



EMPEROS

Dream

Road-03, Mozaffor Nagar, Khulshi, Bayezid, Chattogram.

Provisional Brochure



EMPEROS
HOLDINGS

Barakah, 1140/4004, Mozaffor Nagar R/A, Road-03, Khulshi, Bayezid, Chattogram.

Cell: +88 01819 329007 +88 01817 296707

EMPEROS HOLDINGS

Dear Sir/Madam,

Empress Holdings is pleased to present to you "EMPEROS DREAM" exclusive apartments in a prestigious upscale area like Mozaffar Nagar.

You are cordially invited to inquire about the details of this development. Some of the basic details are provided here and in the attached literature.

A. Location of Apartment Complex:

Every citizen of the state dreams of living in a dense environment of education, medical care, easy communication and pleasant shade in the era of modernity. Keeping your cherished dreams in front, "EMPEROS DREAM" is being constructed in Mozaffar Nagar residential area in the heart of Chittagong city. Which is popularly known as Khulshi II and is five minutes away from GEC More, Sholoshahar, Gate No. 2 and Oxygen Mor. The aesthetic structure will be built on 8 (Eight) Kata corner plot. Which can be the luxurious integral address of your secure life. We cordially welcome you to "EMPEROS DREAM" to meet your long cherished dreams and expectations.

Location Map : Enclosed Annexure (I) with this Brochure.

B. Proposed Apartment Numbers & Sizes:

The Total 30 Apartments are classified as follows:

Type A: 10 Flats of 1682 (Approx.) sq.ft

Type B: 10 Flats of 1624 (Approx.) sq. ft

Type C: 10 Flats of 1689 (Approx.) sq. ft

C. Car Parks: Total of 30 Nos. Car Parking spaces are kept to meet the demand of each flat.

D. Floor Key Plan, Apartment Layouts, Parking Plans: Enclosed extra page with this Brochure.

E. General Features & Amenities of the Apartment Complex:

There will be a 12 (Twelve) Storied Apartment Complex consisting of 2 (Two) Parking Floor and 10 (Ten) Residential Floors above. The Complex will have 2 Lift, Standby Generator, Water Pumps, Reception Lobby, 2 Entry Point, Internal driveway, 2 Emergency Exit, Rooftop Swimming Pool, BBQ Zone, Play Zone, GYM, Fire Extinguisher system & Community Hall etc.

F. Salient Quality Aspects of Complex:

Enclosed Annexure (II) with this Brochure.

.....Lead your dream to reality

EMPEROS HOLDINGS

G. General Amenities of the Complex (Details) “Emperors Dream”:

Enclosed Annexure with this Brochure (III).

H. Features of individual Apartments:

Each Apartment will have 01 Living, 01 Dining, 03 Bedrooms, 03 Bathrooms, 01 Kitchen, and 04 Verandahs. The Apartments will have Tiled Floors, Smooth Finished walls Tiled Baths, Aluminum Clear / Tinted Glass Windows and other standard finishing.

I. Detailed Specifications & Amenities of Apartments:

Enclosed Annexure (IV) with this Brochure.

J. Project Construction Schedule:

In approximately 30 months starting from January 2025.

K. Prices of Car Parks:

A total of 30 parking spaces are kept to ensure that each flat can cater to everyone's needs. Considering the spatial value of the land and the additional construction cost, the price of the parking space has been fixed at Tk. 5 (Five) lac, which is quite reasonable.

L. Price Payment Schedule:

Establish yourself as a proud owner by depositing 25-30% of the total value of the flat along with the application form for the flat and registering the fixed amount of land allocated for the flat. As a land partner, you will pay the remaining amount in quarterly installments till the apartment is handed over for construction work.

M. General Terms & Conditions of Allotment:

Enclosed Annexure (V) with this Brochure.

N. Application Form:

Enclosed Annexure (VI) with this Brochure.

Emperors Holdings thanks you for your kind interest and always guarantees their highest level of service and quality. And let's build a very beautiful future home for you together.

Salient Quality Aspects of Complex

Design of the Complex:

An expert team of dedicated architects and structural engineers have worked meticulously round the clock to create a design unique in aesthetic view, functional aspects and structural strength and durability to ensure for you the best in elegance, comfort and security for a long time to come.

Building Entrance:

The main entrance to the building complemented by a secured decorative gate with lampposts and the "Emperos-01" introduces one to rare grandeur. Flanked by a security check post, a comfortable internal driveway leads to the spacious car parking area and a stately reception lobby.

Reception Lobby:

An elegantly designed visitors lounge is the highlight of the reception lobby complete with an impressive marbled concierge. Personalized mailboxes and a stylish register dock for visitor's check-in are part of the concierge.

Lift:

A major element of convenience and comfort is the lift that has been selected to exacting International standard. This will come in glossy coloured door and cabin and provide fast and reliable service to the residents. The best levels of safety have been maintained in the specifications.

Lift Lobby and Staircases:

The element of spaciousness has been well combined with elegance in the superbly proportioned staircases with decorative railings. Easy to climb steps lead to sizeable lift lobby on every floor.

EMPEROS

HOLDINGS

Apartment Layouts:

The total layout has been thoughtfully arranged to maximize advantages, especially in relation to the daylight from all sides and cross-ventilation throughout. Privacy has been emphasized by spreading the layout from end to end. The master and second bedrooms have been located away from the guest areas. The apartments are designed to take advantage of both the winter sunlight and the cool summer breeze.

Living Room:

The living and formal dining are large enough for family gatherings and entertainment. A unique atmosphere of elegance instantly dominates the living areas. The reflective light shaded floors catch the eye.

Bed Rooms:

Spacious sizes with light shaded floors and Tinted/ Clear glass windows in aluminum make every bedroom a place of relaxation. The main bedrooms have attractive conveniently attached baths.

Bath Rooms:

Positively functional in design, every bathroom has tiled walls and floors. The master bathroom is relatively spacious.

Kitchen

The Kitchen is beautifully designed with adequate Granite work-top and stainless steel sink. Wall and floor tiles in colored ceramics complement the traditional styling. Cabinet shutters are optional to suit the choice.

Balconies

The main balcony is comfortable, adequately sized and strategically located with considerate sunshades.

Specifications & Amenities of Apartments

Main Apartment Features (Emperos Dream)

- Solid wood Decorative Main Entrance Door with
 - a) Door Chain
 - b) Check Viewer
 - c) Calling Bell Switch of Good Quality
 - d) Apartment Number
 - e) Inside Security Horizontal Tower Bolt
- Floors in Distinctive Tile (24"x24" Chinese / RAK Mirror Polish Tiles).
- Smooth Finish Plastic Paint on all Walls and Ceilings in Soft Colours.
- Internal Doors of Strong and Durable Veneer Flushdoor Shutters with French Polish.
- Sliding Windows with Tinted / clear Glass complete with Mohair Lining and Rainwater Barrier in Aluminum Sections.
- Safety Grills in Verandahs and Windows.
- Mosquito Net Shutter in all External Windows and all External Sliding Doors.
- All Electric Wirings, Phone Lines, Gas & Water Lines etc will be concealed.
- Concealed TV Antenna Line.
- All Apartments will have independent Electric Meters.
- Two Telephone Connection Points (from one master line) in Master Bedroom and Main Living.
- Intercom with connection to Concierge Desk.
- MK/Legrand/ABB Type Electrical Switches, Plug Points and other Fittings.
- Imported Light Shade in Bed Rooms, Dining and in Main Living Area.
- Electrical Distribution Box with Main Switch.
- Five Emergency Lights and Three Fan points in each Apartment.
- All Power Outlets with Earthing Connection.
- Provision for Air Conditioner in Master Bedroom, Second Bedroom and in Main Living Area.
- Verandahs with suitable Light Points.

Bathroom Features (Empores Dream)

- All Bathrooms with inner-side Water Proof doors.
- Good Quality Sanitary Wares (ULS-LAUFEN/ULS NAHM).
- Glazed Tiles in Bathrooms upto full height (Chinese Tiles).
- All Bathrooms with Floor Tiles (Chinese Tiles).
- Mirrors in all Bathrooms with overhead Lamps.
- Good Quality Bathroom Fittings (Toto)
- One Bathtub with Hand-Shower in Master Bathroom.
- Tiled Floor and Wall upto 7 feet in Maid's bath with Long Pan with Lowdown.
- Central Gas Geyser for whole complex covering Master Bath, Second Bath and Kitchen.
- Cabinet basin in Master Bath & 2nd Bath.

Kitchen Features

- Functional designed RCC Worktop with Marble/Granite Surface.
- Double Burner Gas Outlet.
- Wall Tiles up to Ceiling (Chinese / RAK Tiles).
- Matching Floor Tiles (Chinese / RAK Tiles).
- Concealed Hot and Cold Water Lines.
- One Stainless Counter-top Steel Sink (Double Bowl) with Mixer.
- One Glazed Tiles Sink for Washing Pots and Pans.
- Suitably Located Exhaust Fan.
- Provision for Kitchen Hood.

Optional Features (Emperos Dream):

Various Extra Interior Designing works and Additional Fittings and Fixtures as per choice of Allottee may be done at cost basis after approval of the company.

General Terms & Conditions of Allotment

General Terms & Conditions of Allotment: Emperos Holdings. is the exclusive developer and builder for planning, implementing and allotment of all facilities of "Emperos Dream" a modern apartment complex, consisting of self-contained apartments, reserved car parking, other features etc described in details in this brochure on "Emperos Dream".

1. Apartments will be allotted on a first come first served basis. In this case, upon execution of the agreement between Emperos Holdings and the allottee as per the format prescribed by the company or upon acceptance of the application, the applicant/allottee shall commence payment as per the payment schedule.
2. All payments and other charges shall be received by Cheque or Payment Order in favor of Emperos Holdings," for which respective receipts will be issued.
3. To complete the project at the earliest, the dues for apartments and parking should be paid on time. In this case the applicant must follow the payment schedule properly.
4. In case of failure to pay 2 consecutive installments within the due date, the allottee will be liable to pay a penalty at the rate of 7% on the unpaid 2 installments along with the third installment. "Emperos Holdings" authorities reserve the right to cancel the allotment in case of failure to pay 3 consecutive installments. In case of such problems, the provisional booking amount will not be refunded.
5. Emperos Holdings reserves the right to make limited changes in the design or layout of the apartment building due to unavoidable reasons or in the larger interest.
6. On completion of the project, the apartment will be handed over to the allottee after paying the fixed price of the flat and other fees. Ownership and possession shall remain with Emperos Holdings Authority until the apartment is handed over.
7. The registration fee, documentation fee, VAT and all the transfer related expenses of the allotted flat will be borne by the flat owner.
8. Allottees cannot make any structural changes or arrangements inside or outside the apartment building.
9. The time frame for the completion of the project has been set to ensure quality and speedy completion of the work.
10. Project construction timelines may be affected by force majeure, natural disasters, political unrest, material shortages and price hikes, strikes and fiscal policies.
11. Allottees shall constitute a Board of Directors from among themselves to manage the common affairs after paying all their dues. In this case, each allottee shall form an emergency fund by depositing Tk 30,000/-only.

APPLICATION FORM FOR ONE APARTMENT ONLY
(PLEASE FILL IN THIS FORM IN BLOCK LETTERS)

1. FULL NAME (S) :
2. FATHER'S/HUSBAND'S NAME :
3. NAME OF SPOUSE :
4. PRESENT ADDRESS :
5. PERMANENT ADDRESS :
6. MAILING ADDRESS :
7. TELEPHONE NO WITH E-MAIL :
8. DATE(S) OF BIRTH : NATIONALITY:.....
9. (A) NATIONAL ID CARD NO. :
- (B) PASSPORT NO. :(C) DRIVING LICENSE NO.....
10. PROFESSION (S)/OCCUPATION (S):.....
11. MARITAL STATUS : MARRIED UNMARRIED WIDOW
12. NAME OF THE PROJECT :
13. CHOICE OF APARTMENT : TYPE:..... APARTMENT NO:..... FLOOR.....
- NUMBER OF CAR PARK(S) : NONE ONE TWO (IF AVAILABLE) AT PRICE
14. MODE OF PROVISIONAL PAYMENT: INSTALLMENTS ONE TIME CASH
15. HEIRS/ NOMINEE(S), IF ANY (PROVIDE FULL NAME AND RELATIONSHIP):
- a)
- B)

DECLARATION

I/we hereby declare to you, the developer company that the information furnished by me/us hereinbefore is true to the best of my/our knowledge and belief. I/we further declare that I/we have gone through the prospectus. including the terms and conditions of agreement of sale/allotment and the specifications of the project, and accept the same. I/we shall sign the Agreement within Seven Calendar days of date of this Application. If I/we fail to sign the Agreement within this time, then the Company shall have full right to cancel the Sale/ Allotment and the Provisional Booking Money paid by me/us will be forfeited on which I/we shall have no claim. I/we undertake not to create any issue or dispute with you, the developer company, and shall accept your interpretation as final. I/we agree to make full payment of the Apartment and other dues on cash basis before taking possession of the Apartment. I/we understand that in the interest of the Project, an Apartment Owner's Association will be formed and I/we agree to become member(s) of the Society and abide by the rules and regulations formed by or for this Society.

DATE (D/M/Y):

.....
SIGNATURE (S) OF THE APPLICANT (S)

.....
SIGNATURE (S) OF THE AUTHORIZED PERSON

....Lead your
dream
to reality