

# WINSTONE DREAM PARK

PROJECT TYPE: RESIDENTIAL

(AN EXCLUSIVE CONDOMINIUM APARTMENT PROJECT)

PROJECT AREA : 20 KATHA



## Winstone Properties Ltd.

House# 8/1, Diabari Main Road Block #B, Ward # 53, Turag, Uttara, Dhaka-1711



## PREFACE

WINSTONE PROPERTIES LTD. IS WORKING IN THE REAL ESTATE SECTOR TO PROVIDE OWN HOME FLAVOR IN COMMUNITY LIVING. WE ARE PROVIDING A PROFESSIONAL AND TOTALLY COMPREHENSIVE PROPERTY SERVICE TO THOSE MEMBERS WHO APPRECIATE THE BENEFITS OF DEALING WITH ONE RELIABLE POINT OF CONTACT THROUGH ALL FACETS OF PROPERTY TRANSACTIONS SINCE 2014. IT IS OUR MISSION TO PROVIDE CONTINUOUS SERVICE OF THE HIGHEST QUALITY THROUGHOUT THE PROFESSIONAL TERM OF EVEN THE MOST COMPLEX PROJECT. WE HAVE SUCCEEDED IN DEVELOPING BUSINESS RELATIONSHIPS BY MEETING OUR CLIENT'S SPECIFIC NEEDS IN WAYS WHICH ARE INDIVIDUAL, INNOVATIVE AND COMMERCIALY SOUND. WITH HIS WEALTH OF EXPERIENCE IN LAND DEVELOPMENT AND PROJECT MANAGEMENT, WINSTONE HAS PROVEN TO BE AN EXTREMELY VALUABLE TEAM MEMBER FOR ANY DEVELOPMENT PROJECT, PROVIDING AN INPUT WHICH WILL HELP TO ENSURE BOTH SUCCESS AND PROFITABILITY. IT ALL ADDS UP TO A TRULY COMPREHENSIVE REAL ESTATE SERVICE. WE BELIEVE WE HAVE A UNIQUE ABILITY TO OFFER A COMPLETE REAL ESTATE SERVICE WHERE CLIENTS CAN ACCESS THE LATEST EXPERTISE IN A WIDE RANGE OF PROPERTY MATTERS AND ASSOCIATED SERVICES.

WINSTONE PROPERTIES LTD. IS COMMITTED YOU TO HANDOVER THE PROJECT WITHIN THE AGREED PERIOD WITH QUALITY PRODUCT AS PER AGREEMENT. WE WOULD LIKE TO TAKE THE OPPORTUNITY TO MENTION HERE THAT THE STRUCTURAL ASPECT (DESIGN & CONSTRUCTION) OF A BUILDING IS AS IMPORTANT AS THE FINISHING ASPECT. IN FACT, THE STRUCTURAL PART DEMANDS MORE ATTENTION THAN THE FINISHING ITEMS DO. THIS IS BECAUSE THE TOTAL SAFETY OF THE RESIDENTS ESPECIALLY AT THE TIME OF NATURAL DISASTERS (EARTHQUAKE, CYCLONE ETC.) DEPENDS ON THE SOUND STRUCTURAL DESIGN & GOOD CONSTRUCTION PRACTICES BASED ON BANGLADESH NATIONAL BUILDING CODE. UNFORTUNATELY, MANY OF US ARE NOT AWARE OF THIS FACT. WE ARE GLAD TO INFORM YOU THAT ALL THE BUILDING OF US ARE FULLY STONE STRUCTURED AND AT THE SAME TIME, WE ARE METICULOUS IN EVERY DETAIL IN SELECTING AND INSTALLING THE FINISHING ITEMS.

REASONABLE AND COMPETITIVE PRICE, QUALITY, TIMELY HAND OVER AND AFTER SALE SERVICES ARE THE FUNDAMENTAL POLICIES OF THE COMPANY FOR THEIR UTMOST SATISFACTION. WE, WINSTONE PROPERTIES LIMITED COMMITTED TO BUILDING UP OUR REAL ROOT.

## OUR SPECIALITY

WINSTONE PROPERTIES LIMITED HAS ORIGINATED WITH THE FOLLOWING CORE COMMITMENT AND POLICIES TO ESTABLISH SECURED AND FOREIGN STANDARD LIVING ATMOSPHERE IN DHAKA. THE DEPENDABLE AND CONSTRUCTIVE STEPS OF THE BUILDER ABSOLUTELY MADE IT DIFFERENT STANDARD DEVELOPMENT COMPANY FROM THE TRADITIONAL FLOWS. WINSTONE PROPERTIES LIMITED CLEARLY DECLARES THAT:

**NEVER COMPROMISES WITH ITS QUALITY FOR SECURED LIVING AND USES BANGLADESH STANDARDS AND TESTING INSTITUTE (BSTI) APPROVED CONSTRUCTION MATERIALS AS PER PROPER RULES AND REGULATIONS OF RAJDHANI UNNYAN KATRIPAKHA (RAJUK).**

- ✓ ALWAYS ASSURED THE VALUED INVESTORS TO HANDOVER THEIR PURCHASED FLOOR OF THE PROJECT WITHIN THE SCHEDULED TIME FRAME.
- ✓ ENGAGED A HIGH PROFILED EXPERT TEAM OF ARCHITECT, DESIGNER, PLANNER, STRUCTURAL DESIGNER AND ENVIRONMENTAL SPECIALIST FOR EXTRA ORDINARY ARCHETYPAL DESIGN.
- ✓ WE ALWAYS CHOOSE LANDS AT SUCH A PRIME LOCATION IN DHAKA WHICH HAS ALL TYPES OF COMMUNICATION FACILITIES.
- ✓ WINSTONE PROPERTIES LIMITED IS THE COMMITTED DEVELOPER COMPANY THAT THE VALUED BUYERS ALWAYS FEEL FREE FOR THEIR SECURED INVESTMENT.
- ✓ COMPETITIVE PRICES, FLEXIBLE AND AFFORDABLE PAYMENT MODE, AVAILABLE LOAN FACILITIES WITH MINIMUM INTEREST RATE (IF NEEDED) ARE VERY FAVORABLE TO OUR VALUED CLIENTS.
- ✓ AFTER SALE SERVICES FOR UTMOST SATISFACTION OF THE CLIENT FOR PEACEFUL AND COMFORTABLE LIVING, WINSTONE PROPERTIES LIMITED HAS ADOPTED PRACTICES OF EVER RELATIONS WITH THEM.



**BRIEF OUTLINE OF THE PROJECT**

PROJECT NAME	: WINSTONE DREAM PARK
ADDRESS	: PLOT # 31 & 4, ROAD # 103 & 111, SECTOR # 1, UNITED CITY, DHAKA (JUST OPPOSITE OF CHEF'S TABLE COURTSIDE)
PROJECT DESCRIPTION	: PROJECT TYPE: RESIDENTIAL (AN EXCLUSIVE CONDOMINIUM APARTMENT PROJECT)
PROJECT AREA	: 20 KATHA
ROAD SIZE	: 40 FEET ON THE SOUTH SIDE AND 30 FEET ON THE NORTH SIDE.
PROPOSED PROJECT	: B+G+M+15 =18 (EIGHTEEN) STORIED APARTMENT BUILDING ON R.C.C FRAME STRUCTURE

**EXTRA FACILITIES:**

LAND 20 KATHA, B+G+M+15 STOAGE BUILDING 40% LIVING AREA, 60% GREEN SPACE. 40' FEET ROAD IN THE SOUTH SIDE 30' ROAD IN THE NORTH SIDE. GROUND FLOOR HEIGHT IS 27 FEET, SWIMMING POOL, CONVENTION HALL, GYM, SALOON, LAUNDRY, DEPARTMENTAL STORE, PHARMACY, WALK WAY, GREEN ZONE, PLAY GROUND, CAFE, RECEPTION, ETC. FULLY STONE STRUCTURED BUILDING WITH EXCELLENT FINISHING WORKS.

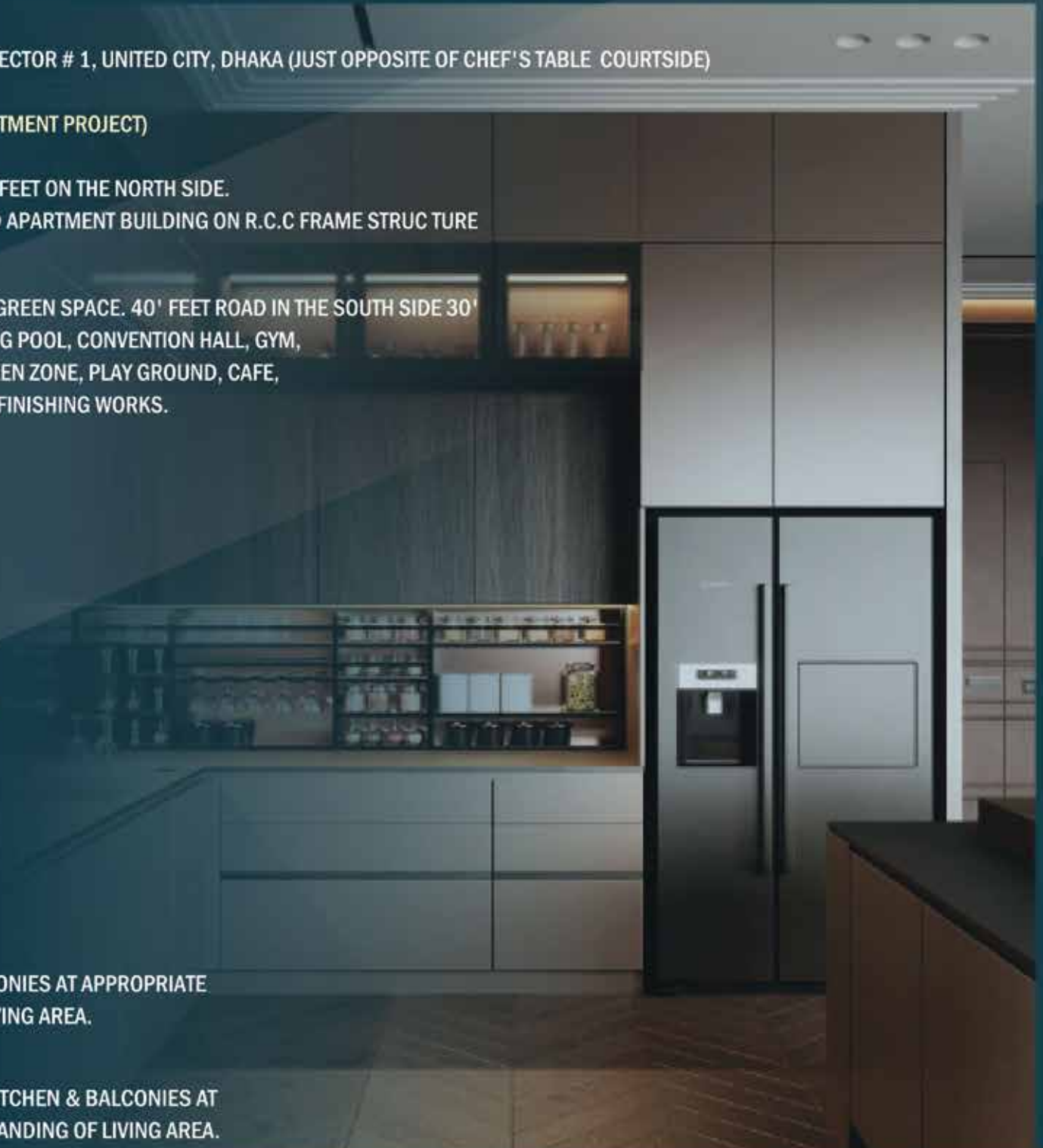
NUMBER OF THE APARTMENT	: 58 NOS.
APARTMENT SIZE	: TYPE - A-1450 SFT. (APPROX.) TYPE - B-1450 SFT. (APPROX.) TYPE - C-1850 SFT. (APPROX.) TYPE - D-2550 SFT. (APPROX.)
FACING OF THE BUILDING	: SOUTH AND NORTH
ARCHITECT	: MR. TANWIR SERAJ.
STRUCTURAL ENGINEER	: ANAMUL HAQUE SOZIB B. SC IN CIVIL ENGINEERING (AUST) AND ENGR.MD.AZAD ALI B.SC IN CIVIL ENGINEERING (DUET) MIEB-33393
EXPECTED HANDING OVER TIME	: DECEMBER, 2028.

**FACILITIES OF A FLAT :****UNIT A,B AND C:**

3 (THREE) BEDS, DRAWING, DINING, 3 (THREE) TOILETS, KITCHEN & BALCONIES AT APPROPRIATE LOCATIONS. FIND BELOW THE DESIGN FOR YOUR UNDERSTANDING OF LIVING AREA.

**UNIT D:**

4 (FOUR) BEDS, DRAWING, DINING, FAMILY LIVING, 4 (FOUR) TOILETS, KITCHEN & BALCONIES AT APPROPRIATE LOCATIONS. FIND BELOW THE DESIGN FOR YOUR UNDERSTANDING OF LIVING AREA.





**CAR PARK AND DRIVEWAY:**

**PARKING** : TOTAL NUMBER OF CAR PARKING SPACES IN BASEMENT & GROUND FLOOR.

**DRIVEWAY FINISH** : COMBINATION OF PEA GRAVEL WITH NCF AND CLINKER PAVER STRIPE.



⊖ | **GROUND FLOOR**





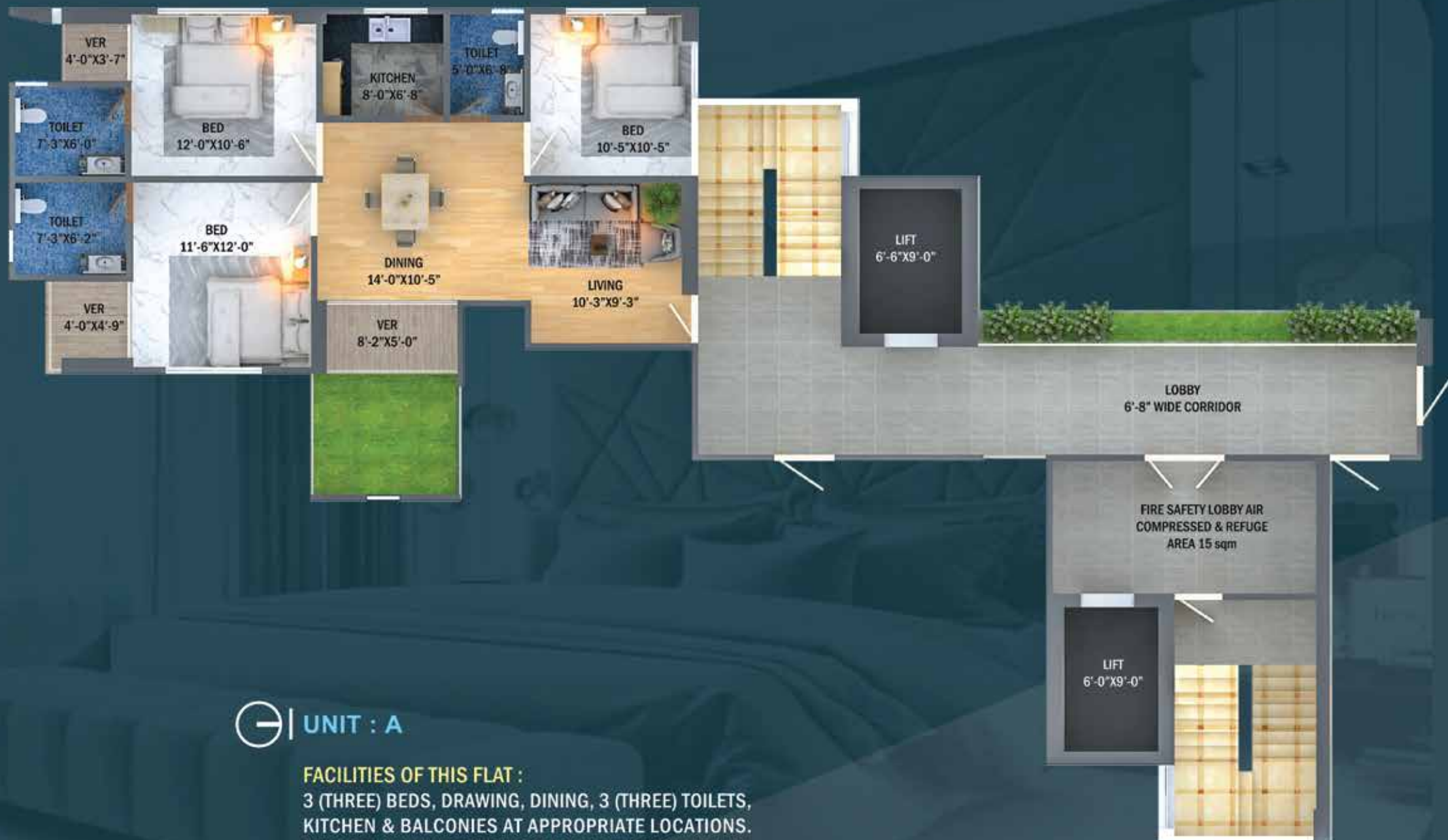




⊖ | TYPICAL FLOOR







## UNIT : A

**FACILITIES OF THIS FLAT :**  
 3 (THREE) BEDS, DRAWING, DINING, 3 (THREE) TOILETS,  
 KITCHEN & BALCONIES AT APPROPRIATE LOCATIONS.  
 FIND BELOW THE DESIGN FOR YOUR UNDERSTANDING  
 OF LIVING AREA.



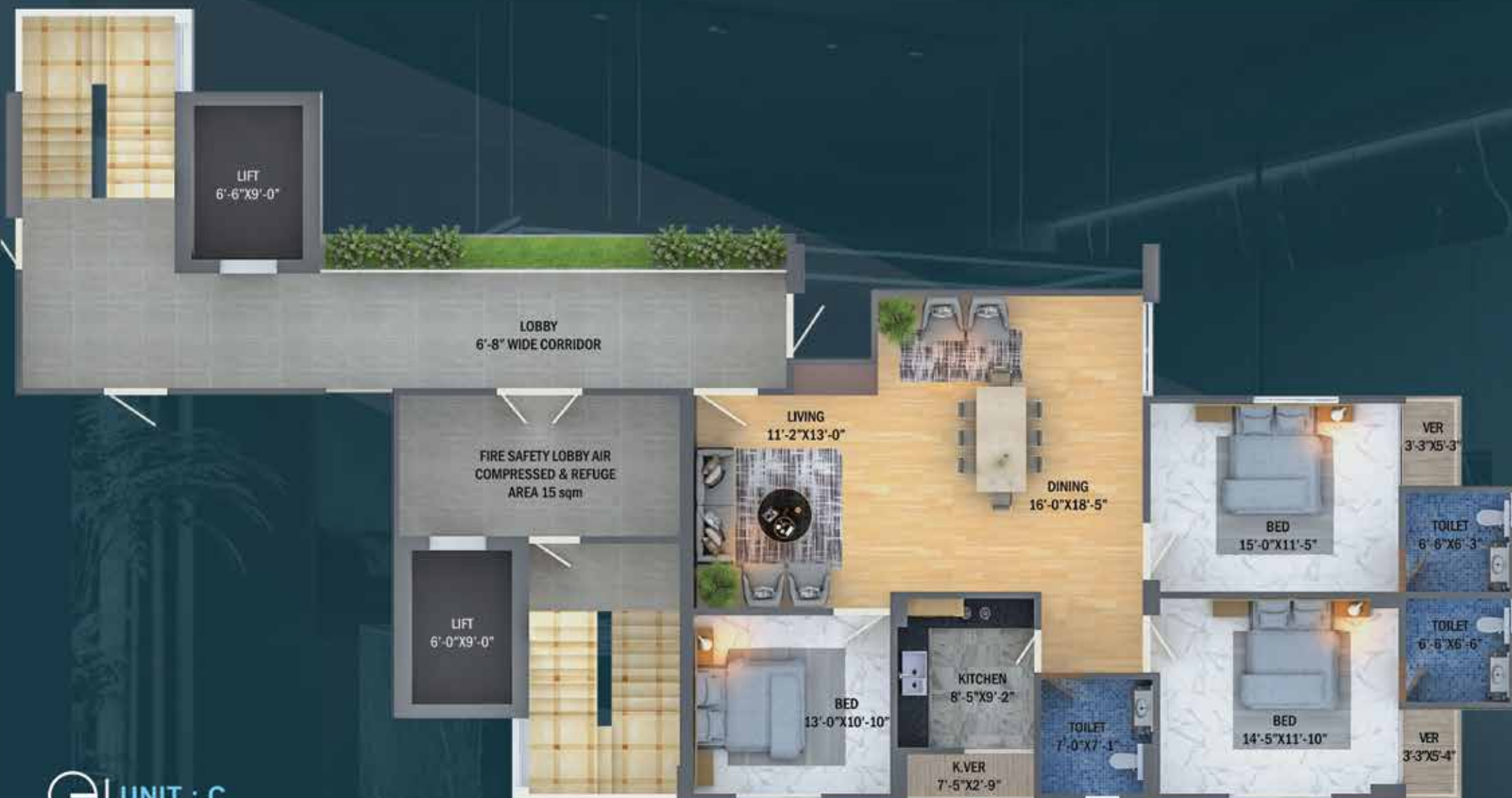


## UNIT : B

### FACILITIES OF THIS FLAT :

3 (THREE) BEDS, DRAWING, DINING, 3 (THREE) TOILETS, KITCHEN & BALCONIES AT APPROPRIATE LOCATIONS. FIND BELOW THE DESIGN FOR YOUR UNDERSTANDING OF LIVING AREA.









## UNIT : D

### FACILITIES OF THIS FLAT :

4 (FOUR) BEDS, DRAWING, DINING, FAMILY LIVING, 4 (FOUR) TOILETS, KITCHEN & BALCONIES AT APPROPRIATE LOCATIONS.  
FIND BELOW THE DESIGN FOR YOUR UNDERSTANDING OF LIVING AREA.



## APARTMENT FEATURES AND AMENTITIES

### MAIN DOOR, SHUTTER AND FRAME:

DOOR FRAME	: AS PER DESIGN (SEGUN/TEAKCHAMBUL/LOHA/EQUIVALENT) UP TO 7'-0" HEIGHT
DOOR SHUTTER	: SOLID DECORATIVE SEGUN (CTG.) DOOR SHUTTER
DOOR CHAIN	: IMPORTED
CHECK VIEWER	: IMPORTED
DOOR KNOCKER	: IMPORTED
APARTMENT NUMBER PLATE	: AS PER ARCHITECTURAL DESIGN
DOOR HANDLE LOCK	: IMPORTED

### BEDROOM DOORS:

DOOR FRAME	: AS PER DESIGN (SEGUN/TEAKCHAMBUL/LOHA/EQUIVALENT) UP TO 7'-0" HEIGHT
DOOR SHUTTER	: GARJON VENEERED FLUSH DOOR
ROUND MORTISE LOCK	: IMPORTED
OTHER FITTINGS	: OTHER NECESSARY FITTINGS AND POLISH

### BATHROOM DOORS

DOOR FRAME & SHUTTER	: PLASTIC DOOR/ WPC DOOR/ EQUIVALENT
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### KITCHEN DOORS:

DOOR FRAME	: AS PER DESIGN (TEAKCHAMBUL/LOHA/EQUIVALENT) UP TO 7'-0" HEIGHT
DOOR SHUTTER	: GARJON VENEERED FLUSH DOOR
ROUND MORTISE LOCK	: IMPORTED
OTHER FITTINGS	: OTHER NECESSARY FITTINGS AND POLISH
TYPE	: ALUMINUM SLIDING WINDOWS AS PER ARCHITECTURAL DESIGN
GLASS TYPE	: 5 MM THICK CLEAR GLASS

### ALL BRICK WALLS:

EXTERIOR & INTERIOR WALLS	: AS PER ARCHITECTURAL DESIGN
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### FLOOR AND VERANDAH TILES:

UNIT MAIN FLOOR TILES	: MIRROR POLISH TILES, SIZE - 24" X 24" (SUNPOWER/CHINA/RAK)
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### ELECTRICAL :

SWITCHES AND SOCKETS	: ENERGY SUPER (CHINA) / EQUIVALENT
POWER OUTLETS	: TO HAVE PROPER EARTHING CONNECTION
CIRCUIT BREAKERS	: ABB / CHINESE / EQUIVALENT
CABLES	: ALL CABLES WILL BE OF GOOD QUALITY (BRB / BBS / EQUIVALENT)
WIRING TYPE	: CONCEALED TYPE AND BEST QUALITY PVC CONDUITS EMBEDDED PROPERLY
ELECTRICAL PROVISIONS	: ADEQUATE LIGHTS, POWER OUTLETS, DISH-LINE PROVISIONS IN EACH FLOOR
ELECTRICAL METER	: INDEPENDENT METER WILL BE PROVIDED IN ALL APARTMENTS / AS PER DESIGN
COMMON AREAS AND COMMON SPACES	: ADEQUATE NUMBER OF SECURITY LIGHTS WITHIN THE COMPOUND, CAR PARKING

### LIFT SPECIFICATIONS :

NUMBER OF LIFTS	: 2 NO. INTERNATIONAL STANDARD LIFT
BRAND	: OTIS/SIEMENS/ FUJI / SIGMA/ EQUIVALENT
CAPACITY	: EACH LIFT (13-15) PASSENGERS .
SERVICE	: ONE YEAR FREE SERVICE / MAINTENANCE AND WARRANTY

### LIFT LOBBIES AND STAIRCASES:

LIFT WALL, LOBBY FLOOR, STAIRCASES	: RAK/CHARU/AKIJ MARBLE COTED TILES AS PER COMPANY POLICY
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**GENERATOR SPECIFICATIONS:**

SYSTEM	: MODULAR EMERGENCY POWER SUPPLY SYSTEM WITH CANOPIED QUIET DIESEL GENERATOR
ENGINE	: WILSON / PERKIN'S/EQUIVALENT
STANDARD	: EUROPEAN STANDARD

**GENERATOR COVERAGE:**

EQUIPMENT	: LIFT, WATER PUMPS, INTERCOM SERVICES
COMMON SPACES	: PARKING SPACES, RECEPTION AREA, SECURITY POST, MAIN GATE AND STAIRS
APARTMENTS	: 1 LIGHT & 1 FAN EACH ROOM, 1 TV OUTLET

**ALL BATHROOMS FEATURES:****TILES:**

WALL AND FLOOR TILES	: RAK/CHARU/EQUIVALENT CERAMIC TILES UP TO 7'-0 HEIGHT WITH MATCHING FLOOR TILES
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**MASTER TOILET:**

COMBISET	: RAK/EQUIVALENT WITH CABINET BASIN
CABINET BASIN	: OVER COUNTER BASIN (RAK/EQUIVALENT)
COUNTERTOP	: MARBLE TILES ONLY FOR MASTER BATHROOMS
HAND SHOWER, BASIN MIXER	
SHOWER MIXER	: SHARIF/SATTAR/EQUIVALENT
PUSH SHOWER, CP GRATING	: SHARIF/ SATTAR/EQUIVALENT
HOT & COLD-WATER LINES	: ONLY PROVISION FOR THE ELECTRIC GEYSER WILL BE PROVIDED

**CHILD & COMMON TOILET:**

PEDESTAL BASIN	: RAK/EQUIVALENT WITH PEDESTAL BASIN
HAND SHOWER, BASIN MIXER	
SHOWER MIXER	: SHARIF/ SATTAR/EQUIVALENT
PUSH SHOWER, CP GRATING	: SHARIF/ SATTAR/EQUIVALENT

**KITCHEN FEATURES:**

WALL TILES	: RAK/CHARU/EQUIVALENT CERAMIC TILES UP TO 7'-0 HEIGHT
FLOOR TILES	: MATCHING FLOOR TILES
WORKTOP	: 24" X 24" MIRROR POLISH/ MATT TILES (CHINA/RAK/EQUIVALENT)
DOUBLE BURNER	: PROVISION FOR DOUBLE BURNER GAS OUTLET
WASHING CORNER	: AT KITCHEN VERANDAH / AS PER DESIGN
STAINLESS-STEEL SINK	: SINGLE BOUL SINGLE TRAY SINK (CHINA/EQUIVALENT)
SINK MIXER, CP FITTINGS	: SHARIF/ SATTAR/EQUIVALENT
HOT WATER	: ONLY PROVISION FOR THE ELECTRIC GEYSER WILL PROVIDED
EXHAUST FAN	: SQUARE SHAPE (NATIONAL DELUXE/HATARI)

**PAINTING AND POLISHING:**

INTERIOR WALLS / CEILINGS	: PLASTIC PAINT (BERGER/ASIAN/ EQUIVALENT)
EXTERIOR WALLS	: WEATHER COAT / MASTER COAT PAINT (BERGER/ASIAN/ EQUIVALENT)
GRILL & RAILING	: SYNTHETIC ENAMEL PAINT (BERGER / ASIAN/ EQUIVALENT)
POLISH	: SPRIT POLISH

**FIREFIGHTING AND PROTECTION:**

FIRE EXITS	: AS PER COMPANY POLICY
FIRE DETECTION	: AS PER COMPANY POLICY
FIRE PROTECTION	: AS PER COMPANY POLICY

**MAJOR STRUCTURAL MATERIALS :**

STEEL / MS BAR	:
GRADE	: 60 GRADE / 72.5 GRADE DEFORMED BAR
BRAND	: KSRM / RSRM / AKS / BSRM
CEMENT	: LAFARGE SURMA / SCAN CEMENT / HOLCIM / / AKIJ





## TERMS AND CONDITIONS:

### BOOKING:

APPLICATION FOR ALLOTMENT OF APARTMENT IS TO BE MADE ON THE PRESCRIBED APPLICATION FORM DULY SIGNED BY APPLICANT AND SHALL BE SUBMITTED ALONG WITH THE EARNEST/ BOOKING MONEY AND OTHER NECESSARY DOCUMENTS AS REQUIRED. THE COMPANY RESERVES THE SOLE RIGHT OR REJECTS ANY APPLICATION WITHOUT ASSIGNING ANY REASON THERE TO.

### ALLOTMENT:

AFTER RECEIVING THE APPLICATION AND BOOKING MONEY FROM THE INTERESTED CLIENT, ON ACCEPTANCE OF THE APPLICATION, THE APPLICANT WILL BE REQUESTED TO MAKE THE DOWN PAYMENT WITHIN A SPECIFIED PERIOD. ON RECEIVING THE DOWN PAYMENT, THE COMPANY WILL ISSUE AN ALLOTMENT LETTER WITH PAYMENT SCHEDULE AND SPECIFIC ITEMS AND CONDITIONS. IN CASE OF FAILURE TO MAKE THE DOWN PAYMENT IN TIME, THE BOOKING WILL AUTOMATICALLY STAND CANCELLED AND THE BOOKING MONEY FORFEITED. ALLOTMENT IS MADE GENERALLY ON "FIRST COME FIRST BASIS". PREFERENCE, HOWEVER, IS GIVEN A CERTAIN DISCOUNT (AS TO BE CONFIRMED BY THE COMPANY AT THE TIME OF ALLOTMENT) ON THE SPECIFIED PRICE OF THE SUBJECT APARTMENT.

### BOOKING MONEY & DOWN PAYMENT:

BOOKING MONEY IS TK. 20, 00,000/- (TWENTY LAC) ONLY AND THE DOWN PAYMENT MUST BE NOT LESS THAN 30% OF THE TOTAL SALES PRICE AS SETTLED AND AGREED

### MODE OF PAYMENT:

ALL PAYMENT SHALL BE MADE BY A/C PAYEE CHEQUE, BANK DRAFT OR PAYMENT ORDER (PAY ORDER) IN FAVOR OF "WINSTONE PROPERTIS LTD." AGAINST WHICH RECEIPTS WILL BE ISSUED BY THE COMPANY.

### COMPANY'S RIGHTS:

THE COMPANY RESERVES THE RIGHT TO MAKE REQUIRED CHANGES IN THE PLAN, DESIGN AND SPECIFICATIONS OF THE PROJECT SHOULD THESE BECOME NECESSARY FOR THE OVERALL GRATER INTERESTS OF THE PROJECTS OR DUE TO UNAVOIDABLE REASONS. FINAL MEASUREMENT OF THE APARTMENT BEFORE HANDOVER WILL HAVE TO BE ACCEPTED BY THE PARTIES AND PRICE WILL BE SO ADJUSTED. LIMITED CHANGES ONLY IN INTERNAL LAYOUT FACILITIES MAY ALSO BE DONE AS PER CHOICE OF THE ALLOTTED ON HIS/HER OWN ACCOUNT. HOWEVER, FOR THIS PRIOR NOTICE OF AT LEAST 60 DAYS IS A MUST AND THIS MAY ONLY BE DONE SUBJECT TO ACCEPTANCE/APPROVAL BY THE COMPANY IN ORDER TO MAINTAIN THE OVERALL DESIGN & AESTHETIC FEATURES OF THE BUILDING. NO HOARDING IS ALLOWED IN FRONT OR ANY SIDES OF THE BUILDING BY ANY SPACE OWNER.

### UTILITY & INCIDENTAL COST:

CONNECTION FEES, SECURITY DEPOSITS AND OTHER INCIDENTAL CHARGES AND COSTS RELATING TO GAS, WATER, SEWERAGE, ELECTRICAL SUB-STATION & POWER CONNECTIONS ETC. ARE NOT INCLUDED IN THE PRICE OF THE APARTMENT. THE ALLOTTED SHALL MAKE THESE PAYMENTS TO THE COMPANY ON ACTUAL COSTS BASIS AND COMPANY WILL UNDERTAKE THIS WORK ON BEHALF OF THE ALLOTTED BY MAKING PAYMENTS DIRECTLY TO THE AUTHORITIES CONCERNED.

### COMPLETION & HANDOVER:

TIMELY HANDOVER OF ALL THE PROJECTS IS THE CORE POLICY OF THE COMPANY. IN THIS REGARD, COMPANY EXPECTS BUYERS STRICTLY ADHERE TO THE PAYMENT SCHEDULE FOR MAINTAINING THE COMMITMENT OF THE COMPANY AND NON-HINDRANCE OF ONGOING CONSTRUCTION WORKS AND AS WELL AS FOR THE BETTER INTEREST OF THE BUYER. THE SCHEDULE OF IMPLEMENTATION HAS BEEN METHODICALLY PREPARED TO ENSURE BOTH HIGH QUALITY AND SMOOTH PROGRESS OF THE WORK. THE POSSESSION OF THE APARTMENT & PARKING (IF APPLICABLE) SHALL BE DULY HANDED OVER TO THE ALLOTTED ON COMPLETION AND ON FULL PAYMENT OF INSTALLMENT AND ALL CHARGES AND DUES. TILL THEN THE POSSESSION WILL REMAIN WITH THE COMPANY. IF THE PROJECT IS COMPLETED BEFORE THE STIPULATED TIME, THE ALLOTTED SHALL HAVE TO MAKE FULL PAYMENT OF ALL DUES & CHARGES BEFORE TAKING POSSESSION.



**REGISTRATION:**

THE APARTMENT ALONG WITH PROPORTIONED SHARE OF INDIVIDUAL AND UNDEMARCATED LAND WITH CAR PARKING (IF APPLICABLE) AND COMMON SPACES WILL BE REGISTERED IN FAVOR OF THE ALLOTTED/BUYER AS PER THE CURRENT GOVT. RULES & REGULATIONS. THE ALLOTTED/BUYER SHALL BEAR ALL COSTS RELATING TO THIS TRANSFER OF OWNERSHIP/REGISTRATION SUCH AS STAMP DUTIES, REGISTRATION FEES, DOCUMENTATION & LEGAL COSTS SALE PERMISSION, GAIN TAX, VAT & ALL OTHER GOVT. TAXES, ETC. AND ALL INCIDENTAL COSTS.

**OWNER'S ASSOCIATION:**

THE ALLOTTED/BUYER MUST BECOME A MEMBER OF THE OWNER'S ASSOCIATION, WHICH WILL BE FORMED BY THE OWNERS OF ALL THE APARTMENTS WITH THE VIEW TO MAINTAINING AND MANAGING THE GENERAL AFFAIRS AND COMMON SERVICES & FACILITIES OF THE PROJECTS. EACH OWNER OF AN APARTMENT WILL GET ONE MEMBERSHIP SHARE AND ALL MEMBERS MUST ABIDE BY THE RULES FRAMED BY THE ASSOCIATION FOR THE COMMON INTERESTS. EACH OWNER SHALL PAY A MONTHLY UTILITY AND COMMON SERVICES FEES/DEPOSIT TO THE ASSOCIATION FUND AS DECIDED BY THE ASSOCIATION OR AS DECIDED BY THE COMPANY UNTIL FORMATION OF THE OWNER'S ASSOCIATION. EACH APARTMENT OWNER, BEFORE TAKING POSSESSION OF THE APARTMENT, INITIALLY DEPOSIT A SOME OF TAKA 25,000/- (TAKA TWENTY FIVE THOUSAND) ONLY TO THE COMPANY FOR RESERVE FUND OF THE ASSOCIATION FOR INITIAL COMMON SERVICES AND MANAGEMENT EXPENSES.

**SPECIAL NOTE:**

- ✓ ALL MEASUREMENTS ARE APPROXIMATE.
- ✓ FOR ARTISTIC PRESENTATION IN THE BROCHURE & IN OTHER PAPERS FURNITURE HAS BEEN SHOWN, BUT THE APARTMENTS ARE SOLD AS UNFINISHED. WINSTONE PROPERTIES LTD. REQUESTED TO INTENDING PURCHASER TO LEARN & UNDERSTAND EVERYTHING CLEARLY BEFORE PAYING BOOKING MONEY.
- ✓ BEFORE HANDOVER ANY APARTMENT, THE PURCHASER IS NOT ALLOWED TO DO ANY WORK IN HIS APARTMENT WITHOUT PRIOR WRITTEN PERMISSION OF JMI BUILDERS & CONSTRUCTION LTD.
- ✓ THE PURCHASER ALWAYS APPRECIATED TO VISIT SITE.
- ✓ INTERNAL CHANGE IS NOT POSSIBLE FOR ELECTRIC LINE/POINTS, IF ANY BUYER WANTS TO CHANGE; DEMAND MUST BE PLACED BEFORE SLUB CASTING.
- ✓ DRAWING SHOWN IN BROCHURE IS FOR PRESENTATION ONLY, IT MIGHT CHANGE IN PRACTICAL CONSTRUCTION.



## APARTMENT AMENITIES



CAFE



SWIMMING POOL



DEPARTMENTAL STORE



PHARMACY



CONVENTION HALL



WALK WAY



## APARTMENT AMENITIES



BEAUTY OF GROUND FLOOR



LAUNDRY



FOUNTAIN



SALOON



INDOOR GAME



GYMNASI



## NEARBY CONVENIENCES

SET IN THE NATURE'S EDGE, WITHIN FEW MINUTES AWAY FROM THE CITY CENTRE, THE PERFECT LOCATION ALLOWS THE RESIDENTS EVERYTHING THE CITY HAS TO OFFER, FROM TOP NOTCH EDUCATIONAL INSTITUTIONS TO SHOPPING MALLS.



UNITED CONVENTION HALL (PROPOSED)



MASJID AL MUSTAFA

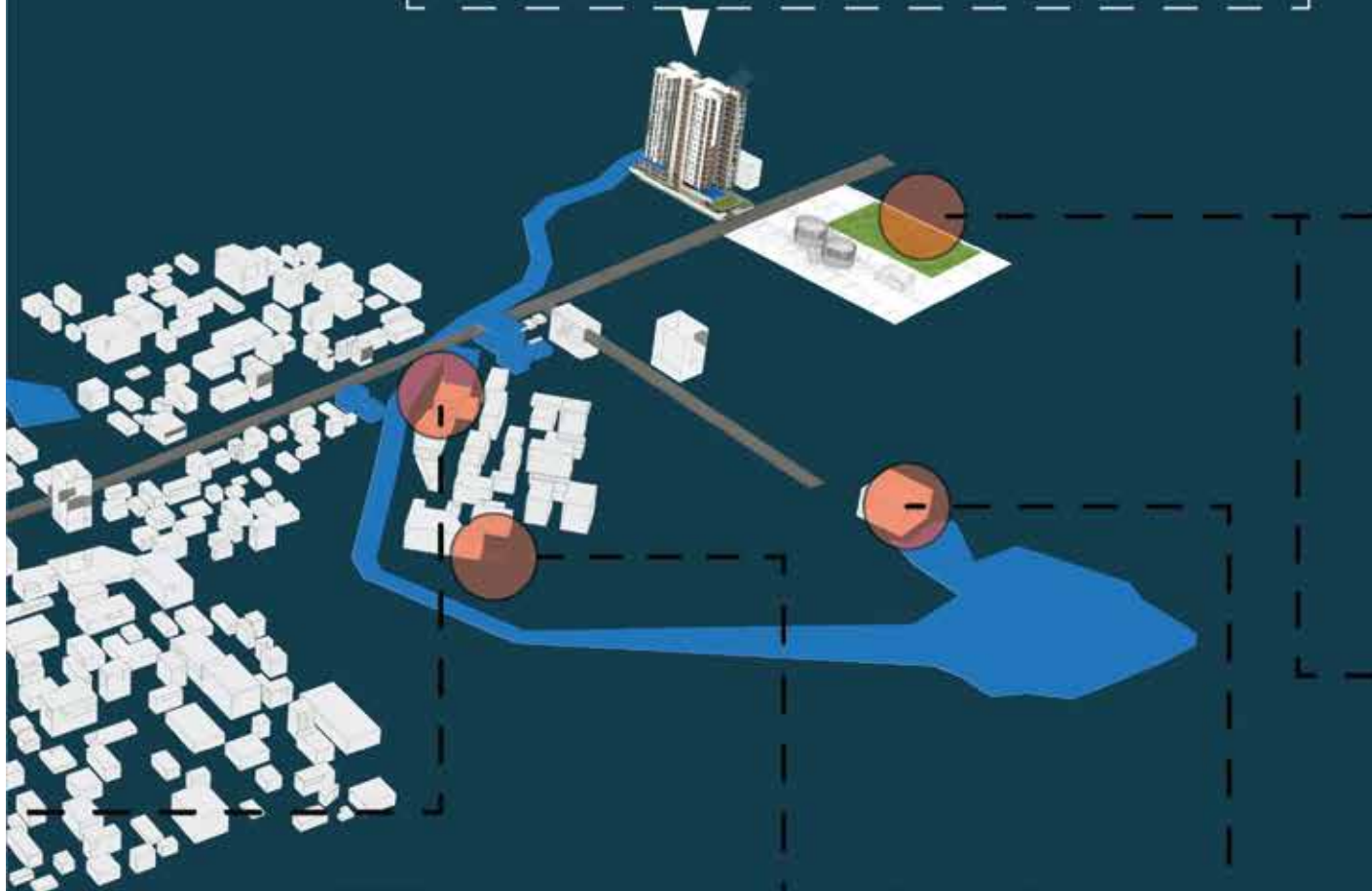


UNITED HOSPITAL-2





# WINSTONE DREAM PARK



COURTSIDE MULTIPURPOSE EXPERIENCE ZONE



CHEF'S TABLE COURTSIDE



UNITED INTERNATIONAL UNIVERSITY



SIR JOHN WILSON SCHOOL



#### STRUCTURAL AND GENERAL ENGINEERING FEATURES:

- ✓ TOTAL FOUNDATION AND SUPERSTRUCTURE DESIGN AND SUPERVISION BY TEAM OF REPUTED AND PROFESSIONAL STRUCTURAL DESIGN ENGINEERS.
- ✓ STRUCTURAL DESIGN PARAMETERS BASED ON AMERICAN CONCRETE INSTITUTE (ACI) AND AMERICAN STANDARDS OF TESTING MATERIALS (ASTM) CODES.
- ✓ STRUCTURAL ANALYSIS FOR DESIGN UTILIZES THE LATEST METHODOLOGY.
- ✓ HEAVY REINFORCED CEMENT CONCRETE FOUNDATION.
- ✓ SYSTEMATIC STRUCTURAL COMBINATION OF STEEL REINFORCED CONCRETE FRAMES 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, STONE CHIPS, SYLHET SAND 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.
- ✓ CONSTRUCTION SITE EQUIPMENT EMPLOYED INCLUDES VIBRO-HAMMERS, MECHANICAL ROLLERS, STEEL CUTTING & BENDING EQUIPMENT, WELDING EQUIPMENT, CONCRETE MIXERS, CONCRETE VIBRATORS, WATER PUMPS, MATERIAL HANDLING EQUIPMENT, LEVELING INSTRUMENTS, AND THEOLOGIZE 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.
- ✓ STRUCTURE DESIGNED TO WITHSTANDING EARTHQUAKES OF PREVALENT INTENSITY

#### ⊖ | BACK SIDE VIEW





**MAJOR STRUCTURAL MATERIALS:****STEEL / MS BAR:**

GRADE	: 60 GRADE / 72.5 GRADE DEFORMED BAR
BRAND	: KSRM / RSRM / AKS / BSRM
CEMENT	: LAFARGE SURMA / SCAN CEMENT / HOLCIM / / AKIJ

**AGGREGATES:**

FOUNDATION	: RCC, STONE CHIPS TO BE USED FOR ALL FOUNDATIONS
COLUMNS	: RCC, STONE CHIPS TO BE USED FOR ALL COLUMNS
BEAMS AND SLABS	: RCC, STONE CHIPS TO BE USED FOR ALL BEAMS AND SLABS
LINTELS AND FALSE CEILINGS	: RCC, STONE CHIPS TO BE USED FOR ALL LINTELS AND FALSE CEILINGS
BRICKS	: FIRST CLASS AUTO BRICKS

**SAND:**

SYLHET SAND	: 2.5 FM COARSE SAND
FINE SAND	: 1.2 AND 1.5 FM MEDIUM SAND

**CODES AND STANDARDS:**

- ✓ STRUCTURAL DESIGN PARAMETERS BASED ON AMERICAN CONCRETE INSTITUTE (ACI) AND AMERICAN STANDARDS OF TESTING MATERIALS (ASTM) CODES.
- ✓ STRUCTURAL ANALYSIS FOR DESIGN CARRIED OUT BY "EXACT" METHOD THAT UTILIZES THE LATEST COMPUTER SOFTWARE.

**STRENGTH:**

- ✓ HEAVY REINFORCED CEMENT CONCRETE FOUNDATION.
- ✓ SYSTEMATIC STRUCTURAL COMBINATION OF STEEL REINFORCED CONCRETE FRAMES AND SHEAR WALL CORE.



⊖ | ROOF TOP VIEW



#### ROOFTOP:

- PROTECTION : PROTECTED BY PARAPET WALL
- GARDENING : AESTHETIC LANDSCAPING ON THE ROOF TOP AS PER DESIGN
- CLOTHES DRYING : ADEQUATE LAUNDRY POST
- LIGHTING ARRESTOR : AS PER ARCHITECTURAL DESIGN
- WATER TANK : AS PER ARCHITECTURAL DESIGN
- ROOF TREATMENT : LIME TERRACING FOR DAMP AND HEAT TREATMENT







"HOME IS NOT A PLACE, IT'S A FEELING. AN APARTMENT BECOMES A SANCTUARY WHERE EVERY CORNER HOLDS MEMORIES, EVERY ROOM TELLS A STORY, AND EVERY HEARTBEAT ECHOES THE RHYTHM OF YOUR LIFE."



## PROJECT DESCRIPTION:

PROJECT TYPE : RESIDENTIAL (AN EXCLUSIVE CONDOMINIUM APARTMENT PROJECT)  
PROJECT AREA : 20 KATHA  
ROAD SIZE : 40 FEET ON THE SOUTH SIDE AND 30 FEET ON THE NORTH SIDE.  
PROPOSED PROJECT : B+G+M+15 =18 (EIGHTEEN) STORIED APARTMENT BUILDING ON R.C.C FRAME

### ADDRESS:

Plot # 31 & 4, Road # 103 & 111, Sector # 1, United City, Dhaka  
(JUST OPPOSITE OF CHEF'S TABLE COURTSIDE)

## WINSTONE DREAM PARK



# Winstone Properties Ltd.

House# 8/1, Diabari Main Road Block #B, Ward # 53, Turag, Uttara, Dhaka-1711