REGENT
GROUP
Since 1981

REGENT
Parbata Grand

Efficacy Elegance Excellence

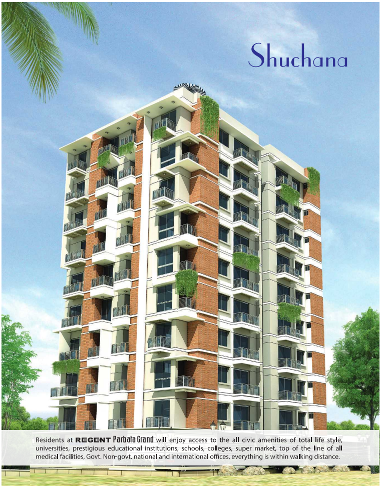
REGENT
Parbata Grand
Developed by:US.Bangla developer ltd
a sister concern of REGENT GROUP

Home - it is not only a four letter word! It is a place where life continues its journey. It is even much more than that. Sometimes it is a Dream for everyone & every family.

Project at a Glance

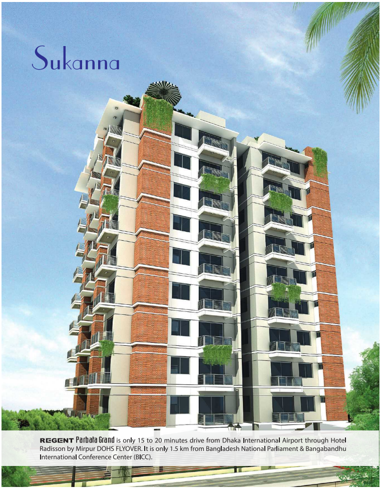
Name of the Project	:	**REGENT Parbata Grand**
Address	:	159/A, Senpara, Parbata, Mirpur-10, Dhaka 1216
Road Width	:	40'-30' at Approach Road from main two way road
Total Land area	:	35 Katha
Developers	:	**US-BANGLA DEVELOPERS LTD.** (Incorporated & registered as Joint-Venture in USA)
Building type	:	10 storied with one basement residential building
Consultant	:	Archt. Hasan Imam B. Arch (BUET) LAB Membership Reg No. I-037

Shuchana



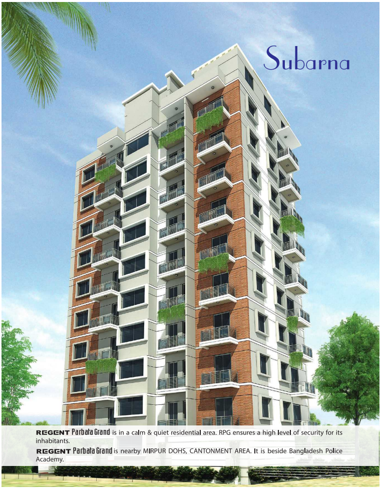
Residents at **REGENT Parbata Grand** will enjoy access to the all civic amenities of total life style, universities, prestigious educational institutions, schools, colleges, super market, top of the line of all medical facilities, Govt. Non-govt. national and international offices, everything is within walking distance.

Sukanna



REGENT Parbata Grand is only 15 to 20 minutes drive from Dhaka International Airport through Hotel Radisson by Mirpur DOHS FLYOVER. It is only 1.5 km from Bangladesh National Parliament & Bangabandhu International Conference Center (BICC).

Subarna

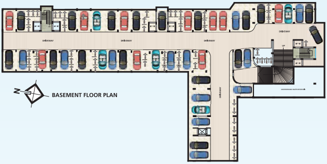


REGENT Parbata Grand is in a calm & quiet residential area. RPG ensures a high level of security for its inhabitants.

REGENT Parbata Grand is nearby MIRPUR DOHS, CANTONMENT AREA. It is beside Bangladesh Police Academy.

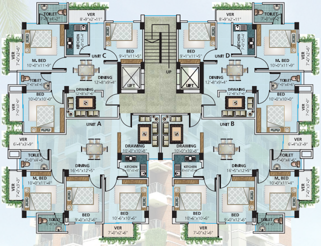
Sudarshana

Most of all, in the last few years Mirpur has become an independent, modern and pollution-free area in the capital. With the development of business and industrialization now Mirpur has become one of the most attractive sites of Dhaka and a place of good investment for you. Situated in such a wonderful location, **REGENT Parbata Grand** is the perfect choice for you and your family where all your dreams may turn into reality. Secure your future – in a place to live with all!


DRIVEWAY
DRIVEWAY
DRIVEWAY
DRIVEWAY
DRIVEWAY
UP
N
BASEMENT FLOOR PLAN

[Basement floor plan]

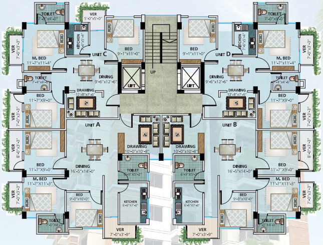
- Spacious Car Parking on Basement
- Total area covered with CCTV.
- Connected with central intercom telephone.


TOILET 7'-0"x4'-2"
VER 8'-9"x2'-11"
KITCHEN 7'-0"x5'-4"
BED 9'-1"x11'-5"
UNIT C
VER 7'-0"x2'-6"
M. BED 10'-0"x11'-9"
DINING 12'-8"x9'-4"
LIFT
UP
TOILET 7'-0"x4'-6"
DRWAING 12'-8"x7'-6"
BED 10'-0"x10'-0"
VER 7'-0"x3'-0"
UNIT A
VER 6'-4"x3'-9"
DRAWING 10'-0"x10'-8"
TOILET 7'-0"x4'-6"
DINING 16'-5"x12'-5"
KITCHEN 6'-10"x5'-8"
M. BED 10'-0"x11'-4"
VER 7'-0"x3'-3"
BED 9'-0"x12'-6"
BED 10'-6"x10'-6"
TOILET 6'-6"x4'-0"
VER 7'-0"x2'-6"
VER 8'-9"x2'-11"
TOILET 7'-0"x4'-2"
BED 9'-1"x11'-5"
KITCHEN 7'-0"x5'-4"
UNIT D
M. BED 10'-0"x11'-9"
VER 7'-0"x2'-6"
DINING 12'-8"x9'-4"
LIFT
TOILET 7'-0"x4'-6"
DRWAING 12'-8"x7'-6"
BED 10'-0"x10'-0"
VER 7'-0"x3'-0"
UNIT B
VER 6'-4"x3'-9"
DRAWING 10'-0"x10'-8"
TOILET 7'-0"x4'-6"
DINING 16'-5"x12'-5"
KITCHEN 6'-10"x5'-8"
M. BED 10'-0"x11'-4"
VER 7'-0"x3'-3"
BED 10'-6"x10'-6"
BED 9'-0"x12'-6"
TOILET 6'-6"x4'-0"
VER 7'-0"x2'-6"

[Floor plan]

Shuchana

Gross Area of Type : A-1176
Gross Area of Type : B-1158
Gross Area of Type : C-1081
Gross Area of Type : D-1084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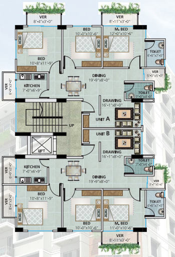
VER 5'-0"x5'-0"
KITCHEN 7'-6"x5'-4"
BED 9'-1"x11'-0"
UNIT C
VER 7'-0"x3'-3"
M. BED 11'-7"x11'-4"
DINING 9'-6"x12'-6"
LIFT
UP
TOILET 7'-4"x4'-6"
DRAWING 12'-8"x7'-6"
BED 11'-7"X9'-0"
VER 7'-0"x3'-3"
UNIT A
VER 8'-0"x3'-3"
DRAWING 10'-0"x10'-8"
BED 11'-7"X9'-0"
DINING 16'-5"x14'-0"
TOILET 6'-9"X5'-2"
M. BED 11'-7"X11'-3"
VER 7'-0"x3'-3"
BED 9'-0"x10'-0"
KITCHEN 6'-6"X7'-0"
TOILET 7'-0"X4'-0"
VER 7'-0"x3'-9"
TOILET 7'-0"x4'-0"
BED 9'-1"x11'-0"
KITCHEN 7'-6"x5'-4"
UNIT D
M. BED 11'-7"x11'-4"
VER 7'-0"x3'-3"
DINING 9'-6"x12'-6"
LIFT
TOILET 7'-4"x4'-6"
DRAWING 12'-8"x7'-6"
BED 11'-7"X9'-0"
VER 7'-0"x3'-3"
UNIT B
DRAWING 10'-0"x10'-8"
VER 8'-0"x3'-3"
TOILET 6'-9"X5'-2"
DINING 16'-5"x14'-0"
BED 11'-7"X9'-0"
M. BED 11'-7"X11'-3"
VER 7'-0"x3'-3"
KITCHEN 6'-6"X7'-0"
BED 9'-0"x10'-0"
TOILET 7'-0"X4'-0"
VER 7'-0"x3'-9"

[Floor plan]

Sukanna

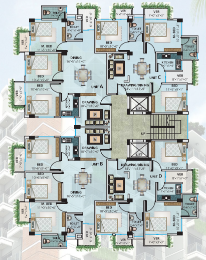
Gross Area of Type : A-1147
Gross Area of Type : B-1155
Gross Area of Type : C-1080
Gross Area of Type : D-1063


VER
8'-4"x3'-0"
VER
8'-11"x3'-0"
BED
10'-0"x10'-6"
M. BED
12'-0"x10'-6"
TOILET
4'-6"x7'-0"
BED
10'-8"x11'-9"
VER
5'-0"x5'-0"
DINING
19'-9"x8'-0"
VER
6'-9"x3'-0"
KITCHEN
7'-0"x6'-9"
TOILET
7'-0"x4'-3"
DRAWING
16'-1"x8'-0"
UP
UNIT A
UNIT B
LIFT
DRAWING
16'-1"x8'-0"
TOILET
7'-0"x4'-3"
VER
6'-9"x3'-0"
KITCHEN
7'-0"x6'-9"
DINING
19'-9"x8'-0"
VER
3'-7"x5'-0"
VER
8'-4"x3'-0"
BED
10'-8"x11'-9"
TOILET
4'-6"x7'-0"
BED
10'-0"x10'-6"
M. BED
11'-0"x10'-6"
VER
8'-11"x3'-0"

[Floor plan]

Subarna

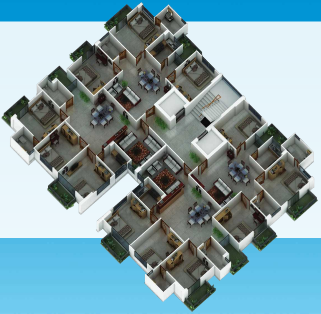
Gross Area of Type : A-1252
Gross Area of Type : B-1229


TOILET
VER
6'-4"x5'-6"
VER
5'-6"x3'-1"
VER
7'-0"x3'-3"
TOILET
4'-6"x7'-0"
TOILET
4'-6"x7'-0"
VER
6'-7"x5'-5"
M. BED
11'-5"x10'-0"
BED
10'-0"x10'-0"
M. BED
10'-0"x11'-4"
TOILET
4'-6"x7'-0"
DINING
16'-5"x14'-0"
KITCHEN
7'-7"x5'-4"
BED
10'-6"x9'-0"
UNIT C
VER
8'-1"x7'-0"
BED
10'-6"x10'-6"
UNIT A
DRAWING/DINING
14'-11"x12'-9"
BED
11'-5"x9'-1"
VER
7'-0"x3'-0"
KITCHEN
DRAWING
10'-7"x10'-0"
LIFT
UP
KITCHEN
DRAWING
10'-7"x10'-0"
LIFT
VER
7'-0"x3'-0"
BED
10'-6"x9'-0"
UNIT B
DRAWING/DINING
14'-11"x12'-9"
BED
11'-0"x9'-1"
BED
10'-6"x9'-0"
UNIT D
VER
8'-1"x7'-0"
KITCHEN
7'-7"x5'-4"
DINING
16'-5"x14'-0"
M. BED
11'-0"x10'-0"
TOILET
4'-6"x7'-0"
BED
10'-0"x10'-0"
VER
6'-7"x5'-5"
TOILET
4'-6"x7'-0"
TOILET
4'-6"x7'-0"
M. BED
10'-0"x11'-4"
VER
6'-4"x5'-6"
VER
5'-6"x3'-1"
VER
7'-0"x3'-3"

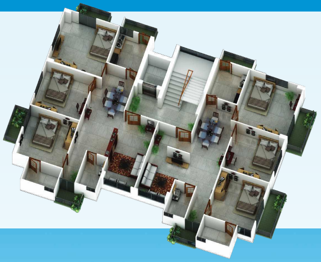
[Floor plan]

Sudarshana

Gross Area of Type : A-1165
Gross Area of Type : B-1165
Gross Area of Type : C-1040
Gross Area of Type : D-1040



[Axonometric View of 4-Units]



[Axonometric View of 2-Units]

General Amenities of REGENT Parbata Grand

Building Entrance: As per design ceramic bricks will be used in external front wall of the building and rest of the outside wall will be adjustable color. Moreover, the main entrance of the building complemented by a secured gate with lamp post and with the REGENT GROUP logo. Security provision to control of incoming and outgoing persons and vehicles etc.

Grand Lobby: Step into the Elegant 24 hour attended lobby and you will know you have arrived. Ground lift lobby floor will be secured.

Community Hall: There will be specious community hall for each and every building.

Gymnasium: There will be separate gymnasium for each building at REGENT Parbata Grand with state of the art equipped for a total rejuvenation of the body. You don't have to go out again to maintain fitness and well being of yourself again.

Jogging Track: A dedicated specious jogging track will be established around the project area.

Mosque: Specious prayer room for residents with Auju khana facilities.

Security System: In modern day living, security is a prime factor. At REGENT Parbata Grand, lobbies, gates, all the corners and all the important places at each floor will be under surveillance with CCTV camera to ensure maximum security.

24/7 Attended Entry & Exit: At REGENT Parbata Grand every entry and exit will be properly attended and monitored with top of the line of security system. Every building will be secured 24/7 with highly trained security personnel.

Firefighting: REGENT Parbata Grand will be equipped with top firefighting system.

Electrical Backup Facilities: A good quality diesel generator as per requirement for providing specified back up power. It will be installed to provide backup power for operating the lift, water pumps, specific lights and fans in case of power failure.

Garden: Garden in 1st floor and roof top with decorated umbrella.

Electricity Supply: Electricity supply from DESA as per project requirement.

Water Supply: Water supply connection from WASA sufficiently as per total calculated consumption.

Sewerage System: Sewerage system planned by architectural design.

Gas Supply: Gas pipeline connection from Titas main line as per government rules and regulations. Total calculated consumption with adequate safety measures incorporated.

Lift: 02 (two) no international standard passenger lift in each building having a capacity of 6 (Six) persons from LG/Sigma or equivalent manufacturer. Lift to have adequate lighting, well finished doors and cabins with emergency alarm.

Water Reservoir and Water Pumps: One large and one medium underground water reservoir with roof top water tank in each building to hold sufficient quantity of water. 2 (Two) no. of pumps for lifting water from underground reservoir to roof top tank.

Car Parking: Reserved car parking in protected basement and ground floor for residents with comfortable drive ways and driver's waiting room with toilets.

Play Ground: There is specious play ground for kids on 1st floor of the project.

Specifications

Features of Flats of REGENT Parbata Grand

- **Floor:** Floor will be finished with best quality of polished tiles 16"x 16" from RAK/Fu-Wang/CVC or equivalent in all floor including reception lobby, lift lobby (only ground floor lift lobby will be marbled), stair floor, 4" x 4" skier ting in all walls, staircase will be 10" X 12" and bathroom will be 12" x 12".
- **Painting:** Smooth finish and soft colored plastic paint of all walls and ceiling. Weather coat/moister coat will be provided in external walls. Bathroom ceiling will be painted as per color of bathroom tiles. Window grill will be painted with enamel paint (Berger or Equivalent).
- **Main Door:** Frame will be meheguni and shutter will be seasoned teak wood, well designed door with door chain, check viewer, number plate.
- **Other Door:** Frame will be meheguni and internal flash door shutter with French polish.
- **Window:** Sliding windows with 5mm thick clear glass and rain water barrier in aluminum sections with locking system, Safety grills in windows.
- **Cable Connection:** Cable TV provision will be in one specific room in each apartment.
- **Telephone Connection:** Telephone connection points will be in one specific room in each apartment.
- **Internet Connection:** Concealed Internet cable line provision will be in one specific room in each apartment.
- **Intercom:** Intercom system will be connected to concierge desk.

Bathroom Features

- **Door:** Good quality PVC doors will be provided in all bathrooms.
- **Fittings:** Shower provision, hand tap and bath overhead shower. Local good quality fittings with manufacture warranty. Standard soap cases and one towel rail in Bathrooms.
- **Sanitary Items:** All concealed sanitary pipes are of best quality (Basundhara /Adamjee or equivalent and sewerage UPC pipe are of (Bestec/Anwer/Metador/RFL/Hatim/RAK or equivalent) etc Bathroom accommodate English commode except common toilet.
- **Wall:** Ceramic wall tiles up to 7"-0".
- **Floor:** Bathroom will be 12" x 12".
- **Basin:** Pedestal basin in master bath and in other bathrooms.
- **Mirror:** Mirrors in bathrooms with overhead lamp points.
- **Water Line:** Hot and cold water lines in all master bathrooms.

Kitchen Features

- **Door:** Frame will be seasoned meheguni wood and shutter will be flash door.
- **Platform:** Good platform with tiles / worktop.
- **Sink:** Stainless steel sink will be provided.
- **Washing Area:** Washing area to be covered with tiles.
- **Exhaust Fan:** Exhaust fan will be provided.
- **Kitchen Wall:** Kitchen wall tiles 7 feet height with 12 – 12.

Tiles Features

- All floor will be the best quality polished tiles (16" X 16 ") from (RAK/Fu wang/CVC/ SUN POWER or equivalent homogeneous.
- Reception lobby, lift lobby (Only ground floor lift lobby will be marbled), stair floor will be tiles.
- 4"X 4" Skier ting in all walls.
- Staircase will be 10" -12".
- Bath room will be 12"-12".

Roof top Facilities

- Roof top gardening with sitting arrangement will be provided. Rest of the open spaces of roof will be furnished by tiles.
- Provision for drying cloths.

Facilities of the project at a glance

Jogging Track
Gymnasium
Mosque
Super Shop
Roof Top Garden
Children Play Ground
Garden
Car Parking
24/7 Security
CCTV Surveillance
Community Hall

- Community hall room, gymnasium, well design parapet wall.
- Water outlet provision for gardening and others.
- Lift machine room.
- One toilet.

Electrical Features

- Electrical switches, plug points, lights point, circuit breaker and other various points (MK or equivalent).
- Light fixtures in stairs and lobbies.
- Fan hook box for ceiling fan with power points.
- Electrical distribution box with circuit breaker (standard quality).
- Provision for air conditioner only for master bed.
- Standard quality concealed electrical wiring (BRB/Paradise or equivalent) will be used.
- Necessary power point in each room.
- Four emergency points of generator connection will be given to each apartment (2 lights & 2 fans).
- Separate electric meter will be used for each apartment.
- All power outlets will be adjusted with earth connection.
- Emergency generator support in lift, pumps, lobby, intercom service, common spaces like car parking, reception areas, security room, prayer room and main gate.
- The building should have adjusted with proper earth connection as well as lightning protection system.

Substation Facilities

Standard electrical substation (china or equivalent) with LT switch gear (LT panel and power factor improvement (PFI) panel having adequate power load for the entire apartment as per project requirement.

Optional Features

Additional options for interior design, fitting and fixture can be arranged as per buyer's requirement on own cost basis.

Security System

In modern day living, security is a prime factor. At REGENT Parbata Grand lift lobbies at each floor will be under surveillance, to ensure maximum security.

24/7 Attended Entry & Exit

At REGENT Parbata Grand, every entry & exits will be properly attended & monitored with top of the line security system. Overall building will be secured 24/7 with highly trained security personnel.

Terms & Conditions

- The company 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 US-Bangla Developers Limited payment by account payee or crossed cheques shall be valid only if payment is received before the due date. Payment shall not be tendered in cash under any circumstances. Bangladeshis residing abroad may remit payment by TT or DD. Conversion of taka will be done at prevailing Bangladesh Bank exchange rate. As on the date of installments paid.
- The buyer(s) will 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, registration, transfer etc.
- The buyer(s) shall pay all taxes, VAT, security deposit, fees and cost payable, for Gas (If applicable), water supply, sewerage, solar panel and electricity connections for his/her apartment/office space/shop.
- The developer shall have the right to make alterations in the layout plan if it is expedient in the interest of the project provided that the facilities of the project are not reduced nor the common space modified. The architect shall modified/fix/change these on his/her discretion at any stage of the construction.
- The buyer undertakes to pay delay charge at the rate of 10% per 30 days on the amount of payment delayed beyond the due date. The company reserves the right to cancel the allotment if payment is delayed beyond 60 days after a notice of reminder is duly served upon the allottee at the address given in the application form. In such case an interest of 15% (Fifteen percent) will be deducted from the total sales value for incidental charges.
- The possession of each apartment shall be handed over to the allottee / purchaser on completion of apartment and after full payment of installment other charges/dues. Until and unless the dues are not clear, possession of the apartment will be held by the company.
- The allottee will have the option to shift the apartment to any other project of the company by giving a sum of Tk. 50,000.00 (Fifty Thousand only) for shifting charge.
- The buyer will form a co-operative society for the security and maintenance of the building for which a sum of TK 50,000.00 (Fifty Thousand only) will be paid to the company. The company/developer will transfer the amount to the buyer's co-operative society. The co-operative society will be formed before the deed is executed.

Our Promises

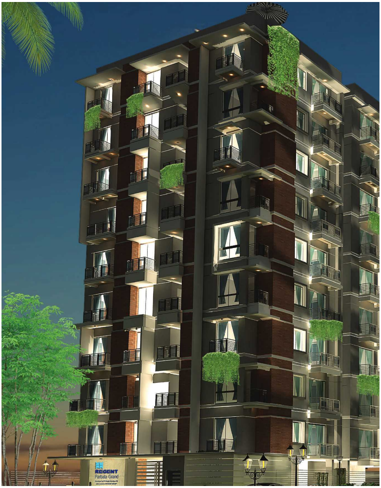
- ***We promise our customers complete service***
- ***Our complete understanding and anticipation of our expectations aspiration their needs.***
- ***This stands us in good stead in delivering top quality apartments***
- ***Clear and justified documentation***
- ***No deviations***
- ***Always usage of quality materials***
- ***Completion on due time***
- ***Proper after sales service***

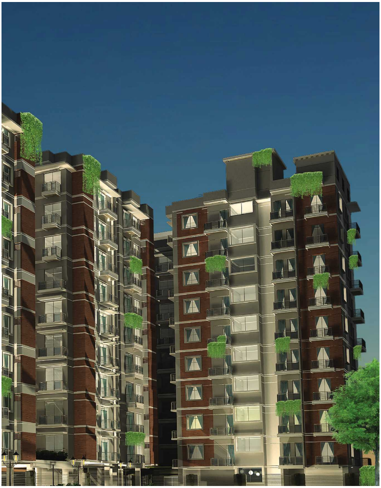
Class Comfort Convenience

Features & Amenities

- Grand Lobby: Step into the elegant 24 hour attended lobby and you will know you have arrived.
- Gymnasium: Be slim through the well equipped gym, there are specious outdoor spaces and indoor games options for sports lovers.
- Provision of CCTV: Provision of CCTV makes it easier to keep your residents safe.
- Community Hall: There will be specious community hall in each building for increasing the standard of living.
- Green gardening: The garden at REGENT Parbata Grand is a unique offer from us. You can enjoy the nature and the magic of sheer luxury.
- Kids play ground: There is specious play ground for kids on roof and ground in each building.
- Jogging track: A specious jogging track is being kept under consideration to established around the project area.
- Mosque: There will be a beautiful prayer room where are pious men can pray easily.

Jogging Track


REGENT
Parbata Grand



Living with Great Taste

REGENT GROUP
Since 1981

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E-mail : info@usbangladevelopers.com
www.regentgroup.com.bd

Developed by : **US-BANGLA DEVELOPERS LTD.** (Incorporated & registered as joint venture in U.S.A)
a sister concern of **REGENT GROUP**

Disclaimer:
The information contained in this brochure & plans 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. Furniture in the layout plans are only for clear understanding of the special quality of the apartments and are not included with the price of the apartment.