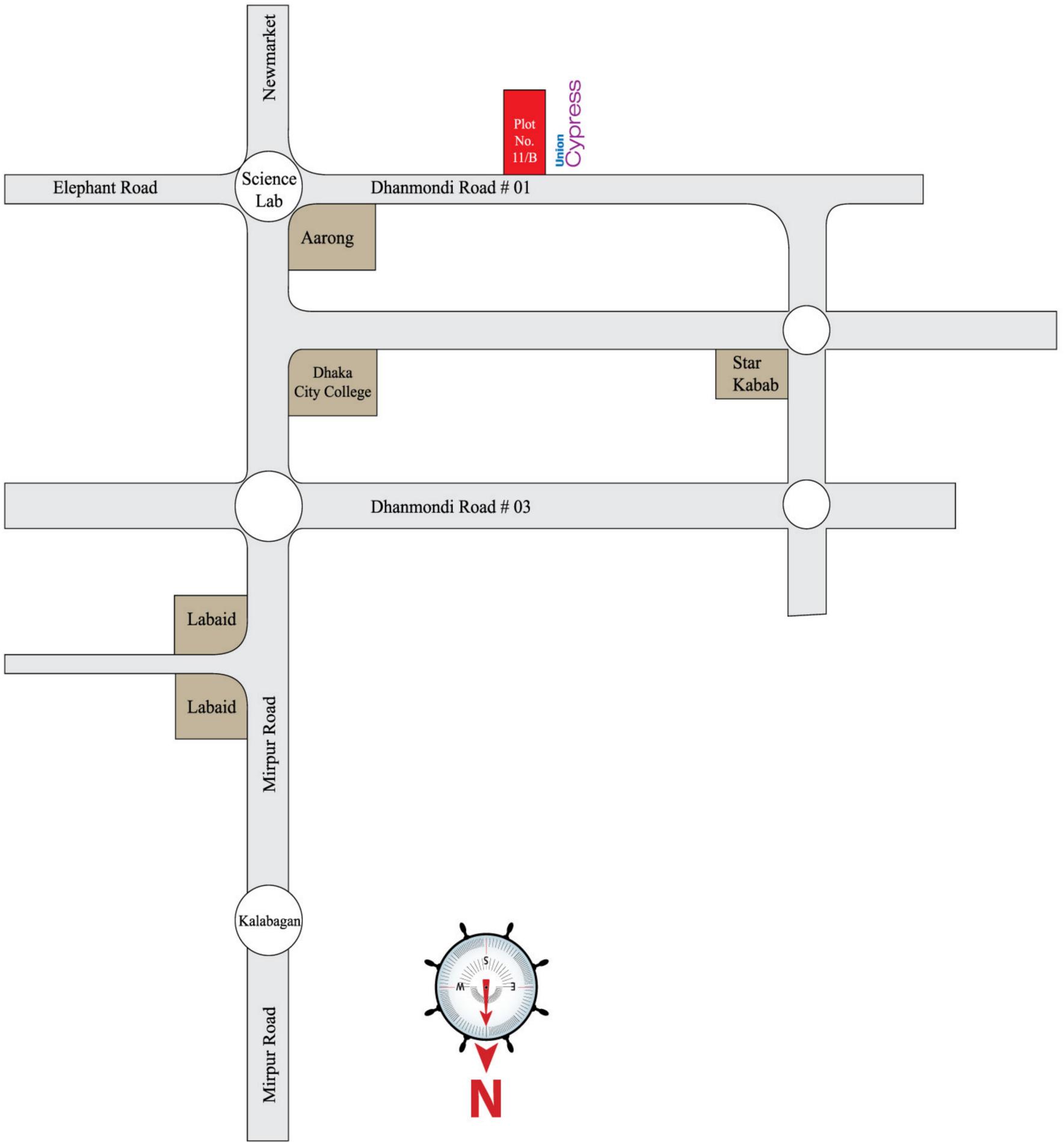


Union
Cypress
an absolute home...

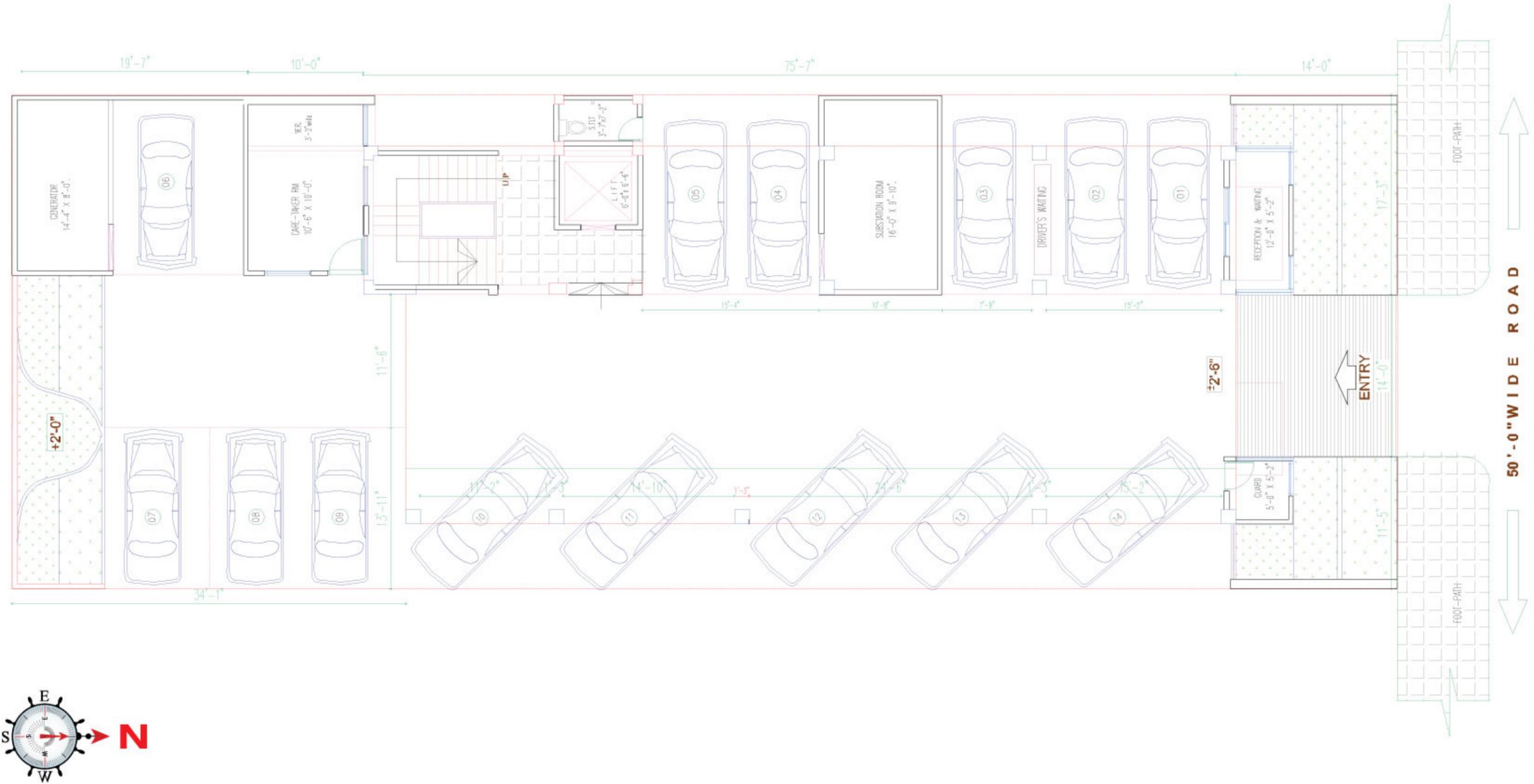
UNION
DEVELOPMENT
a friend in need



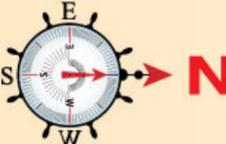
Location Map

Union
Cypress

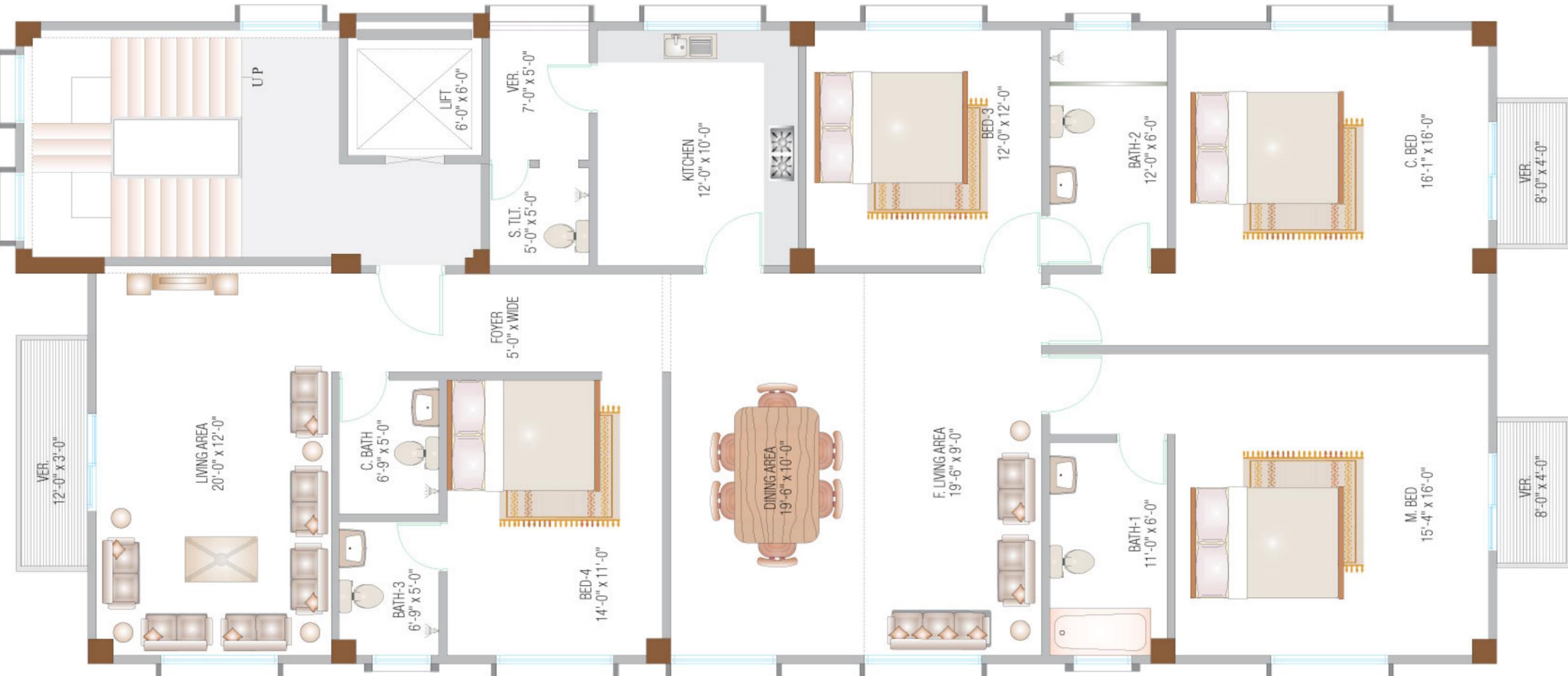
Ground Floor plan



Typical Floor plan



type **A** **2690** SFT
» approx «



Amenities & Technical Specifications

COMMON AMENITIES

- ◆ Secured Decorative Gate with Lamp Posts as the elevation & perspective of the building. Comfortable internal driveway. Mirror polish foreign tiles in the Ground Floor Lobby.
- ◆ Reception Concierge Desk and floor is with tiles.
- ◆ Spacious driveway with security arrangement for control of incoming & outgoing persons, vehicles, goods, etc.
- ◆ Comfortable internal driveway.
- ◆ Main lobby & Reception (Tiles finished Top) area in secured premises with an impressive Concierge Desk complete with personal Mail boxes, Register docks, etc.
- ◆ One International Standard lift from SANYO ELEVATOR COMPANY LTD.) / or equivalent with capacity of 08 persons with adequate lighting, well furnished doors & cabin, emergency alarm, Intercom
- ◆ Non slip homogeneous (RAK or equivalent) Floor tiles in all lift lobbies.
- ◆ Stair tiles in all staircases.
- ◆ Front side wall with tiles finish.
- ◆ Provision for 02 (Two) nos satellite dish antenna connection for each apartments.
- ◆ Each and every apartment will have individual meter for Gas & Electricity connection and common meter for water Supply connection.
- ◆ International Standard Generator. To cover Lift, Pumps, Common Lights including 01 Light and 01 fan each room and one light point in all bathrooms and kitchen per Apartments in case of power failure.
- ◆ Two Units Water Pump (One standby).
- ◆ European Origin Pedrollo or Saer or Equivalent (as required capacity).
- ◆ Intercom (Panasonic or Equivalent Brand) for each Apartment.

ROOF FACILITIES:

- ◆ Protective parapet wall.
- ◆ Cloth Drying Area.
- ◆ Separated area for community space (if permitted).

GENERAL ENGINEERING/DESIGN CRITERIA:

- ◆ Total Foundation and Superstructure Design and Supervision by a team of reputed and professional Structural Design Engineers.
- ◆ Structural Analysis for Design based on the latest Computer Software.
- ◆ Heavy Reinforced Cement Concrete Foundation.
- ◆ Flat Slab/ Beam slab pattern shall be followed in the construction.
- ◆ Systematic Structural Combination of Steel Reinforced Concrete Frame and Shear wall core.
- ◆ Floor Slabs all Reinforced Cement Concrete.
- ◆ Sub-Soil Investigation and Soil Composition comprehensively analyzed.
- ◆ Comprehensive Checking and Testing of all steel reinforcement by professional Design and Supervising Engineers.
- ◆ All structural Materials including Steel, Cement, Bricks, Sylhet Sand and other Aggregated etc. of highest available standard and screened for quality.
- ◆ Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of workmanship.
- ◆ Construction site Equipment includes vibro-hammers, Mechanical Rollers, Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibrators, Water Pumps, Material Handling Equipment, Leveling Instruments, Theodolite etc.
- ◆ Systematic Testing of concrete and other completed work samples at every stage from Quality Control Laboratories.
- ◆ Protection from Cyclone Winds up to prevalent speeds incorporated in structure design.

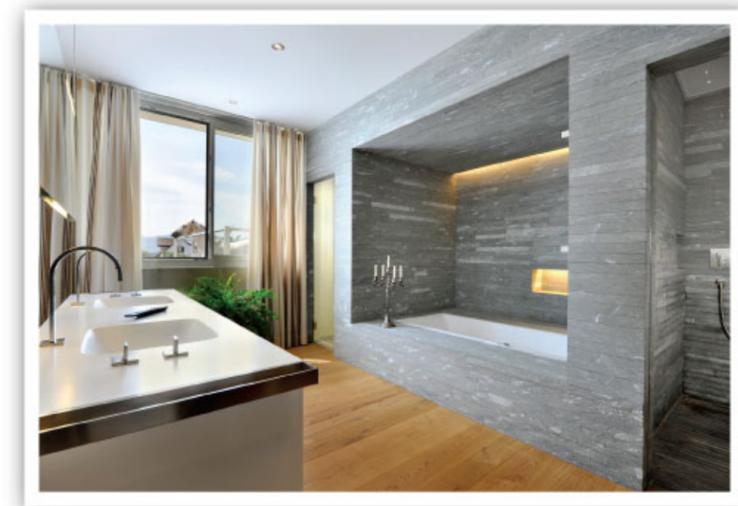
Amenities & Technical Specifications

KITCHEN

- ◆ Impressively designed platform with marble Worktop (company standard).
- ◆ Double Burner Gas Outlet.
- ◆ Provision for oven setup and hot and cold water line.
- ◆ Good Quality wall Tiles (RAK or Equivalent) from work top up to 4'-6" (RAK or Equivalent, size- 10"x 13"/ 12"x 16").
- ◆ Matching Floor Tiles and washing corner.
- ◆ One Stainless Counter-top Steel Sink with Mixer (Malaysia).
- ◆ Suitably Located Exhaust Fan provision.

BATHROOMS

- ◆ Essentially correct Uniform Floor slope towards Water Outlet.
- ◆ Imported quality DADA metal (Korea) / Arrow or equivalent Sanitary Wares in all Bathrooms except maid bath.
- ◆ All bathrooms to be provided with commode and basin of COTO / ARROW or equivalent and maid toilet with RAK long pan, other fittings & fixtures like soap case, towel rail, toilet paper holder etc. are of foreign set or equivalent (company standard).
- ◆ Good Quality Glazed Tiles in Bathrooms (RAK size-12"x 16")
- ◆ Matching Floor Tiles in all Bathrooms size of (12"x 12").
- ◆ Mirrors in All Bathrooms with overhead Lamps.
- ◆ Good Quality Chrome Plated Fittings.
- ◆ All Chrome Plated Fittings carry Manufacturer's Warranty.
- ◆ Porcelain Soap Cases and Towel Rail.
- ◆ One Bathtub provision in Master-Bathroom.
- ◆ Tiles on Floor and wall up to 7 feet in Maid's bath with, RAK Long Pan, Shower and Lowdown.
- ◆ Concealed Hot and cold Water lines for all baths except maid bath.
- ◆ Wall tiles up to lintel level



Terms & Conditions



APPLICATION

Interested buyer shall submit application on the prescribed form duly signed by him/ her along with earnest money. Union Development & Technologies Ltd. reserves the right to accept or reject any application without assigning any reason.

ALLOTMENT

Allotment will be made on first come first served basis. On acceptance of application & earnest money, Union Development & Technologies Ltd. will issue an allotment letter to the applicant on receipt of which he/she will start making payments as per the schedule of payments in the brochure or as per negotiation with the particular client. Until the full payment of installments, buyer shall have no right to transfer the allotment to the third party except any special clause provided in the Deed of Agreement.

PAYMENT

All payments shall be made by A/C Payee Cheque or Bank Draft or Pay-order in favor of "Union Development & Technologies Ltd.". Bangladeshis residing abroad may remit payments by TT or DD. Buyer must strictly follow the payment schedule. Union Development & Technologies Ltd. may issue reminders to the buyer for delay of any payment beyond due date. The buyer is liable to pay a delay charge @ 0.1% per day on the amount of payment delayed. If the payment is delayed beyond 60 (Sixty) days, Union Development & Technologies Ltd. shall have the right to cancel the allotment without showing any reason. In such an event the amount paid by buyer shall be refunded after deducting 10% of the deposited amount or Tk. 5,00,000/= (Five Lac) whichever is higher. This deduction is also applicable in the event of cancellation in any means.

COMPANY'S RIGHT

The Company may take minor changes in the design both Architectural & Structural of the project should these become necessary. Limited changes in the specification and facilities may be made by Union Development & Technologies Ltd. for overall interest of the project.

HAND OVER

The possession of the apartment will be handed over within committed time schedule except for reasons beyond control of Union Development & Technologies Ltd. such as force majeure, natural calamities, political disturbances, strikes, Acts of God or economic conditions, etc. This hand over will only be made after the full payment of installments.

UTILITY CONNECTION

Connections fee, security deposit for water, Gas & Electricity and incidental costs relating to these are not included in the price of apartment.

All utility connections depends on as per Govt. approval.

REFUND

For any reason beyond the control of Union Development & Technologies Ltd. like force majeure, natural calamities, political disturbances, strikes, Acts of God or economic conditions, etc., the company may be bound to abandon the Project. In such an event the buyer will be entitled to refund of all installments along with the earnest money already paid by him/ her without any compensation or claim.

TRANSFER OF OWNERSHIP

Proportionate share of undivided & undemarcated land will be registered in favour of each allottee as per the current rules & regulations of Ministry of Works.

TRANSFER COST

All costs relating to transfer of ownership of the proportionate share of land will be borne by the allottee on actual basis.

MANAGEMENT

The buyer must undertake to become a member of the Owners' Cooperative Society that will be formed by the owners of the apartments for the management of common services such as lift, pumps, security, compound, etc. Each allottee must initially deposit Tk. 25000.00 (twenty five thousand) only in the Reserve Fund of the Association or Company for maintaining management expenses of the complex.

Attention

The renderings and the information made herewith in this brochure should be considered as optional items. This may change as may be deemed necessary for this greater interest of the project.

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