



vista  
HS TOWER



**VISTA**  
LAND & LIFESCAPS LIMITED



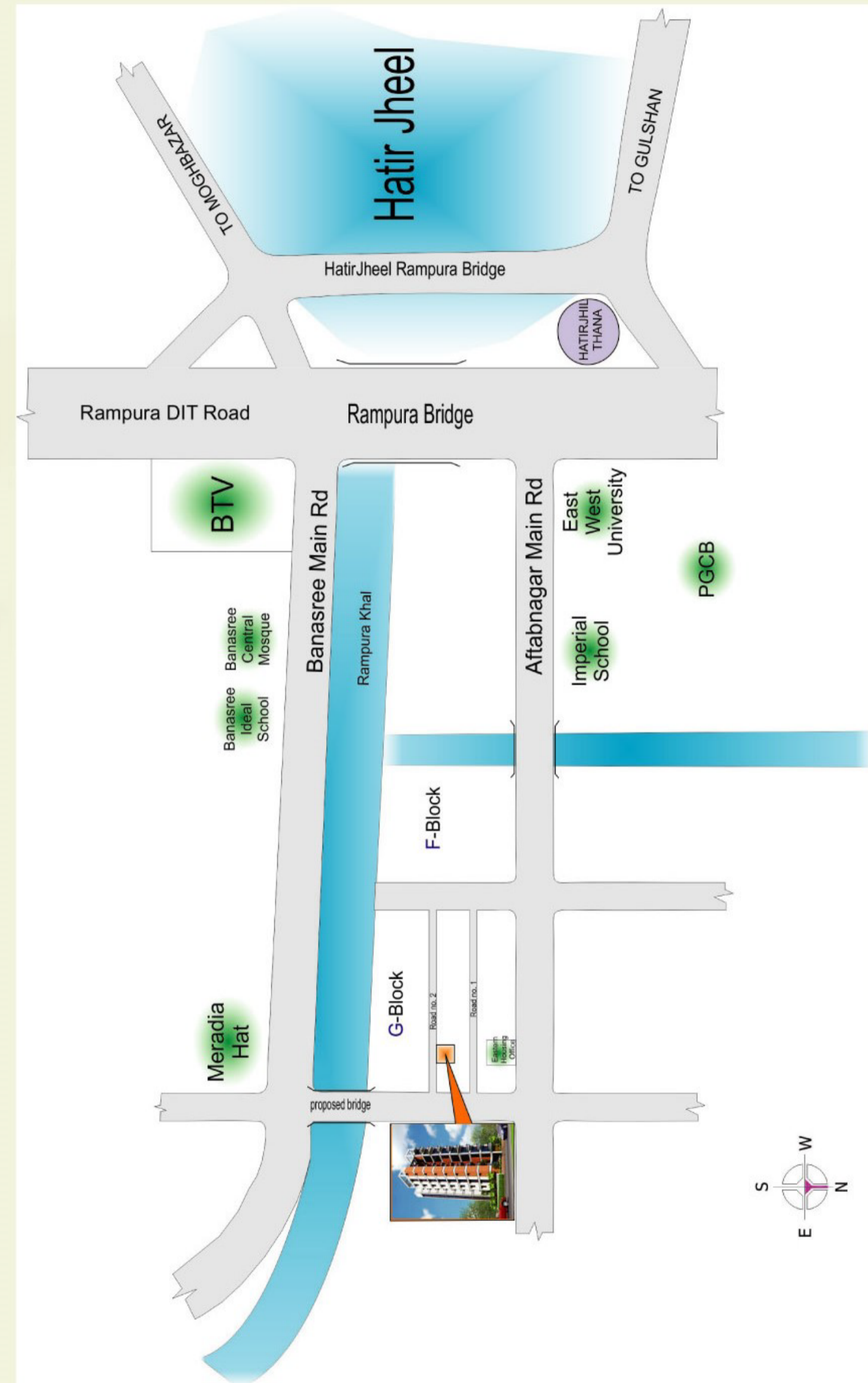


## Introduction

VISTA LAND & LIFESCAPS LIMITED is a promising name in real estate sector in Bangladesh. It aspires to provide the best solution according to the requirement of our urban life.

From this concept, we offer **VISTA HS TOWER** 9-Storeid luxurious green building apartment complex at AFTABNAGOR. Which is Very close to HATHIRJHIL, BONOSREE and GULSHAN-1. AFTABNAGOR is the Most Beautiful area for housing acclaimed clam and quite modern residential area in Dhaka city. Also the vicinity of high level University (East West University), School (like imperial, Ideal School and College), Market, Hospital and most famous bazar Meradia Hat, walking distance to hat bazar and bus stops. Which get you conveniently connected to the hub of the city.

**VISTA'S** design which took a deep meticulous detailing will certainly meet your entire requirement of green building concept what you cherish your dream at Dhaka city. We would like to take the opportunity to congratulate the prospective clients in advance who will make their wise investment in **VISTA HS TOWER** and believe that they will get their satisfactory return.



## Location Map



PROJECT

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*A Glance*

## VISTA HS TOWER

### PROJECT LOCATION

Road-02, Plot-52,  
Block-G, Eastern Housing Project  
Aftabnagar, Rampura, Dhaka.

### BUILDING TYPE

Residential Building

### APARTMENT SIZE & CAR PARKING

1500 Sft & 7 Nos. at Ground Floor.

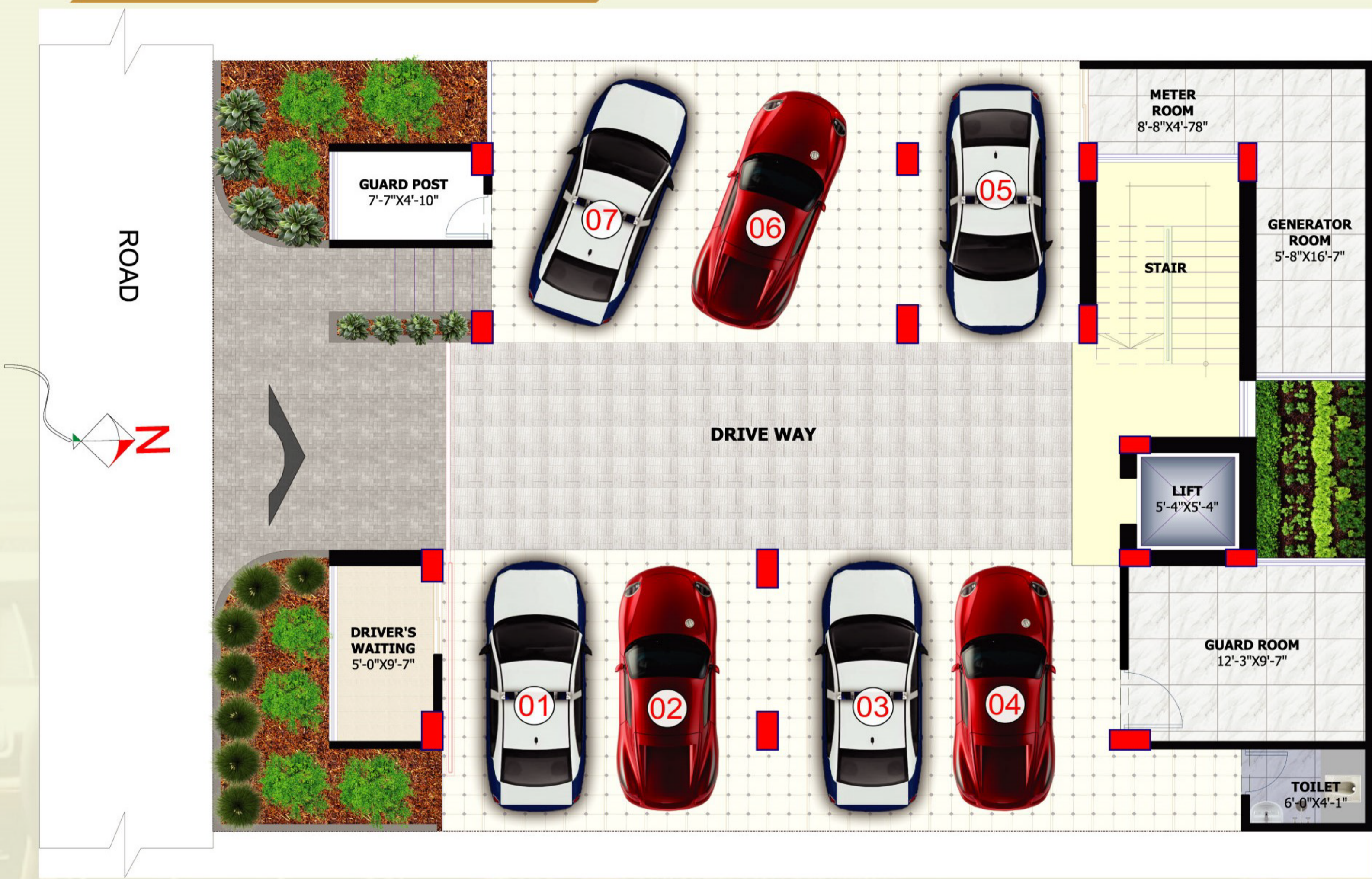
### BUILDING HEIGHT & PROJECT FACING

9-stoired residential Building & South Facing (25'-0" wide Road)

### SPECIALTY OF THE PROJECT

Prestigious Location  
Perfect functional use of Space  
Good Aesthetic View  
Green Building Concept  
100 % Day light Use.  
Minimum 45% Open Area around the building.

# GROUND FLOOR PLAN



car parking > 07 nos.

- Guard Room
- Guard Post
- Driver Waiting
- Generator Room

# TYPICAL FLOOR PLAN



■ 3 Bed Room ■ Living ■ Dining ■ Kitchen ■ 3 Toilet ■ 4 Ver

unit area > 1500 sft.

**Structural System**

Total foundation and superstructure are designed by professional reputed engineers. Foundation design is based on the sub-soil investigation. Structural design parameters are based on American Concrete Institute (ACI) and American Society for Testing & Materials (ASTM) codes. RCC frame structure with 10"/5" brick walls as per design. All structural materials including steel, cement, bricks, Sylhet sand as per as Standards.

**Doors:**

The entry door shall be made of solid Gorgon/Gamari wood with door Lock, check viewer, door Chain of company Standard. All other doors (except bathroom) will be single Panel veneered Flush door with Mahgoni/Gamari Door Frame as per company standard. The bathroom doors shall be made of plastic door. Bed room door good quality mortise lock and other door fittings and necessary fixtures.

**Floor:**

Floor shall be company standard 16"X16" R.A.K/ CBC/Akij/ EURO/ Equivalent tiles.

**Walls And Partition:**

Internal and external wall of 5" thick 1st class Bricks. Wall surfaces of smooth finished plaster. Distemper paint in all internal walls and ceiling with soft colors.

**Window/Grill:**

Silver colored aluminum sliding window with 5mm thickness tinted clear glass. Standard safety grills in all window with matching enamel paint.

**Verandah:**

Comfortable sufficient size verandahs are strategically located to enjoy outside view of surroundings. Verandah railing and stair railing will be as per design of the company.

**Lift:**

One superior quality lift from reputed manufacturers NOVA/Fjui/ Equivalent Quality to serve every floor capacity of 6 Person. Lift to have adequate lighting, well finished doors and cabin emergency alarm and intercom line.

**Electrical:**

Best quality wires (BRB/BBS) Equivalent Quality. MK Type/Equivalent switches and sockets. Separate electric distribution box for each apartment. All power outlets with earth connection. Telephone sockets in master bed and living room. Provision for Concealed intercom line, satellite TV cable in the living and master bed room. Provision for one air-conditioner point and one gizer point for each apartment.

**Kitchen:**

Concrete platform with local tiles finish Double burner gas point over tiles topped platforms 2'-0" wide strip of local ceramic tiles (R.A.K/ CBC/Akij/ EURO / equivalent) on wall along platform (Work top) One high polish stainless steel counter top sink (Single bowl-single tray). Adequate Power point For suitably located exhaust fan of Kitchen.

**Bathroom:**

R.A.K/ CBC/Akij/ EURO /equivalent ceramic tiles in floor 12"x12" and wall 8"x12" for master and other baths RAK Type/equivalent sanitary wares in master toilet, Common toilet and pan with low down & basin will be used in common toilet.

Hot & Cold water provision in the master bath. Mirror in bathroom with overhead lamps. Good quality locally made fittings showerheads, tower rail, soap and tissue paper holder. Concealed water & waste water line.

# TERMS & CONDITIONS

## Application

All interested buyers will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the Earnest Money. Allotment will be made on first come first served basis. Buyers wishing to make full payment on the price of the apartment shall be given a special discount on the price of apartment. Allotment of apartment is made and confirmed only upon receipt of the earnest Money. The company reserves the right to accept or reject an application without assigning any reason thereof.

## Payment

The purchaser will make the payment as per payment schedule. All payment should be made A/C payee cheque or bank draft or pay order or cash in favor of Vista Land and Lifescaps Limited. payments from overseas in GBP (£)/USD (\$) will be calculated at the prevailing official conversion rate to Bangladeshi taka on the date of payment.

## Signing deed of agreement

After confirmation of all allotment, the buyer has to sign the deed of agreement within 30 (thirty) days from the date of making the payment of earnest Money.

## Possession

The possessions of the apartment will handed over to the purchaser after completions of installments and other charges. Until and unless the dues are not paid, possession of the apartment will not be handed over to the Buyer.

## Delay in payment

If the payment is delayed sequence at least 3 installments the company shall have the right to cancel the allotment without any notice to the Buyer. In such case buyers deposited amount will be refunded after sale out the same apartment to a new buyer. Also 10% of amount will be deducted from the buyers deposited amount for incidental charges.

## VISTA rights

The Company reserves the right to make changes in both architectural and structural design of the project. Limited changes can be made in specifications for overall interest of the project.

## Allotment transfer

Until making the full payment of installments and other charges, the buyer will not be able to transfer the allotment to third party other than the buyer's Husband/Wife or children without written approval of the company.

## Transfer and registration cost

The company will register a deed of sale in favor of the buyer after receiving the price in full. The buyer shall bear all costs relating to stamp papers and all taxes (Such as Transfer Fee, Stamp duty, Gain Tax, Registration Fee, VAT, Land dev. tax. Govt. taxes & others relevant expenses etc.).

## Incidental cost

The connection charges/expenses relating to gas, water, sewerage and electric connection etc not included with the price of apartment. The purchaser will also make this payment to the company as Utility Cost.

## Force measure

In the event of natural calamity, civil war, strike, war then the company shall not be held liable for any result, delay or abandoning the project.

## Owner's association

Maintenance of all common services and facilities after completion of the project will be done by respective owner's co-operative society, which will be formed in due time. Each apartment owner will deposit Tk. 1,00,000/- only to the company for the reserve fund of the society before taking possession of space. Income of reserve fund shall be used of maintenance and repair of common facilities of the project. Each Apartment owner's shall pay the monthly establishment expenses included electric charge for lift, Generator lighting the common area & Pumps, Proportionately as fixed by the society.



## Handed Over Project's



**Vista Ashiana Garden**  
@ Mirpur-2, Dhaka



**Vista Kabir Tower**  
@ Mirpur-10, Dhaka

*Hotline*

**01818 395 426**

**01717 693 271**

## Up Comming Project's



**Vista Mj Tower**  
@ West Mollartek, Sector 4, Uttara



**Vista Kamal Tower**  
@ Middle Ajampur, Sector 4, Uttara

### Office

Road-12, House-02, 2nd Floor, Middle Badda  
Gudhara ghat, Gulshan-1, Dhaka-1212.

Cell : 01818 395426, Email : mmamojumder@yahoo.com