

Lets build a better future . . .

# Transparent Asha



Expected Hand over Time: December 2011



# Introduction

Starting its journey of success three years back under the spirit of shaping the next generations by building modern apartment complex in Dhaka city, Transparent Holdings Ltd. (THL) has now found its niche as one of the steadily growing real estate developers in the country. A member of REHAB, THL is engaged in designing, planning and building by ensuring all facilities in each project needed for a truly modern complex. Highest priority is given to clients' satisfaction through its complete ranges of services in a comprehensive manner.

A Six Storie apartment building Transparent Asha is located centrally in the Mirpur DOHS with access from the main thoroughfare having wide and well planned road from all sides, adjacent to Polish building and just opposite to Osmani Hall. The complex is in the close proximity of Mirpur Cantonment, National Defence College where a 6km road has already been laid out from here to Dhaka cantonment's Zia Colony MP check post near Hotel Radisson and Army Golf Club. Ideally the project is located within very easy reach to many pioneer schools and colleges, major Banks, modern clinics, Sher-E-Bangla stadium, shopping malls, Dhaka zoo alongside the proposed world class amusement park. Extraordinary design, modern concept & architectural creativity blended within this apartment ensures your satisfaction.

Mirpur DOHS, retains a classical aura where many aristocratic and elite families have chosen this part of the city as the most suitable neighbourhood for decade. The entire area surrounding the Transparent Asha is well worth your peace, security, time and money. Transportation and road communication are well planned with an link with every nook and corner of the city. Each apartment comprises 3 large bedrooms, 4 bathrooms, grand living, luxury kitchen with fitted appliances, guest W/C graceful dining, roof-top community centre and a wealth of period features.



## Ground Floor



Plot - 594, Road - 31  
Mirpur DOHS, Dhaka.

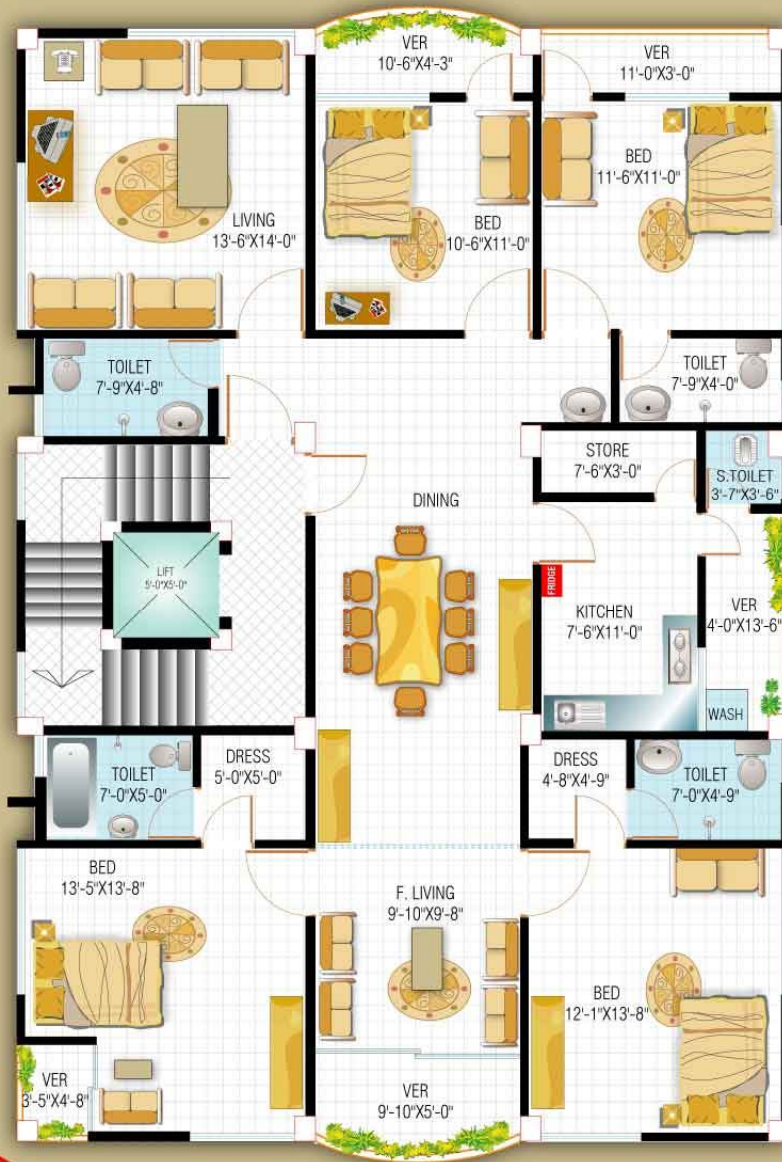
## Location Map



Transparent  
**Asha**



# Floor Plan



**Apt. Size (Single Unit): 2064 sft.**

# Floor Plan

Apt. Size:  
A - 1032 sft.



Apt. Size:  
B - 1032 sft.



## Features & Amenities

### Main Door :

- Decorative main entrance door and Shutter made by Chittagong teak, with -
  - (a) Door Chain
  - (b) Door handle with security lock
  - (c) Check Viewer
  - (d) Calling Bell Switch of Good Quality
  - (e) Door Knocker
  - (f) Apartment Number in Acrylic

### Internal Doors

- Internal Door(Frame -mahagoni) shutter: Strong and Durable Veneer Flush door with French Polish.

**Tiles :** Floor & Veranda in RAK/China Homogeneous 24 x 24 Tiles

### Bath Rooms

- Good quality Sanitary Wares in all Bathrooms RAK. Master bed model : Amanda, 2nd bed model : Orient, 3rd bed mode : corola
- Good quality Ceramic floor Tiles in Bathrooms RAK/Great well full high (12.5 x 12.5).
- Good quality Ceramic Wall Tiles in all Bathrooms. (12 x 16 )
- All Mirrors in Bathrooms with overhead Lamps.
- Good Quality fittings (Nazma/Sharif).
- Porcelain Soap Cases and Towel Rails
- Cabinet Basin in Master Bath.
- Bath Tab in Master bath (Acrylic) Rosaline or Famtasia (if possible).

### Kitchen

- Impressively designed Platform with marble Worktop.
- Double Burner Gas Outlet.
- Good quality Ceramic Wall Tiles RAK/Grate wall 10 x 13
- Good quality Ceramic Floor Tiles 12.5 x 12.5
- One Stainless Counter-top steel Sink with Mixer.
- Suitably Located Exhaust Fan.(Provision)
- Hot and cold waterlines provision in kitchen sink

### Major structural materials :

Steel : 40, 60, 72 Grade deformate Bar, manufactured by  
 i) Bangladesh Steel & Re-rolling Mills. (BSRM)  
 ii) Rahim Steel Mills Ltd.  
 iii) Islam Steel Mills Ltd.

### Cement :

- Best quality local made Holcim / Scan / Lafarge / Emirates use for structural purpose.
- Seven-Rings / Fresh / Shah Cement use for brick work & Plaster purpose.

**Brick :** First class auto gas burn brick.

**Generator :** Engine-Parkings, Alternator - Stamford.

**Lift :** Six-passengers lift (Orona / Sigma).

# Terms & Conditions

**TRANSPARENT HOLDINGS LTD.** is the exclusive developer and builder for planning, implementing and allotment of all facilities of the project as a modern and luxurious apartment complex, consisting of self-contained apartment, reserved car parking, other features etc. described in details.

1. Applications for allotment of apartments should be made on the prescribe application form duly signed by the applicant along with the Earnest Money. **TRANSPARENT HOLDINGS LTD.** has the right to accept or reject any application with out assigning any person thereto.
2. On acceptance of an application, **TRANSPARENT HOLDINGS LTD.** will issue an allotment letter / conformation letter with specific terms & condition to the applicant. The applicant / allottee shall then start making payment as per the schedule of payment. Allotments of apartment are made on first come first served basis.
3. All payments of earnest money, installments, additional works and other charges shall be made by Bank draft or Pay order or A/C Payee Cheque in favor of **TRANSPARENT HOLDINGS LTD.** For which respective receipt will issued. Bangladeshi residing may remit payments by TT Or DD.
4. Payments of installments, car park costs and all other charges are to be made on due dates. **TRANSPARENT HOLDINGS LTD.** May issue reminders to the allottee but, notwithstanding the issue of reminders, the allottee must adhere to the Schedule of Payment to ensure timely completion of consideration.
5. Delay of payments beyond the due date will make the allottee liable to pay a delay charge of 0.1% per day on the amount of payment delayed. If the payment is delayed beyond 30 days **TRANSPARENT HOLDINGS LTD.** shall have the right to cancel the allotment. In such an event the amount paid by allottee will be refunded after deducting the Earnest Money. (The said earnest money is TK 1,00,000/- (Taka One Lac) only for each apartment.
6. **TRANSPARENT HOLDINGS LTD.** and the ALLOTTEE will be required to execute an agreement for safeguarding the interest of the allottee as well as **TRANSPARENT HOLDINGS LTD.**
7. Connection fees/ charges, security deposits & other incidental expenses relating to gas, water sewerage and electric connection are not included in the price of apartment. These payments will be made by **TRANSPARENT HOLDINGS LTD.** directly to the authorities concerned, on the allottee's account. The allottee will be billed proportionately on actual costs basis.
8. Limited charges in the specifications, design and / or layout of the apartments and other facilities may be made by **TRANSPARENT HOLDINGS LTD.** in large overall interest or due to unavoidable reasons.
9. **TRANSPARENT HOLDINGS LTD.** May cancel an allotment on non-payment of installment in disregard of reminders and after final intimation to allottee by registered post at the address given in the application form
10. The possession of each apartment shall be duly handed over to the allottee on completion and on full payment of installments and other charges and dues and till then the possession will rest with Transparent Holdings Ltd.
11. The allottee will pay stamp duties, registration fee, documentation charges and any other taxes and expenses likely to be incurred in connection with the Deed of Agreement, Allotment, Registration, Transfer etc. Only the actual amount shall be charged.
12. After taking over of the apartment or the project, the allottee's must consult **TRANSPARENT HOLDINGS LTD.** Prior to undertaking any structural or layout changes with in the apartment complex. Failure to do so will be at the sole risk of the allottee's.
13. The schedule of implementation has been methodically prepared to ensure both high quality and smooth progress of work. Construction is scheduled to be completed within December '2011.
14. The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of **TRANSPARENT HOLDINGS LTD.** Like force majeure, natural calamities, political disturbance, materials scarcity or price escalation, strikes and change in the fiscal policy of the state etc.
15. If, for any reason beyond the control of Transparent Holdings Ltd. The implementation of 'Transparent Chandrodip' is abandoned, **TRANSPARENT HOLDINGS LTD.** will refund to the allottee the Earnest Money and all installments deposited with in 120 (One Twenty) days from the announcement made to this effect. In this eventuality, the allottee will not entitled to any claims or damage whatsoever.
16. The allottee(s), after full payment of dues, will elect from among themselves a board of Management for managing the general affairs in the common interest. Each allottee must deposit Tk. 25,000/- for each allotment of apartment towards the Reserve Fund.

**General Disclaimer**

The information contained in this Brochure and Plans are subject to change as may be required by the authority or the projects architect.

All measurements are approximate.

All illustrations are artist's impression only.



## **Transparent Holdings Ltd.**

Corporate Office : House # 37, Road # 27, Block-A, Banani, Dhaka-1213

Phone : (+88 02) 9882508, 9882509, Cell : 017300 33930, 01730033931, 01730033932, 01730033935

E-mail : [info@transparentholdings.com](mailto:info@transparentholdings.com), Web : [www.transparentholdings.com](http://www.transparentholdings.com)

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