

Barakah *Sunehra*

@ Bashundhara R/A



T O T A L
**BARAKAH
HOUSING**
Bangladesh Limited



REHAB
Member



AT A GLANCE



Plot# 636 (C, D), Road No- 29,
Block: L, Bashundhara R/A



Double Unit Apartments



Built Over 06 katha



Facing: South



Swimming Pool



Type-A 2950, Type-B 1528,
Type-C 1422 sft Apartments



4 to 3-Bedroom Apartments



Number of Floors G+8



Rajuk Approval No:
5.39.0000.031.58.059.2021.723

REHAB

Member of REHAB
1587/2020



Project Information

- Project Name: Barakah Sunehra
- Lift: For 8-10 persons
- Parking: 15 Car
- Generator: Full Backup
- Substation: As per standard
- Flat Size: Type-A (2950 sft) = 4 beds, 5 baths, Casual Living, Family living, Dining, Kitchen (Dry & Wet), Servant bed+toilet & 5 verandahs.
- Type-B (1528 sft) = 3 beds, 4 baths, Living, Family living, Dining, Kitchen, Servant toilet & 4 verandahs.
- Type-C (1422 sft) = 3 beds, 4 baths, Living, Family living, Dining, Kitchen, Servant toilet & 4 verandahs.
- Rooftop Features: Swimming Pool, Sight-view seating Area, BBQ Station, Community area for party arrangement & Cloth drier zone.
- Other Features: Car parking, Intercom, CCTV camera, fire extinguisher system,
- 24 hours security system, Guard room, driver's waiting area with toilet and other all



Company Profile

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.

Our Vision & Goal

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.

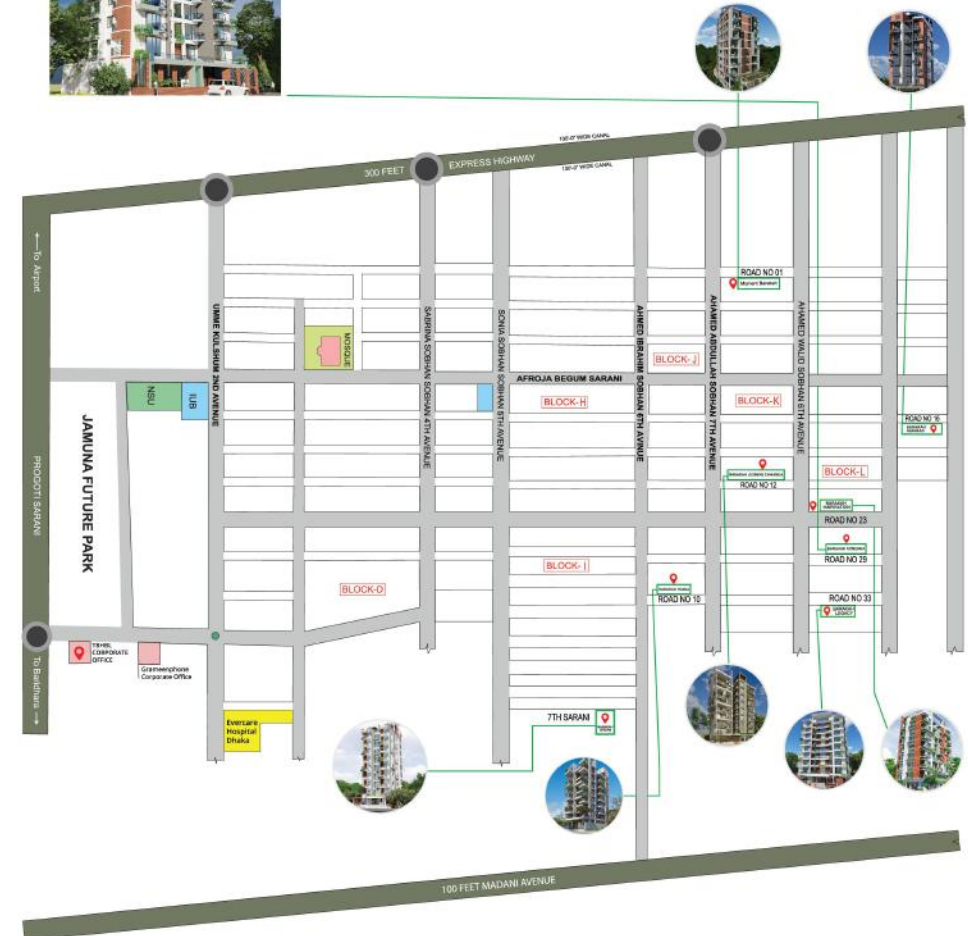
Our Mission

Total Barakah Housing Bangladesh Limited is a premeditated Real Estate company with a primary focus on property development in Dhaka Metropolitan City which attempts to bring order and establish processes in the renowned field of Bangladesh housing & construction market.



LOCATION MAP

Project Address: Plot# 636 (C, D), Road No- 29, Block: L,
Bashundhara R/A, Dhaka- 1229.







GROUND FLOOR PLAN



N.B: The Layout Plans in the brochure are all indicative. Actual work shall be done according to final working drawings.

- | | |
|--|---|
|  TOILET |  PASSENGERS LIFT |
|  GUARD ROOM |  GENERATOR ROOM |
|  WAITING LOUNGE |  E.M.S. ROOM |



ENTRANCE & CAR PARKING

- 15 car parking spaces on the ground floor. Each Parking space reserved for flat-owners.
- Security control room with CCTV camera coverage in periphery, boundary wall & common area inside the building.
- Secured and well-designed boundary wall to match the building façade.
- Separate provision for putting up the 'to-let' board.
- Stylish entrance gate with greenery enhanced.
- Car parking spaces with pavement tiles in different combinations.



Axonometric View

Unit-A
2950 sft. (approx)



With Terrace



Unit-A
2950 sft. (approx)



1st Floor

Axonometric View

Unit-A
2950 sft. (approx)



2nd, 7nd & 8th Floor



Unit-A
2950 sft. (approx)



2nd, 7nd & 8th Floor

Axonometric View



Unit-B

1528 sft. (approx)

Unit-C

1422 sft. (approx)

Unit-B

1528 sft. (approx)

Unit-C

1422 sft. (approx)



Axonometric View










Roof Plan





Barakah Sunehra is a home to one Swimming Pool, a popular attraction to its members and their children. Special attention is paid to the maintenance of the pool, with the chemical levels, temperature, and filters being monitored regularly to ensure cleanliness. Adjacent spaces also house an ample amount of changing rooms, showers, toilets for post-swimming relaxation. The Swimming Pool provides the members and their children a safe, supervised and healthy environment. Dive into the water, play with it, chill and relax.

“Life is cool with the pool”

- | | |
|---|--|
|  SIGHT-VIEW SEATING AREA |  COMMUNITY AREA |
|  GREEN TERRACE |  CLOTH DRIER ZONE |
|  BBQ STATION |  SWIMMING POOL |
|  GYM | |



SPECIALTY OF BARAKAH SUNEHRA BASHUNDHARA R/A

- * PLANNED ROADS & BEAUTIFUL LANDSCAPE;
- * INTERNATIONAL STANDARD SECURITY SYSTEM
MAINTAINED BY BASHUNDHARA GROUP
- * ALL BANKING FACILITIES ARE AVAILABLE
- * 10 MINUTES DISTANCE TO APOLLO HOSPITAL
- * NORTH SOUTH UNIVERSITY (NSU), INDEPENDENT
UNIVERSITY (IUB) INTERNATIONAL SCHOOL OF
DHAKA (ISD), VIQARUNNISA NOON SCHOOL &
COLLEGE (VNC)
- * 5 MINUTES DISTANCE TO SUPER SHOP "MEHIDI MART"
- * 10 MINUTES DISTANCE TO TELENOR (GP)
- * CLOSED TO -
I) SHAHJALAL INTERNATIONAL AIRPORT
II) EMBASSIES
III) JAMUNA FUTURE PARK
IV) INTERNATIONAL CONVENTION CITY
BASHUNDHARA (ICCB)
V) UNITED HOSPITAL
VI) BARIDHARA DIPLOMATIC ZONE, GULSHAN,
BANANI ETC



Specification

SALIENT FEATURES

- Heavy secured entrance gate with decorative lamps and attractive logo of the complex.
- Reception Lobby decorated with tiles on the reception floor.
- One fan for the reception desk.
- Car Parking: Car Parking will be clearly defined and marketed with apartment numbers to avoid any confusion.

DOORS & WINDOWS

- Solid wood decorative main entrance door with (as per seasonal availability)
- Mortise door lock for the main door.
- Check viewer
- Apartment No. in brass
- Flash Door
- Veneered flush door shutters with French polish
- Veneered flush door with enamel color.
- All internal door frames are of Mahogoni/ Equivalent as per seasonal availability
- All internal doors with good quality round Lock except baths door
- Sliding windows with 5 mm tinted/ clear glass completed with mohair lining and rainwater barrier in 4-inch aluminum section (Local) as per the perspective view of the building
- Safety grills with matching color enamel paint in all external windows
- Individual nameplate for every flat

BATHROOMS

- RAK/ROSA/Orient/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 for maid's (TBHBL Standard)
- Good quality Homogenous floor tiles (12"x2") Ceramic tiles (size 12"x20") in the wall up to the false ceiling (RAK/DBL CBCI AKIJ/ Equivalent)
- Cabinet basin (with marble top) in the master bathroom and
- pedestal basin in other bathrooms
- Mirror in bathrooms
- Concealed hot and cold water provision in Master Bathroom and child bath

STAIR

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

FLOORS

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

WALLS

- Walls below ground of waterproof RCC
- All interior walls are of plastered 5" Brickwork
- Rooftop parapet wall of suitable height

KITCHEN

- Concrete shelf 2.67 feet height from floor level with tiles worktop.
- Good quality wall tiles (RAK/ Fu-wang/ 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)

PABX SYSTEM

Origin: Korea / Malaysia / China or equivalent. Each apartment contains one intercom line.

SAFETY & SECURITY

- * 24 hours CC TV security coverage
- * Fire extinguisher on each floor
- * Earthquake resistant structure

ELECTRICAL

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

WATER PUMP

- Origin: Italy / Germany / Spain / Korea / Malaysia or equivalent.
- One no. water for the regular operation
- Submersible pump will be provided

DIESEL GENERATOR

- One standby Diesel Generator is provided for emergency In case of power
- supply failure. (TBHBL Standard)
- Origin: European / Malaysian / Taiwan.
- Alternator. New age Stamford / Macalste / Leroy Marathon/ FG Wilson
- Change Over System: Auto
- Uses Common: Lift, Water Pump, PABX Machine, and all common uses.
- Lobby, roof, and other common areas

PASSENGER LIFT

- 1 (One) passengers provided for vertical transportation.
- Origin: standard IIR for 8-10 person or equivalent

COMMON USE

- Guard Room, Receptim & Community Room each contain one
- Intercom line.

PAINTINGS & POLISHING

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

Structural & General Engineering Freatures:

- Structural design parameters based on American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) codes and BNBC
- Structure capable of withstanding earthquakes measuring up to 8 on Richter scale
- Sub-Soil investigation and soil composition comprehensively analyzed by the latest testing equipment and laboratory techniques
- Heavy reinforced cement concrete foundation Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers
- Systematic combination Of steel reinforced concrete frame shear wall core
- Reinforced cement concrete floor slabs
- LC With adequate thickness in the top slab Comprehensive section by section checking and testing of all steel reinforced by professional design and strctural engineers
- Structure capable Of withstanding Wind loads measuring up to 200 km. per hour Major Structural Materials



Major Structural Materials

CEMENT:

Bashundhara, Crown, Amancem, 7Rings, or any Local brand cement

STEEL:

60/ 72 Grade deformed BSRM/ Rahim/ KSRR/ Equivalent.

AGGREGATES:

Ready Mix Concrete will be providing

BRICKS:

1st class standard bricks.

SAND:

2S FM, coarse sand (Sylhet) Concrete IS FM, medium sand (Gazaria).

All structural materials including steel, cement, bricks Sylhet sand and other aggregates etc, of the highest Standard and for quality including laboratory testing

- Direct Supervision at every Stage Of Construction by team Of experienced and qualified Civil Engineers to ensure the highest quality workmanship
- Systematic testing of concrete and other completed work samples at every stage from quality control laboratories

Terms & Conditions

AGREEMENT

The client will be required to execute an agreement in company's standard from 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 amount 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 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. Conversation 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 a 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 the booking by the client. It Will also follow if the client fails 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 another force major.

COMPANY'S RIGHT TO ALTER LAYOUT PLAN

The company may make minor changes 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 the Apartment and 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 Apartment will remain with the company.

AFTER-SALES SERVICE

1. Preparation of By-Laws and formation of Apartment Owners Association
2. Recruitment and training Of Association Staffs.
3. Development of bill collection and paying System 6 (six) months free repair & maintenance of technical problems
4. Supervision of Complex and repair/rectification Of technical defects by an Engineer for 6 (six) months.





T O T A L
**BARAKAH
HOUSING**
Bangladesh Limited

RAS Plaza, KA-11/2 (4th floor)
Jagannathpur, Vatara
Bashundhara R/A Main Road, Dhaka
Phone: +880 255050368
Mobile: +8801844 484894-99
E-mail: info@barakahhousing.com.bd
www.fb.com/totalbarakahhousing
www.barakahhousing.com.bd

