



# THE ORCHARD

AT ISPAHANI COLONY

A Project of ABC REAL ESTATE LIMITED

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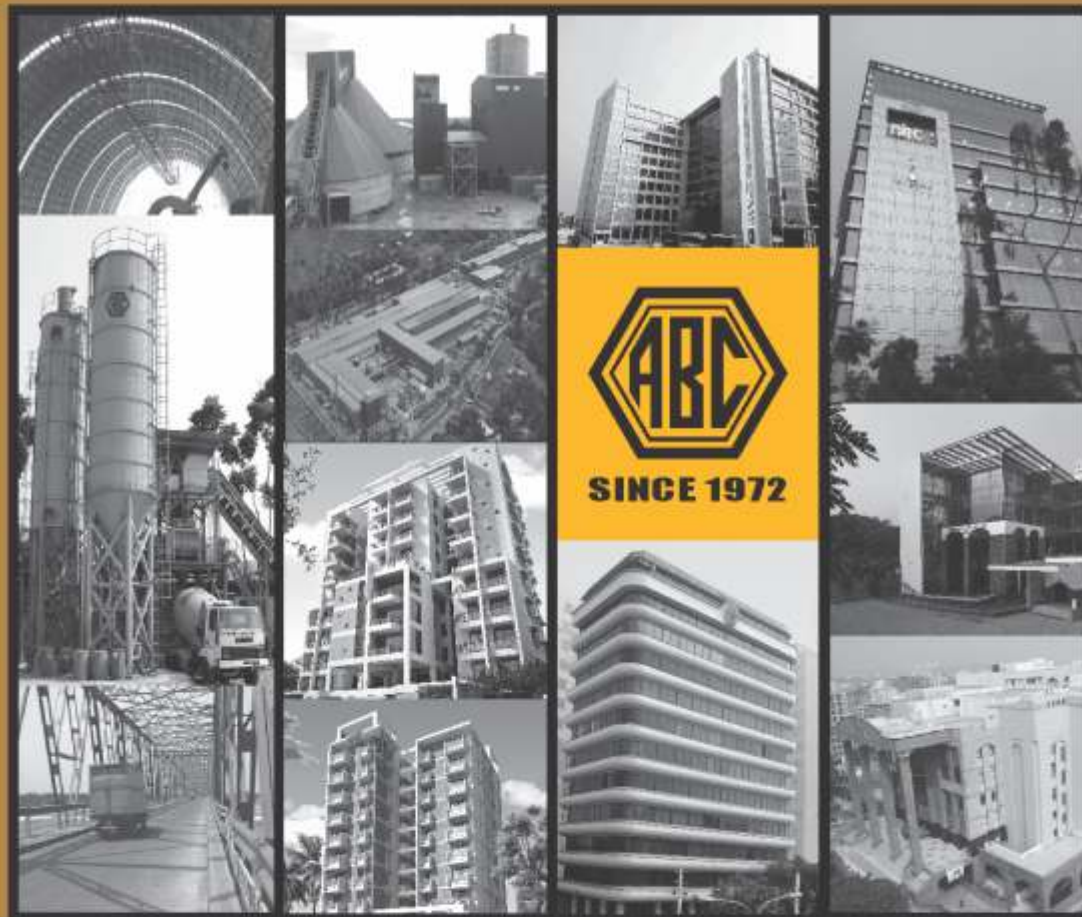
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# An Introduction



More than half a century ago, a group of committed professionals came together with a vision and achieved the perfect harmony of wisdom, quality and integrity. Today ABC defines quality and reliance in the many realms of construction in Bangladesh. The biggest corporate houses & industries here have been trusting ABC for their construction needs due to their determined pledge to quality, technical soundness, and ethical business practices.

ABC Real Estate has satisfied numerous landowners & property-buyers with functionality-oriented architecture, superior & safe structure, transparency & authenticity of legal & financial transactions and on-the-dot timeliness since the pioneering era of this industry.

ABC BPL and ABC FL are two other sister concerns of ABC Family who are acclaimed industry leaders in their respective sectors - Readymix Concrete and Facility Management.

The key to excellent growth and goodwill of ABC is in delivery of promises with commitment and without compromise

# OUR MISSION & VISION



## Mission

Our **MISSION** is to be one of nation's premiers in property development, to satisfy our clients with performance, quality & commitment, to be an organization loved by its employees, to maintain long-term respectful relationship with our professional associates, suppliers & subcontractors and to be an institution that upholds values of fair business & professionalism.



## Vision

ABC consistently holds the **VISION** to become an iconic example of ethical business in Bangladesh and a long-serving respectable brand in the realm of construction related services that is unflinchingly trusted by customers and business associates.



**Subhash C. Ghosh**



**Mostaqur Rahman**



**Rashed A. Chowdhury**



**Engr. Nashid Islam**



**Srabanti Datta**



**Shougata Ghosh**

## Board of **DIRECTORS**

### **A Perfect Combination of Experience & Energy**

The current Board of Directors of ABC Real Estate is vibrantly multi-generational, having a rich combination of five decades of experience, astute leadership, technical knowledge of the seniors along with the new-world ideas and dynamic energy of the younger members.

This unique mix has enabled ABC Real Estate to navigate through difficult times and yet keep growing consistently. A highly capable Management body with vast experience in the Real Estate sector has allowed the company to be highly efficient while upholding the values and ethics set up by the original founders of the mother organization.



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# ISPAHANI

## Landowner Partner



The Ispahanis have been involved in business in South Asia since 1820. Mirza Mohammed Ispahani established the Calcutta office of M.M. Ispahani & Sons in 1900. Mirza Mohammed Ispahani's sons established the private limited company, M.M. Ispahani Limited, in 1934. With corporate offices in Chittagong, Dhaka and Khulna and, through its tea, textile, jute, property, poultry and shipping divisions, the Group employs approximately 10,000 people.

The Ispahani Group is a pioneer in many fields and remains one of the most successful and respected business houses in Bangladesh. It is the largest tea trading company in the country. Corporate and Social responsibility form a large part of the Ispahani philosophy. They have always endeavored to support and advance worthwhile causes. They have established schools and colleges in Bangladesh as well as the renowned Islamia Eye Institute and Hospital.

# The Most Distinctive Landmark In Metropolitan Midtown



The Orchard at Ispahani Colony, presented by ABC Real Estate, epitomizes luxury living and high-end lifestyle in Moghbazar, Dhaka.

Situated in the historic and prestigious Ispahani Colony, The Orchard enjoys a prime location in Dhaka South. For its strategic location near the Hatirjheel Link Road, Dhaka Elevated Expressway's FDC point, Moghbazar Flyover etc. the daily commuting is very convenient for The Orchard residents. It also provides easy access to key commercial zones, the vibrant Bailey Road, and expansive parks. Its proximity to top educational institutions, leading healthcare facilities, and social clubs further enhances its appeal.

By combining historical charm with modern luxury, The Orchard is located at a distinguished prime spot, only suitable for those seeking a sophisticated urban lifestyle in the heart of Dhaka Metropolis.





# THE ORCHARD

Housed in FIVE tall towers around the lush green center court, this posh complex is named in reminiscence of the lovely orchard of the legendary Ispahani Colony.

All the apartments at The Orchard shall be iconic assets - the crown jewels of midtown Dhaka's residential scene.

## Welcome to Luxury

ABC REAL ESTATE is delighted to announce the premium chapter of Ispahani Colony residential developments, now featuring **143 luxurious 4BHK apartments** at the heart of Dhaka Metropolis!



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# Master Plan





## Basic Facts

# Master Plan

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<b>Land Size</b>	115.50 Katha (83,160 sft)
<b>Land Type</b>	Freehold Land
<b>Category</b>	Residential
<b>Built-up Area</b>	437,550 sft
<b>Built Space %</b>	47% of Total Land
<b>Free Space %</b>	53% of Total Land
<b>Towers</b>	5 Towers - each 14-storied
<b>Basement</b>	2 Levels – Car Parking
<b>Apartments</b>	143 units

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## Basic Facts

# The Towers



**Azalea**  
Tower 1

43 Units - 4 Units per Floor  
Unit Size: **2675 Sft**



**Bluebell**  
Tower 2

26 Units - 2 Units per Floor  
Unit Size: **2950 Sft**



**Carnation**  
Tower 3

26 Units - 2 Units per Floor  
Unit Size: **3075 Sft**



**Daffodil**  
Tower 4

24 Units - 2 Units per Floor  
Unit Size: **3500 Sft**



**Elderflower**  
Tower 5

24 Units - 2 Units per Floor  
Unit Size: **3300 Sft**



## Basic Facts

# Apartment Categories



The Orchard at Ispahani Colony offers 3 Price Categories of apartments in each of the 5 towers. The vertical location and some finishing features vary in these categories. PLATINUM features the most premium line, the semi-premium line is called DIAMOND and the luxury line of apartments are GOLD.



## Basic Facts Apartments

<b>Total Units</b>	143 Units
<b>Size Options</b>	Five Size Options <b>A – 2675 sft – 43 Units</b> <b>B – 2950 sft – 26 Units</b> <b>C – 3075 sft – 26 Units</b> <b>D – 3500 sft – 24 Units</b> <b>E – 3300 sft – 24 Units</b>
<b>Bedrooms</b>	ALL 4 Bedroom Apartments
<b>Toilets</b>	4 Toilets + Maid's Toilet
<b>Balconies</b>	3 Balconies + Kitchen Ver
<b>Parking</b>	2 Carparks per Unit





## Basic Facts

# Interior Finishing

### Doors, Windows & Floor

- 01 Solid Burma Teak Door Frame and Door Shutter at Main Door
- 02 Veneered Shutter on wooden frame for Internal Room doors
- 03 Powder-coated EDF section for windows, with Security Grill and Mosquito Net
- 04 32"x32" or 24"x48" Imported Floor Tiles on the main floor of apartments, subject to architect's decision
- 05 Imported 12" x 24" Wall Tiles and matching Floor Tiles in all Toilets and Kitchen



## Basic Facts

# Interior Finishing

### Toilet Features

- 06** Imported Commode and Cabinet Basin with Marble-top in 3 baths. Pedestal Basin in Bath 4
- 07** Bordered Showering Area, with Imported high-quality Shower Mixer. Glass Enclosure not included
- 08** Toto, Bravat, Swish and American Standard sanitaryware, varying with apartment category
- 09** Chrome-finish Towel Rail, Tissue Holder, Coat Hook and High-finish Mirror
- 10** RAK/AKIJ products in Maid's Toilet







# LIFESTYLE FACILITIES



## Basic Facts

### Lifestyle Facilities

#### RESIDENTS' PRIVATE FACILITIES

- Swimming Pool
- Fitness Centers
- Outdoor Play Area
- Muslim Prayer Hall
- Non-Muslim Prayer Hall



## Basic Facts

# Lifestyle Facilities

### RESIDENTS' PRIVATE FACILITIES

- Indoor Games Room
- Seniors' Lounge
- Sitting Lounges
- TV/Movie Lounge
- Library/Reading Room



## Basic Facts

### Lifestyle Facilities

#### RESIDENTS' PRIVATE FACILITIES

- Party Halls
- Garden BBQ
- Car Wash
- Driver's Recreation





## Basic Facts

# Lifestyle Facilities

### OUTSOURCED FACILITIES

- Cafe & Bistro
- Convenience Shop
- ATM Booth
- Laundry Drop-off
- Organic Products Booth

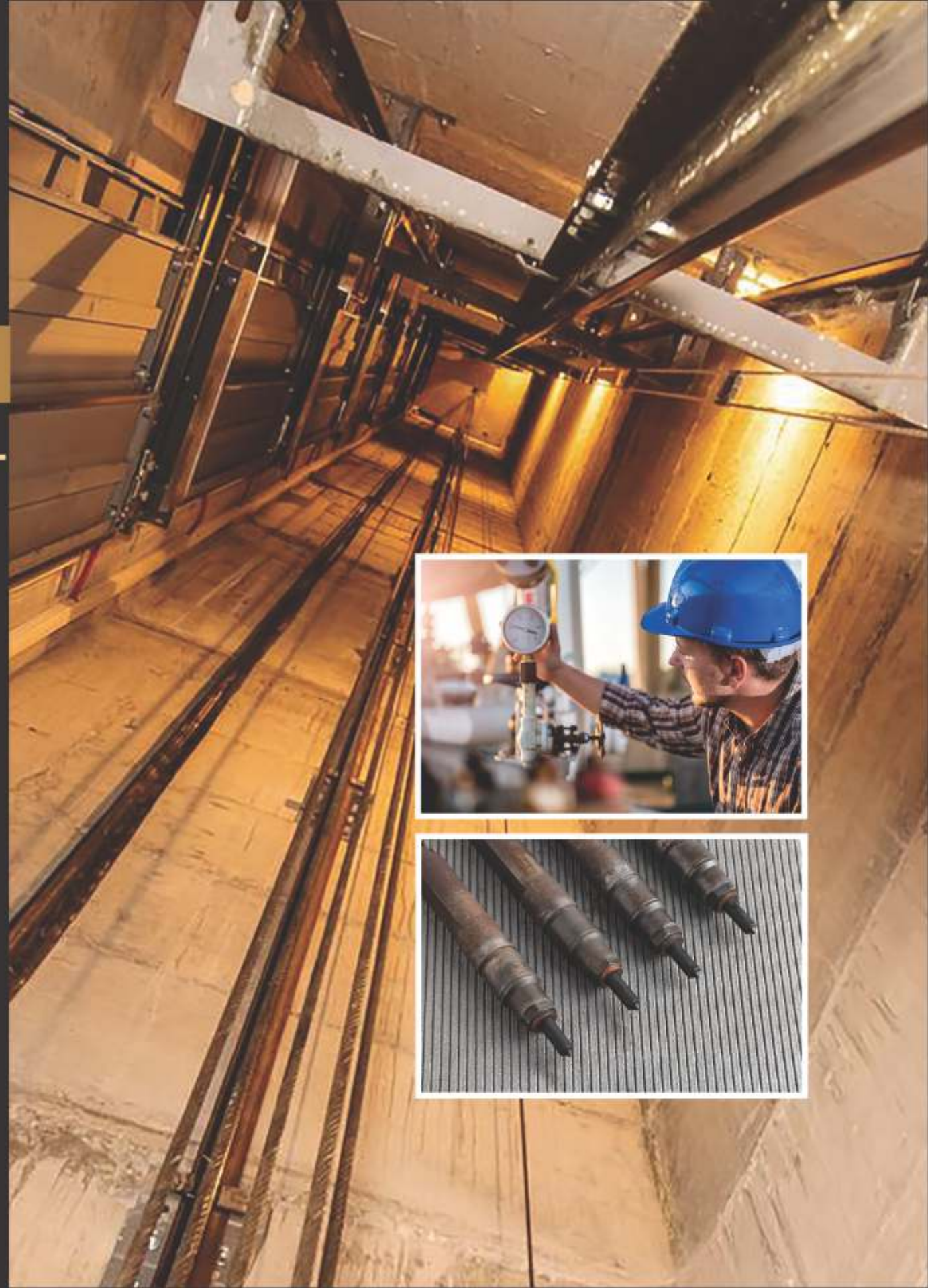




# Infrastructure

## Utility Services

- 01** Total 10 Elevators in the complex - 5 lifts of 10-passenger capacity and 5 stretcher lifts of 15-passenger capacity.  
Hyundai/Kone/Equivalent.
- 02** 3000 kVA Substation with VC, PFI & LT Panel
- 03** Two Imported synchronized generators (750 kVA each) for Full Power Back up (including ONE AC)
- 04** Gas supply from reticulated LPG Hub
- 05** Deep Tubewell with sufficient capacity to supply water to whole complex





# Infrastructure

## Fire Safety, Security & Connectivity

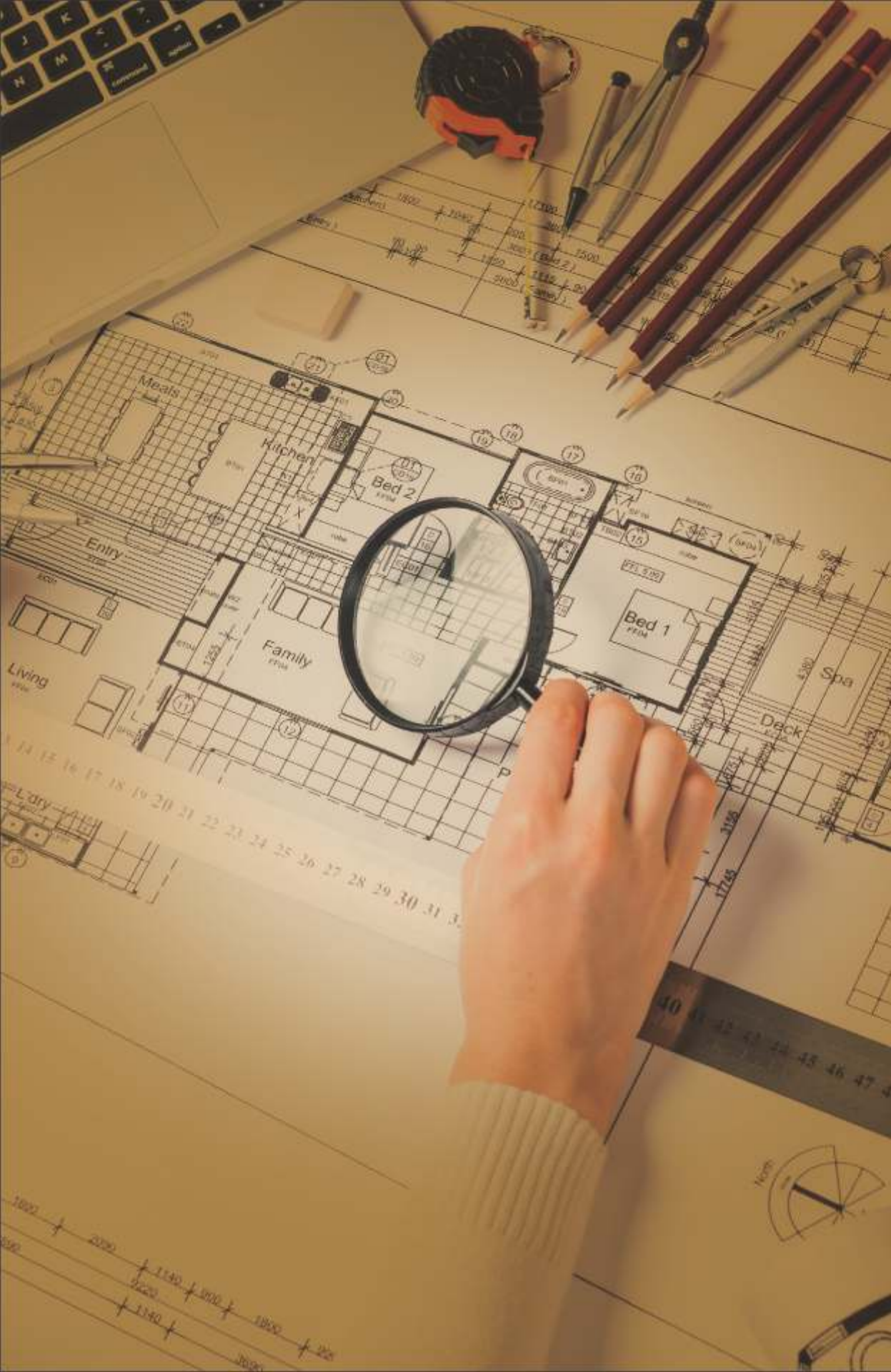
- 06** FSCD-approved sophisticated Fire Fighting System. Sprinkler system for entire basement.
- 07** Hazardous Gas Leak Monitoring System
- 08** CCTV system for surveillance of entire complex with Night-Vision camera, connected via Backbone Optical Fiber to Security Center Monitors
- 09** Security Control center with Automated Surveillance Management System. Integrated Access Control Management for Security.
- 10** IP Phone Network for internal connectivity. TV & Internet Network with Fiber Optic Cable



## Sustainability Features

- 11** Sewerage Treatment Plant
- 12** Rainwater Harvesting System
- 13** Rooftop Solar Panels for Power Supply to Common Premises
- 14** Water Recycling System installed for reusing recycled water in Toilet Flush Tanks
- 15** Capsule Lift in Tower A for easy & independent access to Party Halls & other common-use facilities.





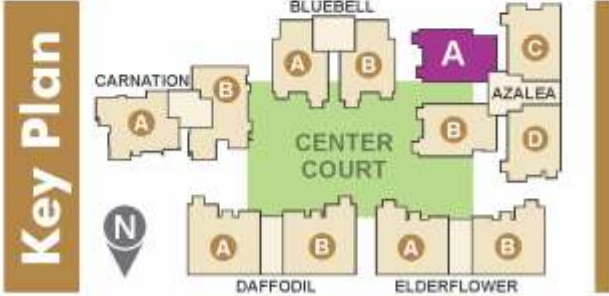
# CONCEPTUAL FLOOR PLANS

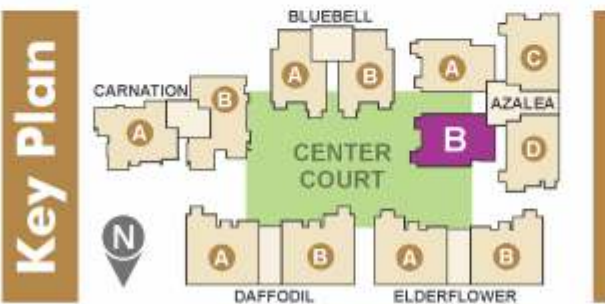
	Azalea	26-29
	Bluebell	30-31
	Carnation	32-33
	Daffodil	34-35
	Elderflower	36-37



This is a provisional Floor Plan for basic idea. Internal layout may vary. All areas/sizes mentioned in this brochure are approximate and provisional figures. Actual measurement may vary.

**TYPE - A**  
**2675 SFT**





## TYPE - B

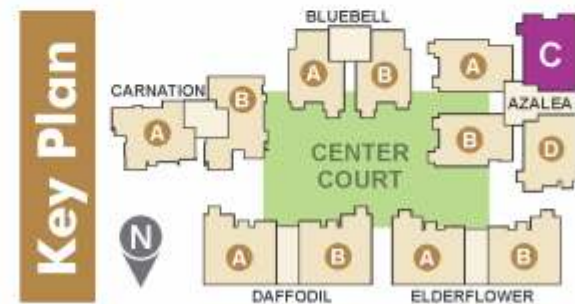
2675 SFT

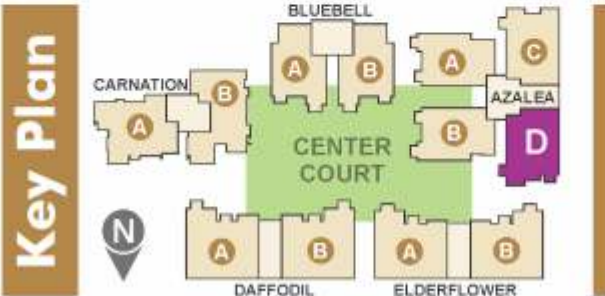
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**TYPE - C**  
**2675 SFT**





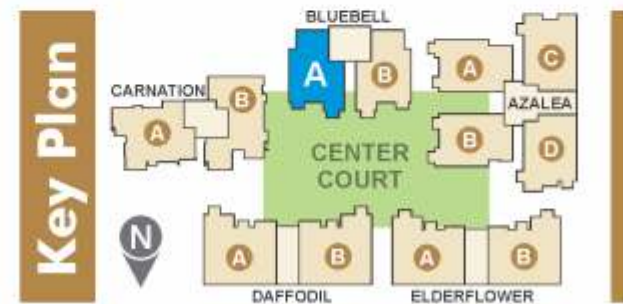
**TYPE - D**  
**2675 SFT**

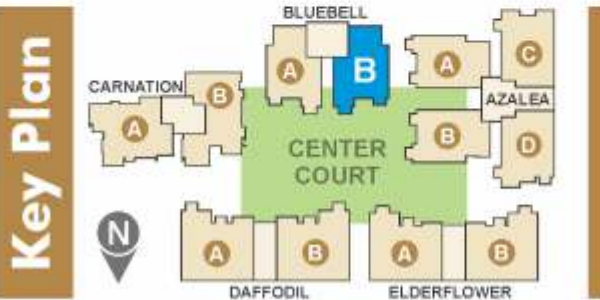
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**TYPE - A**  
**2950 SFT**





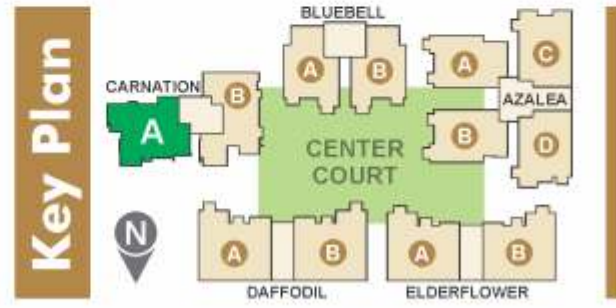
**TYPE - B**  
**2950 SFT**

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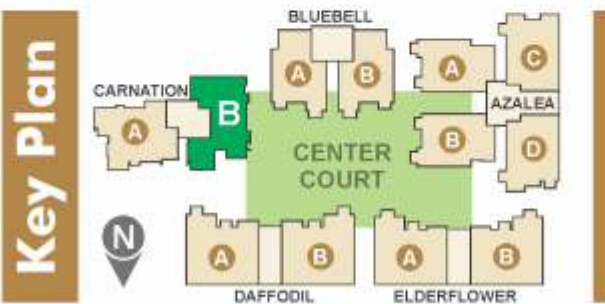


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**TYPE - A**  
**3075 SFT**







**TYPE - B**  
**3075 SFT**

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**Key Plan**



**TYPE - A**  
**3500 SFT**

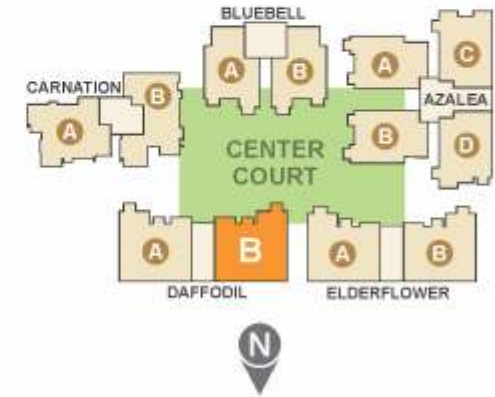


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Key Plan



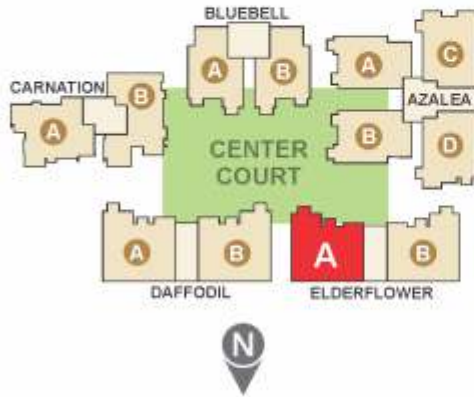
**TYPE - B**  
**3500 SFT**



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**Key Plan**



**TYPE - A**  
**3300 SFT**

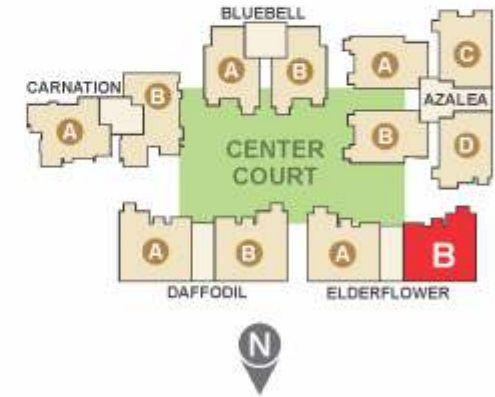


This is a provisional Floor Plan for basic idea. Internal layout may vary. All areas/sizes mentioned in this brochure are approximate and provisional figures. Actual measurement may vary.





Key Plan



**TYPE - B**  
**3300 SFT**



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# THE ORCHARD

AT ISPAHANI COLONY





Hotline  
**01755 660550**

## How to Buy a Unit

The amazing look & feel of The Oasis has stormed up an immense interest among people for **The Orchard**.

- 1 Contact Sales Team to see the Availability Chart and make final selection of your preferred unit.
- 2 Submit duly-filled Application Form and necessary documents with Booking Deposit (Minimum 10% of Price) to officially reserve your unit.
- 3 Make Down Payment within 4 weeks of booking to receive the Letter of Allotment. Please note, until the Down Payment is cleared, both buyer and seller reserve the right to cancel reservation without penalty showing due reasons.
- 4 Remaining payments are to be made in Equal Quarterly Installments
- 5 Deed of Agreement is signed between Buyer and Seller after receiving payment of 30% of Total Price.
- 6 All finishing decisions should be given within 4 weeks of receiving 'Request for Decision' from Customer Care department. Additional or deductible payments will be approved by Buyer during the final selection of finishing.
- 7 For clients requiring Home-Loan, TPA will be signed as per requirement of the loan-provider.
- 8 Sale Deed and Usage Covenant will be signed before Handover and Registration.



**THE ORCHARD**  
AT ISPAHANI COLONY

# TERMS AND CONDITIONS



# GENERAL TERMS AND CONDITIONS

## **Reservation & Allotment**

Application for reservation of apartment must be made on this Application Form, duly filled up & signed by the applicant, along with Down Payment. Until full receipt of Down Payment, the DEVELOPER reserves the right to accept or reject any application without assigning any reason thereto. After full receipt of Down Payment, the DEVELOPER will issue a Letter of Allotment with agreed payment schedule.

## **Terms of Payment**

All payments are to be made in Cheque /Pay order in favor of "ABC Real Estate Limited" or in cash. For cash payments, the office needs to be informed at least 3 working days prior to payment.

If the payment is delayed by more than 15 days from the scheduled date, a DELAY FEE will be automatically added to that defaulted installment amount. DELAY FEE

is calculated at the rate of 0.1% per day from the scheduled date till date of actual payment.

## **Cancellation**

If scheduled payment is defaulted by more than 60 days, the DEVELOPER reserves the right to cancel this allotment and re-sell it to another party. In that case, the deposited amount will be refunded to the Purchaser only after resale of the Apartment, and after deducting 2% of the total sales price.

If a purchaser voluntarily cancels his allotment for any personal reason after 60 days of booking, the deposited amount will be refunded to the purchaser after resale of the Apartment deducting 2% of the total sales price.

## **Loan**

Application & sanction of Home Loan is responsibility of the ALLOTTEE while the DEVELOPER will extend full cooperation and get into Tri-partite agreement with the loan-provider of ALLOTTEE's choice. No exemption of Delay Fee will be granted for delay in payment due to any delay in loan processing or disbursement. Therefore, the ALLOTTEE must responsibly prepare to start the loan application process well ahead of time.

## **Other Charges**

All adjustments to the total sales price resulting from customization or material upgrade, material refund and/or referral discounts will be applied to the ALLOTTEE's final installment of payment.

# GENERAL TERMS AND CONDITIONS

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, allotment, registration and transfer etc. Besides, connection fees, security deposits and incidental expenses relating to gas, water, sewerage, power connections are also not included in the price of the apartment, which the ALLOTTEE will reimburse proportionately on these accounts with the final installment.

## **Car Parking**

Selection of car-parking area for the apartment will be done on "First-Come-First-Served" basis, only after completion of 70% payment of total sales price. However, the allotment will be done complying to the zonal policies of parking lot.

## **Transfer of Allotment**

If any ALLOTTEE wants to transfer the allotment to his/her relative of first degree of blood (i.e. parents, spouse, children), he/she shall be liable to pay to the DEVELOPER a Service Charge of Tk. 10,000.00 (Taka Ten Thousand only) per apartment.

If any ALLOTTEE wants to transfer the allotment of apartment to third party, he/she shall be liable to pay to the DEVELOPER a Service Charge of 3% of total sales price of the apartment. This transfer will be allowed only after full payment of Total Sales Price and the consent of the DEVELOPER.

## **Finishing of Apartments**

The ALLOTTEE may customize the internal layout of the apartment within practical and technical constraints. However, the customization decision must be given within the deadline; otherwise, the standard layout will be followed.

For ensuring efficient construction and timely completion of the Project, all apartments will be finished as per a fixed set of specifications & materials chosen by the respective ALLOTTEE from the 3 (three) optional sets offered by the DEVELOPER. The ALLOTTEE will have the option of taking handover of the apartment in "BARE SHELL" form, only after full payment of the total sales price.

## **Use of Lifestyle Facilities**

All lifestyle facilities are strictly for use of the residents of THE ORCHARD. Some facilities will be availed by membership. Details of the facility use terms will be notified before handover.

## **Handover**

The DEVELOPER is responsible for construction & completion of the project within promised time including Grace Period. However, DEVELOPER is not liable for any delay caused by any reason that is evidently beyond DEVELOPER's control (Force Majeure) or caused due to ALLOTTEE's personal failures in (i) paying installments on scheduled dates, (ii) giving finishing decisions within deadline, or, (iii) completing personal interior works.

Full Payment of all dues is mandatory before taking physical handover of the apartment.

## **Warranty & Managed Services**

The DEVELOPER will provide 1 year Warranty for all civil and workmanship defects. For all Electro-mechanical and other equipment, the DEVELOPER will directly arrange 1-year Warranty from equipment suppliers.

During the first one year, starting from project handover, the DEVELOPER will engage its Facility Management Company (ABC-FL) who will manage and maintain the entire building & all common services independently. 12 months' Service Charge and the Security Deposit, will be collected by the DEVELOPER before handover of apartment.


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## **Disclaimer**

All clauses, terms & conditions mentioned in Project Brochure are only indicative. Therefore, all legal terms & conditions mentioned in this form and the subsequent Deed of Agreement (after receiving down payment) will supersede those mentioned in the Brochure or similar promotional collateral.



[www.theorchard.com.bd](http://www.theorchard.com.bd)

 /TheOrchardbyABC



**SINCE 1972**

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MEMBER | REHAB