

RELIANCE LAL PADDA

A HIGHER QUALITY OF LIVING



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 Licence he worked for the Rank Organization one of the biggest company in the U.K. 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 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, 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.S.S
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 Chattack 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

Lal Padda

Location

Plot: 140, Road 07, Block I

Bashundhara R/A, Dhaka

Storied

09 (Nine)

Number of Flat

08 (Eight)

Number of Parking

08 (Eight)

Apartment Size

1550 sft.

Handover

2023

Status

On Going



LOCATION MAP



PRESTIGIOUS PLACE OF THE COUNTRY

Reliance Lal Padda is another prestigious project of Reliance Holdings Ltd. One of the most prominent spot at **Plot: 140, Road 07, Block I**, 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 Lal Padda** 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.

RELIANCE
LAL PADDA.

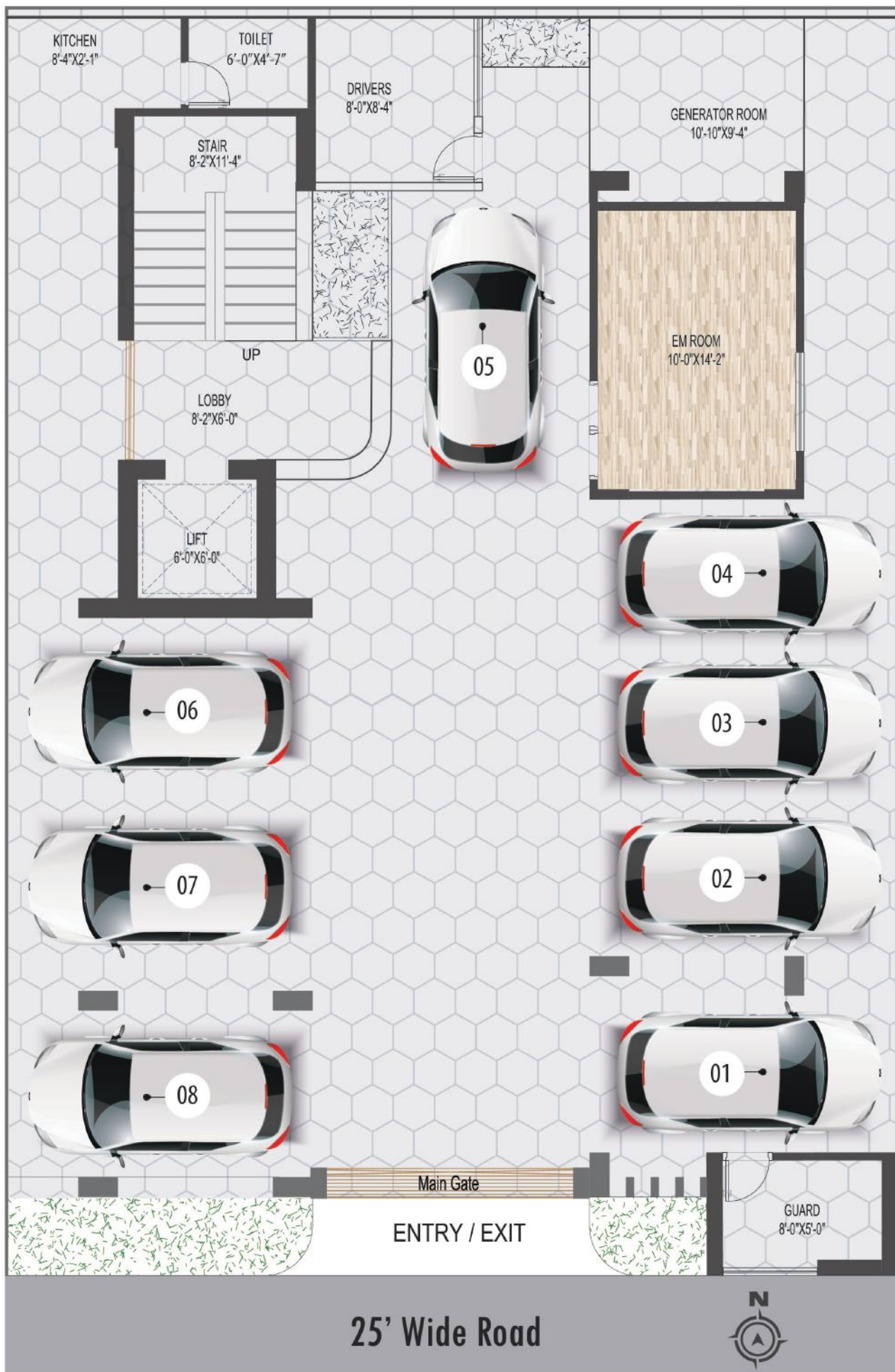
South Facing
9 Storied Building
8 Apartments
8 Car Parking

4 Katha
Project
Handover
2024



RELIANCE
LAL PADDA

GROUND FLOOR PLAN



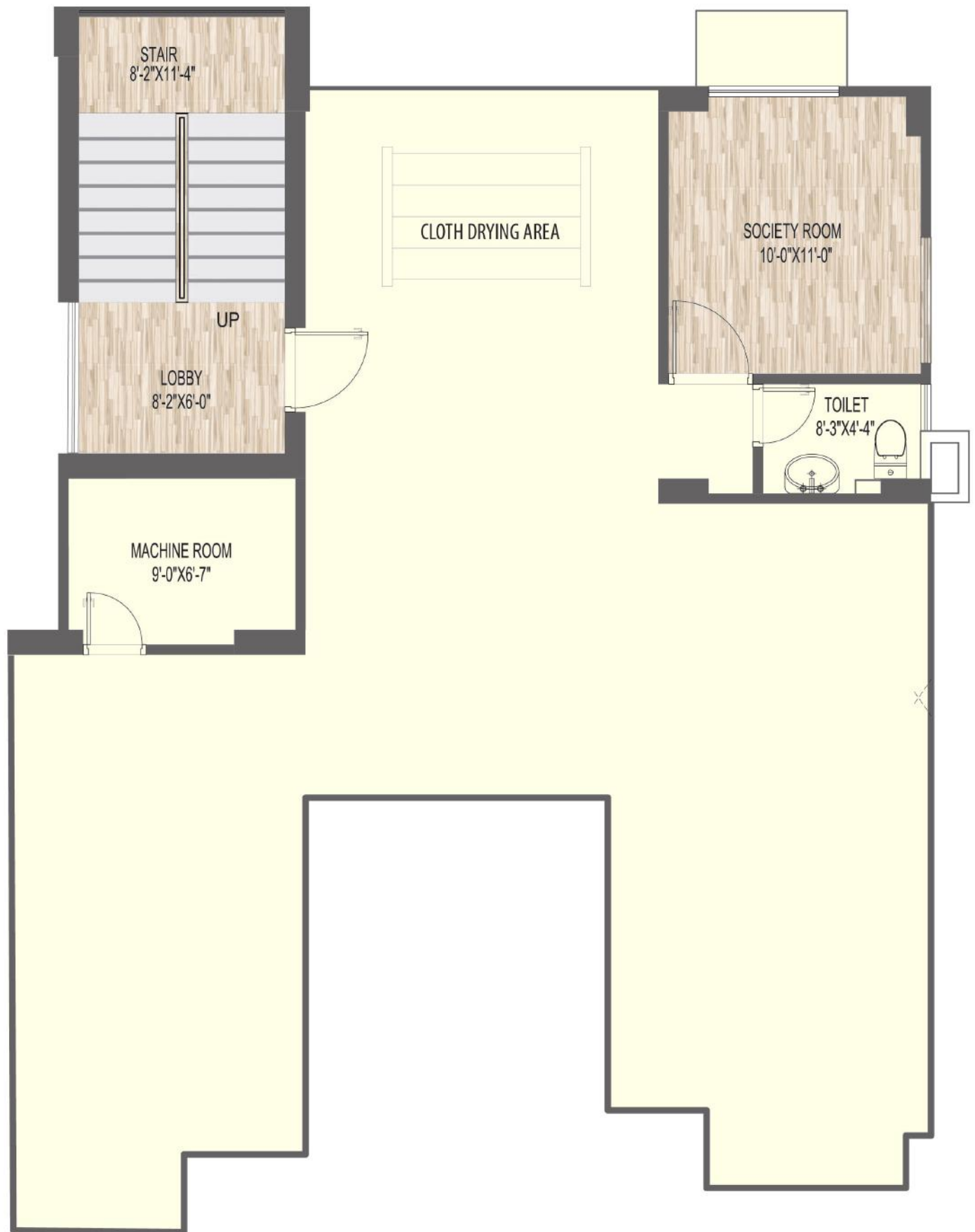
TYPICAL FLOOR PLAN

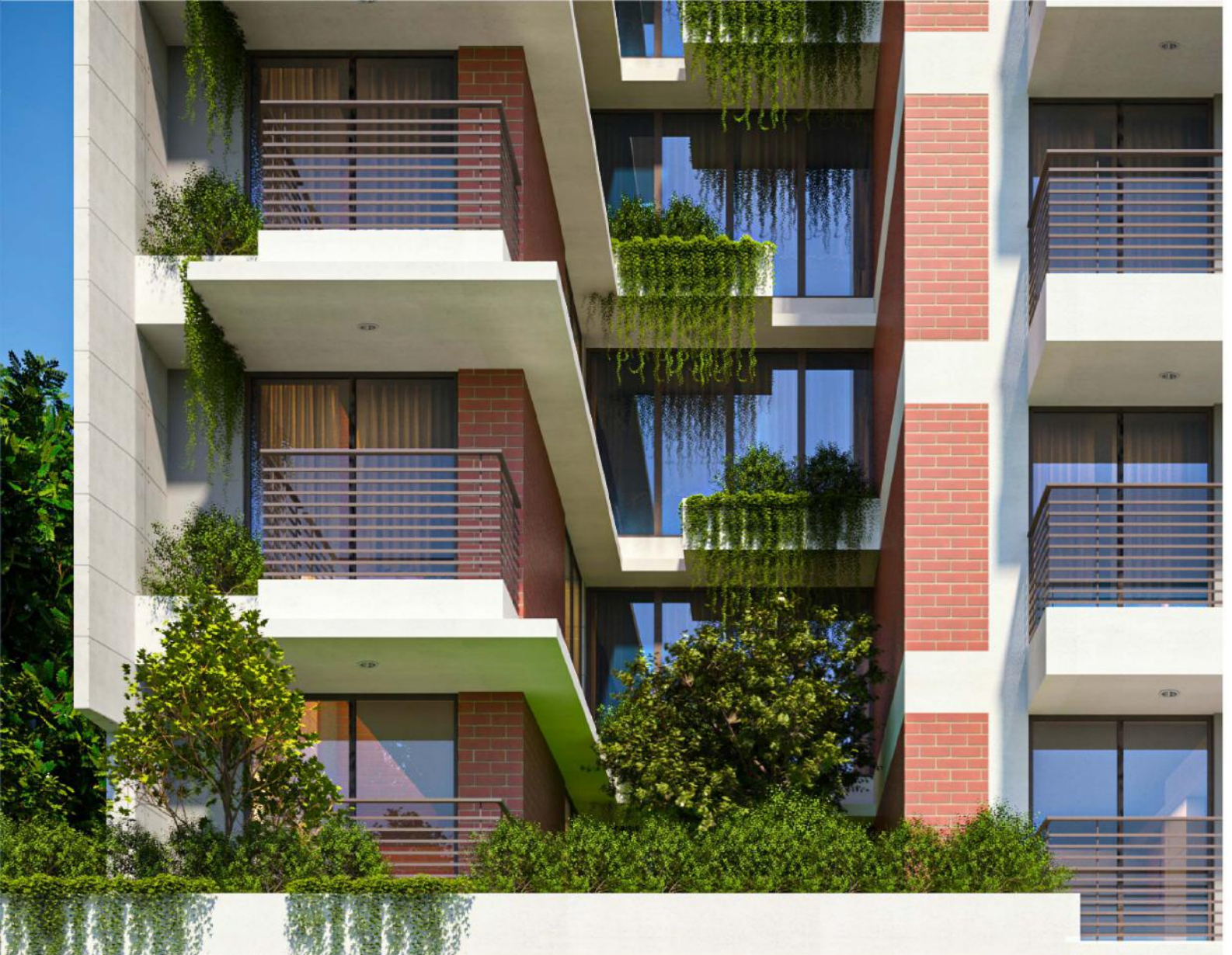


25' Wide Road



ROOF PLAN





**RELIANCE
LAL PADDA**

H-140
E-1



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, 30 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. 100 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 will be 11"x21/2" thick and wide 45" Chowkhat made of 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 green marble 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 permission from Govt.)
- Water supply and sewerage will have common meter connection for the project (Subject to permission from Govt.)
- GAS supply will be of individual apartment-wise double burner connection. (Subject to permission from Govt.)

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 :

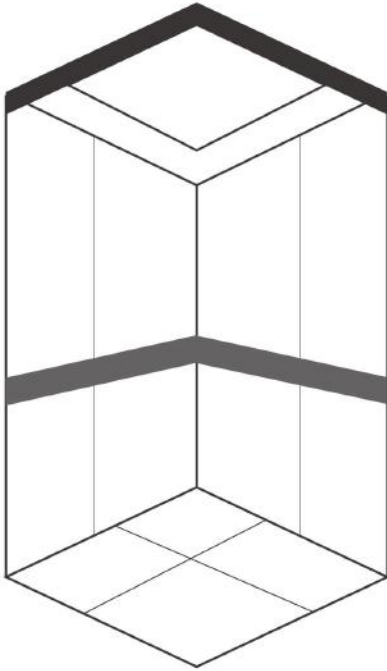
- Structure Designed To Withstanding Earthquakes and cyclonic wind of prevalent intensity according to Bangladesh National Building Code (BNBC).
- Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers experienced not less than 10 (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

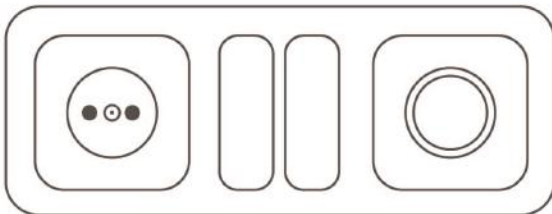
✓ If any additional work to do by client which is out of contract, client must be paid as additional cost in favor of company account.

SPECIFICATION



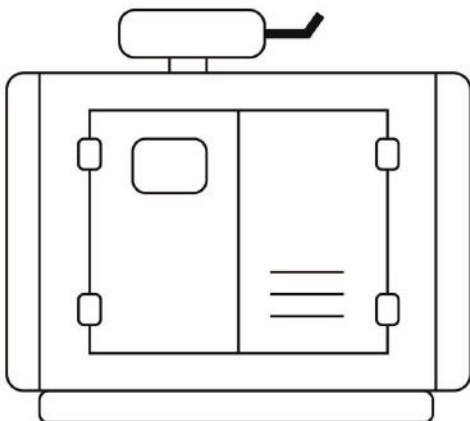
■ ELEVATOR

Capacious Space, pursuit of conciseness, simple interior space and structure, suitable for common residence.



■ ELECTRICAL SWITCH

MK Gang type electrical switches, plug points and other fittings (Brand eg from Energy Pac) or Equivalent.



■ GENERATOR

International standard Generator to run lift, water pumps & emergency light in apartment, stairs & parking, 45 KVA with Perkins engine of UK/Cummins engine of USA.

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, whichever 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

- * All measurements given in the layouts are approximate. During construction the measurement may vary.
- * All fitting, fixture and furnishing displayed on layout is considered as an artist impression.
- * 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.

MEMBER  **REHAB**



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