

**Corporate office**

M.M. Tower , 1105 ( 7th floor)  
GEC Circle, East Nasirabad, ctg.  
Tel : +88-031-2556141-2  
+88-031-652273  
Fax : +88-031-654238  
Hot line: +88-01678-040611  
+88-01678-040612  
+88-01678-040613  
+88-01678-040614  
+88-01678-040615  
E-mail : info@urbanbd.com

**Dhaka office**

House No-48,(3rd floor)  
Road - 2, Block - B, Niketon  
Gulshan - 1, Dhaka - 1212  
Tel : +88-02-9862959  
+88-02-8826884

**USA office**

51, Chester Ave, Brook Lyn,  
NY - 11218, USA  
Cel : 917-667-8608 (Chairman)  
917-981-086 (ED - USA)  
Tell : 1718-284-3650  
Fax : 718-435-4016  
Email : uscsinc@yahoo.com

**UAE office**

Alstone General Trading FZE  
Ajman free zone, UAE  
PO Box -13669-AJ  
Cell : +971-50-1189460

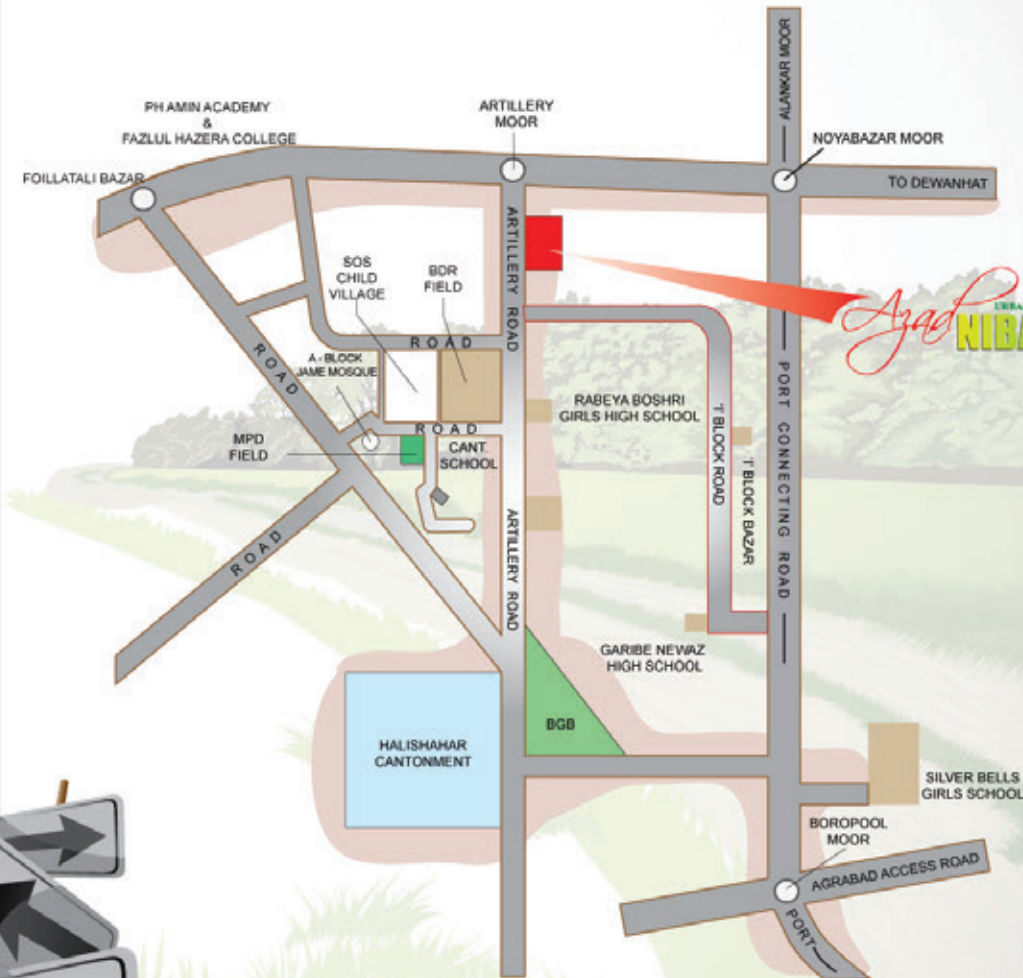


# URBAN AMERICAN Azad NIBASH

Exclusive apartment @ Ctg.

Location	: Artillery Road, Hali Shahar, Chittagong.
Land Area	: 12 Katha
Building Height	: 13 Storied + Basement
Total Apartment	: 46 Nos
Total Car Parking	: 37 Nos
Apartment Type & Size	: Type A = 1600 sft. Type B = 1100 sft. Type C = 1100 sft. Type D = 1400 sft.
Project Commencement	: January 2013
Expected Completion	: August 2016
Principal Architect	: U Tun Yine

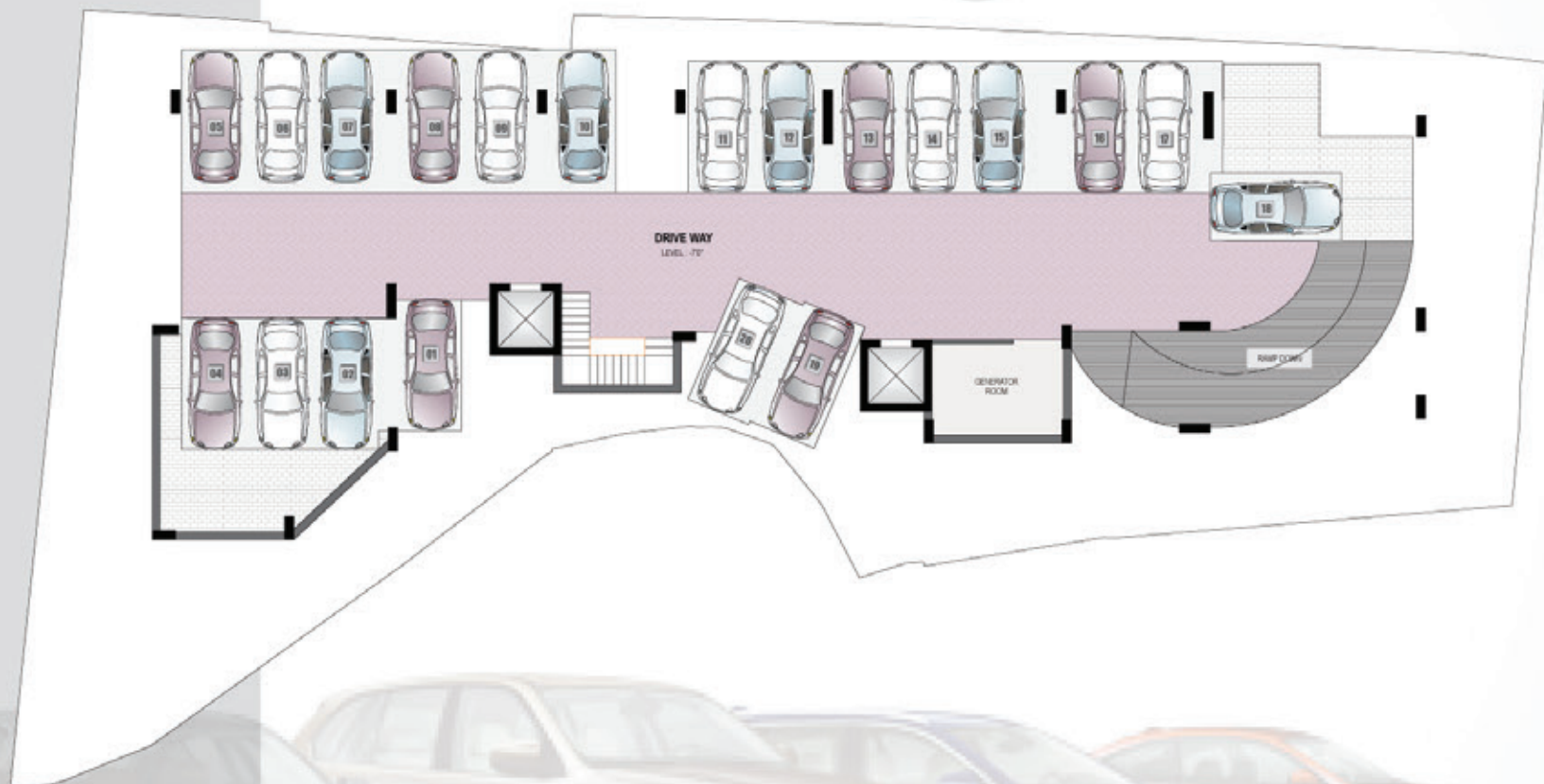
## Location Map



**urban american**  
development company ltd.  
we build quality homes



# Semi Basement



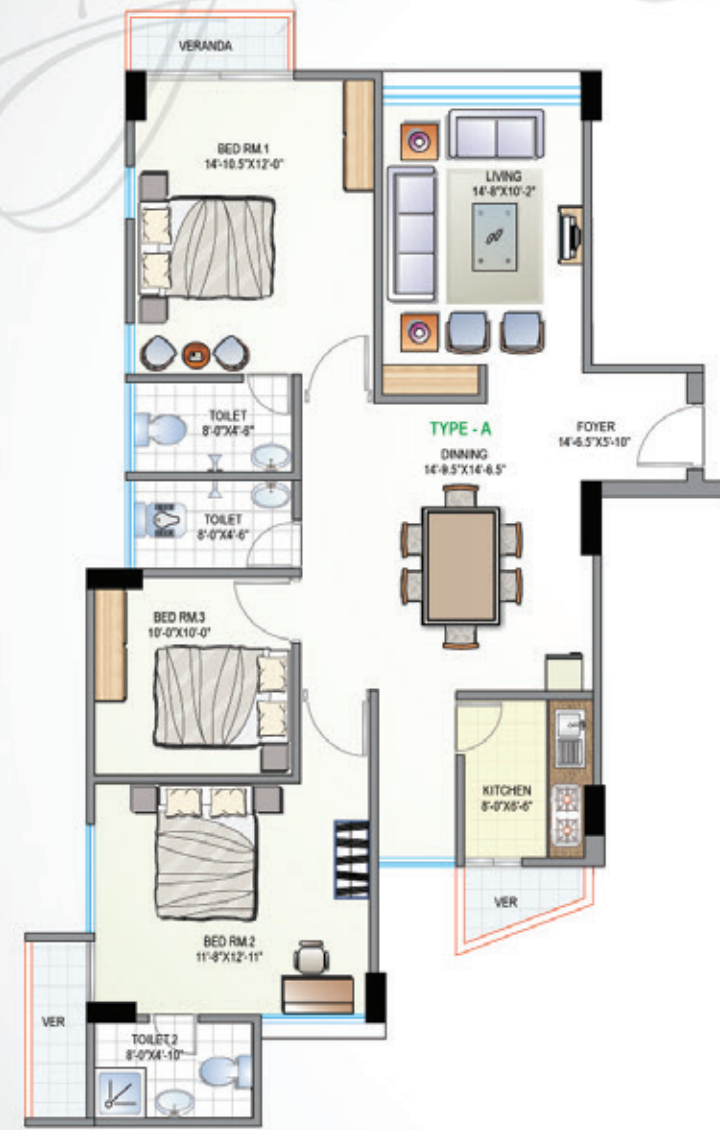
# Ground Floor



# Typical Floor Plan



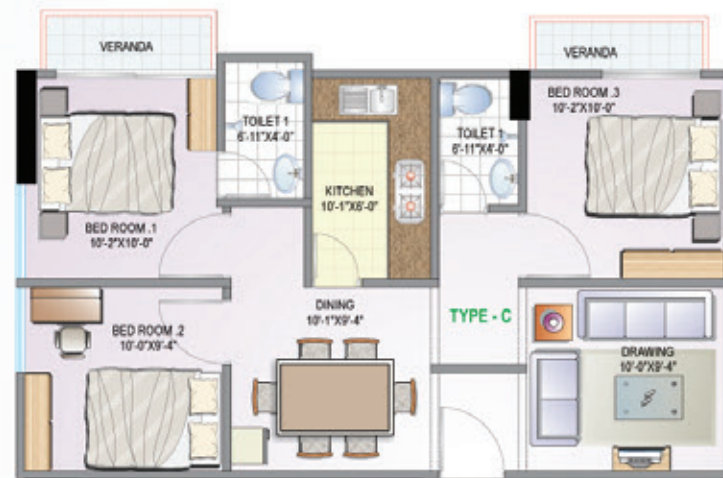
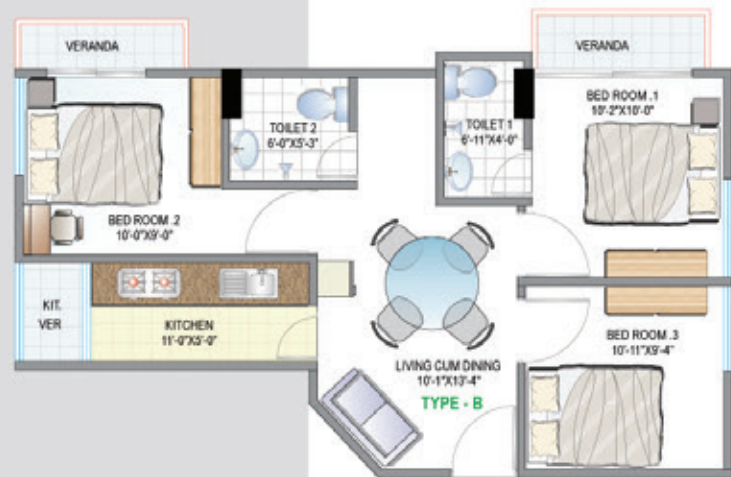
# Type - A - 1600 sft.



Type - B - 1100 sft.



Type - C - 1100 sft.



Type - D - 1 400 sft.



Night View



## Feature And Amenities

### GENERAL AMENITIES

Spacious entrance and driveway with security arrangement for control of incoming and outgoing persons, vehicles and goods.

Staircase with easy to climb steps and adequate lighting and protective parapet wall on rooftop.

Well-designed reception desk and driver's facilities. PABX connection to each apartment and common utility area.

Water reservoir with adequate capacity.

Fully automated high speed lift and standby generator.

### BATHROOM

Local sanitary wares in all bathrooms.

Mirror and basin in bathrooms with overhead lamps.

PVC door in all bathrooms.

### KITCHEN

Concrete shelf at 2.5 feet height from floor level.

One stainless steel kitchen sink.

Exhaust fan located at suitable position.

Provision for double burner gas outlet.

### FLOORS & WALLS

Homogeneous Tiles (12"X12") in all rooms (RAK/FU-WANG/CBC/other equivalent local brand).

Ceramic Tiles in all bathrooms floor-12"X12" & Wall - 8"X12" (RAK/FU-WANG/CBC/other equivalent local brand).

All interior walls are also plastered 5" brick work.



## Feature & Amenities

### Doors & Windows

Solid main door with chain, check viewer, apartment number, door handles with security lock

Sliding aluminum windows with safety measure

Internal doors of flush door shutter

Painting & Polishing

Weather coat on outside plaster surface.

Smooth finished and soft colored plastic paint in all internal walls and ceilings.

French polished door frames and shutters

### Electrical

Good quality switches, circuit breakers, plug points and fittings.

Electrical distribution box with main switch.

Concealed electrical wiring.

Independent electrical meter in each apartment.

All power outlets with earthing connection.

Concealed fan hook.

Light point in verandas.

Concealed intercom and telephone lines, provision for TV and Satellite dish antenna system.



# Terms & Conditions

## Application Procedure and Allotment

Allotment shall be made on "first come first serve basis" upon receipt of the prescribed application form duly filled in signed by the applicant. The company reserves the right to accept or reject any application without assigning any reason.

## Signing of Deed

A Deed of Agreement will be signed upon receipt of application with 30% booking money.

## Mode of Payment

All payments shall be made through Bank Draft, Pay Order or A/C Payee Cheque in favor of the "Urban American Development Company Ltd." against which respective money receipts will be issued. Buyers residing abroad may remit fund through FTT, FDD or SWIFT.

## Delay Charge

Delay in payments of installments beyond the due date shall make the allottee liable to pay a delay charge @2.5% on the amount due per 30 days.

## Cost of Registration/Transfer Fee

All VAT, Tax, Cost of Stamps, Cost of Registration of Sale Deed of the proportionate undivided, undemarked portion of land and apartment as per value and all other incidental charges in terms of the value of the apartment and proportionate land shall be paid by the allottee as per government rate at the time of execution of the sale deed or before as and when required. Registration and related formalities may be made by the allottee directly or through the company on due payment in advance by the allottee to the company.

## Utility Connection and incidental charges

The utility connection fees, security deposit, other incidental charges and costs payable for water supply and sewerage connection, electric connection and meters are not included in the price of the apartment. All such payments shall be made by allottee directly or through the company to the concerned authorities and if the company incurs any expenditure in this respect in advance, the same shall be reimbursed by the allottee.

## Cancellation of Allotment and Refund

In case any applicant, after being issued with the allotment letter of apartment fails to sign the deed of agreement within the specified time or within any extended time that the company may allow or fails to make the required payment of installment in due time, then the company shall have the right to cancel the allotment issued in favor of the allottee refunding the booking money after deduction of 5% as service charge and the same can be allotted to a third party. In case after execution of the Deed of Agreement, the allottee fails to make payment of installments in due time the same rules of the company can be applied i.e., to cancel or transfer the allotment after a deduction of 5% service charge and the same can be allotted to a third party.

## Handover

The possession of each apartment and parking space shall duly be handed over to the allottee on completion and full payment of installments and other charges and dues. Prior to this the possession of the apartment will remain with the company.

## Note

Until full payment is made and possession obtained, the buyer shall not do any extra work or modification work within the apartment complex on his or her own.

