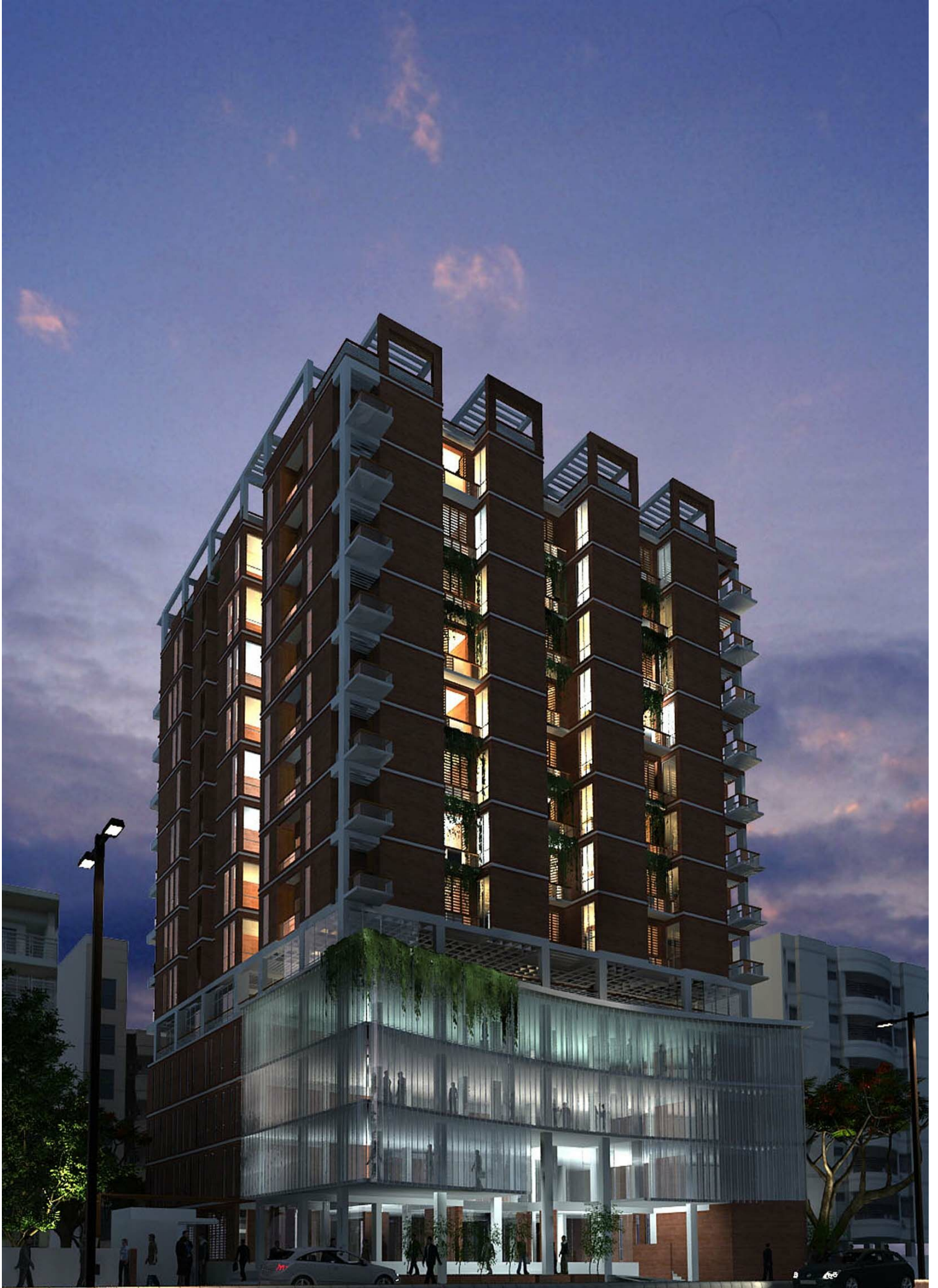




RANS
Kamal Tower
at motijheel, dhaka

[an exclusive commercial cum residential complex]





MESSAGE

From the desk of Honorable Chairman | Md. Nazrul Islam Mazumder

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

Dear Patrons

As-Salamu-Alaikum-Wa-Rahmatullah, RANS Real Estate Ltd. had been established in April, 2008 with a view to "Desires in to 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.

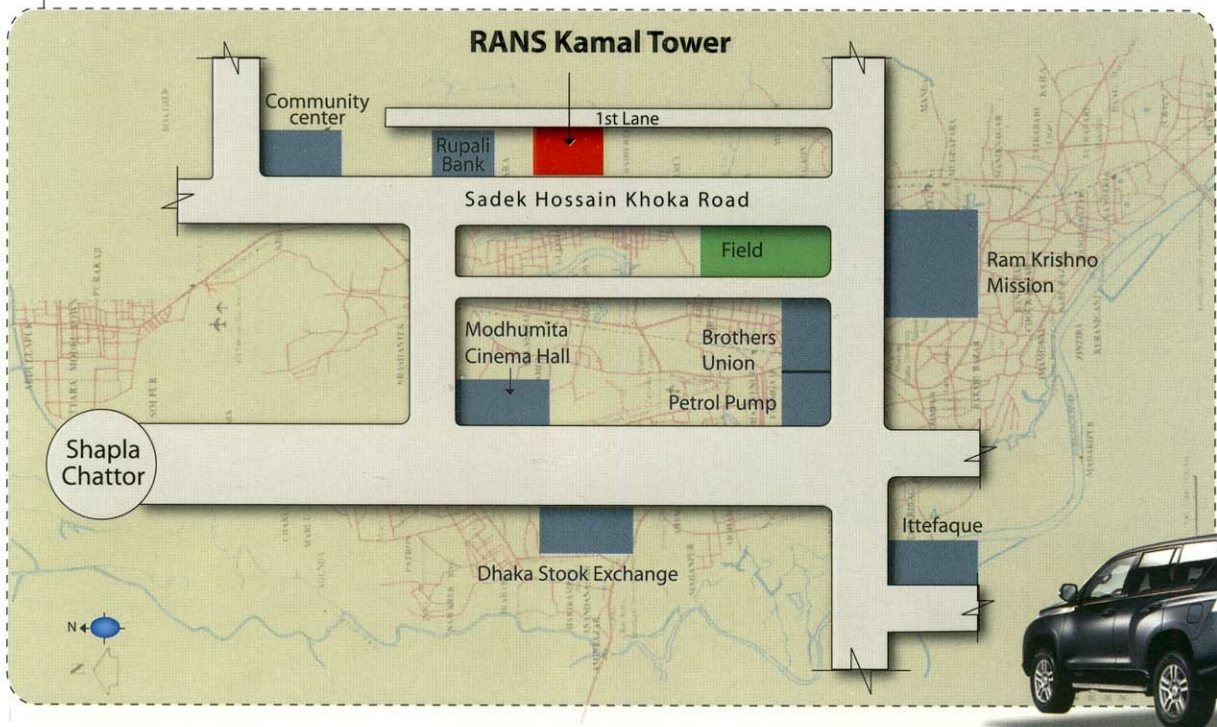
Our team of Engineers, Architects, Marketing and other professionals were chosen on the basis of their excellent management and entrepreneurial skills. The dedication, hard work and experience of our team has made RANS what it is today. We are a company committed to quality, efficiency and professionalism. 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."

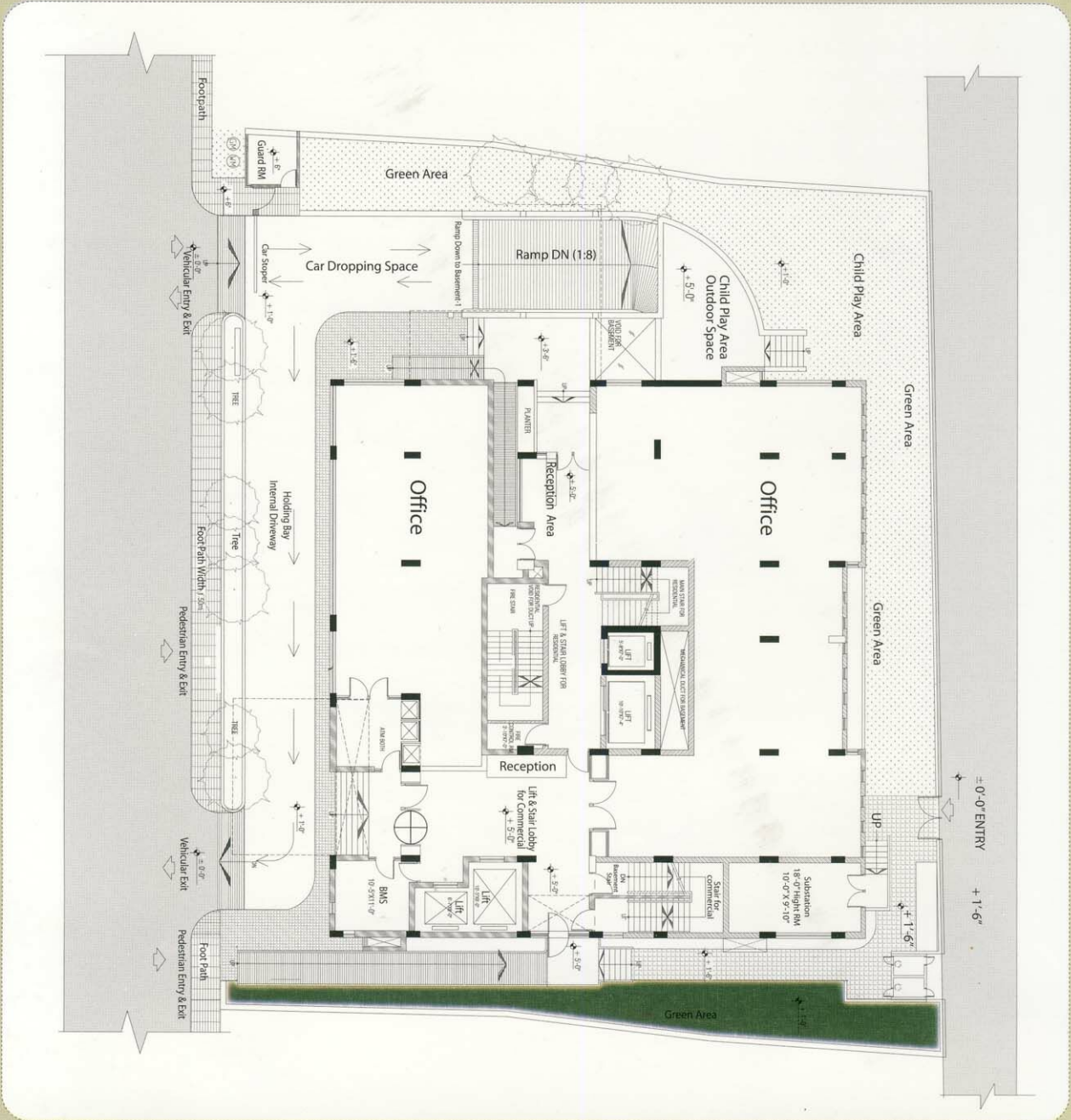
Location Map





GROUND FLOOR PLAN

Size : 4579 sft



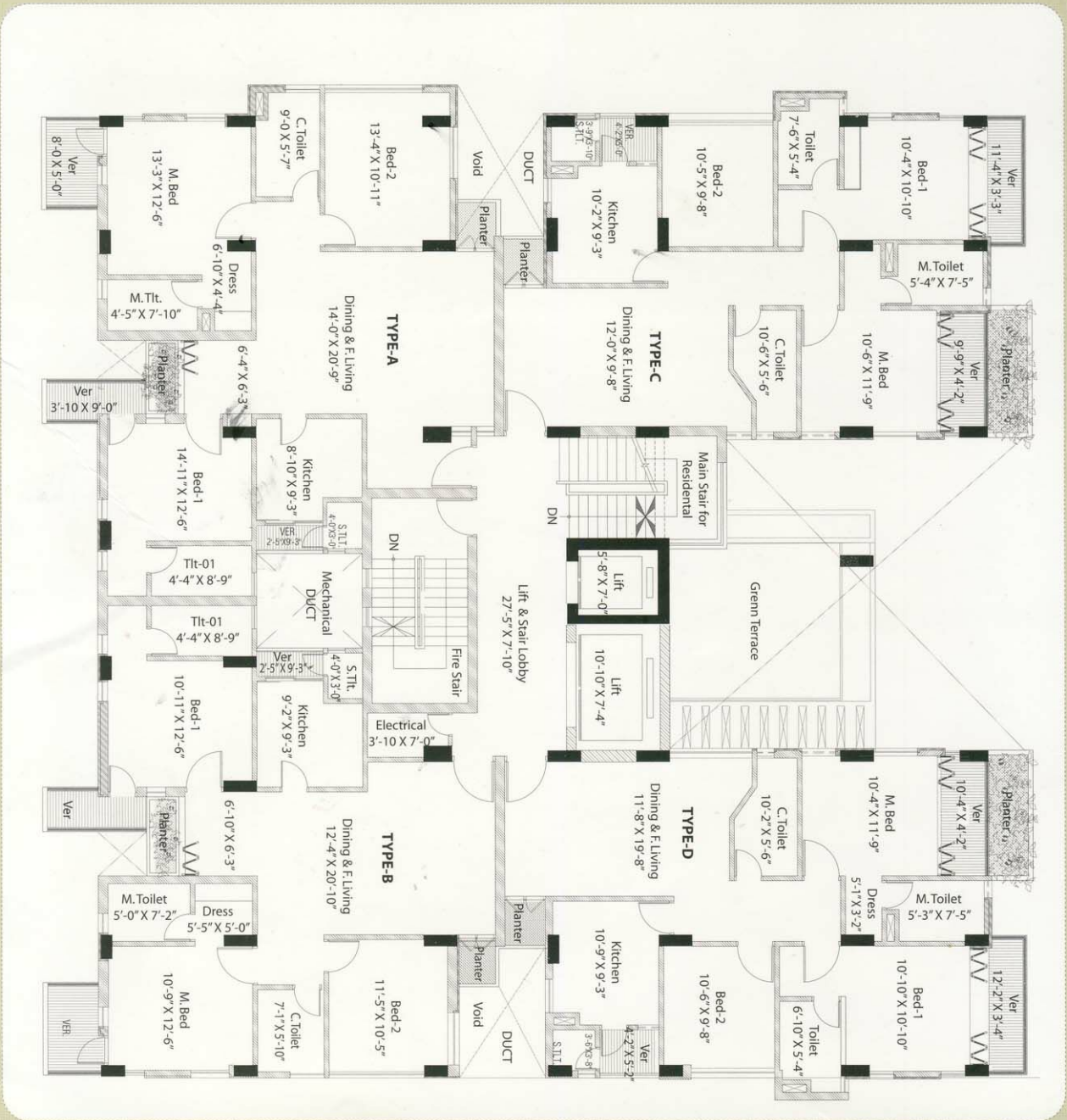


TYPICAL FLOOR PLAN

6TH, 8TH, 10TH, 12TH, 14TH

Size : A - 1679 sft, B - 1679 sft

C - 1739 sft, D - 1679 sft



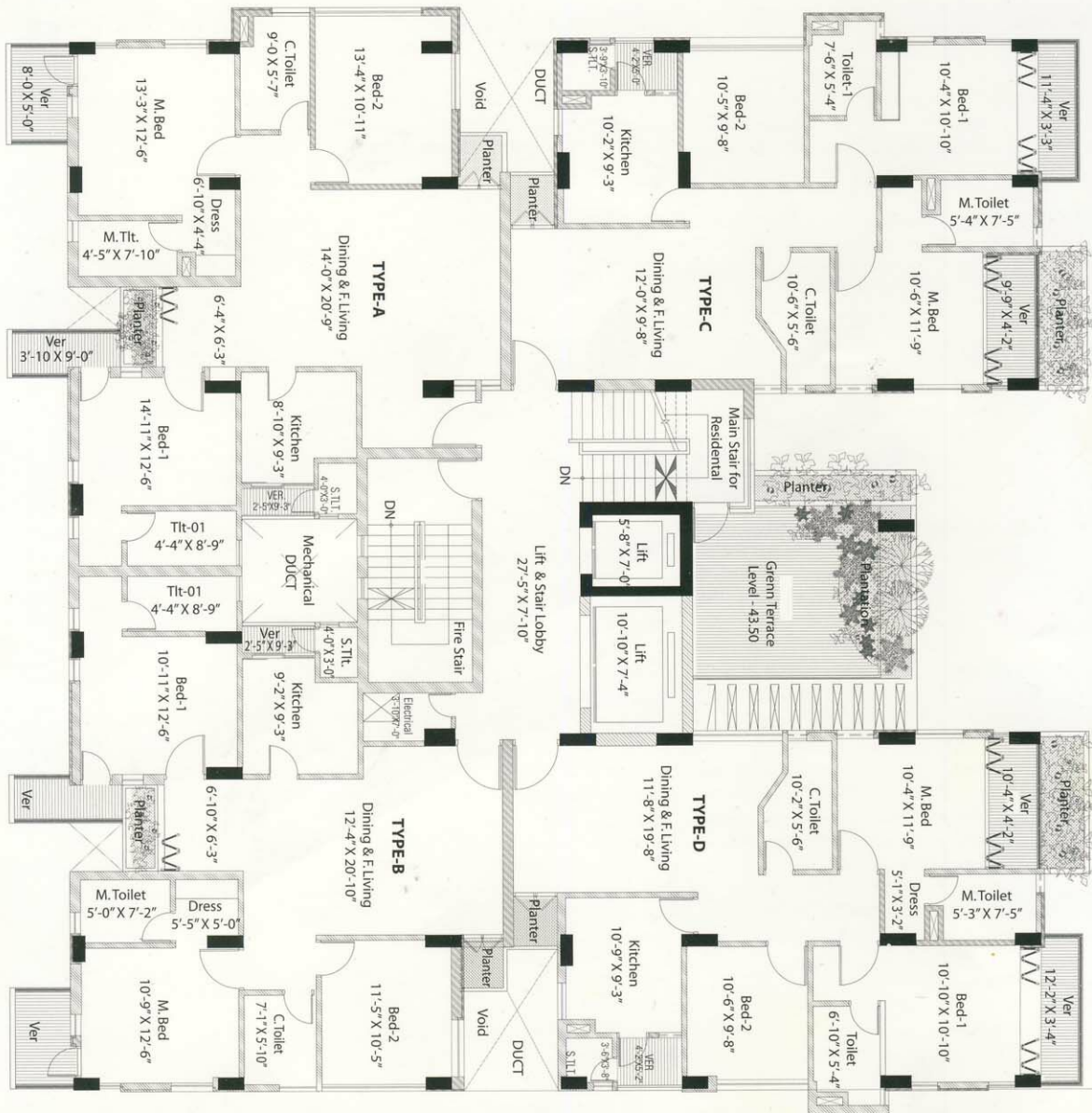


TYPICAL FLOOR PLAN

7TH, 9TH, 11TH, 13TH

Size : A - 1679 sft, B- 1679 sft

C - 1739 sft, D- 1679 sft



SPECIFICATION | Main 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 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 (KSRM/RSRM/AKH Steel or equivalent), Cement (Cemex/Holcim/Fresh or equivalent), Bricks (1st class), Sylhet sand and other aggregates etc. of highest standard and screened for quality including laboratory testing. 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/Akij/Star or equivalent 24" X 24" homogeneous floor tiles with 4" wall flash skirting. Lobby & Stair will be homogeneous non-skid tiles.

DOOR : Main door will be decorative solid teak chamble with door chain, check viewer, door knocker, tower bolt, handle lock etc. All door frames made of seasoned wood by mehagoni. 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 clear glass with mohair lining. Safety flat-bar grills in external windows.

BATHROOM : Standard quality like RAK/Stella or equivalent Commode & basin in all bathrooms except servant's toilet. Sanitary wares Nazma/Muntaha or equivalent. Marble basin counter top Cabinet in master bathroom only. Good quality fittings i.e. towel rail, toilet paper holder, push shower, soap case, mirror etc. Best quality RAK/Akij/Star or equivalent glazed tiles 13"X17" for walls up to false ceiling and non-skid RAK/ Akij/Star or equivalent tiles 12"X12" for floor. Concealed hot and cold water P.P.R lines in master bathroom & 2nd bedroom 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 homogeneous tiles work top at 02'-06" height from floor level. All walls in the kitchen will be tiled 10"X13" RAK/Akij/Star or equivalent up to 7 feet height and floor tiles will be 12"X12". Provision for exhaust fan.

LIFT, GENERATOR & ELECTRICAL WORKS :

LIFT- Two (2) nos lift for Commercial use only & Two (2) nos lift for Residential use only of Korean standard Gold Star or equivalent. Stand by European brand generator as per requirement to run the essential loads such as lift, stair lights, some of the lights in common areas, One (1) light & One (1) fan point in two bed-rooms (Master bed-room & 2nd bed-room), Living-room, Dining room and One (1) light point in Master-bed toilet, Kitchen and calling bell in each apartment. Generator back up for commercial spaces will be provided as per requirement. Standard Substation to be provided for the apartment & commercial space. Good quality (MK/MEM/Legrand/Super star brand or Equivalent) switches, socket and good quality Electrical Distribution Board with main incoming and outgoing circuit breakers to be provided for each apartment. Provision for Air Conditioner in Master bed-room & 2nd bed-room, Provision for T.V. & Satellite Dish line in Master-bed & Living room. Two nos. Telephone line: One in Master bedroom & One in Living-room & One no. PABX point in every unit.

OTHERS FEATURES :

Impressively designed reception lobby with Granite top for commercial & residential and imported marble in reception area for commercial & tiles for residential in ground floor.

Intercom for residence.

Complete Fire fighting system.

Water Pump-for Commercial : Two nos. Pump for water lifting (one standby & one running).
for Residential : Two nos. Pump for water lifting (one standby & one running).



RANS
REAL ESTATE
Desires in to Reality

PROJECTS INFORMATION

20, Gopibagh, Shadek Hossain Khoka Road
Motijheel, Dhaka-1000
Land Area : 22 Katha
Storied : 15 (2 Basement + GF + 14)
Type : Commercial cum Residential
Apartment Size : 1679 -1739 sft.
Commercial : 4579 - 6594 sft.
Commercial Floor GF- 4th
Residential Floor 5th-14th
Expected Handover : June-2018

RANS Real Estate Limited

House # 215, Road # 14, New DOHS
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Phone : 8714800-2, Fax: 8718403,
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Web : ransrealestatebd.com

HOTLINES

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01713 185 727

MEMBER **REHAB**