



Creating Life Style

REGENT DESIGN & DEVELOPMENT LTD.

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A PROJECT BY **REGENT GROUP**



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 impression only.



REGENT

Sufia

AGARGAON
DHAKA



*‘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.’*

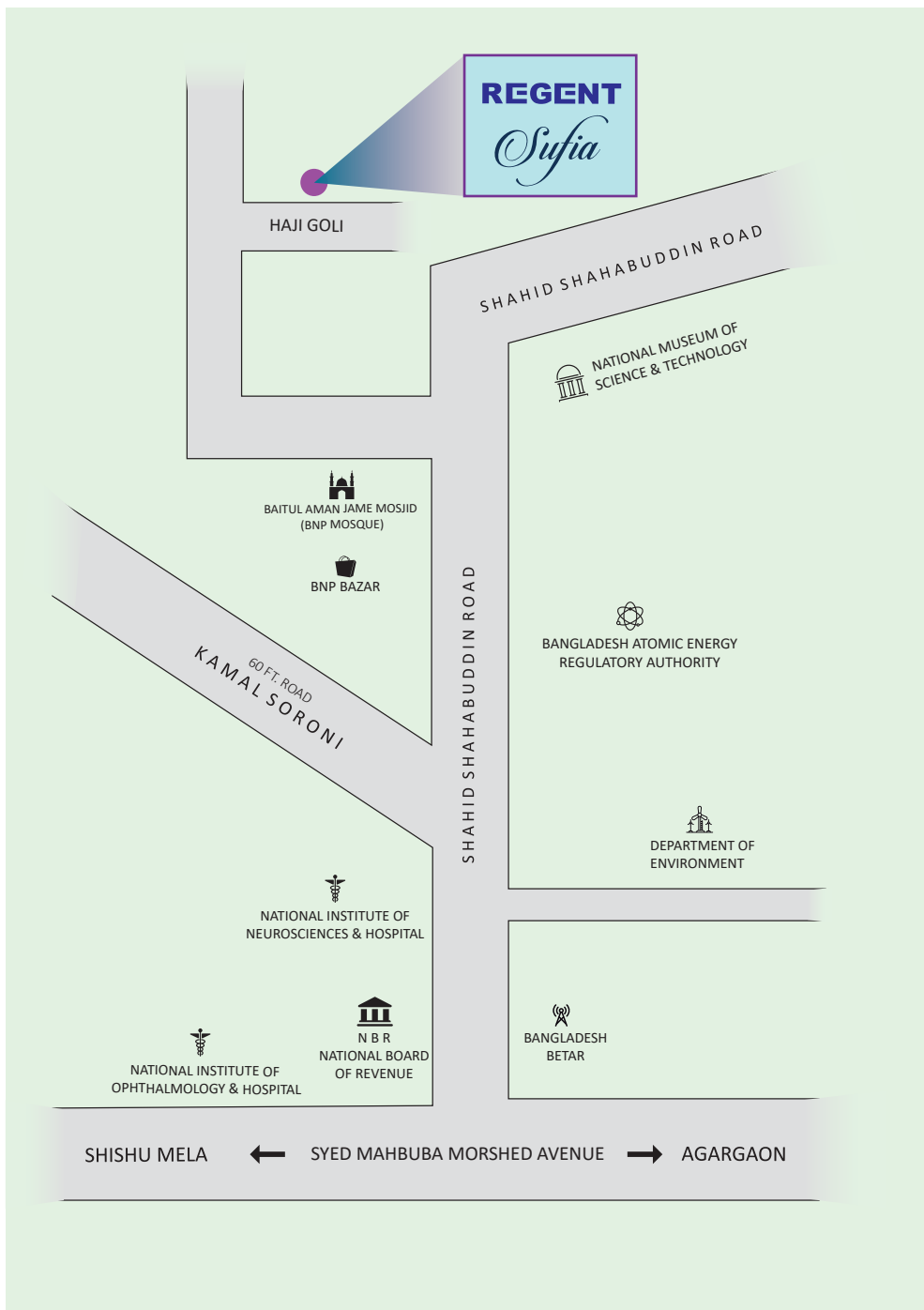




PROJECT HIGHLIGHTS

Name of Project	:	Regent Sufia
Project Address	:	90, West Agargaon, Dhaka.
Type	:	10 storied (G+9) residential building
Developer	:	REGENT DESIGN & DEVELOPMENT LTD.
Total no. of units	:	18
Unit area	:	Type A: 1405 sft. Type B: 1383 sft.
Facing	:	South View
No. of Lift	:	01
No. of Staircase	:	01
Structural Adviser	:	Dr. Shafiul Bari Professor, Civil Department, BUET, Dhaka

LOCATION MAP

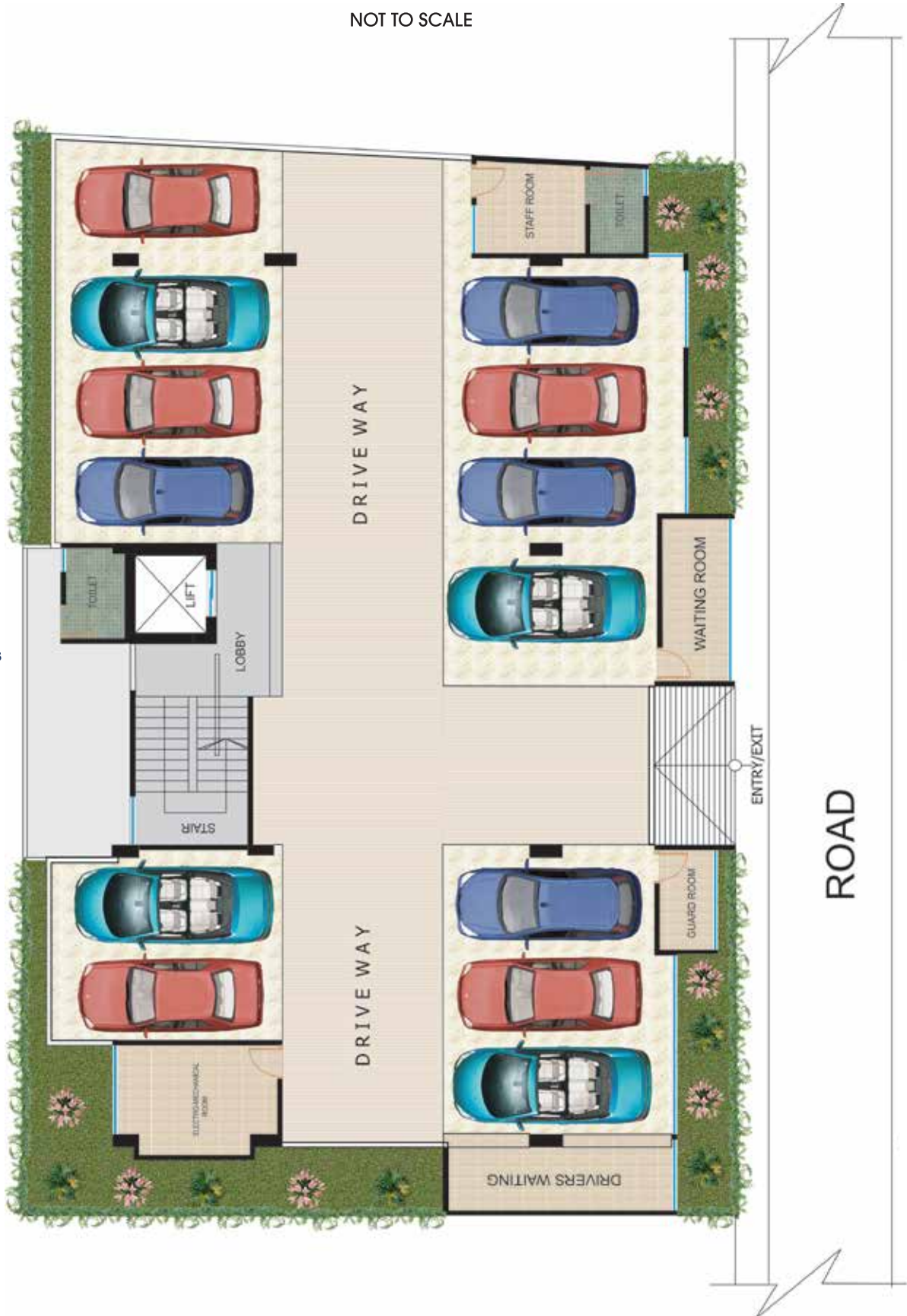
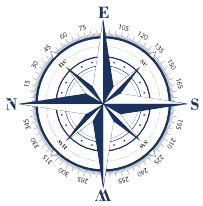




REGENT SUPA
1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th

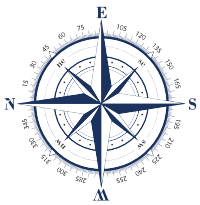
GROUND LEVEL (PARKING)

NOT TO SCALE



FLOOR PLAN

NOT TO SCALE



Type A: 1405 sft.(Approx.) | Type B: 1383 sft.(Approx.)

3 BEDROOMS | 1 LIVING ROOM | 1 DINING ROOM | 4 BALCONIES | 3 TOILETS



FEATURES & AMENITIES

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. 10'x12' sized tiles shall be used in staircase and 20'x20' sized tiles in lobby floor. Wall Ceramic 8'x12' sized tiles will be used in all bathrooms & kitchen (CVC/RAK/Star/Sunpower/Mir/Equivalent).
Main Door	Frame will be made of Meheguni & imported shutter will be used with door check viewer, number plate & handle lock key.
Internal Door	Internal Flush door (Partex/Star particle/Akij particle/Equivalent) will be provided.
Window	Thai Aluminum frame with sliding window glass of 5mm thickness & window grill according to architect design will be used (Flat bar). Mosquito net provision will be there.
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(Paradise/Partex/ Equivalent).
Electrical	Separate electricity meter shall be installed for each 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, 1 dish line, 1 AC line and 1 telephone line shall be installed in each separate apartment(Paradise/Partex/Equivalent).
Telephone Connection	One connection point in the master bedroom or any other bedroom.
Intercom	All apartments shall have the intercom system connected with the lobby & guardroom.
Lift	Standard good quality lift having a capacity of maximum 6 persons.
Generator	Good quality generator (China) 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 fan and in operation of the lift and common space lightings.

BATHROOM FEATURES

Sanitary	Standard quality sanitary fittings shall be used. Combiset shall be used in Master Bathroom; Standard Basin & Commode in Second Bathroom and Standard Basin and Pan shall be used in the Common Bathroom (RAK/Star/Stella/Equivalent).
Fittings	Standard one towel rack, mirror, soap case & tissue holder will be provided.



Wall Tiles	Ceramic Wall Tiles up to 7'-0' height shall be used.
Geysers System	Hot water provision in master bathroom shall be provided.
Basin	Pedestal basin in master bathroom and RAK basin in other bathrooms shall be used.

KITCHEN FEATURES

Platform	Concrete Platform with tiles.
Wall	Wall tiles of attractive design above platform only.
Sink	Stainless Steel sink will be provided.
Exhaust Fan	Exhaust Fan provision will be provided.

ROOF TOP FACILITIES

- Community Hall Room (conditional) for conducting different events & programs of the building owners association with attached toilet will be built.
- Water tank shall be placed at the rooftop for providing sufficient water facilities at every apartment.

GROUND FLOOR FACILITIES

- Lobby & Reception Room for guests. Letter Box will be installed in front of the lobby room.
- Well protected Car Parking area and Pavement tiles/CC will be used.
- Guard Room
- Electrical Room
- Toilet Facilities

ELECTRICAL SUBSTATION

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

WATER CONNECTION

WASA approved 1.5-inch water line shall be used to supply water.

- * 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) the supplier warranty period will start from the date of installation.



TERMS & CONDITIONS

- 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 delaycharge 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.



ONGOING PROJECTS



REGENT SOUTH PEARL
RESIDENTIAL BUILDING
KHILGAON



REGENT SOUTH LAKE
RESIDENTIAL BUILDING
MAHANAGAR, HATIRJHEEL



REGENT PARBATA GRAND
LUXURIOUS CONDOMINIUM RESIDENTIAL BUILDING
MIRPUR



REGENT PARK
COMMERCIAL BUILDING
BARIDHARA

