



Barakah **LEGACY**

@ Bashundhara R/A



Total
**Barakah
Housing**
Bangladesh Limited

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Love begins by taking care
of the closest ones
the ones at home



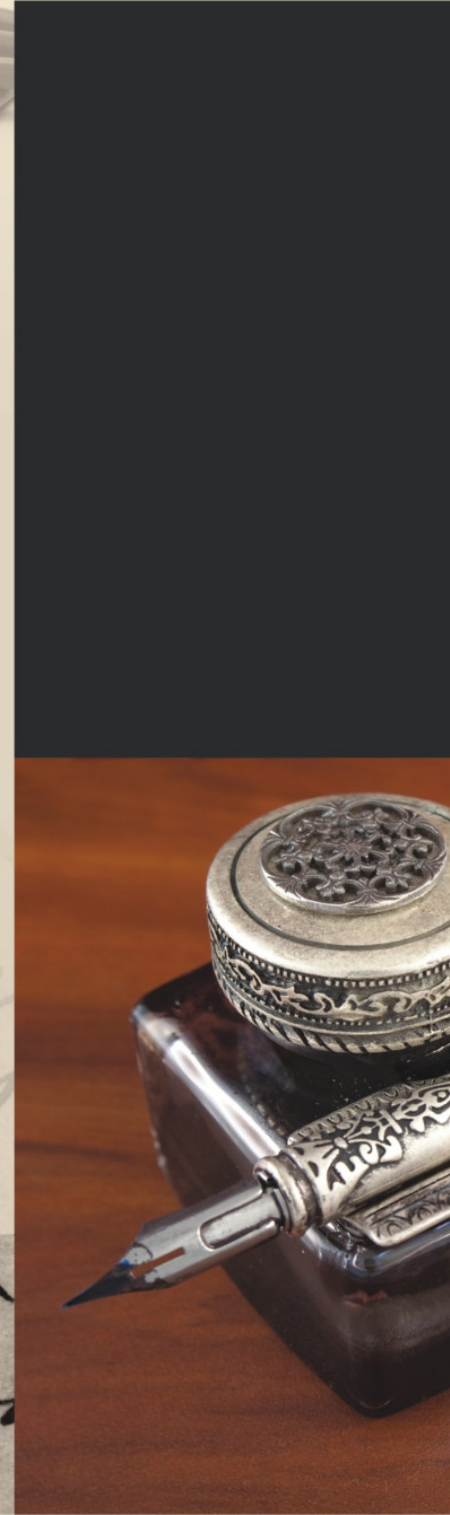
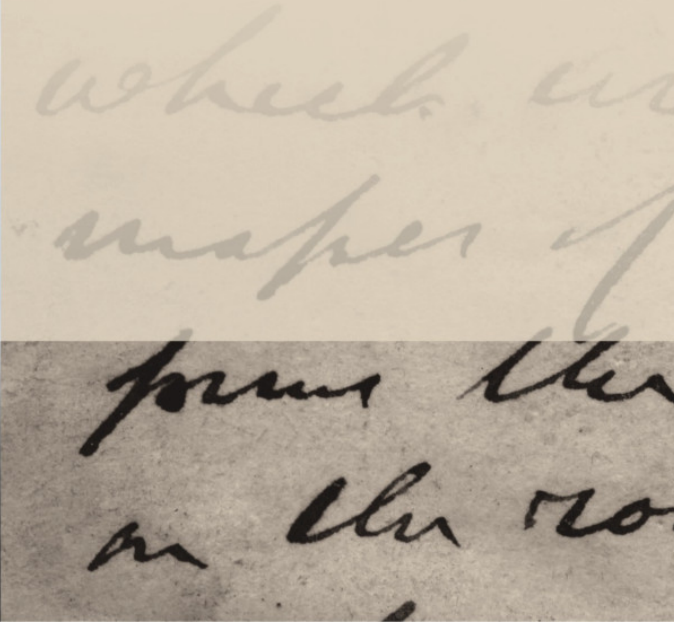


Company Profile

A Total Barakah Housing Bangladesh limited is a new real estate company in Bangladesh established in 2014. It is a subsidiary company of Barakah Housing limited, Australia.

Apart from our strength in construction and design, TBHBL also understands the importance of customer care and implements it at an unparalleled level in the real estate sector. TBHBL has a fully committed and well trained team that provides you with our clients by following a win-win approach for our joint venture projects. We consider our honorable landowners to be our most respected customers as well as our business partners. This is what ensures our position as the best real estate developer in Bangladesh.

Our mission is to provide clients with quality construction and on-time completion. Our hands-on approach to business and our vertical infrastructure have been the key to our success.

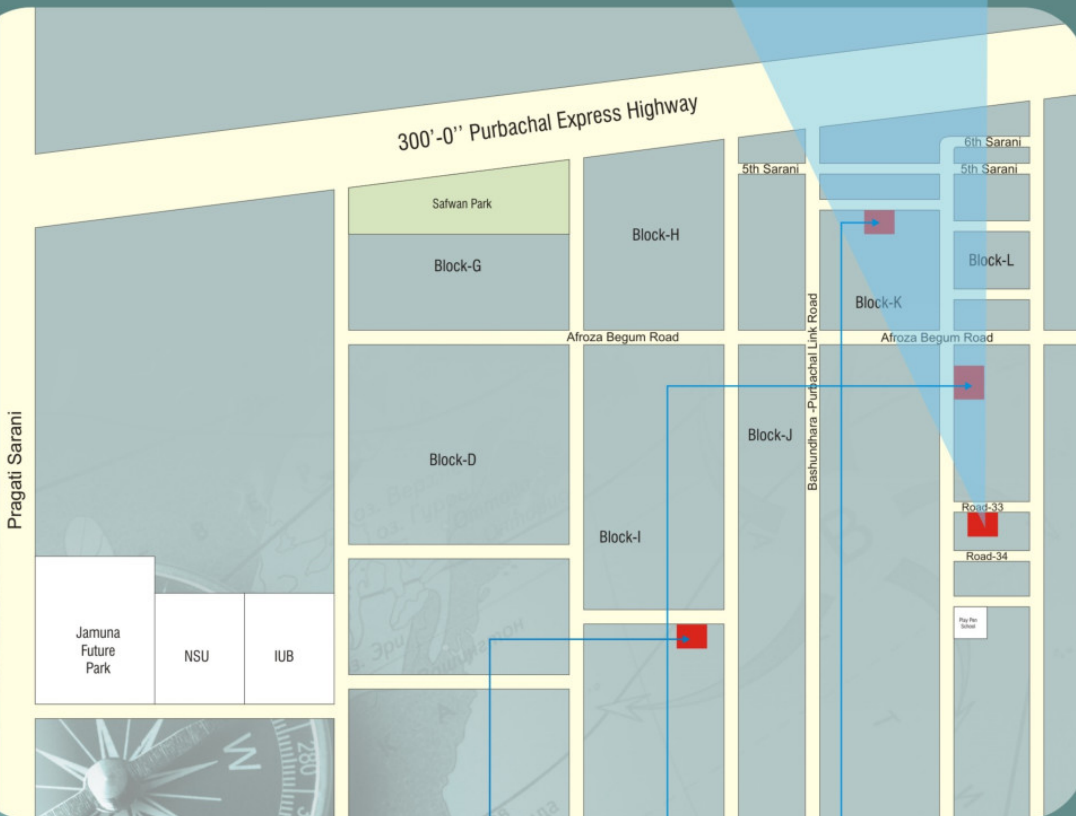


Barakah LEGACY

Plot-749-50, Road-33
Block-L, Bashundhara R/A



Location Map



Barakah Dream



Barakah Inspiration



Barakah Moment



Ground Floor Plan

2 5 ' W I D E R O A D



Typical Floor Plan



Single Unit Floor



Double Unit Floor plan



Double Unit Floor plan





Axonometric
View

Unit-A

2850 sft. (approx.)



Axonometric View



Unit-B

1324 sft. (approx.)



Axonometric View



Unit-C

1526 sft. (approx.)



Axonometric View



Unit-D

1408 sft. (approx.)



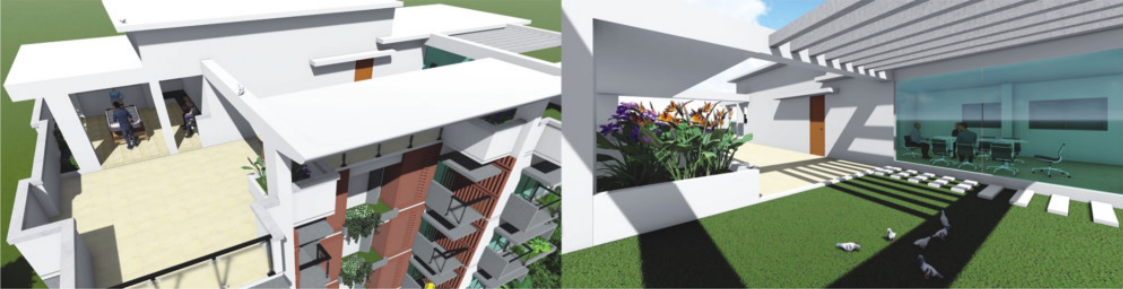


Unit-**E**
1408 sft. (approx.)

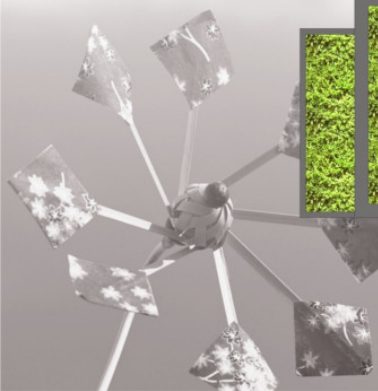


Axonometric
View





Roof Plan



Features & Amenities



SALIENT FEATURES

- Heavy secured entrance gate with decorative lamps and attractive logo of the complex
- Reception Lobby decorated with tiles in reception floor
- One fan for reception desk
- Car Parking: Car parking will be clearly defined and marked with apartment numbers to avoid any confusion.
- Security Arrangement:
- Guard post for 24 hours security
- Toilet for drivers
- Waiting area for drivers & Guest
- Living area for caretaker

BATHROOMS

- RAK/Karla/Stella/Equivalent Combiset in Master bath and Child bath and long pan with lowdown, basin, soap case, Towel rail, Toilet paper holder in other bathrooms except maid's (TBHBL Standard).
- Good quality Homogenous floor tiles (12"x12") Ceramic tiles (size 12"x16") in wall up to false ceiling (RAK/DBL/CBC/MU/Equivalent)
- Cabinet basin (with tiled top) in master bathroom and pedestal basin in other bathrooms
- Mirror in bathrooms
- Concealed hot and cold water provision in Master Bathrooms

KITCHEN

- Concrete shelf 2.67 feet height from floor level with tiles worktop.
- Good quality wall tiles (RAK/Fu-wangi Greatwall/AKIJ/DBL or Equivalent) up to 7'-0" feet from floor level along worktop.
- (size 12"x16")
- Suitably located foreign exhaust fan One high polished stainless counter top steel sink with mixer (Single bowl single tray)
- Provision for one double burner gas outlet
- Good quality local Ceramic tiles in kitchen floor & Veranda (size 16"x16")
- Hot and cold water provision

FLOORS

- Good quality local homogeneous mat polished floor tiles (RAK/DBL/CBC/AKIJ or Equivalent) (24"x24")

Features & Amenities

ELECTRICAL

- Sub-station (Transformer, PH, LBS, Energypac or Equivalent)
- Foreign electrical switches, circuit breakers, plug points and other fitting fixtures (TBHBL Standard).
- Light fixtures in stairs and lobby (TBHBL Standard).
- Independent electric meter for each apartment.
- Electrical distribution box with main Circuit Breaker in each apartment,
- 4 light & 3 fan connection in generator

WATER PUMP

- Origin: Italy/Germany/Spain/Korea/Malaysia or equivalent. One no. water pump for regular operation.

COMMON USE

- Guard Room, Reception & Community Room each contain one intercom line.

ROOF

- Rooftop-BBQ Zone Rooftop-Green Zone Gym in Rooftop Prayer room in rooftop

DIESEL GENERATOR

- One standby Diesel Generator provided for emergency in case of power supply failure. (TBHBL Standard) Origin: European/Malaysian/Taiwan, Alternator: New age Stamford/Macaltee Leary Somer Marathon/E.G Willson Change Over System: Auto Uses Common: Lift, Water Pump, PABX Machine and all common uses.

PASSENGER LIFT

- 1(One) passengers lift provided for vertical transportation. Origin: European standard lift for six person or equivalent.
- PABX SYSTEM
- Origin: Korea/Malaysia/Thailand or equivalent. Each apartment contain one intercom line.

PAINTINGS & POLISHING

- Advanced painting on outside walls
- Smooth finished and soft colored plastic paint on all internal walls
- Plastic paints on the wall & ceiling
- French polished door frames
- shutters, Veranda railing as per the design of perspective.

AFTER SALES SERVICE

- Preparation of By-Laws and formation of Apartment Owners Association
- Recruitment and training of Association Staffs Development of bill collection and paying system
- 2 (two) months free repair & maintenance of technical problems
- Supervision of Complex and repair/rectification of technical defect by an Engineer for 2(two) months.

WALLS

- Walls below ground of water proof RCC
- All interior walls are of plastered 5" Brick work
- Roof top parapet wall of suitable height

DOORS & WINDOWS

- Solid wood decorative main entrance door with (as per seasonal availability)-
 - ▲ Door handle lock
 - ▲ Check viewer
 - ▲ Apartment No. in brass
- Internal doors are of strong 'Chapalish' or equivalent quality
- Veneered flush door shutters with French polish
- Plastic door for all bathrooms
- All internal door frames are of Mehogoni/ Sil Equivalent as per seasonal availability
- All internal doors with good quality Mortice Lock except baths door
- Sliding windows with 5 mm tinted/ clear glass completed with mohiar lining and rainwater barrier in 4 inch aluminium section (Local) as per perspective view of the building
- Safety grills with matching color enamel paint in all external windows
- Individual name plate for every flat

STAIR

- Stair stainless steel hand rail with stainless steel post support
- Stair & lift lobby with proper security

Terms & Conditions

AGREEMENT

The client will be required to execute an agreement in company's standard form within one month from the date of application. In case of failure to execute the agreement within the specified time, the Company shall be at liberty to cancel the booking/allotment and forfeit the deposited by the client.

MODE OF PAYMENT

All payment shall be made by cross cheque Bank Draft, or pay order to Total Barakah Housing Bangladesh Limited against which receipts will be issued. The company will not take responsibility for any cash payment made without proper receipt. Foreigners and non resident Bangladeshis may pay in foreign exchange through Bank. Conversion into taka will be done at the prevailing Bangladesh Bank exchange rate.

SCHEDULE OF PAYMENT

The buyer shall must adhere to the installment schedule strictly to ensure timely completion of the construction work. Delay in payments beyond the due date will make the allottee liable to pay delay compensation on the amount.

CANCELLATION OF BOOKING

The booking money paid by the client shall be treated as non-refundable in case if cancellation of booking by the client. It will also followed if the client fail to make the down payment in time.

CO-OPTION OF THE PROJECT

The completion period of the projects can be affected by circumstances beyond the control of the company, like natural calamity, political disturbances, strikes, civil commotions, non-availability of materials, nonpayment in time by the buyers and other force major.

COMPANY'S RIGHT TO ALTER LAYOUT PLAN

The company may make minor change in the specifications, design and or layout of the Apartments project should these become necessary in the interest of the project.

UTILITY CONNECTION

Connection fees, security deposit and incidental expenses/charges/relating to Gas Water & Electricity connection are not included in the price of the commercial space/Apartments. The Buyer shall pay the utility connection charges to the company as and when required.

HANDOVER

The possession of Commercial space/Apartment sand parking (if applicable) shall be handed over to the allottee on completion and full payment of installment and other charges and dues. Prior to this possession of the Commercial space/Apartment will remain with the company.

