

An Apartment is a Place to Start

Your Dream
with Us!

BHL
Rafiq's
Harmony

Plot 40, Road 1/B
Sector 15/B, Uttara R/A
Dhaka-1230



BONGO BHUMI HOMES LTD

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Introduction

It is a great deal of pleasure to introduce our new project “**BHL Rafiq's Harmony**” is one of the calmest & quite residential area for peaceful living. This project is at Corner Plot beside 60 feet Avenue Road & 30 feet Side Road adjacent to Uttara Metro Rail Station & Lake.

While designing architect put the best effort on maximization of functional aspects as well as the aesthetics of the project, creating necessary comfortable space. The apartments in this complex are expression of contemporary architecture, equipped with modern, stylish and elegant fittings and fixture.

“**BHL Rafiq's Harmony**” is a Residential Complex featuring all the modern facilities and amenities which you would demand of a home suited to your modern lifestyle. Our attention to detail is obvious in the architecture with contemporary design fair, incorporating all the functionality of each individual surrounding and proximity to civic center all together creates a unique site of its type that one would love to live in.

PROJECT ADDRESS

Plot no. 40, Road no. 1/B
Sector no. 15/B, Uttara R/A, Dhaka-1230

NATURE

Residential

STORIED

Ground + 07 Living Floor

LAND AREA

3 Katha

COMMON FEATURES

Reception, Guard Post, Substation, Generator, Deep Tub well
Guard Accommodation at Ground Floor.

NO OF APARTMENTS

Seven (07)

NO OF ELEVATOR/LIFT

One 6 (six) person

APARTMENT SIZE

1st to 7th Floor 1550 Sft.

PARKING

Ground Floor

APARTMENT CONTAINS

BED ROOM	DRAWING ROOM	DINNING ROOM	KITCHEN	VERANDAH	WASH ROOM	FAMILY LIVING
3 Nos	1 No	1 No	1 No	3 Nos	4 Nos	1 No

BHL Rafiq's Harmony

Plot no. 40, Road no. 1/B
Sector no. 15/B, Uttara R/A



Flat Facilities

Corner Plot

beside 60 feet Avenue Road

30 feet Side Road

Nearest Points

Uttara Lake

Shanta Mariam University

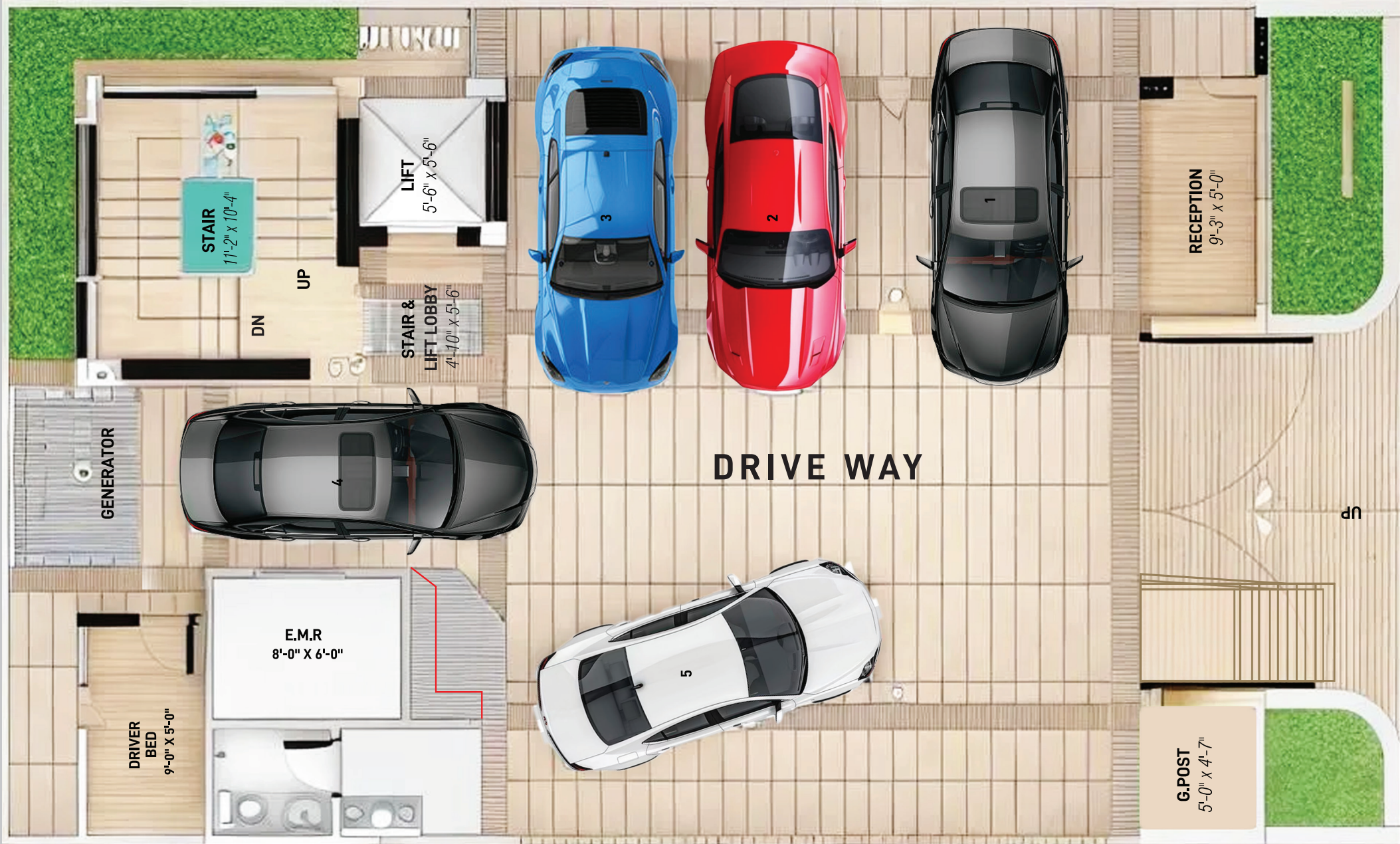
World University

BGMEA University

Mirpur DOHS

Uttara Metro Rail Station

Uttara RAJUK Apartment Project



EAST FACE
ROAD WIDTH 60'-0"

VEHICLE ENTRY / EXIT (ROAD LEVEL ± 0'-0")

NORTH FACE ROAD WIDTH 30'-0"



**GROUND
FLOOR PLAN**



EAST FACE
ROAD WIDTH 60'-0"

NORTH FACE ROAD WIDTH 30'-0"



**TYPICAL
FLOOR PLAN**

FLAT SIZE: 1550 SFT

Features & Amenities

BUILDING ENTRANCE

Secured, decorative & stylish main gate made of a combination of M.S & others materials depend upon Architectural design & perspective view of building. Stylish & decorative logo (BHL Rafiq's Harmony) with attractive background and decorative address plate at suitable location in front of project. Attractive & captivating planter with adequate lighting in front of building. Guard post at suitable place in the entrance of the building. Common area designed to highlight the landscaping and the vertical architectural features of elements of the Building. Intercom connection with each apartment from guard post. Focus will be on energy saving lights inside the building wherever possible.

CAR PARKING & DRIVEWAY

Comfortable & functional driveway with full pavement tiles. Protective metal column guard & security grill with fiber sheet over boundary wall. Reserve car parking with proper marking & car parking number plate. Striking & decorative false ceiling with adequate lighting at Lift & Stair Lobby area.

RECEPTION

Impressive & workable R.C.C Reception Desk as per Architectural Design. Homogenous Tiles in floor reception area. Decorative ceiling with lights as required will be used to enhance the grandeur of the lobby. Visitor seating facilities at reception area. Intercom connection with each apartment from reception.

STAIR & LOBBY

Homogenous tiles at ground floor lobby up to 1st floor stair & Fu-Wang/Hua Thai homogeneous tiles at 1st floor to roof top stair lobby. Mirror polish /Rustic tiles on ground floor to top floor lift wall. Stainless Steel hand rail with stair railing through the stair case & designed king post at ground floor.

LIFT

- one (01) superior Six (6) persons capacity lift.
- Brand: Sigma/equivalent.
- Lift will be with
 - A) VVVF
 - B) Inverter
 - C) Adequate lighting, Photocell sensor & Emergency alarm.
 - D) Well finished door, cabin and mirrors on the wall.
 - E) Capacity to serve resident of every floor.
 - F) Handphone
 - G) Hatch door of lift to be SS mirror etching finish in every floor.

GENERATOR

One canopied, soundless & sufficient capacity generator for uninterrupted power supply (Perkins /Equivalent) to cover the common facilities (Lift, water pump & common space light) and one (1) light and one (1) fan in master bedroom & dining, one (1) light point in each toilet and kitchen in each apartment.

SUB-STATION

A Sub-station will be arranged on the ground floor.

Sub Station Equipment's-

- Transformer - rating as per equipment
- HT Switch Gear (LBS), if required
- Power Factor Improvement (PFI) Plant
- Drop Out Fuse (DOF),
- Lightening Arrestor (LA)
- Heat Sink.

WATER RESERVER & WATER PUMP

Sufficient capacity, leak proofed & hygienic R.C.C underground water reservoir (UGWR) & overhead water tank (OHWT). Sufficient capacity two (02) unit water pumps (Pedrollo & Others).

INTERCOM

Intercom system connected to each apartment from reception (Panasonic/ Equivalent). Master set with PABX system at reception & wall mountain hand set at suitable location in each apartment.

INTERNET

Provision for one internet line in each apartment at suitable location.

CABLE TV

Provision with multichannel capacity from commercial cable operator in living room & master bed room by high quality dish / TV socket & cable. Individual dish junction box provision at ground floor for smooth & clear picture.

GROUND FLOOR FACILITIES

Termite protection all through the ground floor & surrounding the boundary. Guard room, care taker room with toilet & kitchen, drivers waiting area with seating facilities at suitable location at ground floor depends on availability of space. Car washing facilities near parking area.

ROOF TOP

Aesthetic & durable finished roof top with pavement tiles with three inch layer, roof treatment by special type CC casting with chemical to make the roof water proof & decreasing heat. Entrancing planter & seating space at suitable location at roof top. Protective parapet wall & adequate lighting facilities. Tiles finished seating space and pavement tiles finished jogging track. Cloth drying area at suitable location.

DOORS

Imported Decorative Main Entrance Door (Solid wood) with:

- (a) Handle Lock (Imported quality)
- (b) Door Chain
- (c) Eye Viewer
- (d) Apartment Number Plate
- (e) Door stopper

Features & Amenities

Wall covered main door frame will be of Teak ctg./ Equivalent. All internal door frames are (section 5.75"x2.25") made of Sheel koroi/ Equivalent and door shutters are Teak Chamble Veneer flash door. All bathroom's door frame & shutter are made of wooden color best quality PVC. All door frames and shutters will be finished by high quality French polish.

WINDOWS

12mm solid square bar MS grill at every window. 4-inch silver color aluminum section (ALTEC/BTA / FU- WANG / Equivalent) with 5 mm clear glass and mosquito net provision. Provision of water proofing barrier at bottom and two sides made of cement mortar. Proper use of mohair and rubber to make the shutter air tight. All window shutters should be sliding as per Architectural design.

WALLS

Good Quality gas/coal burn 1st class brick for internal and external wall. Smooth plaster finish with paint Exterior wall thickness will be 5" and internal wall thickness will be 5" according to architectural drawing & elevation. Chemical will be used to protect the wall from damp and salt. Water barrier at window seal and drip course at sunshade will be provided to protect rain water.

FLOOR & VERANDAH

24"x 24" homogeneous floor tiles (RAK/ Akij/ DBL) in general floor. 4 inch skirting will be provided.

ELECTRICAL

ABB/ Equivalent Electrical Switches, Plug Points and other Fittings connectors' cables will be concealed. All Power Outlets with earthing Connection. Provision for Air-conditioners in master bedroom, child bedroom & living room with well drainage system and outdoor unit placing system. Electrical Distribution Box with Main switch. All electric lines wiring would be concealed with PVC pipe. All electric lines wiring would be concealed with BRB/SQ/equal cable. Circuit breaker from Havels/Equivalent. SDB from Havels. 1no. 2-pin connection in all bed, living, dining and kitchen. 1no. 3-pin connection for master bed room, 2nd bed room and kitchen. 1no point for Washing machine at suitable location (Subject to space accommodation and design). One Refrigerator point at dining space.

PAINTING & POLISHING

Soft Color plastic paint in all internal walls and ceilings. (Berger/Elite/Equivalent) French Polished Door frames and Shutters. Exterior Wall will be Master coat paint (Berger /Elite/Equivalent). Grilles and railing – Synthetic Enamel Paint. (Berger /Elite/Equivalent) Boundary Gates- Spray finished with docu paint. Column protective metal corners painted with Synthetic Enamel Paint. (Berger/Elite/Equivalent).

KITCHEN

Impressive and comfortable tiles finished work top. Full height DBL/RAK/AKIJ (10"x16") wall tiles through the walls. Matching floor tiles (DBL/RAK/Akij). Washing corner at verandah or under sink with tiles finished and well drainage system. Double gas burner provision. Single bowl single tray high quality stainless steel. Sink Mixing Cock (Sattar/Equivalent). Two electric points on work top for electrical appliance. Exhaust fan provision at suitable location. All others CP fittings are Sattar/Equivalent.

BATH ROOMS

MASTER BATHROOM

Master bath to be provided separate shower zone by made of tiles barrier, pedestal basin and high standard commode with water closets (RAK / Equivalent). Hot & cold-water line provision with shower mixer with spout, basin mixer, angle stop cock, moving shower etc. by Sattar / Sharif / Equivalent. Bathroom accessories (Soap case, towel rail & paper holder) are made of high-quality stainless steel. Full height wall tiles (12"x20") and matching floor tiles (RAK / DBL/ AKIJ / Equivalent) will be provided in the master bath. One large mirror will be provided in the master bath (Foreign).



Features & Amenities

CHILD BATHROOM

Children bath to be provided separate shower zone by made of tiles barrier, pedestal basin and high standard commode with water closets (RAK / Equivalent). Hot & cold-water line provision with shower mixer with spout, basin mixer, angle stop cock, moving shower etc. by Sattar/ Sharif / Equivalent. Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of high-quality stainless steel. Full height wall tiles (12" X 20") and matching floor tiles (RAK/ DBL/AKIJ / Equivalent) will be provided in the Children bath. One large mirror will be provided in the children bath (Foreign).

COMMON BATHROOM

Common bath to be provided separate shower zone by made of tiles barrier, pedestal basin and high standard commode with water closets (RAK /Equivalent). Only cold-water line provision with concealed stop cock, pillar cock, bib cock, angle stop cock, moving shower etc. by Sattar/ Sharif / Equivalent. Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of high-quality stainless steel. Full height wall tiles (12" X 20") and matching floor tiles (RAK/ DBL/AKIJ / Equivalent) will be provided in the common bath. One large mirror will be provided in the master bath (Foreign).

MAID'S BATHROOM

Maid bathroom to be provide standard size pan (RAK) Only cold-water provision with concealed stop cock, pillar cock, bib cock, angle stop cock, moving shower by Sattar / Sharif / Equivalent. Bathroom accessories (Soap case, towel rail, paper holder) are made of good quality local stainless steel. Full height wall tiles and matching floor tiles (RAK/ DBL/ AKIJ/ Equivalent) will be provided in the servant / maid bath. One standard mirror will be provided in the MAID'S BATH.

DINING BASIN

Cabinet Dining basin with marble counter top at dining area with light point. Wall tiles (10"x16") full height by RAK/equivalent. Only cold water provision with Sattar/equivalent CP fittings.

Total Foundation and Superstructure Design and Supervision by team of reputed and professional Structural Design Engineers. Structural Design Parameters based on Bangladesh National Building Code (BNBC), American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes. Structural Analysis for Design utilizes the latest Methodology. Heavy Reinforced Cement Concrete Foundation. Systematic Structural Combination of Steel Reinforced Concrete Frame and Shear wall Core. Floor Slabs all 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. All materials including Steel, Cement, stone chips, Sylhet Sand and other Aggregates etc. of highest available standard and screened for quality. Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of Workmanship.

Construction Site Equipment employed includes Vibro-hammers, Mechanical Rollers, Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibratos, Water Pumps, Material Handling Equipment, Leveling Instruments etc. Systematic Testing of concrete and other completed work samples at every from Quality Control Laboratories. Protection from Cyclone Winds up to prevalent speeds incorporated at structural design.

Structure designed will be flowed by Seismic zone of Bangladesh according to BNBC for Earth quake.

MAJOR STRUCTURAL MATERIALS

STEEL

Deformed Bar Manufactured By AKS / KSRM/ RSM/ GPH/ Equivalent.

CEMENT

Manufactured by Crown/Shah/Fresh.

AGGREGATES

Stone chips will be used for all major structure (foundation, columns & water reservoir). Well graded brick chips will be used for all beams & slabs.

BRICKS

First Class gas/coal burn auto bricks.

SAND

- I. Coarse Sand (FM-2.5 to FM-3.00)
- II. Fine Sand (FM-1.2 to FM-1.50)

UTILITY CONNECTIONS

Gas pipeline facility for each apartment will be provided, connections will depend on Government approval/ Sanction policy. Double burner gas stove provision for each apartment.

LPG provision in case of unavailability of Government connection. All Apartments will have Independent Electric meter. A common WASA meter for total complex.

GENERAL AMENITIES OF THE COMPLEX

Electricity Supply approx. 220V/440V from DESCO source with separate Main cable and HT Panel/Distribution Board.

Water Supply Connection from WASA & own deep tube well sufficient as per Total Calculated Consumption.

Underground Water Reservoir with one Main Lifting Pump and Standby Pump.

Sewerage System for long-term requirement.

Terms & Conditions

RESERVATION

Application for allotment of apartments in BHL Rafiq's Harmony should be on the prescribed application form, duly signed by the applicant along with the earnest money and other necessary documents. Allotment will be made on "first come first serve basis". The company reserves the right to accept or reject any application without assigning any reason there to.

ALLOTMENT

After receipt of the application, booking money and down payment, BONGOBHUMI HOMES LTD. will issue/execute an agreement for allotment and payment schedule. The applicant/ allottee shall continue payments as per the schedule of payment.

ALLOTMENT TRANSFER

Until full payment of all installment and other charges and registration; the allottee shall not have the right to transfer the allotment to a third party. In case of transfer before registration, allottee must be paid 9% money of total property value to the developer.

PAYMENT

All payment of booking money, installments, additional works and other charges should be made in favor of BONGOBHUMI HOMES LTD. Foreigners and Non-Residence Bangladeshi may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on dates of installments payments.

SCHEDULE OF PAYMENTS

That the allottee must strictly adhere to the schedule of payments indicated in this allotment agreement. Delay in payments beyond the schedule date will make allottee liable to pay a delay charges of 5% per month interest on the amount of payment delayed. If the payment is delayed for 30 days, the company shall have the right to

cancel the allotment. In such case the amount paid by the allottee will be refunded after deducting 5% of the total sales price only after resale of the apartment.

LOAN FACILITIES

The allottee desire a housing loan, the company will do all that is possible to help secure the loan.

DOCUMENTATION VAT & OTHER CHARGES

The allottee will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement for allotment, registration and transfer etc. only the actual sums shall be charged.

INCIDENTAL COST

Utility connection charges are not included with the price of apartment. the allottee will also make these payments.

DEVELOPER'S RIGHT

The company reserves the right to make changes in both architectural and structural design of the project.

POSSESSIONS

The possessions of the apartment will be handed over to the allottee after completion of the apartment and after full payment of the installments and other charges. Until and unless the dues are not paid, possession of the apartment will be hold by the company.

DESIGN CHANGE

During the construction work, all allottee must consult with BHL. about any changes of both architectural & structural within the apartment. Otherwise the developer will not be liable for any risk/damage due to lake of previous notice.

OWNER'S ASSOCIATION

The allottee must undertake to become a member of the Owner's Association, which will be formed by the developer with the view of maintaining the general affairs of the complex interest. For reserve fund each apartment owner must deposit tk 50,000.00 (fifty thousand) to the company.

NOTE

- Other financial terms and conditions will be followed according to Company rules.
- Allottee will not carry out any changes in the exterior perspective view or design of the project building including the allotted apartment/unit.
- Upgradation of different finishing material will be done on the basis of additional payment.
- All the above terms and conditions including others are will be inserted elaborately in the Deed of Agreement for allotment as per company policy.



HANDOVER *Project*

BHL Nahar Villa

Adabor, Mohammadpur, Dhaka



Upcoming *Project*

BHL Sumaita Neer

Block # M, Bashundhara, Dhaka



Our On going Land Project

কৃষ্ণচূড়া আবাসিক প্রকল্প

ঢাকা মাওয়া এক্সপ্রেস হাইওয়ে সংলগ্ন
নিমতলা রেলওয়ে জংশনের সন্নিহিতে
কেসি রোড, সাতগাঁও বাজার



- আমাদের প্রকল্পে রয়েছে ৩, ৫, ও ১০ কাঠার প্লট।
- প্রকল্প জুড়ে রয়েছে ২৫, ৩০ ও ৪০ ফিট এর প্রশস্ত রাস্তা।
- প্রকল্পে থাকছে স্কুল, কলেজ, মসজিদ, মার্কেট, হাসপাতাল, খেলার মাঠ, কাঁচা বাজার।
- প্রকল্পটি যাত্রাবাড়ী হতে ২১ কিঃ মিঃ, মতিবিল হতে ২৪ কিঃ মিঃ, গুলিস্তান হতে ২২ কিঃ মিঃ দূরত্বে অবস্থিত।
- এককালীন মূল্য পরিশোধে সাফকবলা রেজিস্ট্রেশন ও রয়েছে সুবিধাজনক ডাউনপেমেন্ট দিয়ে ৩৬/৪৮/৬০ কিস্তির সুবিধা।

HOTLINE

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General Disclaimer:

The information contained in this brochure and plans are subject to change as may be required by the authority or the project architect.
All measurements are approximate All illustrations are not furnishable, artist's impression only.

