



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



**Barakah  
SULTAN**

**We Build Your Dream**



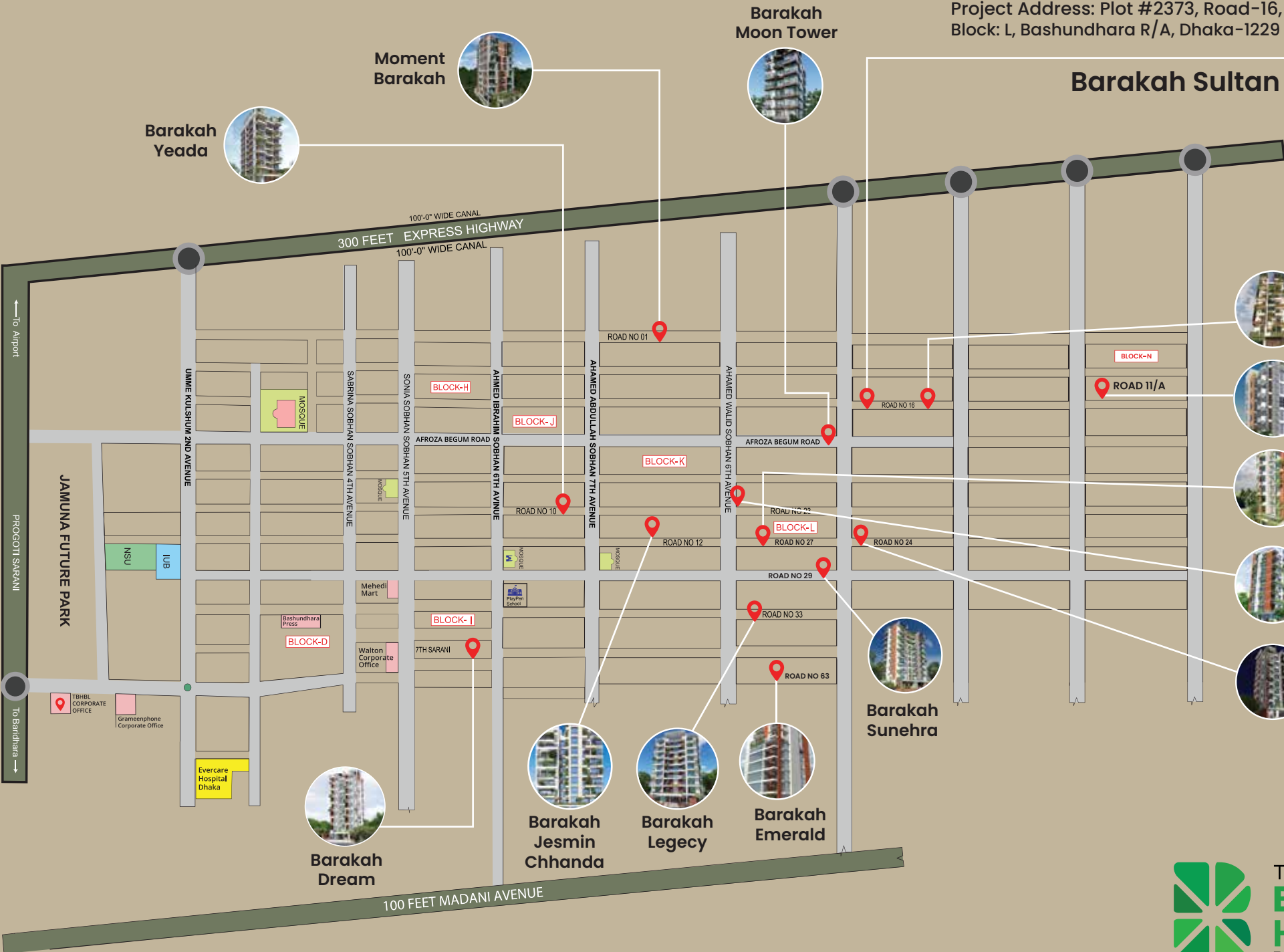
**“Owning a home is a keystone of wealth.  
Both financial affluence and emotional security.”**

**Suze Orman**

Project Address: Plot #2373, Road-16, Block: L, Bashundhara R/A, Dhaka-1229



# Barakah Sultan



Barakah Yeada



Moment Barakah



Barakah Moon Tower



Barakah Rahman



Barakah Sprinkle



Barakah Jahanara



Barakah Inspiration



Barakah Symphony



Barakah Jesmin Chhanda



Barakah Legacy



Barakah Emerald














Barakah Sunehra



Barakah Dream

## Project at a Glance

	Project Name	: Barakah Sultan
	Land Area	: 04 Katha
	Apartment Size	: 1750 SQFT
	No. of Floors	: 9 Storied (G+8)
	No. of Apartments	: 08
	Units on Each Floor	: 01 (1st to 8th)
	Bedrooms	: 3
	Bathrooms	: 3
	Parking	: 08
	Project Address	: Plot 2373, Rd No 16, Bloc L, Bashundhara R/A, Dhaka.
	Rajuk Approval No	: AH-0147897598631



South Facing



25 Feet Wide Front Road



Visitor Lounge



Open Green Space



Community Hall



Water Bodies



Children Play Area



Fully Equipped Gymnasium



BBQ Zone

# 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 Vision & Goal

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.

## Our Mission

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.



## Building Entrance

- 9 car parking space on the ground floor. Each parking space is reserved for flat owners.
- security control room with CCTV camera coverage in the Periphery, boundary wall and common area inside the building.
- car parking species with pavement tiles in different combination.





Typical Floor (2<sup>nd</sup> to 8<sup>th</sup>)

1<sup>st</sup> to 8<sup>th</sup>

Axonometric  
View



Single Unit  
1750 sft. (approx)



**WHEN YOU BUY A  
TBHBL APARTMENT,  
YOU GET TO ENJOY A SPECIAL MIND.**

**BUYING AN APARTMENT  
MADE STRESS-FREE!**

- An earthquake resistant design is for civil engineers to ensure the highest quality of workmanship and safety.
- The structural strength of all our building materials is checked in quality controlled labs at every stage of construction.
- TBHBL is trusted for:  
One time handover project,  
Loan support, Legal support,  
Property management support,  
Interior support & Exterior support.
- TBHBL is member of REHAB and Rajuk inlisted.





## GROUND FLOOR AMENITIES

- Waiting Lounge
- Guard Room
- Parking Spaces will be reserved for the respective apartments.
- E.M Room
- Wide drive way
- Lift & Lobby

## 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 / Macalthe / 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, Receptlm & 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.



## 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 Combisets 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

# Structural & General Engineering Features

- 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 structural 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/ KSRM/ 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.

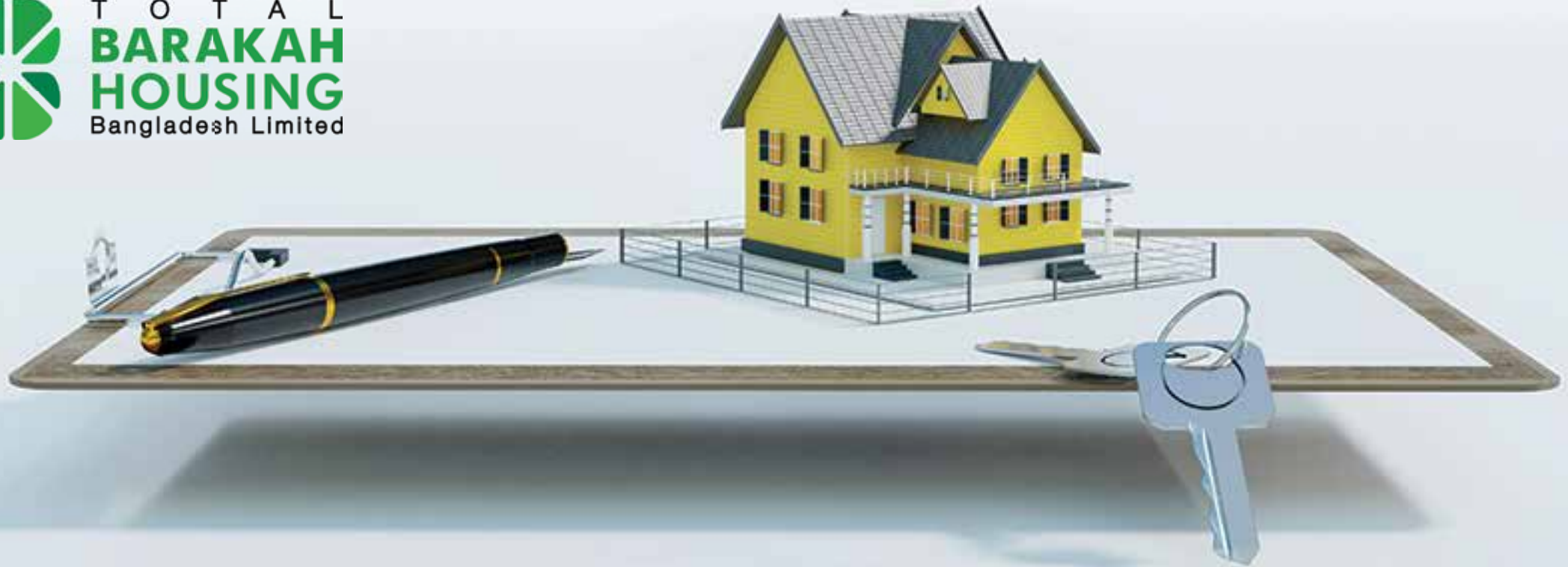
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## Disclaimer

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