RELIANCE

NAMIRA GARDEN

Reliance

on time all the time

Raj Hossain
Group Chairman
B.Sc (Aeronautical Engineering) London
M.B.A London
Commercial Pilot's Licence Texas, USA
Member: British Business Group
President: Scottish Society of Bangladesh

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 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
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.

Jordan James Hossain
Director

Jordan James Hossain studied BSC international management in the UK, then went on to graduate MSC international finance with distinction from Dundee university, One of Scotland's top institutions after discovering a strong interest for this field at a young age. He has since pursued a high-level study into the finance world to ensure he gained the best understanding of both application of theory and practice of finance. Both experience and education has led him to think independently and create the ability to come up with fresh new ideas which allows one to identify missed opportunities and take full advantage of rigorous situations. Through intensive academic studies and being surrounded by such open diverse Individual's from all over the world has intellectually pushed him to further his abilities. Jordans knowledge and experience enabled him to become a fluent leader who can communicate tasks directly and concise which allows for quick decision making. Such deep understanding of these qualities and having exhibited similar dedication and perseverance in all aspects of his life makes Jordan an asset to Reliance Holdings.

Message

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 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 quality, turning each property into a safe, comfortable and a beautiful home. It is our desire to value our customers above all and to be determined to produce ever better construction, to make it our priority of protecting both our clients and our staff's interest through detailed attention to quality, standard, safety, and environmental issues. To be flexible, skillful and efficient while containing prices and producing a better 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.

Md. Hasan Murshid Mithu
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 20 years experience in the Construction and Real Estate sector 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.

MD Fakhrul Hazra (MO)
Director

Mr Hazra is a distinguished professional with over 10 years of specialized experience in the development and construction of residential and commercial properties, including luxury apartments, large buildings and homes. Over a career spanning 30 years, he has accumulated a wealth of experties in the sector, demonstrating exceptional skill in managing and directing numerous companies and agencies. As a highly accomplished civil engineer, Mr. Hazra has a deep and comprehensive understanding of the construction industry. His decade-long partnership with Reliance LTD has been marked by substantial contribution and a wealth of shared experience. Renowed for his versatility and dynamic approach, Mr. Hazra is adept at steering prestigious, large-scale projects to successful completion while adhering to stringent timeline, budgets, and quality standards. He is a leading figure in Civil Operations, Constructions, and Project Management, aligning with top-tier organizations to drive excellence. With a proven record in project management, process improvement, and complex problem-solving, Mr. Hazra maintains an unwavering focus on quality, safety, and innovation. Based in London, UK, he currently directs two prominent care companies, further highlighting his leadership and impact in the industry.

Reliance
Namira Garden

Address
Plot-303, Road-4, Block-K
Bashundhara R/A
Dhaka.

Land Area
5 Katha

Storied
09 (Nine)

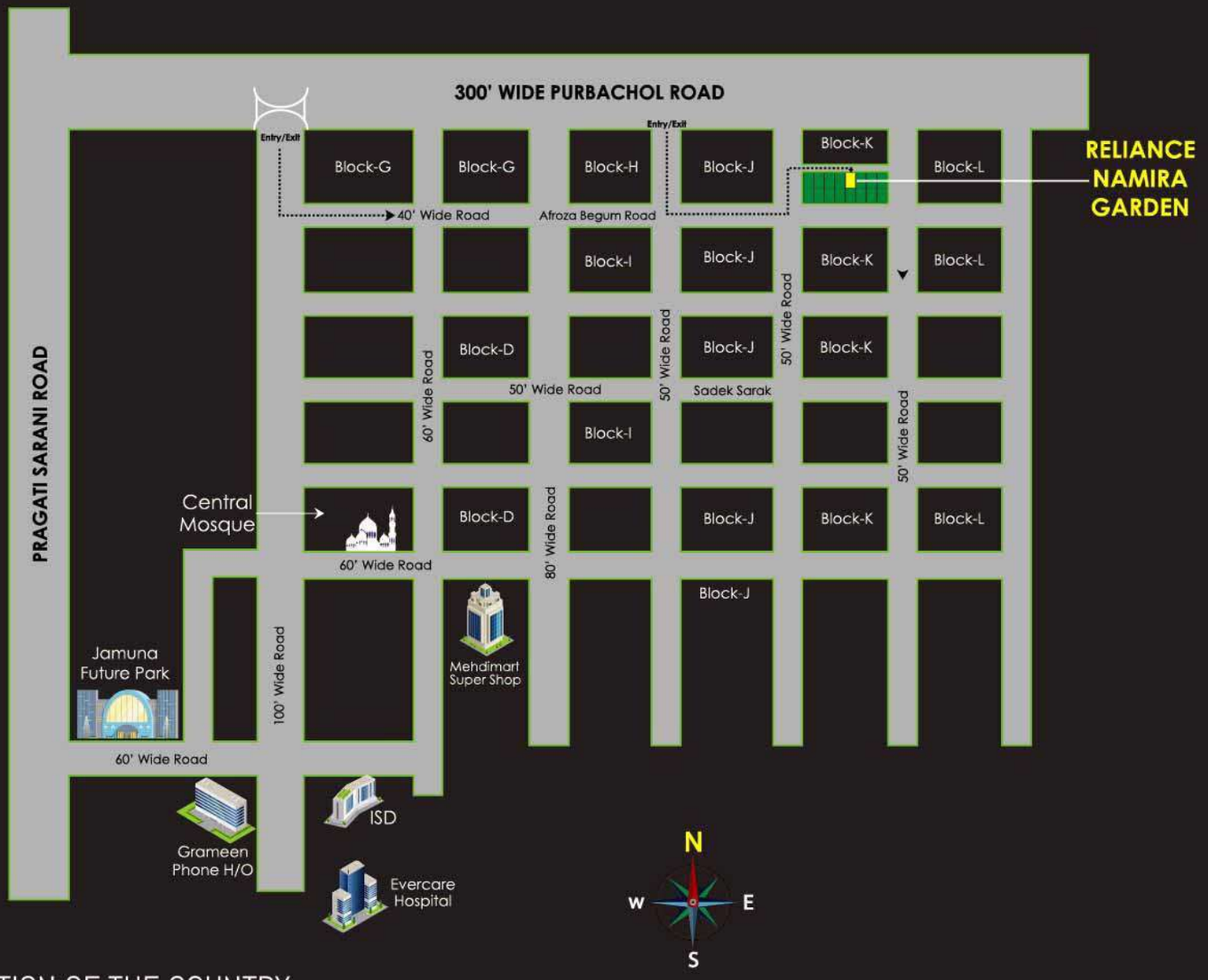
Number of Apartment
08 (Eight)

Apartment Size
Type A - 2300 sft

No. of Car Parking
10 (Ten)

Hand Over
June 2028

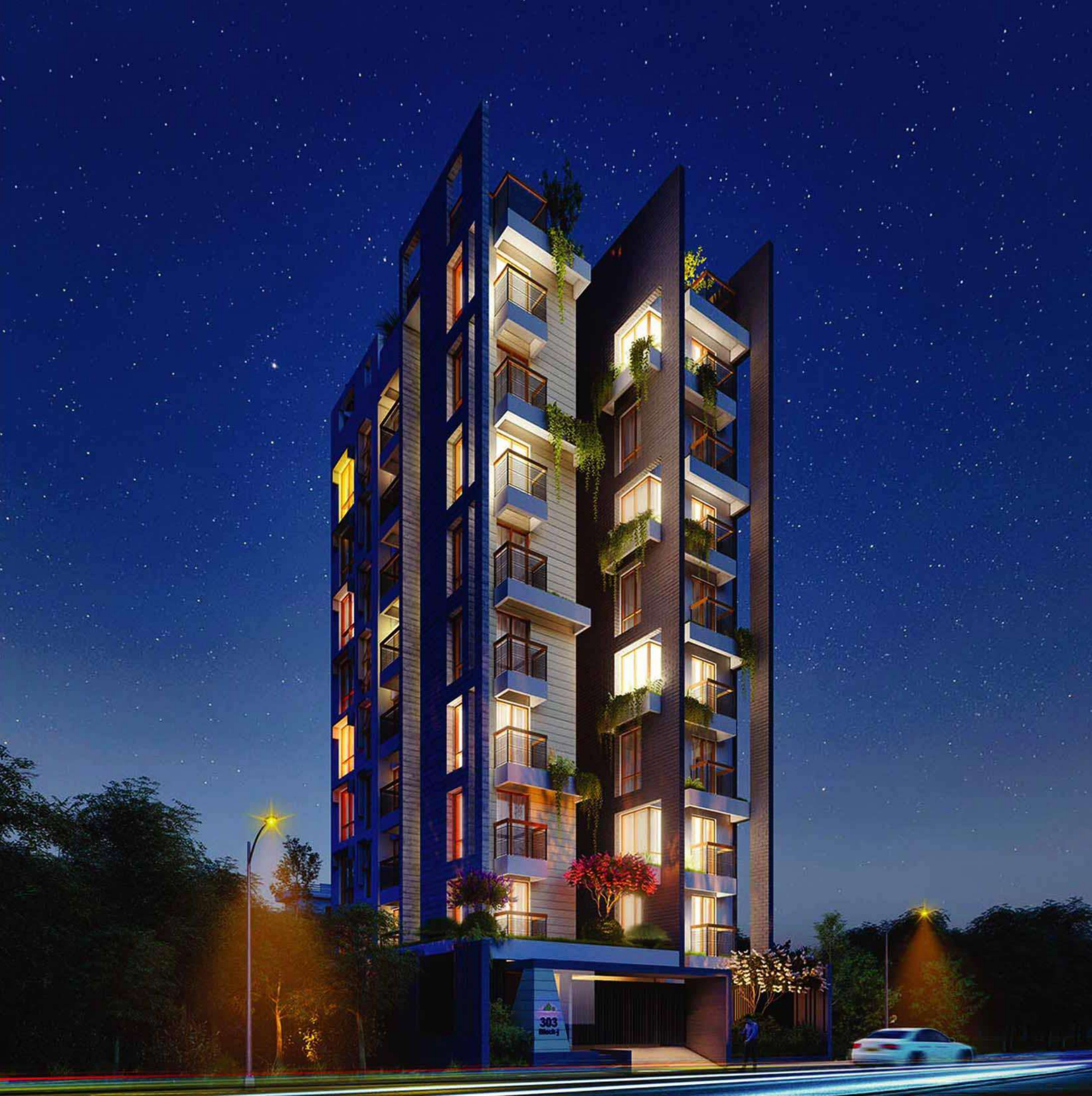
LOCATION MAP



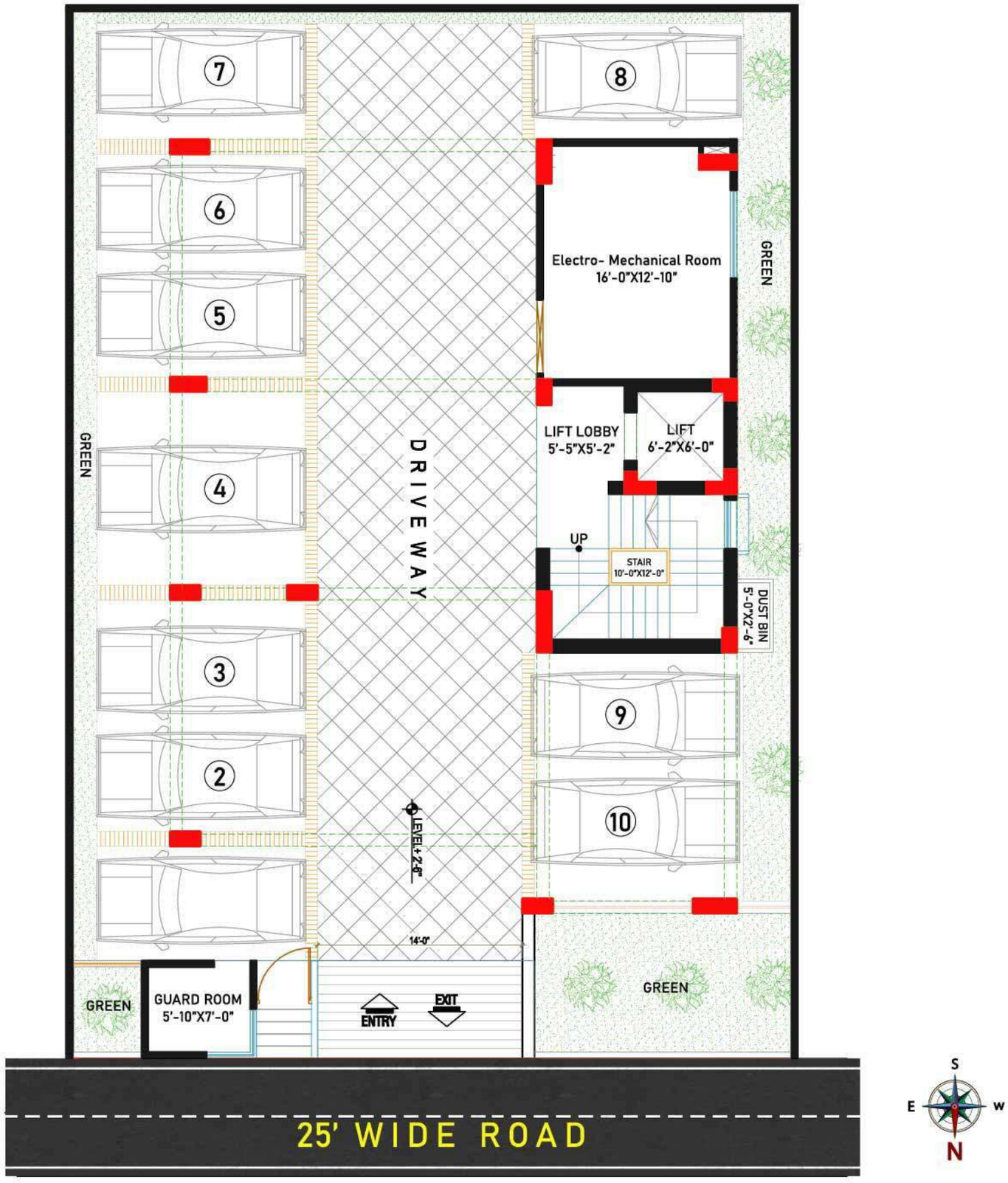
PRESTIGIOUS LOCATION OF THE COUNTRY

Reliance Namira Garden is another prestigious project of Reliance Holdings Ltd. in one of the most prominent locations at Plot: 303, Road- 04, Block- K, Bashundhara residential area. It is adjacent to Central Mosque and close to North South University, Independent University, Evercare Hospital, Internatioal School, Aga Khan School, Vikarunnesa Noon School & College and Play Pen English Medium School, Sunnydale School, Reverie School, Like all our projects, the design of Reliance Namira Garden has being under taken by reputable Bangladeshi architects in collaboration with British architects who have world-wide 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 open spaces. This is a place where you will find your dream home. We would like you to visit the site and go through the brochure which will provide you with the details of the project. If you have any further queries please call our marketing team or step in to our office. We are always there for you.

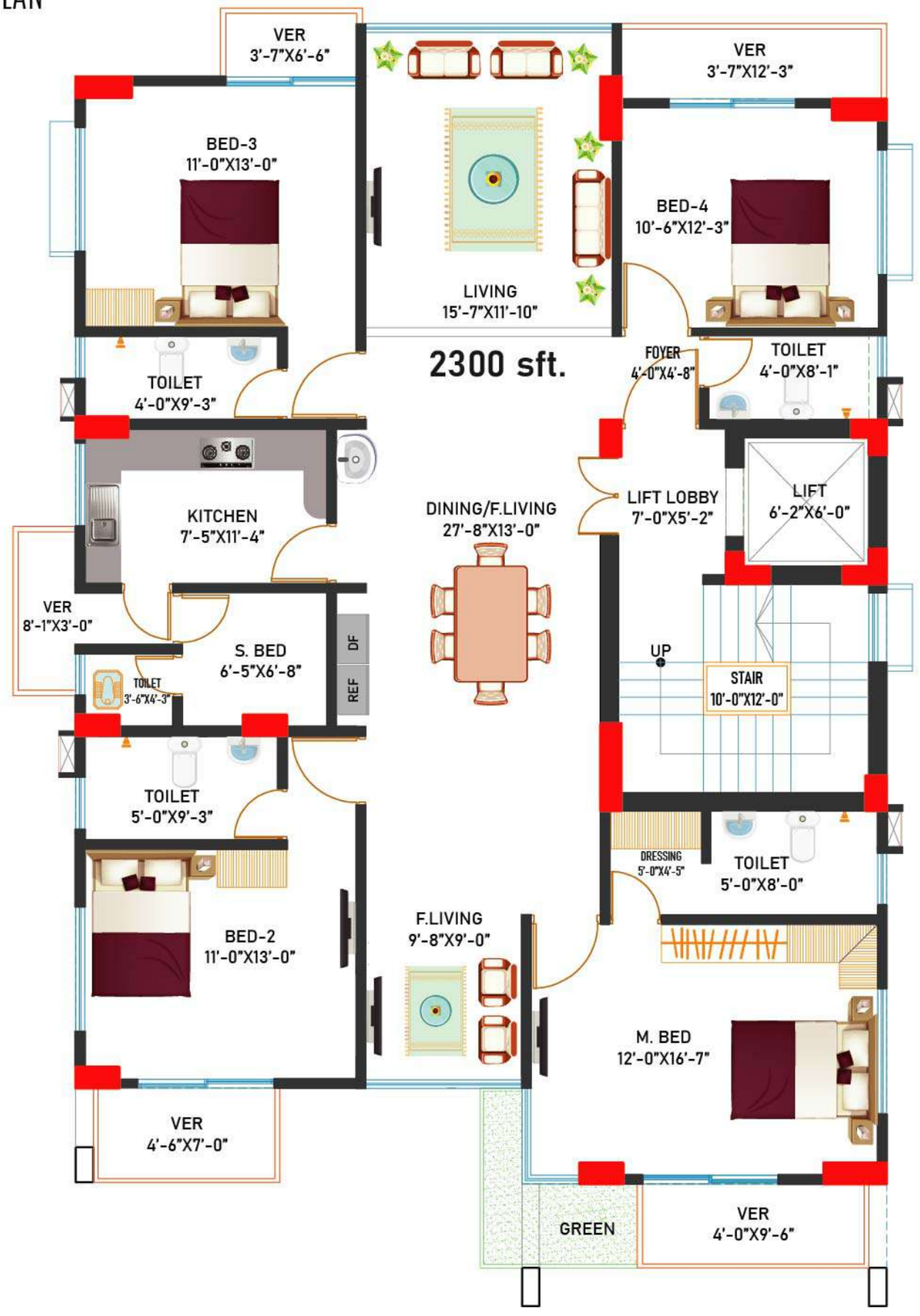
Our reputation is built on quality, delivery on time, competitive pricing and our determination to fulfill our commitment which makes us the largest and most reputable developer in Bashundhara residential area.


303

GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



303
Block-K

Specification

MAJOR BUILDING CONSTRUCTION MATERIALS WILL BE USED AS FOLLOWS

Cement	:	Lafarge/Premier/SevenRing/Bashundhara
Steel	:	72-grade M.S. Rod manufactured by BSRM/AKS/KSRM/RSM/ANWAR
Stone Chips	:	Bholagonj, Sylhet / Imported
Bricks	:	Available Good quality 1st class Standard Bricks / Cement Bricks
Coarse Sand	:	Sunamgonj (Sylhet).

MAIN ENTRY OF THE PROJECT

- Secured decorative gate with necessary fixtures & fittings as per design. (Approved by the Developer).
- Project name & logo on Alco bond with Lighting.
- Spacious internal driveway.
- Luxurious and Decorative Parking ceiling with lighting.
- Security guard room.

RECEPTION AREA

- Marble top Reception desk will be provided.
- 24"x 24" tiles will be provided in reception & lift lobby area (in ground floor only).
- Visitors toilet.
- Kitchen and toilet for supporting staff.

LIFT

- Sigma (Former LG) Korea, Manufactured in China or equiva lent. (8 Person, 650kg).
- Adequate lighting.
- Fast and reliable stopover in each apartment floor.

LIFT LOBBIES & STAIRCASES

- Suitable hand rail in stairs made of S.S. Pipe.
- Spacious lift lobby in each floor.
- 24"x 24" Homogeneous floor tiles in all lift lobbies (RAK/ DBL/CBC/MIR or Equivalent).
- 12"x 24" Homogeneous tiles in all staircases wall (RAK/MIR/CBC/DBL/Sun power or Equivalent).

APARTMENT LAYOUTS

- Advantages of daylight, air passage and outside view will be maximized.
- Privacy will be emphasized in designing of the layout, so that the master and second bedrooms will located away from the guest bedroom and main entertainment area.

GENERATOR

- International standard Generator will be provided to run the lift, water pump, emergency light in all apartments and stairs (45 KVA Generator with Cummins engine of UK or equivalent).
- Auto Start facilities will be provided for the generator.

PROVISION FOR CABLE TV AND TELEPHONE CONNETION

- Provision for satellite dish connection in Master Bedroom & Living Room.
- Provision for WIFI power point in master bed & living room.
- Provision for CAT6/FTTX network connection from Reception in Ground floor to Living Room and Master Bed only.
- Intercom System (Reception to all flats dining area).

WATER PUMPS

- 1 (one) unit European origin water pump 3hp with a stand-by pump (Marqius or equivalent as per requirement).

ROOF TOP

- Protective parapet brick wall.
- Cloth Drying Stand. (as required)
- Sitting Arrangement.
- Gardening space on the roof top.
- Roof top will be covered by tiles for heat proofing.

APARTMENT INTERIOR MAIN DOORS

- Fixed designed Solid Decorative Main Entrance Door shutter (made of Sagun Wood) with lacquer polish, 11"x 2½" wide Chowkat, (made of Teak Chamble/Sagun Wood) will be provide by the developer (design approved by the developer) with
  (a) Apartment Number made of Acrylic
  (b) Door Chain
  (c) Check Viewer
  (d) Handle Lock
  (e) Safety Lock
- Strong, durable Good quality Internal Flash doors (Akiz/Pertex).
- All Internal Door Chowkat made of Segun Wood/Teak Chamble. (Size 6"x 2½").
- Good quality UPVC door in all Toilets.

WINDOWS

- Silver Colored 4" wide Sliding aluminums (KAI /Alco Max/Altech) Windows with 5 mm clear glass as per architectural design of the building.
- Safety grills in all windows made of half Inch solid square bar.
- Mosquito protection net in all window, balcony will be provided by the developer.
- Railing for all Verandahs will be made by MS box as per drawing of the architect.

WALLS

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

Specification

FLOOR & VERANDAH

- Mirror polish (24"x 24") tiles in all room & verandah floor except toilet and kitchen. (Sample approved by the Developer) DBL / Great Wall / Sheltech or equivalent.

PAINTING & POLISHING

- Off-white/ Brilliant White (Berger /Elite / Aqua) Plastic Paint in all internal walls and ceilings. Weather coat paint (Berger/Elite/Aqua or Equivalent) on the Exterior wall will be provided. (Color approved by the Developer).

ELECTRICAL

- MK Gang type electrical switches, plug points and other fittings Brand Havells or Equivalent. (approved by developer)
- All power outlets with earthling connection.
- Connection of Air-conditioner will be provide in any 2 Bed room & Living room area (Max. 3 point).
- 1 three pin point will be provide in each Bed room, Living room & Dining room (Max. 5 point).

BATH ROOMS

- Good quality glazed ceramic wall tiles (12"x 20") in all bathrooms (RAK/Mir or Equivalent).
- Essentially correct uniform floor slope towards water outlet.
- Matching Homogeneous floor tiles in all bathrooms (RAK/CBC/Mir/Sun power or Equivalent). (Sample approved by the Developer).
- Standard size mirror (according to the available space).
- Bath mixture, Basin mixture, sink mixture, bib cock, moving shower will be Sattar /Sharif/ Angle stop cock (China).
- Good quality SS soap case, towel rail, tissue paper holder etc. (Imported).
- Good quality stand basin with commode RAK or Equivalent in all bath room except servant bath.
- Concealed hot and cold water lines in 2 bath room & kitchen.

KITCHEN

- Impressively designed platform black Galaxy Granite worktop in limited space.
- Provision 1 (one) point of gas outlet.
- 12"x 20" Good quality glazed ceramic wall tiles.
- 12"x 12" Matching Homogeneous floor tiles (RAK/Mir or Equivalent).
- Concealed Hot & Cold water line.
- One single bowel stainless steel counter-top sinks. (RFL/HATIL/MALAYSIA).
- Electric points for mixture, micro-wave oven etc.
- Kitchen hood point will be provided.

UTILITY LINES

- Electricity supply will be of individual apartment-wise meter and main connection will be from DESCO (Subject to the permission from the Govt.)
- Water supply and sewerage line will have common meter connection for the project (Subject to the permis sion from WASA).
- Deep Tube-well for clean water with sufficient capacity will be provided by the developer.
- GAS supply will be of individual apartment-wise double burner connection. (Subject to approval of Bangladesh Govt.).

GENERAL AMENITIES OF THE COMPLEX

- Car parking area (ground floor) is covered & protected 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 as per total calculated consumption.
- Tiles will be provided inside the Underground water reservoir.
- Fire Extinguisher will be provided on each floor.

STRUCTURAL AND GENERAL ENGINEERING FEATURES

- Structural Designed to Withstanding Earthquakes and cyclonic wind of prevalent intensity according to Bangladesh National Building Code (BNBC).
- Total foundation and superstructure design will be supervised by a team of reputed professional structural engineers (experienced not less than 10 years).
- Structural design parameters based on American Concrete Institute (ACI) and American standards of testing materials (ASTM) codes.
- Structural analysis & design using the latest computer ized 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 comprehen sively analyzed.
- Comprehensive checking and testing of all steel reinforcement by professional designer 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 and satisfaction.

VANITY FAIR 100 YEARS

Terms and Condition

APPLICATION:
Application for allotment of the apartment should be made in the company's prescribed form duly filled 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 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 default 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.

RIGHTS OF RELIANCE HOLDINGS LTD.:
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. In the highly unlikely event of a dramatic price increase of the construction materials which would be beyond our control as happened during the first quarter of 2022, it will be the joint responsibility of the developer and client to mutually resolve the issue of additional cost that may put the project in a difficult scenario.

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 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 water, sewerage and electricity etc.
(c) Parking facility

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 of the owner 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 the 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 optional items.
- The perspective view shown on the brochure is considered as artist impression, after completion it may differ.

MEMBER REHAB

www.relianceholdingsltd.com

RELIANCE HOLDINGS LTD.

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

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