

RELIANCE

Kamrun Paradise

A PROJECT OF RELIANCE HOLDINGS LTD.



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 multistoried 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, skillful 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 M.B.A
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 License he worked for the Rank Organization in the U.K. as their General Manager for 14 years. He was a consultant and contractor for cairn Energy plc., and is their landlord for the Halda 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.

Engr.M. Mahabub Ali

B.Sc. Engg. (Civil) FIEB, RUET
Managing Director



After Graduating in Civil Engineering from RUET Mr. Mahabub has been working in the Real Estate sector for over 24 years. At first he worked in a big consulting firm in Bangladesh named Development Design and Consulting Ltd. (DDC). He also worked in various real estate Companies Bashundhara Group, Apartment Design and Development Ltd. (ADDL) and Realta homes and apartment Ltd (RHAL) before joining Reliance Holdings Ltd. He has a sound knowledge in total concept of apartment construction and a huge numbers of apartment projects that were built under his direct command and supervision.

Md. Hassan Murshed Mithu

B.Com
Director



Md. Hasan Murshed Mithu has developed a mature skill in the construction industry and an exceptional responsible approach to any task that he undertakes or any situation that he is presented with. As a graduate 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. Puts Reliance's application to customer requirement and satisfaction is unbeatable. Reliance's construction of Lafarge Cement plant in Chattack and around 500 apartment in Bashundhara is under a credit to his supervision.

Project Profile

Project Name

RELIANCE KAMRUN PARADISE

Location

**Plot-480, Road- Mufti Abdur Rahman Sarak
Block-D, Bashundhara R/A, Dhaka**

Storied

10 (Ten)

Number of Flat

09 (Nine)

Number of Parking

09 (Nine)

Apartment Size

2250 sft. (Approx)

Handover

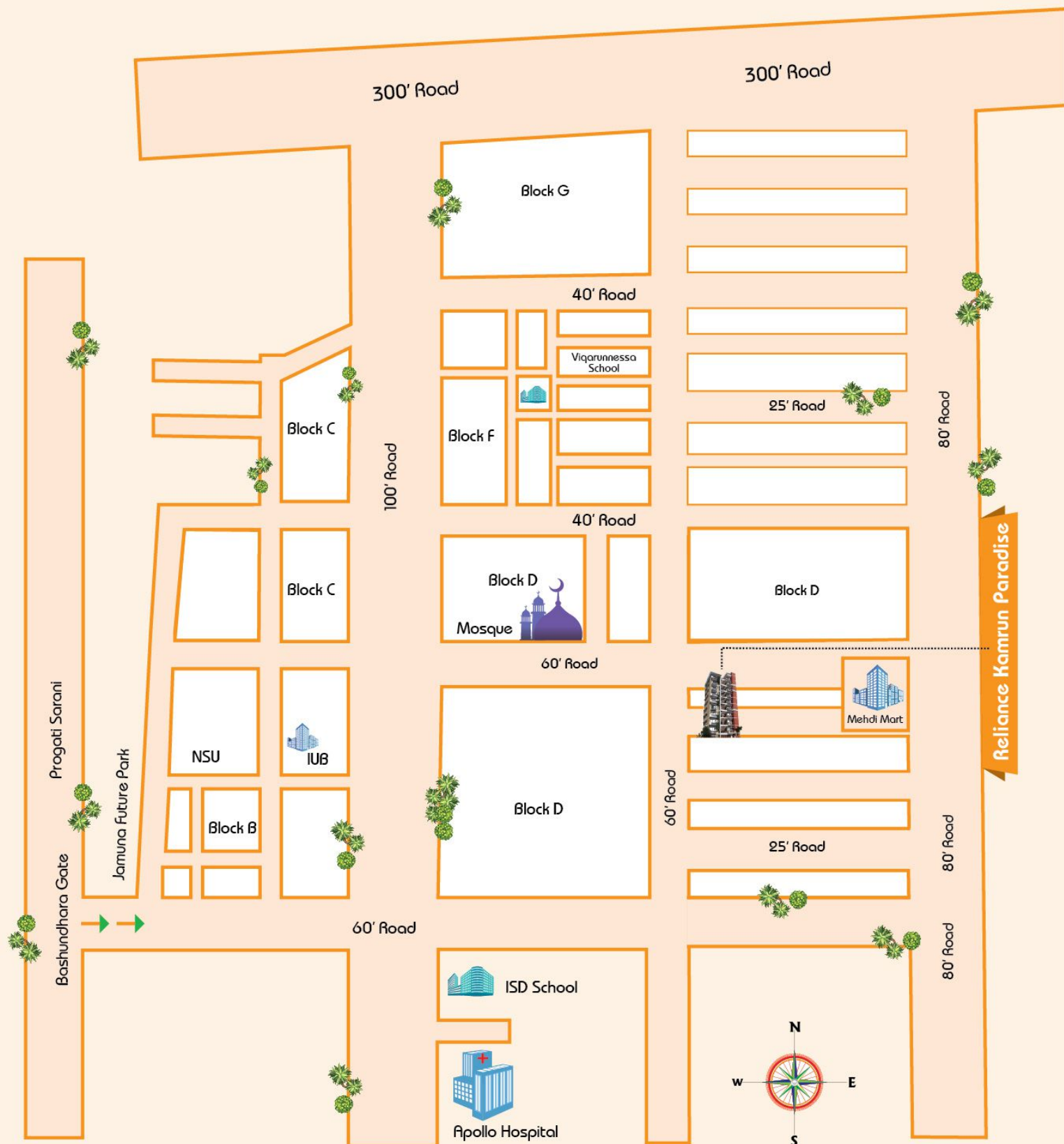
September 2021

Status

On Going



Location Map



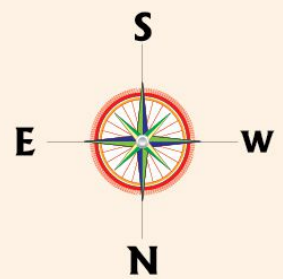
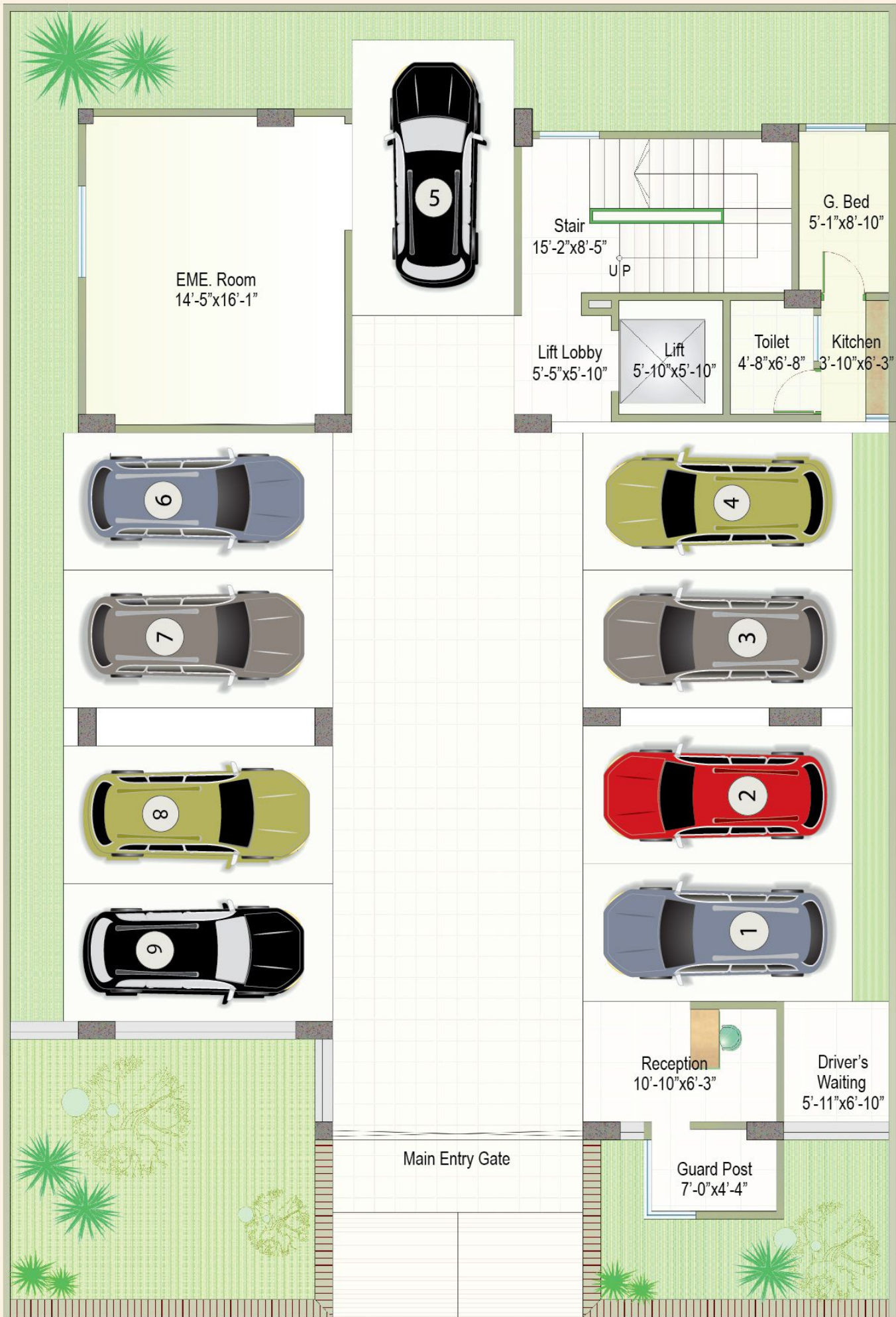
Prestigious Place of the Country

Reliance Kamrun Paradise is another prestigious project of Reliance Holdings Ltd. with single Unit flat in each floor at one of the most prominent spot at **Plot-480, Road-M.A.R.S, Block-D, Bashundhara** at Bashundhara Residential area, designed according to new Rajuk building code, 2008. It is very closed to north south university, independent university, Apollo Hospital, International school Bashundhar Gold GYM, Central Mosque and Viqarunnissa Noon School (5 to 10 minutes walking distance). Like all our other projects the design work of **Reliance Kamrun Paradise** has being undertaken 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 more than sufficient air and light and the open sky. We believe this is the place where you will find your dream home into reality. We would like to request you to go through the brochure which will provide you the details of the project. Should you have any further query please call our friendly marketing team or step in to our office ever ready for you.

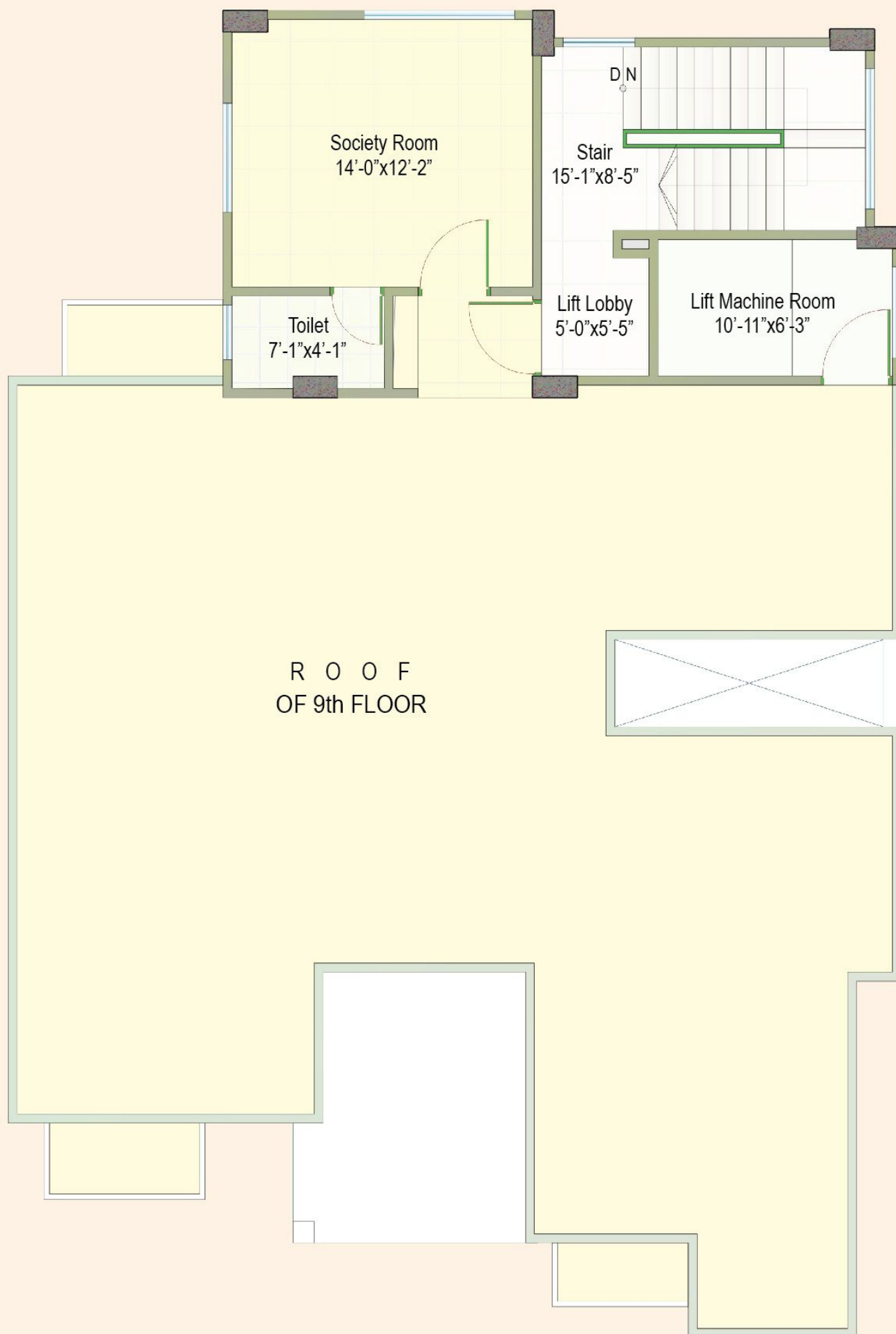
Our strength includes quality, timely delivery of product and commitment to customer.



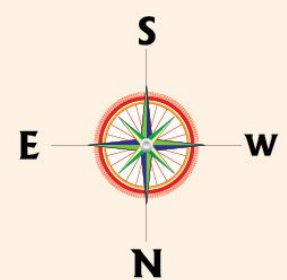
Reliance Kamrun Paradise
480, D, B, B, dhara.



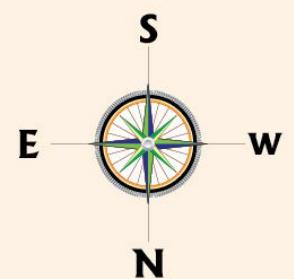
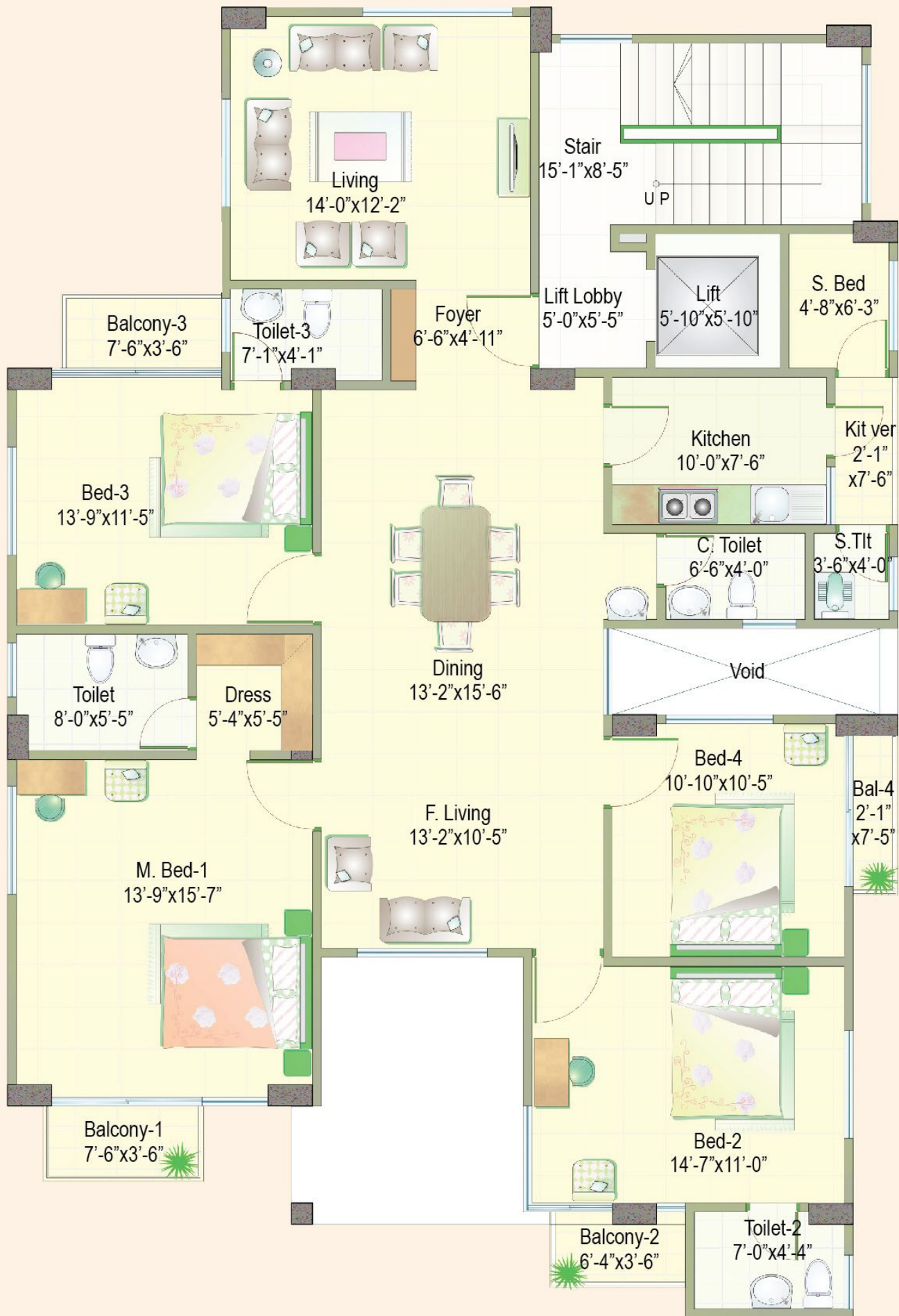
Ground Floor Plan



R O O F
OF 9th FLOOR



Roof Plan



Floor Plan



Specification

Main Entry of The Project :

- ➔ SS Secured decorative gate with necessary fixtures & fittings 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/Building staff.

Lift :

- ➔ Sigma (Former LG) 550 kg, Manufactured in China / equivalent.
- ➔ 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.
- ➔ Homogeneous floor tiles in all lobbies (RAK /MIR /or Equivalent (24"x24")).
- ➔ Stair tiles in all staircases landing (RAK/ MIR / Charu/ Sun power) or Equivalent, Homogeneous tiles (12"x12")

Generator :

- ➔ International standard Generator to run lift, water pumps & emergency light in apartment, stair & parking, 45 KVA with parking engine of UK / Cummins engine of USA
- ➔ Adequate lighting
- ➔ Fast, reliable and stop over in each apartment floor.

Sub Station :

- ➔ Sub station as per requirement of DESCO (Superstar/ Basic/Adex)

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 dinning room.

Water Pumps :

- ➔ European origin pump 1(One) Pedrollo / Marquise or equivalent) as per requirement.

Roof Top :

- ➔ Protective parapet wall.
- ➔ Cloth Drying Stand.

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 and 11"x2.5" wide chowkhat made of teak Chamble (As per approved 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.(Akij) or equivalent.
- ➔ All Internal Door chowkhat are made of Teak Chamble. Size 6"x2.5"
- ➔ All the bath room doors are made of good quality UPVC door.

Windows :

- ➔ 4" wide "Sliding aluminium Silver Color, (Chung Hua / Altech). Windows 5 mm Clear glass as per architectural design of the building (Nasir Glass) with mosquito net.
- ➔ Safety grills in all windows made by 0.5 Inch square bar.
- ➔ All Verandah railing as per drawing will be made by MS box.

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 :

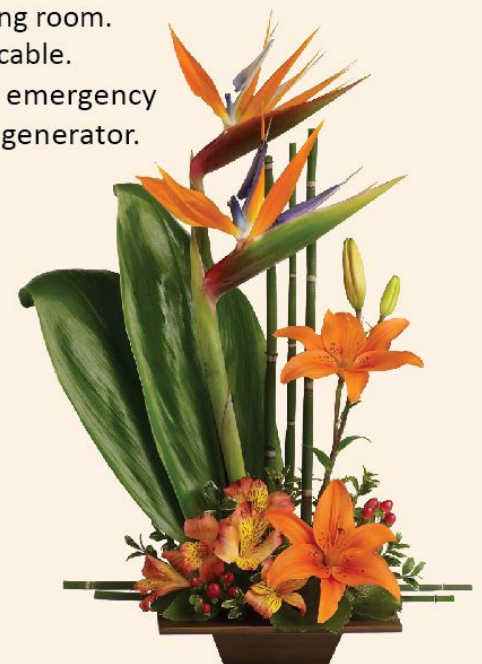
- ➔ Chinese off white mirror polish (24"x24") tiles in all room & verandah floor. (Sample Approved by Developer)

Painting & Polishing :

- ➔ Plastic Paint in all internal walls and ceilings color Off white, Brilliant White ,(Aqua/ Berger).
- ➔ Exterior wall will be weather coat paint (Berger/Aqua or Equivalent). (Color Approved by Developer)

Electrical :

- ➔ MK Gang type electrical switches, plug points and other fittings (Model eg from Energy Pac) or Superstar slim serise/ Equivalent.
- ➔ All power outlets with earthing connection.
- ➔ Provision for air-conditioners plug in master bedroom, 2nd & Living room.
- ➔ BRB / BBS / SQ wire cable.
- ➔ 3 Lights & 3 Fan for emergency power supply from generator.



Specification

Bath Rooms :

- ➔ Good quality glazed ceramic wall tiles (10"x13") without decor & broder in all bathrooms (RAK/Mir or Equivalent).
- ➔ Essentially correct uniform floor slope towards water outlet.
- ➔ Homogeneous floor tiles (12"x12") in all bathrooms (RAK /CBC / Mir / Charu or Equivalent). (Sample Approved by Developer)
- ➔ Standard size mirror. 18"x24" (Local made)
- ➔ Basin mixture, sink mixture, bib cock, bath mixture, moving shower, will be, Sattar/sharif/ China.
- ➔ Good quality soap cases, towel rails, tissue paper holder etc. (Local made) SS
- ➔ Good quality stand basin with commode RAK (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 green marble work-top limited space.
- ➔ Provision 1 (one) point of gas outlet.
- ➔ Matching Homogeneous floor tiles (16"x16") (RAK or Equivalent).
- ➔ Electric points for running mixture, micro-wave oven etc. One stainless counter-top steel sink (RFL/ HATIM).
- ➔ Suitably located exhaust fan.
- ➔ Hot & Cold water line.
- ➔ Provision of kitchen hood point.

Utility Lines :

- ➔ Electricity supply will be of individual apartment-wise meter and main connection for the project from DESCO. (Subject to approval from Govt.)
- ➔ Water supply and sewerage will have common meter connection for the project (Subject to approval from WASA)
- ➔ GAS supply will be of individual apartment-wise double burner connection. (Subject to approval 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 (Subject to approval from Govt.)
- ➔ Water supply connection from WASA sufficient as per total calculated consumption. ((Subject to approval from Govt)
- ➔ Underground water reservoir with one Main Lifting Pump.
- ➔ Gas pipeline connection from TITAS. (Subject to approval from Govt.)

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 pile & pile 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 / Bashundhar / Seven Ring
- ➔ Steel : 60-grade M.S. Rod manufactured by BSRM / AKS / KSRM
- ➔ Stone Chips : Bholagonj, Sylhet
- ➔ Bricks : Standard Brick: Good quality available 1st class bricks.
- ➔ Coarse Sand : Sunamgonj, Sylhet





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 payment should be made in the form of Bank draft / Pay-order/ Cheque in favor 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 of allotment or surrender of apartment due refund will be made after deduction 10% or one lac which one will be less as 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 circumstance 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 gas, water, sewerage and electricity.
- (c) Parking facility

Transfer of Ownership :

The apartment along with proportionate share of land will be registered in favor each allottee / purchaser as per current rules and regulations of Government of Bangladesh.

Transfer Cost :

The buyer will pay stamp duties, registration fees, taxes legal govt. charge, vat and other miscellaneous expenses likely to be incurred in connection with registration of deed of flat.

Owners Association :

The buyer must undertake to become a member of the owners 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. 50,000/- to the company's account for formation of owners association before registration of flat. The company will transfer the whole deposited amount along with accounts of expenditure to the owners 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

- All measurements given in the layouts are approximate. During construction the measurement may vary.
- All furniture, fixture and fittings shown in the layout will be considered as artist impression & optional item and standard item is given in the specification page.
- 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.
- Gas Connection depends on time to time Gas Connection Company of Government of Bangladesh.

web : www.relianceholdingsltd.com

MEMBER REHAB



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