



# Introduction

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Principal Development Limited is a fast growing company that has earned the esteem of a renowned developer in Bangladesh in a short span of time. **Khalek Principal Garden**, another stepping stone for Principal Development Limited (PDL). Timely handover, aesthetic design, uncompromised quality construction, standard building materials and customized service have marked PDL as a completely dependable and trustworthy company for your dream home.

**Khalek Principal Garden** is at Mirpur (north side of Sher-e-Bangla National Cricket Stadium), the central nerve centre for communication with the rest of Dhaka City. **Khalek Principal Garden** is a ground floor with eight storied residential building. The Ground floor provide extensive car parking facilities. 1<sup>st</sup> to 8<sup>th</sup> floor is for residential used. Residential flat are two types in each floor to enhance your choice options. The abundance of light and air that is so precious in city life makes your living enjoyable in desire Dream. Besides, it has reliable security system to ensure the safety of your near and dear ones. 24- hour uninterrupted power supply and to guarantee the basic urban facilities that is so scarce in Dhaka city.

**Khalek Principal Garden** offers you a beautiful & comfy luxury living at a good location at very competitive price. Now it is time to grasp the opportunity before it is too late .





## Features & amenities

### Main Apartment Features:

- **Solid teak decorative main entrance door with**
  - a) Door chain
  - b) Check viewer
  - c) Door knocker
  - d) Apartment number
- Floors in RAK/Fu-Wang or equivalent homogeneous tiles .
- Smooth finish plastic paint (Berger/Aqua/Elite or equivalent) on all walls and ceilings in soft colors.
- Internal doors of strong and durable veneer flush door shutters with French polish.
- Sliding windows with tinted/clear glass complete with mohair lining and rain water barrier in aluminum sections.
- Safety grills in windows & provision for mosquito net.
- Cable TV line provision in master bedroom and living room.
- Two telephone connection points in master bedroom and living room.
- Intercom with connection to concierge desk.
- MK electrical switches , plug point.
- Electrical distribution box with circuit breaker.
- All power outlets with earthing connection.
- Provision for air conditioners in master bed and living area.
- Verandas with suitable light points.



### Bathroom Features

- All bathrooms with inner-side waterproof/pvc door.
- Good quality sanitary wares.
- RAK/Fu-Wang or equivalent full height ceramic tiles in bathrooms i.e. up to false ceiling height.
- RAK/Fu- Wang/equivalent ceramic floor tiles in all bathrooms.

### Kitchen Features

- Impressively designed platform with tiled worktop.
- Double burner gas outlet.
- RAK/Fu-Wang/equivalent ceramic tiles on wall up-to 5' height.
- RAK/Fu-Wang or equivalent ceramic floor tiles.
- One single bowl stainless counter-top steel sink with mixer.
- Washing area covered with tiles. ■ Provision for exhaust fan.

### General Amenities

- Secured gateway with spacious entrance and driveway, security provision for control of incoming and outgoing persons, vehicles, goods, etc.
- Main lobby & reception area in secured premises with granite concierge desk complete with personal mail box .
- Visitors waiting area with toilet facilities.
- Reserved car parking in covered & protected basement floor for residents with comfortable driveways.
- European/Korean/China standard lift from reputed international manufacturers to be:
  - a) With capacity to serve residents at every floor .
  - b) With adequate lighting .
  - c) With well finished and attractive doors and cabin .
  - d) Main staircase with easy to climb steps with adequate lighting.

#### Roof-top to have Following

- a) Protective parapet wall.
  - b) Separate area with clothes lines for drying laundry.
- Electricity supply from PDB source with required capacity substation & separate meter for each apartment / shops.
  - Sewerage system planned for long term requirement.
  - Gas pipeline connection from Titas as per total calculated consumption. Adequate safety measures incorporated.
  - Intercom system to connect each apartment to the concierge desk.
  - Veranda security grill with thai sliding door.
  - Bank Loan Facility (up to 70%)
  - Handover by : 2019



# TERMS & CONDITIONS

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Principal Development Limited is the exclusive developer and builder for planning, implementing and allotment of all facilities of the project as a modern and luxurious residential apartment consisting of self contained apartment reserved car parking, other features etc. described in details.

Application for allotment of apartments should be made on the prescribed application form duly signed by the applicant along with the booking money. Principal Development Limited has the right to accept or reject any application without assigning any reason thereto.

On acceptance of an application Principal Development Limited will issue an allotment letter with specific terms and conditions to the applicant. The applicant/allottee shall then start making payments as per schedule of payment. Allotments of apartment are made on first come first serve basis.

All payment booking money installments, additional works and other charges shall be made by Bank draft or pay order or A/C payee cheque in favor of Principal Development Limited for which respective will be issued. Bangladeshi residing abroad may remit payments by TT, DD or bank transfer.

Payments of installments, car park costs and all other charges are to be made on due dates. Principal Development Limited 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 construction.

Delay in payments beyond the due date will make the allottee liable to pay delay charge of 0.08% per day on the amount of payment delayed. If the payment is delayed beyond 30 days, Principal Development Limited Shall have the right to cancel the allotment.

Principal Development Limited and the allottee will be required to execute an agreement for safeguarding the interest of the allottee as well as Principal Development Limited.

Connection fees/charge, security deposit & other incidental expenses relating to gas water sewerage and electric connection are not included in the price of apartments. These payments will be made by Principal Development Limited directly to the authorities concerned, on the allottee's account. The allottee will be billed proportionately on actual basis.

Limited changes in the specifications, design and /or layout of the apartments and other facilities may be made by Principal Development Limited in larger overall interest or due to unavoidable reason.

Principal Development Limited 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.

The possession of each apartment shall be duly handed over to the allottee on completion and on full payment of installment and other charges and dues and till then the possession will rest with Principal Development Limited.

The allottee will pay stamps duties, registration fee, documentation charges, VAT and any other taxes and expenses likely to be incurred in connection with the Deed of Agreement, Allotment, Registration, Transfer etc. only the actual sums shall be charged.

After taking over of apartment of the project, the allottee (s) must consult with Principal Development Limited prior to undertaking any structural or layout changes within the apartment complex.

The schedule of implementations has been methodically prepared to ensure both high quality and smooth progress of work.

The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control Principal Development Limited like force measure, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the state etc.

If for any reason beyond the control of Principal Development Limited the implementation of the project is abandoned, Principal Development Limited will refund to the allottee the booking money and all installments deposited within 90 (ninety) days from the announcement made of this effect. In this eventuality the allottee will not be entitled to any claims or damage whatsoever.