Professor's Green
Tower 1 & 2

01716607595, 01719408326
01935691685, 01816459288

Professor's Builders Limited
Olive Garden, 1st Floor House No: 05,
Road No: 11,Block-C, Ati Model Society,
Ati Bazar Keraniganj, Dhaka-1312.

professorsbuilderslimited@gmail.com

Project Address: Road :06, Block- F (A3),
Ati Model Society, Ati Bazar
Keraniganj, Dhaka-1312

LOCATION MAP

Project at a glance

Poject Type : Residential
Land Area : 15.67 khatha
G+14 Storied Residential Building
Ground Flour Parking - 42 nos
Number of Appertments 112 nos
Appertment Size : 1150 , 1175 , 2325
Number of Lift : 4 nos
Number of Stair : 2 nos
South Facing , on going project
Project Duration : 54 months

PREAMBLE

Professor's Builders is one of the best real estate company at real estate sector of Bangladesh. This is one of those companies that strictly maintains quality of building in clients respe t. Up to the expectation of its valued clients, we are highly committed to quality construction as well as timely handover of project flats. It is a high quality service oriented company. We always believe that maintaining commitment satisfaction is the key to success in real estate area
With this perspective—
Professor's Builders is marching ahead to become one of the most prominent real estate company.

PROJECT COMPLETION
Project Completion Period: 48 months with a grace period (if any) from the date of commencement of works,
Total Duration: 54 months.

Common Features

- Earthquake resistant infrastructure
- Specialized security system
- Community hall room
- Prayer's room & Gymnasium.

Apartment Features

- 3 bedrooms & 3 bathrooms
- Balcony with master & child bed
- Lavish living & separate dining
- Kitchen with proper ventilation

Type of Project: Residential
Total No. of Apt.: 112 Nos.
Car Parking: 45 Nos.

GROUND FLOOR PLAN

TOWER 01

Typical Floor Plan

Premium 3-Bedroom Residences

- Efficient Layout: Four functional units per floor ranging from 1150 to 1175 SFT.
- Spacious Living: Each home features 3 Bedrooms, 3 Toilets, and a seamless open-concept Living and Dining area
- Fresh Air & Light: Multiple private verandas attached to every unit ensure optimal ventilation and outdoor views.
- Modern Core: A large central lobby with a high-capacity lift and wide stairs for easy access.

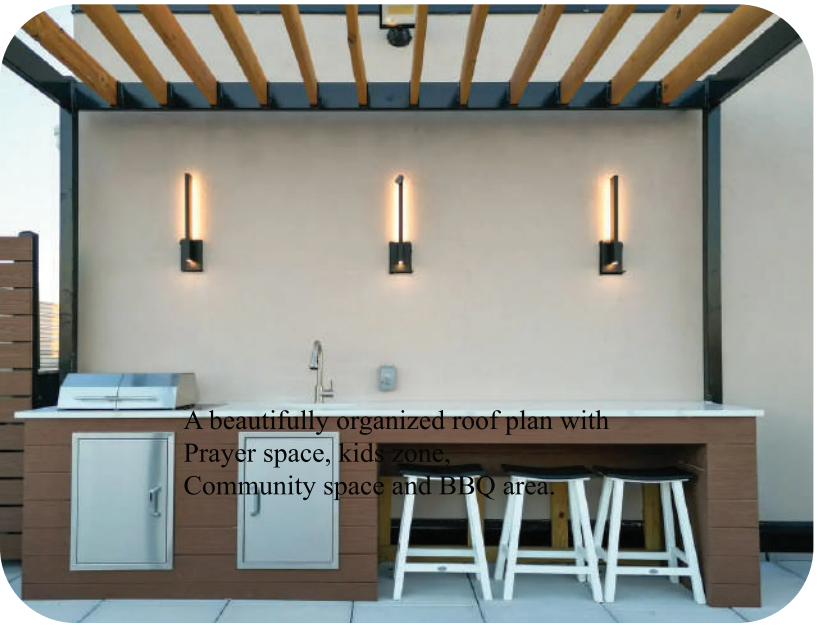
Birds eye view

FIOOR PLAN

Symmetrical Twin Towers: The development features twin towers designed with mirrored functionality, ensuring a consistent and premium living experience across both blocks.

TOWER 02

TOWER 01



A beautifully organized roof plan with
Prayer space, kids zone,
Community space and BBQ area.

N

ROOF PLAN

TOWER 02

TOWER 01

FEATURES & AM ENITIES

Supervision and Design Criteria:

A reputed team of professional will supervise the foundation work and all others structures.
Structural design parameters will be based on the American Concrete Institute (ACI) and American Standard Testing material (Astm).
Reinforced Concrete roof.
Systematic testing of material will be done for quality control.
Structure will be designed by considering earthquake Zone-2 and wind speed-210 km/hour, which is mentioned in BNBC code.

The following materials will be used:

Steel: 60/72 Grade from GPH/RSRM/KSML/KSRM/ASBRM.
Cement: Local made cement (Seven ring, Crown, Shah-special, Amancem)
Bricks: Best quality available in market 1st class brick
Coarse Aggregate: Best quality brick/stone chips
Sand: Best quality Sylhet and local sand.
Tiles: Best quality RAK/URO/Great Wall/CBC/DBL/CHARU/STAR
Paint: Berger/ Asian or equivalent.

ELECTRICAL

The following materials/equipment will be used/provided:

- Mk type (China or equivalent) electric, circuit breakers, plug point
- Light fixture in stair and lobby.
- Independent electric meter in each Apartment.
- Electrical Distribution box with main switch.
- Concealed electrical wiring (BBS/ R.R/SQ/POLY Cables)
- AC Connection Master bed only

Main Doors:

- MEHEGUNI decorative main entrance door.
- Frame made of MEHEGUNI.
- Handle lock: Main door.

Internal Doors

- Door frames made by Mahagoni.
- Flush door shutter.

Bathroom

- Door: Decorative plastic door.

Veranda Railing

- Bath fittings: Made by M.S. Square Box & Square Fittings.

Windows

- Sliding aluminium window with MS Square bar.
- provision for Exhaust fan
- Shutter and safety grill by MS Square bar.
- With mosquito net where required.

Kitchen

Impressive HOMOGENOUS tile-finished floor.
Provision for double burner gas outlet. Provision for Exhaust fan.
Wall tiles 7'-0" height from floor.Single bowl sink.

Painting and Polishing:

Inside of building will be colored with high quality plastic paint.
Outside will be painted with weather coat / Master coat.

Internal & External Specification- Bathrooms:

- Standard ceramic tiles up to false ceiling height.
- Hot and cold water provision for master bath only.
- Nicely arranged bathroom fittings and fixtures.
- Lucrative plastic doors.

Floors

- 24"x24" Size Homogenous Tiles in all floors.
- Tiles in stair and lobby Homogenous.
- All walls will be plastered 5" standard brickwork.

Wall tiles:

- Wall tiles size 8" x 12", 10" x 6".

Pumps

Marquis, Gazi water pumps.

General Amenities & Salient Features

- Reception room facilities
- Light in common spaces.
- Heavy secured gateway with decorative lamps and brass ate/ arble stone having logo of the complex.
- A Guardroom with toilet facilities which will be finished with tiles
- Intercom connecting points in living area.
- Provision for satellite dish /TV antenna system in drawing room.
- Electricity supply from BREB by calculated average consumption.

Optional

- *Provision which may be arranged at actual cost basis:*
  - *Interior design and additional fittings and fixtures as per choice of flat owners.*

TERMS & CONDITIONS

APPLICATION

Application for allotment of apartment has to be made in developer's prescribed form along with Tk. 5 lac (adjustable) as token of acceptance of our offer. Professor's Builders reserves the right to accept or reject any application without assigning any reason.

ALLOTMENT

Allotment will be made on first-come first-served basis. Upon acceptance of application, 30% of the total price to be deposited as down payment of land share price & other necessary papers. Professor's Builders will issue a provisional allotment letter in favour of the applicant. The allotted is not entitled to transfer the land share apartment to third party till the apartment is handed over to him/her apartment making cost included a package value contract with Professor's Builders.

PAYMENTS

The allottee will make the payment as per payment schedule mentioned in the legal agreement. All payments should be made by A/C payee cheque/bank draft/pay-order in favour of Professor's Builders. Allotted willing to make full payment in one time will be rewarded with substantial rebate.

DELAY IN PAYMENTS

The allottee will be liable to pay a delay charge of 4% per 30 days on the defaulted amount (after considering 1st slab to next sub-casting time).

CANCELLATION OF ALLOTMENT

If any instalment is delayed by 30 days or more the developer Professor's Builders shall have the right to cancel the allotment without any notice to the allottee. In such case buyer's deposited amount will be refunded after sale out of the same apartment to a new buyer. In that case 5% of the total sale amount will be deducted from the buyer as incidental charge.

COMPLETION TIME

The construction of the project is scheduled to be completed within 48 months. This time schedule may be extended due to unavoidable circumstances beyond the control of developer like natural calamity, political disturbance or non-availability of quality material etc. Grace time will add 54 month.

POSSESSIONS

After receiving full payment and other related charges/dues including delay charge if any, the possession of the apartment shall be handed over to the allottee.

DOCUMENTATION COST

The allottee shall bear all costs related to registration & stamp duty, registration fees, Govt. taxes, VAT, Gain Tax etc. including legal and miscellaneous expenses including sales permission to be incurred in connection with land & apartment's ownership transfer.

SERVICE FACILITIES / UTILITIES COST

All connection fees charges, security deposits and other incidental expenses relating to power, sub-station, sewerage, water connection will be on the buyer's account.

DEVELOPER'S RIGHT

The developer reserves the right of making any alteration, addition, omission or revision of the architectural and structural design or drawing and minor change in specification for the interest of the project without prior notice to the buyer or any legal authority.

OWNER'S ASSOCIATION

Each allottee, after payment of all instalment and charges, shall be formed an "Apartment Owners Association" in the interest of all occupants of the complex, each allottee shall have to deposit Tk. 25,000.00 to the Professor's Builders towards the Reserved Fund of "Apartment Owners Association". After completion of handing over & taking over the projects, the reserved fund will be refunded to the "Apartment Owners Association" account by A/C payee cheque.

LEGAL AGREEMENT

The allottee and the developer will have to sign a formal legal agreement mentioning the terms & conditions in detail many of which have not been covered here.

PLEASE NOTE:

- All works of interior decoration, such as wooden panelling, kitchen wall cabinet making etc. can be done only after formally taking over the possession of the flat by its owner/owners. Professor's Builders will not bear any responsibility for any damage to the flat caused due to execution of any work undertaken by the owners.
- Modification of any item may be made on payment of differential cost within technical & aesthetic limit.
- Additional items not included in the above specification may be chosen on actual payment.

The following are the core values of our company .

Core Values of Professor's Builders Limited

1. Integrity – We maintain honesty and transparency in all our dealings.
2. Quality – We never compromise on the standard of our materials, design, or construction.
3. Commitment – We are dedicated to completing every project on time with excellence.
4. Innovation – We adopt modern technologies and creative designs to meet global standards.
5. Customer Focus – Our clients' satisfaction and trust are our highest priority.
6. Teamwork – We believe in collaboration, respect, and unity to achieve shared success.
7. Sustainability – We are committed to eco-friendly practices and sustainable development.
8. Excellence – We strive for continuous improvement in everything we do.

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