



RELIANCE

South
Wind

Project Profile

Project Name

Reliance South Wind

Location

Plot: 1040 & 1047, Road-16, Block-"I"
Bashundhara R/A, Dhaka.

Land Area

08 Katha

Storied

9 (Nine)

Facing

South Facing

Number of Flat

16 (Sixteen)

Number of Parking

16 (Sixteen)

Apartment Size

Type A - 1800 sft.(Approx.)

Type B - 1800 sft.(Approx.)

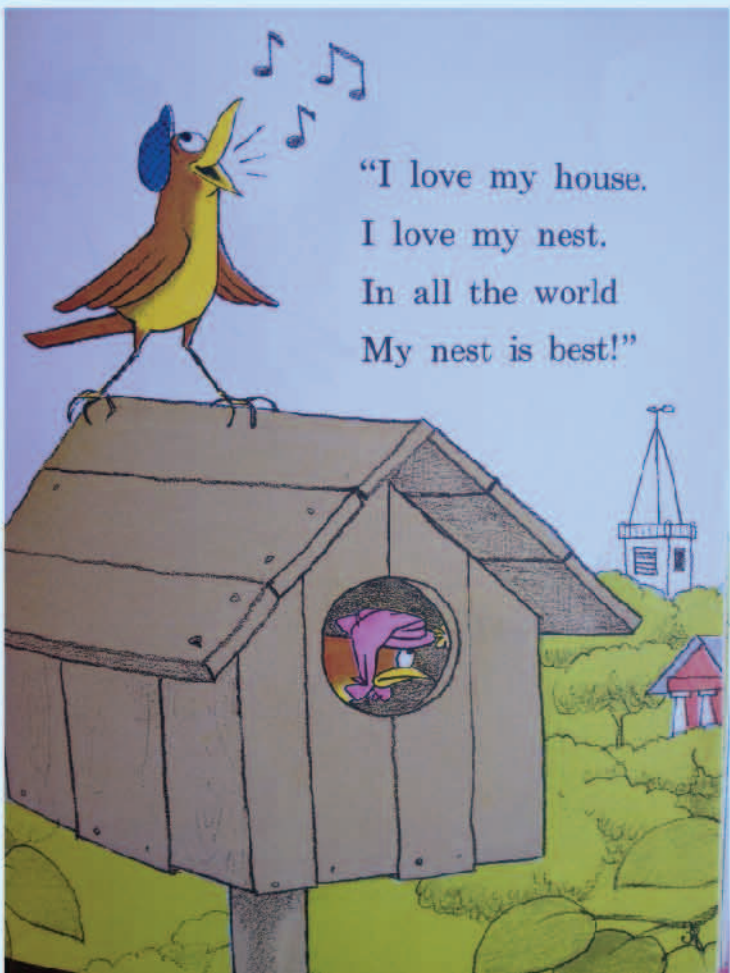
Type C - 3600 sft.(Approx.)

Hand Over

February 2025

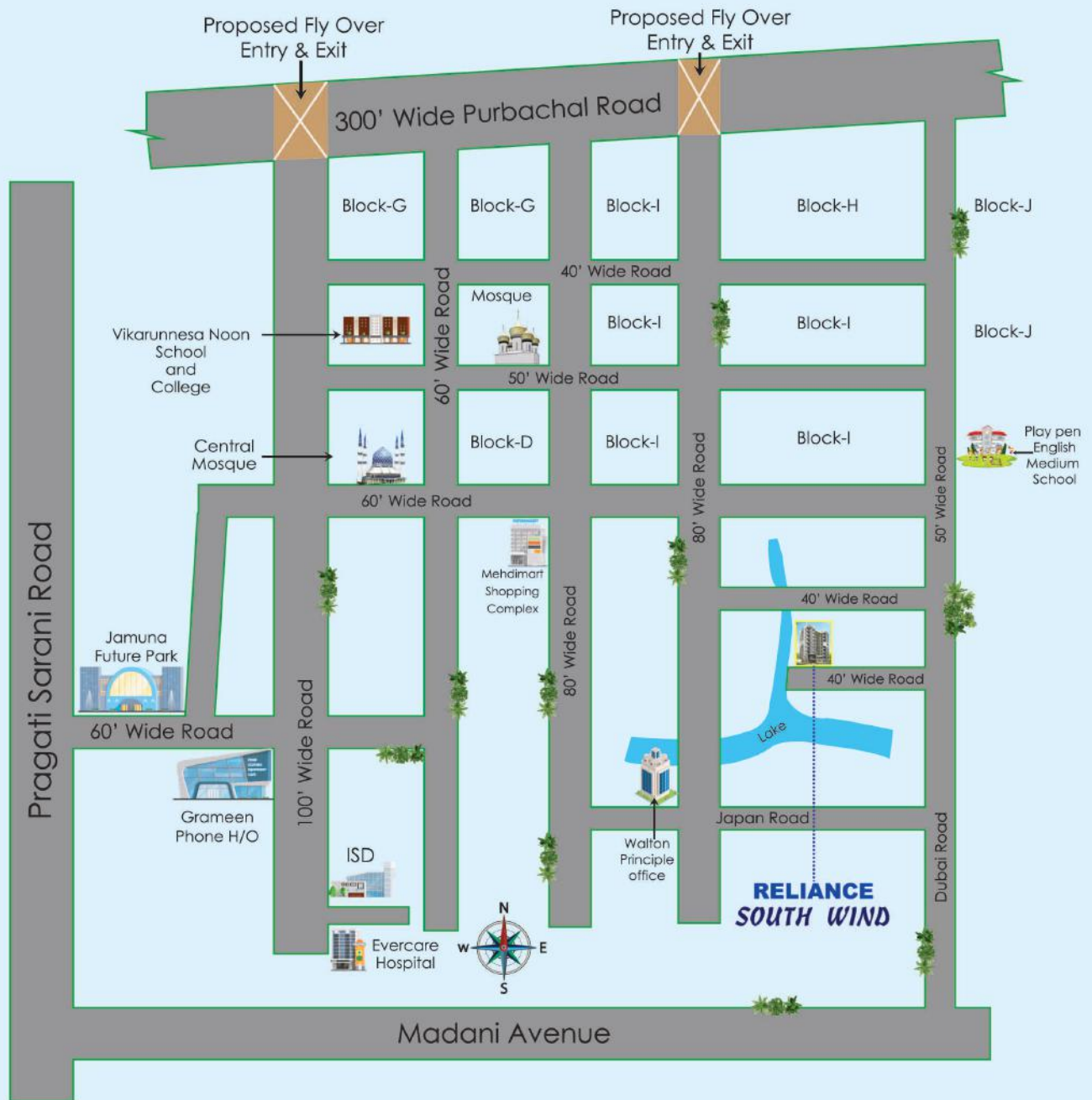
Status

On Going



"I love my house.
I love my nest.
In all the world
My nest is best!"

Location Map



PRESTIGIOUS PLACE OF THE COUNTRY

Reliance South Wind is another prestigious project of Reliance Holdings Ltd. One of the most prominent spot at Plot: 1040 & 1047, Road 16, 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 South Wind** 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 60 projects.

A Higher Quality of Living

RELIANCE South Wind



GROUND FLOOR



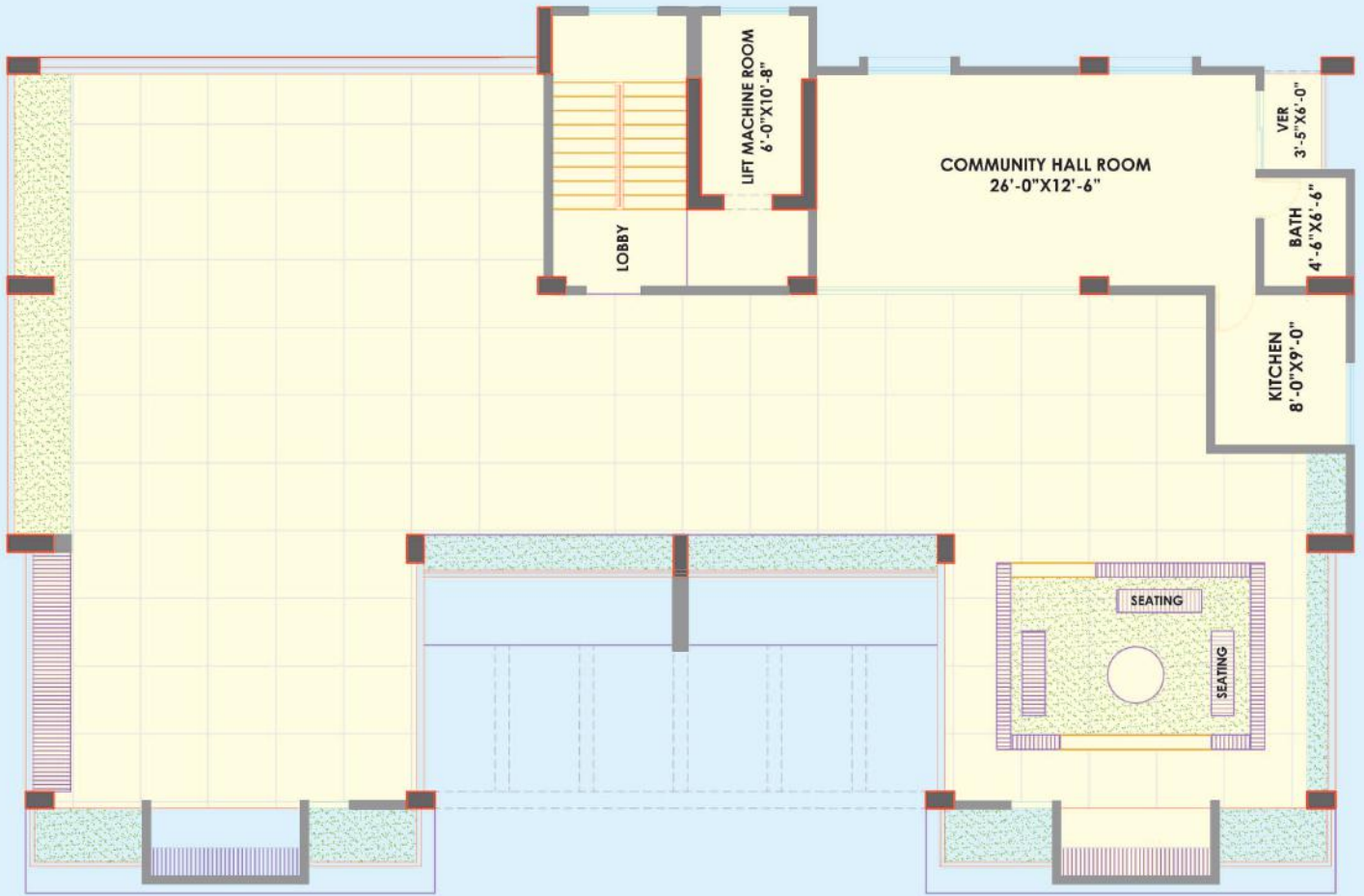
TYPICAL FLOOR PLAN TYPE ~ A & B



TYPICAL FLOOR PLAN TYPE - C



ROOF TOP



SPECIFICATION

MAIN ENTRY OF THE PROJECT :

- 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 floor tiles in the reception area DBL/CBC/Great Wall.
- Toilet for Visitors and Kitchen for Building staff.

LIFT :

- Sigma (Former LG) Manufactured in Korea 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/DBL / CBC / MIR or Equivalent).
- Stair tiles in all staircases landing (RAK/MIR/CBC/DBL/Sunpower or Equivalent, Homogeneous tiles (24"x24").

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.

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 Start.

PROVISION FOR CABLE TV AND TELEPHONE CONNECTION:

- Provision for connection of satellite dish Line in Master Bedroom, 2nd Bed room & Living Room.
- Provision for telephone connection in Master Bed, living and dining room.
- Provision for CAT6/FTTX network connection from Ground floor reception to Dining/Living Room and Master Bed only.
- Intercom System. (Reception to flat)

WATER PUMPS :

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

ROOF TOP :

- Protective parapet wall.
- Cloth Drying Stand.

- Community Room with Bathroom, Kitchen.
- Provision of Garden.
- Roof top covered by parking tiles.

APARTMENT INTERIOR

MAIN DOORS :

- Solid Decorative Main Entrance Door shutter as per fixed design by developer made of Ctg teak and 11"x2½" wide Chowkat 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.
- All Internal Door Chowkat are made of Segun. Size 6"x2½"
- All the bath room doors are made of good quality water proof flush door.

WINDOWS :

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

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

PAINTING & POLISHING :

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

ELECTRICAL :

- MK Gang type electrical switches, plug points and other fittings (Brand Super Star or eg from Energy Pac) or Equivalent.
- All power outlets with earthing connection.
- Provision for air-conditioners plug in master bedroom, 2nd bedroom & Living room.

SPECIFICATION

BATH ROOMS :

- Good quality glazed ceramic wall tiles (12"x20") out decor & border in all bathrooms (RAK/Mir or Equivalent).
- Essentially correct uniform floor slope towards water outlet.
- Matching Homogenios floor tiles in all bathrooms (RAK/CBC/Mir/Sun power or Equivalent). (Sample Approved by Developer)
- Standard size mirror. 18"x24"
- Basin mixture, sink mixture, bib cock, bath mixture, moving shower Sattar /Sharif. Engle stop cock will be (China)
- Good quality SS soap case, towel rail, tissue paper holder etc. (Local Made)
- Good quality stand basin with comode 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 worktop limited space.
- Provision 1 (one) point of gas outlet.
- Good quality glazed ceramic wall tiles. (12"x20")
- Matching Homogeneous floor tiles (12"x20") (RAK/Mirror or Equivalent).
- Hot & Cold water line.
- One single bowel stainless counter-top steel sinks. (RFL/HATIL)
- Electric points for mixture, micro-wave oven etc.
- Provision kitchen hood point.

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
- Sufficient Water supply connection from WASA as per total calculated consumption.

- Underground water reservoir with one Main Lifting Pump & tiles setting.
- Gas pipeline connection from TITAS.
- Fire Extinguisher on ground floor. (2 Nos)

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 to ensure better quality of works and also for customer inspections.

BUILDING CONSTRUCTION MATERIALS WILL BE USED AS FOLLOWS :

- Cement : Lafarge/Bashundhar/Seven Ring
- Steel : 72-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.

The cost of any additional work must be paid in favour of the company by the client.

on time, all the time



Terms and Condition

APPLICATION :

Application for allotment of the 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 the payment schedule mentioned in the legal purchase agreement. All payments should be made in the form of a 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 of 10% or one lac taka, whatsoever will be the 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 the architectural and structural design of the project if necessary. In the event of unavoidable circumstances, the developer reserves the right to make a 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 the 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 changes in Govt. policy, etc. In a 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 etc.
- (c) Parking facility
- (d) Solar expenditure as per practical Cost.

TRANSFER OF OWNERSHIP :

The apartment along with a proportionate share of land will be registered in favour of each allottee/purchaser as per current rules & regulations of the Government of Bangladesh. If the allottee wants to change the name during registration of the flat a sum of taka 1,00,000/= (One Lac) is to be deposited to Reliance Holdings Ltd. as a transfer fee.

REGISTRATION COST :

The buyer will pay stamp duties, registration fees, taxes, legal govt. charge, vat and other miscellaneous expenses that will be incurred in connection with the 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 the common interest. Each apartment owner must initially deposit Tk. 50,000/- to the company's account for the 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, fixtures and furnishing displayed on the layout are considered as an artist impression.
- ☆ All decorative tiles will be considered as an optional items.
- ☆ The perspective view shown on the brochure is considered as artist impression after construction it may differ.



.....www.relianceholdingsltd.com.....



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