

## Description

Ananda Bazar Railway Super Market Ltd. is planning to construct an elegant and environment friendly 11 storied super market building on a plot of land measuring approximately 110.0 decimals. The building will have 2 basements with all modern facilities, bonded with safety measures to sustain an earthquake of magnitude of 8.5 on the Richter scale and would be provided with a smart firefighting network. The structure of the building would be a combination of steel frames and RCC columns & beams. Total floor area would be approximately 37,800 sft. per floor.

There would be a total of 1000 numbers of shops of different size and category. Basement would have a capacity for parking slightly more than 180 cars at a time. A “draft plan” of the super market is already been prepared by the Railway Board, awaiting its’ approval. It is expected to start construction of the building from June 2024 and to be completed by June 2027. Renowned Architectural firm and Construction Company would be engaged to carryout plan, design and construction of the complex to ensure quality works.

The whole building complex would be under central cooling system. There would be big elevators. escalator, wide stairs and fire escape at strategic point of the building. Fire/ hazard alarm system would be fixed. In addition to wide and comfort ramps for car parking (for in and out from the basements), strong and standard car elevators would also be provided to facilitate easy and quick “Entry and Exit” of cars from the two basements. An electrical sub-station combined with 2 sets of generators would be installed to support full time supply of electricity in the building complex. However, functioning and security of all the systems would be given top priority to avoid any type of incident or accident in the building.

Each floor of building would be of about 37,800 sft. It is planned to construct 2 sizes of shops; 160 sft. and 200 sft. shops would be categorized and accommodated in different floors such as branded Garments, Toys, Cosmetics, Electrical & Electronics, Jewelries, Foot Ware, Food-Court, Gymnasium / health Club, Medicine Shops, game Zone, Convention Centre, etc. Ananda Bazar Railway Super Market Ltd.

## General terms and conditions

1. Interested buyers are encouraged to apply for allotment of shop(s) by duly filling in the prescribed form (Prospectus and shop booking form) sold by the company for Taka 1000 each set. An individual or more than one person in a group or a company interested to buy a single shop or more than one shop, must apply separately (One form for one shop). Set of Form would be available from the office of the company and filled-in application forms would be received on or before 30th June 2024.
2. Each Filled-in form would be scrutinized by a committee appointed by the Company. After approval of the Form, the buyer would be officially informed for the next step to follow.
3. The buyer will pay a booking money of Tk. 1,00,000 (One Lac) along with a down payment of 25% of total estimated value of the shop. Booking of the shop would only be accepted after required payment is made.
4. If the client/ purchaser wants to pay all the money at a time, he/she may be offered a rebate up to 10% (Ten) over the total cost.
5. After receiving the booking money and down payment, a "Deed of Agreement" will be made on a non-judicial stamp. Payment plan (Installment) may be finalized after discussion with Board of Directors.
6. If the client/ purchaser fails to pay installments for any consecutive 3 (three) months then the company has absolute right to take decision for cancellation of allotment of shop requested for. Before that time, if the client/ purchaser wants to continue, he/ she will have to apply for time extension. If the board of Directors agree to the request of the client/ purchaser for time extension, in that case, he/ she has to pay a penalty of 10% over the default amount and pay the arrear installments at a time.
7. Any client/ purchaser can transfer his/her name before registration by paying a fee of Taka 1,00,000 (One Lac) only.
8. In case purchaser wants to cancel of allotment of shop 25% (Twenty five) money will be deducted from the paid amount and rest of the money would be paid back in installment(s) after reselling of the said shop.

9. All payments must be made in favor of "Ananda Bazar Railway Super Market Ltd." A/C No. : 1301-000247630, Mutual Trust Bank Ltd., Dhaka. Payment may be made by cash/Pay Order/Crossed Cheque.

10. Registration of the shop will be made within a short time after full payment is completed. Registration fee, TAX, VAT, and all kinds of Govt. fees such as RAJUK and Bangladesh Railways Departmental Charges etc. are to be borne by the client/ purchaser. Any paper required by the authority during registration of the shop, is the responsibility of the client/ purchaser to provide in time.

11. If, at any stage, it is revealed or proved that the applicant has concealed any data/information which may go against the interest of the company, his/her allotment of shop would be cancelled. If he/she has already paid part or full payment against the shop, his/ her money would be refunded after deduction of 25% of the paid amount and rest of the money would be paid back in installment as agreed upon by both the parties.

Market Office

136 New Secretariat Road,

Fulbaria, Gulistan, Dhaka-1000

Contact Office

A2, Plot-646, Road-09, Avenue-4

Mirpur DOHS, Dhaka-1216

Phone: 02-44806610

Mobile: 01711-733857, 01957-696386

Email: [harunrashid1312@gmail.com](mailto:harunrashid1312@gmail.com)