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*Shahajan*



URBAN AMERICAN

*Shahajan*





## Message From The Desk

Urban American Development Company Ltd. is working to bring a revolutionary change in the real estate industry by introducing Aristocratic and Royal Luxury apartments at affordable price for the futuristic people. After successful establishment in USA market, the company has begun its operation at Chittagong, Bangladesh with mission to provide divine care in materializing the cherished dream of own residence the people of Bangladesh.

Towards this end, the Urban American Development Company Ltd. has already launched a number of new projects in the heart of Chittagong city. The Urban American Shahajan is a new value addition. The 8 storied apartments have been designed architecturally sound & present the Royal Luxury where dream comes to reality.

We wish all the best to our prospective clients and commit that we are on all the ways with you to bring the eternal excellence and endless happiness in your life.

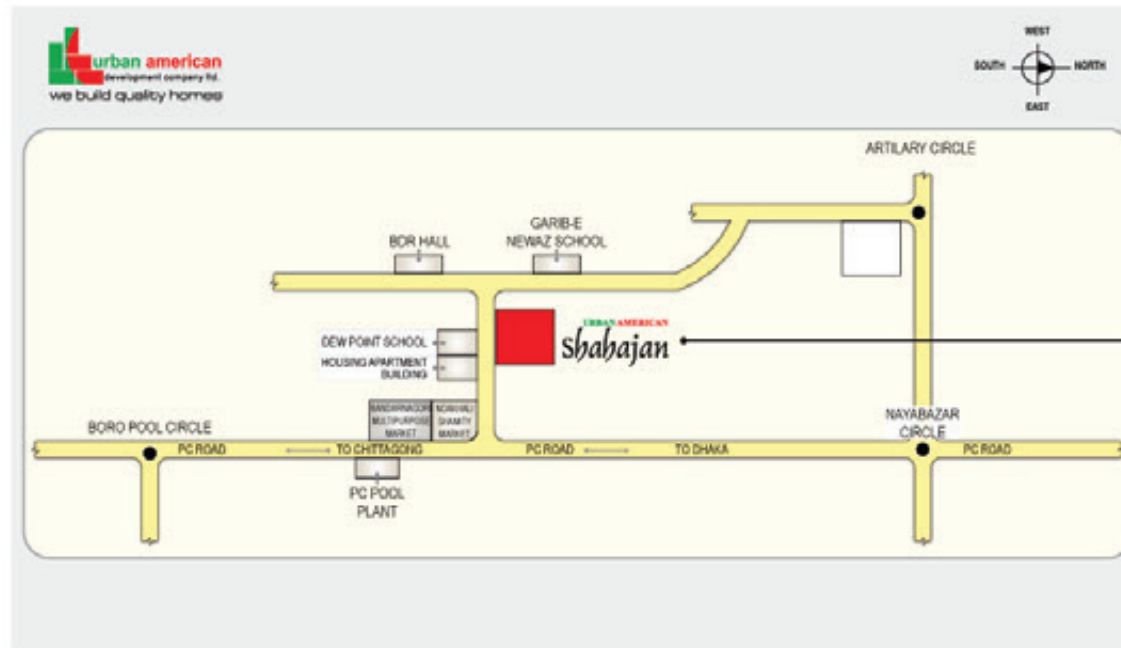


## Project At A Glance

Project Name	: Urban American Shahajan.
Location	: Block – H, Halishahar, Chittagong.
Land Area	: 7.5 katha
No of Floor	: G + 7
Storied	: Eight
Facing	: South
No of Unit	: 03
No of Apartment	: 21 nos.
Apartment Size	: A- 1470, B- 1470, C- 1340
Parking	: 16
Handover	: June 2014 (Expected)



## Location Map



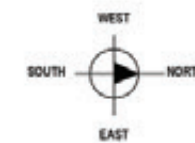
URBAN AMERICAN  
*Shahajan*



### ■ Ground Floor Plan



### ■ Typical Floor Plan



Type A- 1470 sft.  
Type B- 1470 sft.  
Type C- 1340 sft.

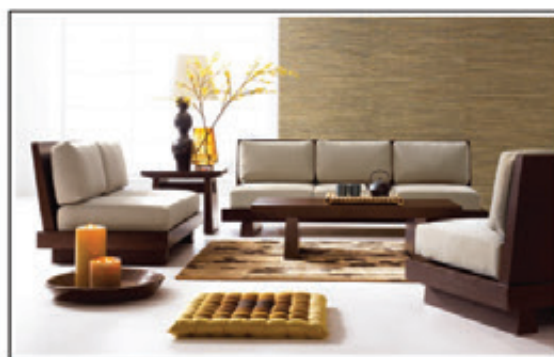


■ Typical Floor Plan

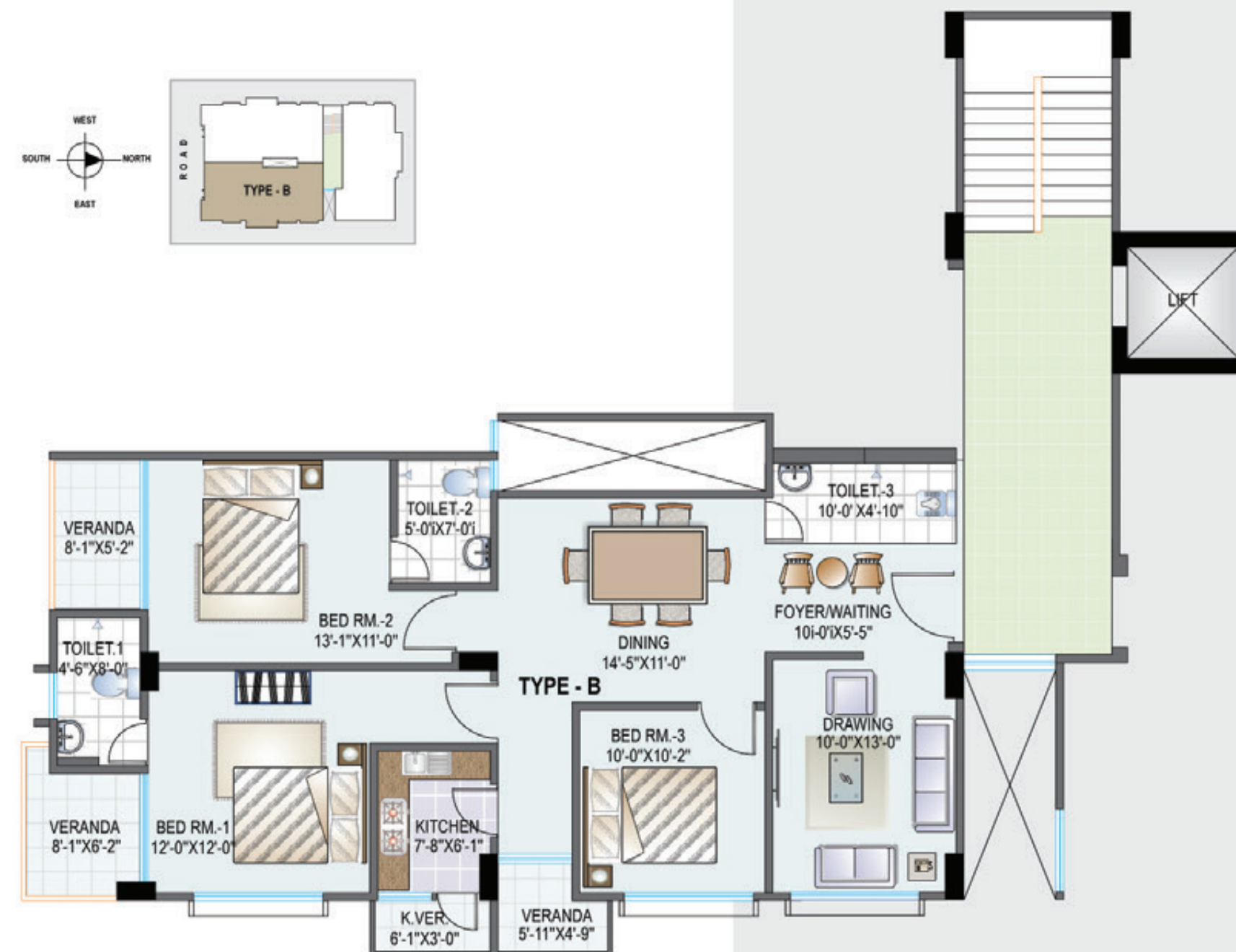


Type A - 1470 sqft.

3 Beds  
Drawing  
Dining  
Kitchen  
3 Baths  
4 Verandas



■ Typical Floor Plan

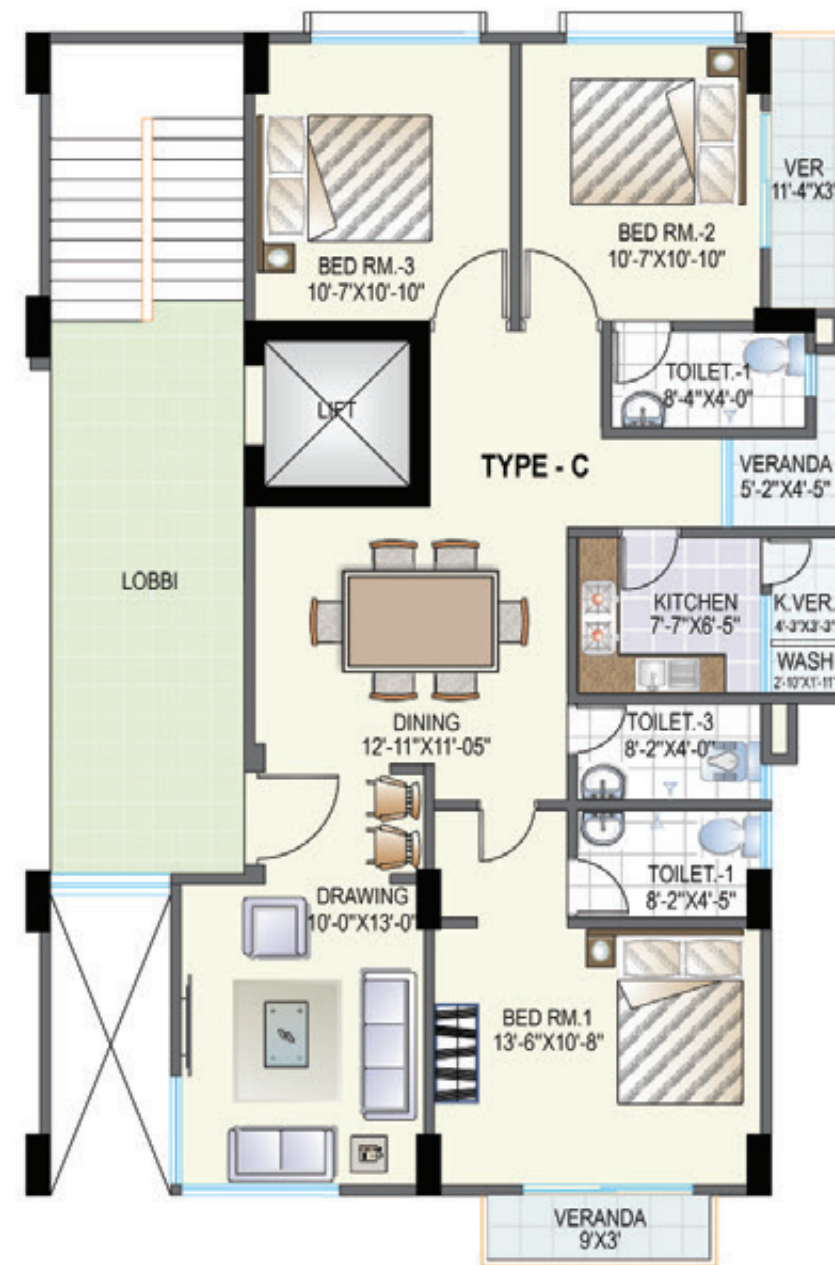
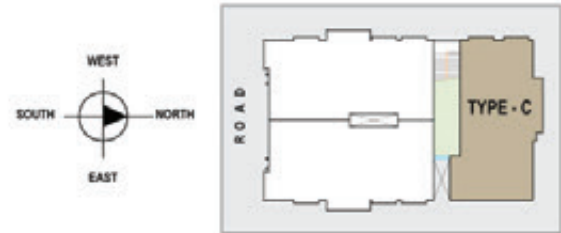


Type B - 1470 sqft.

3 Beds  
Drawing  
Dining  
Kitchen  
3 Baths  
4 Verandas







Type C - 1340 sft.

3 Beds  
Drawing  
Dining  
Kitchen  
3 Baths  
4 Verandas





#### DOORS:

- ◆ Decorative main entrance door (Chittagong teak or imported) with door chain and solid door knocker.
- ◆ Check viewer.
- ◆ Calling bell switch of good quality.
- ◆ Apartment number in brass/crafted.
- ◆ Doors handle with security lock.
- ◆ Internal doors of strong and durable veneer flush door shutters with French polish.
- ◆ All internal door frames and doors are made of sillkorai/chapalish/gamari or equivalent.
- ◆ All bathroom doors with solid plastic.

#### WINDOWS:

- ◆ Sliding windows as per architectural design of the building.
- ◆ 5 mm thickness glass-nasir/php rainwater barrier in 4" aluminum sections with locks.
- ◆ Safety grills in windows with enamel paint.

#### WALLS:

- ◆ Good quality 1st class bricks/concrete block.
- ◆ Smooth finish walls.

#### FLOOR & VERANDAH:

- ◆ Floor with homogeneous tiles. (RAK/Fu-Wang).
- ◆ All verandahs floor with tiles. (RAK/Fu-Wang).

#### PAINTING & POLISING:

- ◆ Plastic paint in all internal walls and ceilings in soft colors.
- ◆ French polished door frames and shutters.
- ◆ Exterior wall will be snowcap/painted weather coat.

#### ELECTRICAL:

- ◆ ABB (Singapore)/Energy pack or equivalent electrical switches, plug points and other fittings.
- ◆ Two emergency lights and two fans in each apartment.
- ◆ All power outlets with earthing's connection.

- ◆ Provision for air conditions in 2 bedrooms.
- ◆ Verandahs with suitable light points.
- ◆ Electrical distribution box with main switch.
- ◆ Independent electrical meter for each apartment.
- ◆ Connected electrical wiring BRB/singer/poly & hooks.
- ◆ Emergency electrical connection in lift, lobby, intercom service, guard room and main gate.

#### BATH ROOMS:

- ◆ Essential correct uniform floor slope towards water outlet.
- ◆ RAK/Fu-Wang made homogeneous tiles on floor.
- ◆ RAK/Fu-Wang made ceramic tiles in wall.
- ◆ RAK or similar standard sanitary wares in all bathrooms.
- ◆ Imported sanitary fittings.
- ◆ Mirrors in bathrooms with glass shelf.
- ◆ Stainless steel soap case and towel rail.
- ◆ Concealed hot and normal water lines in master bath and second bath.

#### KITCHEN:

- ◆ Impressive designed platform with glazed tiles on top.
- ◆ Good quality RAK/Fu-Wang ceramic wall tiles.
- ◆ Matching RAK/Fu-wang homogeneous tiles on floor.
- ◆ Concealed hot and normal water lines.
- ◆ Suitably located exhaust fan.

#### LIFT:

- ◆ Required number international standard imported lifts.
- ◆ With 6/8 persons capacity.
- ◆ Adequate lighting.
- ◆ Fast & reliable service on all floors.

#### STRUCTURAL & GENERAL ENGINEERING FEATURES:

- ◆ Total foundation and superstructure design and supervision by a team of reputed and professional design engineers.
- ◆ Structural design parameters based on American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) Codes.
- ◆ Structural analysis for design utilizes the latest methodology.
- ◆ Systematic structural combination of steel reinforced concrete frames and shear wall core.
- ◆ Sub-soil investigation and soil composition comprehensively analysed.
- ◆ Comprehensive checking and testing of all steel reinforcement by professional design and supervising engineers.
- ◆ All structural materials including steel, Cement, Bricks, Sylhet sand/concrete 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, welding equipment, concrete mixers, concrete vibrators, water pumps, materials handling equipment, leveling instruments, theologies etc.
- ◆ Protection form cyclone winds up to prevalent speeds incorporated in structure design.
- ◆ Structure designed to withstand earthquakes (7.0 Richter Scale Capacities) of prevalent intensity.
- ◆ After finalization of the floor plan, the developer will prepare the arc/structure plan for submission to concerned authority for necessary approval.
- ◆ The developer will then prepare the presentation drawing (brochure) and the working architectural, electrical & plumbing drawings.

#### RESERVATION:

- ◆ Application of reservation of **Urban American Shahajan** shall be made on the prescribed application form fully signed by the applicant with down payment 30% of total apartment price. 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 thereto.

#### ALLOTMENT:

- ◆ After receiving of the application and booking money, **Urban American Development Company Ltd.** Will issue an allotment letter and payment schedule to the applicant/allottee to make payment as per payment schedule.

#### PAYMENT:

- ◆ All payments of booking money, installments, additional works and other charges shall be made by cross cheque, Bank Draft, or Pay Order in favor of **Urban American Development Company Ltd.** Foreigners & Nonresident 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 the date installments paid.

#### SCHEDULE OF PAYMENT:

- ◆ The allottee must follow the payment schedule as per allotment letter agreement. Delay in payment beyond the schedule date will make the allottee liable to pay a delay charge of 3% per month on the amount of payment delayed. If the payment is delayed beyond 60 days the company shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting 10% of the total sale price only after resale of the apartment.

#### DESIGN CHANGE:

- ◆ Any sort of internal change of the design the allottee must consult with **Urban American Development Company Ltd.** The change is possible if it is approved by the company. If any additional charge is required then the additional charge must pay by the allottee.

#### ALLOTMENT TRANSFER:

- ◆ Until the allottee have no right to transfer the allotment of apartment to the third party without the consent of the developer.
- ◆ In case of change of ownership of the apartment (excluding family members) the allottee have to pay Tk 1, 50,000/= (One lac fifty thousand taka only) per apartment as transfer fee.

#### DOCUMENTATION & OTHER CHARGES:

- ◆ The allottee will pay stamp duties, VAT, registration fee, Gain Tax, documentation charges of any other charges likely to be incurred in connection with the Deed of Agreement, Allotment, Registration, and transfer etc. (as applicable). Only the actual amount shall be charged. In any circumstance the buyer (allottee) and seller (Developer) must comply changing all terms & condition taken by REHAB

#### OWNER'S ASSOCIATION:

- ◆ The allottee must also will deposit Tk. 50,000/- (Fifty thousand) to the company for the reserve fund of the owners co-operative society at the time of apartment booking.

#### LOAN:

- ◆ The company will extend all possible co-operations for taking housing loan if needed by the allottee.

#### HAND OVER:

- ◆ The possession of each Apartment and parking space shall be handed over to the allottee on full payment of the apartment & other charges. Prior to this the possession of Apartment will rest with the company.

