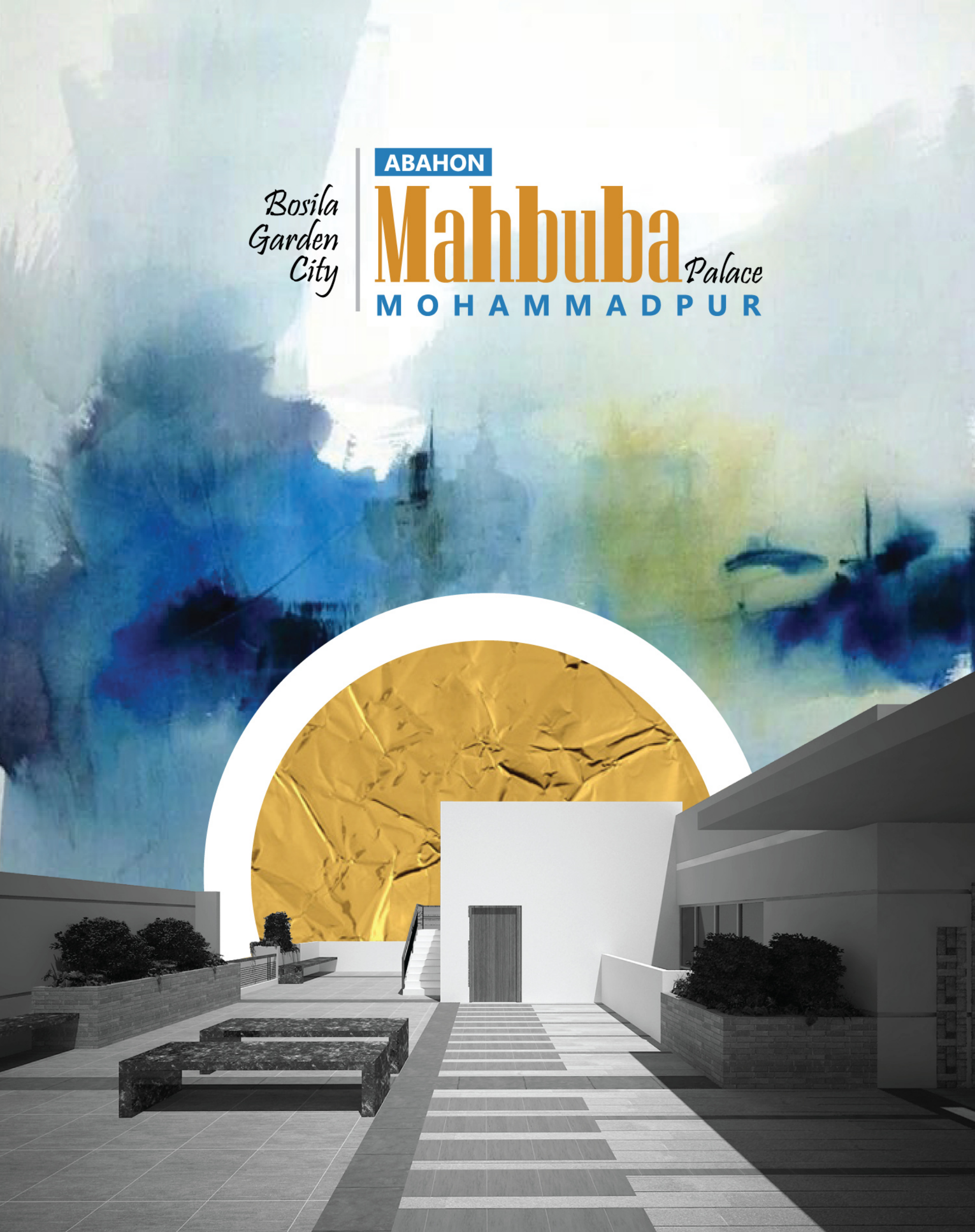


ABAHON

*Bosila
Garden
City*

Mahbuba

Palace
MOHAMMADPUR



Preface

In the name of Allah

Habitation is one of the basic needs of human being. It cannot be imagined, to live without a shelter above head in this civil society. Having a "Own Sweet Home" is the life-long cherished dream to everyone. Endless needs against the limited resources is the main obstacle to be fulfilled people's desired dream. In case of pendent between the resources and necessity, most of the human being's dream remains untouched.

Abahon Development Ltd. has already taken various types of "dwellers plans" to make their desired dream true. One of them is **Abahon Reasonable Flat Project**. Under this project, even a limited earner can be "a proud owner" of a modern apartment complex. In continuation of this program, we have brought to you a new gift **Abahon Mahbuba Palace**. Besides lucrative view and reasonable price, this project will be comfortable, productive and very much pleasant to you. So, let us have a journey together.

Project Profile

Project Name : Abahon Mahbuba Palace
Type of Project : Modern 9 (Nine) storied apartment complex

Location : Plot-24, Road-01, Block-F
Bosila Garden City, Mohammadpur, Dhaka-1207

Land Area : 5 Katha

Face : Southern

Apartment Size (Approx.)

Type-A= 1130 sft.

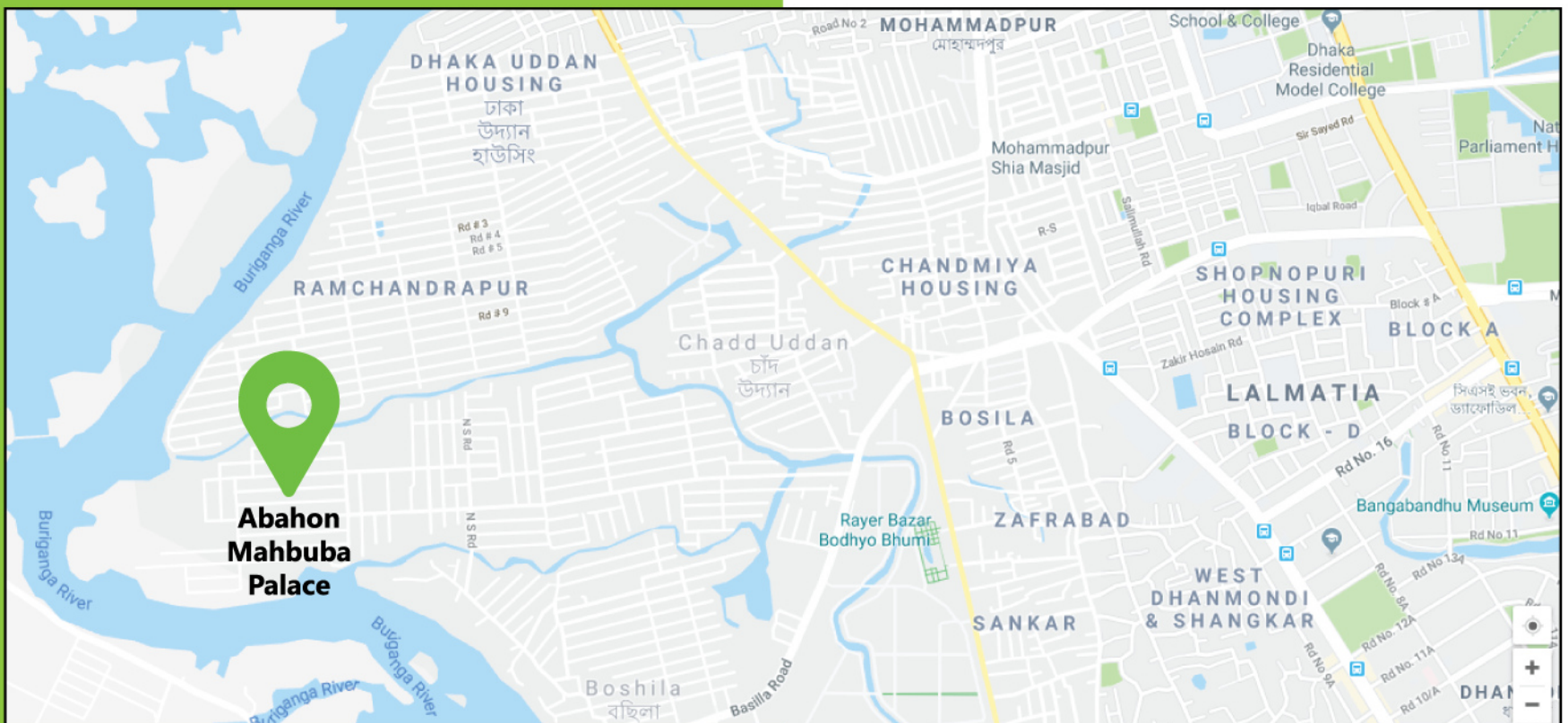
Type-B= 1110 sft.

Type-C= 1100 sft.

Work Starts : In-Sha-Allah December-2018

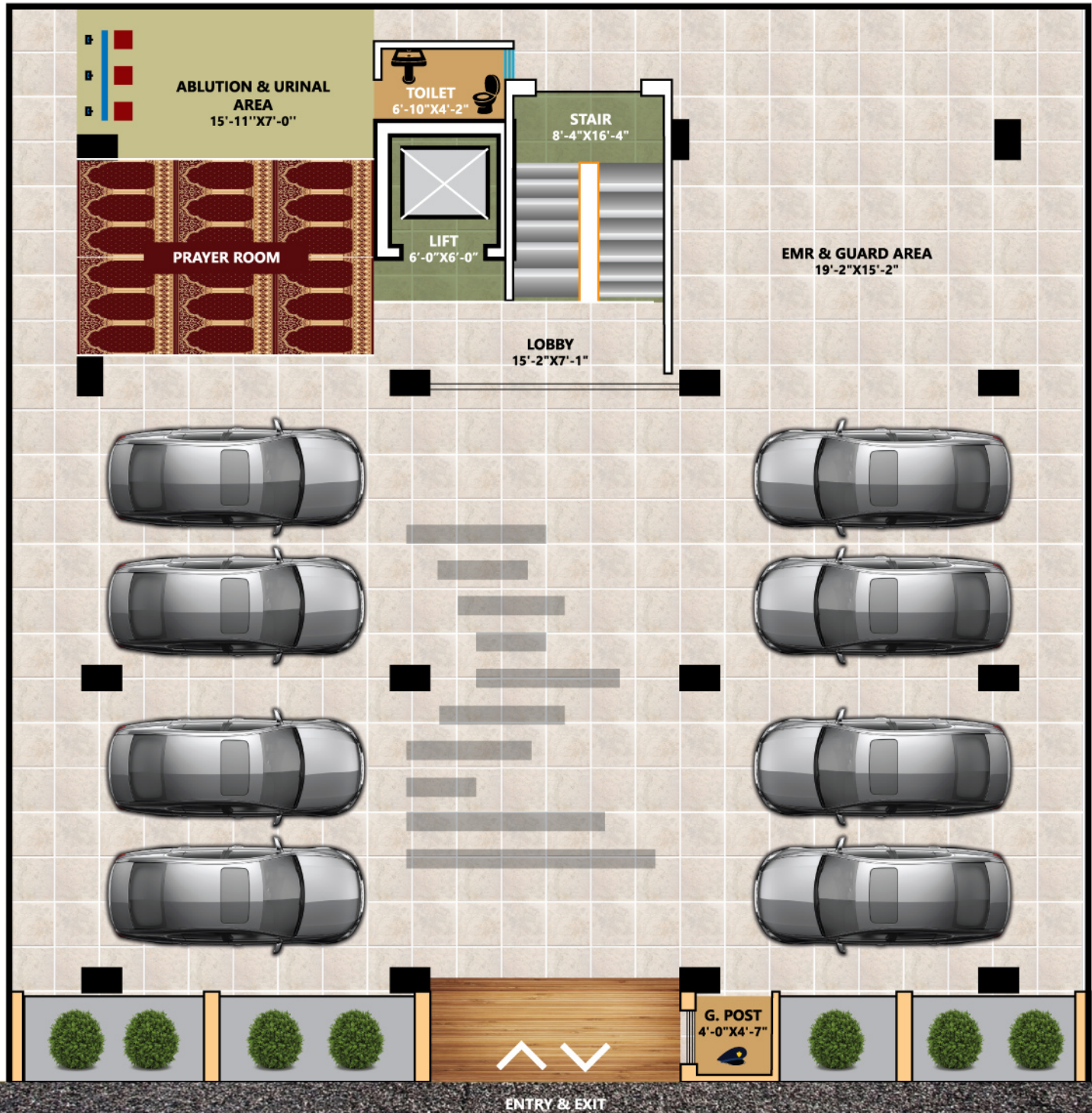
Expected Hand Over : In-Sha-Allah By December-2021

Location Map



*Abahon
Mahbuba Palace*





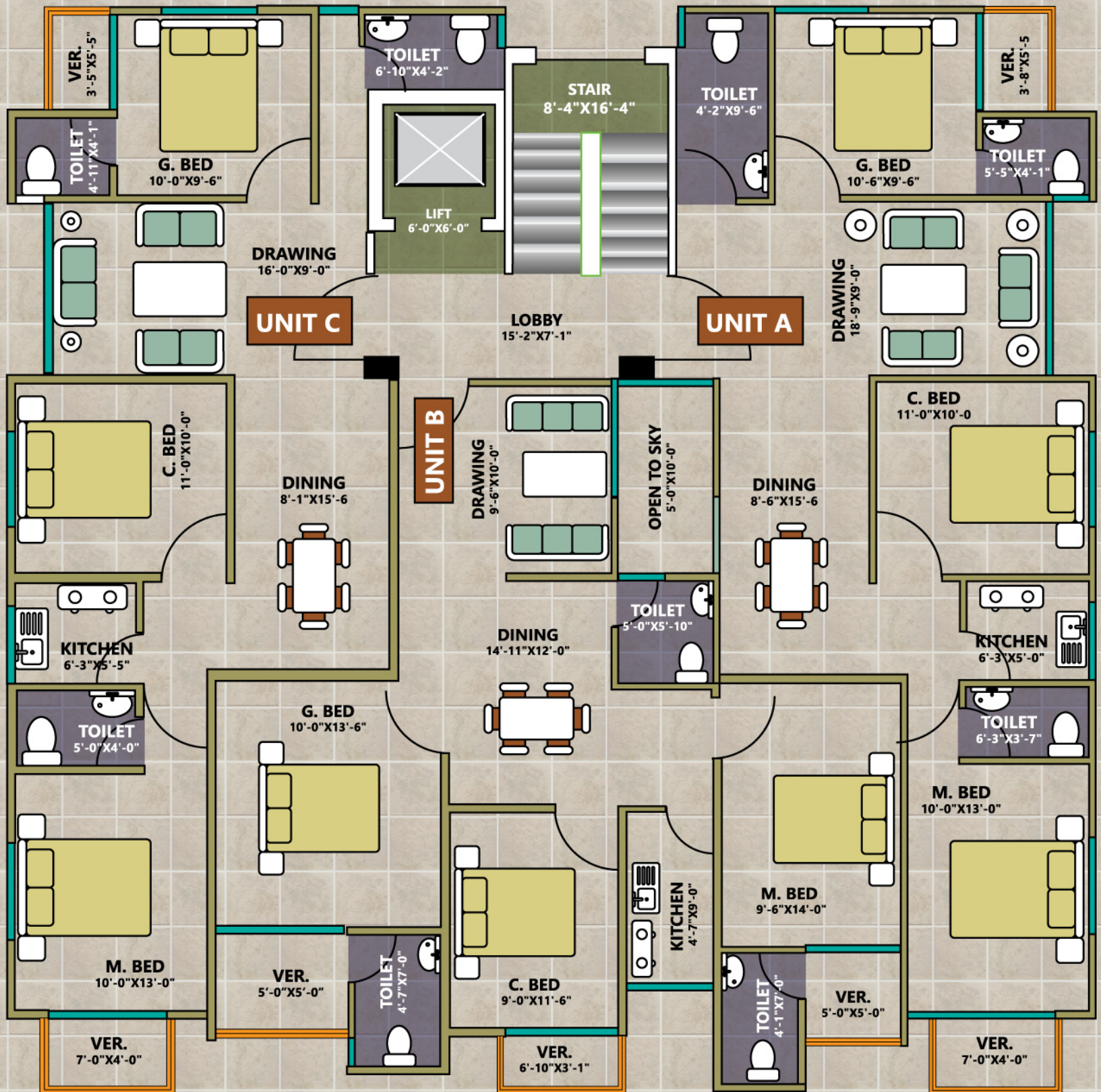
25'-0" WIDE ROAD AT SOUTH SIDE

Ground Floor Features:

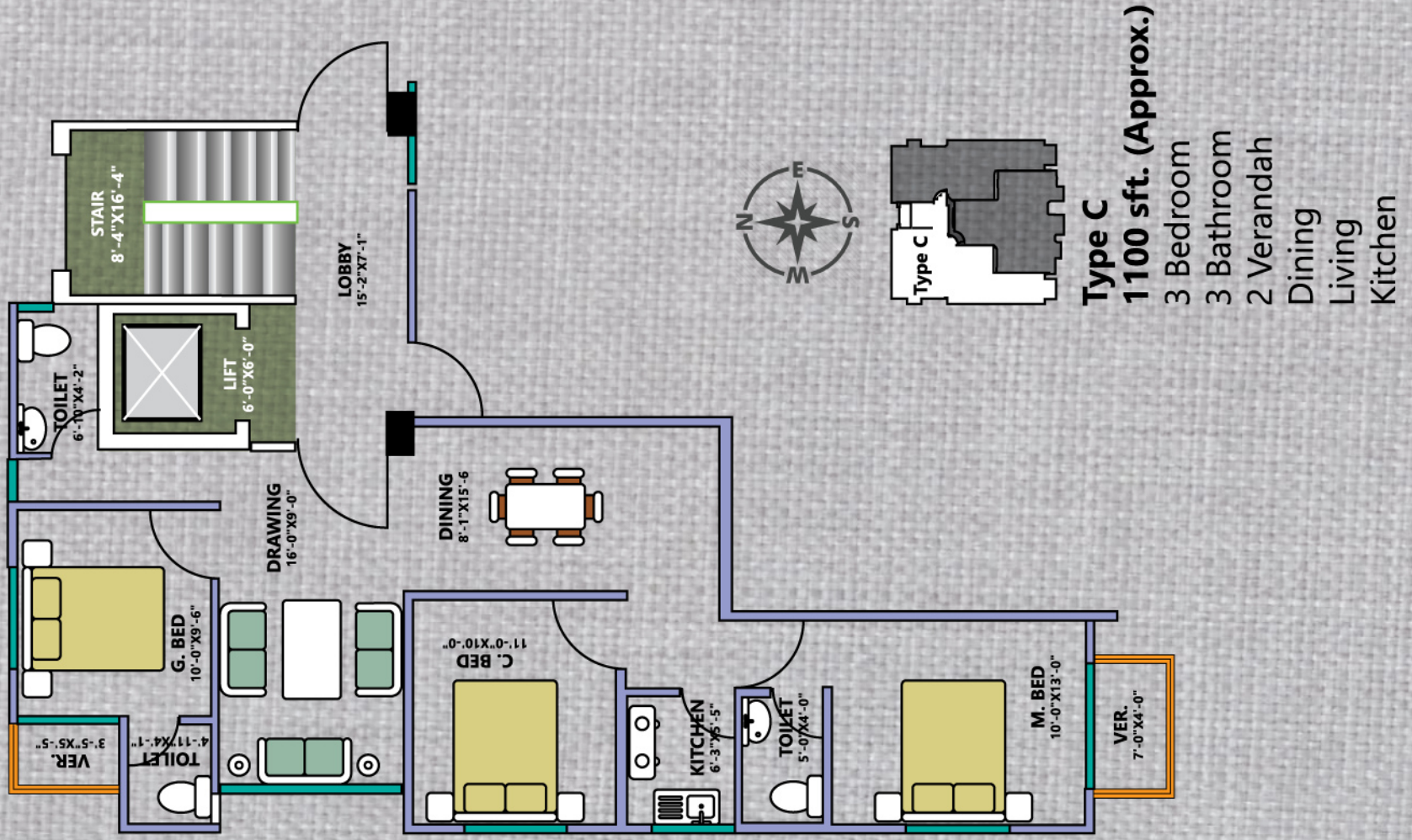
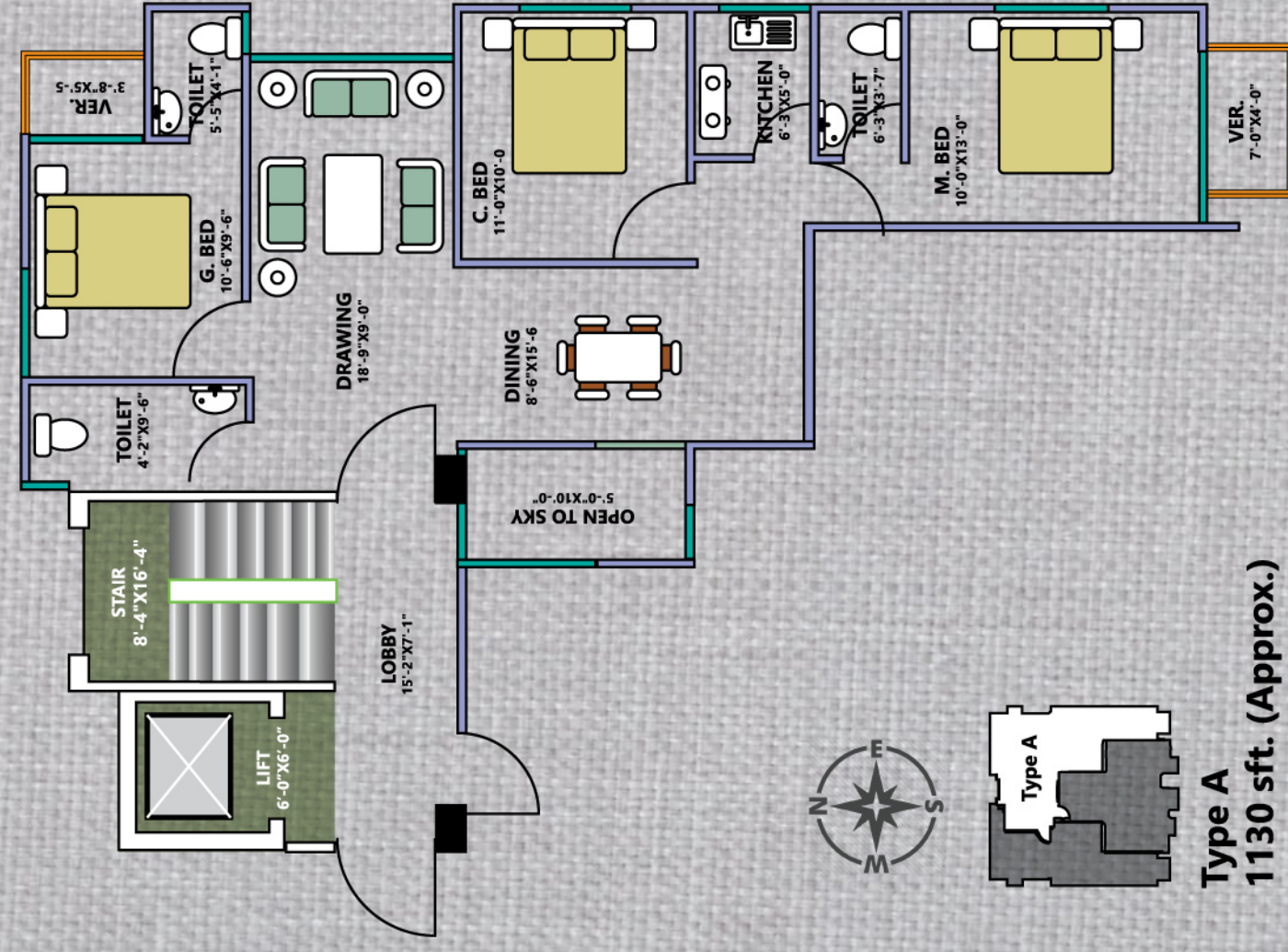
Parking Area
Prayer Room
Ablution Area
EMR & Guard Area
Guard POST

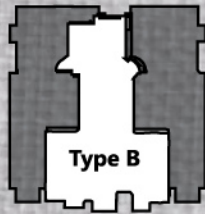


Typical

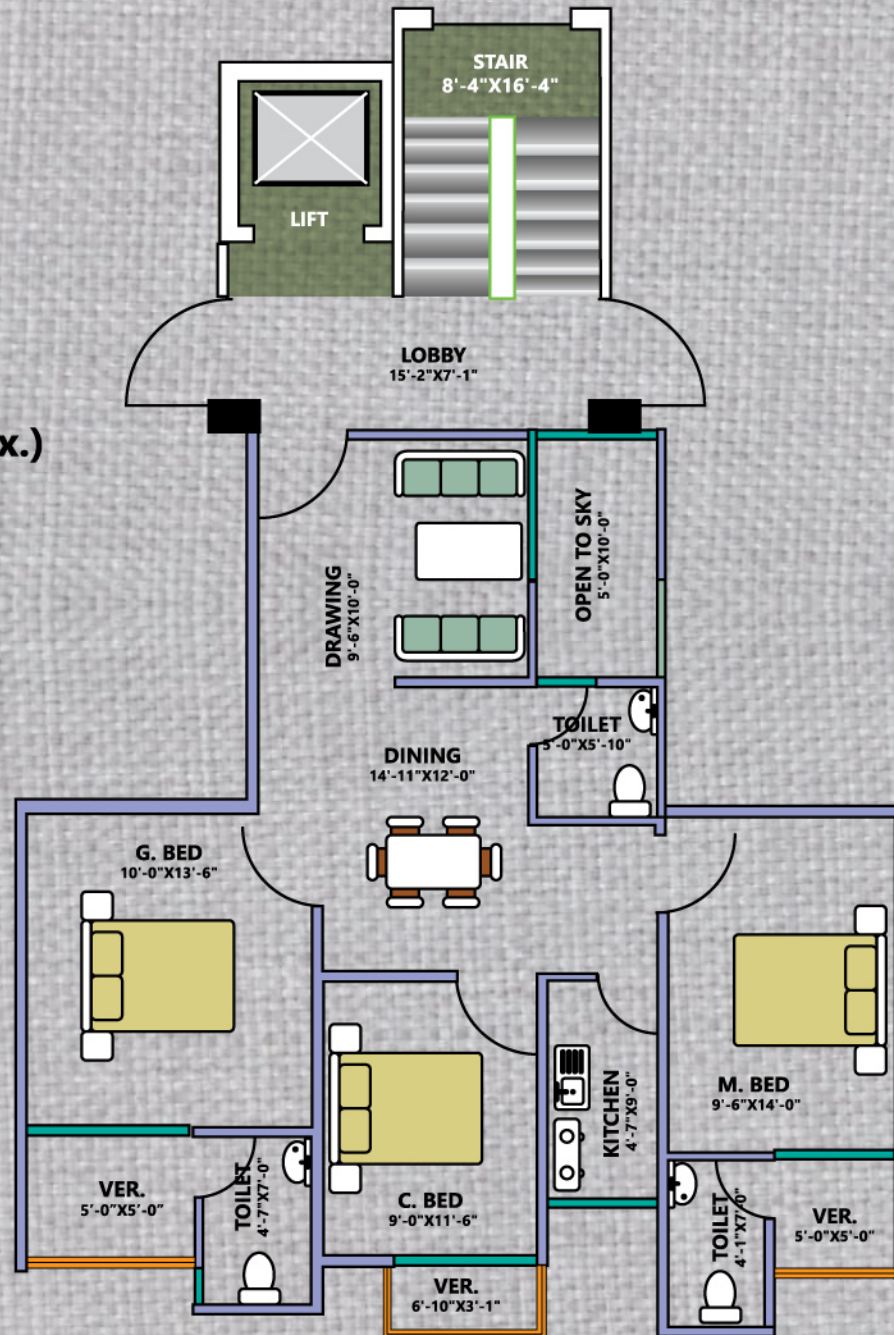


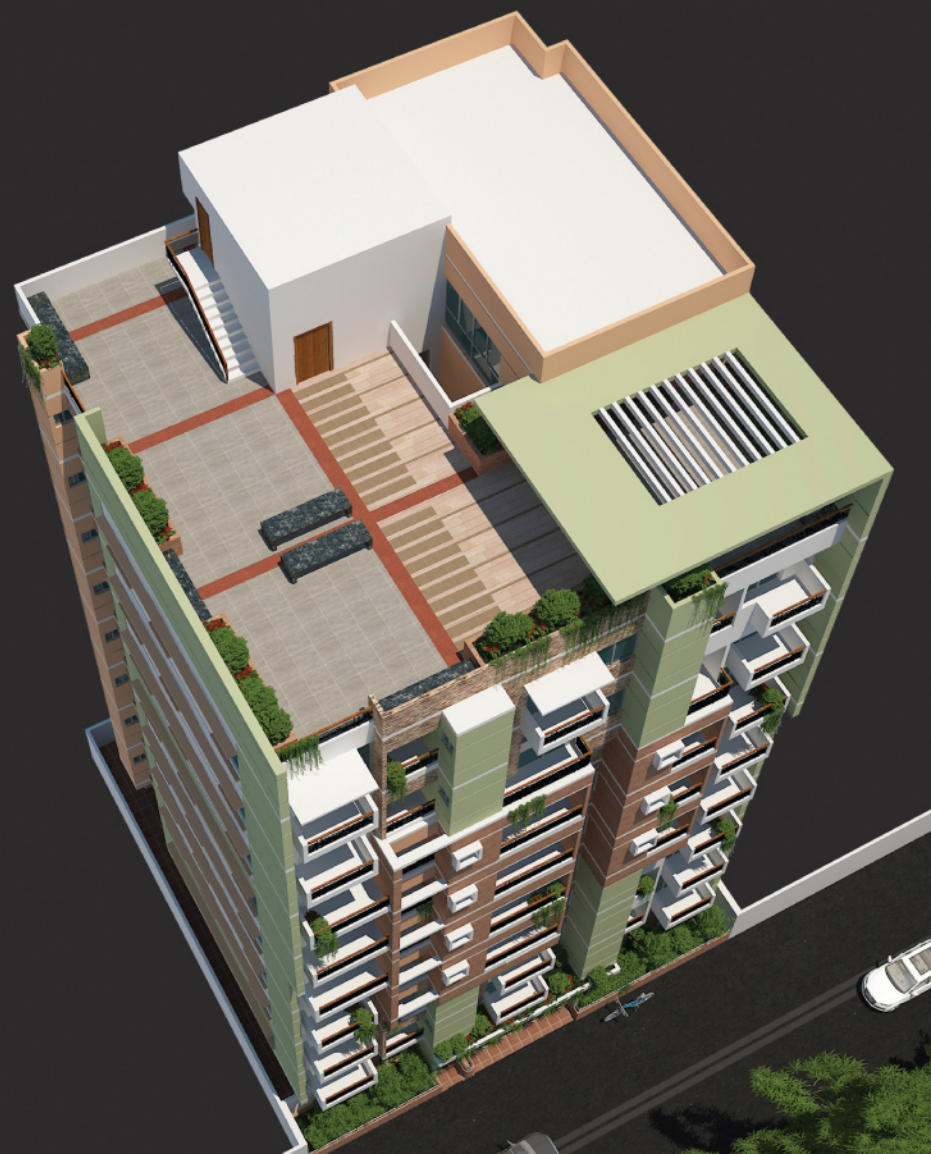
25'-0" WIDE ROAD AT SOUTH SIDE





Type B
1110
sft. (Approx.)
3 Bedroom
3 Bathroom
3 Verandah
Dining
Living
Kitchen





Multiple Views

The Rooftop Revive

On 9th floor

The view of modest movement of The river BURIGANGA & sailing boats on it gives you break from daily city life & rejuvenate your senses. Spend quality time with family and friends in Community hall, Sports zone or BBQ corner. Or enjoy solitary time while reading your favorite book in the sitting area.





Features & Amenities

Door:

Decorative main entrance door (Gamary or Mehgony) with; Door Chain, Check Viewer & Door Handle with security lock. Others door will be Flash door. Verandah door will be sliding.

Window :

Sliding aluminium window.
Safety grills in all windows.

Bathroom features:

Good quality indigenous floor tiles (12'x12') & wall tiles (8'x12') up to false ceiling.
All fittings will be R.A.K. or equivalent standard.
Door will be plastic.

Kitchen features:

Floor tiles will be (16'x16')
Wall tiles (8'x12') up to 2' level & above countertop level.
All tiles will be R.A.K. or equivalent standard.
Double burner gas outlet.
One light Polish Stainless steel sinks.
Provision for exhaust fan (Chinese)

Floor Finish:

Floor tiles in total floor area of the apartment (16'x16') R.A.K. or equivalent standard.

Painting:

All interior walls will be smoothly finished with **Plastic paint**. Exterior surface of the building will be painted with **Weather coat**.

Electrical:

Good quality available electrical gang switches & plug point (MK type)
Concealed T.V/Dish antenna line.
Provision for air-conditioner.

General Amenities:

24 hours security arrangement
Fire protection kits
Prayer room
One imported lift (6-8 capacity)
CCTV surveillance
Intercom
Southern faced bedroom



General Terms & Conditions

Application:

Interested client(s) will submit application in prescribed form supplied by the company duly signed by the investor(s) along with Booking Money and other necessary Documents. Investor willing to pay onetime payment or a huge amount in one shot will get preference.

Allotment:

Allotment will be made on first-come-first-served basis. Upon acceptance of Application, Booking Money, Down Payment and other necessary documents, Abahon Development Ltd. will issue an allotment letter in favor of the applicant. This will include the payment mode, which the investor should follow on receiving the allotment letter. The investor is not entitled to transfer the apartment to third party till the apartment handed over to them.

Payment:

Payment should be made by A/C payee cheque or any other bank instrument or cash in favor of "Abahon Development Ltd." Abahon expects the investor will strictly adhere the payment schedule settled earlier. This must be mention here that, timely completion of the project is entirely dependent upon the timely payment of the investors.

Abahon Development's Right:

The Company has the right to accept/cancel any application for allotment. It also reserves the right to make changes in both Architectural and Structural design of the project if necessary.

Utility Connection:

Connection fee, Security deposit for water, gas (if required), electricity and incidental costs are not included in the apartment price. Abahon Development Ltd. makes this payment directly to the concerned authorities and the investor shall reimburse the amount on actual basis to Abahon Development Ltd.

Transfer of ownership:

Proportionate share of indivisible land will be registration in favor of each investor. Apartment will be registered by mutual allotment agreement among the flat owners.

Transfer cost:

All costs related to transfer of ownership like stamp duty, registration fee, vat, govt. tax, document charges, housing transfer fees and incidental expresses will be borne by the investor on actual basis.

Owner's Association:

The investors must be a member of the owners' Association, which will be formed by the owners of the Apartment with a view to maintaining the general affairs of the complex for common interest. Abahon will ready up the Association's rules & regulations and also undertake the Association's charges for first one year. Abahon will hand over the charges to elected Association thereafter. All apartment owners have to follow the Association's rules strictly.

Note: Abahon Development Ltd. has the right to cancel the allotment. In case of cancellation or surrender of apartment, due refund will be made after realizing the refund amount from the new investor.

Any reason beyond the company's control like, natural disaster, political unrest or policy change of the government, company will not be liable for the deceleration of the project work. In this case the investor / Allottee shall not be eligible for any compensation.



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/ AbahonDevelopmentLtd



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