

An Adage in Luxury Dwellings

Comfort Shajahan Monzil

an exclusive apartment
at Plot-4, Road-4, Kadirabad Housing, Mohammadpur, Dhaka





Introduction

Owning an apartment is one of the most desired aspirations in one's life. While thinking of such an option, simultaneously many considerations come up. Question like:

- How should be the location be? Is it a planned residential area?
- Whether the community / area will be the best to my expectation?
- How good is the communication?
- Does the amenities of modern life exist over there?
- Is the area secured?
- Are there educational institutions, medical facilities, recreational facilities and provisional establishment around?
- Is it worthy of investment?
- Overall is it affordable in all consideration?

To satisfy your requirements and to bring your dream come true, Comfort Development Ltd. has gone beyond the boundaries of conventional assurance. To augment and multiply the safety of your investment of lifetime we assure you assured guaranteed commitment of a healthy site selection, prestigious surroundings, secured environment, and excellent communication with all modern amenities of life, in a planned residential area, where your dream will come true through the experienced and dedicated team effort of Comfort Development Ltd. Who are committed for excellence in the development of 21st century living apartment.

We at Comfort Development Ltd. would earnestly like to invite you to our world and assure you that our endeavor will surely fulfill all your expectation to the best of your taste and satisfaction.



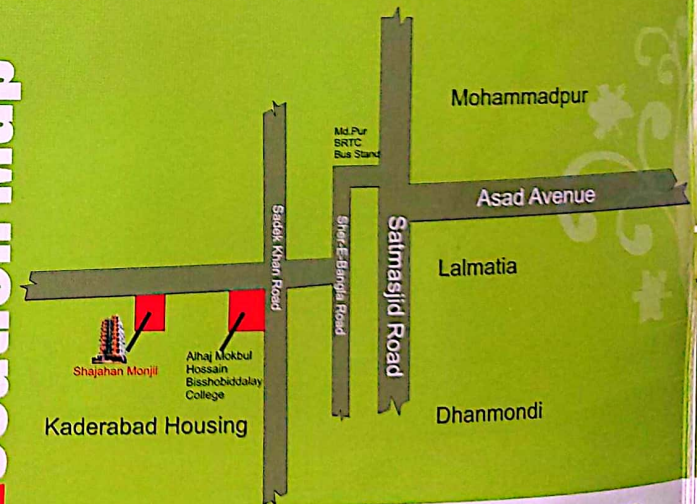
the project

General Information:

- Location : Plot #04, Road #04, Kaderabad Housing, Mohammadpur, Dhaka
- Building : 9(G+8) Storied Residential Building in RCC frame structure
- No of Flats : 16(sixteen)
- Size of flats : A-1408 sft, B-1321 sft
- Common facilities : Reception, Car Park, Lift, Generator, Sub-station, Drivers waiting area, Guard & Caretaker room, toilet & cooking area

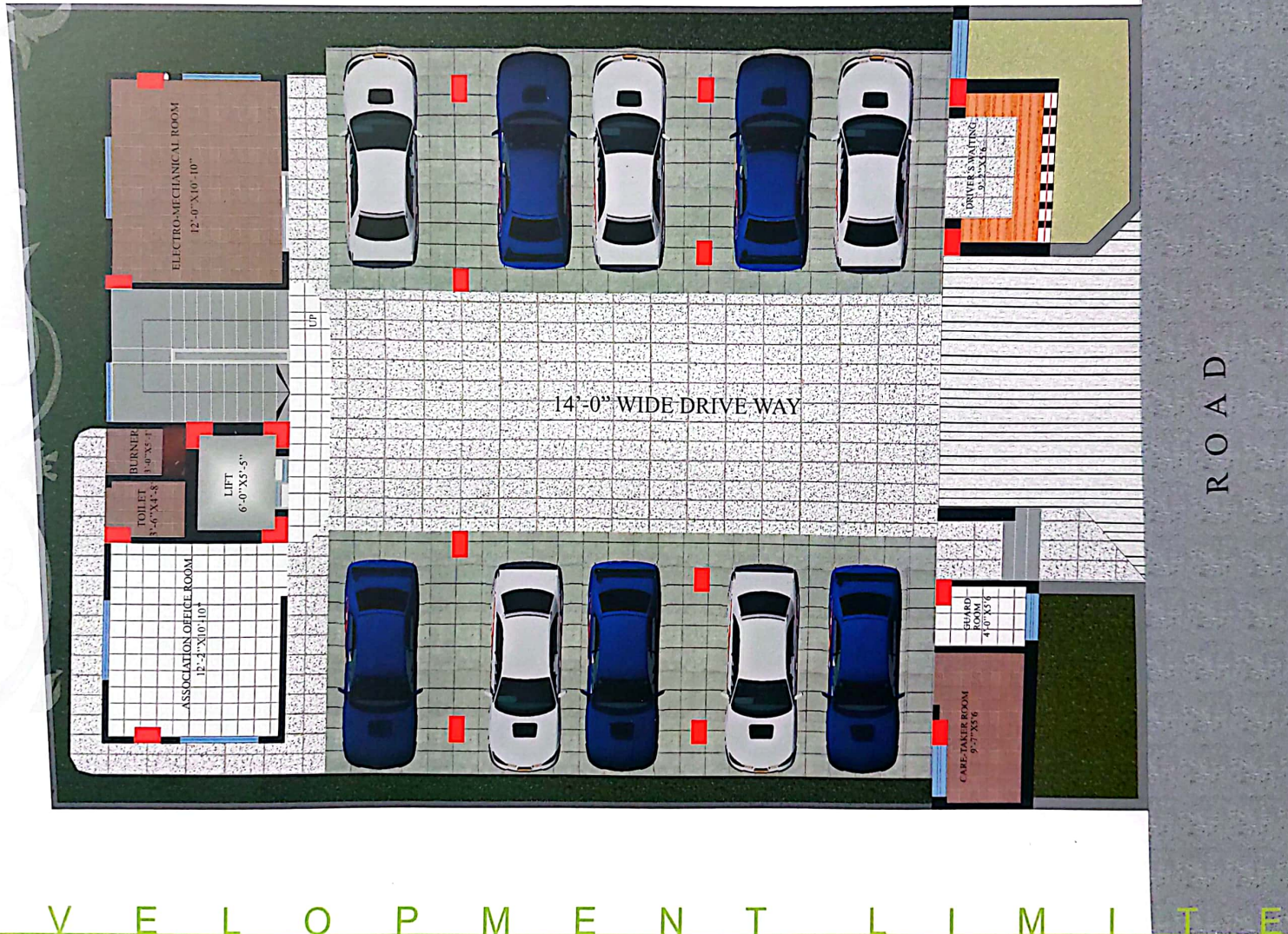
Expected Completion date: December - 2018

Location Map



A P R O J E C T O F C O M F O R T

Ground Floor Plan

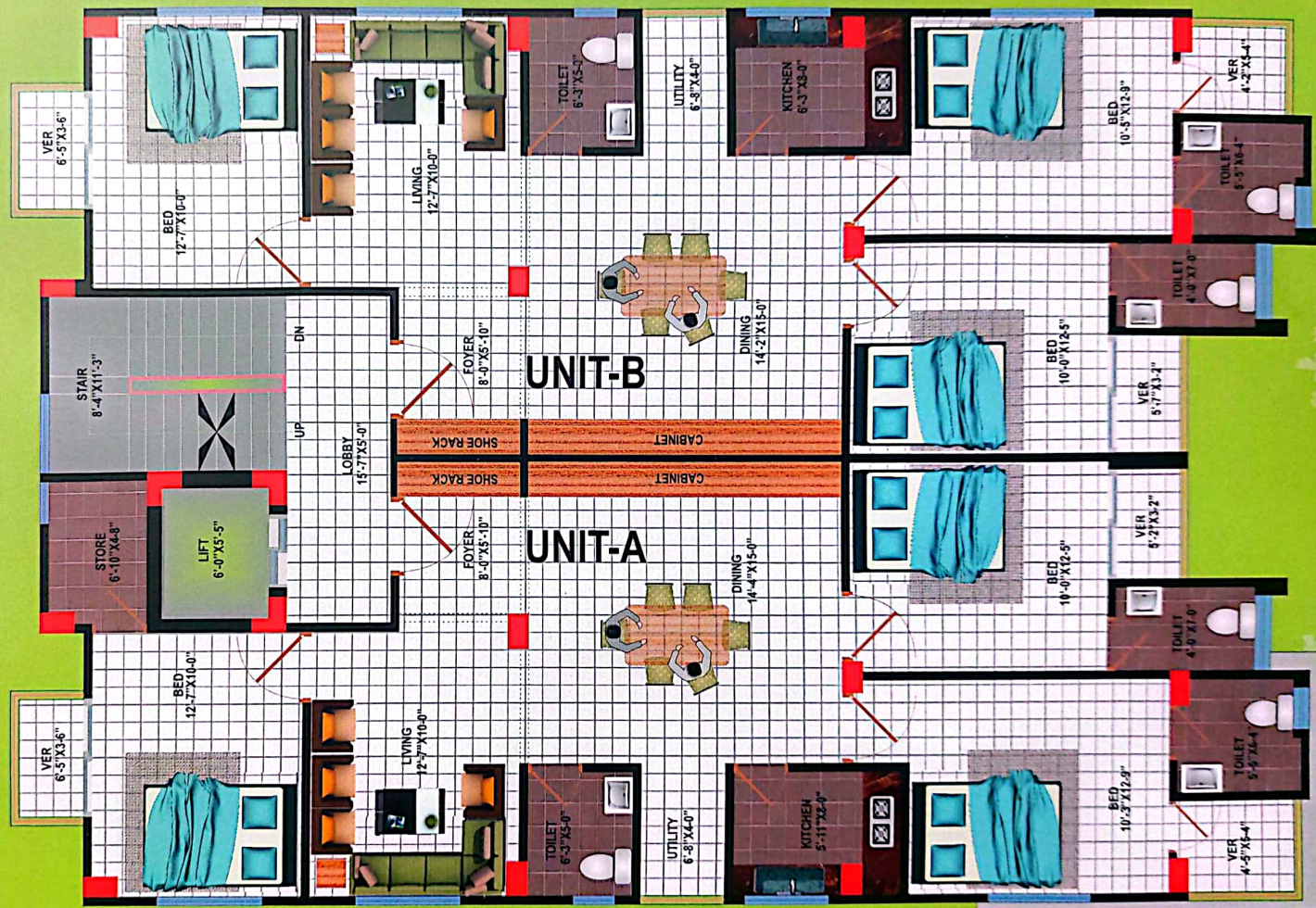
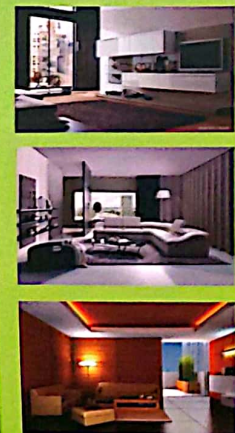


D E V E L O P M E N T L I M I T E D

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TYPICAL FLOOR PLAN

Size: Unit-A: 1408 sft, Unit-B: 1321 sft



A P P R O J E C T O F C O M F O R T



Features & Amenities

General Amenities of The Complex

- Gateway with spacious entrance and driveway; guard room provision for control of incoming and outgoing person, vehicles etc.
- Main lobby & reception area with Tiles concierge desk, with personal mailboxes.
- Visitors waiting area.
- Reserved car parking on ground floor residents with comfortable driveways.
- One lift from reputed international manufacture (Fuji).
- Main staircase with easy to climb steps and adequate lighting
- Roof-top to have the following:

1. Standard parapet wall
2. separate area with clothes lines for drying laundry

- Electricity supply approx. 220v / 440v.
- One stand-by emergency generator for operating in case of power failure.
- One lift, water pumps, lighting in common space, stairs.
- Two light & two fan points in each apartments.
- Water supply connection .
- Underground water reservoir with one main lifting pump and standby pump.
- Sewerage discharge system.
- Termite protection treatment of ground.
- Separate fire extinguisher on each floor.
- Provision for cable connection.
- Intercom system to connect each apartment to the concierge desk.

Specification & Amenities of Apartments

Main Apartment features (Assess Markus Tower Dili)

- Solid teak wood decorative Main Entrance Door with
 - a) Door Chain
 - b) Check Viewer
 - c) Calling Bell Switch of Good Quality
 - d) Apartment Number
 - e) Inside Security Horizontal Tower Bolt.
- Floors in Homogenous Tiles (24"x24") RAK or Xmonica.
- Smooth finish plastic paint on all Walls and Ceilling in soft colours.



- Internal Doors of Strong and Durable Vaneer Flush door Shutters with Mehogany Wood Frame.
- Sliding Windows with tinted /clear Glass complete with Mohair Lining and Rainwater Barrier in Aluminum Sections
- Safety Grills in Verandahs and Windows.
- Concealed TV Antenna Line.
- All Apartments will have independent Electric Meters.
- Two Telephone connection Points (one master line) in Master Bedroom and Main Living.
- Intercom with connection to Concierge Desk.
- MK Type Electrical Switches, Plug Points and others.
- Electric Distribution box with Main switch.
- Two Emergency Lights and Two Fan Points in each Apartment.
- All Power Outlets with Earthing Connection.
- Provision for Air Conditioner in master bedroom & living room.
- Verandahs With Suitable light Points.

Bathroom Features

- All bathrooms with pvc door.
- Good quality sanitary wares.
- Glazed tiles in bathrooms up to full height.
- All bathrooms with floor tiles.
- Mirrors in all bathrooms with overhead lamps.
- Good quality bathroom features
- Tiled floor and long pan with lowdown in all bathrooms except master bath & common bath.

Kitchen Features

- Functional desinged rcc worktop with Tiles surface
- Double Burner Gas Outlet
- Wall tiles up to 7 feet height.
- Matching floor tiles.
- One stainless counter-top steel snik.

Optional Features

Various extra interior designing works and additional fittings and fixtures as per choice of allottee may be done at coast basis after approval of the company.

A P R O J E C T O F C O M F O R T

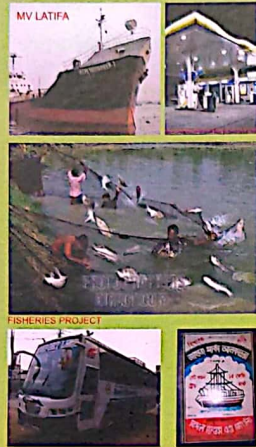
Terms & Conditions

General Terms And Conditions:

1. Interested person are welcome to apply for allotment of Apartments. The applications should be made on the prescribed form along with down payment. Allotment will be made on first come first served basis. The company has the right to accept or reject any application without assigning any reason there to. Buyers willing to make one time payment will be given preference.
2. All payments (Down Payment, Installments, Car park cost, additional works and other charges) should be made by Bank Draft or Pay Order in favour of "COMFORT DEVELOPMENT LTD".
3. Payments of installments and all other charges are to be made on the due dates. Any delay in payment up to 30 days will make the buyer liable to pay an interest of 10% per 30 days on amount of payment delayed. If the payment is delayed more then 45 days, then company shall have the right to cancel the allotment. In this case the amount paid by buyer will be refunded after deducting down payment as per companies policy.
4. The Company may change in the design and specifications of the project or layout of the apartments for the overall interest of the Project or due to unavoidable reasons. If the floor covering areas increased or decreased, the allottee will have to pay as per actual measurement.
5. Connection fees / charges, security deposit and other relevant / incidental expenses relating to gas, water, sewerage and electric connections are not included in the price of apartments. These payments will be made by the purchaser through "COMFORT DEVELOPMENT LTD" to the concerned authorities.
6. The possessions of each apartment shall be duly handed over to the allottee on completion of the project and on full payment of installments, other charges & taxes.
7. The purchaser will pay stamp duties, registration fees, documentation charges, VAT and other taxes and expenses to be incurred in connection with the Deed of agreement or allotment or transfer of the land and mutation of P.O etc.
8. The buyer must undertake to become a member of the Flat Owner's Association which will be formed by the purchasers of the apartment and duly registered under the concern authority for the Management of the common service such as Lifts, security etc.
9. For optional items of work additional payment shall have to made by the purchaser materials shall have to be supplied by him / her and he / she shall have to inform the company in writing within 90 days from the date of allotment.
10. After handing over of apartment the purchaser must consult the company prior to under taking any structure or layout changes within the apartment complex. Failure to do these expected jobs will be at the sole risk of the purchaser.
11. The completion period of construction of the project can be affected by unavoidable circumstances like civil war, natural calamities, political disturbances, materials crisis etc. and under such situation time period for completion of project may be extended.

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- RAIHAN SHIPPING LINES LTD.
- RISING SHIPPING LINES LTD.
- MODHUMOTI SHIPPING LINES LTD.
- COMFORT FILLING & CNG REFUELING STATION
- BENGAL FRIENDS & CO. LTD. JAHAJMARKA ALKATRA
- COMFORT LINE (PVT) LTD. (BUS)
- COMFORT LINE (PVT) LTD. (SHIP)
- PADMA SHRIMP FARMS LTD.



A CONCERN OF COMFORT GROUP



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