



GEMCON
CITY LIMITED

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CITY LIMITED



BUSINESS



Run your Business from A prestigious location

What is business today? Is it only about an Office or a factory? Or is it about ideas and connectivity? What kind of space do we need to be fully or part of the 21st century and the globe?

Gemcon City Ltd plans to build a new 21st century space for business – full of light and efficiency, style and access – in the heart of the city in Malibagh. Let us open your doors to the entire city and the world beyond.



Project At a glance

Address:

255, New Circular Road, Malibagh.

Type:

Commercial.

Size of Land:

14.12 Katha.

Building Height:

2B+G+13 Storied .

Size Range:

1158 to 5487 sft. (approx.)

No of Car Parking:

37 nos. at 2 nos. Basement



Location Map

Gemcon Business Center
255, New Circular Road
Malibagh, Dhaka.



Moghbar

Baily Road

Rajarbagh

SITE

MALIBAGH

MOGHBAZAR

RAMPURA

MOUCHAK MARKET

MOUCHAK CIRCLE

BAILY ROAD

MALIBAGH CIRCLE

SHANTIBAG

KAMALPUR

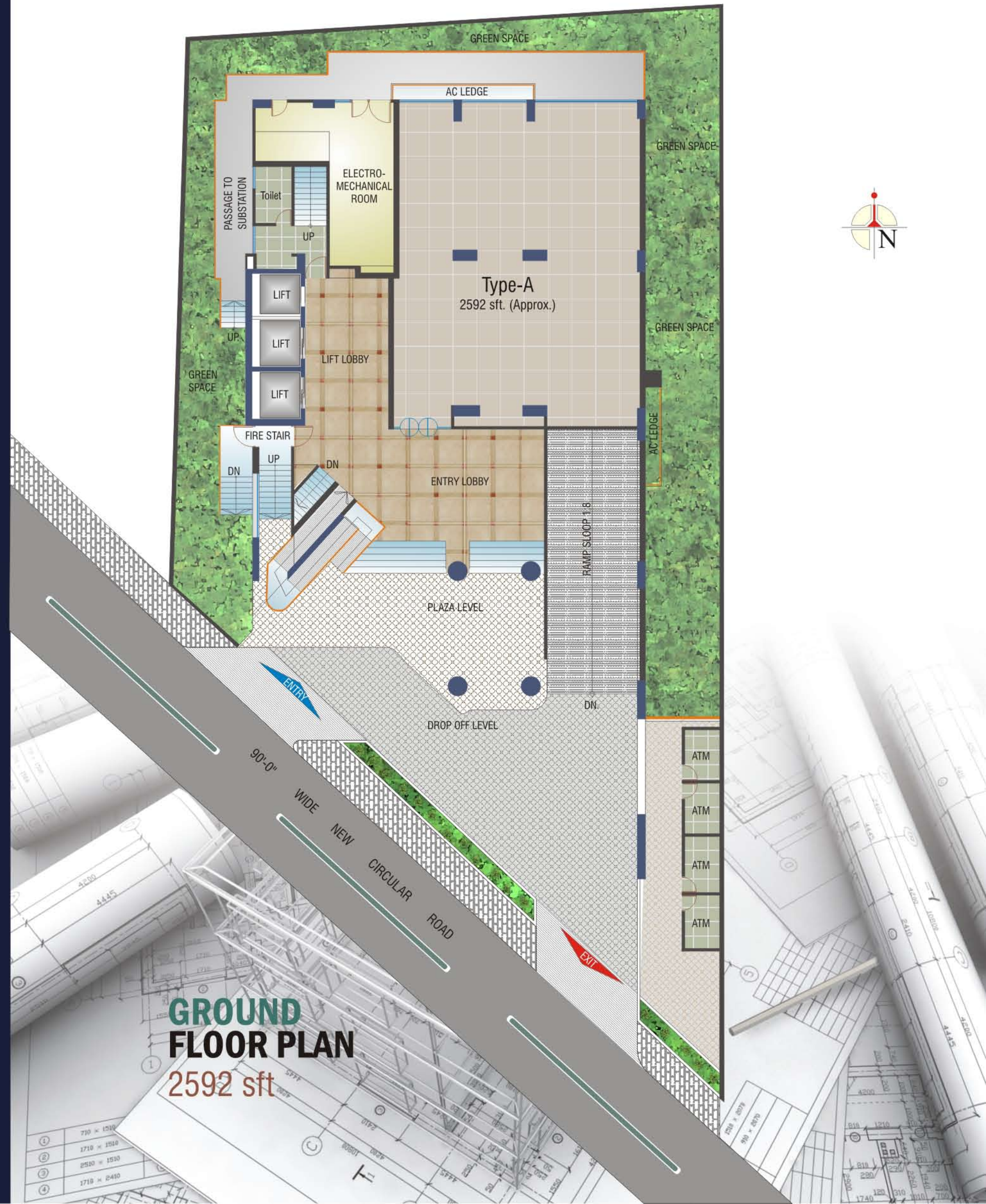
RAJARBAGH

RAJARBAGH

SHANTINAGAR

SHANTINAGAR MORE

TIKAPPA

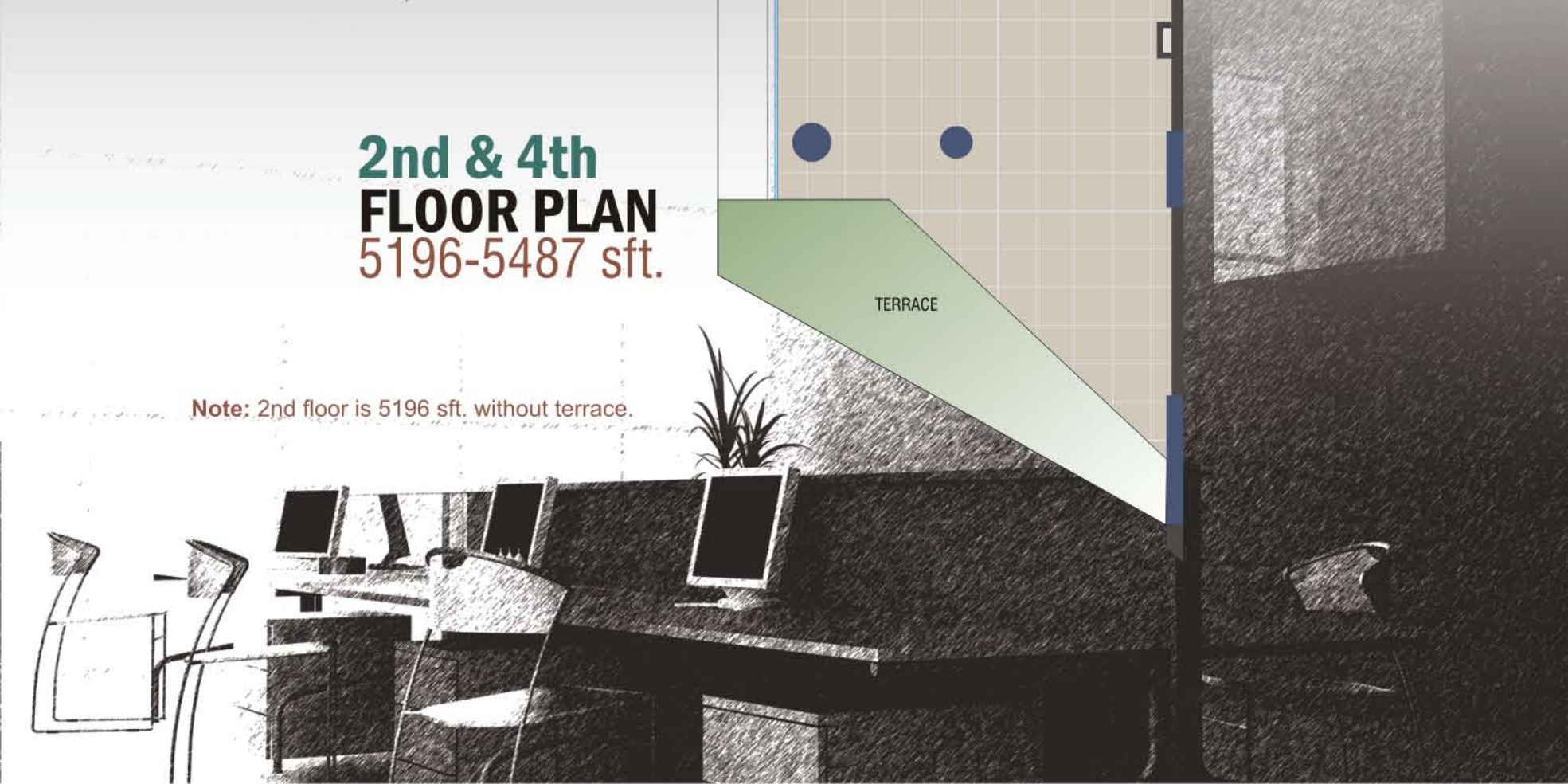




**1st
FLOOR PLAN**
4771 sft.



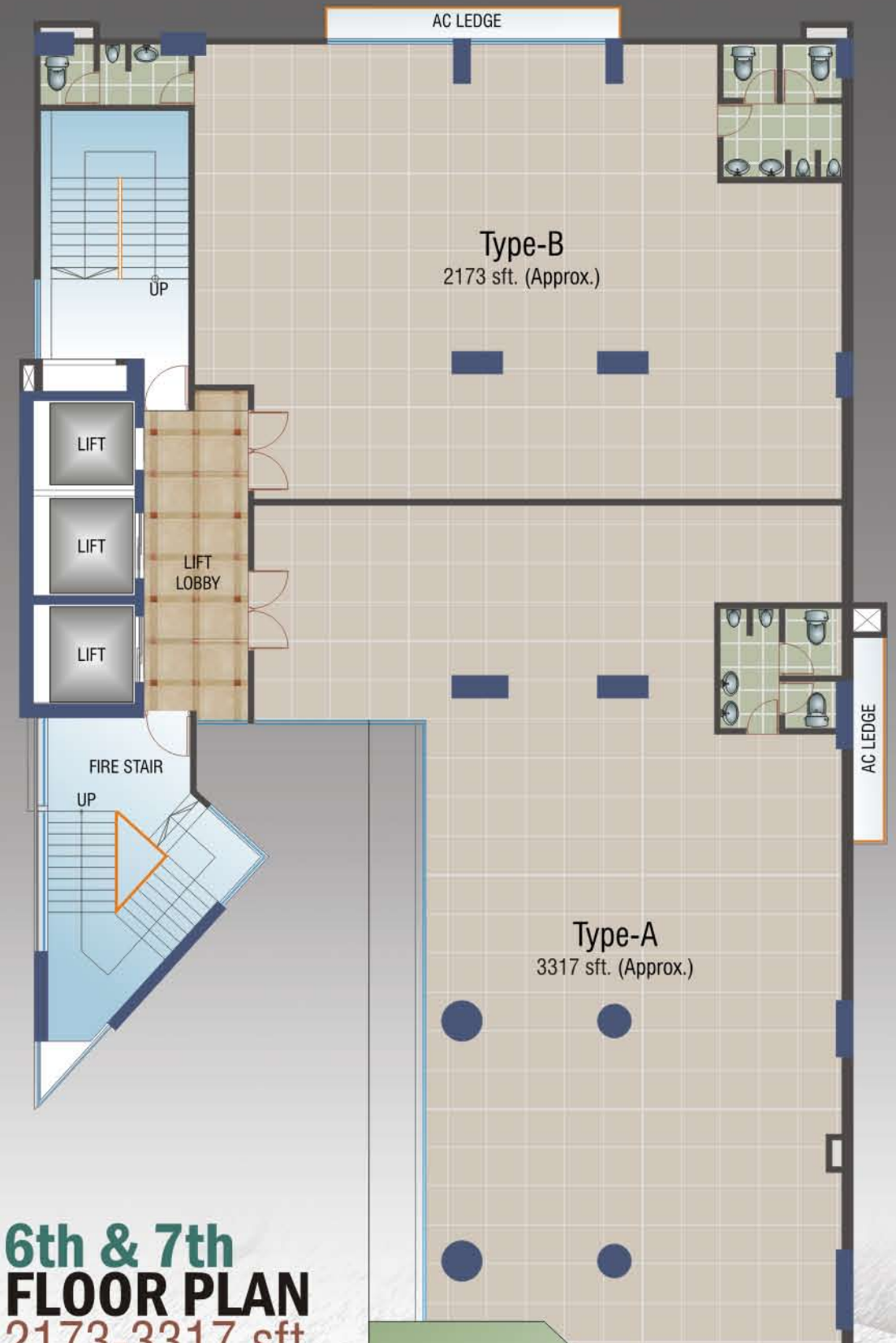
**2nd & 4th
FLOOR PLAN**
5196-5487 sft.



Note: 2nd floor is 5196 sft. without terrace.

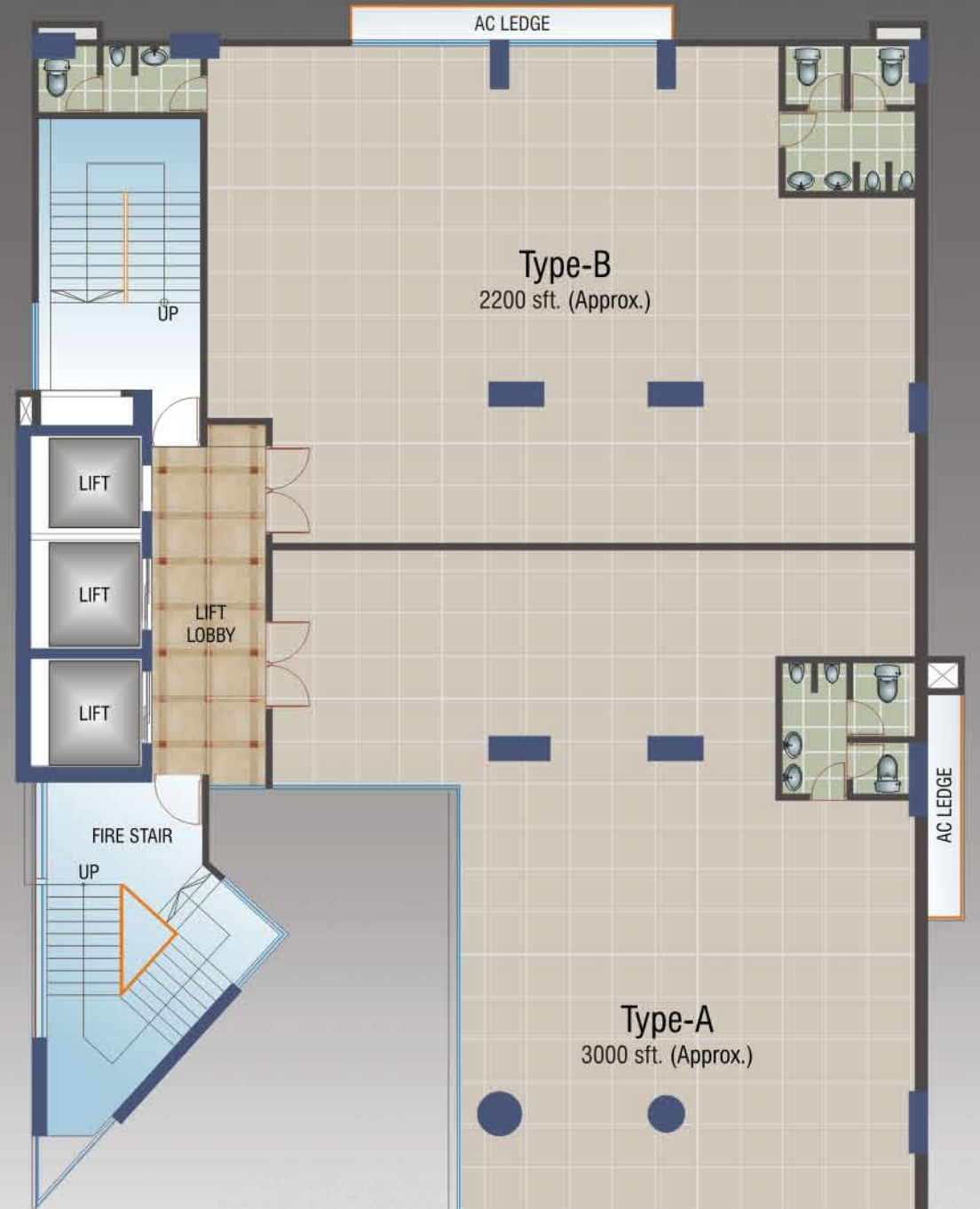


**3rd
FLOOR PLAN**
5249 sft.

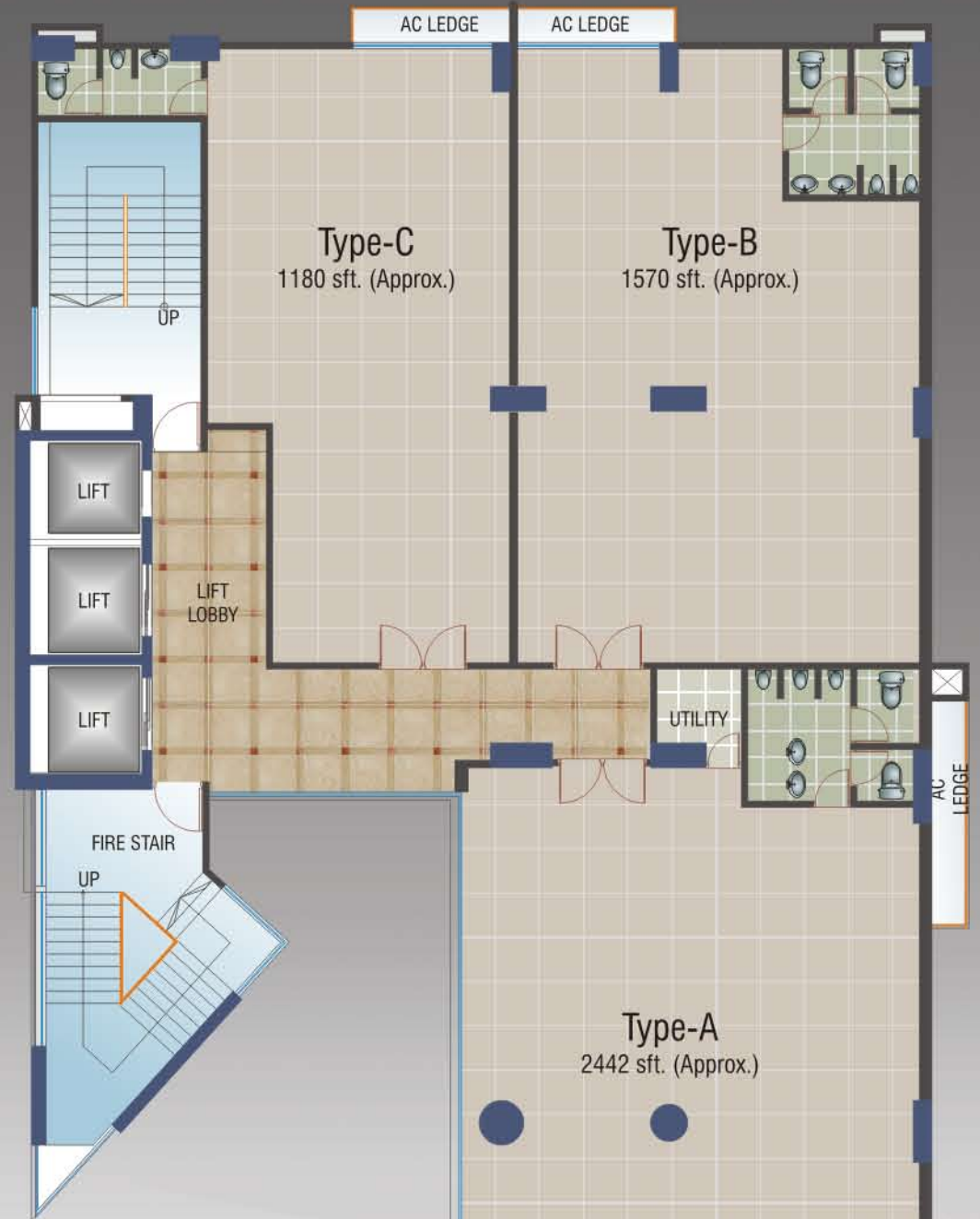


**6th & 7th
FLOOR PLAN**
2173-3317 sft.



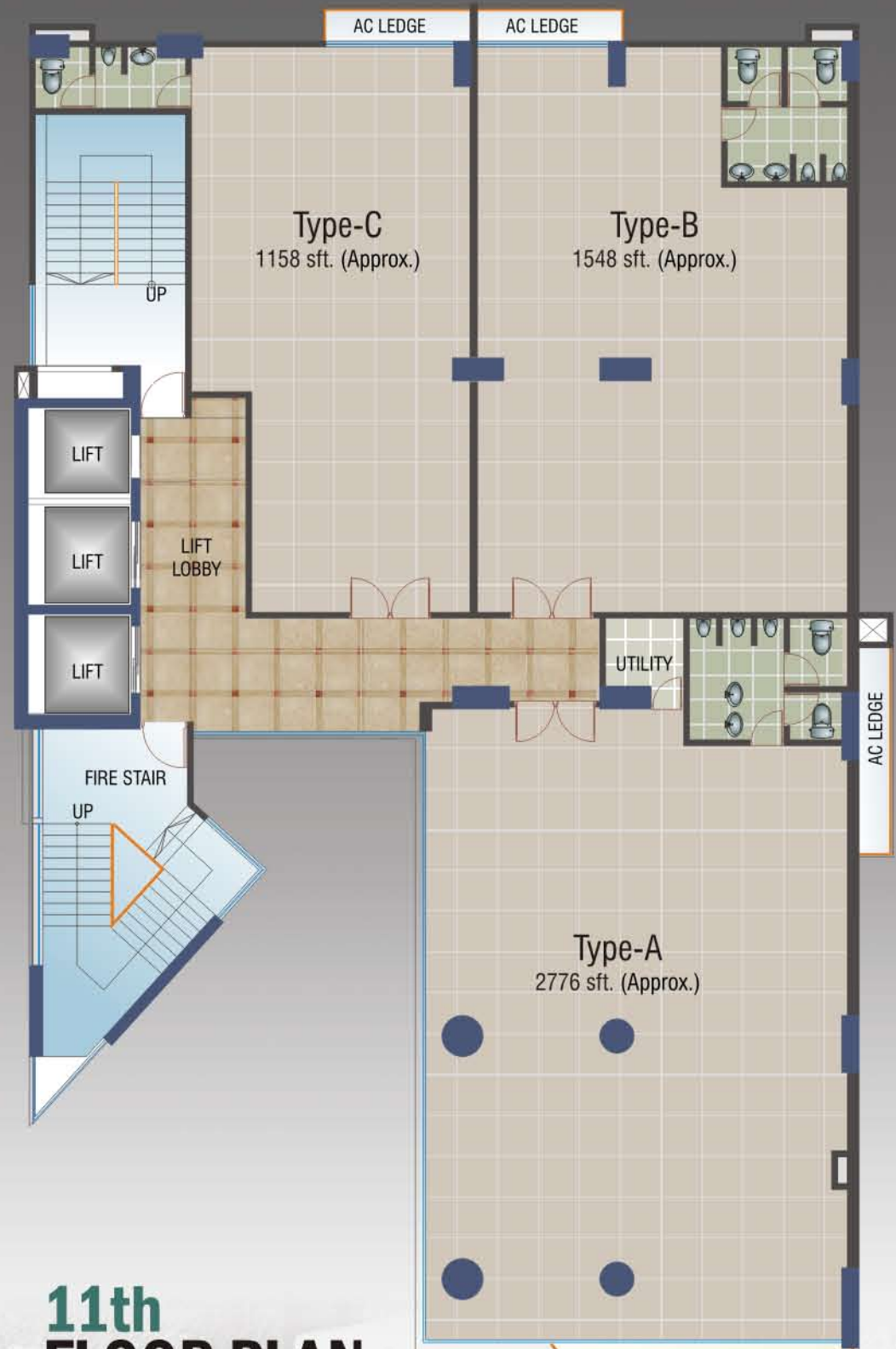


**5th, 8th & 9th
FLOOR PLAN**
2200-3000 sft.

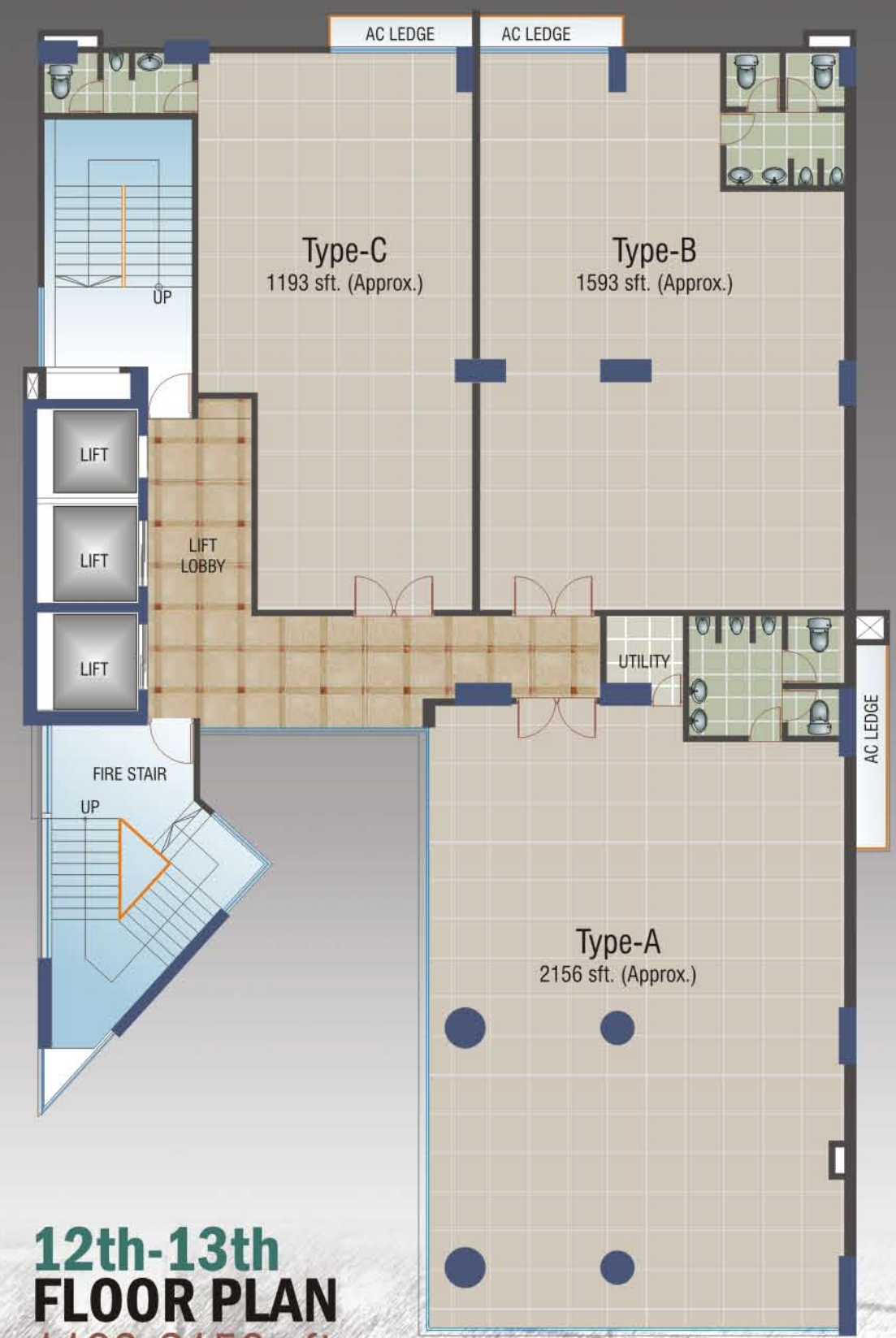


**10th
FLOOR PLAN**
1180-2442 sft.



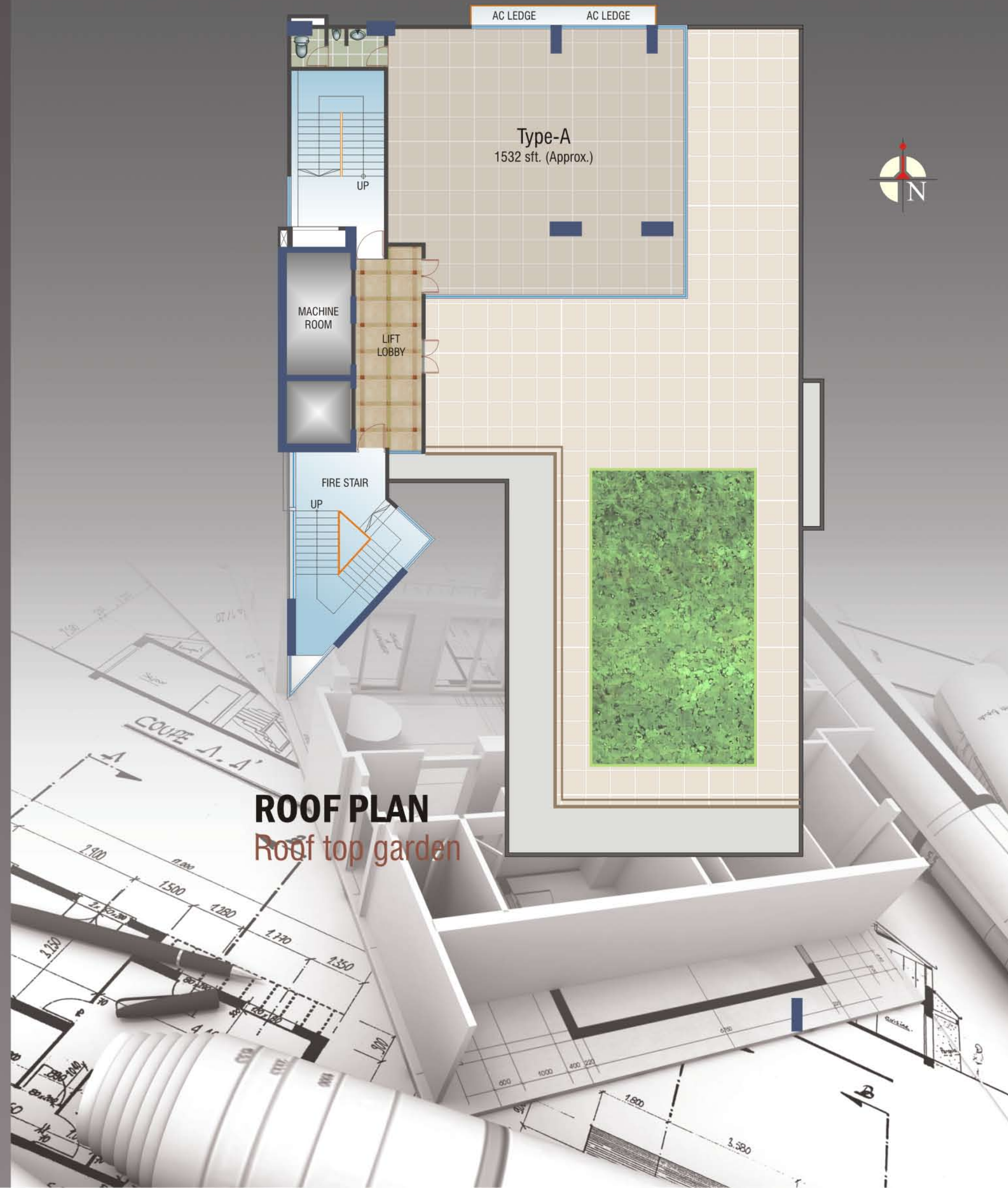


11th FLOOR PLAN
1158-2776 sft.

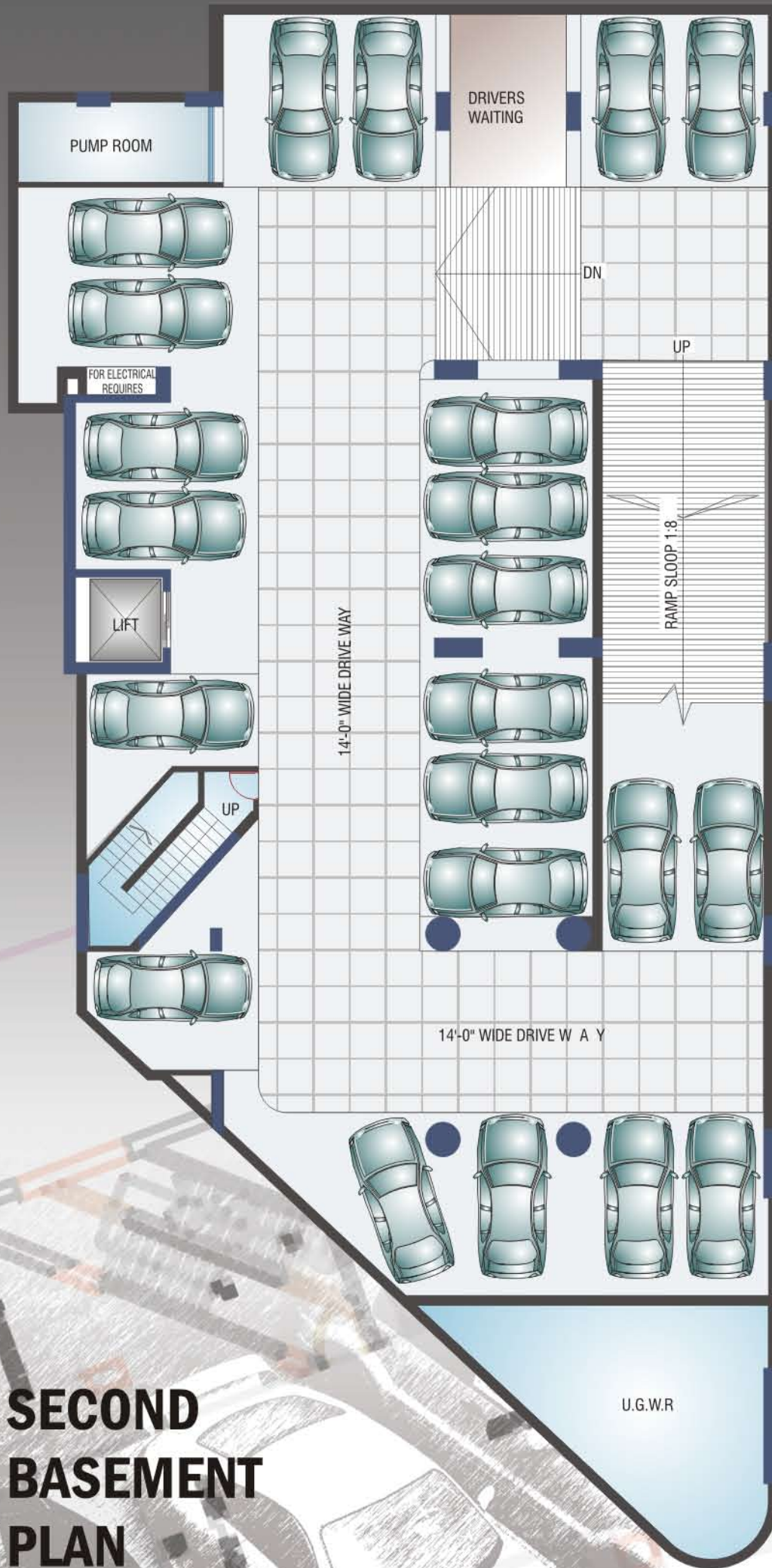


12th-13th FLOOR PLAN
1193-2156 sft.

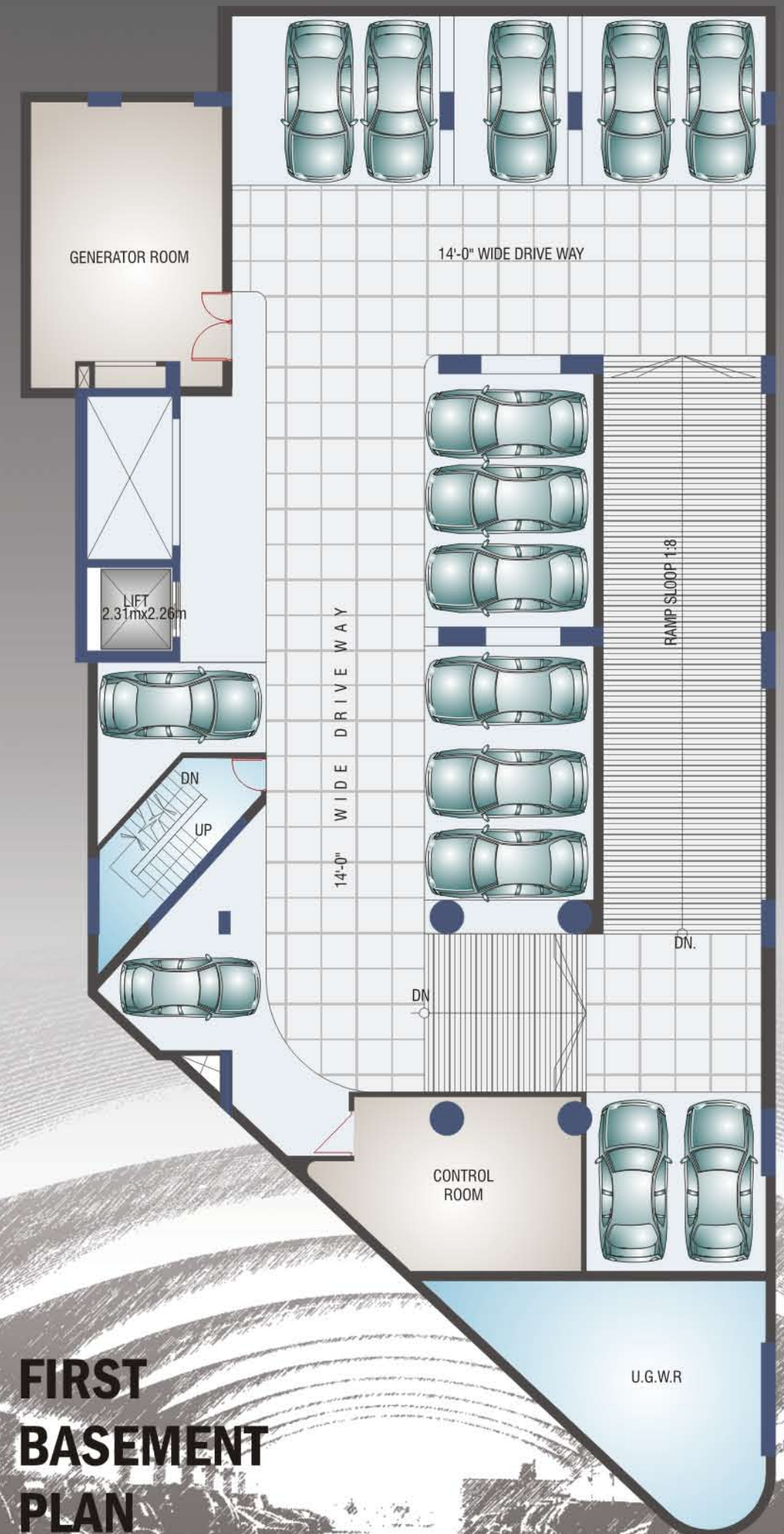




ROOF PLAN
Roof top garden



**SECOND
BASEMENT
PLAN**



**FIRST
BASEMENT
PLAN**

Features & Amenities

Floor:

General Floor : 16" x 16" homogeneous tiles.
 Common Area : Imported laser cut mirror polished homogeneous tiles.

Toilet & Urinal:

Door shutters : Solid/laminated door shutters for all toilets.
 Sanitary wares : Imported sanitary wares (basins, urinals, commode, low-down etc.) with necessary accessories and fittings in all toilets.

Wall tiles : Imported tiles in wall.
 Floor tiles : Imported non-slippery tiles in floors for all toilets.
 Basin : Cabinet basin (with marble top) in all office toilets.
 Hot & cold water line : Provision for hot and cold water at each executive toilet.
 Mirror : Large mirror in all toilets.

Wall:

Outside walls : Outside walls are 10" brick work as per architects design.
 Interior walls : All interior walls are plastered 5" brick work.
 Roof top wall : Roof top parapet wall.

Painting & Polishing:

Outside walls : Weather coated paint on outside walls as per architectural design.
 Internal walls : Smooth finished and soft colored plastic paint on all internal walls & ceilings.

Door frames & shutters : French polish for door frames & shutters (where necessary).
 Grill : Enamel paint for grill.

Doors & Windows:

Main Door : Main entrance door at each space entry of 10 mm thick glass as per architectural design. (Optional)

Other doors : All doors with imported mortise locks.
 Windows : Sliding windows with 5mm (as per design and requirement) clear glass completed with mohair lining and rainwater barrier in thick bronze aluminum section as per architectural design.

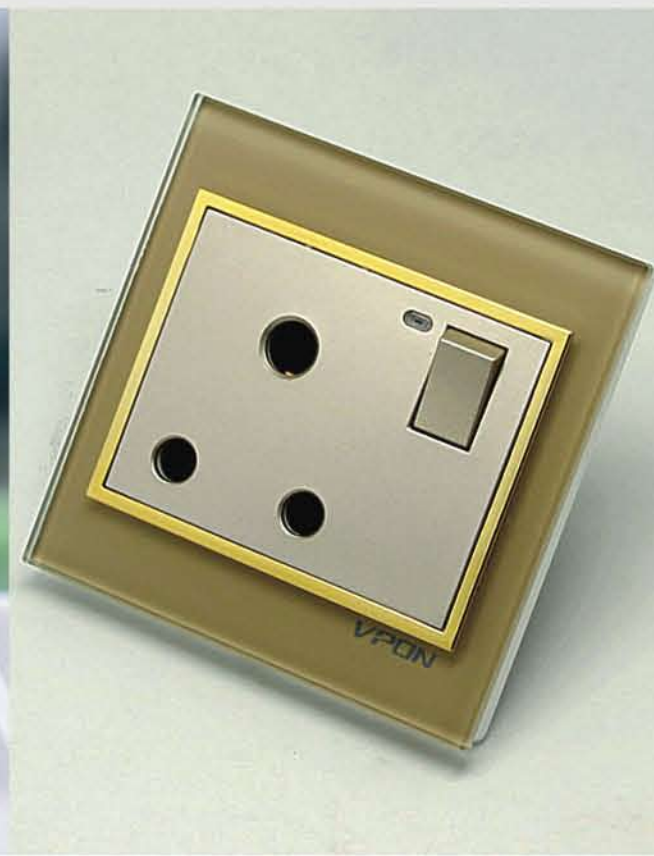
Features & Amenities

Kitchenette:

Work top : Concrete shelf 2.67 feet height from floor level with granite work top.
 Wall tiles : Imported/Equivalent glazed wall tiles.
 Exhaust fan : Provision for exhaust fan.
 Sink : One high polished stainless counter top steel sink with mixer (single bowl single tray).
 Microwave oven point : Provision for one microwave oven point (electrical).
 Floor tiles : Imported/Equivalent homogeneous tiles in kitchen floor.

Electrical:

Switches, sockets & plug : Imported (MK-Singapore/equivalent) electrical switches, sockets & plug points.
 Light fixtures : Imported light fixtures in stair and lobby.
 Electric meter : Independent electric sub-meter for each space.
 Light, fan & socket point : All units to have sufficient light points with adequate ceiling fan points, socket outlet points for electrical appliances.
 Electric connection : 3 phase electric connection (according to supply permission from Govt. sources) with sub-meter at all units.
 Electrical distribution box : Electrical distribution box with main circuit breaker in each space.
 Earthing connection : All power outlets with earthing connection.
 Telephone connection : Provision for telephone lines with master distribution box at the basement/ground floors.



Features & Amenities

General Amenities of Commercial Complex:

General gateway	: General gateway with spacious entrance and separate driveway; security provision for control of incoming and outgoing persons, vehicles, goods etc.
Car parking	: Reserved car parking in covered & protected basements with comfortable driveways. Separate driver's waiting area.
Passenger lift	: 3 nos European/equivalent standard lifts from reputed international manufactures.
Air conditioner facility	: Provision for split type air conditioner for commercial spaces.
Generator	: In case of power failure one stand-by emergency generator for operating lifts, water pump, lighting in common spaces and stairs, adequate light & fan points at all commercial spaces.
Electricity Supply	: Electricity supply from DPDC source with required capacity substation.
Water Supply	: Sufficient water supply connection from WASA as per total calculated consumption. Underground water reservoir with lifting pumps.
Sewerage System	: Sewerage system planned for long term requirement.
Intercom	: PABX connected with every space of the project to the reception desk.
Security arrangement	: Guard post with intercom connection for 24 hour security service. CCTV monitoring system to secure the complex more efficiently with supervisor room.
Fire Fighting	: Water hose reel at all common floors connected to main water line with lifting motor and accessories. Universal type fire extinguisher at all floors.

Terms & Condition

- **Application** : Application for allotment of Commercial space should be made on the prescribed **APPLICATION FORM** duly signed by the applicant along with Earnest Money (EM). On acceptance of an application, the company will issue on allotment letter to the applicant.
- **Payments** : Balance shall be payable in monthly equal instalments by post dated A/C Payee cheques in favour of **Gemcon City Ltd.** on accepting the application with earnest money. Bangladeshi residing abroad may make all the payments in foreign exchange as per exchange rate issued by the Bangladesh Bank as on the date of payment received.
- **Delay in Payments**: Allottee will be liable to pay delinquent charge of 0.10 % (point one zero percent) per day of the amount due.
- **Cancellation of Allotment** : If any cheque is dishonoured twice by the Bank and any payment is delayed by more than 60 (sixty) days, **Gemcon City Ltd.** shall have the right to cancel the allotment without any notice and the amount paid by the allottee will be returned except service charge of 10% of total payment only. Before registration and handing over the commercial space to the Allottee, the space can not be transferred to any other person by the Allottee.
- **Deed of Agreement**: After adjustment of 30% of total price, **Gemcon City Ltd.** & the Allottee shall execute a Deed of Agreement.
- **Possession & Land Transfer**: Possession and title of the commercial space shall rest with **Gemcon City Ltd.** until full adjustment of the installments and all other charges/dues including extra charges for delayed payment are made. Allottee will own a proportionate share of the land on which the building is built.
- **Documentation Cost**: The Allottee shall bear all costs related with stamp duties, registration fees and related all other taxes etc. including legal and miscellaneous expenses likely to be incurred in connection with land & commercial space transfer.
- **Service Facilities Cost**: All cost of equipment and connection fees/charges, security deposits and other incidental expenses relating to Gas, Power, Sewerage, Water connection etc. will be borne by the Allottee's. Allottee will be charged proportionately of the total cost.
- **Changes**: Minor changes may be incorporated by **Gemcon City Ltd.** in design and specification. Minor internal changes also may be done by the Allottee but it must be within the possibilities and limitations of the total building system and must be executed through **Gemcon City Ltd.** The Allottee will pay the cost for any additional work. Allottee will not be permitted to execute any internal decoration and/or woodwork until completion of full payment and taking over the space from the developer.
- **Abandon of Project** : If the project is abandoned for any reason beyond the control of **Gemcon City Ltd.** such as acts of God, economic depression, policy of the Govt., political instability etc, **Gemcon City Ltd.** will refund the entire money deposited by the Allottee within 180 days from the announcement made to this effect. Allottee will not be entitled to any other claim whatsoever.
- **Welfare Association**: In the interest of all the occupants of the complex a "**Gemcon Business Center Owner's Welfare Association**" will be formed and after payment of all instalments and charges, will be a member of the said society. Each Allottee must deposit Tk. 100,000/- for each space to the reserved fund before final documentation and taking the possession of the space.

