

NGN

SUFIA

ROSE

PLOT: 14, ROAD- 4/B, SECTOR- 15/C,
UTTARA, DHAKA-1230.



NGN PROPERTIES LTD.

We build your happiness...



Company ABOUT

Founded: 2020

NGN properties Ltd is a Dhaka-based real estate development Company Committed to delivering Contemporary, Safe and sustainable residential and commercial projects. Since our establishment in 2020, we have focused on high-quality design, transparent operations and client-centered delivery.

Mission

To provide accessible, secure and high-quality living and commercial environments that improve customer satisfaction and community well-being.

Vision

To be recognized as a trusted and progressive real estate brand in Bangladesh- where customer trust, transparency and quality define our work.

Services

- > Residential and commercial developments
- > Mixed-use and commercial project planning & construction
- > Project management and construction support
- > After-sales support and customer service
- > Custom housing and interior consultancy

Values & Principles

Transparency: open Communication and clear reporting at every stage. Quality: Upholding superior Construction standards from materials to finish.

Reliability: Delivering projects on schedule and honoring commitments.

Customer- centricity: Prioritizing client needs and delivering responsive solutions.

Contact Information

Website www.ngnproperties.com

Email ngnpropertieslimited@gmail.com

Office Address House 01, Road 4/A, Sector 15/C-1, Uttara, Dhaka-1230



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PROJECT NAME

NGN SUFIA ROSE

PROJECT LOCATION

Plot: 14, Road-4/B, Setor-15/C,
Uttara, Dhaka-1230.

BUILDING TYPE

Luxurious Residential.

ROAD

60' Wide Road.

LAND AREA

03.00 Katha.

FACING

West.

TOTAL FLOORS

G+7 storied.

TOTAL APARTMENT

7 Nos. (Per floor single unit).

APARTMENT SIZE

1650 sft. (Approx).

CAR PARKING

Ground Floor.

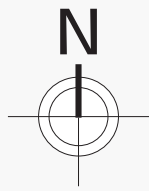
ROOF TOP

Open Lounge.

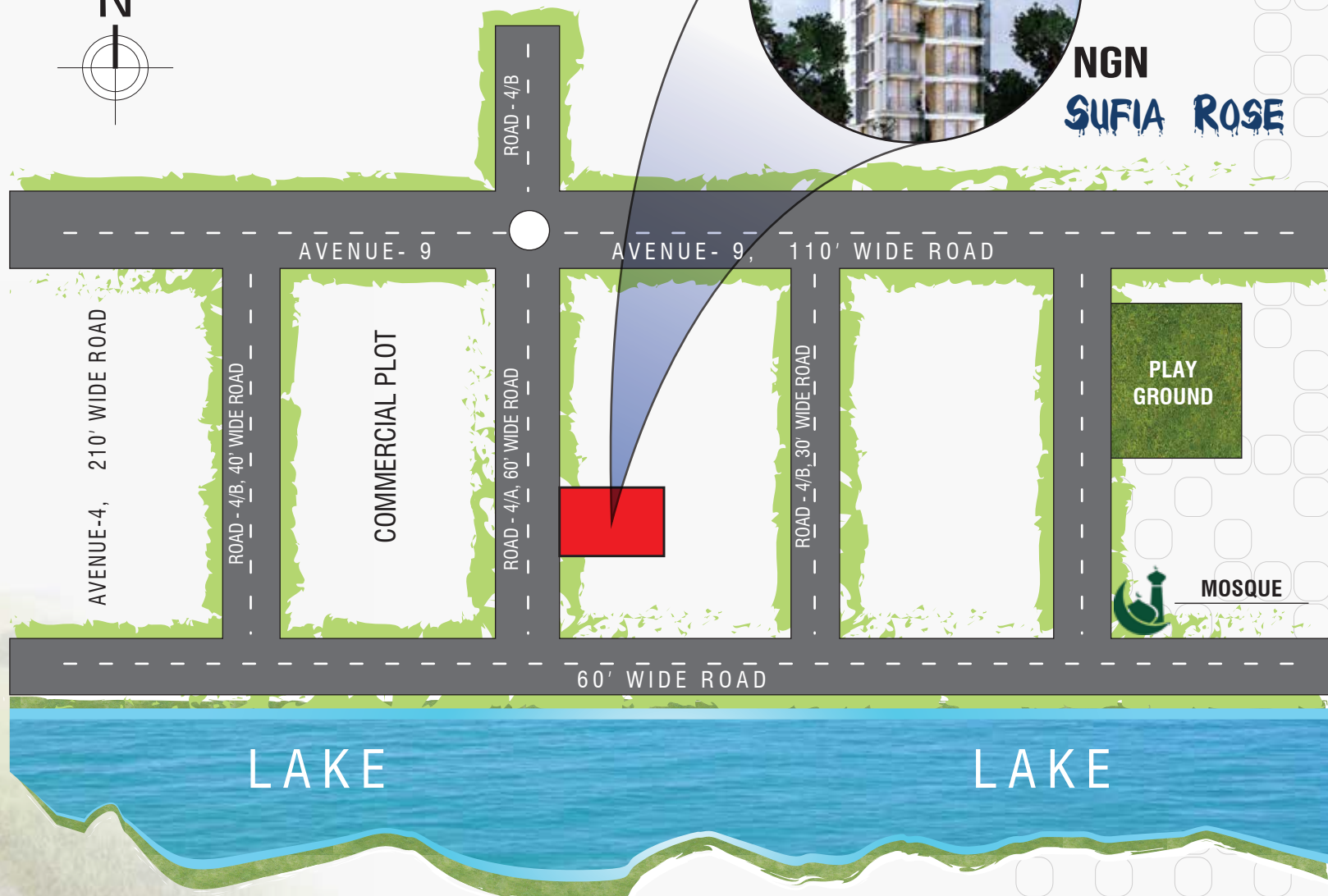
HANDOVER DATE

January -2028.

[Location map]

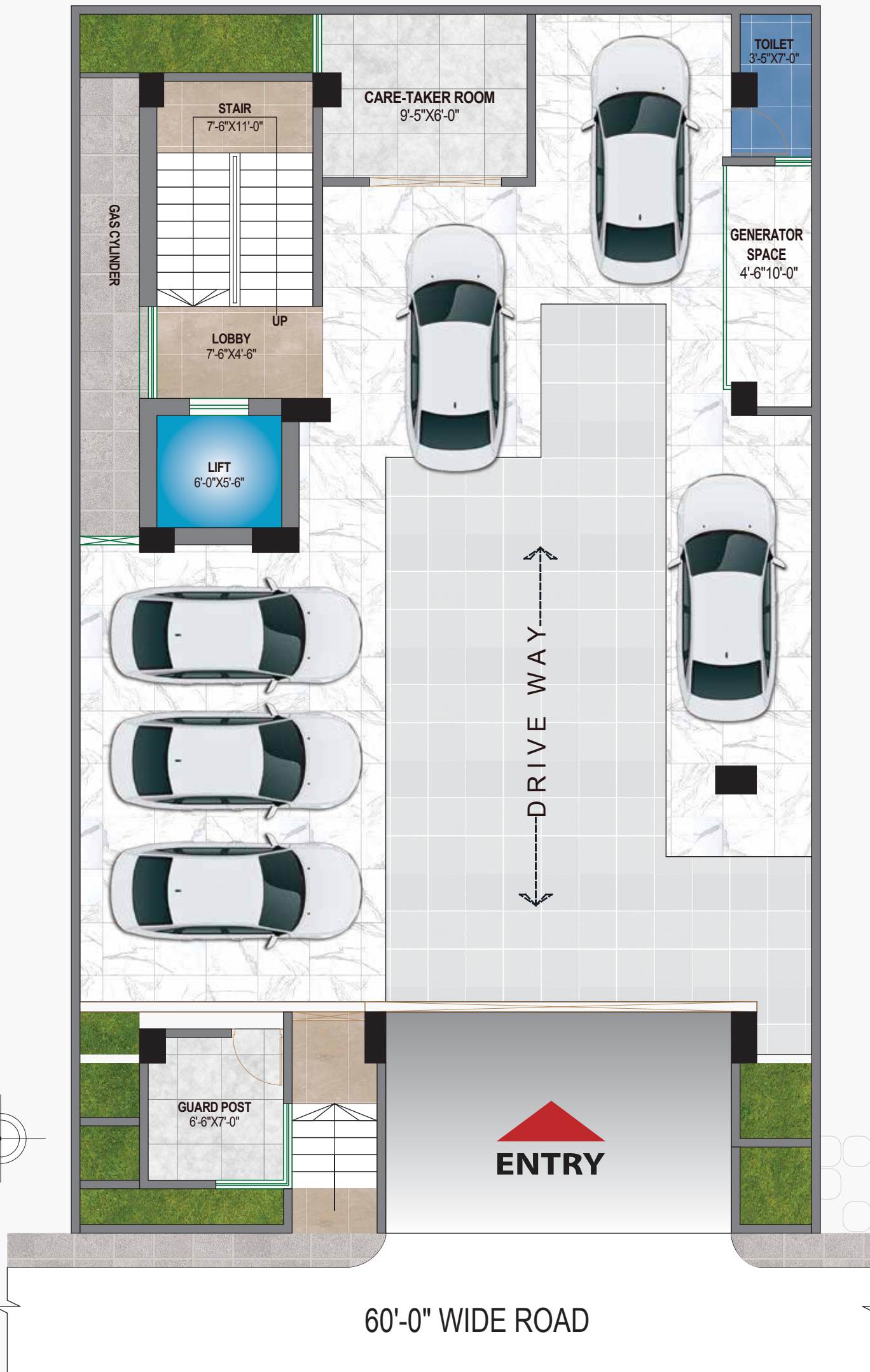


UTTARA NORTH
METRO RAIL STATION





GROUND FLOOR PLAN





NGN
CITY PROPERTIES AT

TYPICAL FLOOR PLAN



FLOOR SIZE: 1650 SFT. (APPROX).



AXONOMETRIC VIEW

1 650 SFT. (APPROX).

- 3 BED ROOM
- LIVING
- DINING
- 3 TOILET
- KITCHEN
- 5 VARANDAH

Features & Amenities



Building Entrance

Secured, decorative & styles main gate made of a combination of M.S, wood materials depend upon architectural design & perspective view of building.

Styles & decorative logo (NGN Sufia Rose) with attractive background (granite/marble/lighting off cute letter) and decorative address plate at suitable location in front of the project. Guard room & close circuit camera at suitable place in the entrance of building.

Car parking & Driveway Comfortable & functional driveway with full matt/pavement/garage tiles. Protective metal column guard & security grill with fiber sheet over the boundary wall.

Reserve parking with proper marking & parking number plate. Striking & decorative false ceiling with adequate lighting at parking & driveway area.

Reception

Impressive & workable R.C.C reception desk as per Architectural design. Mirror police tiles in floor reception area. Close circuit camera monitoring system at reception area.

Intercom connection with each apartment from reception.

Stair & Lobby

Mirror polish tiles at ground floor lobby up to 1st floor stair & Akij/CBC/DBL/Fresh stair tiles (12' x 24")/as per design at 1st floor to roof top stair lobby. Mirror polish/Rustic tiles on the lift wall every floor. Wooden (Teak)/S.S/M.S or as per design hand rail with stair railing through the stair case & designed king post at ground floor.

Lift

One superior six (06) person's capacity lifts (Fuji/Nova/Sigma/Mitsubishi). With ARD impressive and decorative stainless steel cabin & door with adequate lighting inside the lift. Emergency alarm & intercom inside the lift.

Generator

One canopied, soundless & sufficient capacity generator for uninterrupted power supply (Ricardo/Jonchi/Perkins) to cover the common facilities (lift, Water pump & common space light) and one (01) light & (01) fan in all bed rooms, living room, dining room in each apartment. One (01) light in all bathrooms & kitchens except the servant bathroom in each apartment.

Fire Fighting

We will provide a fire fighting system on every floor (Fair bottle). Water Reservoir & Water Pump Sufficient capacity, leak proofed & hygienic R.C.C underground water reservoir (UGWR) & overhead water tank (OHWT). Sufficient capacity two (02) units water pumps.



Features & Amenities

Intercom

Intercom system connected to each apartment from reception (panasonic/Equivalent), Mester set with PABX system at reception & wall mount hand set at suitable location in each apartment.

Cable TV

Cable TV provision with multi channel capacity from commercial cable operator in living room & all bed rooms by high quality Dish/TV socket & cable Individual dish junction box provision at ground floor for smooth & clear picture.

Internet

Internet line provision in the living room by high quality Internet cable. Individual Internet junction box provision at ground floor.

Ground Floor facilities

Termite Protection all through the ground floor surrounding the boundaries. Gourd room, care taker room with toilets & kitchen, drivers waiting area with seating facilities at suitable location at ground floor depends on available space. Car washing facilities near the parking area.

Roof Top

Asenthetic & durable finished roof top, combination of tiles to make the roof water proof & decreasing heat. Enterancing planter & seating space at suitable location at roof top. Provide parapet wall & adequate lighting facilities. Cloth drying area at suitable location.

Doors

Decoration Main Entrance Door (Solid Wood) with: (a) Handle lock (Imported Quality) (b) Door Chain (c) Door Viewer (d) Calling Bell Switch (e) Apartment Number (Brass/Crafted) (f) Door Stopper Main Door is made of segun (6"x2.5") . All inte net door frames are made of teakchan-ble(6x2.5") and door shutters are Super Teak Veneer/Gorjon flash door. All bathrooms doors are (Cosmic)

Windows

Sliding Windows as per Architectural design of the building 5mm Thickness colouring glass with mohair lining with Thai Aluminium. 1/2"x1/2" Square bar Safety grills in all windows. Mosquito net provision.





Features & Amenities

Wall

Good Quality machine made AUTO Brick in out wall & inside wall 1st on Brick. Smooth Finish Walls. Exterior wall thickness will be 5" according to architectural drawing & elevation.

Floor & Verandah

24"x24" Mirror polish floor tiles (DBL/Fresh/Akij/CBC) in the general floor. 6 inch skirting will be provide. Electrical Super star/DTL/Winner/Equivalent Electrical switches,plug point and other fitting connector's cables will be concealed.

All power outlets with earthing connection. Provision for Air-conditioning in all bed rooms & living room. Electrical disturbance box with main switch. All electrical lines wiring would be concealed with PVC pipe. All electrical line wiring would be concealed with BRB/BBC/Partex cable. Circuit breaker from Havels/ Equivalent. SBD from Havels/Equivalent. 1no,2-pin connection and 1no, 3-pin connection for each bed room, dining, living and kitchen. 1no,2-pin connection for all bathrooms for electric razor (except servant bath). Exhaust fan provision for all bathrooms. Washing machine 1no, point at kitchen area. One refrigerator and one deep freeze point in the dining space.

Painting & Polishing

Soft color plastic paint in all internal walls and ceilings (Berger/Elite/Asian paint). France polished door frames & shutters. The exterior wall will be weather coat paint (Berger/Elite /Asian paint). Grill and railing synthetic enamel paint (Berger/Elite/Asian paint). Boundaries gates spray finished with duco paints. Column protective metal corners painted with synthetic enamel paint (Berger/Asian).

Kitchen

Impressively full counter top. Double burner gas outlet with 1no Kitchen hood provision. DBL/CBC/Akij/Fresh wall tiles (12 x 24) up to 7'-0" height. Matching 24 x24 homogeneous floor tiles DBL/Fresh/CBC/Akij. Concealed water line. One stainless steel counter-top sink single/Double (As per provision) blows with sink moving by Nazma/Sharif/Drops. Exhaust fan at suitable position. Two electrical power points on the work top for electrical appliances.

Master Bath Room

Provided a high quality basin with commode by Cotto/RAK/Charu/BD brand Hot & cold water lines provision. Hand shower, Basin mixer, shower mixer, angle stop cock, moving shower by Nazma/Sharif (Essco head/Coster head). Soap case, towel rail, toilet paper holder, basin self. Wall tiles (12"x24") and matching floor (12"x12") by DBL/Akij/Fresh/CBC.

Children Bathroom

Provided a high quality basin with commode by Cotto/RAK/Charu/BD brand Hot & cold water lines provision. Hand shower, Basin mixer, shower mixer, angle stop cock, moving shower by Nazma/Sharif (Essco head/Coster head). Soap case, towel rail, toilet paper holder, basin self. Wall tiles (12"x24") and matching floor (12"x12") by DBL/Akij/Fresh/CBC.

Common Bathroom

Provided a high quality basin with commode/pen by Cotto/RAK. Only cold water lines provision. Bib cock, pillar cock, concealed stop cock, angle stop cock, moving shower by Nazma/Shari/Dropsf (Essco head/Coster head). Soap case, towel rail, toilet paperholder, basin self. Wall tiles (12"x24") and matching floor (12"x12") by DBL/Akij/-Fresh/CBC.

Features & Amenities

Dining Basin

Pedestal/Cabinet basin at dining area with light point. Wall tiles up to 7'-0" DBL/Akij/Fresh/CBC & Cold water Line (provision only).

Structural Feature

Total foundation and superstructure Design and Supervision by a team of reputed and professional structural Design Engineers. Structural Design Parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes. Structural Analysis for Design utilizes the latest Methodology.

Heavy Reinforced Cement Concrete Foundation. All materials including Steel, Cement, stone chips, Sylhet sand and other Aggregates etc. of highest available standard and screened for quality. Direct supervision at every stage of Construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of Workmanship. Construction site Equipment employed includes vibro hammers, Mechanical Rollers, Steel cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete vibrators, water pumps, Material handling, Equipment, Leveling Instruments etc. Systematic Testing of concrete and other completed work samples at every from Quality Control Laboratories. Protection from Cyclone Winds up to prevalence speeds incorporated in structure design.

Structures designed will be flowed by the seismic zone of Bangladesh according to BNBC for Earth quake.

Major Structural materials

Steel

72 Grad Deformed Bar Manufactured By GPH/BSRM/SALAM/KSRM.

Cement

Manufactured by Lafarge/Crown/Fresh/Seven Rings.

Aggregates

Stone chips will be used for all major structure (foundation, columns, G.beam, Slab)

Bricks

First Class Bricks/ Auto Bricks.

Sand

1. Coarse Sand (FM-2.5to FM3.00) 2. Fine Sand (FM- 1.2to FM- 1.50)

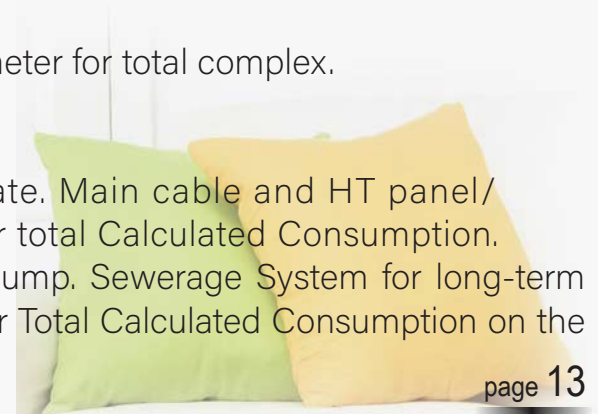
Utility Connection

All Apartments will have an independent Gas Connection for two Burners. It will depend on government policy.

All Apartments will have an independent Electric meter. A common WASA meter for total complex.

General Amenities Of The Complex

Electricity Supply approx 220V/440V from DESCO source with separate. Main cable and HT panel/ Distribution Board. Water supply Connection from WASA sufficient as per total Calculated Consumption. Underground water Reservoir with one Main Lifting pump and stand by pump. Sewerage System for long-term requirement. Gas pipeline Connection from TITAS Distribution System as per Total Calculated Consumption on the basis of Govt. Policy.



TERMS & CONDITIONS

Application

Application for allotment on enclosed application form along with earnest money or booking money. On acceptance an allotment letter will follow.

Payment

All payments, Reservation money, Installment etc. Shall be made by crossed cheque, cash, Pay order and bank draft in favor of NGN properties Ltd. For which proper receipt will be issued, foreigners and non-residence Bangladeshi may pay in foreign exchange through bank.

Delay in payment

All payment should be made on date as per installment schedule to ensure timely completion of construction work. Delay in payment beyond the due date, the allottee will be liable to pay a charge of 0.1% per day on the amount of payment delay.

Cancellation of allotment

The company shall have the right to cancel the allotment if the payment of Installment is delayed by two payments or at the end of grace period of 15 days and after final intimation to the allottees by special messenger or registered post at the address given in the application form. In such an event the total deposit shall be refunded after deduction Taka 2,00,000/= (Two lacs) only and after resale of the apartment in question.

Registration

After adjustment of 100% of total price, & all other charge/dues including extra charge shall execute a registration.

Transfer of Apartment

Until all the payment is made in full, the allottees shall not transfer or sell the apartment to the third party.

Documentation cost

The allottees shall bear all costs related with stamp duties, registration fees, Taxes, VAT, etc, Including legal and miscellaneous expenses likely to be incurred in connection with land and apartment transfer.

Service facilities cost

All connection fees/charges, security deposits and other incidental expenses related to Gas, Power, Sewerage, Water connection electricity sub-station cost etc. Will be on the allottees account. Allottees will be charged proportionately.

Changes

Minor changes may be incorporated by the company in design and specification, should these become necessary. Minor internal changes also may be done by the allottees but it must be within the possibilities and limitations of the total building system and must be executed through the company.

Completion time

Construction is scheduled to be completed by January of 2028. The time schedule may be extended by the reasonable time limit due to non availability of quality materials and unforeseen circumstances, which are beyond the control of the company.

Abandon of Project

If the project is abandoned for any reason beyond the control of the company such as acts of God, Economic depression policy of the Govt. Company will refund the entire money deposited by the allottees 150 days from the announcement made to this effect. Allottees will not be entitled to any other claim whatsoever.

Co-operative Society

The allottees shall form committees within themselves for managing affairs of common interest. Each allottee shall deposit TK. 20,000/= (Twenty Thousand) only towards reserved fund for initial common service expenses of the Complex.

On Going Project



NGN SUFIA ROSE

Plot: 14, Road- 4/B, Sector- 15/C
Uttara, Dhaka-1230.



NGN SKY HAVEN

Plot No: 11, Road No: 06(Lake Drive),
Sector: 16/D, Uttara, Dhaka-1230.



NGN ASHAR ALO

Plot No: 17, Road No: 04/A, Sector: 17/F,
Uttara, Dhaka-1230.

Up Coming Project



NGN SHWAPNO CHAYA

Plot No: 26, Road No: 02, Sector: 16/H,
Uttara, Dhaka-1230.



NGN

NGN KARIM RESIDENCES

Plot No: 15, Road No: 03/A, Sector: 15/C,
Uttara, Dhaka-1230.



NGN

NGN

Plot No: 07, Road No: 08, Sector: 15/C-1,
Uttara, Dhaka-1230.



NGN

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Plot No: 14, Road No: 04/A, Sector: 17/H,
Uttara, Dhaka-1230.



NGN

NGN

Plot No: 24, Road No: 03, Sector: 15/F,
Uttara, Dhaka-1230.



Handover Project

NGN PARK VIEW

Plot No: 24, Road No: 03, Sector: 15/F,
Uttara, Dhaka-1230.



DESIGN BY: UNIQUE VIEW
01979799611 | 01626262449



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Corporate Office:

House: 01, Road-4/A, Sector-15/C-1, Uttara, Dhaka-1230,

Phone: 01733-310814, 01775-791627.

Email: ngnpropertieslimited@gmail.com

web: www.ngnproperties.com