

REGENT EAST CASTLE

| NORTH BADDA
DHAKA



ABOUT US



Regent Group was founded in 1981. With the principle of honesty, service and commitment. then the company has been involved in diversified business activities like Construction, Real Estate, Papers, Textiles, Garments, Ship-Breaking and Trading.

Regent Group is the Founder of the Real Estate Project namely 'Purbachal Regent Town' in Purbachal-Dhaka and 100 % export oriented composite textile mills namely 'Regent Textile Mills Ltd' which is a public limited company listed with Dhaka Stock Exchange.



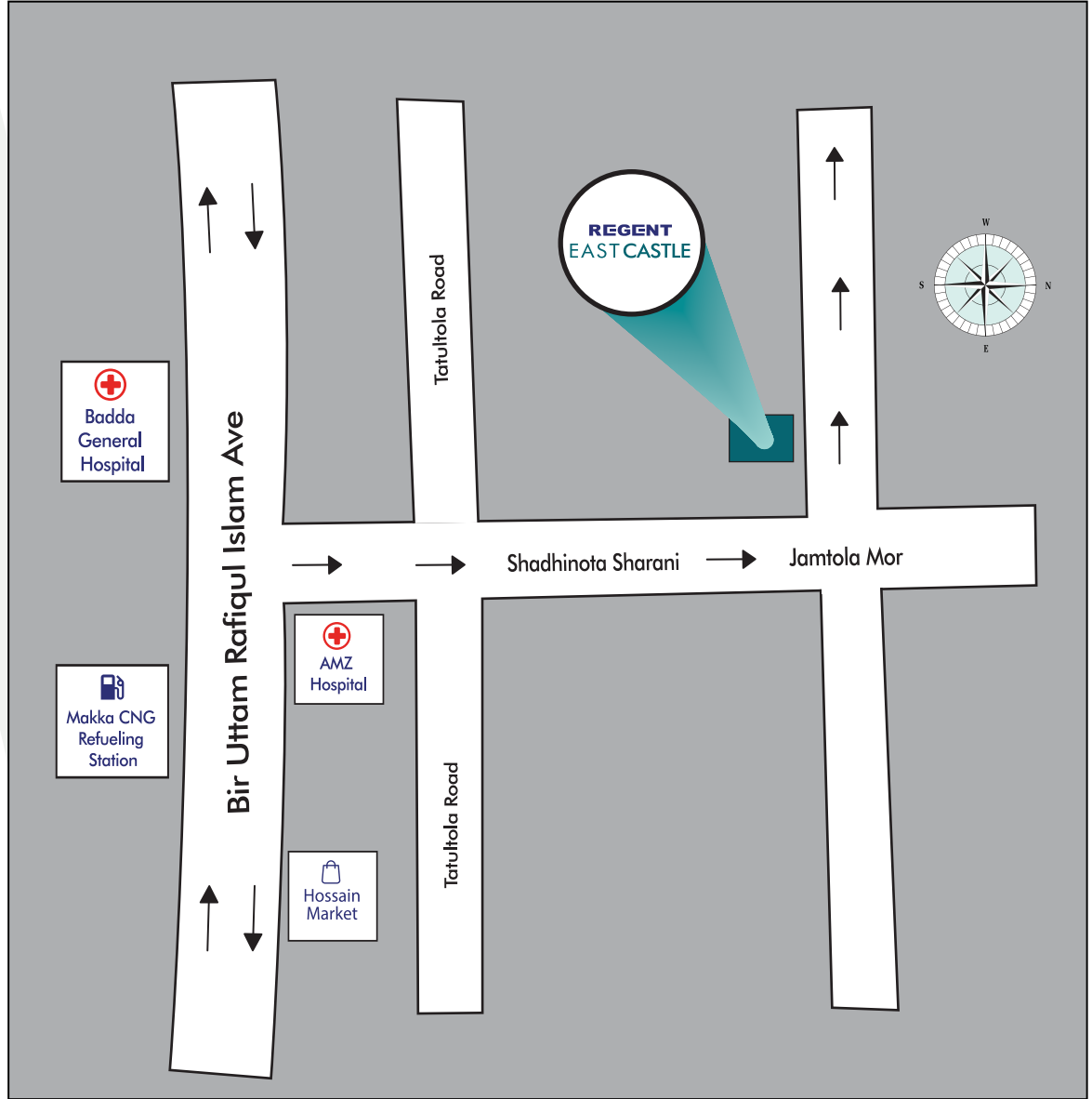


PROJECT HIGHLIGHTS



Name of Project	:	Regent East Castle
Project Address	:	296 Shadhinota Sarani, Uttor Badda,Dhaka
Type	:	8 storied (G+7) residential building
Developer	:	Regent Design & Development Ltd
Structural Designer	:	Dr. Shafiul Bari, Professor, Civil Department,BUET
Total no. of units	:	14
Unit area	:	Type A : 1398 sft (Approx.) Type B : 1393 sft (Approx.)
No. of Lift	:	01
No. of Staircase	:	01

LOCATION MAP



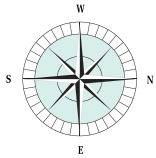
BUILDING VIEW



REGENT
CANTONMENT
A Regent Group Development

BUILDING VIEW



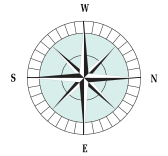


TYPE A (1398 Sft.) | TYPE B (1393 Sft.)

3 Bedrooms | 1 Living Room | 1 Dining Room | 3 Balconies | 1 Kitchen | 3 Toilets

FLOOR PLAN
(NOT TO SCALE)

TYPE A
1398 Sft.



3 Bedrooms | 1 Living Room | 1 Dining Room
3 Balconies | 1 Kitchen | 3 Toilets

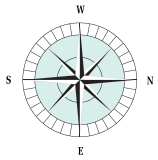


TYPE B
1393 Sft.

3 Bedrooms | 1 Living Room | 1 Dining Room
3 Balconies | 1 Kitchen | 3 Toilets



HOME is not only a word of four letters.
It's much more than that.
Sometimes, it's a DREAM.
For everyone and every FAMILY.



ROAD

PARKING
(NOT TO SCALE)

FLATS

- Floor & Wall** Floor will be finished with good quality tiles. Homogenous 16'x16' size tiles will be used in all bedrooms, drawing, & dining rooms. Homogenous 12'x12' size tiles will be used in bathrooms & kitchen (RAK/CBC/Fu-Wang/Star/ABC/Equivalent). 10'x 12' size tiles will be used in staircase and 20'x20' sized tiles in lobby floor. Wall Ceramic 8' x 12' size tiles will be used in all bathrooms & kitchen.
- Main Door** Frame will be made of Meheguni with door check viewer, number plate & handle lock key.
- Internal Door** Internal Flush door (Partex/TK/Star particle/Akij particle/Equivalent) will be provided.
- Window** Thai Aluminum frame with sliding windows of 5mm thickness & safety grills according to architects design will be used. Mosquito net provision will be available.
- Balcony** Half Railing shall be used in all balconies.
- Painting** External (outside) wall shall be painted by Weather coat/Moisture coat and Internal (inside) walls shall be painted with attractive plastic paint (Elite Paint/Rainbow/Asian Paints/Equivalent).
- Electrical** Separate electricity meter shall be installed for separate apartment. Standard quality electrical switches, socket, concealed wire will be used & all power outlets will be adjusted with earth connection as well as lightning protection system. Connection Provision of 1 television line in the living room, 1 AC line in the Master Bedroom shall be installed in each separate apartment (BRB/Partex/Bizlee/Paradise/Equivalent).
- Telephone** One connection point in the Master bedroom.
- Intercom** All apartments shall have the intercom system connected with the lobby/guard room.
- Lift** Standard good quality lift having a capacity of 6 persons.
- Generator** Good quality generator will be used that is compatible with the power requirements of the building. Generator connection shall be given to each apartment including 2 lights and 2 fans (One in Master Bedroom & One in Living Room) and in operation of the lift and common space lightings.

BATHROOM FEATURES

- Sanitary** Good quality sanitary fittings shall be used. Combiset shall be used in Master Bathroom and Standard Pan shall be used in other Bathrooms (RAK/Star/Equivalent).

Fittings	Standard one towel rack, mirror, soap case & cloth stand will be provided.
Wall Tiles	Ceramic Wall Tiles up to 7'-0' shall be used.
Geysers System	Hot water provision only in the master bathroom shall be provided.
Basin	Pedestal basin in master bathroom & basin in other bathrooms shall be used (RAK/Star/Equivalent).

KITCHEN FEATURES

Platform	Full Wall tiles above platform.
Sink	Stainless Steel sink will be provided.
Exhaust Fan	Exhaust Fan provision will be provided.

ROOF TOP FACILITIES

- Community Hall Room for conducting different events & programs of the building owner's association with attached toilet will be built.
- Water tank shall be placed at the rooftop for providing sufficient water facilities at every apartment.
- An attractive gardening provision will be provided.

GROUND FLOOR FACILITIES

- Lobby & Reception Area
- Well protected Car Parking area and Pavement tiles/CC will be used
- Guard Room
- Generator Room
- Sub-station Room
- Toilet Facilities

ELECTRICAL SUBSTATION

DESCO approved standard electrical substation having adequate power load for the entire apartment as per project requirement.

*Any request for extra facilities/provision will be subject to additional cost and approval from the management.

*Regent Group will not be responsible for materials supplied by other companies. For heavy equipments (lift, generator, substation and PABX) the supplier warranty period will start from the date of installation.



- Regent Design & Development Ltd (RDDL) has the right to accept or reject any application without assigning any reason.
- When an application is accepted, a payment schedule shall be issued according to which payment has to be made.
- All payment shall be made by pay order, or bank draft payable to '**REGENT DESIGN & DEVELOPMENT LTD**' by account payee or crossed cheque and shall be valid only if payment is received before the due date. Bangladeshis residing abroad may remit payment by TT or DD. Conversion of taka will be done at prevailing Bangladesh Bank exchange rate.
- The buyer shall pay transfer fee, stamp duties, registration fees, company's registration service charges, VAT, Utilities, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement, transfer, registration, etc.
- The buyer shall pay all taxes, VAT, security deposit, fees and cost payable, for Gas (if applicable), water supply, sewerage, solar panel and electricity connections for the apartment.
- RDDL reserves the right to make alterations in the layout plan if it is expedient in the interest of the project.
- The buyer undertakes to pay delay charge on the amount of payment delayed beyond the due date of the month at the fixed rate of 5% (five percent). The company reserves the right to cancel the allotment if payment is delayed beyond 60 days. In the case of cancellation of an allotment a charge of 15% (Fifteen percent) shall be deducted from the total sales value of the apartment.
- The schedule that will be agreed and mentioned in the agreement with regard to the payment procedure of the buyer shall be the essence of the contract. In the event of failure of an installment payment, an interest of 5% (Five Percent) shall be charged on the applicable installment. The date shall run from the nearest first day of the subsequent month (for example-if installment date is on 20 Sept' 2019, then interest will start counting from 01 Oct' 2019 on the applicable installment.). If the buyer fails to pay the installment schedule for 2 (Two) times, RDDL may exercise its rights to cancel the allotment of the apartment. In the event of cancellation of any allotment of the apartment, 15 % (Fifteen Percent) of the total sales value shall be deducted and the remaining money shall be refunded after selling the same apartment to a new buyer. Additionally, if anyone wants to surrender the apartment, the same 15% (Fifteen Percent) of the total sales value shall be deducted and the remaining money shall be refunded after selling the same apartment to a new buyer.
- The possession of each apartment shall be handed over to the allottee/purchaser on completion of apartment and after full payment of installment and other charges & dues. Until and unless the dues are not clear, possession of the apartment will be held by the company.
- The allottee shall have the option to shift the apartment to any other apartments of the same project or different project of the company by giving a sum of Tk.1,50,000/- (One Lac Fifty Thousand Taka only) as shifting charge.
- The buyer shall form a co-operative society for the security and maintenance of the building for which a sum of Tk.50,000 (Fifty Thousand Taka only) will be paid to RDDL. RDDL shall transfer the amount to the buyer's co-operative society.

REHAB	MEMBER
Enlisted	RAJUK



Creating Life Style

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The information contained in this brochure & plan are subject to change as may be required by the authority of the project architect. All measurements are approximate. All illustrations are artist's impressions only.