

Exclusive Apartment
@ *Gabtolí*
2/1, Kotbarí, Gabtolí, Mirpur-1





INNOVA
SHIRAJ PALACE

Perspective View

INNOVA
DEVELOPMENT LTD.
Innovating Green Living...

PREFACE

Innova Development Ltd. Is an up growing Developer Company with a motto of “*Innovating Green living*”. Our journey is to contribute in building the new Bangladesh by using the latest construction technologies of green. We are a team to work with to imply world class real estate concept across various business line with the highest standards of professionalism, ethics and quality. We design a space of serenity, a mere indulgence to the natural resources and a careful balance between contemporary need and desire of peace.

In this trend **Innova Development Ltd.** whose main vision is “*Innovating Green Living*” is in pursuit of creating a living space with all the essence of human life. Our project **INNOVA SHIRAJ PALACE** in the auspicious location of Bagbari, Gabtoli is one of our creative pursuits.

The location is a superb attraction for the residents within the close proximity of urban needs. Our designers are on their relentless effort to create a successful community living by accommodating all functions in a comfortable layout. As a result, the residents are blessed with maximum benefit of resources of our beautiful tropical climate. All the amenities provided for the building will foster the beauty of living in urban setting.

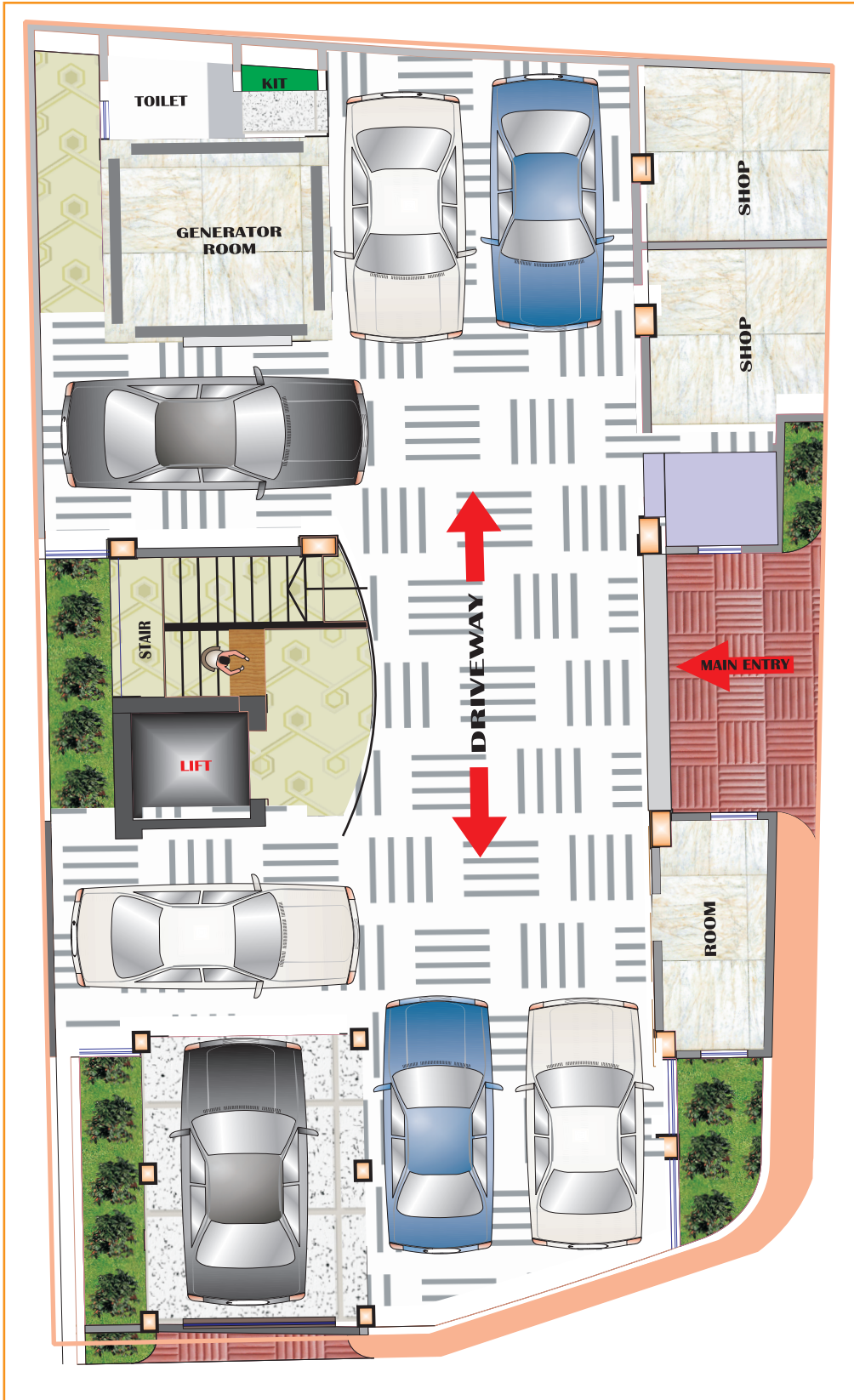
In detail 2 units have been arranged with a central core. The element of the nature is highly regarded here. Efforts are concentrated to catch the maximum air and light from south and negate the scorching west sun in ventilation and cautiously planned to accommodate natural lightings. On the top of that, It ensures a smooth living, dynamic, contemporary and needless to say, a very functional one.

As a whole **INNOVA SHIRAJ PALACE**, stands out as an icon of urban beauty with an emblem of elegance for its proud owners.

At a glance

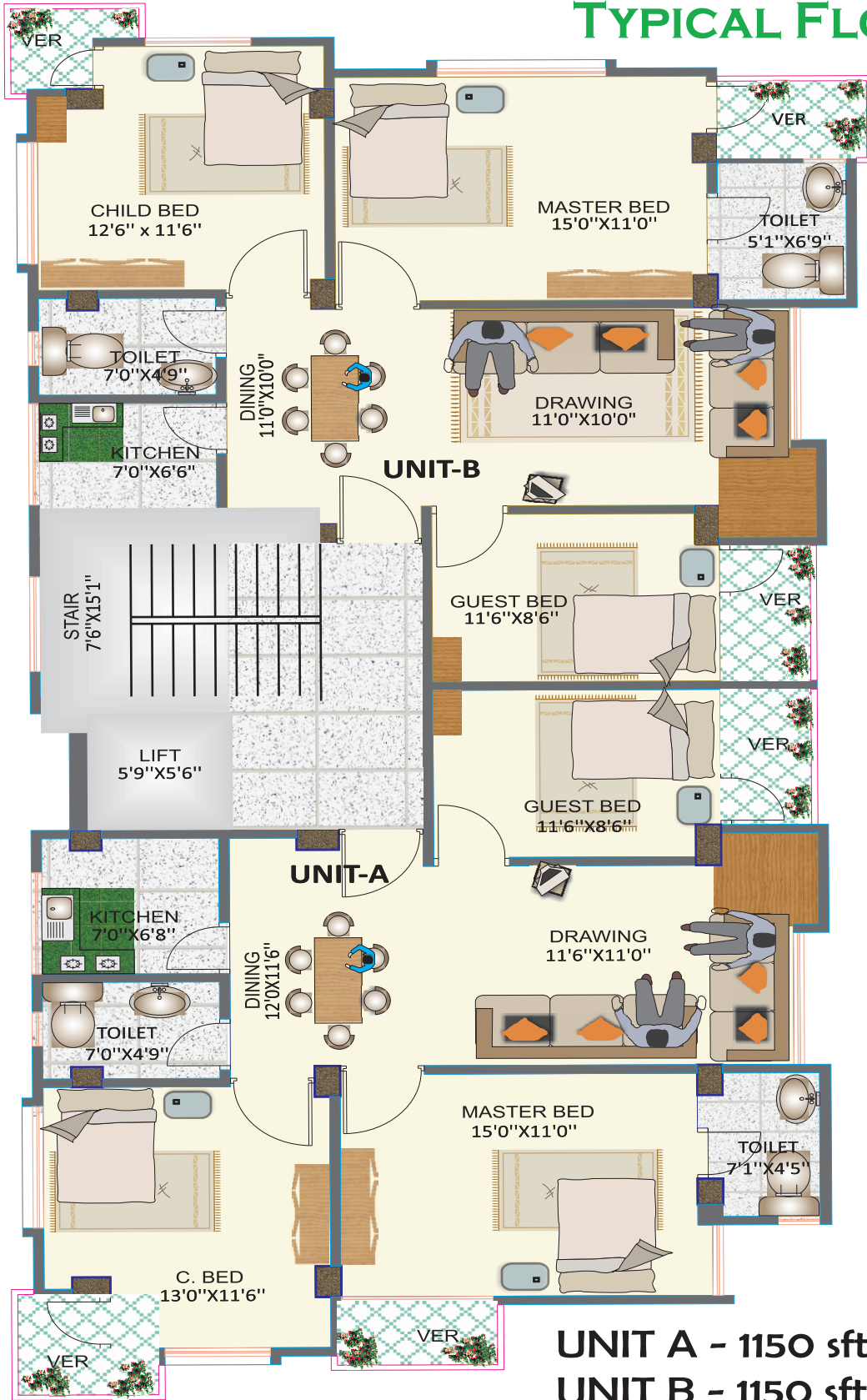
Project Name	: INNOVA SHIRAJ PALACE
Project Location	: 2/1, Kotbari, Bagbari, Gabtoli, Mirpur-1
No. of Floors	: Ground + 6 Service Floor (7 Storied)
No. of Apartments	: 12 Units (02 unit per floor)
Size of Apartment	: Unit A-1150 sft, Unit B -1130 sft
Unit Contains	: 03 Bedroom, 1 Living 1, Dining, 2 Bathroom 03 Veranda & Kitchen
Common Amenities	: 06 Passenger Lift Standby Generator Common Hall room, Child Play Area on roof top.

GROUND FLOOR



R O A D

TYPICAL FLOOR PLAN



UNIT A - 1150 sft
UNIT B - 1150 sft



R O A D

R O A D

FEATURES & AMMENITIES

Civil works

- o A framed structured building.
- o Structure designed as per Bangladesh National Building Code (BNBC,2008).
- o All internal and outer bricks wall will be 5' thick.
- o Interior- Plastic paints.
- o Exterior- weather coated paint.
- o Homogeneous floor tiles in all rooms.
- o Windows with safety grills.
- o First class bricks will be used in the walls.
- o 60/72.5 grade deformed bar will be used in all structural members.
- o Good quality metals will be used.

Electrical works

- o Electrical points with standard concealed PVC wiring.
- o Air condition provision in master bed and child bedroom.
- o Provision for one telephone line with two points in living room and master bed.
- o Good quality available electrical switches, circuit breaker and other fittings.
- o Provision of intercom in dining area.
- o One tube light in each room, each toilet, dining, kitchen and living.

Kitchen Features

- o Double burner gas point.
- o Concrete platform with finished granite work top (2'-6'' height from floor level).
- o Provision of gas connection.*
- o Ceramic tiles on walls.
- o Homogeneous floor tiles.
- o Standard quality stainless steel single bowl sink with cock.
- o Exhaust fan.

Bathroom Features

- o Concealed water and waste waterlines.
- o Ceramic wall tiles up to 7'-0'' height in all toilets.
- o Homogeneous floor tiles.
- o Good quality toilet accessories for all toilets.
- o Standard quality sanitary fittings.
- o Mirrors in toilets

Door Features

- o Main entrance with decorative solid door shutter (TeakChambal/shilkoroi/ Mehguni) with good quality.
- o Veneered flush internal doors (shilkoroi/meheguni /equivalent) of good quality.
- o Waterproof good quality doors for toilet, kitchen and verandah.
- o Check viewer and security chain at entry door.

Lift

- o One (01) no. international standard 06 (six) passenger lift with 02 year service warranty.

Generator

- o Standby generator with auto change over switch for supplying power in case of power failure for lift, water pump, lighting in common space and stairs, one light and one fan point in master bed and drawing room.

Other Features

- o Independent meter in each apartment.
- o Homogeneous tiles in lobby and other floors.
- o DPDC/Desco power supply.
- o Guard room/Drivers room.

TERMS & CONDITION

Allotment

o Allotment shall be on first-come first- serve basis on receipt of booking money as application.

Payments

- o All payments are to be made by cross cheque/Bank draft/ Pay order in favour of INNOVA DEVELOPMENT LTD., against which money receipt will be issued
- o The buyers must strictly abhere to the schedule of payment to ensure timely completion of construction work.
- o Any delay in payment up to two installments will make the buyer liable to pay 3% interest per month on the payable amount.
- o If the payment is delayed beyond three installments, the company shall have the right to cancel the allotment. In such an event the amount paid by the buyer will be refunded after deducting the booking money.

Cancellation of Right.

o In case of any cancellation of booking of an apartment by a client, the amount deposited will be refunded after the selling of that apartment to the new buyer and n deduction of incidental charges of BDT 50,000/- (Fifty thousand) only.

Company Rights

- o The company reserves the right to accept or reject application of apartment. The company may make minor changes in the design and specification of the project if those becomes necessary.
- o The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of the company, like force majeure, natural calamities , political disturbance strikes and changes the fiscal policy of the state etc.