



BEST-TECH
Tulip

Exclusive Apartment at North Daktar Para, Feni



Preface

BEST-TECH Properties Ltd. is a premier Real Estate company located in Dhaka. Best-Tech Properties Ltd. serves the entire Bangladesh and specializes in real estate and property management, both residential and commercial. Best-Tech Properties Ltd. has been in the business for almost 14 years and this history propels Best-Tech Properties Ltd. to the top of all real estate companies in Bangladesh.

We can help you with any opportunity such as, residential property sales and rentals, property management services and with commercial transactions throughout the Country.

Best-Tech Properties Ltd. is committed to further developing its extensive network of opportunities in real estate whether you want to buy or sell property in anywhere, you can count on Best-Tech Properties Ltd.'s proven record.

Best-Tech Properties Ltd. – “We Bring Families and Homes Together.”

It is a great deal of pleasure to introduce our new project, BEST-TECH TULIP one of the most calm & quiet residential area for peaceful living.

BEST-TECH TULIP is a Residential Complex featuring all the modern facilities and amenities which you would demand of a home suited to your modern lifestyle. Our attention to detail is obvious in the architecture with contemporary design flair, incorporating all the functionality of each individual surrounding and proximity to civic center all together creates a unique site of its type that one would love to live in.



Project Information

PROJECT NAME

BEST-TECH Tulip

PROJECT ADDRESS

Samsuddin Mukter Lane, North Daktar Para, Feni Municipality, Feni Sadar

NATURE

Residential

STORIED

Semi Basement + G + 7 Living Floor

FACING

South Facing Front 12 Feet Wide Road

LAND AREA

14 Decimal

NO of APARTMENTS

23 Nos.

NO of Car Parking

14 Nos.

NO of Bike Parking

13 Nos.

NO of ELEVATOR/LIFT

1 Nos.

APARTMENT SIZE

Type G1 - 1814 Sq.ft.

Type G2 - 1608 Sq.ft.

Type A - 2056 Sq.ft.

Type B - 1946 Sq.ft.

Type C - 1733 Sq.ft.

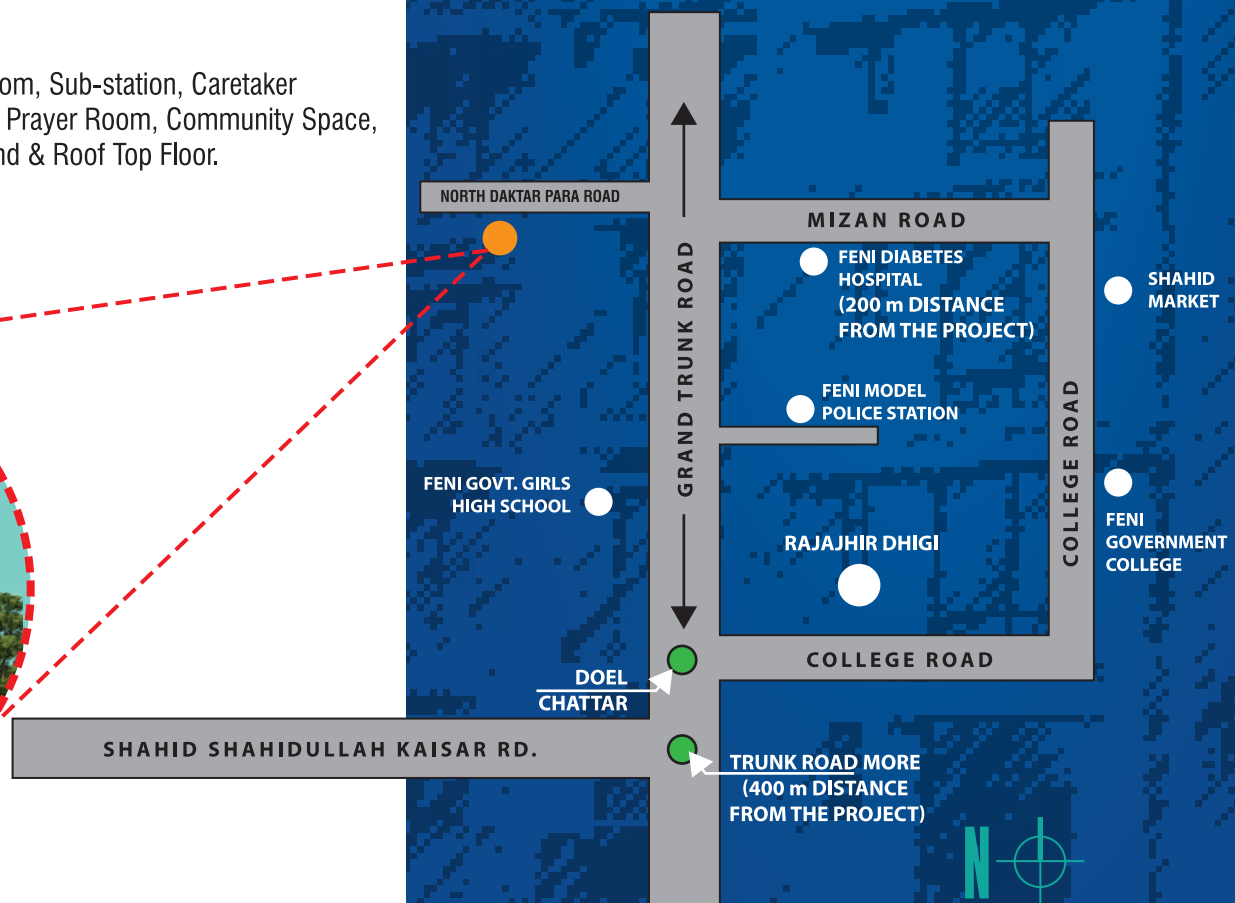
PARKING

Semi Basement Floor

COMMON FEATURES

Garden Space, Guard Post, Generator Room, Sub-station, Caretaker Accommodation, Driver's Waiting Room, Prayer Room, Community Space, GYM Space and BBQ Zone Toilet at Ground & Roof Top Floor.

Location Map





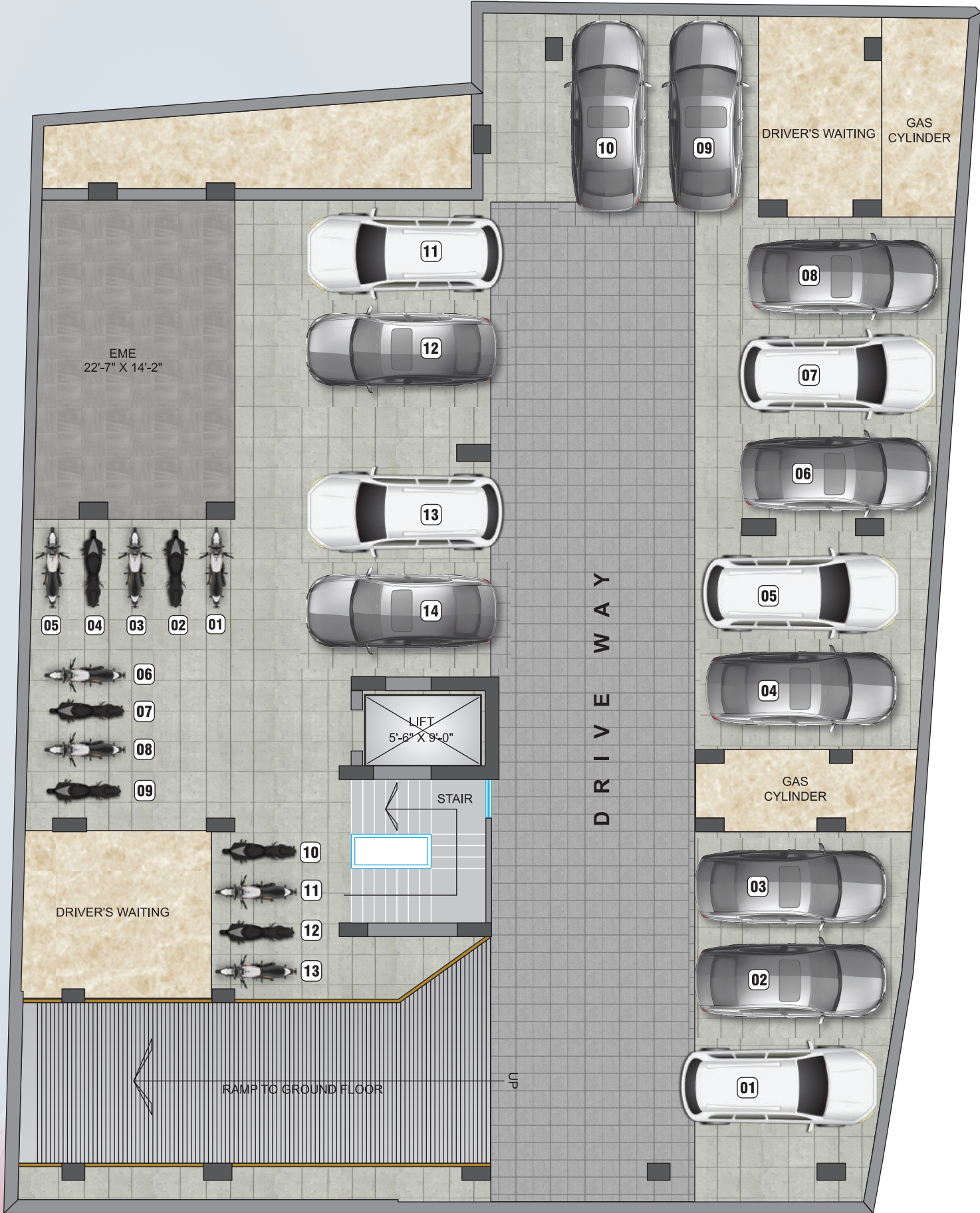
BEST-TECH
Tulip



Home is the starting place of love,
hope and dreams.



Basement Plan



Ground Floor Plan

Type G1- 1814 Sq.ft.

Type G2- 1608 Sq.ft.

12' WIDE ROAD



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Home is where love resides, memories are created, friends always belong, and laughter never ends.

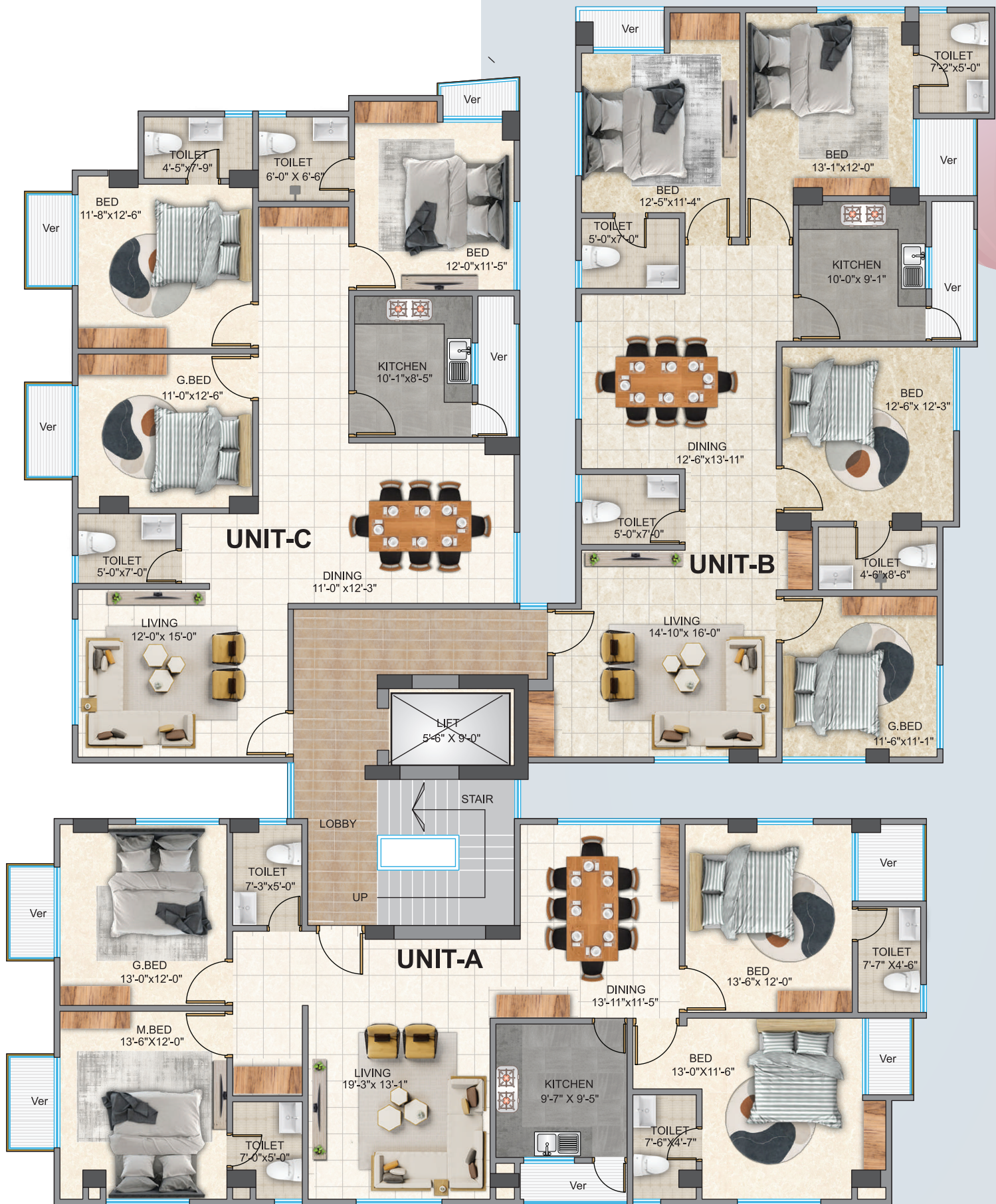


Typical Floor Plan

Type A- 2056 Sq.ft.

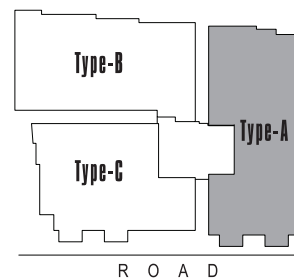
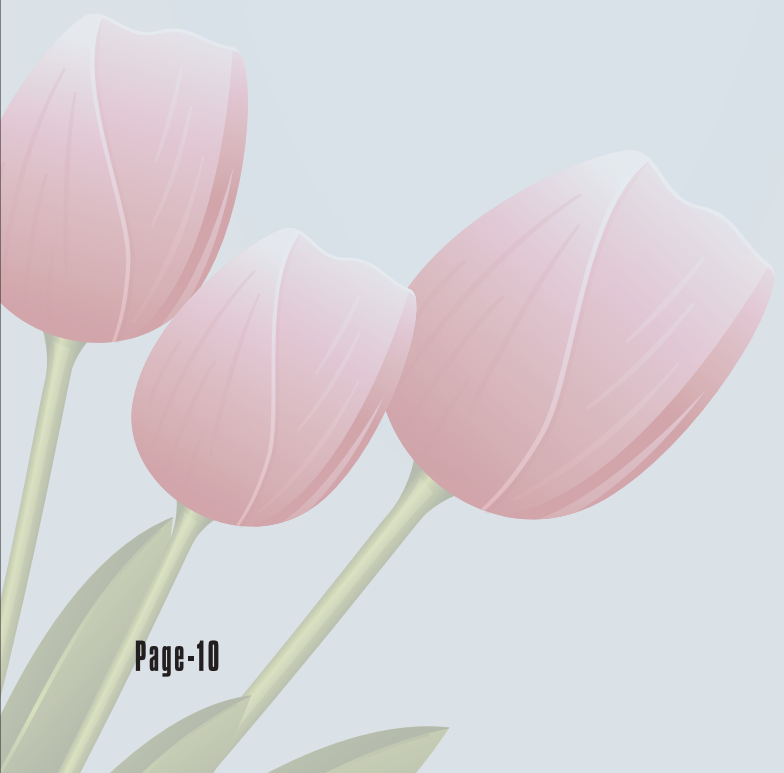
Type B- 1946 Sq.ft.

Type C- 1733 Sq.ft.



Typical Floor Plan

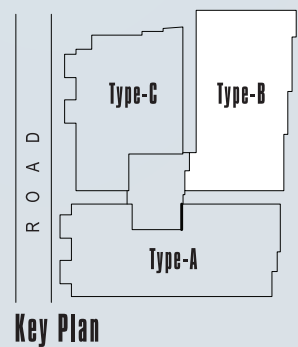
Type A- 2056 Sq.ft.



Key Plan

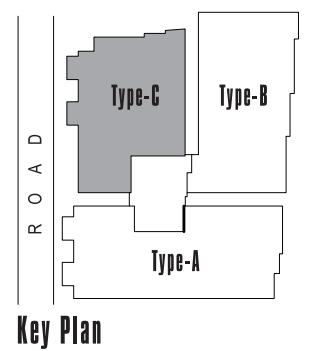
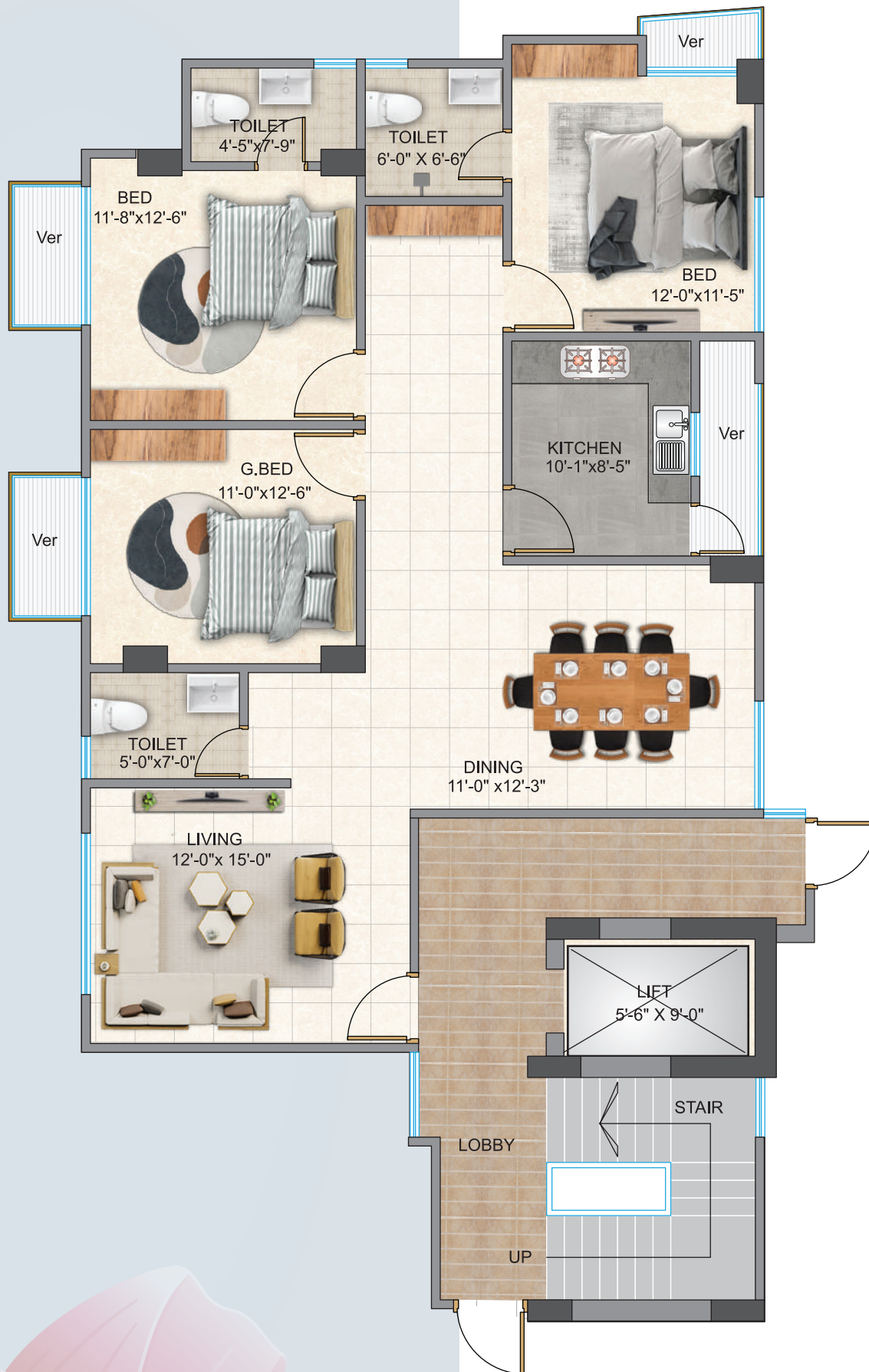
Typical Floor Plan

Type B- 1946 Sq.ft.



Typical Floor Plan

Type C- 1733 Sq.ft.







BEST-TECH

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Where we love is
home- home that
our feet may leave,
but not our hearts.



Salient Features of The Building

Building Entrance

Secured decorative gate with adequate lighting for elegant looking building.
Exclusive designed logo / Building name.

Spacious internal driveway.

Smart guard room.

Landscape / Gardens.

Provision for CC camera in the main entrance, parking area & lift lobby.

Ground Floor to have a grand entrance with elegant look, floor level (as per Architectural Design).

All types of pipes on the ceiling / under the roof of ground floor to be covered (as per Architectural Design).

Car parking mark with number of respective flats.

All Light Fittings above the drive way up to the reception area shall be appropriately installed (as per Architectural Design).

Proper ventilation, Natural Lighting and Exhaust system will be as per Architectural Design

Common toilet.

Light fittings with chandelier (imported).

Lifts

Numbers : 1 (One) High Standard Stretcher lifts.

Capacity : 8 Persons.

Brand/Origin : TK/Sigma/ Or Similar Quality.

Speed : 1 to 1.2 meter per sec.

Drive System : AC / VVVF, variable voltage & variable frequency.

Intercom : Machine room, Reception lobby, Guard room and Lift.

Lift Lobbies & Staircases:

Spacious lift lobby in each floor.

Tiles:

Floor tiles in all lift lobbies 24 x 24, 24 X 48, 36 x 36 (CHARU & Imported Tiles from China).

Stair tiles in all staircases 12 x 24 (CHARU & Imported Tiles from China).

Ground floor lift wall Granite/Marble & others floor lift wall tiles (CHARU & Imported Tiles from China).

Floor & Verandah:

Mirror polished tiles in floors 24 x 24, 24 X 48, 36 x 36 (CHARU & Imported Tiles from China).

Mirror polished tiles in verandahs 24 x 24 ,24 X 36 (CHARU & Imported Tiles from China).

Wash Rooms:

Good quality glazed Wall Tiles in washrooms 12 x 27, 12 x 24, 10 x 20 (CHARU & Imported Tiles from China).

Matching floor tiles in all washrooms (CHARU & Imported Tiles from China).

Kitchen:

Good quality wall tiles full height 12 x 27, 12 x 24, 10 x 20 (CHARU & Imported Tiles from China).

Matching floor tiles in all washrooms (CHARU & Imported Tiles from China).

Apartment Layouts:

Will maximize advantages especially in relation to the daylight and outside view. Privacy will be emphasized in designing the layout so that the master and second bedrooms are located away from the guest bedroom and main entertainment areas.

Cable TV and Telephone Provision:

Provision for connection of satellite dish antenna with multi-channel capacity from the commercial cable TV operator in Master Bed Room and Main Living.

Provision for Telephone connection in Living.

Generator:

KVA Capacity as required to cover Lifts, Pumps, Common lights and 3 lights & 3 fans in each apartment.

Generator set : Water Cold diesel Engine System.

Engine : Ricardo.

Starting System : Auto starter (ATS).

Water Pumps:

Two units (one standby).

Best quality Pedrollo pump

Reception & Lobby:

Reception lounge will be elegantly finished with mirror polished tiles. Stylish and spacious concierge counter for receptionist.

Roof Top:

Aesthetic and Durable finished Roof Top combination of Color pavement tiles to make the roof water proof and decreasing heat.

Lime terracing.

Protective & decorative parapet wall.

Roof top Good Out Looking Faced, Exclusive Garden Arrangement with sitting area.

Designated area for cloths drying purpose.

Community Room, RCC Water Tank, Lift Machine Room Gym Space and BBQ Zone.

Intercom:

Good quality and standard (Panasonic).

To connect each apartment to the reception desk.

Rod:

BSRM/RSM/GPH/AKS/ANWAR ISPAT LTD.

Cement:

Structural Work: LAFARGE/SHAH/CROWN/ SEVEN RING/FRESH/ ANOWAR/ AKIJ

Missionary Work: BENGAL/SEVEN RING/FRESH/ANOWAR/AKIJ

Doors:

Decorative & protective main entrance door (100% seasoned machine-made solid door / Imported/ Teak Wood) with

(a) Door chain.

(b) Check viewer.

(c) Calling bell switch of good quality.

(d) Apartment number & name plate in brass / crafted.

(e) Strong & decorative locking with handle inside & outside both.

Main door frames are (Wall Covered Section: 11"X 2.5") will be 100% seasoned solid wood (Teak Wood/ imported)

All internal & external door frames will be 100% seasoned solid wood (Teak Wood/ Teak Chamble/Mahogany Wood)

Internal & external doors shutter will be of strong and durable teak veneer flush doors (Partex / Akij/ Amber/Super Door/HATIL).

All washrooms & Veranda will be PVC Cosmic door (Partex / Npoly/ RFL/HATIL).

All door locks will be imported.

Features & Amenities of The Apartments

Windows and Sliding Door:

Sliding windows as per architectural design of the building.
5 mm thickness tinted/ markeri glass
Rain water barrier in 4" aluminum sections (CHUNG HUA/KAI/Similar).
Safety Grills in all windows (Square Bar/Flat Bar).
Mosquito net provision in all windows

Walls:

Good Quality 1st Class Bricks and Natural Bricks
Smooth Finish Walls.
Exterior and internal wall thickness will be as per design.

Painting & Polishing:

Plastic Paint in all internal walls and ceilings in soft colors (BERGER/ELITE/ASIAN).
French polished Doorframes & Shutters.
Grills & Railing Synthetic Enamel Paint (BERGER/ROXY/ASIAN).
Front elevation will be with proper decoration, possibly with rustic tiles (as per architectural design) other walls will be weather coat paint (BERGER/ELITE/ ASIAN).

Electrical:

High standard attractive electrical switches, plug points and others (Legrand/ ABB/Schneider/Similar)).
All power outlets with earthing connection.
Provision for split air-conditioners in master bed, second bed.
Verandahs with suitable light points.
Sub-station / transformer as per requirement of total load with guide line of DESCO & electrical licensing board.
High standard circuit breaker (Legrand/ ABB/Schneider/Similar).
Decorative lighting system in stair and lobby.
Independent electric sub-meter for each apartment.
Electrical distribution box with main circuit breaker in each apartment.
Concealed electrical wiring / Cable (BRB / BBS/ Partex)
Concealed fan hook as per necessity.
AC Outdoor Setting

Wash Rooms:

Good quality sanitary wares in all washrooms (COTTO/COSO/SOGO)
All mirrors in washrooms with overhead lamps.
High standard CP Fittings (Satter/ Nazma/ Revelry, Imported from China)
Cabinet basin with Marble/granite worktop in master bath.
Tiles on floor and wall full height.
Provision for hot and cold-water lines in master bath, second bath.
Provision for exhaust fan in all bath rooms.

Kitchen:

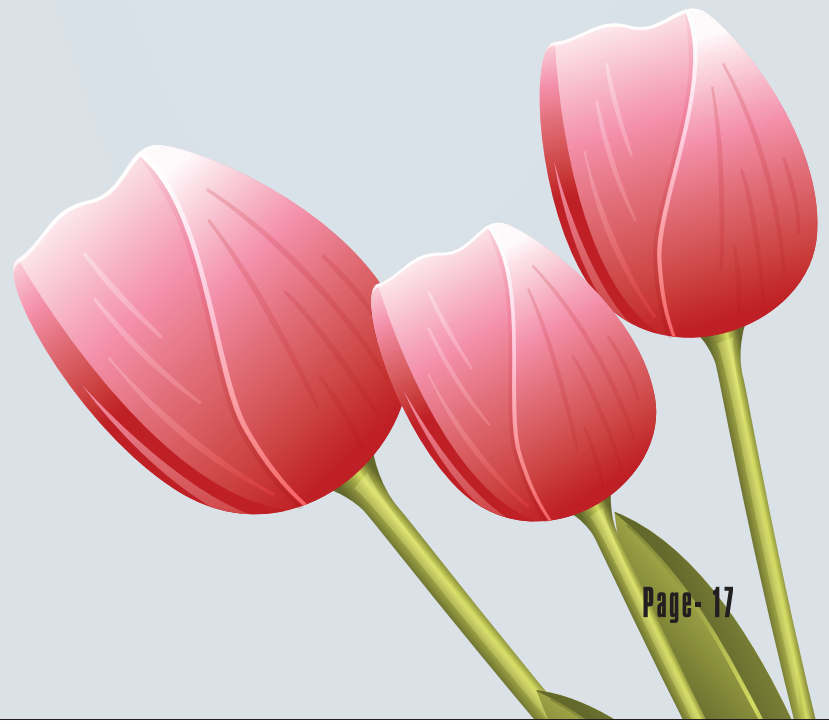
Impressively designed platform with tiles worktop.
Double burner gas outlet.
Space provision for oven & Blender
Provision for hot and cold-water lines.
One stainless counter-top steel sink with mixer.
Suitably located exhaust fan.
Washing corner in kitchen verandah.
Provision for kitchen hood.

GENERAL AMENITIES OF THE COMPLEX:

Proper lighting arrester with necessary earthing connection.
Reserved car parking with comfortable driveways in covered & protected ground floor.
Termite protection treatment of ground.
Attractive pavement tiles in parking area with elegant design.
Fire extinguisher on each floor stair area.
Stair railing will be made by SS/MS/Wood
Front veranda railing will be made tempered glass & stainless steel.
Water Supply Connection from sufficient source as per Total Calculated Consumption (as per Govt. Permission).
Underground Water Reservoir with one Main Lifting Pump and Standby Pump.
Sewerage System planned for long-term requirement.
Gas Pipeline Connection from TITAS Distribution System as per Total Calculated, Consumption, and Adequate Safety Measures incorporated (as per Government policy).
Logo of the Complex in Polished Granite / Glass.
Providing Column Safeguard in Parking Area

STRUCTURAL AND GENERAL ENGINEERING FEATURES:

Total foundation and superstructure design and regular supervision by a team of reputed and professional structural design engineers.
Heavy reinforced cement concrete foundation.
Floor slabs all reinforced cement concrete.
Sub-soil investigation and soil composition comprehensively analyzed.
All structural materials including steel, cement, bricks, Sylhet sand and Stone 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.
Systematic testing of concrete and other completed work samples at every stage from quality control laboratories.
Structure design shall be done considering earthquakes.
RAJUK & BNBC-2020 guide line shall be followed in all kinds of design.



Terms & Conditions

RESERVATION:

Application for allotment of apartment in BEST-TECH TULIP should be on the prescribed application form, duly signed by the applicant along with the earnest money and other necessary documents. 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 there to.

ALLOTMENT:

After receipt of the application, booking money and down payment, BEST-TECH Properties Ltd. will issue/execute an agreement for allotment and payment schedule. The applicant/ allottee shall continue payments as per the schedule of payment.

ALLOTMENT TRANSFER:

Until full payment of all installment and other charges and completion of registration; the allottee shall not have the right to transfer the allotment to a third party. In case of transfer before registration, allottee shall have to follow the company's rules and regulations.

PAYMENT:

All payment of booking money, installments, additional works and other charges should be made in favor of BEST-TECH Properties Ltd. Foreigners and Non-Residence 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 dates of installments payments.

SCHEDULE OF PAYMENTS:

That the allottee must strictly adhere to the schedule of payments indicated in this allotment agreement.

LOAN FACILITIES:

The allottee will be allowed to avail Housing Loan for the purpose of purchasing the apartment/commercial space if the concerned bank/FI deem fit and proper by assessing the credibility of the allottee(s).

DOCUMENTATION VAT & OTHER CHARGES:

The allottee will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement for allotment, registration and transfer etc.

DEVELOPER'S RIGHT:

The company reserves the right to make changes in both architectural and structural design of the project as deem fit and proper by the company.

POSSESSIONS:

The possessions of the apartment will be handed over to the allottee after completion of the apartment/commercial space and after full payment of the installments and other charges.

DESIGN CHANGE:

During the construction work, all allottee/client are allowed to contact in writing with BEST-TECH Properties Ltd. within stipulated time about any changes of the allotted apartment.

MODIFICATION COST:

Any change of external or which is seen from outside is not allowed. Buyers are earnestly advised not to suggest major internal modification. Modification will not be accepted if it goes against the beauty of the building. Buyers are required to inform the detail changes /modification in writing immediately after booking if apartment. One getting detail of changes the company will assess & communicate the cost involved. Both the company & buyer will sign and additional agreement in this regard. No changes/modifications, will be accepted after the deadline fixed by the company.

CUSTOMER CARE:

After executing and signing of Agreement for Allotment, honorable allottees/clients will contact with the Customer Care Department of the company for any kind of customer service related queries and requirements. Companies dedicated Customer Care Department is always ready to give their post sales services to the Honorable apartment allottees of the project building.

INTERIOR & SERVICE:

Company will also provide interior solution services to the allottees/clients of the project building for transforming allottees/clients ordinary spaces into a cozy and extra ordinary living spaces.

AFTER HANDOVER SERVICE:

This Building will be maintained by the company. This maintenance period will be commenced immediate after "One year of free maintenance period after the handover date".

OWNER'S ASSOCIATION:

Company will form an Owners Association, and the allottees/clients will become a member of that Owner's Association of the project building with the view to maintain the general affairs of the project building, and all the allottees/clients will have to abide by the rules, regulations, by laws of that association.

NOTE:

- Other financial terms and conditions will be followed according to Company rules.
- Allottee/Client will not carry out any changes in the exterior perspective view or design of the project building including the allotted apartment/ unit.
- Upgradation of different finishing material will be done on the basis of additional payment.
- All the above terms and conditions including others are will be inserted elaborately in the Deed of Agreement for allotment as per company policy.



Our Completed Projects



BEST-TECH The Alliance
Barahipur, Feni



BEST-TECH Shomota Bhaban
Shanti Company Road, Barahipur, Feni



BEST-TECH Ekota Tower
Cumilla Bus Stand, Trunk Road, Feni

Our Ongoing Projects



BEST-TECH Snowdrop
Sector - 15, Uttara, Dhaka



BEST-TECH Lily
Shanti Company Road, Barahipur, Feni

Our Upcoming Projects



BEST-TECH Blue Bell
Sector - 4, Uttara, Dhaka





BEST-TECH

PROPERTIES LTD.

Dhaka Office:

Noor Tower, 5th Floor Plot#18,
Sector# 11, Garib-E-Newaz Avenue
Uttara, Dhaka-1230.

Cell : +88 01709 639381
Tel : +88 48962411
Fax : +88-02-48953539
E-mail : info@btplbd.com
Web : www.btplbd.com

Feni Office:

Akota Tower, Ground Floor
East Side Of Madina Bus Stand
Trunk Road, Feni.



+88 01847 410790
+88 01715 146526

