



GEMCON
El mercado

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@Begum Rokeya Sarani, Mirpur 10



GEMCON
CITY LIMITED

House- 44, Road- 16 (27 old), Dhanmondi
Dhaka- 1209, Bangladesh.
Tel +88 02 9138246-52
www.gemconcity.com

Hot Line :

01755 584551
01755 584552
01755 584553
01755 584555

MEMBER REHAB



GEMCON
CITY LIMITED

live
BIG



Project at a Glance

- **Type:**
Commercial
- **Address:**
114, Begum Rokeya Sarani
Mirpur 10, Dhaka
- **Size of Land:**
15 Katha.
- **Building Height:**
3B+G+12 Storied .
- **Size Range:**
1370 to 2125 sft. (approx.)
- **Commercial Space:**
36 nos.
- **No of Car Parking:**
41 nos.

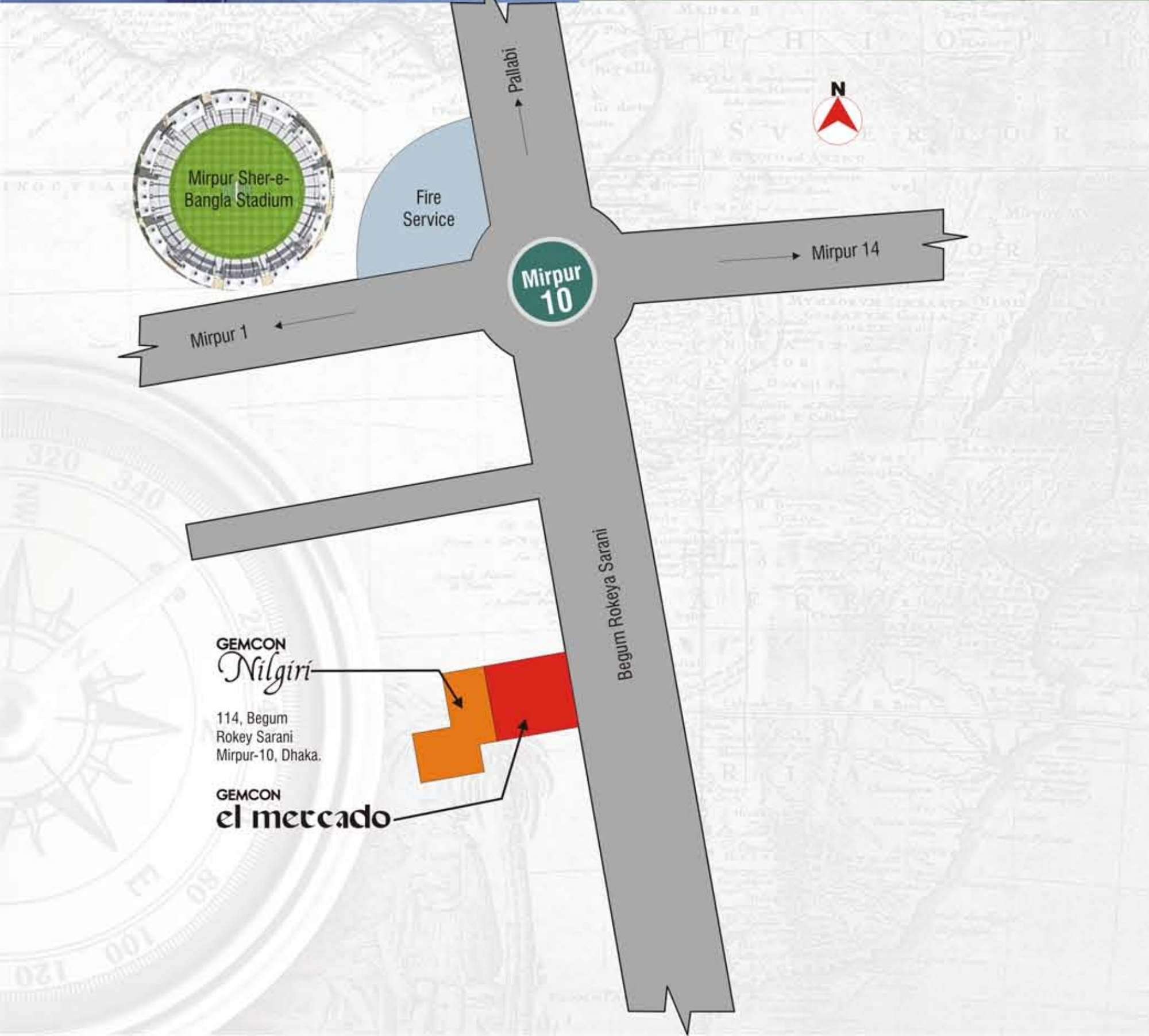
Special Features

- Prime location beside 120 feet road.
- Ample car parking in 3 basements.
- Sufficient power back up.
- 3 nos high speed elevators.
- Earthquake resistant building structure.
- Grand entry lobby and waiting lounge.
- Separate entry and exit.
- Modern fire fighting system.
- Energy efficient electro-mechanical equipments.





LOCATION MAP



Ground Floor Plan



BEGUM ROKEYA SARANI



Ground Floor Entrance

the bridge towards outer world from the building



Architectural design features:

Different entry & exit points to ensure smooth traffic flow.

Separate entry for Commercial and Residential block.

Car drop off zone at building premise to avoid road traffic.

Wide spacious stairway at building entry.

Double height entry towards reception lobby.



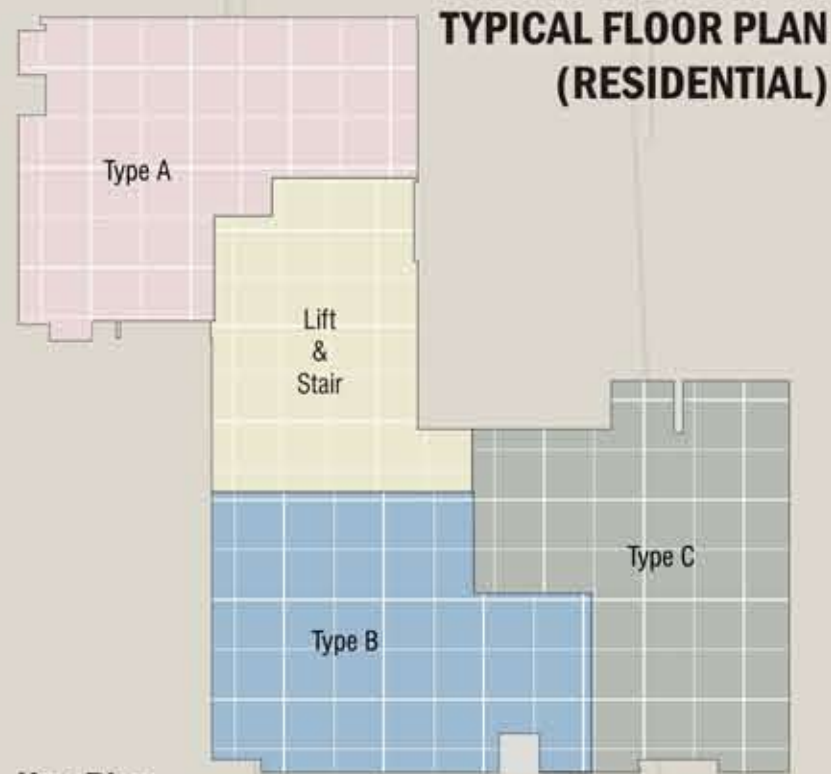
First Floor Plan



Typical Floor Plan



GEMCON
Nilgiri



Key Plan





Basement 01



Basement 02





Basement 03

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 (as per design).
- 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 : Soft colored plastic paint on all internal walls.
- Door frames & shutters : French polish for door frames and 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 5 mm (as per design and requirement) clear glass completed with mohair lining and rainwater barrier in thick aluminum section as per architectural design and perspective.

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.



Features & Amenities

Electrical:

Switches, sockets & plug	: Imported electrical switches, sockets and plug points.
Light fixtures	: Imported light fixtures in stair and lobby.
Electric meter	: Independent electric sub-meter for each space.
Light & socket point	: All units to have sufficient light points and 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 .

General Amenities of Commercials 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 and 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 at commercial spaces.
Generator	: One stand-by emergency generator in case of power failure for operating lifts, water pump, lighting in Common spaces and stairs, adequate light and fan points at all commercial spaces.
Electricity Supply	: Electricity supply from DPDC/DESCO source with required capacity substation.
Water Supply	: Sufficient water supply connections from WASA as per total calculated consumption. Underground water reservoir with lifting pump.
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 with connection at 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 Limited** 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 on 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 Limited** 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 Limited** and the Allottee shall execute a Deed of Agreement.
- **Possession & Land Transfer:** Possession and title of the apartment shall rest with **Gemcon City Limited** until full adjustment of the instalments 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 and 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 Allottee. Allottee will be charged proportionately of the total cost.
- **Changes:** Minor changes may be incorporated by **Gemcon City Limited** 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 Limited**. 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 of apartment from the Developer.
- **Abandon Of Project:** If the project is abandoned for any reason beyond the control of **Gemcon City Limited** such as acts of God, economic depression, policy of the Govt., political instability **Gemcon City Limited** 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 El Mercado 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. 200,000/- for each space towards the reserved fund before final documentation and taking the possession of the space.

