

we build quality homes . . .

# Aristocratic and royal Luxury Apartments

urban american  
*Abser*  
**TOWER**

@  
Plot #13 Road # 3 Block - K  
Haliashahar H/E, Ctg.



ISO : 9001 - 2008 Certified

# introduction

Urban American Development Company Ltd.

is working to bring a revolutionary change in the real estate industry by introducing Aristocratic and royal Luxury Apartments at affordable price for the futuristic people. After successful establishment in USA market, divine care in materializing the cherished dream of own residence for the people of Bangladesh.

Towards this end, the Urban American Development Company Ltd. has already launched a number of new projects in the heart of Chittagong city. The Urban American "Abser Tower" is a new value addition. The 8(Eight) storied apartments have been designed architecturally sound & present the royal Luxury where dream comes to reality. **The place is free from racket & sound of the city** and presents unparallel

entrance to modern conveniences such as shopping, education, health care; transportation or recreation. We wish the best to our prospective clients and commit that we are on all the ways with you bring the eternal excellence and endless

*happiness* in your life.

## Project at Glance:

Project Name	: Urban American Abser Tower
Location	: Plot # 13, Road # 03, Block # K Haliashahar Housing Estate, Chittagong.
Land Area	: 5 Katha.
Number of Floor	: G+7
Stored	: 08 (Eight)
Facing	: South
Number of Unit	: 02
Number of apartment	: 14 nos.
Apartment Size	: Type A:1460sft, Type B: 1460sft (Approximate).
Parking	: 12nos.

## Features and Amenities

### DOORS:

Decorative main entrance door (Chittagong teak or imported) with door chain and solid door knocker.

Calling bell switch of good quality.

Internal doors of strong and durable veneer flush door shutters with French polish.

All internal door frames and doors are made of sillkorai/chapalish/gamari or equivalent.

### WINDOWS

Sliding windows as per architectural design of the building.

### WALLS:

Good quality 1st class bricks/concrete block. Smooth finish walls.

### FLOOR & VERANDAH:

Floor with homogeneous tiles (RAK/Fu-Wang).

All verandahs floor with tiles. (RAK/Fu-Wang).

### PAINTING & POLISING:

Plastic paint in all internal walls and ceilings in soft colors.

Exterior wall will be snowcap/painted weather coat.

### ELECTRICAL:

ABB (Singapore)/Energy pack or equivalent electrical switches, plug points and other fittings.

Two emergency lights and two fans in each apartment.

All power outlets with earthing's connection. Provision for air conditions in 1 bedrooms.

Verandahs with suitable light points.

Electrical distribution box with main switch.

Independent electrical meter for each apartment.

Connected electrical wiring BRB/singer/poly & hooks.

Emergency electrical connection in lift, lobby, intercom service, guard room and main gate.

### BATH ROOMS:

Essential correct uniform floor slope towards water outlet.

RAK/Fu-Wang made homogeneous tiles on floor.

RAK/Fu-Wang made ceramic tiles in wall.

RAK or similar standard sanitary wares in all bathrooms.

Mirrors in bathrooms with glass shelf.

Stainless steel soap case and towel rail.

Concealed hot and normal water lines in master bath.

### KITCHEN

Impressive designed platform with glazed tiles on top.

Good quality RAK/Fu-Wang ceramic wall tiles.

Matching RAK/Fu-Wang homogeneous tiles on floor.

### LIFT

Required number international standard imported lifts.

With 6/8 persons capacity.

Adequate lighting.

Fast & Reliable Service On All Floors.

### STRUCTURAL & GENERAL ENGINEERING FEATURES:

Total foundation and superstructure design and supervision by a team of reputed and professional design engineers.

Structural design parameters based on American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) Codes.

Structural analysis for design utilizes the latest methodology.

Systematic structural combination of steel reinforced concrete frames and shear wall core.

Comprehensive checking and testing of all steel reinforcement by professional design and supervising engineers.

All structural materials including steel, Cement, Bricks, Sylhet sand/concrete and other aggregates 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.

Protection form cyclone winds up to prevalent speeds incorporated in structure design.

Structure designed to withstand earthquakes (7.0 Richter Scale Capacities) of prevalent intensity.

After finalization of the floor plan, the developer will prepare the arc/structure plan for submission to concerned authority for necessary approval.

The developer will then prepare the presentation drawing (brochure) and the working architectural, electrical & plumbing drawings.

## Term & Conditions

### Reservation:

Application of reservation of Studio Apartment in "Urban American ABSER TOWER" shall be made on the prescribed application form fully signed by the applicant with down payment 30% of total apartment price. Allotment will be made on "First come first serve basis". The company reserves the right to accept or reject any application without assigning any reason thereto.

### Allotment:

After receiving of the application and booking money, Urban American Development Company Ltd. Will issue an allotment letter and payment schedule to the applicant/allottee to make payment as per payment schedule.

### Payment:

All payments of booking money, installments, additional works and other charges shall be made by cross cheque, Bank Draft, or Pay Order in favor of Urban American Development Company Ltd. Foreigners & Nonresident Bangladeshi may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on the date installments paid.

### Schedule of payment:

The allottee must follow the payment schedule as per allotment letter agreement. Delay in payment beyond the schedule date will make the allottee liable to pay a delay charge of 3% per month on the amount of payment delayed. If the payment is delayed beyond 60 days the company shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting 10% of the total sale price only after resale of the apartment.

### Design change:

Any sort of internal change of the design the allottee must consult with Urban American Development Company Ltd. The change is possible if it is approved by the company. If any additional charge is required then the additional charge must pay by the allottee.

### Allotment Transfer:

Until the allottee have no right to transfer the allotment of apartment to the third party without the consent of the developer.

In case of change of ownership of the apartment (excluding family members) the allottee have to pay Tk. 1, 50,000/= (One lac fifty thousand taka only) per apartment as transfer fee.

### Documentation & Other Charges:

The allottee will pay stamp duties, VAT, registration fee, Gain Tax, documentation charges of any other charges likely to be incurred in connection with the Deed of Agreement, Allotment, Registration, and transfer etc.(as applicable). Only the actual amount shall be charged. In any circumstance the buyer (Allottee) and seller (Developer) must comply changing all terms & condition taken by REHAB

### Owner's Association:

The allottee must also will deposit Tk. 50,000/- (Fifty thousand) to the company for the reserve fund of the owners co-operative society at the time of apartment booking.

### Loan:

The company will extend all possible co-operations for taking housing loan if needed by the allottee.

### Hand over:

The possession of each Apartment and parking space shall be handed over to the allottee on full payment of the apartment & other charges. Prior to this the possession of Apartment will rest with the company.

Hot line 01678 040616 01678 040611  
01678 040615 01678 040613



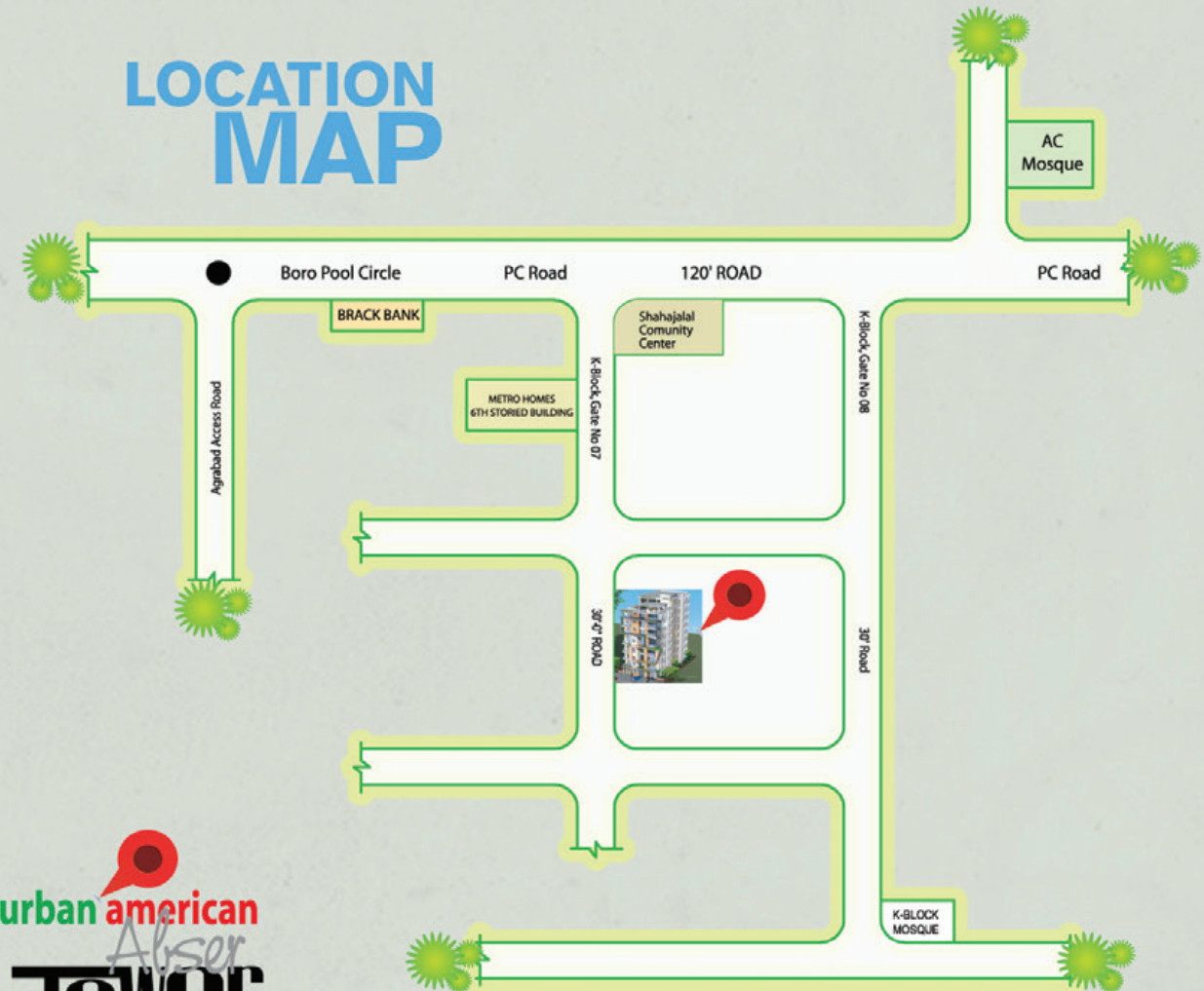
### Corporate office:

1105, M.M Tower, (7th floor)  
GEC Circle, East Nasirabad, Chittagong.  
Tel: 880 31 2556141-2, 652273  
Fax: 880 31 654238

### USA office:

406, East 8th Street, Brooklyn NY-11218, USA  
Cell: +19176678608  
Tell: 1718-284-3650 Fax: 718-435-4016  
Email: uscsinc@yahoo.com

## LOCATION MAP



www.urbanbd.com

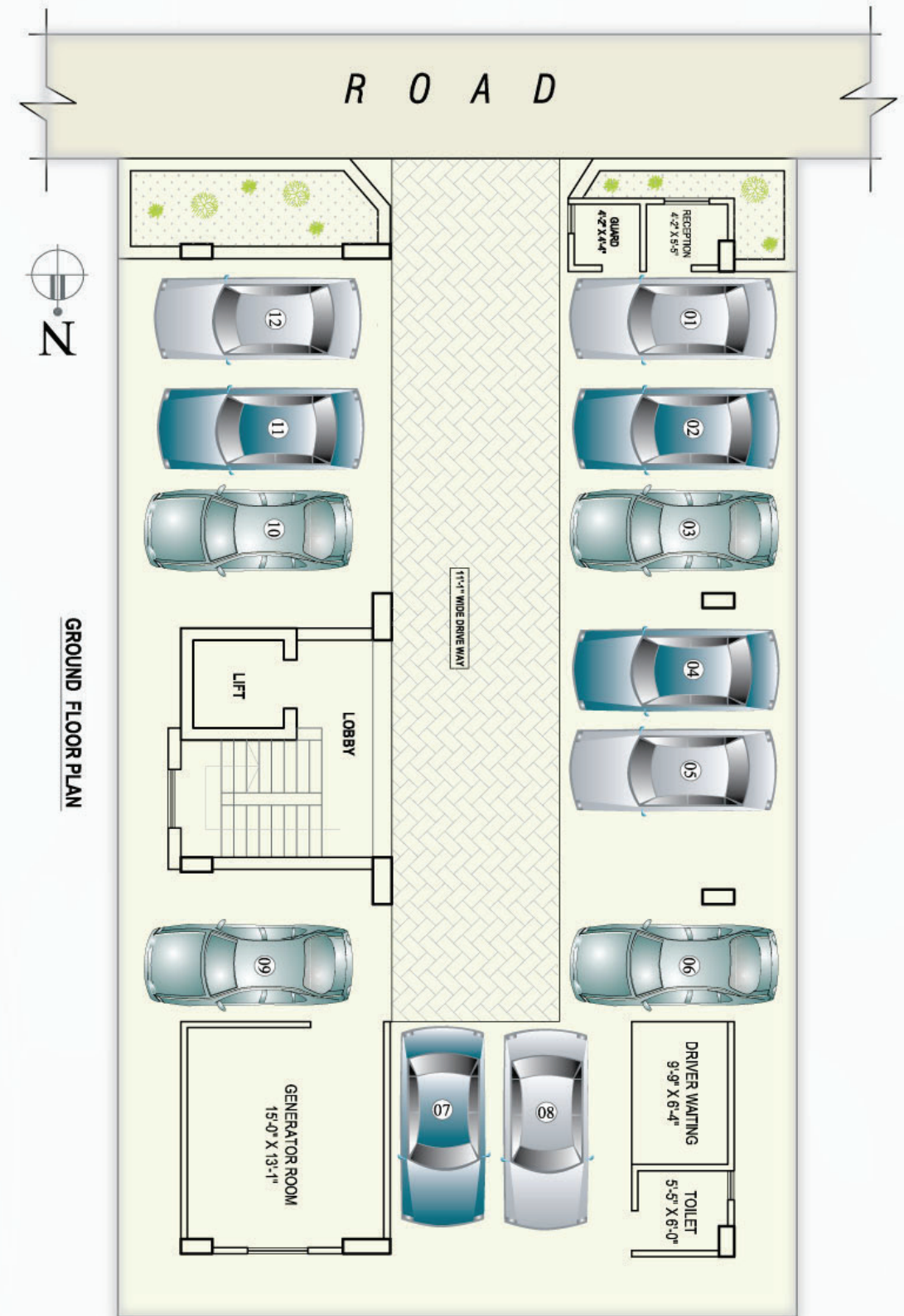
PERSPECTIVE VIEW

URBAN AMERICAN  
*Abser*  
**TOWER**



urban american

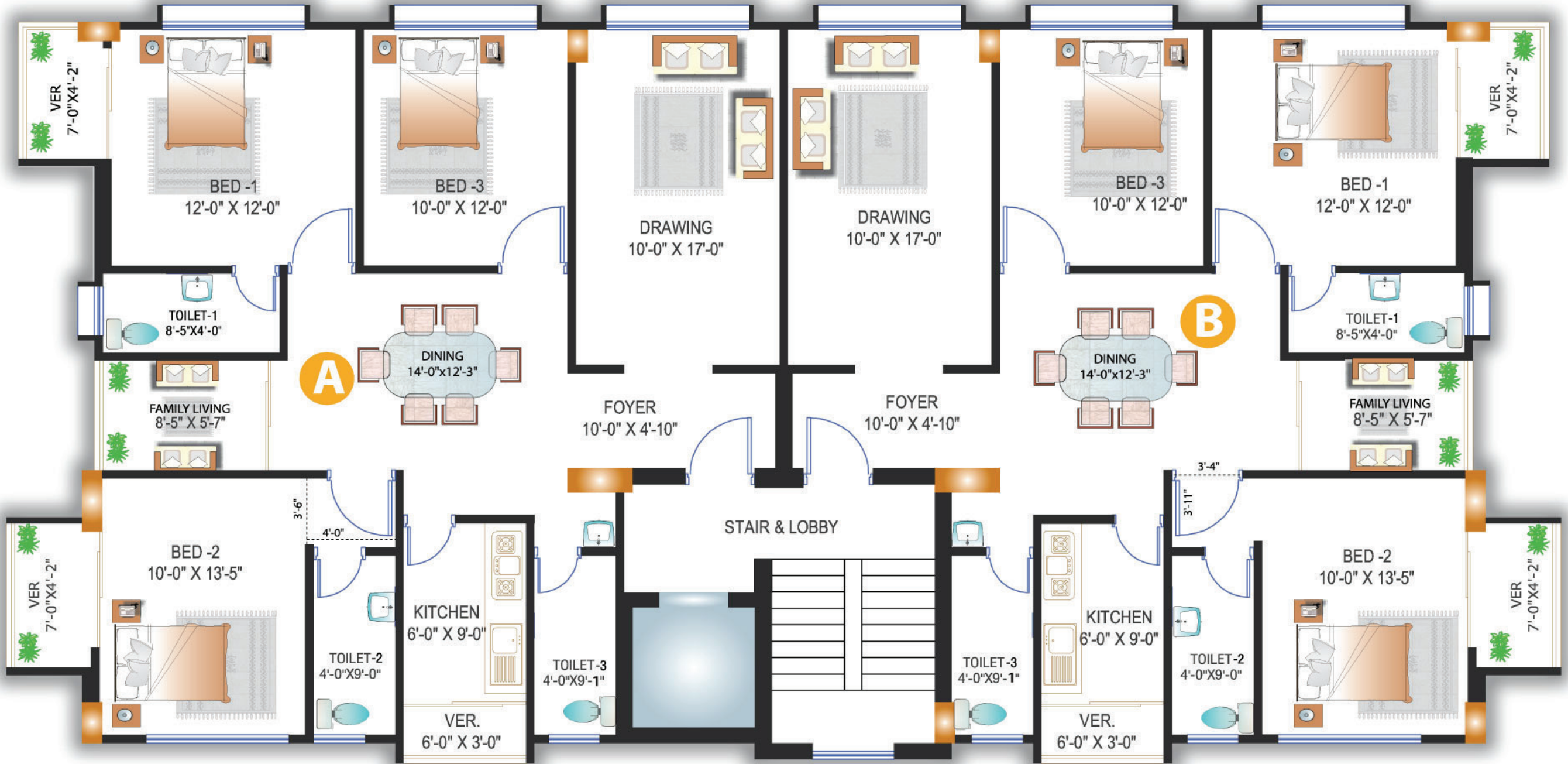
Ground Floor Plan



Type A: 1460sft.



Type B: 1460sft.



Typical Floor Plan