Attention

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

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UNION DEVELOPMENT
a friend in need

House # 05, Road # 10, Dhanmondi R/A,
Dhaka-1205, Bangladesh.

Hot Line: 8158692 | 8129786 | 9123036 | 8114372 | 9138840 | 9127890
Fax : +88-02-8152227

E-mail : union_development@yahoo.com
Web : www.uniondevelopment.org

UNION Auronee

an absolute home...

UNION DEVELOPMENT
a friend in need

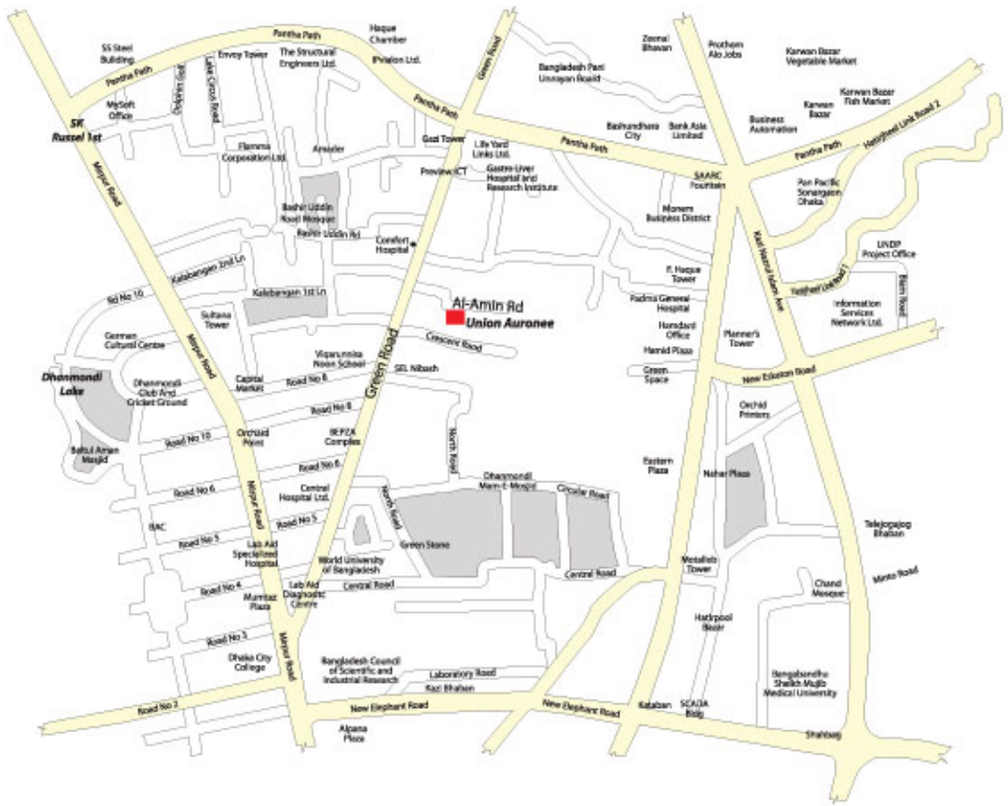
Company Introduction

Union Auronee is a luxurious 09 storied residential edifice situated at Plot # 38, Alamin Road, Dhaka. Each floor having three apartments of size 1707 & 1657 sft. (approx.) of three bed room, dining, living, family living with 3 toilets and servant toilet.

The building Situated in a sub-urban environment of Dhanmondi. It is surrounded by the most popular educational institutions. It is very close to Square Hospital, Comfort Hospital and Central Hospital etc. There are lots of bank within your easy reach.

"Union Auronee" will give you the upmost comfort of living which is enriched by it's cum and quite environment.

Project Location Map


Al-Amin Rd
Union Auronee
Green Road
Dhanmondi Lake
Satmasjid Road
Mirpur Road
New Elephant Road
Central Road
Panthapath
Bangladesh Parishad Bhaban
Bangladesh Council of Scientific and Industrial Research
Dhaka City College
Square Hospital Ltd.
Comfort Hospital
Lab Aid Specialized Hospital
Lab Aid Diagnostic Centre
Central Hospital Ltd.
Gastro Liver Hospital and Research Institute
Life Yard Links Ltd.
Preview ICT
Bashundhara City
Bank Asia Limited
Business Automation
Karwan Bazar
Karwan Bazar Vegetable Market
Karwan Bazar Fish Market
Prothom Alo Jobs
Zeenat Bhavan
Bangladesh Parishad Bhaban
SAARC Fountain
Manarat Bulgaria District
Pan Pacific Sonargaon Dhaka
UNDP Project Office
Information Services Network Ltd.
Padma General Hospital
Hamdard Office
Hamdard Plaza
Green Space
Planner's Tower
New Eskaton Road
Orchid Printers
Nahar Plaza
Eastern Plaza
Metrolife Tower
Hatirpool Bazar
Chand Mosque
Bangabandhu Sheikh Mujib Medical University
Shahbag
Telekopajog Bhaban
Minto Road
Kazi Nazrul Islam Ave
Kalabagan 1st Ln
Kalabagan 2nd Ln
Road No 10
Road No 8
Road No 9
Road No 6
Road No 5
Road No 4
Road No 3
Road No 2
Sultana Tower
German Cultural Centre
Dhanmondi Club And Cricket Ground
Capital Market
Viqarunnisa Noon School
SEL Nibash
Orchid Point
IEP/CA Complex
Baitul Aman Masjid
IMC
Mumtaz Plaza
Alpana Plaza
Dhanmondi Mem-E-Masjid
Green Stone
World University of Bangladesh
Laboratory Road
Kazi Brahon
Katabon
SCADA Bldg.
Crescent Road
Bashir Uddin Road Mosque
Bashir Uddin Rd
Envoy Tower
The Structural Engineers Ltd.
Haque Chamber
Bhuiyan Ltd.
Mysun Office
SS Steel Building
Amader
Gad Tower
Panthapath
Kazi Nazrul Islam Ave
Eskaton Road
Elem Road
Hatirpool Link Road
Hatirpool Link Road 2
Circular Road
North Road
Satmasjid Road
Mirpur Road
Green Road
Panthapath
Panthapath
Panthapath

an absolute home...

UNION Auronee

Ground Floor Plan

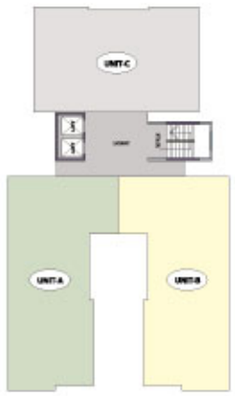
Typical Floor Plan

Typical Floor Plan

UNION Auronee

Typical Floor Plan

TYPE B 1707 SQ.FT



UNION Auronee

Typical Floor Plan

TYPE C 1657 SQ.FT

AMENITIES & TECHNICAL SPECIFICATIONS

• COMMON AMENITIES

- Secured Decorative Gate with Lamp Posts and signs on logo of the Complex "Union Auronee" as the elevation & perspective of the building.
- Main lobby & Reception are to be Tiles finished with an impressive Concierge Desk complete with personal Mail boxes.
- Two SANYO (Japan SANYO Elevator Company Ltd.) or equivalent brand elevator of 06 & 08 persons with adequate lighting, well furnished doors & cabin, emergency alarm, Intercom and escape provision.
- None sleep Homogeneous Tiles (RAK) in all staircase & lobbies.
- Each and every apartment will have individual meter for Gas & Electricity connection and common meter for water Supply connection.
- International Standard Generator capacity of Parkins UK Org or Equivalent (required capacity) to cover Lift, Pumps, Common Lights including 01 Light and 01 fans each room and 01 light point in each bath room in case of power failure.
- Two Units Water Pump (One Lifting & One Suction Pump).
- European Origin Pedrollo or Saer or Equivalent (required capacities).
- Intercom (Panasonic or Equivalent Brand) for each Apartment.

AMENITIES & TECHNICAL SPECIFICATIONS

• ROOF FACILITIES:

- Protective parapet wall.
- Cloth Drying Area.

• GENERAL ENGINEERING/DESIGN CRITERIA:

- For concrete works to give crushing strengths of 3000 psi to 3500 psi (Cyl. test) at 28 days depending on concrete ratio & design.
- All structural Materials including Steel, Cement, Bricks, Sylhet Sand and other Aggregated etc. of highest available standard and screened for quality.
- Tor/ Deformed Bar 60 grade as per structural design. Eest quality First Class/ machine made Gas burned auto Bricks.
- Best quality stone chips with RCC structure.

SPECIFICATION

• KITCHEN

- Impressively designed platform with Marbel Worktop.
- Good Quality wall Tiles (RAK or Equivalent) from work top up to lintel (RAK or Equivalent, size- 10"x16").
- Matching Floor Tiles and washing corner (size- 12"x12").
- One Stainless Counter-top Steel Sink with Mixer of size 20"x40" (Malaysia).
- Concealed hot & cold water lines.

SPECIFICATION

• BATHROOMS

- Imported quality Nazma/ Satter Metal or equivalent brand Sanitary Wares in all Bathrooms.
- Master bathroom to be provided with commode and basin of (RAK Orient), 2nd Bathroom with RAK (Karla) or equivalent and common bath with RAK long pan, other fittings & fixtures like soap case, towel rail, toilet paper holder etc. are of RAK ceramic set.
- Good Quality Glazed Tiles in Bathrooms (RAK or Equivalent of size- 10"x16")
- Matching Floor Tiles in all Bathrooms (size- 12"x12").
- Mirrors in All Bathrooms.
- One Bathtub provision in Master Bathroom only.
- 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 bathrooms expect servant bathroom.

• ELECTRICAL

- MK (Singapore) type or Equivalent Electrical Switches, Plug Points and other Fittings.
- Provision for Air-conditioners in all Bedrooms.
- BRB/Singer/Paradise or equivalent cable shall be used for all internal wirings.
- Concealed Intercom, Telephone lines (02) and TV/Satellite Dish connection (02) in each apartment.
- Electrical Power sanction as per approved UDTL Design.

SPECIFICATION

• DOORS & WINDOWS

- Solid 36mm Thickness Decorative Main Entrance Door (Malaysia, Mahegoni or /equivalent) and Chowkath with
- Internal Door of Strong and Durable veneer Flush door Shutters champ veneer with French polish.
- All Internal Door frames are made of Mahagoni/ Malaysia/ equivalent.
- All Bathrooms laminating flush door or equivalent.

• WALLS, FLOORS & VERANDAHS

- Floors are to be finished with Homogeneous Tiles (RAK Standard) or equivalent (Tiles size 24"x 24").
- All Verandahs will have the same.

• PAINTING & POLISHING

- Plastic Paint in all internal walls and ceilings in soft Colors (Berger or equivalent).
- French polished Doorframes & Shutters.
- Exterior Wall will have Weather Coat (Berger or equivalent).

• OPTIONAL FEATURES

- Various interior designing and additional fittings & fixtures as per choice of allottee may be arranged at cost basis upon approval of the company.

TERMS & CONDITIONS

APPLICATION
Interested buyer shall submit application on the prescribed form duly signed by him/ her along with earnest money. UDTL 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, UDTL will issue an allotment letter to the applicant on receipt of which he/she shall start making payments as per the schedule of payments in the brochure. Buyers willing to make a one time payment will be entertained with substantial discount. Until the full payment of installments, buyer shall have no right to transfer the allotment to the third party.

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. UDTL may issue reminders to the buyer for delay in 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 30 days UDTL shall have the right to cancel the allotment. In such an event the amount paid by buyer shall be refunded after deducting 10% of the deposited amount or Tk. 2,00,000/= (Two 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 UDTL for overall interest of the project.

HAND OVER
The possession of the apartment will be handed over within 30 months from the date of commencement of construction work except for reasons beyond control of UDTL such as force majeure, natural calamities, political disturbances, strikes, Acts of God or economic conditions, etc. This hand over will only is made after the full payment of installments.

TERMS & CONDITIONS

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

REFUND
For any reason beyond the control of UDTL like force majeur, 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.

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.

DEED OF AGREEMENT
The punchers will be responsible to complete the Deed of Agreement between Developers and Puncher within the seven days of booking the Apartment and both the parities will be liable to follow all the Terms & Conditions mentioned in the Deed of Agreement.

SOLAR PANNEL
Solar pannel cost for getting power Desco or Desa is not included with cost of utility Connection.