



a sign of reality and confidence
নকশা করে বাড়ী গড়ি, ফ্ল্যাট কিনে সুখে থাকি...

NPDL
www.npdabd.com



a sign of reality and confidence

About us:

Few years back, Sylhet was lacking of trusted & dependable consulting & developer firm where people can rely for planning, design & implementation of their cherished home or commercial projects. With this end in view, on July 2003, **NEXT PLAN DEVELOPMENT LTD** launched its venture with the commitment of professionalism & reliability. Since then, we have been serving our beloved customers with trust, honesty & sincerity and within this short period of time we have turned into one of the most trusted and leading engineering consultancy firm in Sylhet.

In the recent past, Sylhet, the home of expatriate Bangladeshis & land of spiritual saints' has grown up enormously both in population & in size. Much of the expansion is due to influx of population from the outskirts of the city as it happens elsewhere in the globe. The inevitable result has become difficult for individuals to afford suitable housing in the city. To resolve this hindrance, **NPDL** is always offering quality homes to fulfill the fundamental needs of the city dwellers and ensure their secured & comfortable living.

"A sign of reality and confidence", is a simple but an extraordinary motto of **NPDL**. We always put emphasis on improving our architecture & other engineering design by using latest design software & modern technology. During construction our supervision is always compromise less to quality, for which we acquired enormous goodwill & reputation over the previous years. Expectations of clients to us are high & to honor their desires we are endeavoring to improve us unabated.

NPDL's vision is to make your home and building safe, durable, healthy, comfortable and decorated with modern facilities. Our motto is not merely business rather we have a social commitment. Our prime objective is to serve our esteemed clients with devotion & the best promising services, so that they feel free & comfortable and also satisfied to their fullest extent. A team of Architects, Engineers, Corporate Staff and experienced management body are always serving relentlessly to make this commitment true.

Our mission is to build homes keeping pace with the changes in tastes and needs of a modern lifestyle. Technological revolution has changed the demands, taste and living standard of our life all the time. Bearing this in mind, **NPDL** has taken initiative to build homes combining the aesthetic qualities with latest technological and architectural development. **NPDL** is constantly striving to maintain the confidence of its valued clients.

Value our commitment

No compromise with quality

Ensure Clients satisfaction

Safety in construction

Modern technology & techniques

Beautification of design



Message from Managing Director:

Population boom is a real crisis in our country especially in big cities. Scarcity of land makes this problem intense. To accommodate the dwellers is now being prime concern. Government as well as private entrepreneurs have given special emphasis to solve the housing problem in the large cities. Sylhet is one of the largest divisional city of Bangladesh. As the population is increasing, accommodation as well as commercial & recreational places become scant at present.

NEXT PLAN DEVELOPMENT LTD has started its business as an engineering consulting firm in 2003, a sector where we got the responsibility to accommodate a huge number of people within limited space. Since then, we got the opportunity to plan & design of a huge number of residential as well as commercial projects both in private and in government sector. Over the past years we have worked towards building a strong foundation and establishing a professional corporate identity for our company. Today, in the field of consultancy, **NPDL** is a recognized & trusted name, respected for its achievements, professional ethics and innovative concepts.

Although, **NPDL** has started its venture as a consulting firm, later we felt that there is a real scarcity & chaos in the field of real estate in Sylhet. Some of our valued customers also insist us to involve in real estate sector. Recently we came up as a real estate company as well as a consulting firm. Specially considering the expatriate sylheties who are living abroad but have dreamt to build their cherished home in their own city. Some of them feel helpless & insecure. We are committed to stretch our helping hands to you and will take all of the responsibilities to make your dream true.

We are always committed to quality, transparency, cost reduction & good service. We believe, our effort & your faith are enough to make your dream true. Our previous achievements & records speak for us. In the recent past we were and in-sha-allah in the future we will remain to make your dream true.

With Best Regards
Engr. Jowel Ahmed Chowdhury
Managing Director
NEXT PLAN DEVELOPMENT LTD.



Message from Executive Director:

Few years past, there was a real chaos in the field of consultancy as well as real estate sector in Sylhet. Lack of awareness about construction process and scarcity of professionally committed engineering consulting firm are the main reasons for this chaos. At such a critical moment Next Plan development Ltd has started its endeavor in the field of consultancy. From the very beginning, we are always emphasizing on the quality of work.

Earthquake is a great concern & much talkative issue of Bangladesh now days, especially for Sylhet, as we are situated geographically in severe earthquake zone. **NPDL** is very much aware about this issue and all of our structural design is being carried out on the basis of Earth quake & Wind force specification of Bangladesh National Building Code (BNBC). Safety is our first priority, considering this all of our structural design has been carried out as per BNBC Code in conjunction with American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) codes. **NPDL** believes that first & most important things as delivering proper drawing & design to ensure safety & quality of work. Material quality and monitoring during construction are the two other important factors which have also a great influence on quality of work. That is why during construction, it is very important to ensure whether the work is going on as per drawing & design and materials brought have been tested by designated testing authority before use.

Considering this we always emphasize on proper supervision of the projects. Our vision is to build up quality work engaging quality people & quality materials. We have a group of experienced & qualified engineers who can take the responsibility of ensuring the quality of work in accordance with the supplied drawing & design. Expert workmanship is also an important factor. In this regard our view is crystal clear that we will have no compromise with quality & honesty, this makes a difference with other firms engaged in this field.

Last but not the least client's satisfaction is the most important thing to us. To meet their taste & demand, we are always working relentlessly to improve our services and to find out new concepts & innovative design of architectures. In-sha-allah we will be step forward in future with your support & well wishes as it was in the past.

With Best Regards
Engr. Jubel Ahmed Chowdhury
Executive Director
NEXT PLAN DEVELOPMENT LTD.



Over view of Sylhet.

Historical Background: Sylhet is famous for its historical conquests & heritage from different culture. It is described as city of saints. Among the several places of historic interest, the shrine of saint Hazrat Shajal (R) is well known to all. Even today, more than six hundred years after his death, the shrine is visited by innumerable devotees of every caste and creed, who make their journey from far away places. Besides this, shrine of saint Hazrat Shaporan & Gazi Burhan Uddin(R), Gour Gobindo Fort, Kean Bridge & Watch of Ali Amzad, Osmani Museum, Museum of Raja's are the name of very important places of Sylhet's ancient history. Thousands of tourists visit these places each year from every corner's of the country as well as from abroad.

Natural Beauty: Sylhet's reputation as one of the most beautiful city of Bangladesh & it has become a favored destination for tourists both inside and outside of the country. Sylhet is famous for the tea estates in the world, hilly terrain covered by the lush green carpet of tea plantation, Rubber tree, eye catching orange and pineapple groves. Not only for tea gardens, Sylhet is also well-known for its natural beauty of Jaflong picnic spot, Madhavkunda waterfall the largest waterfall of Bangladesh, Lawachera rain forest, Tilagorh Eco Park etc. Presence of large number of haors (natural wet lands) also extend the attraction of Sylhet. Every year thousands of tourists visit these spots.

Natural Resources: Sylhet has also a great importance in economy of the cuntry for its natural resources like Gas, Coal. Lime stone, Stone, Sand etc.

Expatriate Bangladeshi: Sylhet is well known not only Bangladesh but also in the whole world for its non residence people. Over a million of Sylheties residing outside of Bangladesh with their families in the Europe, America & Middle East & more than three hundred thousand peoples visit Bangladesh every year.

Why do we invest in Sylhet?

Home, Sweet home, a place to relax and enjoy memorable moments with family and friends. May be the largest investment ever, it's not every year that you buy a new home or apartment, therefore this is an opportunity for you to choose exactly what you want. For virtually everyone, an apartment is not just a place to live; it is a long term investment of your hard-earned money. It could be a location for you to spend your leisure times in holiday or retirement. This is your opportunity to find an apartment that is not only good value upfront, but holds its value over time.

Sylhet, the Emerging City of Bangladesh has a great importance in countries economy for its natural resources and the remittance sent back by NRB sylheties living across the world. Due to the abundance of natural resources, some major industries have already built up in Sylhet & government is also planning to set up more industries here in different sectors. Major educational institute are also exists here & in the recent years much more Public and Private Universities, renown hospital & diagnostic centers has open their branches in Sylhet. Osmani international airport has gone through a major expansion work & will cater for international flights within short time. Sylhet divisional stadium is also waiting for inauguration of international matches. Five stars standards hotels & multi-cuisine restaurant are also start their business here. Renowned Banks, Insurance & Other financial institution and international standard shopping malls has also opened their branches in Sylhet city. From now onward Sylhet is considered as the third busiest city of Bangladesh after Dhaka & Chittagong. So, it is clear to see why Sylhet is the ideal place for investment.

Sylhet is also well known for it's expatriate people. Billions of dollars of foreign remittance is coming to the country from these NRB Sylhety people every year. Thus they contribute significantly in our national economy. Considering this, government has announced Sylhet as a special economic zone to attract more foreign investments. International airlines will allow to route through Sylhet airport. Major roads & railways are linked with Asian highway and utilities such as gas, electricity & other facilities are ready to setup industries & other development. With this business boom, new investments are brought through mainly by expatriate Sylheties in the sector of hotels, shopping malls and real estates. This will certainly creates thousands of more jobs and also a better flow in the economy from which we will all get benefits.

The real estate market in Sylhet is very much uprising because of increased demand of accommodation. Sylhet's economy is emerging, more jobs & businesses are created. Sylhet is a divisional city, increased number of investment coming both from inside & outside of the country as favorable business environment is exists here. Government has also emphasized in infrastructural development & taken initiative to attract foreign investment in Sylhet. As a result, residential demand is a must & increasing day by day.

About our service:

A. Consultancy services:

NEXT PLAN DEVELOPMENT LTD. is the name of a renowned Architectural & Engineering consulting firm in Sylhet to provide modern technologies & services in construction arena. Consultancy & expertise at the high edge level are reflected for the construction of high & low rise buildings. Qualified and high professional engineers, architects & technicians are working together in a team for planning & designing of a building. All Designs are prepared through applying modern digital technology. Attractive computer network establishes to provide digital technology. Every effort is taken for ensuring the quality of design work for all the time. Economy design is always preferred to minimize the cost of construction. The following services we are offering currently.

Architectural Design:

Preparation of detailed floor plans of every floor showing all of the modern facilities. Details of elevations shows front elevation, side elevation as well as sectional elevation of the building with staircase and over head water tank etc. Proposed location of the underground water tank, septic tank, and overhead water tank etc are shown also. Three dimensional view of the proposed building is presented also.

Land Planning & Plotting:

You have a piece of land and want to plan it for the purpose of housing project or any other project. We will first survey your land properly and will take necessary data and then can make it into plots providing all the facilities including road, drains etc.

3D modeling:

Visualization is a most important feature, how will be the facade of the new building?

By using modern technology and advanced design software, we can visualize your dream before establishing it.

Animation:

Marketing of a project is very important for the purpose of trading. We can prepare animation slides for advertising in TV or any other popular media.

Structural Design:

Preparation of layout plan, details of column and footing with reinforcement placement, design of beams, slabs details of reinforcement placement is made properly. Structural design has been performed based on Bangladesh National Building Code (BNBC) in accordance with earthquake regulations.

Electrical Design:

Preparation of detail electrical drawing showing the cables layout with location of all of the amenities such as fans, light, TV, fridge, Air conditioner etc and their connectivity with switch board and Main distribution board is shown detail circuit diagram with cable specification is prepared single line diagram of substation is procured properly.

Plumbing & Sanitary Design:

Preparation of detail plumbing layout showing all of the fittings & fixture of bathroom, wash basin, kitchen etc. Plan of water supply & distribution line, sewerage, waste water & storm water pipeline & their connectivity including position of duct line, layout of inspection pit and drain out line which leads to the waste water and sewage to their respective destination.

Fire fighting system design:

Provision for fire fighting system and safety escape is crucial issue at the moment. We provide the detail planning and design in accordance of fire fighting and safety regulation.

Graphic Design:

Preparation of leaflets, design of sign boards, bill boards & brochures design including 3-D presentation & showing details of floor plans with interior decoration of all of the fittings & fixture and their respective placement for the purpose of marketing.

Cost Estimation:

Details material requirement & amount of cost involved for a proposed work can be evaluated, so that clients can assess their financial involvement to the project. We do also prepare estimate for the purpose of seeking loan from any financial institution.

Renovation work:

Sometime renovating becomes very important because of bad workmanship & it would be a proper solution to modernize your building by providing attractive design using advanced technique and design software. You could change the facade or outlook of your existing building rather than demolishing the whole one.

Supervision of the project:

NPDL believes that supplying proper drawing & design doesn't ensure good construction work. During construction it is very important to ensure that whether work is going on as per drawing & design. We have a group of experienced & qualified engineers who can take the responsibility to ensure the quality of work in accordance with the supplied drawing and design.

B. Real Estate development:

Only recently **NPDL** has turned up as a real estate company. From the very inception, we have won the confidence and goodwill of our client's by friendly service, honesty, sincerity, commitment & hard work. Within a short span of time, **NPDL** has grown up into a renowned and dependable organization building elegant, aesthetically pleasing structures that grace Sylhet's finest beauty. As we are engaged in consultancy since long, we have found that there is a real shortage of a trustworthy, professionally commitment, modern & technologically enriched real estate firm in Sylhet. Our beloved clients also have repeatedly requested us to enter into the real estate sector, specially the NRB people who desperately need an honest, dynamic & professionally committed real estate firm.

Joint Venture Development:

Do you have a piece of Land and want to build it up? Do not have enough time and manpower to engage on it or don't want to invest yourself. You can undoubtedly rely on us. We are the right organization who will give you hassle free service and will develop your land in accordance with your satisfaction. We will offer you very competitive and attractive percentage of apportion.

Building Contact:

NPDL may take the responsibility of your building, either for civil work only or for complete project handover depending on client's desire. People who have their lands and have enough funds to invest but do not have enough time and manpower or do not like any hassle then you can take our heartiest service. We will take the overall responsibility from the beginning to the absolute dead end of your project. Please visit our website and consult us. We are always ready to offer you very competitive and reasonable rate.

NRB Corner:

NRB's are the heart bit of our national economy but unfortunately they often feel insecure and helpless for any of their needs irrespective of building a house, buying an apartment or commercial space or to invest in any productive sector. We are the right people who cordially welcome you in our venue, for any of your needs related to real estate sector.

After Sale Service:

Maintenance Work:

Handovering the project doesn't mean, our duty is finish. We do offer after sale service up to a year of handovering i.e. if there any structural fault detected, we will fix it up free of cost within this stipulated time.

Flats Owners Welfare Society:

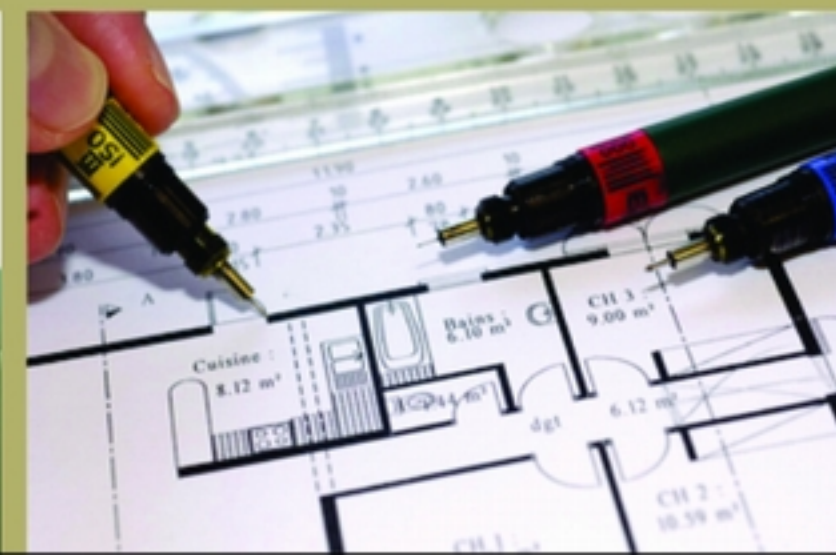
After handovering all of the flats, a flats owners welfare society will be formed including a member from **NPDL**. This society will look after all aspect of services necessary.

Safety & Security:

Safety & Security is the prime concern now a day especially in our country. Considering this, **NPDL** will equip with C.C Camera, intercom system with a special screen in each flats from reception desk. Security guard will be also on duty for twenty four hours. Incoming visitors will first meet the person who attending on reception & the receptionist will take the confirmation from specific flat by intercom service, to ensure the security of each & every person living in this flats.

Renting Service:

In some cases flat owners may be living abroad or away from the city & want to rent his flat with suitable & trustworthy party, **NPDL** will take such responsibility. There will be an agreement between **NPDL** and flat owner, regarding look after & renting your property for an agreed service charges.



Introducing NPD Sunflower:

We are very much delighted to have the opportunity to introduce you "NPD Sunflower" an exclusive residential apartment complex located at plot # 1/2 (One by two), Road # 01 (One), Block # E , Shajalal Housing Estate, Sylhet.

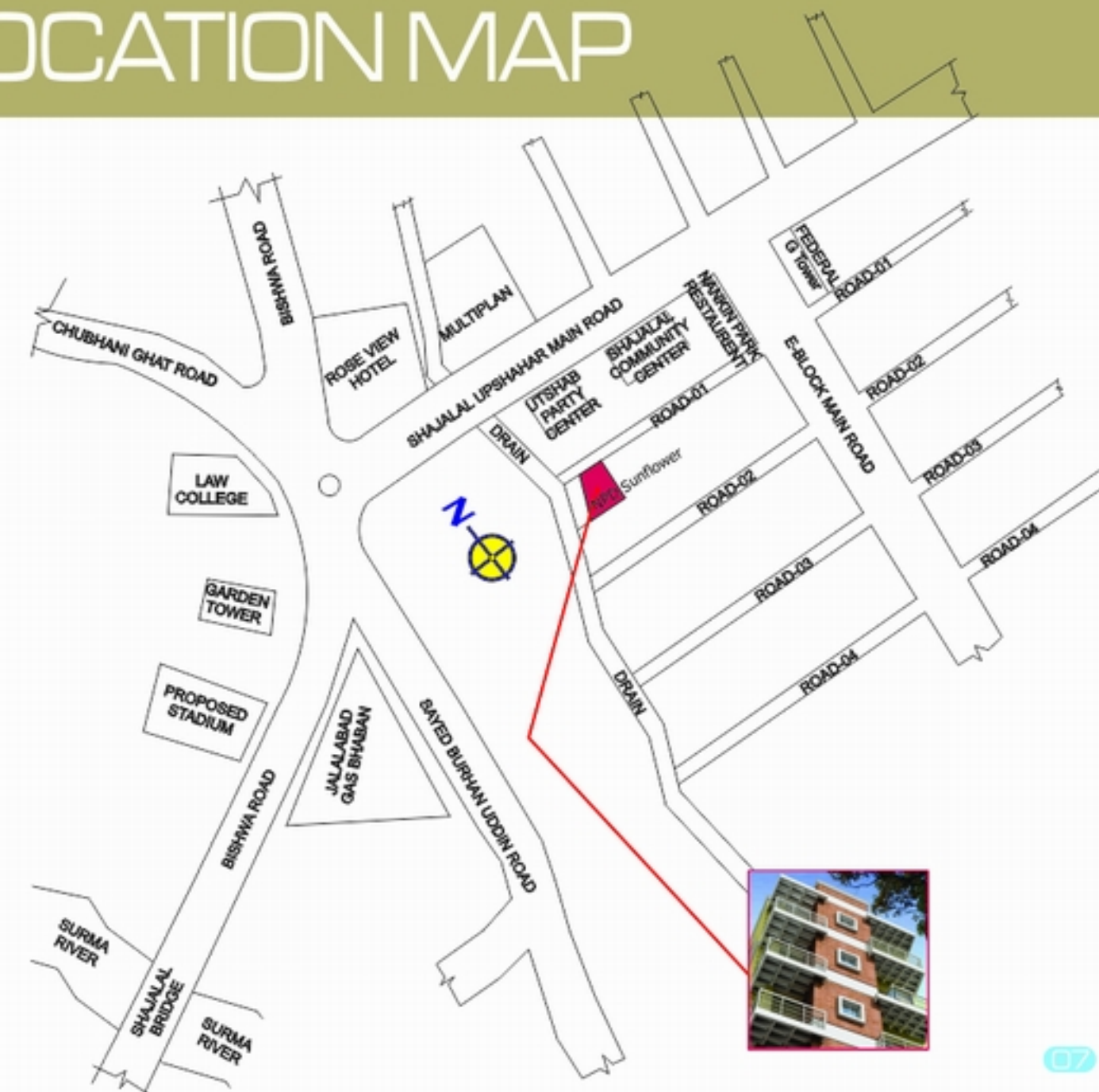
A superb location, very close to Uposhohor main Road & Rose View Hotel. Excellent road communication and close proximity to city life amenities such as shopping malls, swimming pool, park, Mosque, School, College, University & Hospital etc.

"NPD Sunflower" will have a basement plus 06 (six) storied residential building of which ground floor consist of parking space and **NPD** office on the back, other five residential floors above, which consist of two beautiful apartments spread on each floor, a symbol of perfect contemporary architecture, equipped with modern & stylish fittings and fixtures. Most modern and latest aristocrat design has been developed for you considering the functional aspect, structural strength & durability.

While designing, Architects put most of their efforts on maximization of the functional aspects keeping in mind the aesthetic sense. All the apartments have got 03 (three) sides open, so that they get well ventilated with sufficient fresh air & sky light entrance. A total of only 10(Ten) apartments will be built in this building. All the modern facilities will prevail there including one spacious staircase along with one standard size lift, wide lobby & reception. The project will officially be completed on scheduled as on April 2015.

This brochure will provide you all the relevant details. You are highly appreciated to share your ideas & experience for any further improvement. Our ever-friendly marketing team is always ready to meet your all sorts of queries.

LOCATION MAP



TYPICAL FLOOR PLAN



UNIT-A=1300 Sft



NPD Sunflower

Brief Outline:

Project Name :	NPD Sunflower
Location :	Plot No-1/2, Road No-1, Block No-'E', Shahajalal Uposhohor, Sylhet.
Storied:	7(Seven) Storied.
Building Type:	Apartment.
Apartment Size:	A-1300 sft, B-1105 sft.
Total Apartment :	10 (Ten)
Hand Over:	April -2015.
Consultant & Developer:	NEXT PLAN DEVELOPMENT LTD.



অন্যদের চেয়ে NPD-এর ফ্ল্যাটের ভিন্নতা কি?

- অযৌক্তিক ও প্রতারণামূলক ভাবে কমন স্পেস যোগ করার বিড়ম্বনা নেই তাই অন্যদের তুলনায় ব্যবহারযোগ্য অধিক স্পেস পাওয়ার নিশ্চয়তা ।
- ব্রোশিয়ারে উল্লেখিত ফ্ল্যাটের এরিয়া বাস্তবে কমবেশী হলে মূল্য ও কমবেশী করা হইবে ।
- প্রতিটি ফ্ল্যাটের তিন দিক খোলা তাই পর্যাপ্ত আলো বাতাস প্রাপ্তির নিশ্চয়তা ।
- ফ্লোর প্রতি মাত্র দুটি করে ফ্ল্যাট তাই অধিক নিরিবিলি ও ঝামেলাহীন নিরাপদ বসবাসের নিশ্চয়তা ।
- সম্পূর্ণ রেসিডেন্সিয়াল বিল্ডিং তাই অধিক প্রাইভেসির নিশ্চয়তা ।
- অভিনব ও দক্ষ ডিজাইনার কর্তৃক নকশা গ্রনয়ণ করা ।
- সি সি ক্যামেরা, লিফ্ট ও জেনারেটরের সুবিধা ।
- এককালীন, স্বল্পমেয়াদী ও দীর্ঘমেয়াদী সুদৃঢ় কিস্তির ব্যবস্থা ।
- ফ্ল্যাট হস্তান্তরের পরেও ভাড়া দেওয়ার নেওয়ার সার্ভিস প্রদান করা ।



GROUND FLOOR



Price Of NPD Sunflower:

Floor	Apartment Type & Level	Status	Area (sft)	Rate/ sft (BDT)	Total Price(BDT)	Total Price(GBP)
Basement	NPDL Office (Lower space) -A	Sold	2050 sft	Tk.3,500	Tk.7,175,000	£57,400
Ground	NPDL Office (Upper space) _1A	Sold	1300 sft	Tk.4,000	Tk.5,200,000	£41,600
	Car Parking _1B	Available	5 Nos	Tk.300,000/ Nos	Tk.1,500,000	£12,000
1st Floor	Apartment , Unit _ 2A	Available	1300 sft	Tk.3,750	Tk.4,875,000	£39,000
	Apartment , Unit _ 2B	Sold	1105 sft	Tk.3,800	Tk.4,199,000	£33,592
2nd Floor	Apartment , Unit _ 3A	Available	1300 sft	Tk.3,700	Tk.4,810,000	£38,480
	Apartment , Unit _ 3B	Sold	1105sft	Tk.3,750	Tk.4,143,750	£33,150
3rd Floor	Apartment , Unit _ 4A	Available	1300 sft	Tk.3,650	Tk.4,745,000	£37,960
	Apartment , Unit _ 4B	Available	1105 sft	Tk.3,700	Tk.4,088,500	£32,708
4th Floor	Apartment , Unit _ 5A	Available	1300 sft	Tk.3,600	Tk.4,680,000	£37,440
	Apartment , Unit _ 5B	Available	1105 sft	Tk.3,650	Tk.4,033,250	£32,266
5th Floor	Apartment , Unit _ 6A	Sold	1300 sft	Tk.3,550	Tk.4,615,000	£36,920
	Apartment , Unit _ 6B	Sold	1105 sft	Tk.3,600	Tk.3,978,000	£31,824

Spend smart,
not big..

Notes:

- 01.** The Flats price will be increased time to time subject to market fluctuation.
- 02.** This price does not include other charges such as utility connection charges, transfer & registration costs etc.

Price Of NPD Rose:

Floor	Apartment Type & Level	Status	Area (sft)	Rate/ sft (BDT)	Total Price(BDT)	Total Price(GBP)
Ground	Car Parking _1A	Available	10 Nos	Tk.300,000/ Nos	Tk.3,000,000	£24,000
	Dep. Store _1B	Sold	150 Sft	Tk.6,666.67	Tk.1,000,000	£8,000
1st Floor	Apartment , Unit _ 2A	Sold	1730 sft	Tk.3,900	Tk.6,747,000	£53,976
	Apartment , Unit _ 2B	Sold	1600 sft	Tk.3,900	Tk.6,240,000	£49,920
2nd Floor	Apartment , Unit _ 3A	Sold	1730 sft	Tk.3,850	Tk.6,660,500	£53,284
	Apartment , Unit _ 3B	Sold	1600 sft	Tk.3,850	Tk.6,160,000	£49,280
3rd Floor	Apartment , Unit _ 4A	Sold	1730 sft	Tk.3,800	Tk.6,574,000	£52,592
	Apartment , Unit _ 4B	Available	1600 sft	Tk.3,800	Tk.6,080,000	£48,640
4th Floor	Apartment , Unit _ 5A	Sold	1730 sft	Tk.3,750	Tk.6,487,500	£51,900
	Apartment , Unit _ 5B	Available	1600 sft	Tk.3,750	Tk.6,000,000	£48,000
5th Floor	Apartment , Unit _ 6A	Available	1730 sft	Tk.3,700	Tk.6,401,000	£51,208
	Apartment , Unit _ 6B	Available	1600 sft	Tk.3,700	Tk.5,920,000	£47,360
6th Floor	Apartment , Unit _ 7A	Available	1730 sft	Tk.3,650	Tk.6,314,500	£50,516
	Apartment , Unit _ 7B	Available	1600 sft	Tk.3,650	Tk.5,840,000	£46,720
7th Floor	Apartment , Unit _ 8A	Available	1730 sft	Tk.3,600	Tk.6,228,000	£49,824
	Apartment , Unit _ 8B	Sold	1600 sft	Tk.3,600	Tk.5,760,000	£46,080
8th Floor	Apartment , Unit _ 9A	Sold	1730 sft	Tk.3,550	Tk.6,141,500	£49,132
	NPDL (Lower Space), Unit _ 9B	Sold	1600 sft	Tk.3,550	Tk.5,680,000	£45,440
9th Floor	Apartment , Unit _ 10A	open roof				
	NPDL (Upper Space), Unit _ 10B	Sold	1860 sft	Tk.3,500	Tk.6,510,000	£52,080

03. NPD Sunflower will officially schedule to be completed on April 2015 & NPD Rose will be on October 2015.

04. On Possession payment should be made a month before Hand Over.

05. This price does not include parking. Sale Value of each Parking will be Tk. 03 (Three) Lacs.

06. Price of Flats are calculated as Bangladeshi Currency and its equivalent in Pounds sterling (1GBP= Tk.125.00, Pound values would be change subject to fluctuation of pound rate.)

Prices of the flats are designed on considering various circumstances of investors. We got three different price plans, which are

01. Cash Down Plan (CDP),
02. Flexi Payment Plan (FPP)
03. Construction Link Plan (CLP),

so that investors can pick the best suited one for them. We have tried to facilitate each & every investors group by providing different investment plan. We will be very much grateful, if any of our investment plans will suite your financial circumstances. We are trying to clarify those investment plans as example of Flat-3B of NPD Sunflower:

It is a great investment opportunity for those who living abroad or persons who have their own residential facilities & looking for a better investment opportunity. Simply invest on your chosen flat & make your money doubled in a just seven years. It is the safest & hassle free investment opportunity as NPD will take the responsibility of looking after & renting of your flat even you are away from Bangladesh for a stipulated service charge. This is an excellent opportunity specially for expatriate people to use their own flat for holiday purpose when they visit Bangladesh for couple of months each year. You can rent your flat for rest of the months & will accrue revenue from it.

TYPICAL INVESTMENT PLAN

Option-01: Cash Down Plan (CDP)

UNIT-3B (NPD Sunflower) Area=1105 Sft.	Currency Type	Rate / Sft.	Total Sale Price	05% On Booking	90% Within 30 days of Booking	05% On Possession
	BDT	Tk. 3,375	Tk. 3,729,375	Tk.186,469	Tk. 3,356,438	Tk.186,469
	GBP	£.27	£.29,835	£.1,492	£.26,852	£.1,492

Option 02: Flexi Payment Plan (FPP)

UNIT-3B (NPD Sunflower) Area=1105 Sft.	Currency Type	Rate / Sft.	Total Sale Price	05% On Booking	20% Down Payment	50% Total Installment	Monthly Installment @ 24 Nos.	25% On Possession
	BDT	Tk. 3,750	Tk. 4,143,750	Tk. 207,188	Tk. 828,750	Tk. 2,071,875	Tk. 86,328	Tk. 1,035,938
	GBP	£.30	£.33,150	£.1,658	£.6,630	£.16,575	£.691	£.8,288

Option 03: Construction Link Plan (CLP)

UNIT-3B (NPD Sunflower) Area=1105 Sft.	Currency Type	Rate / Sft.	Total Sale Price	05% On Booking	10% Basement Roof Slab	10% Gr. Floor Roof Slab	10% 1st Floor Roof Slab	10% 2nd Floor Roof Slab	10% 3rd Floor Roof Slab	10% 4th Floor Roof Slab	10% 5th Floor Roof Slab	10% Finishing Work	15% On Possession
	BDT	Tk. 3,750	Tk.4,143,750	Tk.207,188	Tk.414,375	Tk.414,375	Tk.414,375	Tk.414,375	Tk.414,375	Tk.414,375	Tk.414,375	Tk.414,375	Tk.621,563
	GBP	£.30	£.33,150	£.1,658	£.3,315	£.3,315	£.3,315	£.3,315	£.3,315	£.3,315	£.3,315	£.3,315	£.4,973

RETURN PLAN (Make your Investment Double in Just 07 Years)

SL No.	Particulars	Amount (BDT)	Amount (GBP)	Remarks
A). Investment	Value of Unit _3B (NPD Sunflower)	Tk. 3,729,375.00	£.29,835.00	
	Furnishings Cost (L/S)	Tk. 500,000.00	£.4,000.00	
	Total	Tk.4,229,375.00	£.33,835.00	
B). Rental Earnings	Rent per Month (L/S)	Tk.38,000.00	£.304.00	
	Rental for 01 (One) year	Tk.380,000.00	£.3,040.00	(L/S- 85% Occupancy /Year = 10 months)
	Total Rental (for 07 years)	Tk. 2,660,000.00	£.21,280.00	
C). Expenditure	Monthly Service Charge (L/S-12%)	Tk.4,560.00	£.36.50	
	Total Service Charge (for 07years)	Tk.319,200.00	£.2,554.00	
D). Net Gain	Earnings From Rent	Tk.2,340,800.00	£.18,726.00	(Rental Earnings- Expenditure)
	Inflation of Flat Value	Tk.1,957,922.00	£.15,663.00	(L/S-7.5% per year for 07 Years)
	Total	Tk.4,298,722.00	£.34,390.00	102% of Total Investment

Introducing NPD Rose:

It is our immense pleasure to have another opportunity to introduce you "NPD Rose", the 2nd venture of **NPD** family. An exclusive residential apartment complex located at 147, Nobab Road, Khajol Shah, Sylhet.

"NPD Rose" is a 10 (Ten) storied residential building of which ground floor consists of parking space. There are nine other residential floors above which consist of two apartments each. This building consists of only 16 (Sixteen) luxurious flats with ample open space and aeration facility. One spacious staircase along with one standard size lift and wide lobby will be there. All apartments are open from three sides so that they are well ventilated with sufficient sky light facility.

"NPD Rose" is situated at an excellent location, very close to Sylhet M. A.G. Osmani Medical College & Hospital, Niramoy Polyclinic, LGED Office, PDB Office etc all are within walking distance from this location. Sylhet International University, Blue Bird School, Sylhet Radio Station, Sylhet Stadium, Police line etc are of about hundreds yards away from the project location. Excellent road communication and close proximity to city life amenities such as Shopping Malls, Restaurants, Swimming Pool, Park, Mosque, Hospitals & Educational Institutions makes this project unique for living.

A team of dedicated professional, dynamic architects & structural engineers have worked hard to create a design unique in aesthetic view, functional aspects, structural strength and durability. In an individual apartment, privacy has been emphasized by spreading the layout end to end. Every part of the apartment has been designed considering the free movement of sufficient fresh air, light & ventilation facilities for the ultimate residential living. The project will officially be completed as scheduled on October 2015.

Details of this project will be found in the relevant section of this brochure. You are always welcome to share your views & ideas for any further improvement. Our ever-friendly marketing team is always ready to meet your all sorts of queries.

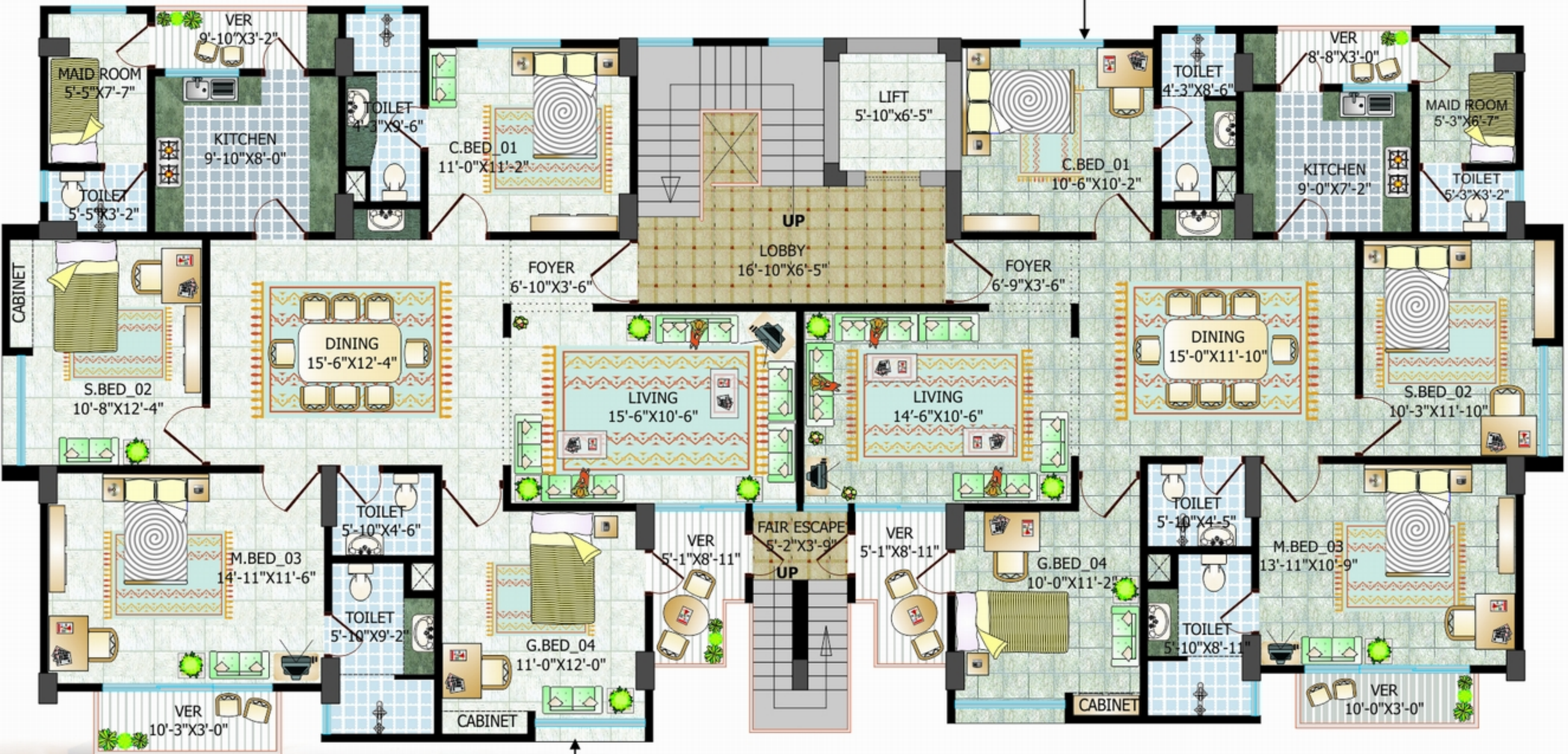
*The Right Location
is
The Right Decision*



LOCATION MAP



TYPICAL FLOOR PLAN



R O A D

UNIT-A=1730 Sft



NPD Rose

Brief Outline:

Project Name : NPD Rose.
Location : **147 Nobab Road,
Kajol Sha, Sylhet.**
Storied: **10(Ten) Storied.**
Building Type: **Apartment.**
Apartment Size: **A-1730 sft,
B-1600 sft.**
Total Apartment: **16 (Sixteen)**
Hand Over: **October-2015.**
Consultant & Developer: **NEXT PLAN DEVELOPMENT LTD**



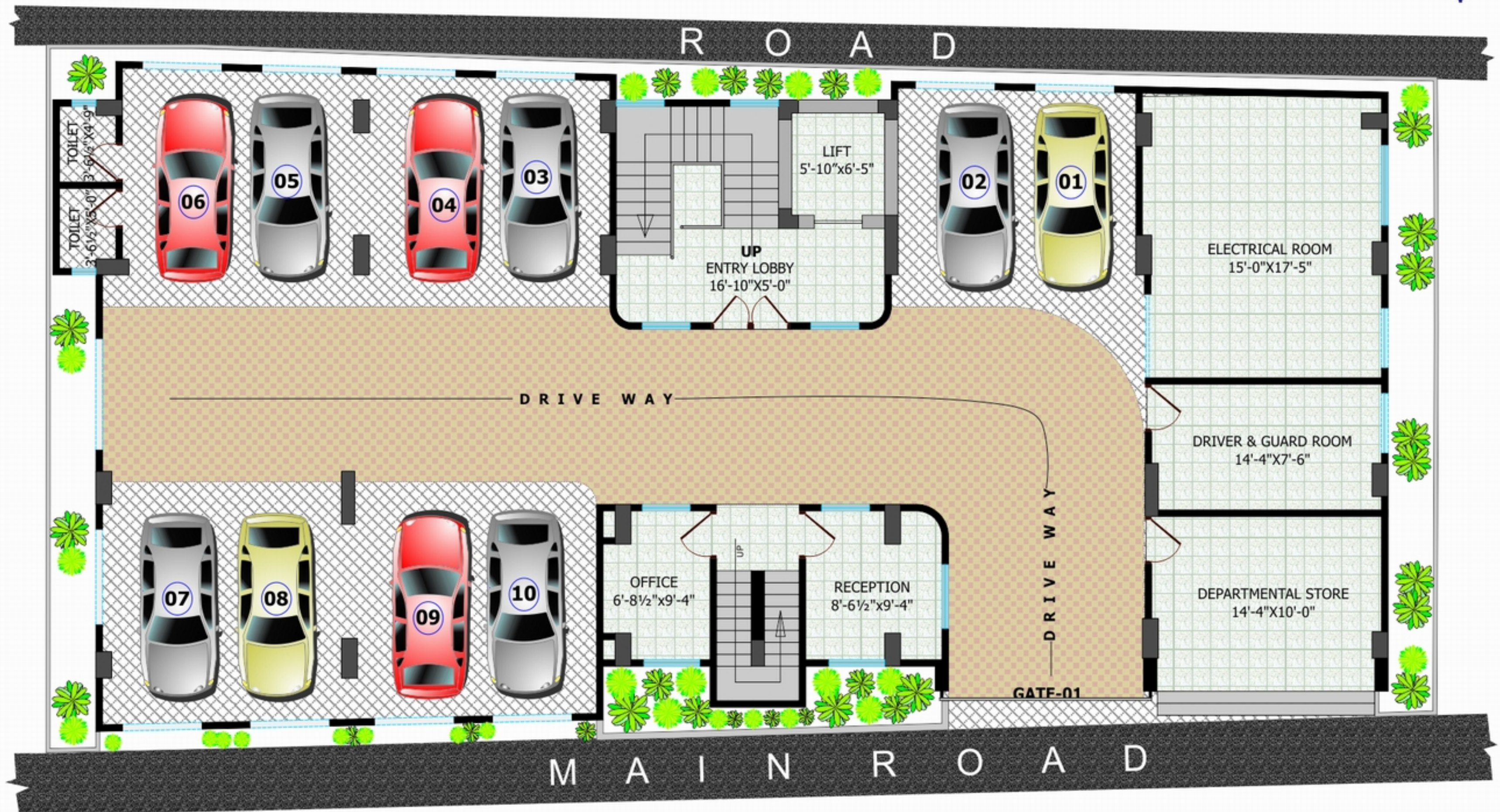
Buyer's Check List:

Before going to buy a Flat you should find whether it meet your requirement, your life standard, is it comfortable for living, Your's neighborhood, easy to communication etc. The following check list would help you to take your decision;

- Paper and legal side.
- Freehold or Leasehold.
- Location
 - Neighborhood, Mosque, School, College, Hospital, Future's value etc.
- Special features
 - Lift, Generator, Fire fighting system, Emergency exit etc.
- Safety & Security
 - Video Voice calling, CC Camera etc.
- Design aspect & Architectural view.
- Nos. of Apartment in the building.
- Materials & Fittings
- Nos. of Bedrooms & Toilets etc.
- Net area.
- Common area
- Ample Sky light & Aeration facility.
- Developer's Reputations.
- Payment plan.
- After Sale Service.



GROUND FLOOR



GENERAL AMENITIES :

01. Main Building Entrance:

- * Secured Decorative gate with Lamp Posts as per the elevation & perspective view of the building.
- * Security provision through guardroom to control incoming and out going persons, vehicles & goods.
- * Project Name with address and company logo on polished Marble/ Granite or as per design.
- * Personal mail boxes for each apartment.
- * Security fencing grill with MS flat bar along the boundary wall.

02. Reception Room & Lobby:

- * Marble/Granite finished concierge desk.
- * Standard homogeneous floor tiles in the reception area & lobby.
- * Required electrical fitting-fixture (light, fan etc).
- * Separate toilet for visitors.
- * Suitable waiting area for visitor.

03. Lift, Lobby & Stair:

- * One standard size lift.
- * Marble/Granite finish in Ground floor lift lobby and its wall.
- * Spacious lift lobby with homogeneous tiles floor.
- * Comfortable stair cases with sufficient open space for emergency exit. The stair will be wide enough for easy use.
- * Stair along with handrail and post.
- * Emergency alarm provision.

04. Generator & Electrical Room:

- * One standby sound proof emergency generator for operation incase of power failure to cover lift, water pumps, lighting in parking, gate, boundary wall, lift lobby, stair & other common spaces.
- * One light & one fan point in each bedroom, one light point in each toilet, one light & one fan point in dinning, family living and one light point in kitchen.
- * Standard substation (Energy Pac) with LT and PFI panel as per required capacity.
- * Electrical supply approx 440V from PDB source with separate main cable and LT panel/ distribution board.

05. Under Ground Water Reservoir With Pump:

- * One for full operation & one for standby water pumps for lifting required water from under ground water reservoir to overhead tank at rooftop.
- * Underground water reservoir for 02 (two) days water storage capacity (40 gallons per head, per day).

06. PABX & Telephone:

- * Standard PABX telephone system for each apartment to communicate with reception desk/guard posts, management room, one apartment to another apartment.
- * A screen will be set in each flat to view the visitors waiting in the reception desk from the flats.
- * Each apartment will have independent two telephone line provision in Master bed room and living room.
- * All wiring will be concealed with separate cable for each apartment.

07. Roof Top Facility:

- * Well-designed parapet wall.
- * Lime terracing in rooftop to protect over heating.
- * Lift Machine room.
- * Water outlet provision for gardening/ others.
- * RCC overhead tank for 01(one) days storage capacity (40 gallons per head, per day) & also enough storage for fire fighting requirement.

SPECIFICATIONS:

01. Doors:

- * **Main Entry Door:** Polished 1.5" thick solid shutter (Gamari / Teak wood) and 2.5"x 5.5" thick frame (Mehogony/ Sundi) with Check viewer, Door Handles with good quality security lock, Calling bell Switch of good quality, Door chain, Apartment number in plate.
- * **Bed Room, Kitchen and Verandah:** Commercial Door (veneered flush door) or Polished 1.5" thick Gamari flash shutter and 2.5"x 5.5" thick frame (Mehogony/ Sundi) with good quality lock & chain.
- * **Toilet Door :** Good quality Plastic door.

02. Windows:

- * Sliding aluminium thai (FU-WANG / BTA) windows as per design of the building.
- * 5mm thickness glass with mohair lining.
- * Rainwater barrier in 4" aluminum section at external windows.
- * All external window Grills (5mmx3/4" thickness) will be with MS flat bar.

3. Walls:

- * All external wall and apartment separation wall will be 5" thick first class solid brick work with smooth plaster.
- * NPD Rose wall will decorate with ceramics bricks & plaster as per design.
- * NPD sunflower will decorate with grove plaster & ceramic bricks as per design.

4. Floor:

- * Drawing & Dining room will be 16"x16" Size of RAK/CBC
- * Other rooms tiles will be 12"x12" Size of RAK/CBC/ SC.
- * 4" Scarting with homogeneous tiles.

5. Verandah:

- * Distinctive glazed homogeneous floor tiles.
- * Suitable light points provision.
- * Railing along with post with MS flat bar as per design of verandahs.

6. Paint & polishing:

- * All Internal walls & ceiling will be Plastic paint.
- * Grills & bathroom door, if any (inner side) will be synthetic enamel paint.
- * All external walls will be weather coat/Snowcem paint.
- * French polish in all doorframe & shutters.

7. Bathroom features:

- * **Master bathroom:** Wall tiles will be of RAK/CBC/ SC & matching color floor tiles of RAK/CBC/ SC of size 12"x12". Commode, Basin pedestal etc will be RAK/ BISF product and All fittings will be of China or Bangladeshi fittings.
- * **Common Bathroom:** Walls & floor tiles will be of RAK/CBC/ SC. Commode, Basin pedestal etc will be RAK/ BISF product. All fittings will be of China or Bangladeshi fittings.
- * External line (Waste water line, Rain water line, Soil pipe etc) will be of Upvc pipe.
- * Internal wiring will be of PPR pipe & accessories.
- * Fancy fittings (Bibcock, Pillarcock, Stop cock etc) will be use of Bangladeshi Nazma, Sharif or Raja company product.
- * Standard Size mirror in all Bathrooms.
- * Hot water facilities will be in kitchen & bathroom attached with Master Bed. All lines will be concealed.
- * Uniform floor slope towards outlet.
- * Standard quality stainless steel soap cases and one towel rail in all bathrooms.

8. Kitchen features:

- * Impressive designed platform with Granite tile worktop.
- * Double burner gas outlet.
- * Standard quality (RAK/CBC/ SC) decorative tiles in kitchen floor.
- * Separate washing area in kitchen floor and one imported stainless counter top steel sink (single bowl, single tray) with sink mixture.
- * Suitably located exhaust fan.
- * Provision for concealed hot water line at kitchen sink.

9. Electrical:

- * Standard quality electrical cable of (BRB/ BBS/ Paradise) will be used.
- * Telephone & AC point will install in drawing & master bed room.
- * Electrical sub-distribution box with main circuit breaker will be in each flat.
- * Asia/ MK Type socket, switches, plug points, light points, and other various points.
- * Telephone and dish line will be in main bedroom.
- * Standard quality door bell.
- * Concealed fan hook, electrical fittings and fan dimmer.
- * Individual electrical meter for each flat.
- * All power outlets with earthing connection.

10. Utility Lines:

- * Gas pipe line connection from Jalalabad gas system & distribution as per total calculated consumption.
- * Gas supply will be of individual apartment wise with two burner connection.
- * Each apartment will have individual electric Meter(Single/ three phase as per PDB requirement)
- * Water supply connection and sewerage outlet will be connected with municipality lines.
- * A fire extinguisher will be provided in each floor.

STRUCTURAL & ENGINEERING FEATURES

01. Basic structure:

- * Total foundation and super structure will be designed and supervised by the experienced and professional structural design engineers.
- * Building design parameters will be based on Bangladesh National Building Code (BNBC), American concrete institute (ACI) and American Standard of Testing Materials (ASTM) codes.
- * Comprehensive checking and testing of concrete & reinforcement at recognized testing authority such as BUET, SUST, Bangladesh House Building Research Institute etc.
- * Earthquake and Wind force intensity has been considered in structural design as per Bangladesh National Building Code (BNBC).

02. Supervision:

- * Direct supervision at every stage of construction by experienced engineers to ensure highest quality.
- * One or more engineers will be engaged for full time supervision and quality control.

03. Major Structural Materials:

- * **Cement:** Standard quality cement (Supercrete, Crown, Seven ring, Cemex etc).
- * **Sand:** For casting Sylhet Sand of FM 2.0-2.50 and for plaster fine sand of FM1.5 will be used.
- * **Stone:** Good quality ¾" down grade stone for major structure.
- * **Steel:** Recognized brand/ BSRM 60 Grade rod will be used for all structure.
- * **Brick:** Good quality available 1st class brick for super structure.

General Terms & Conditions

1. APPLICATION

Interested Persons are requested to apply in the prescribed application form provided by Next Plan Development Ltd. mentioning the full name, telephone number, e-mail, contact address with applicant's signature along with a photograph and should return the duly completed application form to NPDL along with Booking money. Your Application will then assess & will contact you for further steps. The Company has the right to accept or reject any application.

2. AGREEMENT

Upon receipt of the duly signed application form along with prescribed Booking money, the company will issue a letter towards the client's for Down Payment. After received the Down Payment within a month mentioned in the Payment Schedule, **NPDL** will be made a deed of agreement with the client with a settled schedule of payment for the rest of the amount.

3. MODE OF PAYMENT

All payments shall be made cross cheque, Bank draft or pay order to **NEXT PLAN DEVELOPMENT LTD (NPDL)** against which respective receipt will be issued. Purchaser who resides abroad may make payment in foreign exchange by TT or DD as per exchange rate issued by the Bangladesh Bank as on the date of payment received.

4. SCHEDULE OF PAYMENT

Price of apartments and rate of parking space are provided in payment schedule attached with the application form. The purchaser must strictly adhere to the installment schedule to ensure timely completion of the construction works. Delay in payments beyond the due date will make the allottee liable to pay a charge of Tk.05% (Three percent) per month on the amount of payment delayed.

5. CANCELLATION OF AGREEMENT

Incase of Non-payment of 03 (Three) consecutive installments, the **NPDL** will have the right to cancel the agreement. In such an event, the amount deposited to the company will be refunded in installment after deducting a certain amount and resale of the apartment space in question. If any body at any stage of construction period decides to surrender his/her allocation, **NPDL** will refund his money after deduction of a lump sum amount and payment will be made in installment basis after resale the space.

6. INCIDENTAL COST:

Connection fees/charges, security deposits and other incidental expenses relating to gas, water, sewerage and electric connections are not included in the price of apartments. These payments will be made by the company directly to the authorities concerned, on the allottee's accounts. The allottee will be billed proportionately on actual costs basis.

7. DOCUMENTATION CHARGES AND GOVT. TAXES

The Purchaser shall bear all costs relating to transfer, registration, VAT, gain tax or any other Govt. Taxes impose time to time.

8. COMPANY'S RIGHT

NPDL beliefs in commitment and will remain strict in specification relating to design of the building. However, the company reserves the right to make any changes in specification, design / layout of the apartment spaces/project, if they deem necessary for betterment of the project.

9. BUYER'S RIGHT

If there any delay in handover the flats because of slow progress of work or so, then NPDL can take a maximum of 03 (Three) months additional time. After this three months time expires, **NPDL** will have to pay monthly rent applicable for this area to the Buyer until hand over the agreed flat. But if the Buyer could not maintain the installment on due date mentioned in his/her deed of agreement, then he/she will not be eligible for getting such monthly rent.

Of Our Some Consultancy Project:



JollarPar Jeme Mosjid
Zindabazar, Sylhet



Star Plaza
Zindabazar, Sylhet



Elegant Shopping Mall
Zindabazar, Sylhet



Kaniz Plaza
Zindabazar, Sylhet



Excelsior Height
Amborkhana, Sylhet



Topadar Residence
Dhariapara, Sylhet



Ali Complex
Lamabazar, Sylhet



Rajanigandha Tower
Islampur, Sylhet



One Family Dwelling
New Jersey, USA



Amin Villa
South Surma, Sylhet



Mamun Palace
Bianybazar, Sylhet



Biman Bandar Model Town
Khadim Nagor, Sylhet



Sufia Complex
Shreemangal, Moulvibazar



Khadimpur Pashimpara Jame-E- Mosjid
Khadimpur, Sylhet



Mashud Palace
Khoridi Para, Shibgonj



Shahin Cottage
Baluchar, Sylhet



Tabarak Ali Palace
Lamabazar, Sylhet



Haque Villa
Shamimabad, Sylhet



R B Tower
Mirabazar, Sylhet



City Home Apartment
Mirabazar, Sylhet



Sadak Palase
Raynagor, Sylhet



Holy Complex
East Dargah Gate, Sylhet

NPD Sunflower



OF OUR PROJECT PROGRESS



NPD Rose



Key person of "NPDL"

Advisor :

Habibur Rahman Chowdhury
Director(Retired)Fire Service & Civil Defense,
Gov. Of Bangladesh.

Management Team:

Dr Meherun Nessa Mitha Chowdhury
Chairperson

Engr Md. Jowel Ahmed Chowdhury
Managing Director

Engr. Jubel Ahmed Chowdhury
Executive Director

Architectural Team:

MD. KHALED SAIFULLA
B. Sc -in-Architecture.
IAB-CS-059, Rajuk Reg. No: A-00494

Fahmida Haque
IAB-H-121, BUET.

A. S. M. Ziaul Haque
B. Arch. Khulna University

Structural Team:

MAINUDDIN AHMED
M.Sc.Engg.(Civil) BUET, FIEB-5393

ZAYEDUR RAHIM
Peng., FIEB-4855

A.K.M. SAIFUL BARI
Peng., M-14545

Ali Bahar Chowdhury
B. Sc Engr (Civil), MIEB-21057
PGD in Management (UK)

Electrical Team:

Ashit Bhusan Deb
B.Sc Engineer (EEE),BUET. F-6897

Plumbing & Fire Fighting Team:

K.M. Idrisur Rahman
MIEB-5915, Rajuk, DMINB-ME-0004

Electro Mechanical Team:

Md. Hasmotuzzaman
B.Sc.Engr. (Mechanical) BUET,
M-10755

IT Team:

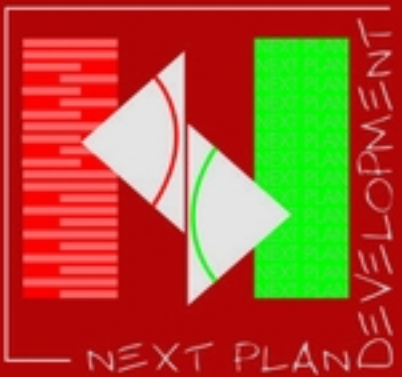
Md. Rayhan Chowdhury
B. Sc Engr (Civil)

ফ্ল্যাট ক্রয় সংক্রান্ত যে সমস্ত প্রশ্ন সচরাচর মনে পড়ে:

- ০১। আমি একটি ফ্ল্যাট ক্রয় করতে চাই, আমি কি সম্পূর্ণ টাকা এক সঙ্গে পরিশোধ করতে হবে নাকি কিস্তির মাধ্যমে পরিশোধ করা যাবে?
আপনি এককালীন বা কিস্তিতে ফ্ল্যাটের মূল্য পরিশোধ করতে পারবেন। এককালীন পরিশোধে বিশেষ ছাড়ের ব্যবস্থা আছে। এছাড়াও সময়ে সময়ে বিভিন্ন হ্রাসকৃত মূল্যে ফ্ল্যাট বিক্রির স্পেশাল অফার দেওয়া হয়ে থাকে। বিস্তারিত জানতে ফোন করুন বা আমাদের ওয়েব সাইট ভিজিট করুন www.npddbd.com.
- ০২। পার্কিং স্পেসের মূল্য ফ্ল্যাটের মূল্যের সাথে অন্তর্ভুক্ত কি না?
না, পার্কিং স্পেসের মূল্য আলাদা পরিশোধ করবেন।
- ০৩। ব্যাংক লোনের সুবিধা আছে কি না?
আপনি যদি ব্যাংক লোনের মাধ্যমে ফ্ল্যাটের মূল্য পরিশোধ করতে চান, NPDL সেক্ষেত্রে আপনাকে সবধরনের কাগজ পত্র দিয়ে সহায়তা করবে।
- ০৪। ফ্ল্যাট ও সংশ্লিষ্ট ফ্ল্যাটের জমি সম্পূর্ণ ফ্রি-হোল্ড কি না?
হ্যাঁ, ফ্ল্যাট ও তার আনুপাতিক জমি সম্পূর্ণ ফ্রি-হোল্ড, যখনই আপনি সম্পূর্ণ মূল্য পরিশোধ করবেন এবং ফ্ল্যাটটি রেজিস্ট্রেশন করে নিবেন, তখন থেকেই আপনি ঐ ফ্ল্যাটের সম্পূর্ণ ফ্রি-হোল্ড মালিকানা প্রাপ্ত হইবেন।
- ০৫। একটি ফ্ল্যাট ক্রয় করলে আমি কি পরিমাণ জায়গার মালিকানা প্রাপ্ত হইব?
আপনি, আপনার ফ্ল্যাটের আনুপাতিক অবিভক্ত ও অচিহ্নিত জমির মালিকানা প্রাপ্ত হইবেন। যেমন ধরুন ১৫টি ফ্ল্যাট বিশিষ্ট একটি বিল্ডিং ১২ ডিসিমেল জায়গার উপর নির্মিত যেখানে আপনি একটি ফ্ল্যাটের মালিক। সেক্ষেত্রে আপনার প্রাপ্ত জমির পরিমাণ
$$= \frac{12 \text{ ডেসিমাল (এসএফটি)} \times \text{আপনার ফ্ল্যাটের এরিয়া (এসএফটি)}}{15 \text{টি ফ্ল্যাটের সর্বমোট এরিয়া (এসএফটি)}}$$
- ০৬। NPDL ফ্ল্যাট বুঝিয়ে দেওয়ার পর আর কোন সেবা প্রদান করবে কিনা?
সকল ফ্ল্যাট মালিকদের ফ্ল্যাট বুঝিয়ে দেওয়ার পর NPDL কতক একটি ফ্ল্যাট মালিক ওয়েল ফেয়ার সোসাইটি গঠন করা হবে। এই ওয়েল ফেয়ার সোসাইটিই সকল প্রকার সেবামূলক সার্ভিস প্রদান করবে।
- ০৭। ফ্ল্যাট মালিক ওয়েলফেয়ার সোসাইটিকে কিভাবে ফান্ডিং করা হবে?
ফ্ল্যাট মালিকরা ফ্ল্যাট বুঝে নেওয়ার পূর্বে ফ্ল্যাট মালিক ওয়েলফেয়ার সোসাইটির ফান্ডে ৫০,০০০/= (পঞ্চাশ হাজার) টাকা করে জমা দিবেন, এই ফান্ড দিয়েই পরবর্তিতে ওয়েল ফেয়ার সোসাইটি সকল প্রকার সেবামূলক সার্ভিস প্রদান করবে।
- ০৮। ধরুন আমি বিদেশে থাকি এবং আপনার বিল্ডিং থেকে একটি ফ্ল্যাট কিনলাম, কিভাবে আমার ফ্ল্যাটের দেখাশুনা করব?
ফ্ল্যাট বুঝে নেওয়ার পর এটির মালিক আপনি এবং এর দেখাশুনা করাও আপনার দায়িত্ব তবে, আপনি যদি আপনার ফ্ল্যাট ভাড়া দিতে চান সে ক্ষেত্রে NPDL-এর সাথে নির্দিষ্ট সার্ভিস চার্জ প্রদান সাপেক্ষে চুক্তিবদ্ধ হলে, আমরা আপনার ফ্ল্যাটটি ভাড়া দেওয়া নেওয়ার বিষয়ে যাবতীয় সার্ভিস প্রদান করব এবং যথা সময়ে আপনাকে আপনার প্রাপ্য বুঝিয়ে দেব।
- ০৯। NPDL যদি সঠিক সময়ে ফ্ল্যাট হস্তান্তর না করতে পারে, সে ক্ষেত্রে কি হবে?
চুক্তি মোতাবেক সঠিক সময়ে ফ্ল্যাট হস্তান্তর করতে দৃঢ় প্রতিজ্ঞ NPDL। তবে ধীর গতির কাজ কিংবা কোম্পানীর অবহেলায় যদি প্রকল্পের কাজ যথাসময়ে শেষ না হয়, সেক্ষেত্রে সর্বোচ্চ ০৩ (তিন) মাস পর্যন্ত সময় নিতে পারিবেন, অতঃপর NPDL ফ্ল্যাট মালিকদের অত্র এলাকার প্রচলিত রেন্টে মাসিক ভাড়া প্রদান করিতে বাধ্য থাকিবেন এবং ফ্ল্যাটের সম্পূর্ণ দখল বুঝাইয়া না দেওয়া পর্যন্ত এরূপ ভাড়া প্রদানে বাধ্য থাকিবেন। যদি কোন অস্বাভাবিক ঘটনা, দৈব দুর্বিপাক, অবিরাম হরতাল, রাজনৈতিক অস্থিরতা বা নির্মাণ সামগ্রীর দুষ্প্রাপ্যতা ইত্যাদি কারনে কাজ বন্ধ থাকিলে কিংবা সরকারের সেবা খাত সমূহের কোনটির সংযোগ পেতে বিলম্ব বা সংযোগ প্রদান সাময়িক বন্ধ থাকিলে উভয়পক্ষে আলাপ আলোচনা সাপেক্ষে এই সময় কাল বর্ধিত করা যাইবে।



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