



**RANS**

**N I K E T O N**

Luxurious Apartment at Niketon, Gulshan

## MESSAGE

Form the Desk of Honorable Chairman



Md. Nazrul Islam Mazumder

Dear Patrons,

As-Salamu-Alaikum-Wa-Rahmatullah, RANS Real Estate Ltd had been established in April, 2008 with a view to "Desires into Reality" for the construction of "Luxurious & Quality" residential apartments & as well as Commercial spaces in different prime locations of Dhaka City. Now-a-days a lot of companies have been engaging themselves in the real estate sector for the mitigation of housing accommodation. RANS Real Estate Ltd has a plan to introduce an innovative idea to represent buildings, comprising of all modern facilities for the comfort of clients.

Our team of Engineers, Architects, Marketing and other professionals were chosen on the basis of their excellent management and entrepreneurial skills. The dedication, hard work and experience of our team has made RANS what it is today. We are a company committed to quality, efficiency and professionalism. We are realistic, logistics, enthusiasts & committed to optimistic outputs. We have never been satisfied with anything less than excellence.

RANS Real Estate Ltd. has also an idea to build "Houses" for the rural people who are basically homeless. Besides RANS will come forward to build temporary shelter for the affected people in various disaster situation like eila, cyclone, flood, tidal wave etc.

We have also a plan to build "Satellite Town" in the near future for the "Middle class earning Citizens" of Bangladesh.

We hope that you will continue to be with us in all our future endeavors. With your inputs, our performance can improve even further. We want you to share your views for successful building of our country in real state sector. Our Motto actually means, "Your **desires**, we make **in to reality**."

A handwritten signature in black ink, appearing to read 'Md. Nazrul Islam Mazumder'.

**Md. Nazrul Islam Mazumder**

Chairman **RANS Real Estate Ltd.**  
Chairman Nassa Group  
Chairman EXIM Bank Ltd.  
Chairman Bangladesh Association of Bank (BAB)

## A BRIEF LOOK

RANS Real Estate Ltd.

**RANS Real Estate Ltd** has started its operation from the month of April, 2008 with a motto of "Desires in to Reality". RANS Real Estate Ltd has become a trusted name in the real estate sector & also one of the leading real estate company in Bangladesh. From its very inception, the company has won the confidence and goodwill of its clients because within a short span of time, RANS has grown into a renowned and dependable organization in the country.

RANS Real Estate Ltd takes pride in development of Residential Apartments, Shopping complex and Commercial Building in different prime locations of Dhaka City. In the meanwhile, it has been launched more than 15 projects on it purchased land at the prime location like Gulshan, Banani, Dhanmondi, DOHS, Tejgaon, Mohakhali, Motijheel and even that adjacent of the world's longest sea beach of Cox's Bazar. In addition, RANS Real Estate Ltd has tried to provide accommodations suitable for middle class families while creating scope for development of residential lands in the vicinity of the capital city. Efforts are underway to cater to the needs of clients in every market segment.

At RANS, all construction materials and equipments are procured with a great care to ensure the highest possible standard. RANS is committed to maintaining a very high standard in quality control and workmanship. Use of high quality materials and high-tech equipments is a daily routine for the RANS family.

The success of such a large construction company requires specialized labors and highly qualified professional backup and RANS has developed a strong team of such highly skilled, experienced professionals to work under its competent management. The company currently has four hundred employees working, most of them being very qualified and experienced in their respective fields.

### PROJECT OVERVIEW

Project Name	:	<b>RANS Niketon</b>
Project Address	:	Plot # 10, 12 & 39, 41 Road # 01 & 02, Block # B, Niketon, Gulshan, Dhaka - 1212
Land Area	:	20 Katha
No. of Building	:	Two
Facing	:	Road No. 1 # East Facing & Road No. # 2 West Facing
Building Height	:	G + 8
Total No. of Apartment	:	32 noes. (Building 1# 16 noes & Building 2 # 16 noes)
Size of Apartment	:	2423 SFT.
Car parking	:	Each Apartment
Expected Handover	:	June, 2014

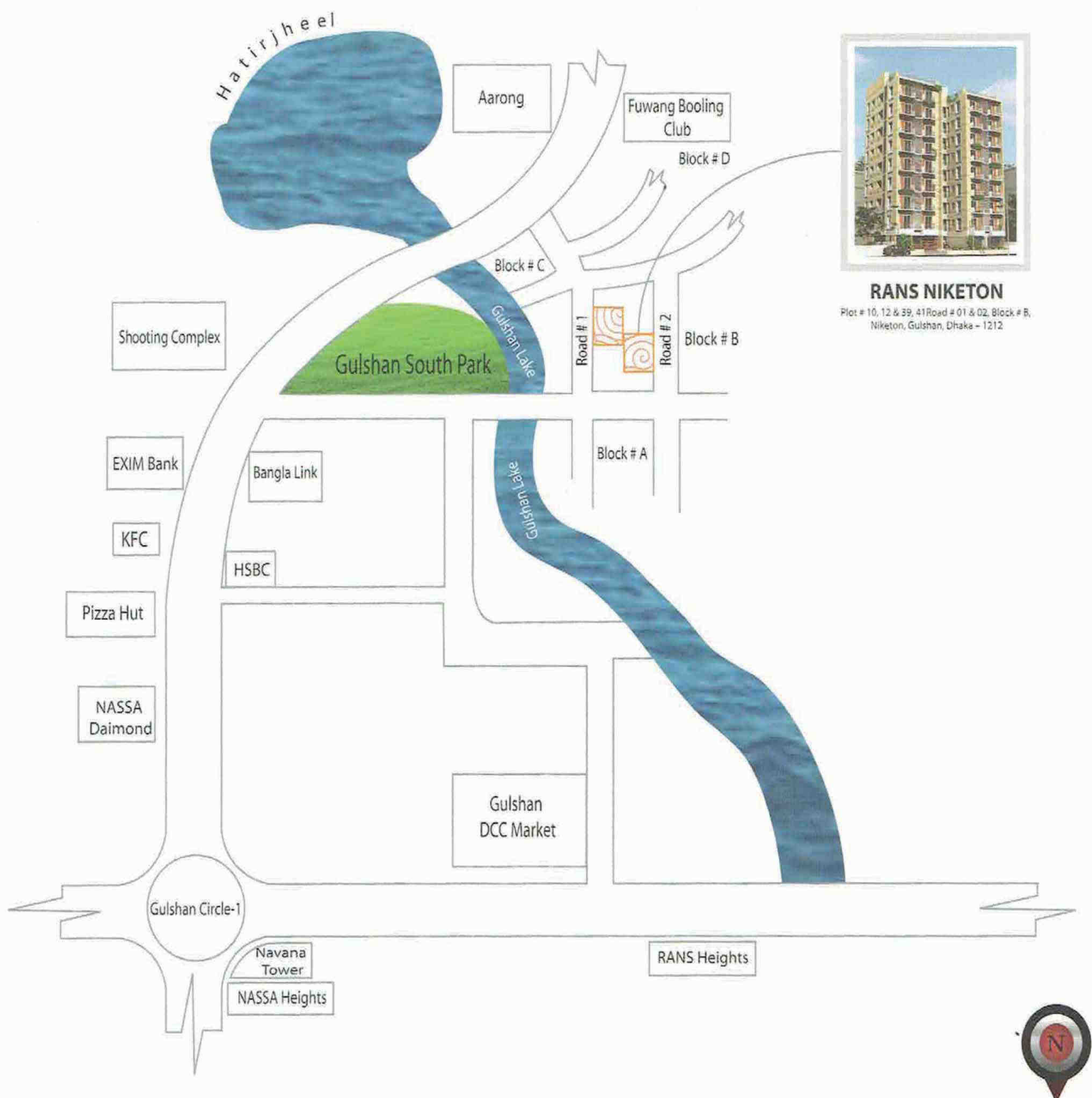
# INTRO & LOCATION

## RANS NIKETON

We are very much delighted to draw your kind attention to the announcement of our project at plot no. # 10, 12 & 39, 41 Road no. # 1 & 2, Block – B, Niketon R/A, Gulshan, Dhaka - 1212 The most sought-after location of the city dwellers "RANS Niketon" by name, the project is in a quiet and calm environment, away from the hustle and bustle of the city crowd, yet so close to all important places someone needs to go easily and quickly.

Minutes from educational institutions, hospitals, modern grocery stores and supermarkets, shopping mall, convention center and many Banks, Restaurants may fulfill your all requirement.

RANS Real Estate Ltd has put its best endeavor to bring peace and comfort by arranging most modern civic amenities required for quality living. Choose RANS Niketon and let your *Desires in to Reality...*



PERSPECTIVE VIEW  
RANS NIKETON



# TYPICAL FLOOR PLAN

Type- A & B (1st - 8th floor)



# FLOOR PLAN

Type A / Size – 2423 Sft.



# FLOOR PLAN

Type- B | Size - 2567 sft.





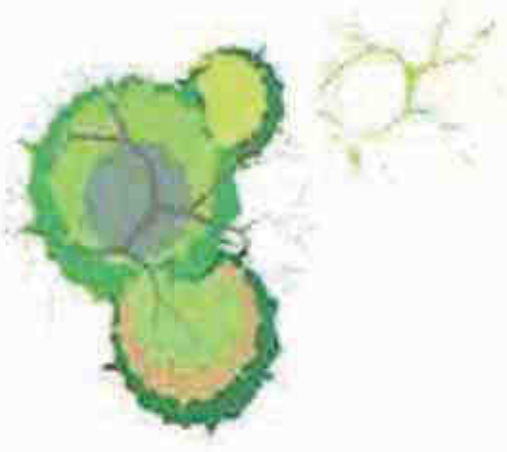
# FLOOR PLAN

Type- B | Size - 2567 sft.



# ROOF TOP PLAN

With Community Space & Garden

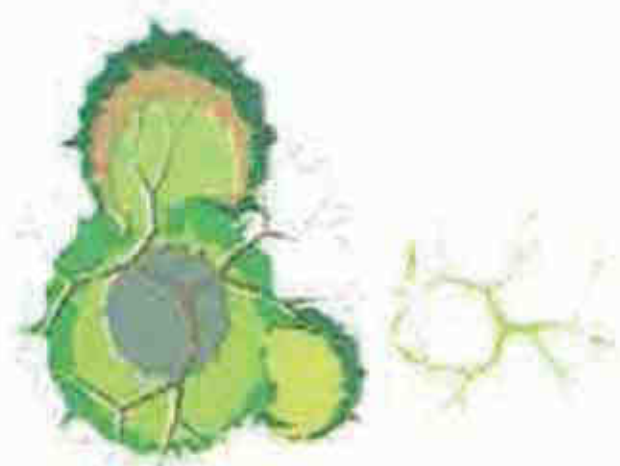
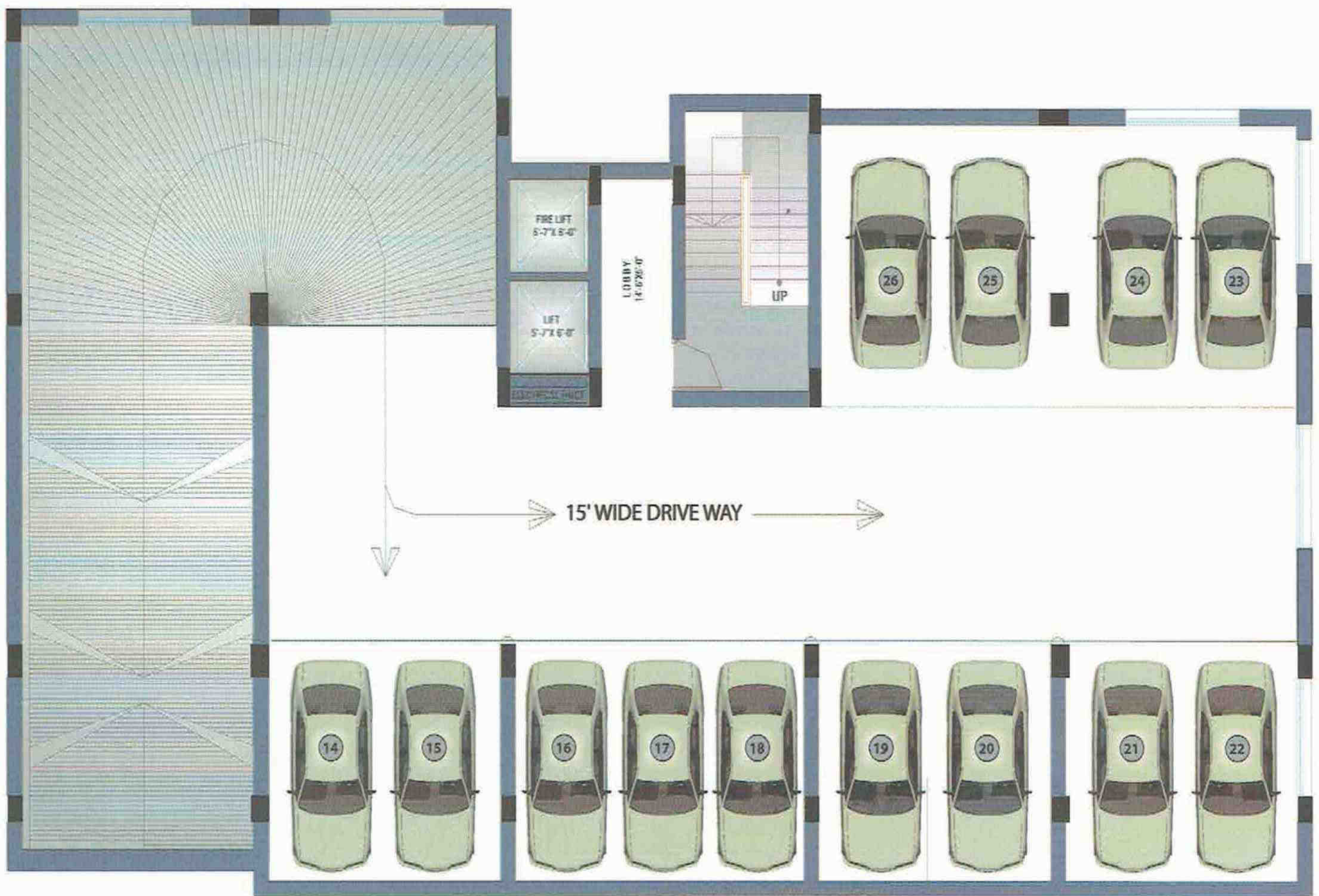


# GROUND FLOOR PLAN

Parking & Reception



# SEMI BASEMENT Parking





# SPECIFICATION

## Main Apartment Features & Amenities

### Civil Work :

- The building will be a framed structure & structure will be designed as per Bangladesh National Building Code (BNBC) as well as American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) code to withstand 220 km/hr winds and 7.5 magnitude earthquake in Rikhter Scale.
- 60/72.5 grade M.S. deformed bar (BSRM) will be used in all structural members but the design strength is 60.00 grade.
- Stone-chips as aggregates will be used in all RCC columns, foundation and other structural works as per design provision.
- All structural materials including steel (BSRM), cement (Lafarge/Cemex/Scan), Bricks (1st class), Sylhet sand and other aggregates etc. of highest standard and screened for quality including laboratory testing.
- Ready Mix Concrete is being used from renowned Ready Mix Concrete company NDE & BDC.
- Direct supervision at every stage of construction by a team of experienced and qualified Engineers to ensure highest quality of workmanship.
- Sample testing of concrete and materials will be performed in BUET.

### Floor :

- All Rooms & Verandah will be best quality RAK/China 24" X 24" glazed homogeneous floor tiles with 4" wall flash skirting.
- Lobby & Stair will be homogeneous non-skid tiles.

### Door :

- Main door will be decorative solid Burma Teak with Door chain, check viewer, tower bolt, handle lock etc.
- All door frames made of seasoned wood by solid teak chamble.
- All internal doors will be strong & durable teak chamble veneered flash door.
- All toilets door will be inside laminated flash door.

### Windows :

- 4" aluminum sliding windows with the provision of mosquito/fly proofing net section as per architectural design.
- 5 mm thick tinted glass with mohair lining.
- Safety grills in external windows.

### Bathroom :

- Standard quality like Cotto or equivalent Sanitary wares combi-closet (Commode) & also bathroom fittings in all bathrooms except servant's toilet.
- Marble basin counter top Cabinet in master bathroom only.
- Bath-tub in master bathroom & shower tray in all bathrooms except servant's toilet will be provided.
- Good quality fittings i.e. towel rail, toilet paper holder, push shower, soap case, mirror etc.
- Best quality RAK/Equivalent glazed tiles for walls up to false ceiling and non-skid RAK/Equivalent tiles for floor.
- Concealed hot and cold water lines in all bathrooms except servant's toilet.
- Provision for exhaust fan.

### Kitchen :

- G.I. line for double burner gas point with concrete platform.
- Standard quality single bowl stainless steel sinks with sink cock.
- Concrete platform with granite work top at 02'-06" height from floor level.
- All walls in the kitchen will be tiled (10"X13") RAK/Equivalent up to 7 feet height and floor tiles (16"X16") will be homogeneous.
- Provision for exhaust fan.

### Lift, Generator & Electrical Works :

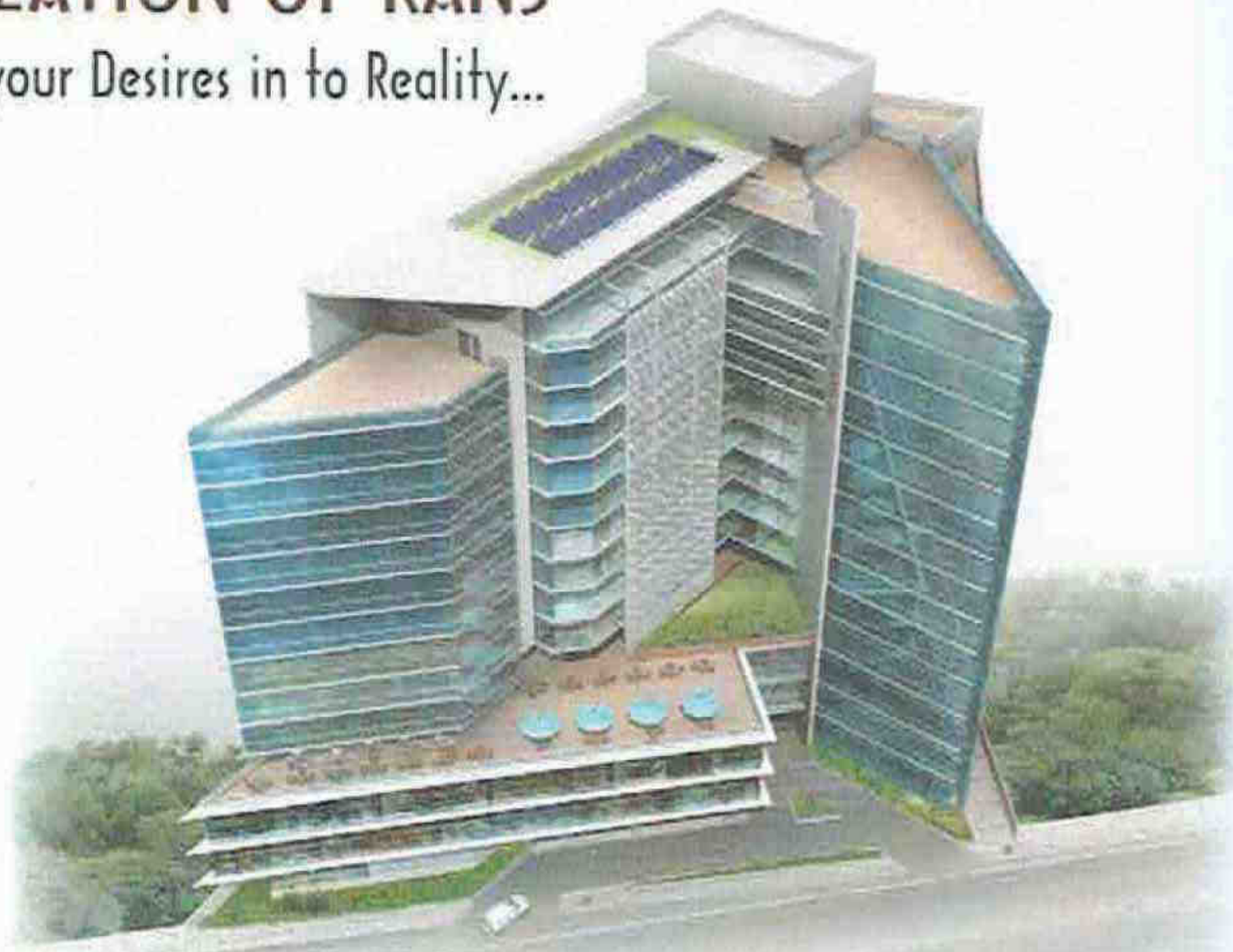
- Two (2) nos. lift of international standard OTIS in Korea origin with 8 passenger's capacity.
- Stand by European brand 80 KVA Generator to run the essential loads such as lift, water pump, stair lights, some of the lights in common areas, One (1) light & One (1) fan point in each Bed-rooms, Living-room, Dining-room and One (1) light point in Master-bed toilet, Common-toilet, Kitchen and one calling bell in each apartment and International Standard Substation to be provided for the apartment.
- Good quality (MK/MEM/ABB/Legrand brand or Equivalent) light switches, socket and good quality Electrical Distribution Board with main incoming and outgoing circuit breakers to be provided for each apartment with properly lightening protection system.
- Provision for Air Conditioner in all Bed-room & Living-room, Provision for T.V. & Satellite Dish line in Master-bed, Family Living & Living room.
- Three nos. Telephone line: One in Master bedroom, One in Living-room & One in Family Living.

### Others Features :

- Impressively designed reception lobby with Granite top and also imported marble in reception area in ground floor.
- Intercom.
- Fire extinguisher in every floor.
- Two nos. Pump for domestic water lifting (one standby & one running).
- Community Hall & Garden in roof-top.

# CREATION OF RANS

Let your Desires in to Reality...



## SOME OF OUR UP-COMING PROJECTS

<b>RANS Basit Condominium</b> Plot # 01, House # 07, Road # 72, Gulshan - 2, Dhaka-1212.	Land : 39 Katha 01 Chattak Size of Apartment : 2500-3500 sft. No. of Apartment : 54 No. No. of Storied : 14
<b>RANS Kamal Tower</b> Sadek Hossen Khoka Road, 20, Gopibagh, Motijheel, Dhaka-1000.	Land : 21.37 Katha Size of Apartment : 1500-2200 sft. No. of Apartment : 38 Nos. No. of Storied : 14
<b>RANS Borak</b> Plot # 45, Road # 20, New DOHS Mohakhali, Dhaka-1206.	Land : 5.45 Katha Size of Apartment : 2850 sft. No. of Apartment : 6 Nos. No. of Storied : 7
<b>RANS Nirzhar</b> Plot # 197, Road # 01, Mohakhali DOHS, Dhaka-1206.	Land : 5.0 Katha Size of Apartment : 2750 sft. No. of Apartment : 6 Nos. No. of Storied : 7
<b>RANS Zarnigar</b> House # 320, Road # 21, Mohakhali DOHS, Dhaka-1206.	Land : 5.27 Katha Size of Apartment : 2845 sft. No. of Apartment : 6 Nos. No. of Storied : 7
<b>RANS Retreat</b> Plot # 06, Road # 03, Banani R/A, Model Town, Dhaka.	Land : 5 Katha Size of Apartment : 2000 sft. No. of Apartment : 7 Nos. No. of Storied : 8
<b>RANS Helen</b> House # 38, Road # 115, Gulshan Model Town, Dhaka-1212.	Land : 15 Katha 1 Chattak Size of Apartment : 2500 sft. No. of Apartment : 24 Nos. No. of Storied : 13
<b>RANS Heights (Pur. land)</b> Plot # 15, Road # 15, Gulshan, Dhaka- 1212.	Land : 18 Katha Size of C. Space : 6700 sft. No. of Storied : 13
<b>RANS A.R. Mansion (Pur. land)</b> House # 77/77-7, New Airport Road, Amtoli, Mohakhali, Dhaka.	Land : 10 Katha Size of Apartment : 2000-4500 sft. No. of Storied : 13
<b>RANS Tower (FDC) (Pur. land)</b> 54/1, 55, Bagunbari, East Panthapath, Tejgaon, Dhaka.	Land : 39.06 Katha Size of C. Space : 12000 sft. No. of Storied : 12
<b>RANS Botanik (Pur. land)</b> Plot # 8208, Rupnagar, Mirpur, Dhaka.	Land : 58 Katha
<b>RANS Monaresha</b> House # 242, Road # 17, Mohakhali DOHS, Dhaka-1206.	Land : 5 Katha Size of Apartment : 2700 sft. No. of Apartment : 6 Nos. No. of Storied : 7
<b>Cox's RANS (Purchased. land)</b> Marine Drive Road, Kalatoly, Kolatoli, Cox's Bazar.	Land : 92 Katha



## SOME OF OUR COMPLETED PROJECTS

<b>RANS Regalia</b> House # 374, Road # 25 Mohakhali DOHS, Dhaka-1206.	Land : 05 Katha Size of Apartment : 2850 sft. No. of Apartment : 05 Nos. No. of Storied : 06
<b>RANS Pavilion</b> House # 11/A, Road # 86, Gulshan - 2, Dhaka- 1212.	Land : 09 Katha Size of Apartment : 3500 sft. No. of Apartment : 09 Nos. No. of Storied : 10



## SOME OF OUR ON-GOING PROJECTS

<b>RANS Ashalata</b> Plot # 48, 49, Road # 2A, Block- C, Bashundhara R/A, Dhaka.	Land : 10 Katha No. of Apartment : 18 Nos. No. of Storied : 10
<b>RANS Romena (Pur. land)</b> Plot # 37, Road # 05, Dhanmondi R/A, Dhaka-1205.	Land : 20 Katha No. of Apartment : 33 Nos. No. of Storied : 13
<b>RANS Niketon</b> Plot # 10, 12 and 39, 41, Road # 1 & 2, Block # B, Niketon R/A, Gulshan, Dhaka-1212.	Land : 20 Katha No. of Apartment : 32 Nos. No. of Storied : 09 No. of Building : 02

\* All sizes are approximate.



## **RANS Real Estate Ltd**

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