



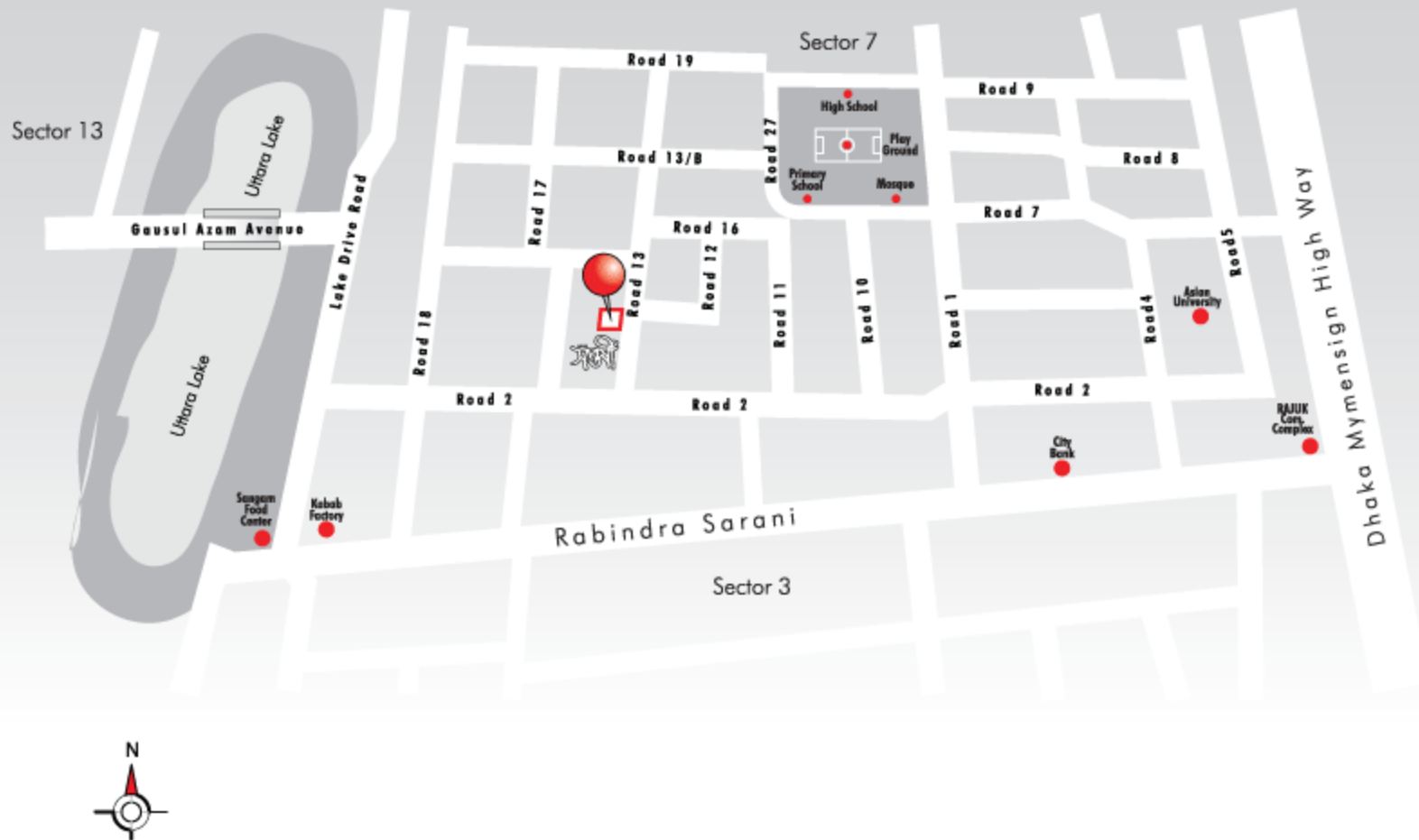
GOLDEN HARVEST
DEVELOPERS LIMITED
The address of happiness

Creation

These apartments are designed especially for the few who are looking for something unique and contemporary for their family. It has all the elements to give you a grand lifestyle and quality living at the same address.



location





1960_{SFT}
Approximate



- | | |
|---------------------------|----------------|
| 1. Master Bed | 16'-3"x12'-0" |
| 2. Master Verandah | 7'-2"x3'-6" |
| 3. Dressing | 5'-5"x3'-0" |
| 4. Master Toilet | 5'-5"x7'-8" |
| 5. Children Bed | 12'-0"x12'-0" |
| 6. Children Verandah | 5'-0"x9'-0" |
| 7. Children Toilet | 5'-1"x7'-9" |
| 8. Dining & Family Living | 26'-4"x11'-0" |
| 9. Living | 13'-8"x10'-10" |
| 10. Guest Bed | 10'-0"x12'-0" |
| 11. Common Toilet | 5'-0"x7'-8" |
| 12. Foyer | 4'-2"x4'-7" |
| 13. Kitchen | 7'-1"x10'-0" |
| 14. Kitchen Verandah | 5'-7"x6'-0" |
| 15. Servant Bed | 4'-0"x6'-10" |
| 16. Servant Toilet | 4'-0"x3'-4" |

project at a glance

Project Name
Location

: Golden Harvest Saptarshi
: Plot-7, Road-13, Sector-7
: Uttara Model Town, Dhaka-1230

Developer

: Golden Harvest Developers Ltd.

Land Area

: 5.8365 Katha (more or less)

Total Built Area

: 1722.51 Sqm.

No. of Stories

: 10 nos

Total Apartments

: 9 nos

Consultant

: Braintrain Studio Ltd.

BMWE Approval No

: 2013/000000-00/000-000/0000000000

BMWE Approval Date

: 17/12/2013

Project Handover

: October, 2016



f. living & dining

Lifestyle

...the grand way of living!

One aspires to live the way he dreams and at Golden Harvest we strive to convert your dreams into reality. At our new creation, we have an elegant architecture that will please your eyes and spacious apartments that will take care of your comfort.



master bed

Classic

...only known to the connoisseur!

A home should confer pride on its owner as a reward for his or her life's work. We have designed our furniture collection to bring you pride, joy and satisfaction that you always aspired. We present you a magnificence which is an epitome of class, quality and luxury!



master bath

- All door frame Teak Chamble or equivalent
- All door shutter will be water proof flush door inside laminated
- Imported Glazed tiles in Bathrooms upto full hieghts
- Imported homogenous tiles in floor
- One Bathtub with Hand shower in master bathroom
- Shower area in Second & Third Bathroom
- Imported bathroom fittings and fixture excepts servant's bathroom
- Provision for hot and cold water in all bathroom excepts servant's bathroom
- Cabinet Basin in Master Bathroom
- Design wall mirrors in bathrooms
- Servant bath wall tiles up to 7 feet height with long pan, shower and lowdown.
- Suitably located exhaust fan in all bathrooms



kitchen

Features

modern, extensively designed platform with

- Double burner gas outlet
- Imported wall tiles up to full height
- Imported matching floor tiles
- Strong and durable veneer flush door shutters with wooden door frame
- Concealed hot and cold water lines
- Imported best quality stainless steel (Single Bowl) sink with mixer
- Washing area at verandah
- LPG provision in kitchen verandah
- Provision for washing machine with water inlet, outlet and electric connection as per design
- Provision for kitchen hood
- Suitably located exhaust fan

Optional Features

- Various extra interior designing works and additional fittings and fixtures as per choice of

Allottee may be done at cost basis after approval of the company.



driveway

Quality

...simply, passion at work!

The Golden Harvest believes in developing and constructing aesthetically designed, functionally efficient residential complexes of international quality, offering "more value for money". We believe our buildings should reflect engineering excellence with a view to provide complete customer satisfaction. It is our intention that the quality of our products and services should result in complete value for our clients. While rendering our construction services, we emphasize on Environmental, Health and Safety (EHS) standards as an integral part of our business practices.

general terms & conditions

- Application for booking or reservation of apartment to be made on prescribed form duly signed by the applicant along with Down Payment. Golden Harvest Developers Ltd shall have the right to accept or reject any application without assigning any reason thereto.
- On acceptance of an application, Golden Harvest Developers Ltd shall issue an Allotment Letter and Payment Schedule for payment of balance amount. Allotment is made generally on 'First Come, First Serve' basis according to choice of the applicant and availability of the apartment. Preference, however, may be given to applicant paying the full amount upon allotment. The applicant shall be required to execute an agreement with Golden Harvest Developers Ltd before obtaining the allotment.
- Until full payment is made and possession obtained, the allottee shall not transfer and/or sell the allotted apartment to a third party. After allotment of apartment, if the applicant fails to make the required payments as scheduled, Golden Harvest Developers Ltd shall have the right to cancel the allotment. In such event, the amount paid to Golden Harvest Developers Ltd by the allottee shall be refunded after deduction of 10% of the payment received as service charge.
- All kinds of payment and other charges shall be made by Crossed Cheque, Bank Draft or Pay Order in favour of "Golden Harvest Developers Ltd" for which respective receipts will be issued. Golden Harvest Developers Ltd shall not accept any cash payment without prior notice. Foreigners and non-resident Bangladeshis may pay in foreign exchange by TT or DD. Acknowledgement in such cases shall be made in Taka as per local bank transaction.
- The allottee must strictly adhere to the dates of Payment Schedule to ensure timely completion of the construction work. Delay in payments beyond the due date will make the allottee liable to pay compensation @ 3 % per month on the amount of payment delayed.
- In case of surrender/cancellation of the allotment by the buyer or non-payment of installment beyond 30 days Golden Harvest Developers Ltd shall have the right to cancel the allotment. In such an event, the amount paid to Golden Harvest Developers Ltd shall be refunded after deduction of 10 % of the total payment made by the allottee, only after resale of the apartment in question. Any amount of VAT and taxes deducted by Golden Harvest Developers Ltd are not refundable.
- The allottee shall bear all costs relating to the transfer, Registration, Stamp Duties, VAT, Gain Tax, Legal and Sundry expenses to be incurred in connection with registration of deed of sale.
- Connections fee, security deposits and incidental expenses/charge relating to utility services i.e. gas, water, sewerage, solar and power connection are not included in the price of the apartment. Golden Harvest Developers Ltd shall make these payments directly to the concerned authorities and the buyers shall pay the amount on actual basis to Golden Harvest Developers Ltd in advance upon demand.
- Limited changes in the specifications, design and/or layout of the project, if these become necessary from technical point of view or as desired by the Consultants of the project.
- Construction is scheduled to be completed within 30 months. Completion period of the project can be affected by unavoidable circumstances beyond the control of Golden Harvest Developers Ltd like war, natural calamity, political disturbances, civil commotion, non-availability of materials, non-payments of installments on time by the allottee and changes in the fiscal policy of the state, etc. and any other force majeure, then the allottee will not be entitled to claim any kind of compensation from Golden Harvest Developers Ltd. Golden Harvest Developers Ltd shall not be responsible for delay or non-availability of any utility supply, like electricity, gas, water etc.
- If for any reason beyond the control of Golden Harvest Developers Ltd as mentioned in above clauses, if Golden Harvest Developers Ltd is compelled to abandon the project; all payments shall be refunded to the allottee within 90 days from the date of such announcement. In such situations the allottee will not be entitled to claim any kind of compensation or interest on the money paid.
- The possession of apartment and car park's shall be handed over to the Allottee on completion and on full payment of apartment and other related charges and till then the possession will rest with Golden Harvest Developers Ltd.
- After taking over of apartment or the project, the allottee(s) must consult Golden Harvest Developers Ltd prior to undertaking any structural or layout changes within the apartment's complex. Failure to do so will be at sole risk of the Allottee(s).
- The allottee must undertake to become the members of Owner's Association (OA), after completion of the project. Golden Harvest Developers Ltd will maintain the default servicing and management of general affairs of the project for a maximum of One Year. Allottee shall pay all utility and service charges at actual. At the end of One Year, OA will take over from Golden Harvest Developers Ltd to maintain the common facilities and management of general affairs of the project.



on going **projects**

showpno
at bashundhara



kabbo
at block a, bashundhara



nakshatra
at sector 3, uttara



Completed **projects**

golpo
at gulsan



momota
at baridhara



please contact

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- + 88 02 8878784~7