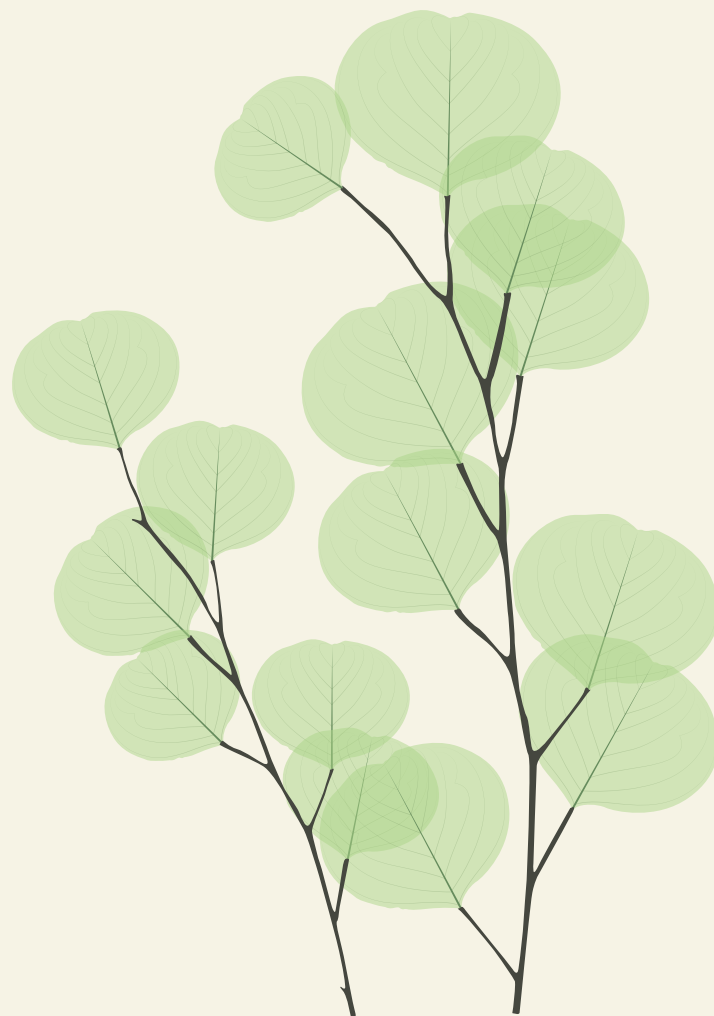


for earth, for life...



JAPASTY
ZEBA *Heights*

@ Block-I, Bashundhara R/A, Dhaka-1229

“

Signature

RESIDENCES
FOR
HIGH-END LIVING

”

JAPASTY
ZEBA *Heights* a touch of *Nature...*



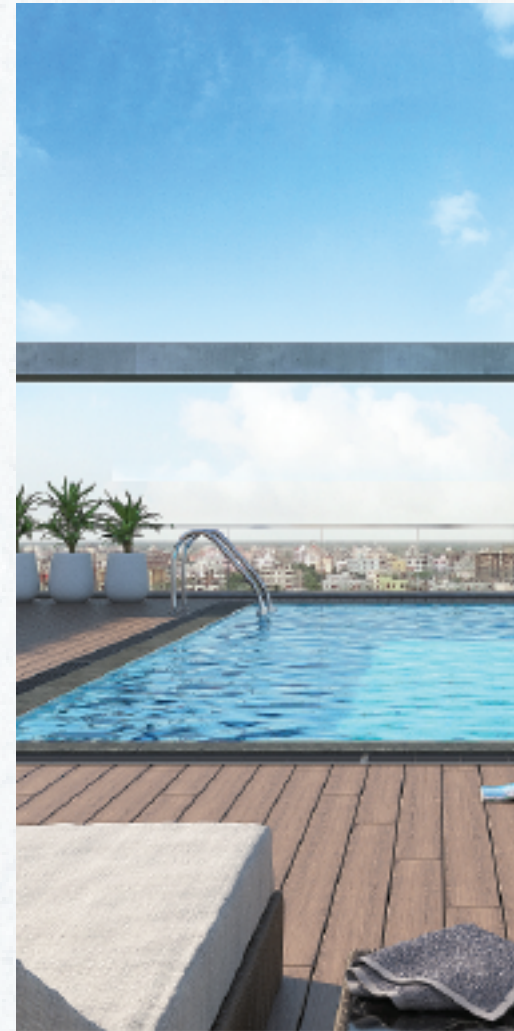
“

Welcome to **Japasty Zeba Heights**

Japasty Zeba Heights is a complex of ultra-high-end residential apartments, located in the heart of Dhaka City, the city of dreams. Designed for those who prefer leisure, lavishness, and a bit of extravagance in life, Zeba Heights features state-of-the-art apartments with spacious interior inside and breathtaking views outside. From private pools in select apartments to a leisure deck with a gigantic pool and iconic cascading water features, to indoor and outdoor gym, to sauna and steam room, to dedicated kids play area, Japasty Zeba Heights offer all amenities that you can wish for a luxurious lifestyle.

You would discover that Zeba Heights is easily accessible from the city and is comfortably situated with vibrant social infrastructure in the form of numerous upcoming entertainment hotspots, hotels and shopping malls, which is sure to emerge as the newest development hub.

”







PROJECT AT A GALANCE



Plot-1399, 1400, 1417 & 1418, Road-31 & 32
Block-I, Bashundhara R/A, Dhaka-1229



Land Area
20 katha



Land Orientation
South, North & East Facing



Building Height
G+9 (10 storied luxury building)



03 Unit (Each Floor)



27 Nos Apartment's



Apartment Size
2890 - 3250 sft. (approx.)



39 Nos Car Parking
on Ground Floor



02 Nos
Imported Lift



4 Beds, 4 Baths, Living, Family Living
Dining, Kitchen, 4 Verandahs &
Servant Bed with Bath.



“ SWIM GRACEFULLY

Grace and tranquillity go hand in hand here because only a life that is lived gracefully can be tranquil. Swim your worries away and meet challenges with the utmost grace at Japasty Zeba Heights



SPECIAL FEATURES



Open Space



Eco Friendly Design



Cross Ventilation



Open Terrace



Infinity Swimming Pool



Gymnasium



Community Space



Prayer Area



Landscaped Rooftop



BBQ Zone



Deep Tube Well



360° Security System



Firefighting System



Modern Architecture



Imported Lift



Imported Generator



“ VIEWS THAT INSPIRE

Let the ecstasy of expansive views inspire you to do better, be better. The enchanting skyline of the city, the magnificent sunsets; discover the simple joys of existence with Japasty Zeba Heights grand windows and spacious balconies.



EASY ACCESS TO ALL FACILITIES

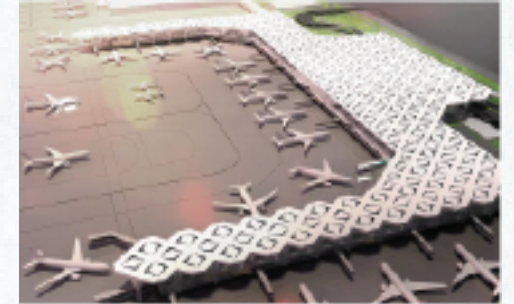
The promise of a lifestyle Japasty Zeba Heights living brings with it, an array of conveniences and comforts. Being located at Bashundhara Residential Area, a most promising location, it is in close proximity to the educational institutions, malls, restaurants, hospitals and headquarters of multinational companies, bank's etc.



Burger King, Khana's
The Green Lounge, Pizza Inn
KFC, Herfy, Arabica Coffee Shop
Green & Pepper Restaurant
Awake Cafe & Bistro etc.



Hazrat shahjalal International Airport
Metro Railway Station (Proposed)
Purbachal 300 feet Highway Road
100 feet Madani Avenue
Airport Railway Station etc.



International School Dhaka (ISD)
Hurdco International School | Playpen School
The Aga Khan School | Sunnydale School
Viqarunnisa Noon School & College
American International University of Bangladesh (AIUB)
Independent University | Nort South University etc.



Mutual Trust Bank | Bank Asia
Eastern Bank Ltd. | Brack Bank Ltd.
IFIC Bank | City Bank
DBH | IDLC etc.



Bashundhara International Convention Center (BICC)
Jamuna Future Park | Swapno Super Shop
Rupayan Shopping Square
Apon Family Mart | Mina Bazar
Dhali Food Court & Coffee Shops etc.



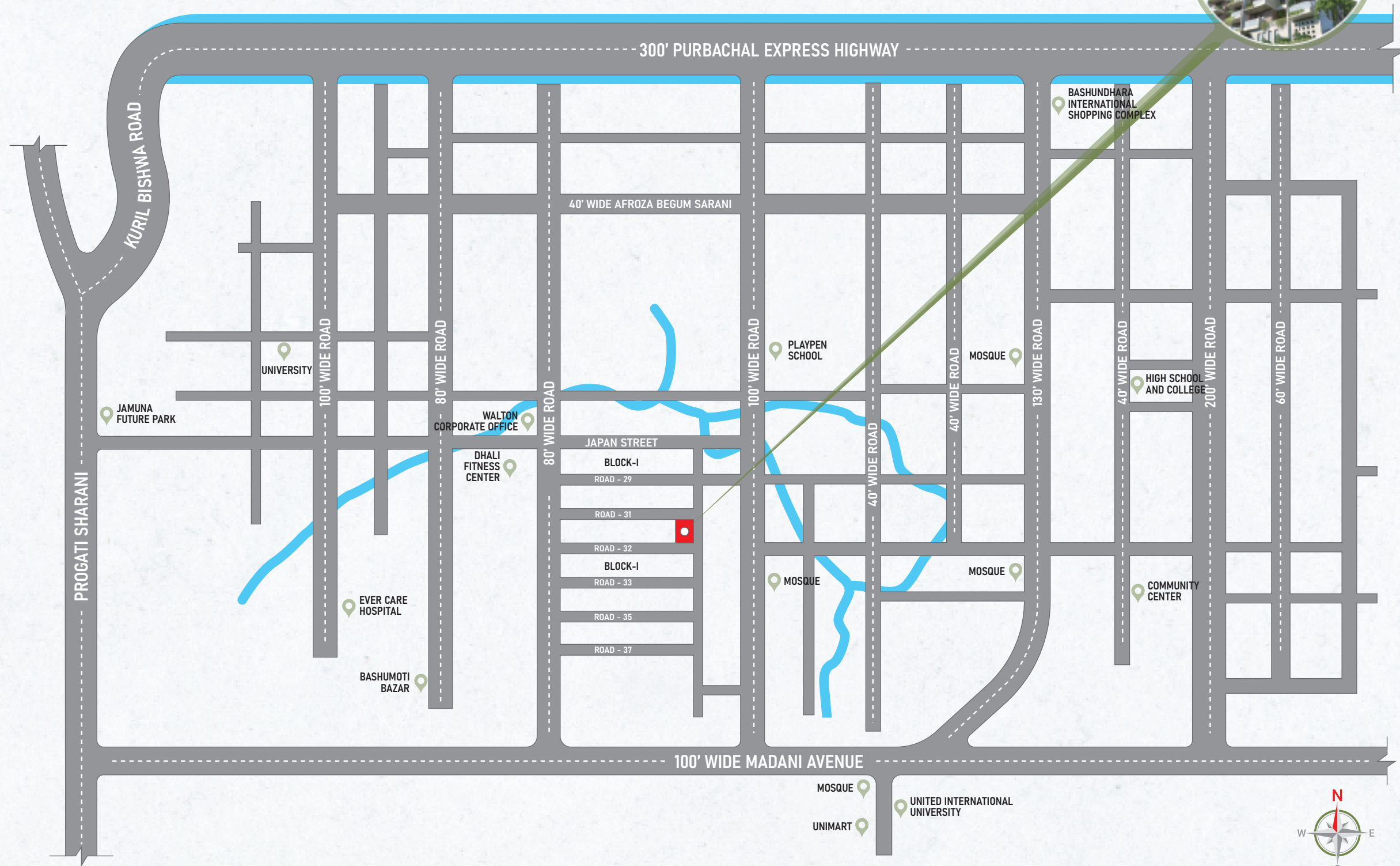
Evercare Hospital Dhaka
Bashundhara Eye Hospital
and Research Institute
Diabetic Association of Bangladesh
D' Akbar Health Care Pvt. Ltd. etc.



LOCATION MAP

JAPASTY
ZEBA Heights

Plot-1399, 1400, 1417 & 1418, Road-31 & 32
Block-I, Bashundhara R/A, Dhaka-1229







MODERN LIVINGROOM

Whether from the stairway or elevator, alighting at the interactive lobby, you're ushered into a plush living room and other enviable lower-floor spaces of your four-bedroom apartment. You're proud you live here.



FITNESS CENTRE - POWER, PERSEVERANCE AND DISCIPLINE.

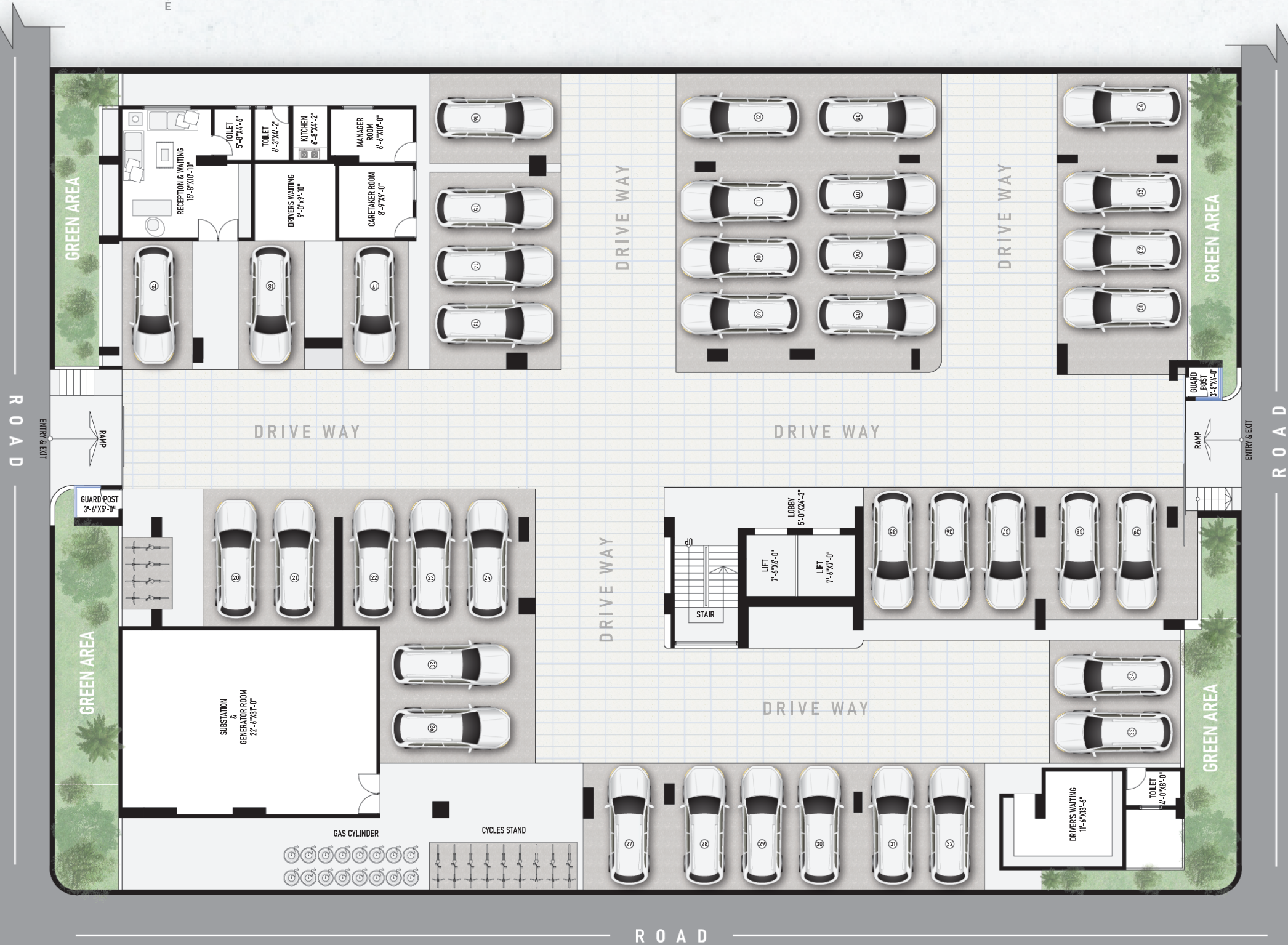
Japasty Zeba Heights does not just provides everything that you'll need for a luxurious lifestyle, it provides all of them in style. Gym offers numerous advantages for individuals living in communities or apartment complexes. Like as convenience, cost-effective, privacy, flexibility, community building, safety and security etc.



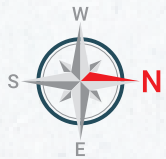
GROUND FLOOR FEATURES

- Double Entry/Exit
- Wel Decorative Reception & Waiting
- Decorative Lobby
- Bothside Ramp
- Bothside Guard Post
- 02 Nos Drivers Waiting
- Cycles Stand
- Substation & Generator Room
- Gas Cylinder Station
- Manager Room
- Caretaker Room
- 3 Nos Toilet
- Kitchen
- Green Area

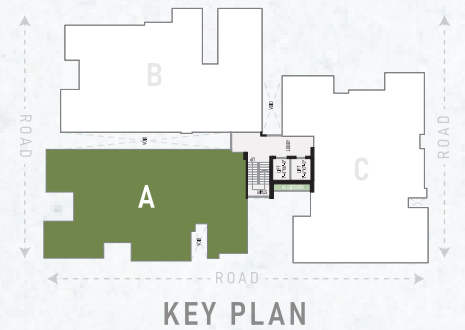
GROUND FLOOR PLAN

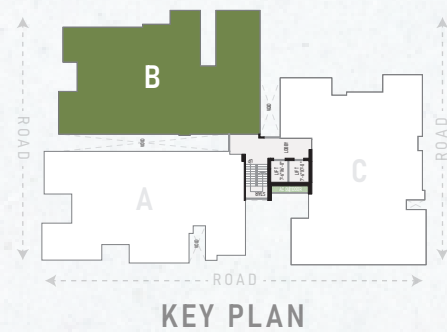


TYPE **A** - **2890** SFT. *approx.*
 TYPE **B** - **3070** SFT.
 TYPE **C** - **3250** SFT.



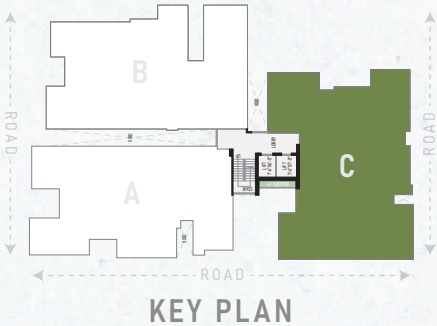
TYPE **A** 2890 SFT.
approx.

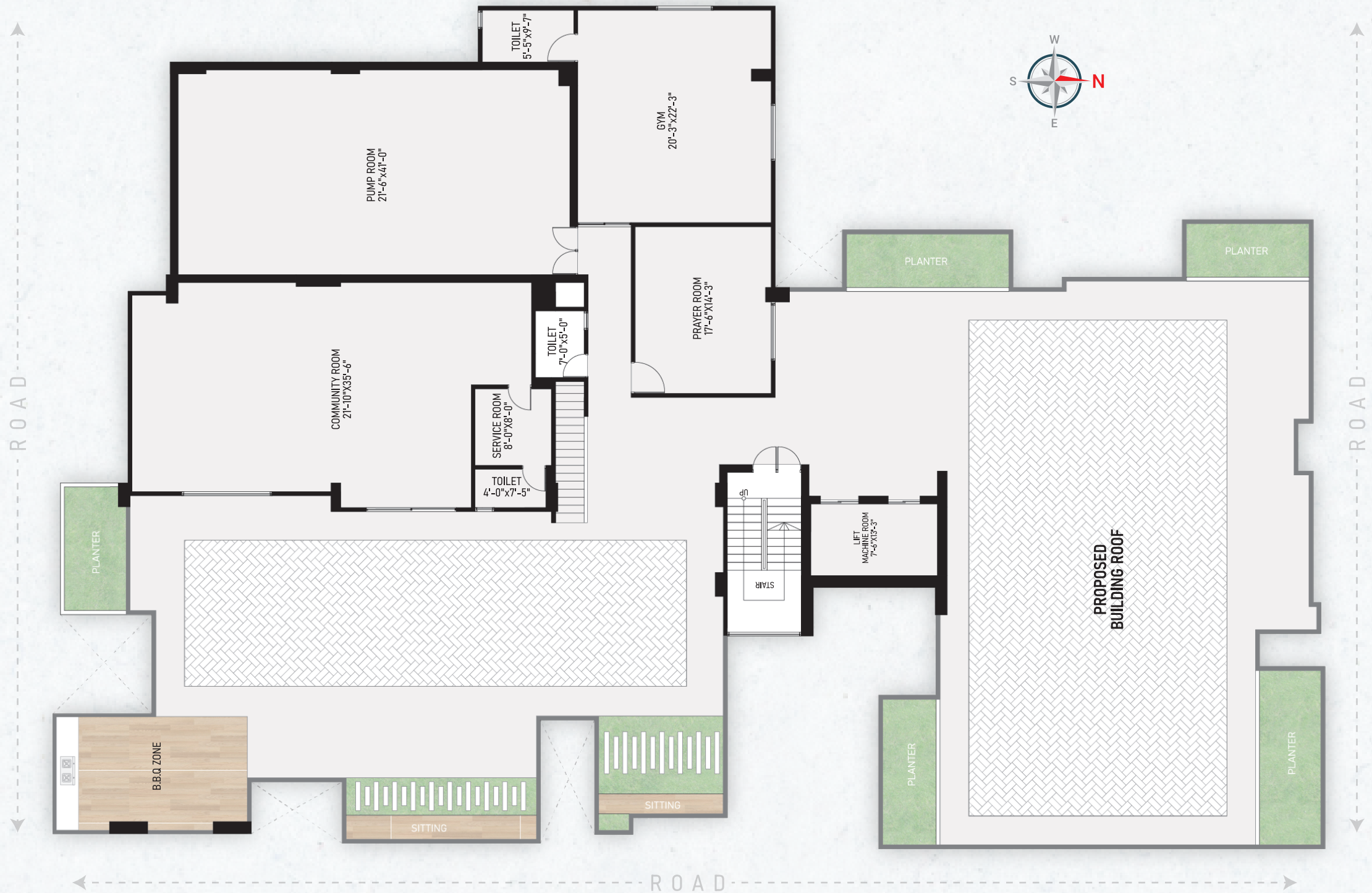




TYPE **B 3070** SFT.
approx.

TYPE **C** 3250 SFT.
approx.





ROOF FEATURES

- Lift Machine Room
- Gym
- B.B.Q Area
- Community Room
- Toilet
- Service Room
- Prayer Room
- Pump Room
- Sitting Area
- Planter

ROOF PLAN



ROOFTOP FEATURES

- Swimming Pool
- Swimming Pool Deck
- Toilet
- Change Room
- Over Head Water Tank
- Lift Machine Room
- Sitting Area
- Planter

ROOFTOP PLAN



FEATURES & AMENITIES

STRUCTURAL AND ENGINEERING FEATURES OF THE PROJECT

- ❖ Sub-soil investigation carefully carried out by an experienced and qualified firm using latest testing equipment with direct supervision and monitoring of Japasty Company's engineers.
- ❖ Structural design parameters will be based on American Concrete Institute (ACI), American Society for Testing Materials (ASTM) and Bangladesh National Building Codes (BNBC).
- ❖ Structural design will consider wind velocity of 210 kmph according to BNBC.
- ❖ Earthquake resistance criteria according to BNBC standard for Seismic Zone – 2 will be followed in designing the RCC frame structure.
- ❖ All architectural and structural design would be carried out by prominent architectural and structural consulting firm.
- ❖ Apart from prominent and highly qualified structural and architectural consultants, qualified and experienced engineer will be assigned for direct supervision at every stage of construction to ensure highest quality of workmanship.
- ❖ Modern construction site equipment employed includes steel cutting equipment, welding equipment, concrete mixer, concrete vibrators, water pumps, leveling equipment, steel shutter and steel scaffolding etc.

MAJOR STRUCTURAL MATERIALS

- ❖ Heavy reinforced cement concrete foundation.
- ❖ All structural materials including steel cement bricks, Sylhet sand and other aggregates etc. of highest standard and screened for quality including laboratory testing.
- ❖ Strength of concrete will be tested regularly from BUET (minimum concrete strength will be 3500 psi/as per required design strength in all column, beam and slabs).
- ❖ Steel : 72.5 / 60 grade deformed bar (BSRM/AKS/KSRM/SS Steel or euivalent)
- ❖ Bricks : First class machine made bricks.
- ❖ Cement : Lafarge/Crown/Bashundhara or equivalent.
- ❖ Sand : Sylhet sand & local sand
- ❖ Aggregates : Stone chips & machine made picket chips.

FEATURES & AMENITIES

GENERAL FEATURES & AMENITIES OF THE PROJECT

ENTRANCE

- ❖ Beautifully set brand logo & project name as per design.
- ❖ Decorative and secured gate at entrance to the complex with CCTV surveillance.
- ❖ Fountains with matching illumination (as advised by project architect).
- ❖ Attractive exterior lamps, name/address plaque and decorative landscape features will be set up along the entrance area and rooftop.
- ❖ Pedestrian entry with highly secured entrance.
- ❖ Guard's enclosure with message window will be set up beside the entrance gate.

RECEPTION

- ❖ Reception lounge will be elegantly finished with designed borders & skirting.
- ❖ Stylish and spacious Concierge Counter for receptionist.
- ❖ Intercom, CCTV monitor, telephone connection in concierge, guard room etc.
- ❖ Fully furnished waiting lounge with attached toilet for the guests/visitors.

GROUND FLOOR

- ❖ Spacious car parking arrangement in the ground floor.
- ❖ Driveway will be covered with decorative pavement blocks ensuring proper friction.
- ❖ Adequate lighting arrangement in driveway, reception area & staircases.
- ❖ Car parking areas will be marked maintaining required standard measurements.
- ❖ Guest waiting room on the ground floor.
- ❖ All pipes running overhead will be tastefully covered and concealed.
- ❖ Adequate firefighting system with smoke detector.
- ❖ Driver's waiting area & caretaker room with kitchen & toilet.
- ❖ Beautifully designed garden and walkway.

CAR PARKING

- ❖ Car parking space on the ground floor with beautiful pavement/cladding bricks.
- ❖ Column guards to prevent damage by cars.
- ❖ Parking space with marking respective apartment numbers.

STAIRCASE & LIFT LOBBY

- ❖ Lift lobbies & staircase will be beautifully tiled. Ground floor lift wall will be granite & ground floor lift lobby floor will be marble.
- ❖ Stair railing will be designed of SS

APARTMENT LAYOUT

- ❖ Total layout thoroughly arranged to maximize advantage, especially in relation to the daylight from all sides and cross ventilation throughout. Privacy has been emphasized by spreading the layout from end to end.

ROOF TOP

- ❖ A beautifully designed open to sky swimming pool.
- ❖ Large community hall for the apartment owners.
- ❖ Prayer room & a nice Gym for fitness.
- ❖ Secured gate will be provided at entrance to the open roof.
- ❖ Protective parapet wall maintaining safe height-level around roof top.
- ❖ Water proofing on the roof top by 4" thick lime terracing. The floor of rooftop will be finished with high quality tiles.
- ❖ Bar-B-Q Pit with marble-topped serving counter will be set up.
- ❖ Beautifully designed elevated roof garden will be provided.
- ❖ Clothes lines for drying wet clothes will be located in a secluded portion.
- ❖ Rain water harvesting.
- ❖ A lightening arrestor will be set up.

UTILITY SERVICES

WATER SUPPLY

- ❖ A submersible pump will be set up for un-interrupted water supply.
- ❖ One common meter for main connection from the respective authority
- ❖ Provision of hot & cold-water supply from individually located geyser to kitchen & toilets (except maid's toilet).
- ❖ Underground and overhead RCC water reservoir with 02 (two) nos continuous & standby pumps (Pedrollo/Sear/GAZI or equivalent) with auto start-stop system. Minimum 02 (two) days emergency reserve capacity will be ensured.

GAS SUPPLY

- ❖ Gas connection from TITAS (subject to permission from the govt).

ELECTRICITY SUPPLY

- ❖ Residential power supply 220V/440V with separate energy meter for each apartment.
- ❖ Individual digital meter for each apartment and separate digital meter for common use.

SEWEARGE SYSTEM

- ❖ Planned for long term requirement

ADDITIONAL

- ❖ Provision for concealed internet connection in a common palace and cable TV connection in living room & master bed.

FIRE PROTECTION

- ❖ Fire extinguisher to use during fire incident

FEATURES & AMENITIES

ELECTRO-MECHANICAL

LIFT

- ❖ Two superior quality 100% imported (Mayford/Nova or equivalent brand) lifts to be provided for the apartment complex. One stretcher lift and another 10 person capacity lift.

GENERATOR

- ❖ Standby fuel efficient EUROPEAN ORIGIN Diesel Generator with Perkins/Cummins Engine and BUILT-IN CANOPY of required capacity to serve Lifts, Pumps, Lobbies, 05 Lights & 05 Fan point in each apartment. There will be power point connection in kitchen & dinning.

SUB STATION

- ❖ Substation (Electromech /liftech or equivalent) comprising with Transformer, LT panel board, PFI panel etc. of required capacity will be installed for the apartment complex.

ELECTRICAL FITTINGS

- ❖ Electrical switch, socket, plug, calling bell & other accessories EG-2 (Energypac or equivalent) and Circuit breakers (LG/ABB/Legrand or equivalent).
- ❖ All electrical wiring (BRB/Poly/BBS or equivalent) will be concealed. Sufficient spot lights will be in and outside of the complex.
- ❖ Individual electric meter & electrical distribution box with main switch in each apartment with required circuit breakers.
- ❖ All bed rooms, living room, dining space, kitchen and toilets will have sufficient light points, concealed fan hooks and plug points. One suitable light point will be given in each verandah.
- ❖ Provision of CCTV in common areas of ground floor & stair case to ensure project security.
- ❖ Internet connection in a common place of the apartment.
- ❖ Power outlets to be provided for electrical appliances at suitable locations.
- ❖ All power outlets with earthed connections.
- ❖ Designated space & suitable power points for Air-Conditioners in all rooms, living & Dining Space.

DOORS

- ❖ All door frames will be solid CTG teak wood.
- ❖ Solid CTG teak wooden decorative French polished main entrance door with handle & security lock, Tower bolt, Check viewer, Door knocker, apartment number plate, door chain.
- ❖ All internal door shutters will be veneer flash door (Partex) in wooden frame (CTG teak)
- ❖ All bathroom and verandah doors will be laminated flash doors.

WINDOWS

- ❖ All windows will be 4" high bottom KAI/BTA/Chung Hua or equivalent aluminium frame sliding shutter with 5mm thickness tinted/clear glass with rubber channel & mohair lining and MS solid square bar (11mm X 11mm) grill with mosquito net provision.

TILES SPECIFICATION

- ❖ General/Main floor tiles will be 32" X 32" size RAK mirror polish or equivalent.
- ❖ All bathrooms floor will be used 12" X 12" wall matching floor tiles & 12" X 24" matching wall tiles up to 7' height.(RAK/Star/DBL or equivalent.)

- ❖ Maid's toilet will be tiled on floor and walls by best quality tiles.
- ❖ Kitchen wall will be used 12" X 24" (RAK/Star/DBL or equivalent) wall tiles up to full height all around wall and 12" X 12" floor tiles with color matching with wall tiles.
- ❖ Best quality 12" X 24" (RAK/Star/DBL or equivalent) stair tiles shall be used.

SANITARY FITTINGS

- ❖ Good quality cotto brand (Code- priz C1141) or equivalent high commode and basin (code-mariow C017) for bathroom and lowdown for servant bathroom. counter basin in master bath & pedestal basin in another bath).
- ❖ Hot and cold-water provision in all bathrooms except servant toilet.
- ❖ Standard size looking glass in all bathrooms with wooden frame.
- ❖ Best quality shower heads, towel rails, soap cases, tissue paper holder, glass shelf, stop cock, bib cock, will be provided in all bathrooms (Sharif or equivalent).
- ❖ Essentially correct uniform slope towards water outlet.
- ❖ Exhaust fan will be provided in all bathrooms.

KITCHEN FINISHING

- ❖ Built-in kitchen worktop by marble/granite will be provided.
- ❖ A double bowl high polished stainless-steel counter top sink (Thailand/Malaysia origin) with best quality mixer will be provided.
- ❖ An exhaust fan will be provided.
- ❖ Tiled washing area (floor-level) with bibcock will be provided at a corner of kitchen verandah for washing dish/groceries.

PAINTING SPECIFICATION

- ❖ Weather Coat (Berger/Elite or equivalent) on the exterior walls & boundary walls.
- ❖ Luxury silk/easy clean plastic paint (Berger/Elite or equivalent) on all internal walls & ceilings in soft color.
- ❖ Brilliant white enamel paint on ceiling of kitchen and bathrooms.
- ❖ Grills will be colored with enamel paint.
- ❖ Best quality French polished door frames & shutters.



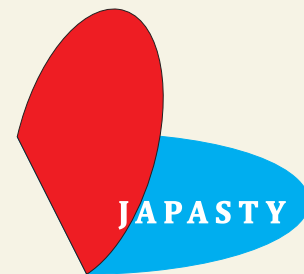
TERMS & CONDITIONS

- ❖ That the Terms & Conditions of the project as specified in the brochure will be integral part of the allotment/sale agreement.
- ❖ That the Developer will make the apartment ready in all respect with a view to hand over the same to the ALLOTTEE. However, the DEVELOPER will hand over the possession of the said apartment to the ALLOTTEE after full settlement of cost of the said apartment and other dues. If the ALLOTTEE fails to take over the apartment within the stipulated period, the ALLOTTEE shall be liable to bear the expenses of utility bills and other maintenance charges related to the said apartment and the project complex. If the DEVELOPER completes the project before the above-mentioned time then the ALLOTTEE will pay the rest of the amount before taking over the apartment accordingly.
- ❖ That the ALLOTTEE is liable to pay VAT/Tax relating to his allotted apartment as per rules & regulations of the Government.
- ❖ That the ALLOTTEE shall pay Gain Tax, Stamp Duties, Registration Fees, Transfer Fees, Source Tax, Legal Fees, Documentation Charges and other miscellaneous expenses in connection with the registration of sale deed for the allotted apartment.
- ❖ That the cost of optional works/any internal charges, if any requested by the ALLOTTEE, shall be borne by the ALLOTTEE on acceptance of work order by the DEVELOPER, In that event the DEVELOPER will require item wise approval by ALLOTTEE for the cost related to the optional works before implementation.
- ❖ That in case the ALLOTTEE wants to cancel the apartment or if she/he wants to change the allotment or transfer the allotment to other person (excluding first degree blood i.e husband, wife, father, mother, children) or company, she/he shall be liable to pay a service charge of 2% to the Developer Company of the total actual price of the apartment.
- ❖ That the ALLOTTEE/BUYER will make the payment as per payment schedule. All payment should be made by account payee cheque or bank draft or pay order or cash in favour of Japasty Company Ltd. Payment from overseas in US dollar will be calculated at the prevailing official conversion rate to BDT on the date of payment.
- ❖ That the ALLOTTEE/BUYER must strictly adhere to the schedule of payments indicated in this Allotment Agreement. Delay in payments beyond the Scheduled Date will make the ALLOTTEE/BUYER liable to pay a delay charge @ '3% monthly' on the amount of delayed installment. If the payment is delayed beyond 90 days or fails to pay three scheduled installments, the DEVELOPER shall have the right to cancel the allotment with 30 days prior notice to the ALLOTTEE. In such an event the amount paid by the ALLOTTEE will be refunded deducting 3% of total apartment value after resale of the apartment. The DEVELOPER/SELLER shall not be bound to refund before "resale" under any circumstances.
- ❖ That in absence of the ALLOTTEE or incapacity of any kind, the DEVELOPER will follow the Terms & Conditions regarding allotment/ purchasing of the said apartment accordingly with his/her NOMINEE and in absence or incapacity of nominee as per law of inheritance.
- ❖ In case the ALLOTTEE decides not to avail any item(s)/work(s) of the Developer in his/her apartment the ALLOTTEE has to inform the Developer prior to implementing such items(s) work(s) by the Developer. However, the ALLOTTEE will get the refund for the same after deducting 10% of Company rate against such item(s)/work(s) and will be adjusted with his/her final payment of apartment price.
- ❖ For any optional item (tiles, bathroom/kitchen ware, wood etc.) Developer shall request email and/or letter with a detailed item list (brand, color, type etc) which shall require BUYER's written approval. On the other hand, if BUYER wants any changes of any selected items, she/he shall inform in writing and upon payment of extra cost [in case the item(s) cost is above Developer's standard cost] plus 10% service charge, work shall be undertaken provided DECISION DATE DEADLINE is met.
- ❖ That the company shall have the sole right to bring necessary minor changes in the specification, design, layout & other facilities of the apartment if it is required for unavoidable reasons.
- ❖ It is expressly declared by the ALLOTTEE that he/she shall not be involved in any way with any terrorist activities and shall hate crime of any kind both national and international or other activities subversive of the state and the civil society.
- ❖ That the ALLOTTEE will not be entitled to bring any charges to the building elevations and structural design during and after handover of the project.
- ❖ That the ALLOTTEE must take handover of the said apartment within 25 days after serving the handover notice. If she/he fails to do so, Tk. 500/- (Taka Five hundred) only shall start accruing for each day as maintenance cost.
- ❖ That the ALLOTTEE shall not be allowed to do any modification/optional work in his/her apartment during construction period/before handover without written consent from the DEVELOPER



MEMBER REHAB

RAJUK ENLISTED



for earth, for life...

JAPASTY COMPANY LTD.

Rupayan Shopping Square, Plot-02, Level-6, Block-G
Bashundhara R/A, Dhaka-1229, Facebook : Japasty Company Ltd.
e-mail : sales.japasty@gmail.com, Web : www.japasty.com

DISCLAIMER

All pictures, plan layout, information, data and details, included in the brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals & planning permissions.