



Amader LOTUS

@ HOUSE NO- 32, ROAD- 22, SECTOR-10, UTTARA, DHAKA-1230



RAJUK ENLISTED

www.shawalgroupbd.com



INTRODUCTION

We take pride in announcing our residential project **"Amader Lotus"** at Plot no- 32, Road- 22, Sector-10, Uttara, Dhaka-1230. The most planned residential area in Dhaka Metropolitan City. This is designed for a very prestigious clientele who want to enjoy the ultimate in luxury living far from the main hustle and bustle of the commercial hub yet so very near to all amenities of modern living the location makes it perfect for peaceful living.

The building consists of six apartments from first to Sixth floor and 3 beds, living room, dining space, kitchen, verandahs and baths are delicately arrayed to meet the demands of your life style.

"Amader Lotus" is a South Facing project providing all the service, comfort, security and amenities of a standard living for fulfilling your expectations. To enhance on – site amenities, a reception room along with secured car parking, lift, standby generator/IPS and other extra facilities is added at the complex. This exclusive residence combining all the convenience of modern living is situated within short distance of School, college, University, shopping malls, Restaurants, Clinics, Hospitals & public transportation.

PROJECT BRIEF

PROJECT NAME : "Amader LOTUS"

ADDRESS : 7-Storeyed Residential Building, Plot no- 32, Road- 22, Sector-10, Uttara, Dhaka-1230

NO. OF STORIED : Ground+6(Six)

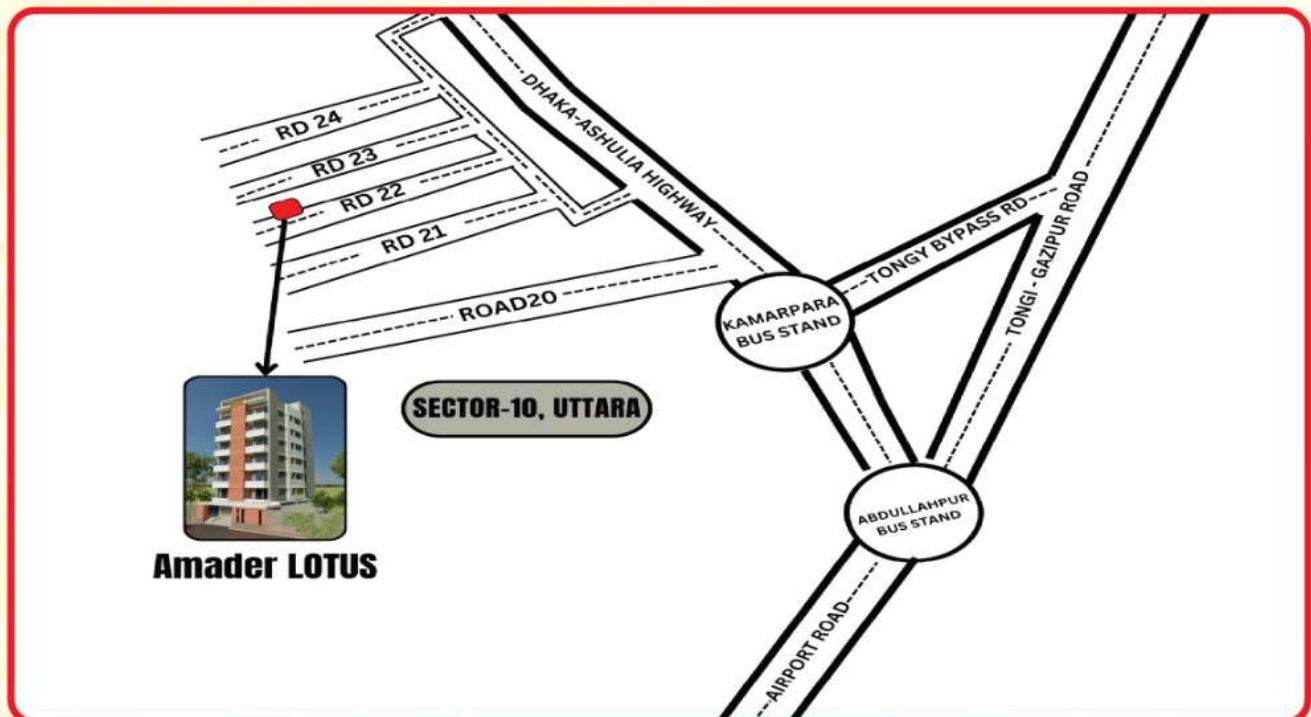
UNIT PER FLOOR : 01 (One)

FLOOR SIZE : 1600 SFT (±)

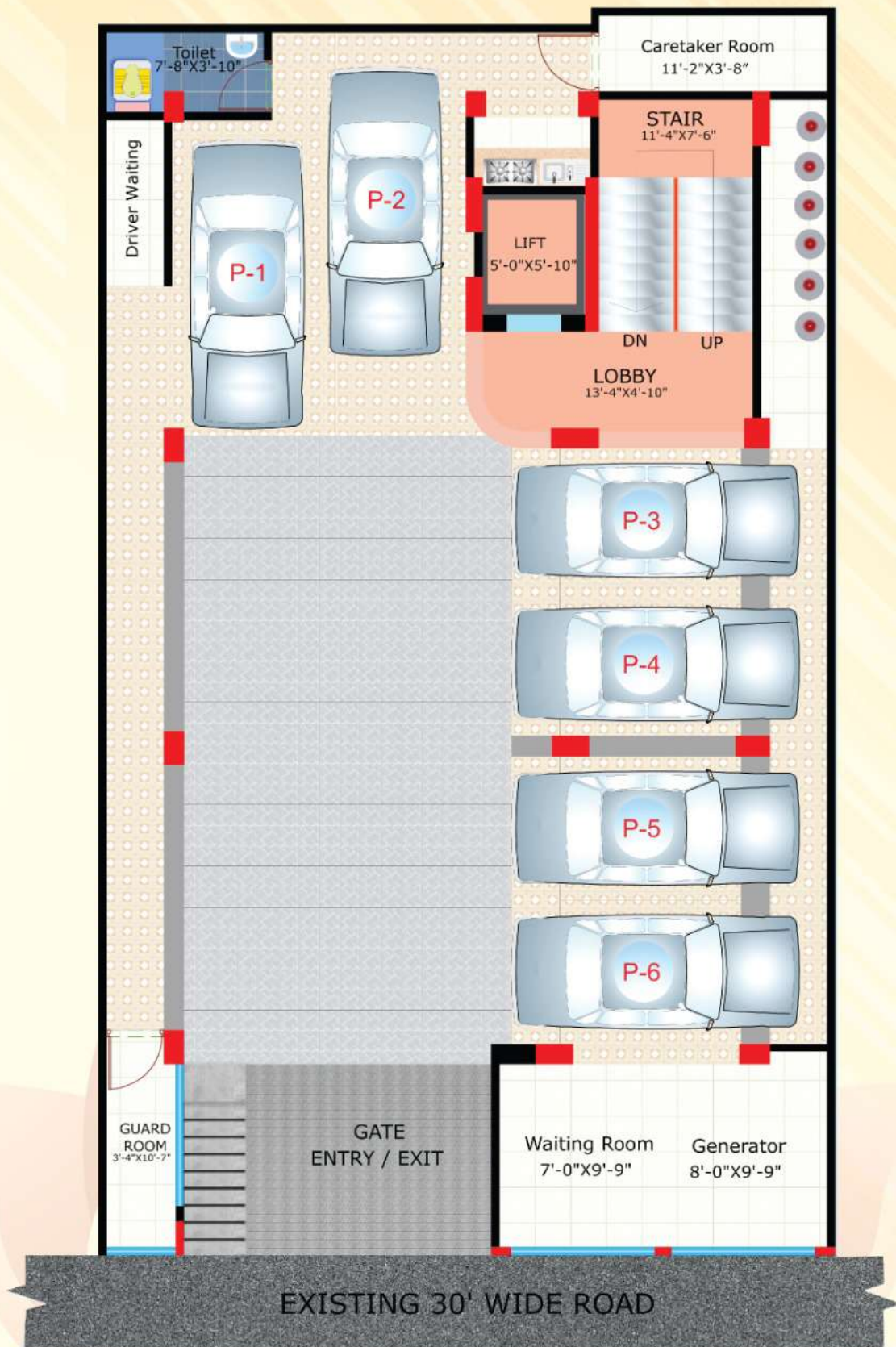
NO. OF PARKING : 6 (Six)

LIFT : 1 (One)

HANDOVER : December, 2025







GROUND FLOOR PLAN

SCALE: 1:100

UNIT SIZE : 1600 SFT (±)



2ND/4TH/6TH FLOOR PLAN
SCALE: 1:100

TERMS AND CONDITIONS:

APPLICATION

Interested client(s) will submit application in prescribed form supplied by AMADER PROPERTIES LTD. Duly signed by the buyer(s) along with down payment Tk.5,00,000.00 as earnest money. The company has the right to accept or reject any application without assigning any reason thereto.

Allotment will be made on first come first service basis. On acceptance of application, the company will issue an allotment letter in favor of the applicant. This will include the payment schedule, which the buyer should follow on receiving the allotment letter. Buyer(s) willing to make one-time full payment will be rewarded with substantial rebate.

PAYMENT

The buyer will make the payment as per payment schedule. All payment should be made by cash or A/C payee cheque or bank draft or pay-order in favor of AMADER PROPERTIES LTD. Against which, the company will issue the proper money receipt. Buyers residing abroad may remit payment by TT/DD/P.O.

SIGNING OF DEED OF AGREEMENT

After confirmation of allotment, the buyer has to sign the deed of agreement within 30(thirty) days from the date of making the payment of Booking money & 30% Down payment.

DELAY PAYMENT

The company accepts the Buyer to strictly maintain the payment schedule settled earlier. It must be maintained here that timely completion of the project entirely depends upon the timely payment of the buyer(s). The buyers are liable to pay a delay charge of 5% per month on the amount delayed. If the payment is delayed beyond 30(thirty) days, APL has the right to cancel the allotment without any notice to the allottee. In such case buyers deposited amount will be refunded after sale out the same apartment to a new buyer. Also, an amount of 5% of total sale price will be deducted from the buyer as incidental charges.

MODIFICATION

The company reserves the right to make minor changes in both architectural and structural design of the project. Limited change can be made in specification for overall interest of the project.

POSSESSION

The possession of each apartment shall be duly handed over to the allotted-on completion of the project and after full payment of installments and other charge. Otherwise the company will not be handed over the possession to the allotted.

ALLOTMENT TRANSFER

The buyers are not entitled to transfer the application to third party till the apartment is handed over to him.

FORCE MAJURE

The completion of the period of the construction of the project can be affected by unavoidable circumstances beyond the control of the company like force meager, natural calamities, political disturbance, strikes and changes in the fiscal policy of the state etc.

INCIDENTAL COST

Connection fee, security deposit for WASA, gas, electricity and incidental cost are not included in the apartment price. Proportionate share of undivided & undemocratic land will be registered in favor of each buyer as per current rules and regulations of the government.

TRANSFER AND REGISTRATION COST

All costs related to transfer of ownership like sale permission, stamp duty, registration cost, Govt. tax, vat, document charges, incidental expenses would be borne by the buyer on actual bases before registration.

OWNERS ASSOCIATION

The buyer must be a member to the apartment owner's Association, which will be formed by the apartment's owners with the view to maintaining the general affairs if the apartment complex for common interest. Each apartment owners must initially deposit Tk.10, 000/- to the reserve fund before taking of apartment.

ENGINEERING FEATURES:

Building is planned and designed by professional Architects and Engineers. Structural design parameter is based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) codes and Bangladesh National Building code (BNBC) with considering earthquake and wind factor.

Sub-soil composition is analyzed from laboratory for foundation design.

All construction materials including 500w/60 grade tor steel M.S. Reinforcement, Stone chips, Brick chips, cement, bricks, sand, etc., will be of superior quality.

COMMON FACILITIES:

- Solid decorative main entrance wooden door (Mehguni)/imported (Malaysia) door with impressive door lock & check viewer.
- Floors will be ceramic Glazed Tiled-24"x24" (CBC/FU-WANG/AKIJ/DBL MIR/SHELTECH or equivalent).
- Plastic paint (off white) on inside walls and Distemper (white) on ceilings.
- Weather coat paint on exterior walls.
- All windows are 4-inch section sliding with 5 mm clear glass complete with mohair lining and 3-inch square bar safety grill.
- Veneered Flush door (Garjon) shutters with round lock and French polish will be used for all internal doors except toilet.
- Toilet door will be pvc(RFL/Partex & equivalent)
- One stand-by emergency generator/IPS for Lighting in common space & stairs

BATHROOM FEATURES:

All walls (up to false ceiling) will be covered with ceramic glazed tiles-10"x16" and matching floors will be covered (CBC/Akij/Mir/FU-WANG/SUNPOWER/DBL). Best quality local made sanitary wares (RAK/BISF or equivalent) will be fixed. In addition to these all-other fittings and fixtures will be local APL standard quality. Hot water provision will be kept in master bathroom. Commode will be provided in attached bathrooms, other fittings, fixtures like Faucet, Towel rail, moving shower, Soap case, Toilet paper holder, Mirror over basin are of APL stander local fittings.

KITCHEN FEATURES:

Platform with Granite work top. Double burner gas outlet over concrete platform. One counter top (single bowl) stainless steel sink. Provision for exhaust fan at suitable location. 7'-0" wall tiles over worktop (CBC/RAK /FU-WANG/SUNPOWER/Equivalent).

ELECTRICAL FEATURES:

- Foreign electrical switches (MK type), circuit breakers and plug points.
- Electrical distribution box with main switch.
- Concealed electrical wiring.
- All power 3-pin outlets with earthing connection.
- Intercom service from Guard room to each apartment.
- Calling bell switch to be provided to the near main entrance door.
- One 2-pin plug point in each bedroom, family spaces, living and dining.
- Provision for Air-conditioner in master bed and living room.

OPTIONAL FEATURES:

Provision which may be arranged at actual cost basis upon approval of APL for various type interior design and additional fittings and fixtures as per choice of Apartment buyers.

OUR COMPLETED PROJECT



TULIP
Kallyanpur (Rd #1)



SHANTI SADAN
Bashundhara (R/A)



SOUTH VIEW
Tajmahal Road



FATHER'S DREAM
Tajmahal Road



DOLONCHAPA
Johuri Moholla



ORCHID
Babar Road



ROSE GARDEN
Madrasha Road



AYESHA HABIB PALACE
Sekhertek, Mohammadpur



VILLA DE SHAHID
West Dhanmondi



SUFIA VILLA
Tikka Para



GREEN HOUSE
Ullon, Rampura



SOUTH GARDEN
MIRPUR-1



TAHMINA PALACE
Kallyanpur (Rd #1)



RAJANIGANDHA
Sekhertek, Mohammadpur



TULIP-2
Baitul Aman Housing



NILACHAL
Kalabagan

A CONCERN OF SHAWAL GROUP



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