SAYED VILLA



Specification

Main Entry of the Project:

- Secured decorative gate with necessary fittings & fixtures as per design. (Sample Approved by Developer)
- Project name & logo on Alco bond with Light.
- Spacious internal driveway.
- Security guard room.

Reception Area:

- Reception desk with marble 24"x24" size mirror polish Chinese floor tiles in the reception area.
- Toilet for Visitors and Kitchen for Building staff.

Lift:

- Sigma (Former LG) Manufactured in China or equivalent (8 Person).
- Adequate lighting
- Fast, reliable and stop over in each apartment floor.

Lift Lobbies & Staircases:

- Suitable hand rail in stair. Made of S.S. Pipe.
- Spacious lift lobby in each floor.
- 24"x24" Homogeneous floor tiles in all lobbies (RAK / MIR/ or Equivalent).
- Stair tiles in all staircases landing (RAK/ MIR / CBC/ Sun power) or Equivalent, Homogeneous tiles (12"x24")

Generator:

- International standard Generator to run lift, water pumps & emergency light in apartment, stair & parking, 46 KVA with Perkins engine of UK / Cummins engine of USA
- Adequate lighting.
- Auto System/ARD System.

Sub Station:

- Substation as per requirement of DESCO (Superstar/ Basic/ Adex) approx. capacity 150 KVA.

Apartment Layouts:

- 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 bedrooms are located away from the guest bedroom and main entertainment area.

Provision for cable TV and Telephone Connection:

- Provision for connection of satellite dish line in Master Bedroom room, 2nd Bed & Living Room.
- Provision for telephone connection in Master Bed, living and dining room.
- Provision for CC TV Connection of Ground floor to each flat.

Water Pumps:

- European origin pump 1(One) & 1(One) standby pump (Pedrollo or equivalent) as per requirement.

Roof Top:

- Protective parapet wall & gardening.
- Cloth Drying Stand.
- Community room with attached toilet.
- Floor will be covered by tiles.

Intercom:

- Best Quality and Standard (IKR or Equivalent) to connect each apartment to the reception desk.

APARTMENT INTERIOR

Main Doors:

- Solid Decorative Main Entrance Door shutter as per fixed design by developer made of Ctg teak with 11"x21/2" thick and wide 45" chowkhat made of teak Chamble/ Segun (As per approved by developer)
 - (a) Door Chain
 - (b) Check Viewer.
 - (c) Apartment Number in Acrylic owner's name plate
 - (d) Safety Lock.
- Internal doors are of strong and durable Teak Chamble veneer flush door shutters with good quality polish.
- All Internal Door Chowkhat are made of Teak Chamble/ Segun. 6"x2 1/2" thick and 40" wide.
- All the bath room doors are made of good quality PVC door RFL/Sapan/United.

Windows:

- 4" wide sliding aluminium Silver Color, (Chung Hua / Altech/ Alco Max). Windows 5 mm Clear glass as per architectural design of the building.
- Provision for mosquito protection net installation.
- Safety grills in all windows made by half Inch square bar.
- All Verandah railing will be MS box as per drawing.

Walls:

- Good quality 1st Class Bricks to be used for all walls.
- Smooth plastered finish wall.
- Both the exterior and internal wall will be of 5" thickness.

Floor & Verandah:

- Chinese/ RAK off white mirror polish (24"x24") tiles in all room, verandah & kitchen floor except toilet. (Sample Approved by Developer)

Painting & Polishing:

- Plastic Paint in all internal walls and ceilings color Off white, Brilliant White, (Elite/Berger).
- Exterior wall will be weather coat paint (Elite/Berger), (Color Approved by Developer)
- A fire extinguisher in each floor.
- Lighting arrester in latest technology.

Specification

Electrical:

- MK Gang type electrical switches, plug points and other fittings (Brand eg from Energy Pac) or Superstar slim series/ Equivalent.
- All power outlets with earthing connection.
- Provision for air-conditioners plug in master bedroom, 2nd & Living room.
- Cable: BRB / BBS / SQ.

Bath Rooms:

- Good quality glazed ceramic wall tiles (12"x20") with matching floor tiles in all bathrooms (RAK/Mir or Equivalent).
- Essentially correct uniform floor slope towards water outlet.
- Matching homogeneous floor tiles (12"x12") in all bathrooms (RAK /CBC / Mir / Charu or Equivalent). (Sample Approved by Developer)
- Standard size mirror. 18"x24"
- Basin mixture, sink mixture, bib cock, bath mixture, moving shower will be Sattar /Sharif.
- Good quality SS soap cases, towel rails, tissue paper holder etc.
- Good quality stand basin with comode RAK/Stella (Karalla Model) or Equivalent in all bath room except servant bath.
- Concealed hot and cold water lines in master bath & 2nd bath.

Kitchen:

- Impressively designed platform black granite worktop limited space.
- Provision 1 (one) point of gas outlet.
- Matching Homogeneous floor tiles. (RAK or Equivalent).
- Electric points for running mixture, micro-wave oven etc.
- One stainless counter-top steel sink foreign @ 2500/=
- Suitably located exhaust fan.
- Electric points for running mixture, micro-wave oven etc.
- Hot & Cold water line.
- Provision of kitchen hood point.
- Good quality glazed ceramic wall tiles (12"x20") with matching floor tiles

Utility Lines:

- Electricity supply will be of individual apartment-wise meter and main connection will be
- DESCO.(Subject to connection from Govt.)
- Water supply and sewerage will have common meter connection for the project (Subject to connection from WASA).
- GAS supply will be of individual apartment-wise double burner connection (Subject to connection from TITAS)

GENERAL AMENITIES OF THE COMPLEX:

- Car parking area is covered & protected ground floor with R.C.C. floor paved with pavement tiles and spacious drive ways. (Sample Approved by Developer)
- Electricity supply from DESCO
- Water supply connection from WASA sufficient as per total calculated consumption.
- Underground water reservoir with one Main Lifting Pump & covered by wall tiles.
- Gas pipeline connection from TITAS.
- Earthquakes (minimum capable) with standing 7.5 richter scale earthquakes.

STRUCTURAL AND GENERAL ENGINEERING FEATURES:

- Structure Designed to Withstanding Earthquakes and cyclonic wind of prevalent intensity according to Bangladesh National Building Code (BNBC).
- Total foundation and superstructure design and supervision by a team of reputed and professional structural design 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 steel 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 design 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 equipments and tools will be made available at site for better quality work.

BUILDING CONSTRUCTION MATERIALS WILL BE USED AS FOLLOWS:

Cement	Lafarge / Bashundhara / Seven Ring
Steel	72-grade M.S. Rod manufactured by BSRM / AKS / KSRM/ RSM.
Stone Chips	Bholagonj, Sylhet (all RCC work will be used crushed stone chips)
Bricks	Standard Brick: Good quality available 1st class bricks.
Coarse Sand	Sunamgonj, Sylhet

If any additional work to do by client which is out of contract, client must be paid as additional cost in favor of company account.

Few Completed Projects of Reliance Holdings Ltd.

No.	Name of Project	Address
01	Reliance Rosemarie	Plot # 238, Block "D", Bashundhara R/A, Dhaka
02	Reliance Spring Mist	Plot # 116, Block "D", Bashundhara R/A, Dhaka
03	Reliance Niloy	Plot # 36, Block "F", Bashundhara R/A, Dhaka
04	Reliance Discovery	Plot # 97, Block "D", Bashundhara, Dhaka
05	Reliance Prottasha	Plot # 55, Block "F", Bashundhara, Dhaka
06	Reliance Jenifar	Plot # 201 Block "F", Bashundhara R/A, Dhaka
07	Reliance Habib Garden	Plot # 49, Block "D", Bashundhara, Dhaka
08	Reliance Elias Garden	Plot # 217 Block "D", Bashundhara, Dhaka
09	Reliance Peace Hut	Plot # E/42, Block "E", Banasree, Rampur, Dhaka
10	Reliance Kazim Monjil Complex	Plot # Ka-67/7, Kalachandpur, Dhaka (Land Area 20 Katha)
11	Reliance Primrose	Plot # 193, Block "C", Bashundhara, Dhaka
12	Reliance Reedoy	Plot # 146, Block "D", Bashundhara Dhaka
13	Reliance Afia Mizan	Plot # 63, Block "D", Bashundhara, Dhaka
14	Reliance Faisal Mansion	Plot # 279, Block "C", Bashundhara R/A, Dhaka
15	Reliance Ascot	Plot # 194, Block "F", Bashundhara, Dhaka
16	Reliance Noor Garden	Plot # 15, Road 19, Sector 11, Uttara, Dhaka
17	Reliance Sara Menson	Plot # 50, Road 11, Sector 04, Uttara, Dhaka
18	Reliance Taj Villa	Plot # 227, Block "F" Bashundhara R/A, Dhaka
19	Reliance Rima Villa	Plot # 110, Block "D", Bashundhara R/A, Dhaka
20	Reliance Rose Castle	Plot # 71, Block "D", Bashundhara R/A, Dhaka
21	Reliance Anuvab	Plot # 51/A, Block "D", Bashundhara R/A, Dhaka
22	Reliance Panna Palace	Plot # 172, Block "D", Bashundhara R/A, Dhaka
23	Reliance Habiba Palace	Plot # 151, Block "D", Bashundhara R/A, Dhaka
24	Reliance Mahmuda Palace	Plot # 101, Block "D", Bashundhara R/A, Dhaka
25	Reliance Touch Stone	Plot # 411, Block "C", Bashundhara R/A, Dhaka
26	Reliance Water Stone	Plot # 30, Block "D", Bashundhara R/A, Dhaka
27	Reliance Al-Wadud Manor	Plot # 189, Block "D", Bashundhara R/A, Dhaka
28	Reliance Purobi Homes	Plot # 3, Purobi Prangan Road, Nururchala, Badda, Dhaka
29	Reliance Rose Garden	Plot # 211, Block "C", Bashundhara R/A, Dhaka
30	Reliance Nabila's	Plot # 43, Block "B", Bashundhara R/A, Dhaka
31	Reliance Nina	Plot # 366, Road 09, Block "F", Bashundhara R/A, Dhaka
32	Reliance Golden Hut	Plot # 651 & 652, Road 03, Block "G", Bashundhara R/A, Dhaka
33	Reliance Bakul Heights	Plot # 237, Road 02, Block "B", Bashundhara R/A, Dhaka
34	Reliance Khaleda Deal	Plot # 03, Road 7, Sector 12, Uttara, Dhaka
35	Reliance Nobin Heights	Plot # 488, Road 16, Block "F", Bashundhara R/A, Dhaka
36	Reliance Panaroma Heights	Plot # 269, Road 13, Block "C", Bashundhara R/A, Dhaka
37	Reliance Eva Neer	Plot # 32, Road 14/3, Block "G", Niketon, Gulshan, Dhaka
38	Reliance Hasina Palace	Plot # 544, Road 17, Block "F", Bashundhara R/A, Dhaka
39	Reliance Ahamed Villa	Plot # 491, Road - Sadek Sharak, Block "F", Bashundhara R/A, Dhaka
40	Reliance Amin Villa	Plot # 492, Road Sadek Sharak, Block "F", Bashundhara R/A, Dhaka
41	Reliance Nahar Galaxy	Plot # 139, Road 07, Block "I", Bashundhara R/A, Dhaka
42	Reliance Nirvana	Plot # 363, Road 10 Block "C", Bashundhara R/A, Dhaka
43	Reliance Rezia Rayhana	Plot # 152, Road 07, Block "I", Bashundhara R/A, Dhaka

On Going Projects

No.	Name of Project	Address
01	Reliance Shopna Chura	Plot # 153, Road 07, Block "I", Bashundhara R/A, Dhaka
02	Reliance Nasreen Villa	Plot # 647, Road 20, Block "F", Bashundhara R/A, Dhaka
03	Reliance Nazma Palace	Plot # 2X & 2W, Road 09, Block "G" Bashundhara R/A, Dhaka
04	Reliance Kamrun Paradise	Plot # 480, Road Mufti Abdur Rahman Sarak, Block "D", Bashundhara R/A, Dhaka
05	Reliance Sumaya Villa	Plot # 449, Road 06, Block "D", Bashundhara R/A, Dhaka
06	Reliance Mahabub Villa	Plot # 12 Road 01, Block "I" Bashundhara R/A, Dhaka
07	Reliance Aparajita	Plot # 1140, Block "I" Bashundhara R/A, Dhaka. Closed from Walton H/O
08	Reliance M.N Garden	Plot # 415 & 416, Road 14, Block "J", Bashundhara R/A, Dhaka
09	Reliance Amana Villa	Plot # 794, Road 24, Block "F" Bashundhara R/A, Dhaka
10	Reliance Ceil Azure	Plot # 102, Road 06, Block "D" Bashundhara R/A, Dhaka
11	Reliance Sayed Villa	Plot # 334, Road 11, Block "J" Bashundhara R/A, Dhaka
12	Reliance Lal Padma	Plot # 140, Road 07, Block "I", Bashundhara R/A, Dhaka
13	Reliance Hasna Hena	Plot # 637 & 638, Road 13, Block "K", Bashundhara R/A, Dhaka
14	Reliance South Wind	Plot # 1040 & 1047, Road 16, Block "I", Bashundhara R/A, Dhaka

Terms & Condition

Application:

Application for allotment of apartment should be made in the prescribed form duly filled up by the applicant along with booking money. The company has the right to accept or reject any application without assigning any reason whatsoever.

Payment:

The purchaser will make the payment as per payment schedule mentioned in legal purchase agreement. All payments should be made in the form of Bank draft /Pay-order/ cheque in favour of **Reliance Holdings Ltd.** The purchaser is liable to pay a delay charge of 3% per month on the defaulted amount. If the payment is delayed beyond 2 (two) months, Reliance Holdings Ltd. has the right to cancel the allotment. In case of cancellation or surrender of allotment of the apartment, a refund of the deposited amount will be made after deducting 10% or one lac taka, which one will be lowest as an incidental charge.

Reliance Holdings Ltd. Right:

The company has the right to accept or reject any application for allotment. It also reserves the right to make changes in both architectural and structural design of the project if necessary. In the event of unavoidable circumstance, the developer reserve right to make limited change in the specification, design and layout of the apartment and other facilities.

Project Hand Over:

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.

Total cost of Flat:

The total cost of the flat includes:

- (a) Cost of apartment
- (b) Utilities connection Charge / fees like solar, water, sewerage and electricity ect.
- (c) Parking facility
- (d) Solar expenditure as per practical cost will pay by client.

Transfer of Ownership:

The apartment along with proportionate share of land will be registered in favour of each allottee / purchaser follow as per current rules & regulation of Government of Bangladesh. Purchaser will pay lum sum 1 (one) lac taka against the name transfer.

Registration Cost:

The buyer will pay all cost stamp duties, registration fees, taxes, legal govt. charge, vat and other miscellaneous expenses that will be incurred in connection with registration of the flat.

Owner's Association:

The buyer must undertake to become a member of the owner's association which will be formed by the owners of the apartments with the view to maintain the general affairs of the complex for common interest. Each apartment owner must initially deposit Tk. 30000/- to the company's account for formation of owner's association before registration of flat. The company will transfer the whole deposited amount along with accounts of expenditure to the owner's association.

Legal Agreement:

The buyer and the developer will have to sign a formal legal agreement mentioning the terms & conditions in detail many of which have not been covered here.

Disclaimer

- 1) All measurements given in the layouts are approximate. During construction the measurement may vary.
- 2) All fitting, fixture and furnishing displayed on layout is considered as an artist impression.
- 3) All decorative tiles will be considered as optional item.
- 4) Perspective view shown on the brochure is considered as artist impression after construction it may differ.

MEMBER  REHAB



RELIANCE HOLDINGS LTD.

Civil Engineering and Property Development Company in Association with UK Based British Builders

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