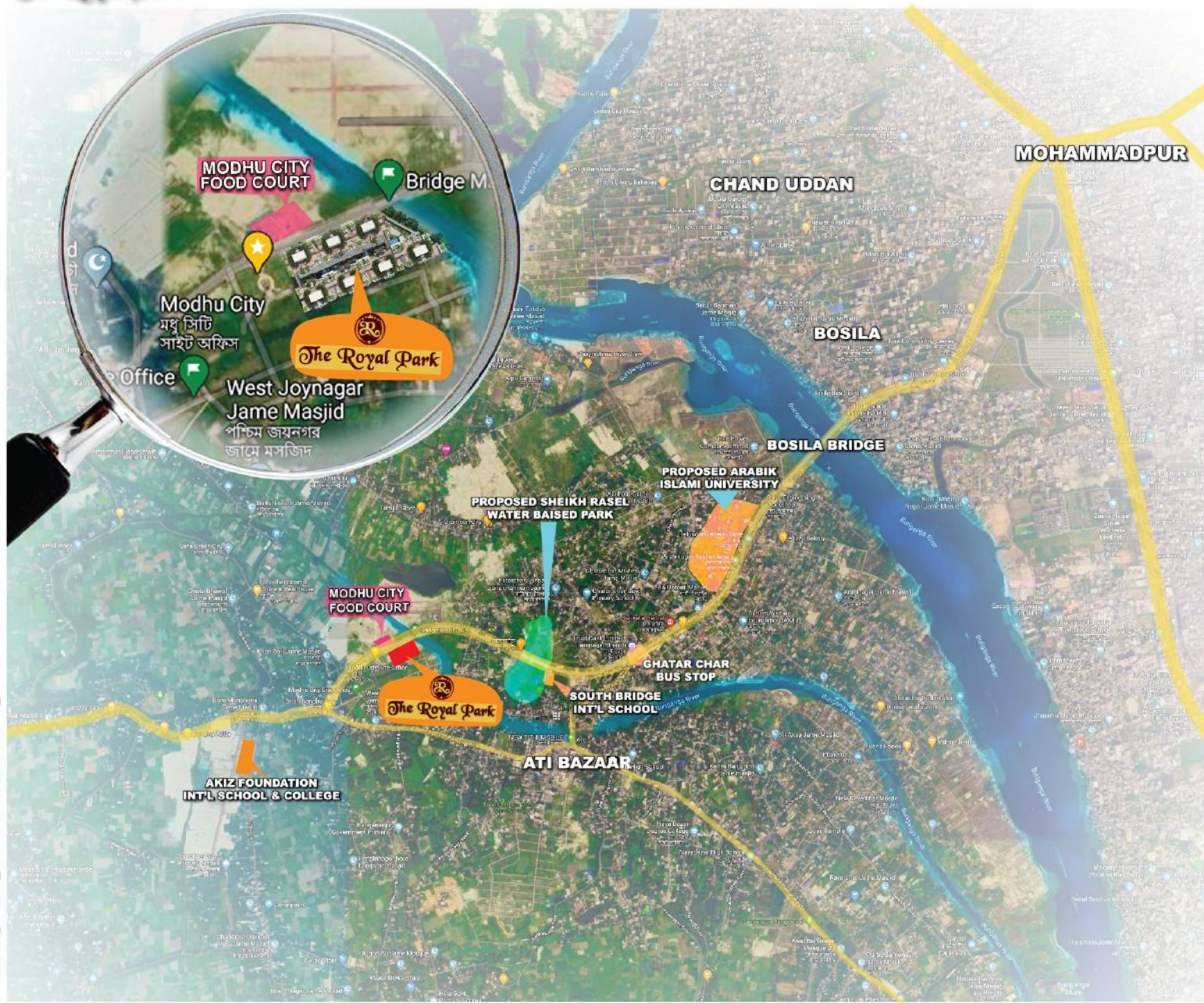




The Royal Park



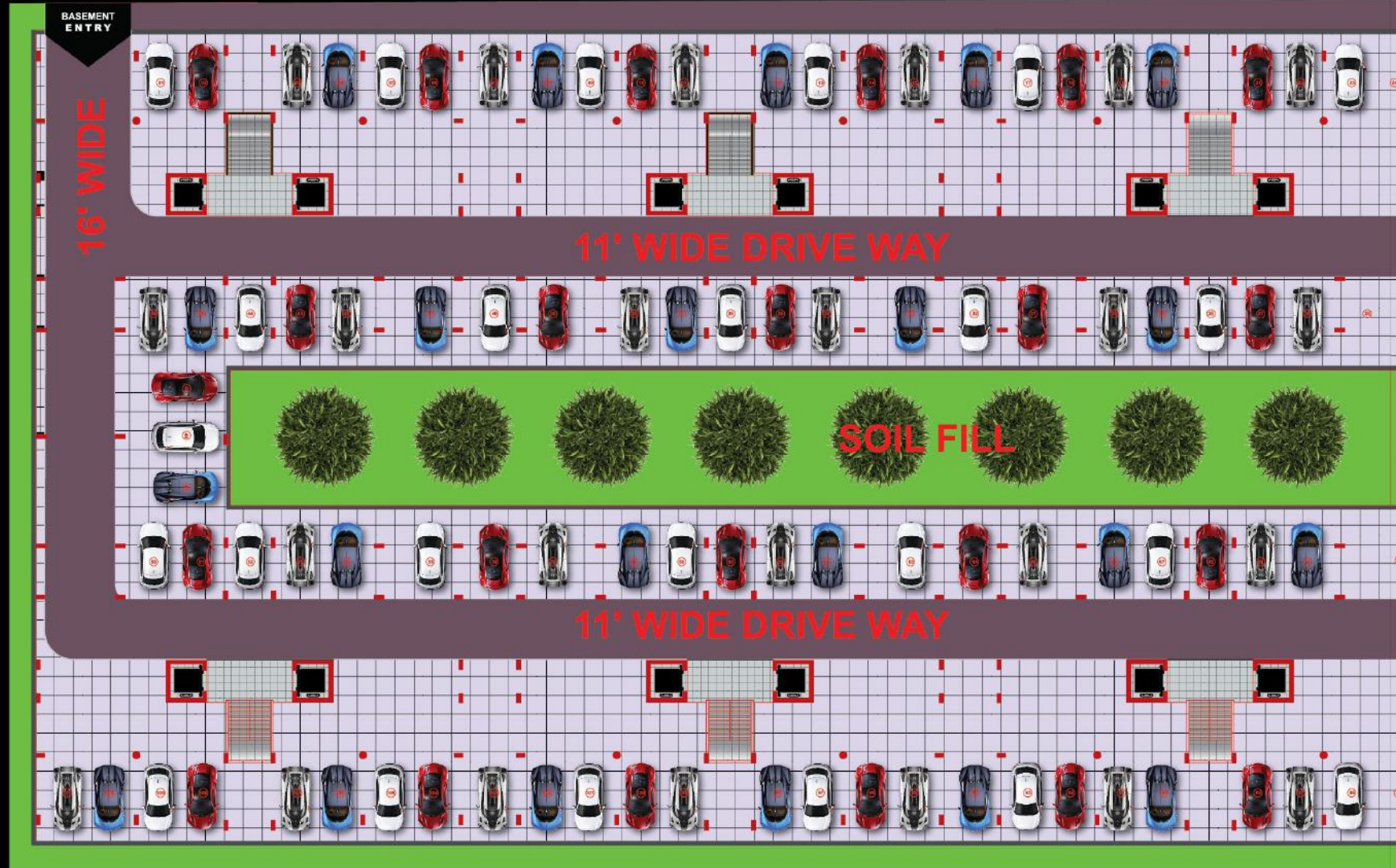




PERSPECTIVE VIEW

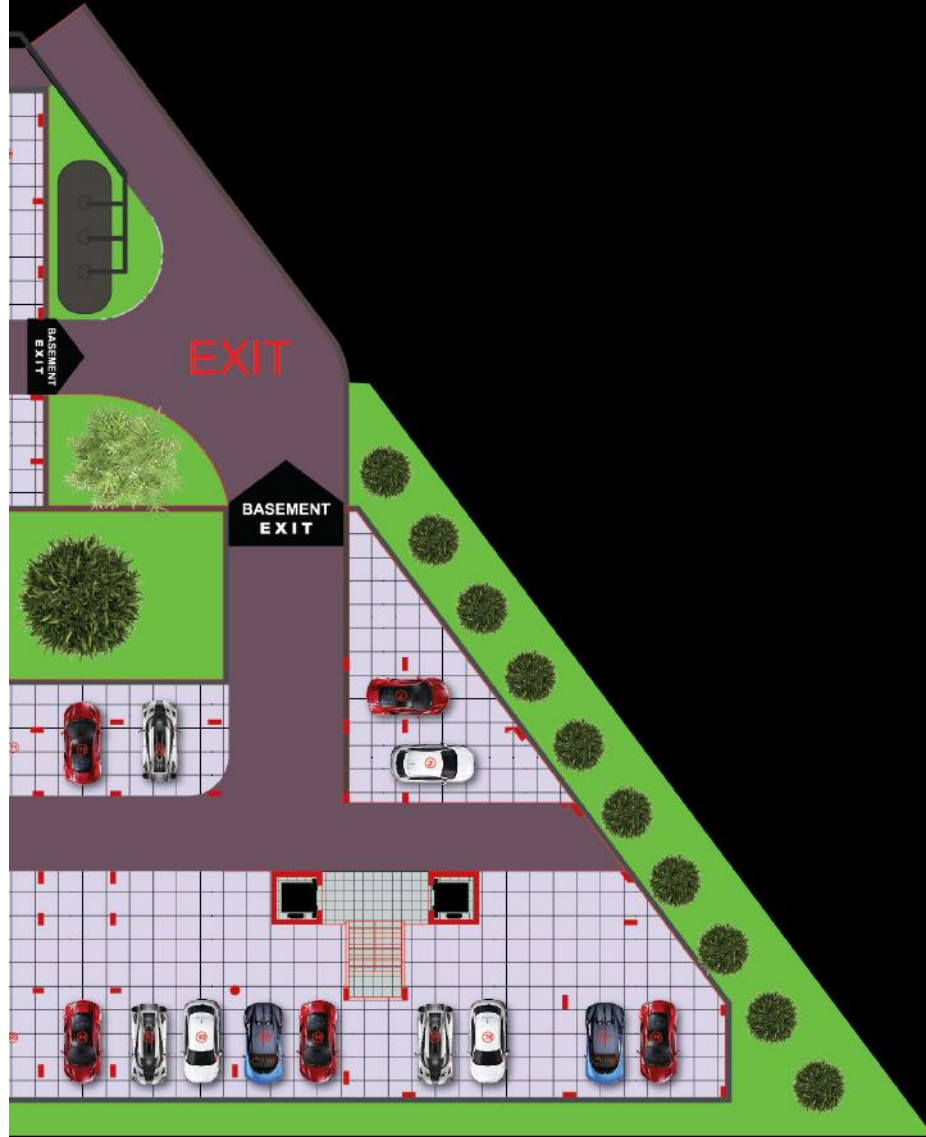
SEMI-BASEMENT FLOOR PLAN

SEMI-BASEMENT FLOOR PLAN



111 NOS PARKING AT SEMI-BASEMENT

SEMI-BASEMENT FLOOR PLAN



The Royal Park

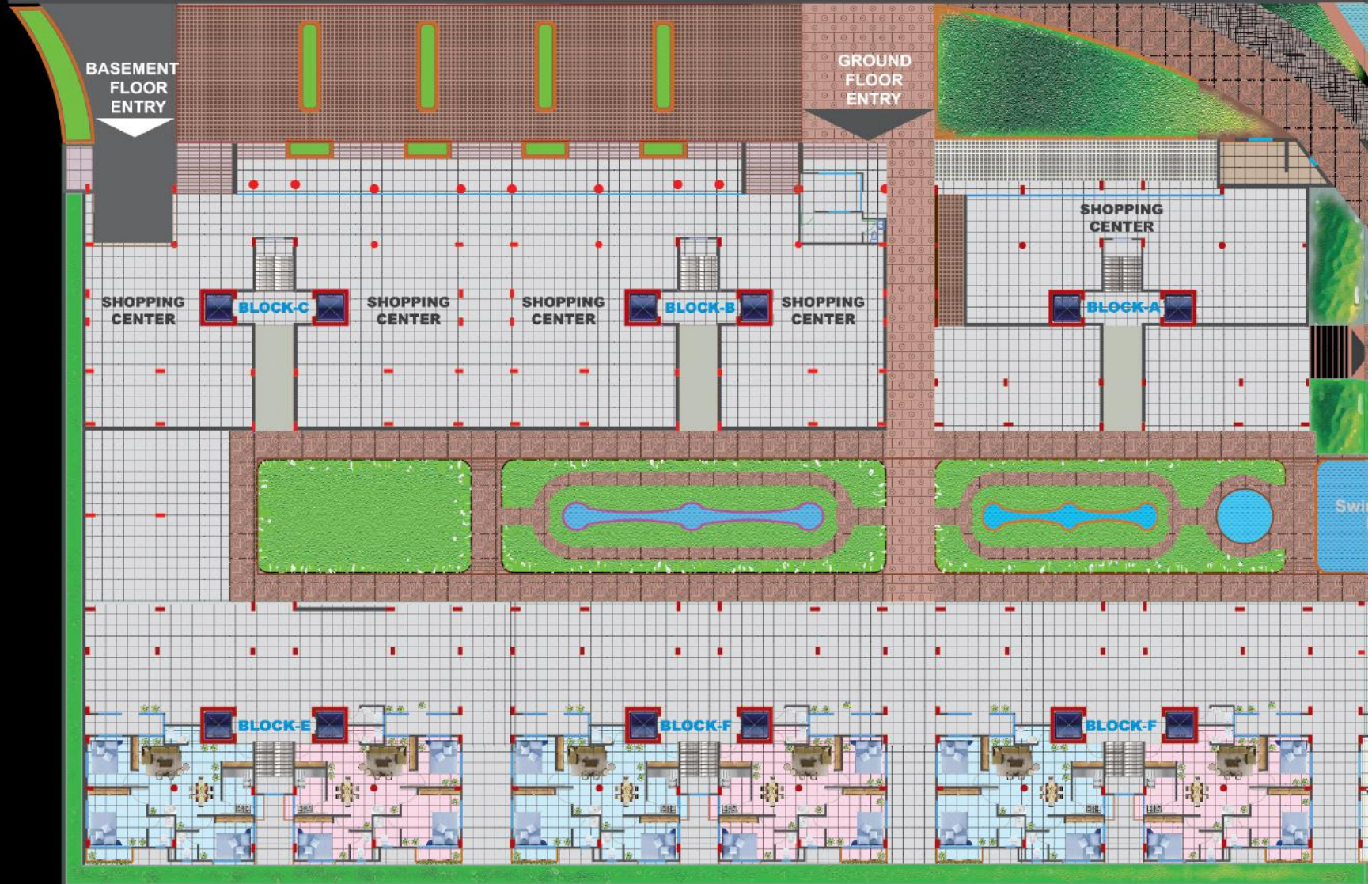


SEMI-BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

120' WIDE ROAD

GROUND FLOOR PLAN



GROUND FLOOR PLAN

The Royal Park | 07

A D



The Royal Park



GROUND FLOOR PLAN

COMBINED FLOOR PLAN

COMBINED FLOOR PLAN



COMBINED FLOOR PLAN

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COMBINED FLOOR PLAN

BLOCK A-C

1250 SFT / UNIT

TYPICAL FLOOR PLAN



BLOCK D-F

1250 SFT / UNIT





LANDSCAPE VIEWS

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LANDSCAPE VIEWS

ROOF TOP LANDSCAPE





আকর্ষণীয় বৈশিষ্ট্য সমূহ

বৈশিষ্ট্য সমূহ



ম্যানেজমেন্ট
ও মাইনটেনেন্স
অফিস

Just take a look at the
Specifications of construction
Where we are not interested
To compromise even for a while



Materials of the structure:

Holcim/Scan/Lafarge/Shah/Cemex or available Cement Brand, Concrete Block, Highest standard steel, stone/brick, chips etc.



Electrical Fittings:

Best quality concealed electrical wiring BRB/BBS/Paradise/Poly pvc cable conduits for air conditioners, lights, fan, sockets, plug points, telephone, dish antenna & other outlets.

Provision for air conditioner (A.C) with plug point will be there in Master Bedroom, & Children's room.

Concealed telephone line, intercom, TV & satellite dish line cable & also provision for refrigerators, etc. at convenient location.

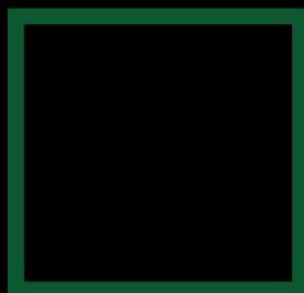


Equipment:

RASKIN Properties Ltd. Possesses a wide range of construction for The Royal Park, e.g. concrete mixture machines, concrete vibrators, water pumps, levelling instruments, stuttering materials, material handling equipments etc.

Stair:

Spacious and superbly proportioned staircase with best quality SS/MS hand railing and RAK/ China inhomogeneous stair tiles as per architect design.



Windows:

Best quality aluminium framed sliding wide windows with 5mm quality tired/clear glass (PHP/Nasir glass). Safety grill with matching color will be provided in all windows and verandahs. Mosquito net provision in all windows.



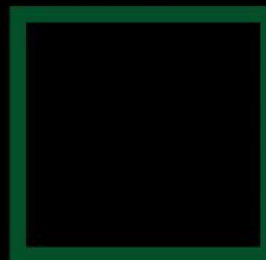
Main Floor:

Good quality 24" x 24" Mirror polished imported tiles at drawing room and Dining room and good quality mirror polished tiles (24"x24") from China in all rooms.



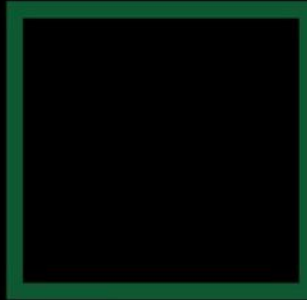
Basic Structure:

Appropriate foundation with RCC frame Structure according to the structural design based on Bangladesh National Building Code (BNBC). BSRM/RSRM/KSRM/AKS will be the Preferred brand for MDCP.



Roof Top Garden:

Garden will be decorated by the specialized professional team and it will be maintained by the Owner of apartment owners association at their own Cost.



Kitchen:

Concealed water lines with good quality glazed tiles in wall up to the height of cabinet. Good quality polished single bowl stainless steel sink with cock. Provision for exhaust fan & double burner gas outlet on concrete platform.



Doors:

Main entrance door will be made of good quality seasoned teak wood with check viewer. Safety view decorated good quality handle with cylindrical lock internal doors will be (veneer chapalish) flush door. Water resistance quality doors will be available for all verandahs and bathrooms.



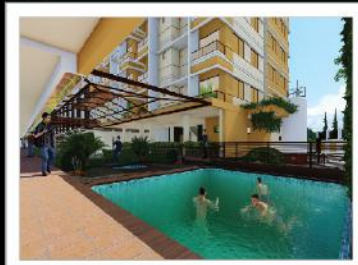
Verandah:

Verandah railing as per architectural design (SS & MS structure and glass). good quality China tiles for floor as structured in drawing.



Swimming Pool & Health Gym:

There will be a beautiful lake in the project both side and a Gym inside the lake with a beautiful bridge and walkway around the Lake.



Water reservoir:

Underground water reservoir with sufficient capacity as per requirement & also overhead water tank.



Paint:

Cast iron bars/wrought iron will be painted with enamel paints according to the drawing design. Plastic paint or distemper will be used for inside/indoor. Weather coat will be available for outside/outdoor. Barger or Asian Paint will be used for all paint



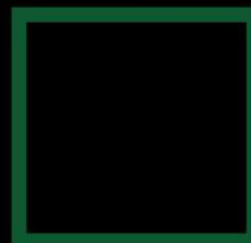
Parking:

Every Residential Building Complex has arrangement of adequate number of Parking. At Ground floor and 1st floor



Toilet/Bathrooms:

Best quality white glazed wall tiles (8"x12") & best quality floor tiles (16"x16") from China. Best quality Stella/RAK/other equivalent available brand white or coloured combination set with pedestal basin in master bath. Towel rail, soap case & toilet paper holder will be best quality forced. Conceded hot and cold water GI pipeline at master & children's room having separate plug points for geysers. Best quality mirrors and overhead lamps in front of wash basin.



PROCEDURE OF FULFILLING THE DREAMS

RESERVATION/ BOOKING

Application for reservation of a Apartment in ROYAL PARK is to be made on the prescribed application form duly signed by the applicant and shall be submitted to the sales dept. with the booking money. The company reserves the rights to accept or reject any application without assigning any reason.

REGISTRATION

After getting 40% amount from the total agreed value, land registration can be given as a token of security and the rest 60% shall be allowed to give as per payment schedule.

This is a huge opportunity for a customer to grab with full of security.

SCHEDULE OF PAYMENT

That the buyer must strictly adhere to the schedule of payment indicated in this allotment agreement. Delay of payment beyond the due date will make the allotter liable to pay delay default charge @ 10% per month on the amount of payment delayed. Default charge shall be chargeable on every day delay.

UTILITY SERVICE

Connection fees, security deposits and incidental charges relating to water, gas, power connection are not included in the price of Apartment of ROYAL PARK.

CANCELLATION OF ALLOTMENT

After the allotment of a Apartment, if the buyer/applicant(s) want to surrender or cancel the allotment or in case of failure by the buyer(s) to pay the instalment according to the payment schedule, Company shall have, The

right to cancel the allotment. In such an event the amount deposited with the company will be refunded after deducting 10% from the total deposited amount according to the rule of Bangladesh Gadget but further registration charge will be paid by the 1st allottee.

UNCERTAINTY

The completion period of project may be affected by unavoidable circumstances which

payment within a specific period. On receiving the down payment of the specified amount, the company will issue an allotment letter and payment schedule.

PAYMENT PROCEDURE

All Payments of booking money, down payment, instalments, additional working costs and other charges shall have to be made by account payee cheque, bank draft or pay order in favour of RASKIN Properties Ltd. against which proper receipts will be issued.

Allotment, registration and transfer etc. only the actual sums shall be charged.

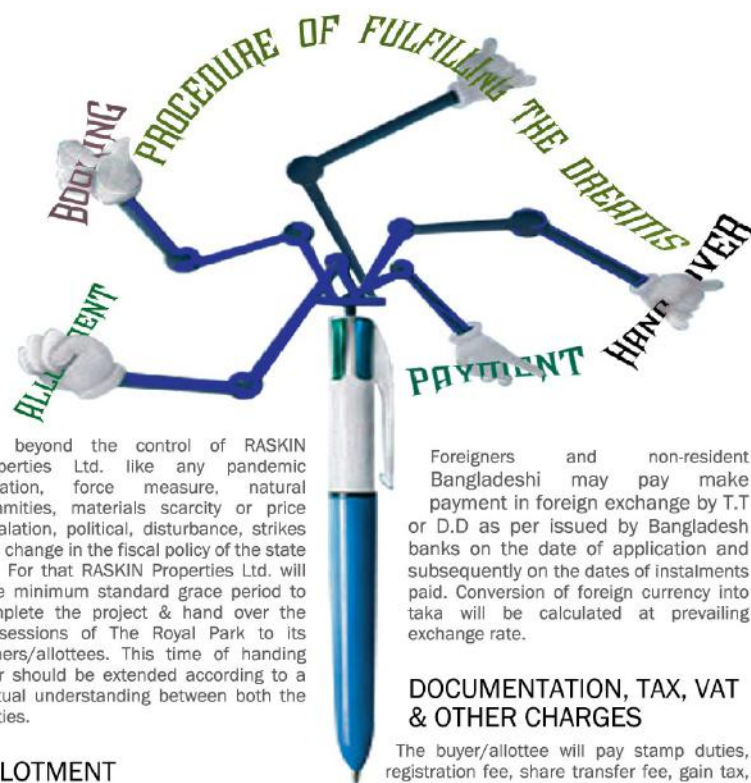
TRANSFER OF ALLOTMENT

Until the full payment of all instalment and other charges, the buyer/allottee shall not have the right to transfer the allotment to a third party.

HAND OVER

The possession of each Apartment and parking space shall be handed over to the buyer/allottee within the agreed committed time on full payment of instalment and other charges and dues.

The Royal Park is specially focused on the selected customers so that it can make the like-minded



are beyond the control of RASKIN Properties Ltd. like any pandemic situation, force measure, natural calamities, materials scarcity or price escalation, political, disturbance, strikes and change in the fiscal policy of the state etc. For that RASKIN Properties Ltd. will take minimum standard grace period to complete the project & hand over the possessions of The Royal Park to its owners/allottees. This time of handing over should be extended according to a mutual understanding between both the parties.

ALLOTMENT

After receiving the application form and the booking money, the applicant will be requested to confirm the reservation by making the down

Foreigners and non-resident Bangladeshi may pay make payment in foreign exchange by T.T or D.D as per issued by Bangladesh banks on the date of application and subsequently on the dates of instalments paid. Conversion of foreign currency into taka will be calculated at prevailing exchange rate.

DOCUMENTATION, TAX, VAT & OTHER CHARGES

The buyer/allottee will pay stamp duties, registration fee, share transfer fee, gain tax, documentation charge, and other miscellaneous expenses likely to be incurred in connection with the deed of agreement,



The Royal Park

প্রকল্প এলাকার বিশেষ আকর্ষণ

- | প্রকল্পটি মোহাম্মদপুর বাসস্ট্যান্ড থেকে মাত্র ১০ মিনিটের দূরত্বে ১৫০ রোড সংলগ্ন
- | প্রকল্পের সম্মুখে মধুসিটি ফুডকোর্ট এবং মধুসিটি কর্তৃক নির্মিতব্য প্রস্তাবিত অত্যাধুনিক আন্তর্জাতিক মানের শপিং মল
- | প্রকল্পের সন্নিহিতে প্রস্তাবিত অত্যাধুনিক বাস টার্মিনাল
- | প্রকল্পের সন্নিহিতে রাজউক কর্তৃক নির্মিতব্য একটি আন্তর্জাতিক মানের অত্যাধুনিক নয়নাভিরাম লেকসহ এমিউজমেন্ট পার্ক “শেখ রাসেল ওয়াটার বেইজড পার্ক”
- | প্রকল্পের নিকটেই স্বনামধন্য সাউথ ব্রিজ ইন্টারন্যাশনাল স্কুল (ইংলিশ মিডিয়াম স্কুল) এবং অকিজ ফাউন্ডেশন স্কুল এন্ড কলেজ (বাংলা মিডিয়াম স্কুল)
- | প্রকল্পের নিকটেই নির্মিতব্য আন্তর্জাতিক ইসলামী আরবী বিশ্ববিদ্যালয়
- | প্রকল্পের সন্নিহিতেই বাস স্ট্যান্ড থাকায় মতিঝিল সহ ঢাকার যে কোন এলাকায় যাতায়াতের পাবলিক ট্রান্সপোর্টের বিশেষ সু-ব্যবস্থা বিদ্যমান।

DESIGN AND CONSULTANT
ADOBE ILLUSION LIMITED





The Royal Park

A Project of



RASKIN PROPERTIES LTD.

A concern of **MARS GROUP**

Corporate Office 01:

Gawsia Twin Peak, House # 42 & 43 (New), 742 & 743
(Old), 9th Floor, Satmasjid Road, Dhanmondi, Dhaka-1209.
Phone: +88 02 4811 0570, +88 02 4811 0571

Corporate Office 02:

House # 52/A (3rd Floor), Road # 9/A, Dhanmondi, Dhaka - 1209
Phone: +88 02 4811 0570, +88 02 4811 0571

E-mail: info@raskinproperties.com.bd
web: www.raskinproperties.com.bd