



Nabodhara Builders Ltd.

# NABODHARA — HEIGHTS — 33

33, EAST RAMPURA, HIGH SCHOOL ROAD  
DHAKA





## LOCATION

### Highlights



NABODHARA  
HEIGHTS 33

## Hospitals

- Better Life Hospital

## Grocery

- Rampura Bazar

## Shopping Malls

- Better Life Shopping mall
- Police Plaza
- Aarong Gulshan

## Educational Institution

- Brac University
- East West University
- East Rampura High School





# AT A GLANCE



NABODHARA HEIGHTS 33"- A 10(TEN) Storied lively residential building situated on most posh, quiet and calm area in House# 33, East Rampura High School Road, Dhaka-1219.

Its aesthetic view offers a new and modern architectural creation and the interior arrangement is especially made for the individuals of discerning taste of quality and accustomed to rich and healthy living environment.

NOBODHARA BUILDERS LTD. has put its best endeavor to bring comfort by arranging most modern civic amenities required for quality living. While designing , utmost effort has been given to maximize the functional aspects and aesthetic aspects as well.



House# 33, East Rampura  
High School Road, Dhaka-1219



3/4 Bed Apartment



Built over 13 Katha Land



(1550 , 1250, 1200, 1800,  
2400)SFT Single-Unit  
Apartments



Number of Floors:  
B+G+9



RAJUK Code:  
25.39.0000.122.33.218.23







# FEATURES & AMENITIES

## ENTRANCE :

- Project Name with title & logo in stylish letter on attractive back ground
- Adequate security/guard light.
- Security control and guard room.

## CAR PARKS & DRIVE WAY :

- Wide drive way for easy and comfortable
- Reserved car parks marking.

## RECEPTION :

- Intercom for full function internal communication.
- 12"x12" Ceramic Glazed floor tiles in floor.

## LOBBY & STAIRS :

- Homogeneous floor tiles in floor of all lobby.
- Homogeneous nosing stair tiles.
- Stainless Steel Handrailing with M.S Square box Post.

## UNDER GROUND WATER RESERVOIR :

- Water – proof , Concrete, Under ground reservoir with capacity to store water for three days.
- One full function pump.

## OTHER GROUND FLOOR FACILITIES :

- Caretaker's and Guard room.
- Toilet for Caretaker, Driver and Guards.

## ROOF TOP :

- Standard height well designed parapet well .
- Adequate rain water outlets.
- Concrete, water proof over head water reservoir with 1.5 days capacity.

## GENERATOR :

- One brand new imported 3 KW emergency generator with full warranty and One year free-service facility from manufacture which shall empower.
- Security and common area lighting , Two light points & Two fan points in each apartment.

## INTERCOM :

- Imported , brand new Intercom system connecting all apartments to reception through concealed wiring.

## WATER PUMP :

- One imported brand new pump one full operation.
- Provision for One TV & One telephone points in all apartments.

## ELECTRICAL SUPPLY :

- 220 Volt ( 1 phase ) main cable electric supply line from DESCO/DESA with distribution board , panel and circuit breakers.

## GENERAL APARTMENT FEATURES WALLS :

- Exterior and interior wall 5" brick partition . The wall in super structure shall be of water based priming (Snowcem) paint on all internal wall and outer portion of wall have

## FLOORS:

- Company standard Ceramic glazed floor tiles , 4" skirting & Bathroom door seal ( RAK or equivalent). (16" x16" or 24" x24" )

## WINDOWS :

- Sliding aluminum windows as per perspective design. ■ External windows to have rain water protective seal. ■ 5mm glass with rubber & 3" channel & mohair lining.
- MS flat bar safety grill in all external windows.

## DOORS :

- Company standard solid decorative wooden / decorative flush main entrance with door lock, door chain, apartment no, calling bell switch & cheek viewer.
- All other door frames will be of solid wood ( Mehgoni ) & door shutters of veneer flush door with French polish & round mortise lock. ■ PVC doors in toilet.

## TOILET :

- Company standard commode /Pan and basin in all toilets ( RAK karla ).
- Company standard ceramic tiles in wall up to false ceiling & matching tiles in floors . ( RAK or equivalent). (8"x12")
- Provision for fresh water line and geyser in master toilet.
- One extra large mirror in master toilets and mirrors in all other toilets with over head lamp point.
- Good quality local chrome plate fittings ( pillar cock ,Shower,Bib-cock, Stop –cock etc . )
- Local toilet accessories set ( Towel rail, Soap case, Toilet paper holder) with warranty

## KITCHEN :

- Company standard Ceramic glazed tile in floor . . ( RAK or equivalent ) (12"x12")
- Company standard ceramic tile in wall up to 7' from floor . ( RAK or equivalent )
- One imported stainless steel sink .
- One gas outlet point ready for connection.
- One 8" exhaust fan Point suitably located near burner.

## PAINT :

- Distempered in a internal walls and distempered ceiling in soft colors ( Berger )
- All exterior walls will have " Weather Coat / Durocem / Snowcem."

## ELECTRICAL :

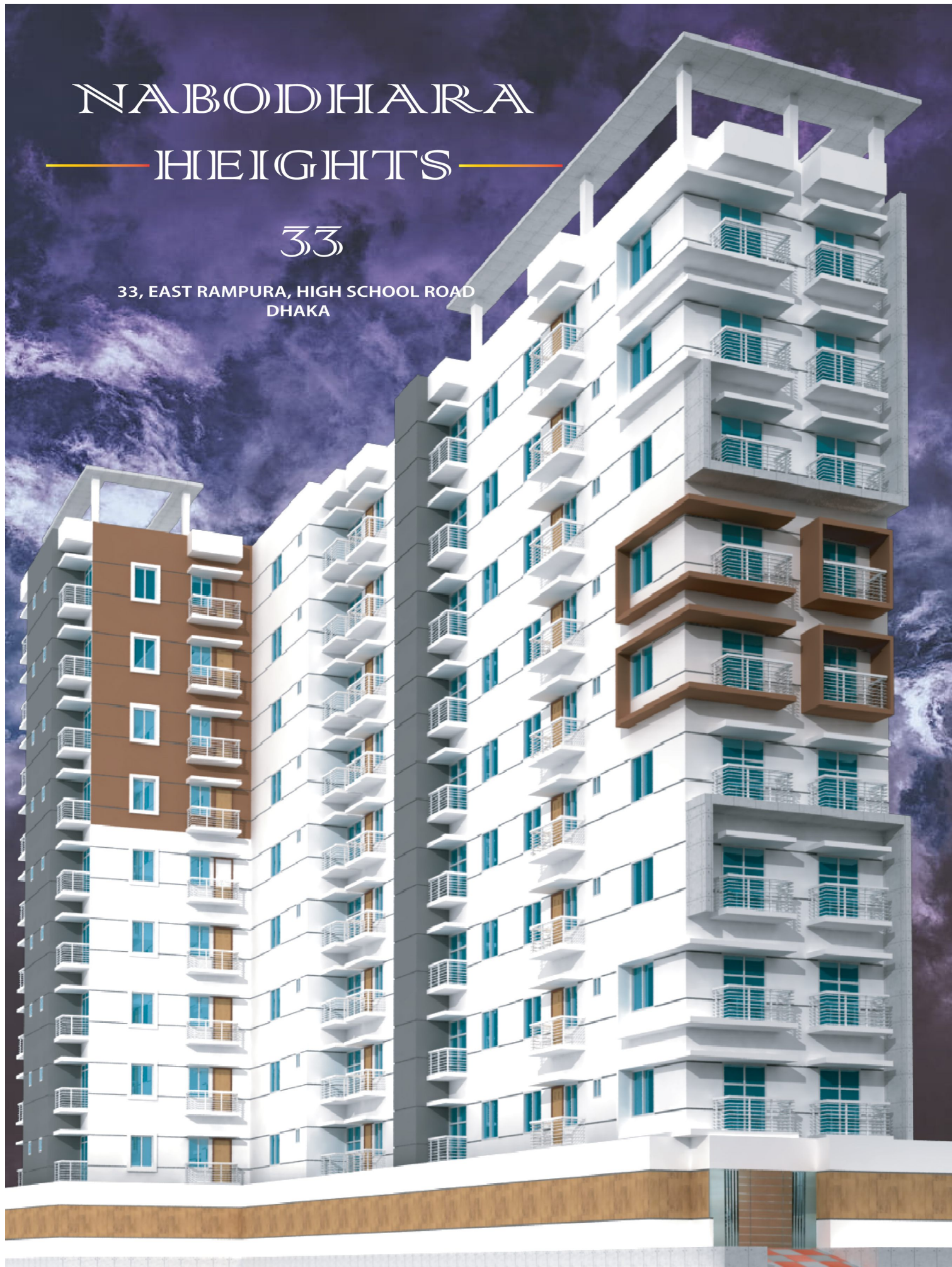
- Standard concealed wiring in PVC conduits for light , flushed fan hooks, Socket point.
- Imported MK type switches/ Sockets in all room.
- Quality local wires ( Citizen / BRB Sunshine)etc.
- Imported circuit breakers in distribution boxes.
- Provision for air –conditioners in One bed rooms.



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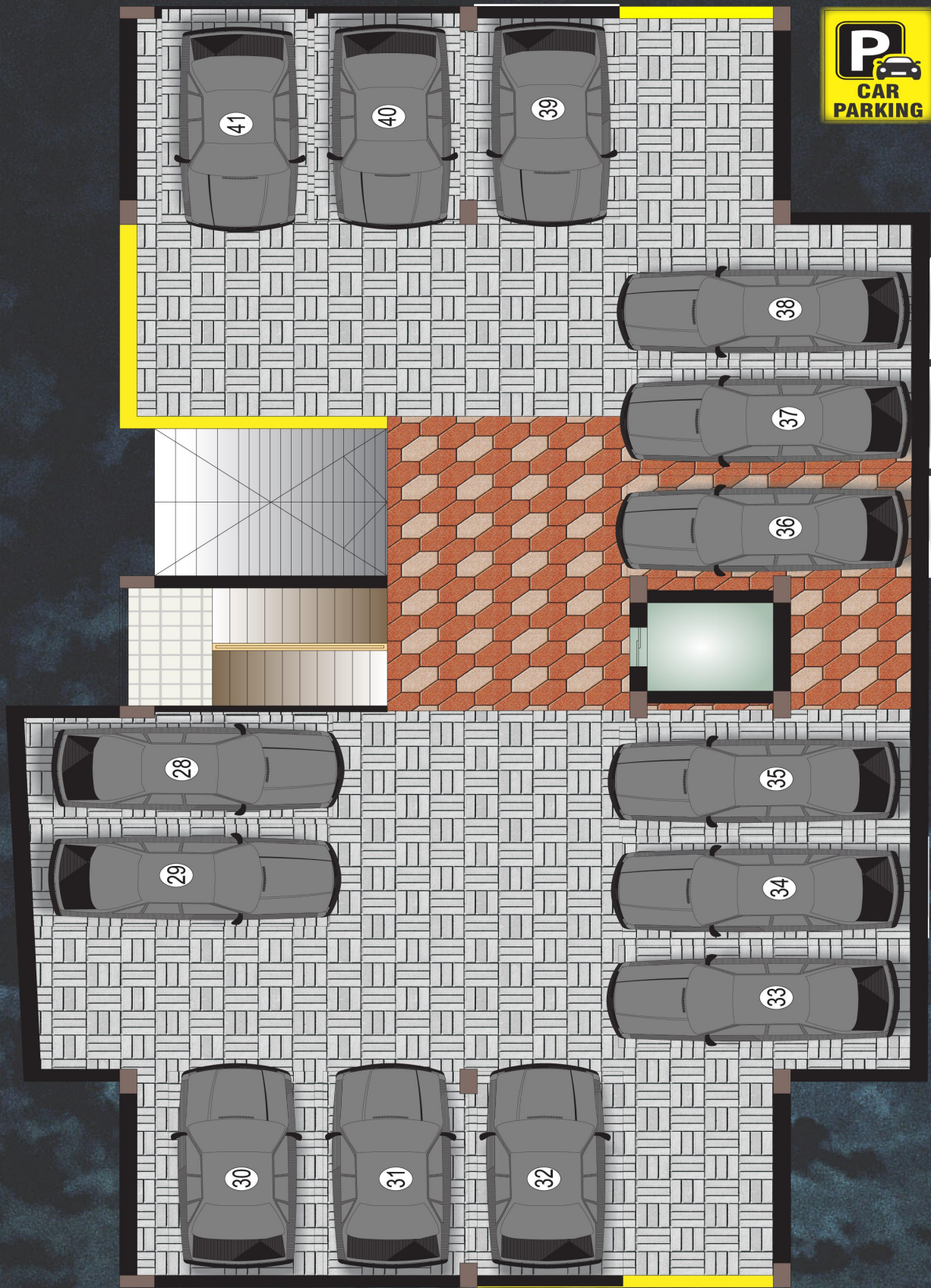


Ground Floor Plan 27 NOS  
Driver waiting with toilet facilities

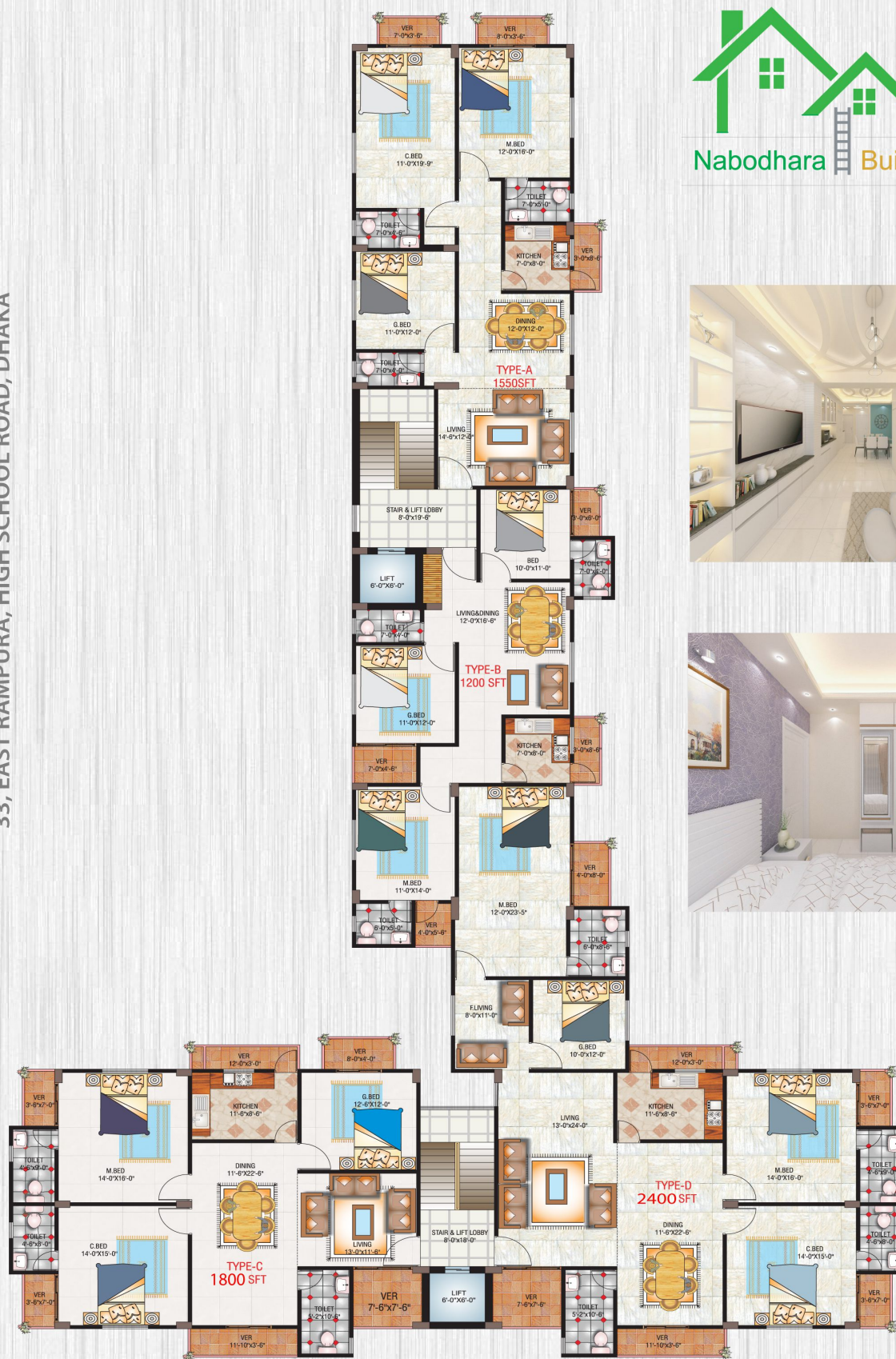




Basement Floor Plan 14 NOS  
Driver waiting with toilet facilities





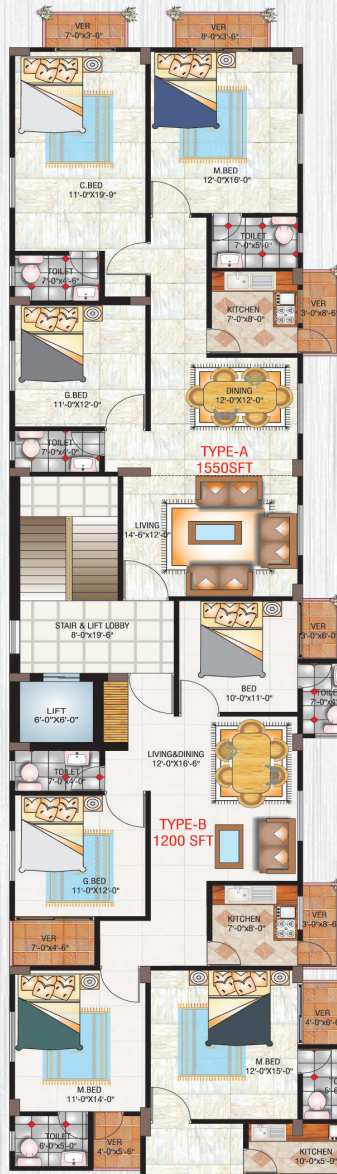


### Typical Floor Plan 4 Unit





Nabodhara Builders Ltd.



Typical Floor Plan 5 Unit

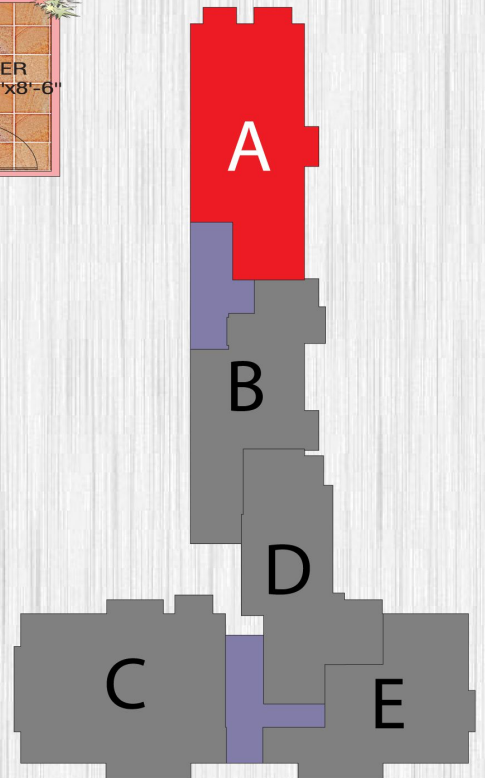
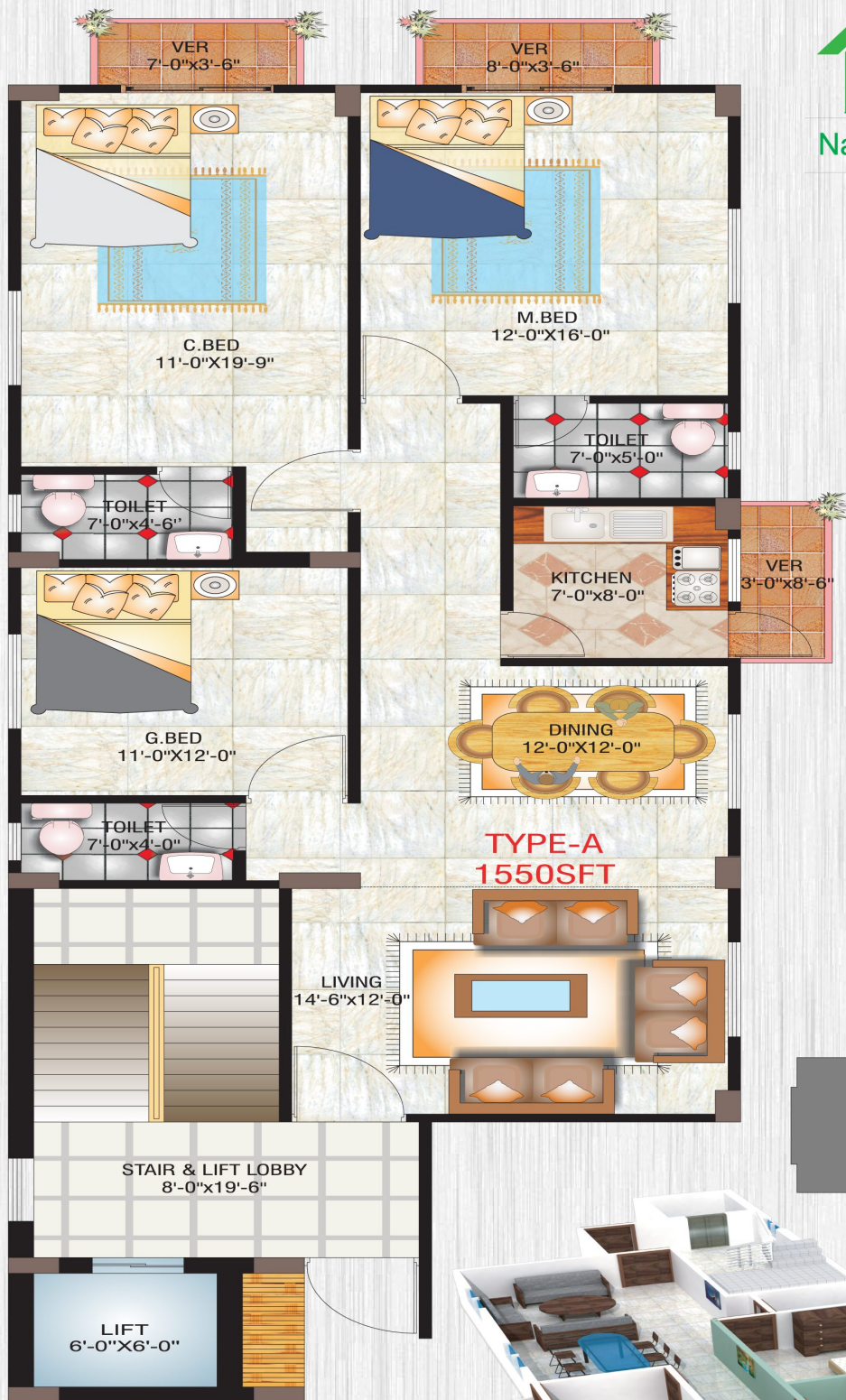
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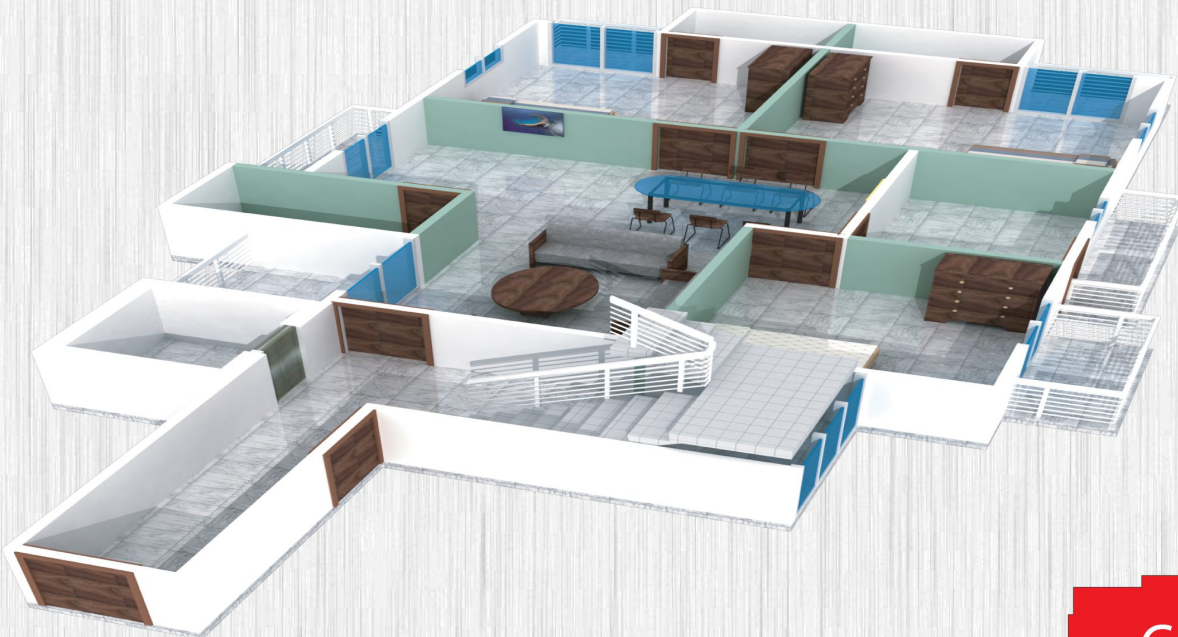


Nabodhara Builders Ltd.

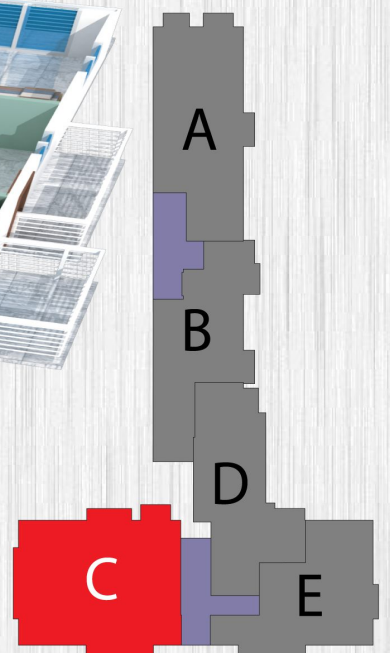


TYPE-A 1550 SFT





**TYPE-C 1800 SFT**



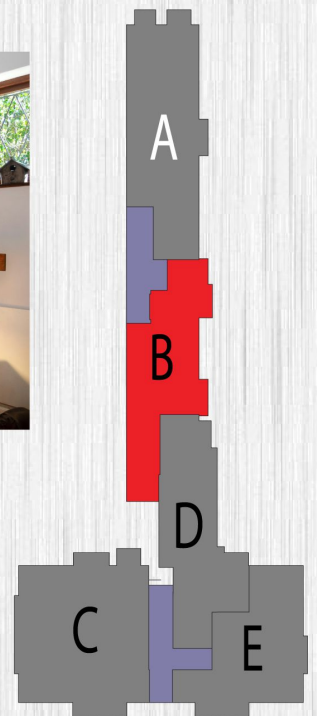


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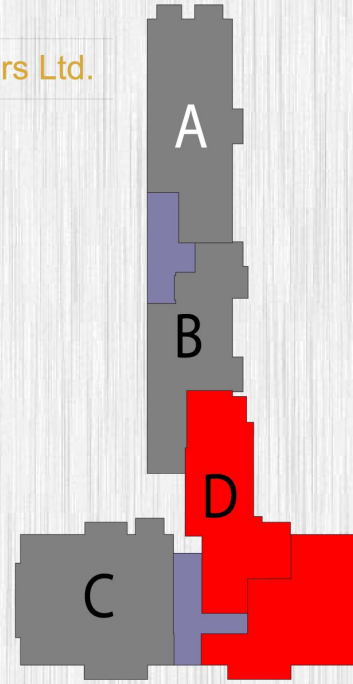
**TYPE-B 1200 SFT**







Nabodhara Builders Ltd.



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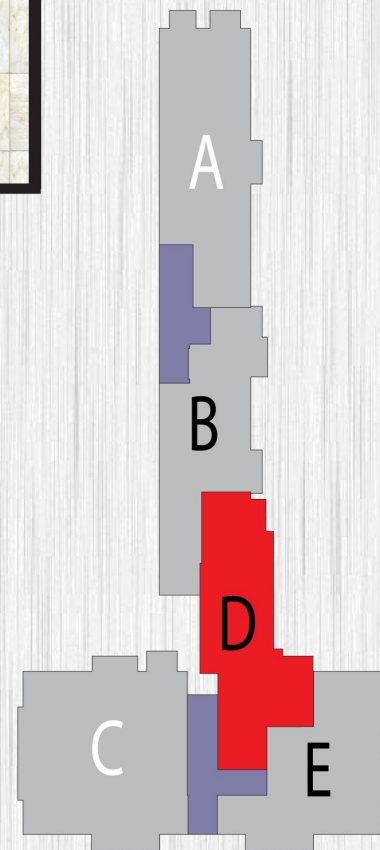


TYPE-D 2400 SFT



# NABODHARA HEIGHTS 33

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**TYPE-D 1250 SFT**

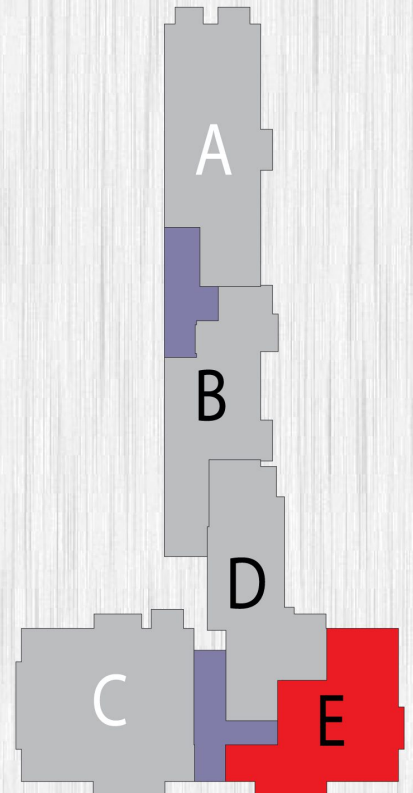




Nabodhara Builders Ltd.



**TYPE-E 1200 SFT**





# TERMS & CONDITIONS

## APPLICATION :

Application for allotment on enclosed application form along with earnest money or booking money. On acceptance an allotment letter will follow.

## PAYMENT :

All payments, Reservation money, Installment etc. Shall be made by crossed cheque, Pay-order and bank draft in favor of **Nabodhara Builders Ltd.** for which proper receipt will be issued. Foreigners and non-resident Bangladeshi may pay in foreign Exchange through bank.

## DELAY IN PAYMENTS :

All payment should be made on date as installment schedule to ensure timely completion of construction work. Delay in payment beyond the due date, the allottees will be liable to pay charge of 1% ( One percent ) per day on the amount of payment delay .

## CANCELLATION OF ALLOTMENT :

The company shall have the right to cancel the allotment if the payment of installment is delayed by three months or at end of grace period of 15 days and after final intimation to the allottees by special messenger or registered post at the address given in the application form . In such an event the total amount deposited shall be refunded after deduction Taka 100000.00 ( one lac) only and after resale of the apartment in question.

## REGISTRATION :

After adjustment of 100% of total price & all other charge / dues including extra charges shall execute a registration .The allottee shall bear all costs related with stamp duties, registration fees, Taxes, VAT, etc. including legal and miscellaneous expenses likely to be incurred in connection with land and apartment transfer. (that is all govt. Cost).

## TRANSFER OF APARTMENT

Until all the payment is made in full, then allottees shall be transfer or sale the apartment to the third party. Allottee must be pay tk.50,000/- for each flat.

## SERVICE FACILITIES COST :

All connection fees / charges, security deposits and other incidental expenses relating to Gas, Power, Sewerage, Water connection electrical substation cost etc. Are not included in the Price of Apartment. The allottee/ Purchasers will also make these Payments. in

## COMPLETION TIME :

Construction is scheduled to be completed by 31<sup>st</sup> JULY 2021 The time schedule may be extended 6(six) month due to non availability of materials and unforeseen circumstances, which are beyond the control of company.

## CO-OPERATIVE SOCIETY :

The allottees shall form a committee within themselves for managing affairs of common interest. Each allotted shall deposit Tk. 10000.00 ( Ten thousand ) only towards a reserve fund for initial common service expenses of the Complex.

## LOAN FACILITY :

If the buyer desires then company will help obtain bank loan on usual terms & condition.

N:B: The company may make any change in specification, design and layout of the apartment / project if it becomes necessary.



## MESSAGE FROM THE MANAGING DIRECTOR



DEAR VALUED CUSTOMERS,

WARM GREETINGS FROM NABODHARA BUILDERS LIMITED!

IT GIVES ME IMMENSE PLEASURE TO EXTEND MY HEARTFELT GRATITUDE TO ALL OF YOU WHO HAVE PLACED YOUR TRUST IN OUR VISION, OUR VALUES, AND OUR COMMITMENT TO EXCELLENCE. AT NABODHARA, WE BELIEVE THAT A HOME IS MORE THAN JUST A STRUCTURE – IT IS A FOUNDATION FOR DREAMS, MEMORIES, AND A BETTER FUTURE.

SINCE OUR INCEPTION, WE HAVE BEEN DRIVEN BY A PASSION FOR QUALITY, INTEGRITY, AND INNOVATION. EVERY PROJECT WE UNDERTAKE IS A REFLECTION OF OUR DEDICATION TO CREATING SPACES THAT INSPIRE COMFORT, COMMUNITY, AND PRIDE. YOUR CONTINUED SUPPORT AND CONFIDENCE HAVE BEEN THE PILLARS OF OUR SUCCESS, AND WE REMAIN COMMITTED TO DELIVERING OUTSTANDING REAL ESTATE SOLUTIONS THAT EXCEED EXPECTATIONS.

AS WE LOOK FORWARD TO THE JOURNEY AHEAD, WE PROMISE TO UPHOLD THE HIGHEST STANDARDS IN CONSTRUCTION AND CUSTOMER SERVICE, WHILE CONTRIBUTING TO A BRIGHTER, MORE SUSTAINABLE TOMORROW.

THANK YOU FOR BEING A PART OF THE NABODHARA FAMILY.

WARM REGARDS,

MD SHAJAHAN MIA  
MANAGING DIRECTOR  
NABODHARA BUILDERS LIMITED



Corporate Office:

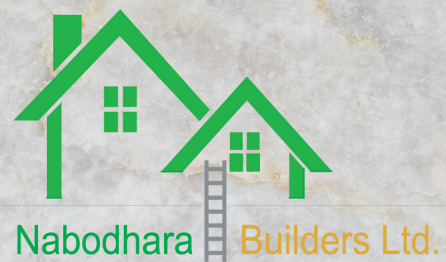
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The measurements are approximate. [lustrations provided are  
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Furniture and fixtures are not part of the offer or contract Features  
and amenities may vary as per availability based on market  
prices/design requirement/price fluctuation