

ENA

upayan

Exclusive Apartments



upayan

@ Rupnagar R/ A, Mirpur.

Introduction

Convenience is the key factor for any comfortable living.

ENA UPAYAN, a eight storied exclusive apartment building which is south facing, surrounded by a rare calm and quiet residential environment away from the din and bustle of city crowd, yet so to all types of recreational, educational and civic facilities. Two exclusive apartments cover in each floor.

It is very near to National Zoo, Botanical Garden, Sher-e-Bangla National Cricket Stadium and Mirpur Metro Rail Station.

Above all, it reflects a true sense of home.

Project Brief

Name of the Project :

ENA UPAYAN

Building Height :

8 STORIED (G+7)

Land Area :

5.16 KATHA

Facing :

SOUTH

No. of Apartments :

14

Apartment Types & Sizes :

A = 1510 SFT.

B = 1510 SFT.

No. of Car Parking :

12

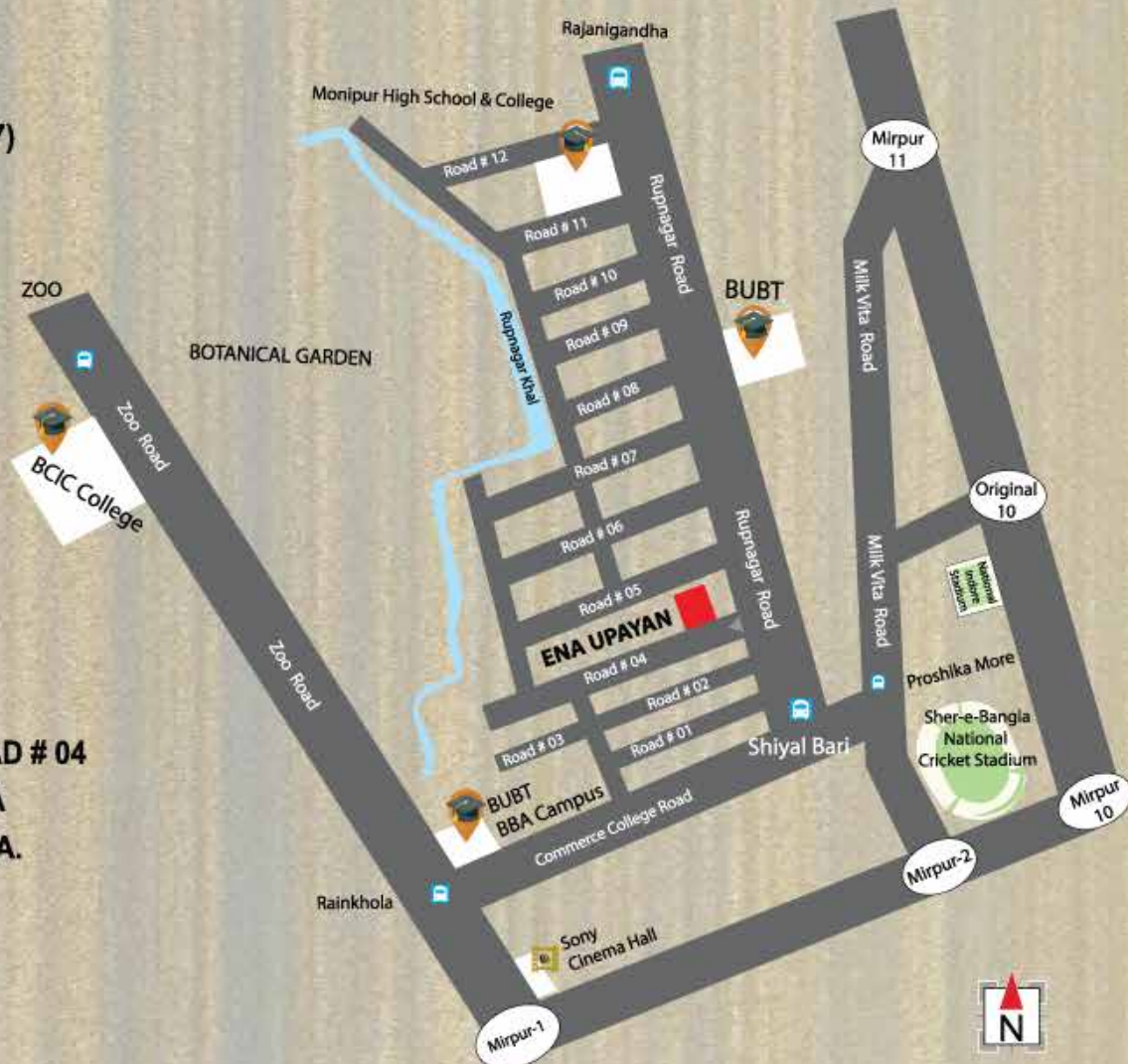
Holding Address :

PLOT # 24, ROAD # 04

RUPNAGAR R/A

MIRPUR, DHAKA.

Location



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T Y P E

Comfortable Living

1510 sft

*A HOUSE is made of
Bricks &
Beams
A HOME is made of
Hopes &
Dreams.*



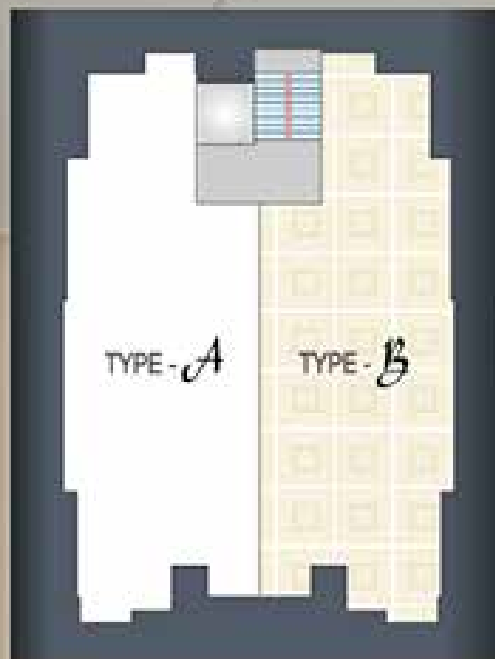
KEY PLAN

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Typical Floor Plan



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KEY PLAN

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PROPERTIES

A House is not
a Home unless
it contains
food and fire
for the mind
as well as
the body.

B

T Y P E

Live & Enjoy.....

1510 sft

Typical Floor Plan



Features & Amenities



MAIN APARTMENT FEATURES

- * Decorative Main Entrance Solid Teak Door Shutter with:
 - (a) Door Chain
 - (b) Solid SS Door Knocker
 - (c) Check Viewer
 - (d) Door handle with Lock
 - (e) Apartment Number Plate
 - (f) Calling Bell Switch of Good Quality.
- * Floor in Mirror Polished Tiles (24"x24").
- * Plastic Paint on all Walls and Ceilings in Soft Colors.
- * Internal Doors of Strong and Durable Veneer Flush door Shutters With French Polish.
- * All Internal Door Frames of Mahogany/ Sil Karai/ Teak Chamble as per seasonal availability.
- * All Bedroom Door Shutters with good quality Mortise Locks.
- * Sliding Windows with Tinted Glass complete with Mohair Lining and Rainwater Barrier in Alluminium Sections with Grill.
- * All Electric Wiring, Phone Lines, Gas & Water Lines etc will be concealed.
- * Concealed TV and Dish Antenna Line in Master Bed, Living & Family Living.
- * Hand Set Intercom with connection to Guard Room.
- * MK type best quality Electrical Switches.
- * Electrical Distribution Box with Main Switch.
- * Five Emergency Lights & Three Fans or not over 750Watt in each Apartment from standby Generator.
- * All Power Outlets with Earthing Connection.
- * Provision for Air conditioners in Master Bed & Child Bed.
- * Verandahs with suitable Light Points.

GENERAL AMENITIES OF THE COMPLEX

- * Heavy secured Entrance gate with Decorative Lamps and Logo with Gardening of the complex.
- * Security Provision for Control of Incoming and Outgoing Persons, Vehicles, Goods etc.
- * Reserved Car parking with Spacious & Decorative Ceramic Design paving Driveway for Residents in Covered & Protected Ground Floor.
- * Car parking will be clearly defined and marked with individual Apartment numbers to avoid any confusion.
- * Fire Extinguisher in each alternative floor according to the Fire Fighting requirement.
- * European Standard one Lift from reputed international Manufacturers:
 - (a) With Adequate Lighting
 - (b) Well Finished and Attractive Doors and Cabin.
- * Main Staircase with easy-to-climb steps and adequate lighting.
- * Electricity supply approx 220V/440V from DPDC/ DESCO.
- * One Stand-by Emergency Generator for operating in case of Power Failure.
 - (a) Lift
 - (b) Water Pumps
 - (c) Lighting in Common Spaces and Stairs.
- * Water Supply Connection from WASA with sufficient supply as per Total Calculated Consumption.
- * Underground Water Reservoir with one Water Lifting Pump.
- * Sewerage System Planned for long-term requirement.
- * Gas Pipeline Connection from TITAS Distribution System as per Total Calculated Consumption, if the authority approve.



BATHROOM FEATURES

- * All Bathrooms with PVC Solid Waterproof Shutter.
- * Good quality Sanitary Fixtures & Fittings.
- * Commode will have in All Bathrooms.
- * Pedestal Basin in All Bathrooms.
- * Good quality Glazed Tiles in Bathrooms Wall.
- * Good quality Homogeneous Floor Tiles in all Bathrooms.
- * All Mirrors in Bathrooms with Overhead Lamps.
- * Concealed Hot and Cold water supply provision in Master Bathroom.



KITCHEN FEATURES

- * Provision for one Double Burner Gas Outlet.
- * Good quality Glazed Wall Tiles all around 7'-0" height except Worktop Slab down portion.
- * Good Quality Homogeneous Tiles on Floor.
- * Stainless Steel Counter-top Sink with Mixer.
- * Concealed Hot and Cold water supply provision.
- * Exhaust Fan.

Features & Amenities

STRUCTURAL FEATURES

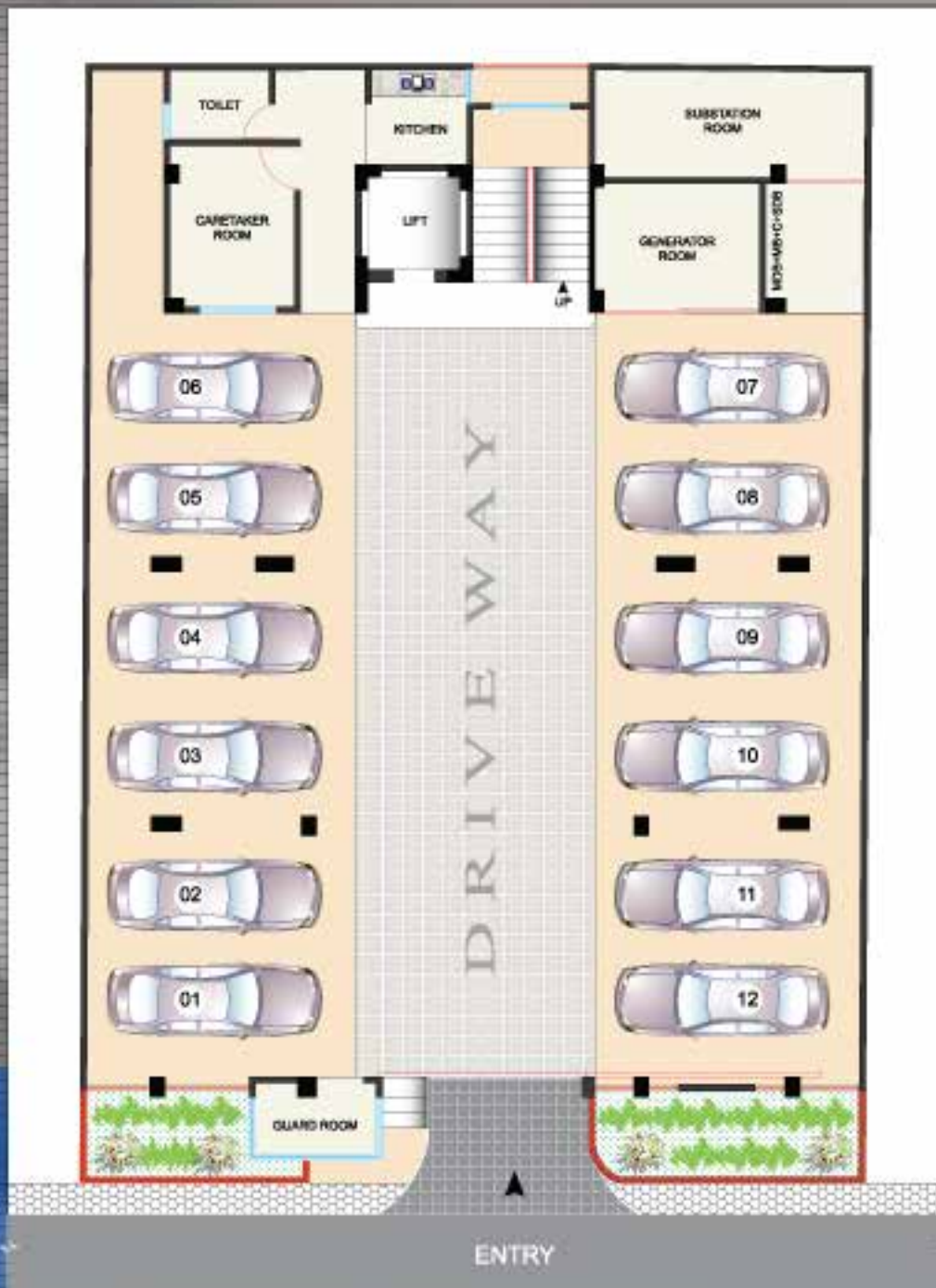
- * The foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.
- * Structural design parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- * Heavy reinforced cement concrete foundation.
- * Systematic structural combination of steel reinforced concrete frame and share wall core.
- * Sub-soil investigation soil comprehensively analysed by latest testing equipment and laboratory techniques.
- * Comprehensive section-by-section checking and testing of all steel reinforcement by professional design and supervising engineers.
- * All structural materials including steel, cement, bricks, sylhet sand and other aggregates of highest standard and screened for quality including laboratory testing.
- * Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure quality workmanship.
- * Systematic testing of concrete and other completed work samples at every stage from quality control laboratories (BUET).
- * Protection from cyclonic winds up to 200 KPH incorporated in structure designed.
- * Structure designed to withstanding earthquakes Considerations.

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Parking Floor Plan

Parking facilities for the project is designed by keeping in mind the ease of movement and the increasing demand for vehicular spaces in the modern life. Adequate parking spaces for each apartment and easy access to their corresponding lobby spaces are ensured.



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General Terms & Conditions Of Allotment

ENA Properties Ltd. is the exclusive developer and builder for planning, implementing and allotment of all facilities of ENA UPAYAN a modern and exclusive apartment complex, consisting of self-contained apartments, reserved car parking, other features described in details in this Brochure on ENA UPAYAN.

1. Application for allotment of apartment should be made on the prescribed application form duly signed by the applicant along with the Booking Money. ENA Properties Ltd. has the right to accept or reject any application without assigning any reason thereto.
2. On acceptance of an application, ENA Properties Ltd. will issue an allotment letter with specific terms and conditions to the applicant. The applicant / allottee shall then start making payments as per the schedule of payment. Allotment of apartments is made on first come first served basis.
3. All payment of booking money, installments, additional works and other charges shall be made by Bank Draft or Pay Order in favor of ENA Properties Ltd. for which respective receipts will be issued. Bangladeshis residing abroad may remit payments by TT.
4. Payments of installments, car park cost and all other charges have to be made on due dates. ENA Properties Ltd. may issue reminders to the allottee but, not with standing the issue of reminders, the allottee must adhere to the schedule of payment to ensure timely completion of construction.
5. Delay in payments beyond the due date will make the allottee liable to pay a delay charge of 4% per 30 (thirty) days on the amount of payment delayed. If the payment is delayed beyond 60 (sixty) days, ENA Properties Ltd. shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting the booking money.
6. ENA Properties Ltd. and the allottee will be required to execute an agreement for safeguarding the interest of the allottee as well as ENA Properties Ltd.
7. Connection fees/charges, security deposits & other incidental expenses relation to solar, gas, water, sewerage and electric connections are not included in the price of apartments. ENA Properties Ltd. will make these payments directly to the authorities concerned, on the allottee's account. The allottee will be billed proportionately on actual costs basis.
8. Limited changes in the specifications, design and/or layout of the apartments and other facilities may be made by ENA Properties Ltd. in larger overall interest or due to unavoidable reasons.
9. ENA Properties 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 ENA Properties 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, and Transfer etc.
12. After taking over of the project, the allottee(s) must consult ENA Properties Ltd. prior to undertaking any structural or layout changes within 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 as per the Developer's specified timeline.
14. The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of ENA Properties Ltd. like force majored, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the state etc.
15. The allottee, 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.20,000.00 for each allotment of apartment towards the Reserve Fund for initial common service expenses of the complex.

Disclaimer:

All rendering are done with special finishes and should be considered as optional items. All designs, act, renderings and information in this brochure are subject to change as may be deemed necessary for the greatest interest of the projects. It is an exclusive publication of Ena Properties. No part of the brochure can be reproduced without proper permission of concerned authority.

*"What is the difference
between a house and a home?"*

*"A house is made by hands but
a home is made by hearts."*



ENA
PROPERTIES

CORPORATE OFFICE

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CITY CENTER**

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