

Lets build a better future

Transparent
Ruby Castle

Expected Hand over time: September 2012



Transparent
Holdings Ltd.

Introduction

Starting its journey of success three years back under the spirit of shaping the next generations by building modern apartment projects in the 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.

An exclusive corner plot with nine storied apartment complex at Mirpur, Section-11, Transparent Ruby Castle, is yet another venture which has been designed to house all the amenities that a modern residential complex offers to provide the best living experience for its residents. Transparent Ruby Castle is a Luxury apartment complex with easy access from the main thoroughfare having 40 ft. & 60 ft. wide road adjacent to Benarashi Palli, Mirpur DOHS and well-established educational institutions like Scholastica, Hermann Gmeiner School & College, Govt. Bangla College, Cricket lovers favourite spot Shere-Bangla stadium. The project is also flanked by almost all major banks like One Bank, DBBL Bank, Bank Asia, Chinese restaurant, KFC, Mid town shopping Mall, Mirpur Super market, XinXian, Persona and the proposed world class amusement park within the Dhaka Zoo.

Mirpur, Section 11 is distinctly an ideal location for congenial living environment for the urban city dwellers because of its social environment and its overall functionality from all aspect of living needs. The neighborhood surrounding the Transparent Ruby Castle 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 hall and a wealth of period features.

Ground Floor



Location Map




Transparent Holdings Ltd.
Ruby Castle
 Plot 1/1.1/2, Lane#25
 Block#D, Sec#11, Mirpur, Dhaka.



Transparent
Ruby Castle



Floor Plan



Floor Plan



Type B : 1130 sft



Features & Amenities

Main Apartment Features:

Internal Doors :

Solid Teak Decorative/equivalent quality main door with

- (a) Door Chain
- (b) Door handle with security lock (Italy/Thailand/Japan)
- (c) Check Viewer
- (d) Calling Bell Switch of Good Quality
- (e) Door Knocker
- (f) Apartment Number in Acrylic

Internal Doors :

- Internal Door's Frame- mahagoni, shutter- Strong and Durable Veneer Flush door with French Polish.
- Floor & Veranda in RAK/China Homogeneous 24" x 24" Tiles.
- Smooth finished plastic paints on walls & Ceiling in soft colors.
- Sliding windows with tinted color glass complete with mohair lining & rain water barrier in Aluminium sections.
- Three Telephone connections points- master bed, 2nd bed & living room.
- Intercom with connection to concierge desk.
- Three emergency lights & two fans point in each apartment.
- Provision for air conditioners in master bed, 2nd bed & living room.
- Veranda with suitable light point.
- MK type electric switches, plug points & others fittings.
- Mortice lock in all doors

Bathrooms:

- 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 Fantasia (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 deformat Bar, manufactured by
 - i) Bangladesh Steel & Re-rolling Mills. (BSRM)
 - ii) Rahim Steel Mills Ltd.
 - iii) Islam Steel Mills Ltd.

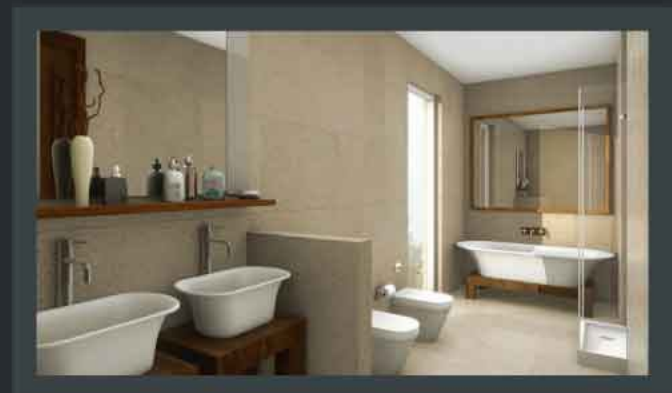
Cement :

- 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.



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MEMBER REHAB