

Elevate Your Life with Comfortable Luxury



A creation of
NANJI PROPERTIES LIMITED

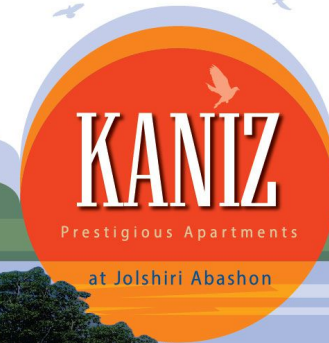


NANJI PROPERTIES LIMITED

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Welcome to enjoy the pinnacle of contemporary living with **Nanji Properties Limited (NPL)**, where the essence of tomorrow's lifestyle unfolds today.. Nestled in the esteemed Jalshiri Abashan area, our ventures seamlessly blend cutting-edge architectural design, top-tier building materials, lavish features, and innovative space utilization, defining a new standard of living with every project.

Our unwavering commitment to excellence is driven by a team of seasoned professionals drawn from the realms of prosperous business and engineering. At **Nanji**, we don't just meet your aspirations; we transform them into a lifestyle that redefines sophistication and comfort. Your dream home awaits within the realm of **NPL**.

Dominating the skyline, **Kaniz** stands tall as a remarkable nine-story building, where each floor is a testament to exclusivity and meticulous architectural craftsmanship. Offering a single unit per floor, Kaniz grants residents an unmatched sense of space and privacy, elevating the living experience to unparalleled heights.

At **Kaniz**, we prioritize your well-being and environmental harmony. Our facilities include ample parking for your convenience, and each floor features a spacious terrace, inviting you to savor breathtaking views and the serenity of the outdoors. **Welcome to Kaniz**, where the fusion of elegance and modern living awaits to provide you with an extraordinary living experience.



KANIZ

KEY FACTS

LOCATION

Plot: 10, Road: 505, Sector: 11,
Jalshiri Abashon
Dhaka

Location road map:

8 minutes to drive from Kuril Flyover
through 300R RAJUK PURBACHAL Link Road.
about 7 KM away from the American Embassy.

APARTMENT SIZE

2820 sq ft (Approx.)

LAND AREA

5.0 Katha

TYPE OF BUILDING

(G+8) Residential Building

APARTMENT FEATURES

Bed Rooms - 04
Dining - 01
Kitchen - 01
Bathrooms - 05
Servant Toilets - 01
Servant Bed/ K. Store - 01
Living Room - 01
Family living - 01
Verandah - 05

PARKING FACILITIES

1 wide parking for each flats

DESIGN HOUSE

STRUCTURE

House-50, Road-4, O R Nizam Road
Panchlaish, Chattogram



2820 sft



Rooftop

ROAD



"A rich life isn't about what you own;
it's about the love you share and the comfort of coming home."

In the realm of dreams,
we craft
not only with bricks
but also with the mortar
of morality and commitment.
Each brick,
a poetic echo of aspirations,
lays the foundation
of our commitment
to turn dreams into reality.

KANIZ

Timeline of Construction

Description of work	Target Date
Date of Commencement	17 th July, 23
Casting of Ground Floor Slab	17 th Jan, 24
Casting of 3 rd Floor Slab	17 th April, 24
Casting of 6 th Floor Slab	17 th July, 24
Casting of Roof Floor Slab	17 th Oct, 24
Start of Brick work	17 th Jan, 25
Completion of Exterior Brick work	17 th July, 25
Start of Window and Railing works	17 th Sep, 25
Completion of Window and Railing works	17 th Nov, 25
Start of Tiles work	17 th Oct, 24
Completion of Tiles work	17 th May, 25
Arrival of Lift at site	17 th July, 25
Completion of Lift Installation	17 th Sep, 25
Paint and other related finishing work	17 th Jan, 26
Handover of Building	17 th April, 26

Feature & Amenities

Building Reception

- **Reception Desk** : As per architectural design made with wood/concrete in combination with marble & wooden finishes.
- **Floor Finish** : Polished Imported Natural Marble, Turkey/Brazil origin
- **Light Fixture** : Imported China origin
- **Reception Lobby** : Polished Imported Natural Marble, Turkey/Brazil origin

Rooftop

- **Protection** : Protected in combination with concrete parapet wall mild-steel railings
- **Roof Treatment** : Lime Terracing for Damp and Heat Proofing, Foam layer
- **Lighting Arrest-or** : As per electrical design
- **Water Tank** : As per architectural and plumbing design
- **Roof top garden** : As per Architectural design
- **Roof top community hall** : As per Architectural design

Underground Water Reservoir, Deep Tube well and Pump

- **Reservoir Casting** : To be provided with RCC casting and smooth finish.
- **Capacity** : Capable of holding water supply as per requirement/ BNBC code
- **Lifting Pump** : one main lifting pump and one stand-by pump.
- **Brand of Lifting Pump** : Pedrollo / SAER or equivalent
- 4 Inch Dia for continuous water supply as per WASA regulations

Firefighting and Protection

- **Extinguisher** : 01 nos Dry-Powder and 01 nos CO2 in each Floor. Extra 02 nos in sub-station room
- **Detectors** : Stand-alone Natural Gas + Heat Detector in each kitchen
- **Fire water Hose** : 01 in every alternative floor

Car Park and Driveway

- **Parking** : Total 10 nos of car parking spaces in Ground floor
- **Driveway Finish** : With 12"x12" paves tiles. (Mirpur Ceramic or equivalent)

MAJOR STRUCTURAL MATERIALS

Steel / MS Bar

- **Grade** : 70 Grade Deformed Bar
- **Brand** : BSRM / KSRM / RSRM / AKS / GPH

Cement

- **Manufacturer** : Scan Cement/ Holcim / Lafarge Surma / Akij / Crown / Sena Kalyan (OPC for RCC only).

Bricks

- **Type of Bricks** : 1 st Class Machine-Made Gas-burnt/coal-brunt Bricks Sand
- **Sylhet Sand** : 2.5 FM Coarse Sand
- **Local/Plaster Sand** : 1.2 and 1.4 FM Medium Sand

SERVICE EQUIPMENT

Specifications of Lift

- **Number of Lifts** : 01 nos. From Ground to Top Floor.
- **Type** : International Standard Lift with AVR system.
- **Brand** : Thyssenkrupp-Korea/Hyundai-Korea/ KONE / Schindler-China origin/Energy Pack.
- **Motor** : Gearless Permanent Magnet Synchronized (PM) 5.5 kw
- **Capacity** : 8 persons (800 kg)
- **Car Size (Inside core)** : 1400 mmx1350 mm
- **Drive System** : AC-VVVF (Variable Voltage and Variable Frequency)

Lift Lobbies and Staircases

- **Lobby Lift Wall** : 300 x 600 mm Mirror Rustic / Polished / Matt Tiles as per design.
- **Lobby Floor** : 600 x 600 mm Mirror Rustic / Polished / Matt Tiles as per design.
- **Staircase Finish** : 300 x 600 mm Non-slip Matt Tiles as per design.
- **Railings** : MS railing with MS/WPC/Wooded Handrail

Specifications of Generator

- **Coverage** : 100% power back-up covering full building load without air conditioners
- **System** : Canopied Quiet Diesel sound attenuated Generator of EU Origin
- **Engine** : Cummins / Perkins / Tempest
- **Starting System** : Auto-Start System
- **Sound Proofing** : Soundproof Canopy System

Substation with Transformer

- **Electrical Substation** : Standard Quality as per calculated consumption (if required)
- **Equipment** : Transformer, Distribution Board, LT / HT Panel, PFI Panels and Circuit Breakers
- **Brand** : Energypac / Shakti Engineering/ Equivalent
- **Cable** : All cables to be of Fire Retardant type (BBB/ BRB / Energypac/ Paradise)
- **Capacity** : As per Requirement

Internet, Cable TV and Telephone Services

- **Connectivity** : Each Apartment
- **Internet Provision** : All Bed and Living Room thru optical fiber backbone wout Route
- **Cable TV** : Master Bed. 2nd Bed, Living and Family Living Room

Gas Cylinder Room

- Secured Gas Cylinder storage area with connections to individual flats

Common Specifications

APARTMENT FEATURES AND AMENITIES

Door, Shutter, Frame, Lock, Polish and Other Fittings

- **Main Door Frame** : Silkorai/ Loha Kat 10 inchx2.5 inch with 7' height
- **Main Door Shutter** : Teak Veneered Solid Engineered Wood.
- **Apartment Number Plate** : As per Architectural Design in the main door.
- **Main Door Polish** : Clear Lacquer Polis.
- **Main Door Handle Lock** : Imported
- **Main Door Others fittings** : All necessary fittings incl. Check Viewer, Knockor etc.
- **Internal Door Frame** : 6inx2.5inGorjon/Mahogoni up to 7'-0"height
- **Bed Room Door Shutter** : Teak Veneered Solid Engineered Wood
- **Kitchen Room Door Shutter** : Teak Veneered Particle Flush Door
- **Bath Room Door Shutter** : Mehogoni with enamel coating
- **Internal Door Round Mortise Lock** : Imported
- **Internal Door Polish** : Clear French Polish
- **Internal Door Fittings** : Other necessary Door fittings of good quality

Windows, Shutters and Frames and Security Grill

- **Type** : Aluminum Sliding Windows. Floor to Ceiling windows as per architectural design with Security Grill
- **Brand** : EDF Profile from BTA / KAI/ ALTECH, powder coated
- **Glass Type** : 6 mm thick clear glass and with fitted mosquito net

Floor and Verandah Tiles

- **Living,Dinning, Bedroom and Verandah Area** : Imported 2ftx2ft Mirror Polish Tiles
- **Servants Area** : 1ftx1ft Mirror Polish local Tiles

Painting and Polishing

- **Interior Walls/Ceilings** : Plastic Paint (Berger Easy Clean/ Equivalent)
- **Exterior Walls** : Weather Coat/Master Coat Paint (Berger dust free/ Equivalent)
- **Grills and Railing** : Synthetic Enamel Paint (Berger / Equivalent)

Electrical

- **Switches and Sockets** : Imported MK/ Schneider / Art DnA / Legrand or Equivalent
- **Power Outlets** : To have Proper Earth Connection, minimum 3 nos. per room.
- **Circuit Breakers** : Imported (ABB/ Legrand / Schneider or equivalent)
- **Cables** : All Cables will be of Fire Retardant type (BRB/BBB/Partex/Equivalent)
- **Wiring Type** : Concealed Type and Best Quality PVC Conduits Embedded Properly
- **Sub-meter** : Independent Sub-Meter will be Provided in All Apartments/ As per Design
- **Common Areas** : Adequate Number of Security Lights within the Compound, Car Parking Spaces and All Common Spaces

Common Bathrooms Features

- **Wall Tiles** : Imported 300 x 600 mm Mirror Polished Tiles up to 7ft height
- **Floor Tiles** : Imported 300x300 mm Matt polished non-slip Tiles.
- **Combisets** : Imported
- **Countertop** : 18 mm Imported Natural Marble (02 Toilets)
- **Basin and Shower Mixture** : Imported
- **Push shower** : Imported
- **Hot & Cold Water Lines** : Provision for Installing Geysers for all Bathrooms & Kitchen
- **Mirror** : As per Design
- **Servant Toilet** : Squating Pan

Kitchen Features

- **Wall Tiles** : Imported 300x600 mm ceramic tiles up to 7ft height
- **Floor Tiles** : Imported 300x300 mm Mirror/Matt Polish Tiles
- **Worktop** : 16-18 mm Granite / Engineered Stone
- **Burner** : Provision for Double Burner Stove
- **Washing Corner** : At Kitchen Verandah, only if design allows
- **Sink** : Double Bowl or large Single Bowl, Malaysian/ Teka / Equivalent
- **Sink Mixer** : Imported sink mixer with hot & cold water lines
- **Exhaust Fan** : Square Shape (KDK / National Delux / Hatari)

UTILITY AND SERVICES

- **Gas, Electricity and Water connections** : All utility connections will be provided as per government regulation.
- **Sewerage** : Designed for long-term requirement

Speceial Apartment Features and Amenities

- **Air-Conditioner** : Installed drain & power lines for 05 no AC in each apt
- **CCTV** : Imported CCTV Systems with Proper Coverage on GF, roof and all lift lobbies
- **Cable Network** : Cable network in each apartment for telephone and internet and satellite TV connections
- **Intercom** : Intercom system to connect each apartment with the reception desk
- **Solar Power** : As per DESCO / DPDC Requirements
- **Wi-fi internet** : support for the entire building with optical fiber backbone
- **Driver / Guard's Toilet** : On Ground Floor
- **Caretaker Room** : Caretaker room at Ground Floor
- **Drivers Waiting Area** : As per Architectural Design
- **Landscaping** : Will be done by Professional Consultant
- **Turnide protection** : Will be done as ground floor

Note: All items mentioned in the above Specifications are based on Nanji Properties Limited (NPL) standard/ equivalent. Any requirement/choice beyond the NPL standard items will be considered as Optional Requirement of the buyers.

Terms & Conditions

APPLICATION

Interested buyers must apply for allotment in the Official form along with the initial deposit.

ALLOTMENT PREFERENCE

Allotment will be made on first come first serve basis.

ALLOTMENT TRANSFER

Until the full payment for the apartment is made, the buyer shall not be allowed to transfer the allotment of the apartment to a third party.

PAYMENT

All payments will have to be made in favor of **Nanji Properties Limited**, by Pay Order/ Cheque/ Demand Draft/Telegraphic Transfer or Cash.

SCHEDULE OF PAYMENTS

The buyer shall strictly adhere to the schedule of payments prepared by Nanji Properties Limited to ensure the completion of the project on time. If any scheduled payment is delayed more than 30 days, **Nanji Properties Limited** shall have the right to cancel the allotment. In such an event total payment made to **Nanji Properties Limited** for the allotment will be refunded to the buyer after receiving equal amount from the resale of the said apartment. Refund will be made by installment. For any kind of cancellation by the buyer, TK. 5,00,000 (Five Lac) will be deducted from the amount to be refunded.

COMPANY'S RIGHTS

Nanji Properties Limited reserves the right to accept or reject any application for allotment without assigning any reason thereof. The

company reserves the right to make minor revisions of the design and specifications, if necessary. Allottee(s) will not be allowed to make any external design changes.

TRANSFER & OTHER COSTS

The buyer shall bear all costs relating to the transfer of the property including Stamps, Registration fees, Gain tax and VAT. Utility connection fees for Gas, Water, Electricity and Sewerage will have to be paid by the buyer; this amount will not be added to the price of the apartment. If more than 8 KW of Electric load is required then the additional expenses will have to be borne by the buyer.

OWNERS' SOCIETY

It would be obligatory on the part of the buyer to become a member of the Owners' Society, which will be formed under the legal framework for the management of the common services. Each buyer shall pay/deposit for the initial fund of the Society after formation of the Society.

REFUND

If, for any unavoidable and unforeseen reasons beyond the control of **Nanji Properties Limited**, the implementation of MAHIN'S is abandoned, deposited amount will be refunded to the buyer(s) within 90 days from the date of the announcement.

Others

All buyers should obey the rules and regulations of Jalshiri Abashan in every steps.

LOCATION



That is home
where serenity meets
nature's embrace.

About JOLSHIRI ABASHON

Jalshiri Housing Project

Jalshiri Abashon, developed by Jalshiri Abashon Ltd., is a billion-dollar residential project unfolding over ten years in three phases, covering 2,103.30 acres in Narayanganj District, very near to Bashundhara R/A, Dhaka. Initially intended for Bangladesh Army officers, it offers residential, commercial, and institutional plots. Conveniently located near Dhaka, it features modern amenities, including a future central business district.

Location

Situated in the eastern fringe of Dhaka Metropolitan Development Plan, it's 8 minutes from Kuril Flyover, 21km from Dhaka Zero Point, and 7.5 km from the American Embassy. A proposed road will connect it to the Dhaka-Sylhet National Highway.

Ambiance

The aesthetically distinctive **Jalshiri Central Park**, world-class educational institutes, medical facilities, community amenities, and the prestigious **Jalshiri Golf Course** complement well-designed residences and commercial spaces within the vast greenery of Jalshiri Abashon.

