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Harmony of Elegance

Finlay
Fiore







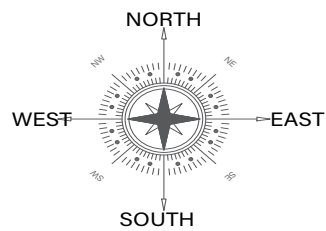
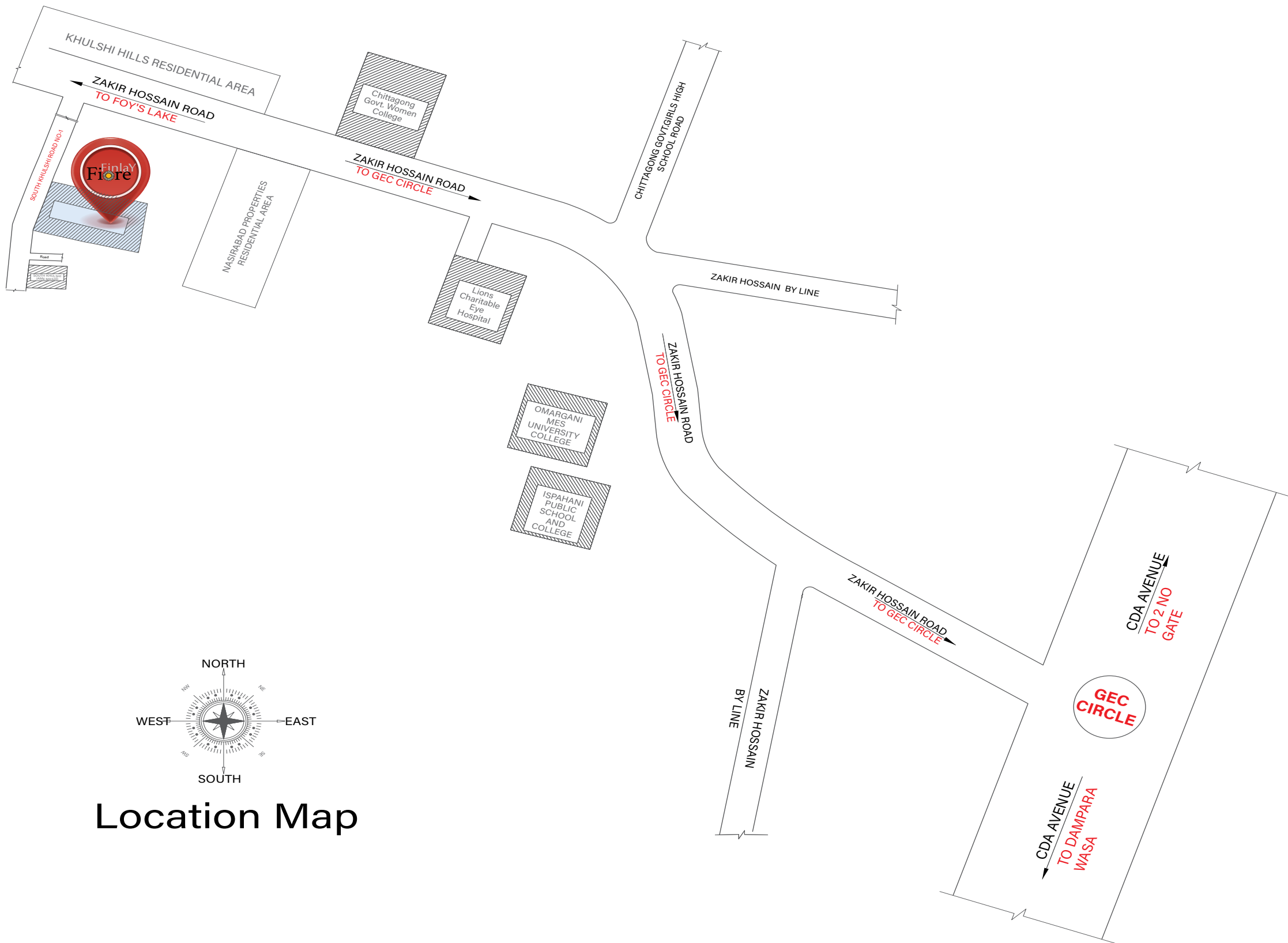
**Embrace
GRACEFUL LIVING**





Finlay Fiore

Finlay Fiore is elegantly blossomed in Khulshi, Chattogram,
offering wonderful abodes of harmony, elegantly designed to
exude your privilege.



Location Map



Project at a Glance

Land Area:
7.31 Katha

Location:
**47/E South Khulshi R/A
Road 1, Khulshi, Chattogram**

Building Height:
8 Storied

Total Units:
14

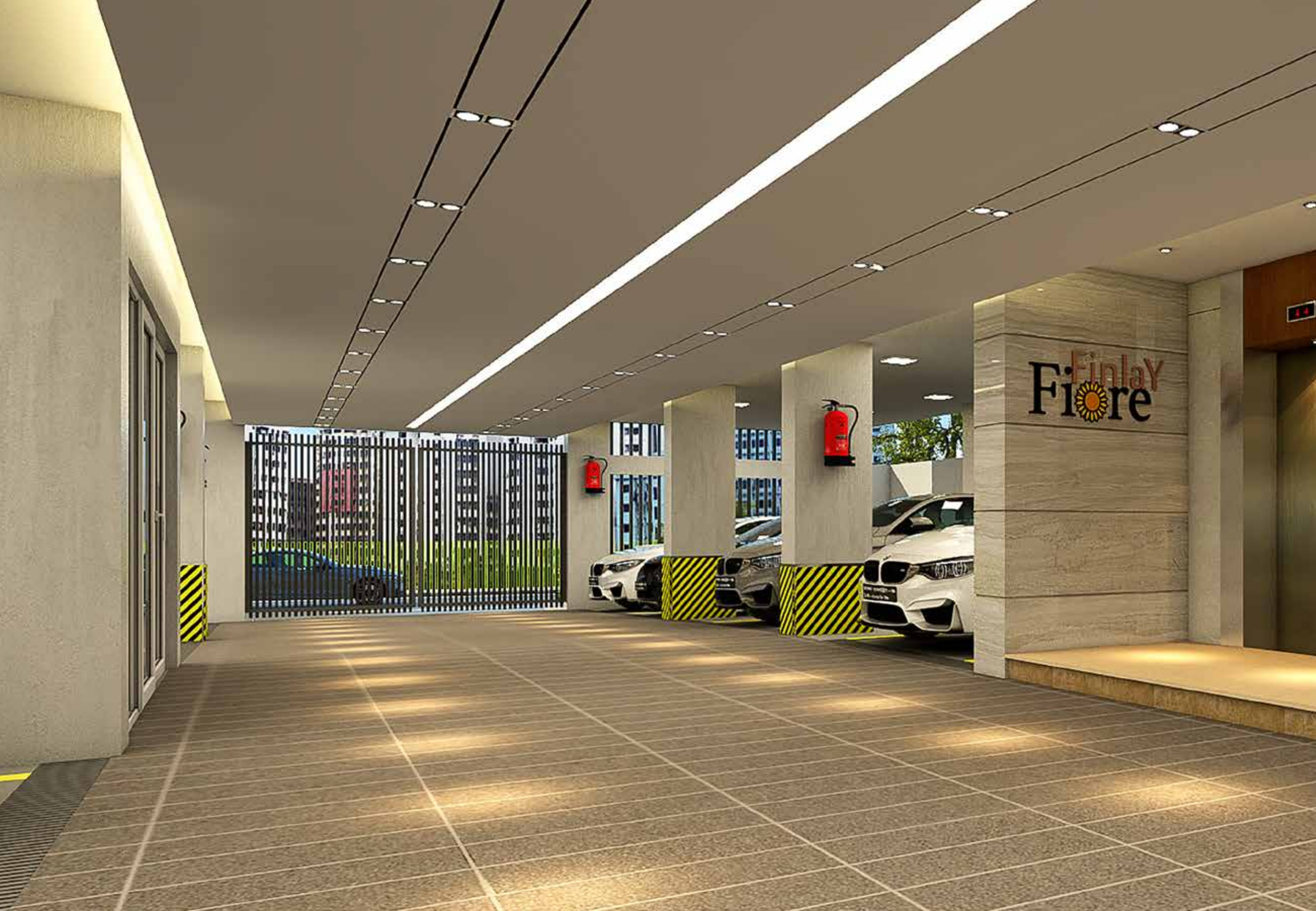
Total Parking:
14

No of Lifts:
01 Stretcher lift

CDA Approval No.:
663/01/21-22

Expected Handover:
December 2024

Apt. Type & Size (approx.)
**A 2080 sft.
B 2010 sft.**



Finlay
Fiore



ENTRANCE

A warm welcome into elegance.

COMMUNITY LOUNGE

Revel in graceful gatherings of warmth.





GYMNASIUM

Shape up in style.





ROOFTOP

Experience elegant moments of harmony.

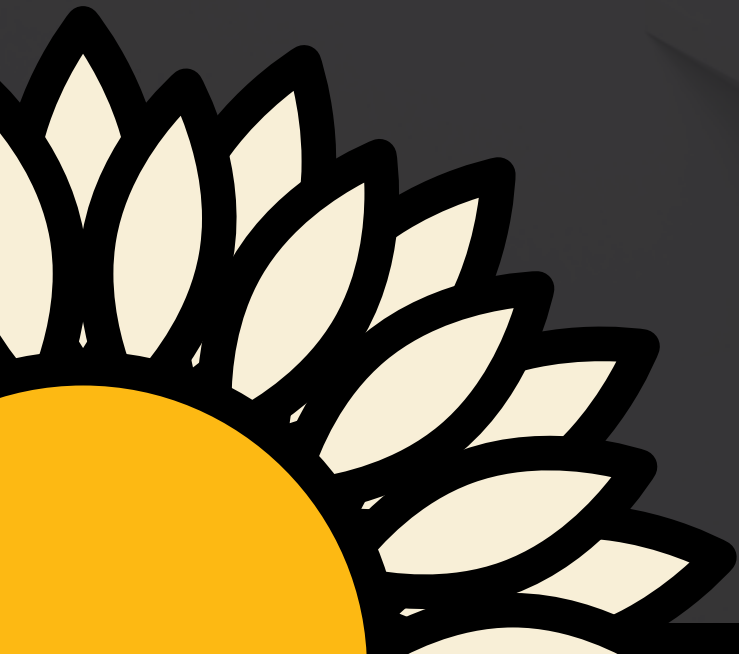


Features and Amenities

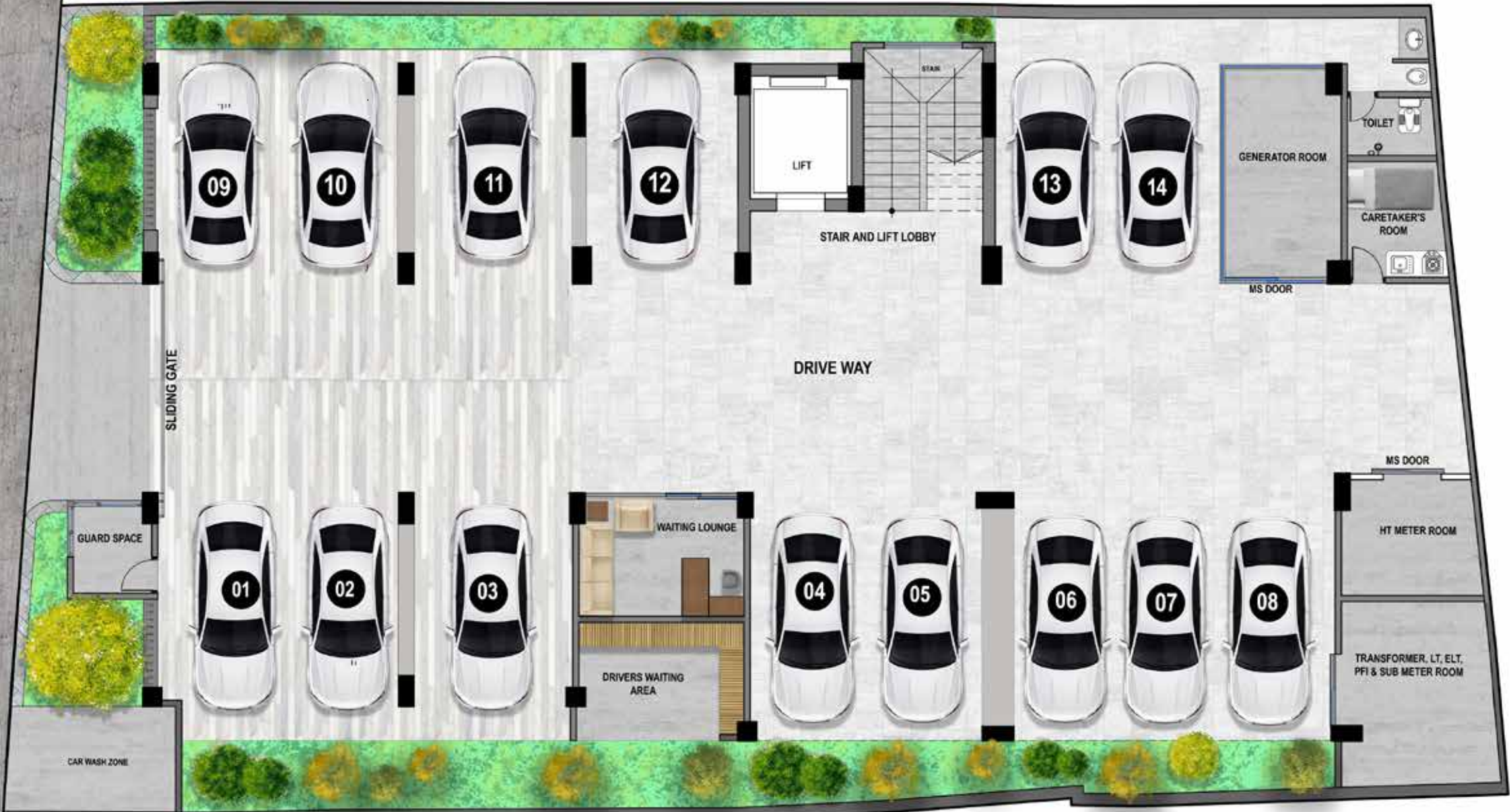
- ☀ Spacious Community Hall
- ☀ Gym
- ☀ Prayer Room
- ☀ Walkway on rooftop
- ☀ Rooftop BBQ Zone
- ☀ Rooftop garden with seating arrangement
- ☀ Dedicated Car Wash area
- ☀ Grand Furnished Reception Lounge
- ☀ Landscaping
- ☀ Deep Tube-well
- ☀ Internet Connectivity Provision



GROUND FLOOR LAYOUT PLAN

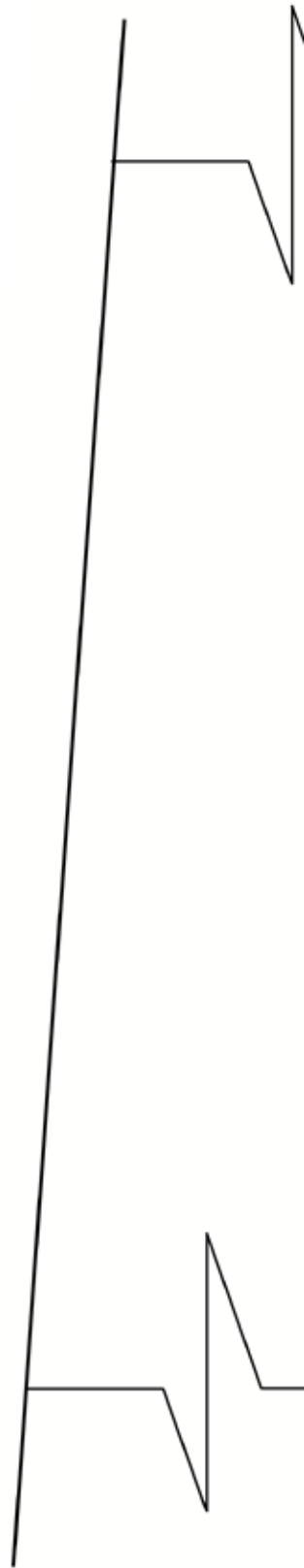
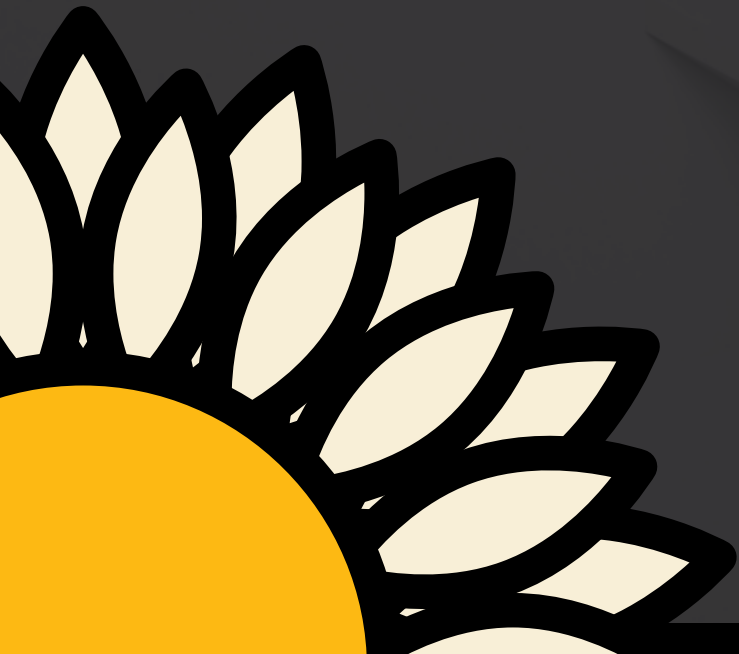


20'-0" WIDE ROAD





2ND, 4TH, 6TH FLOOR LAYOUT PLAN

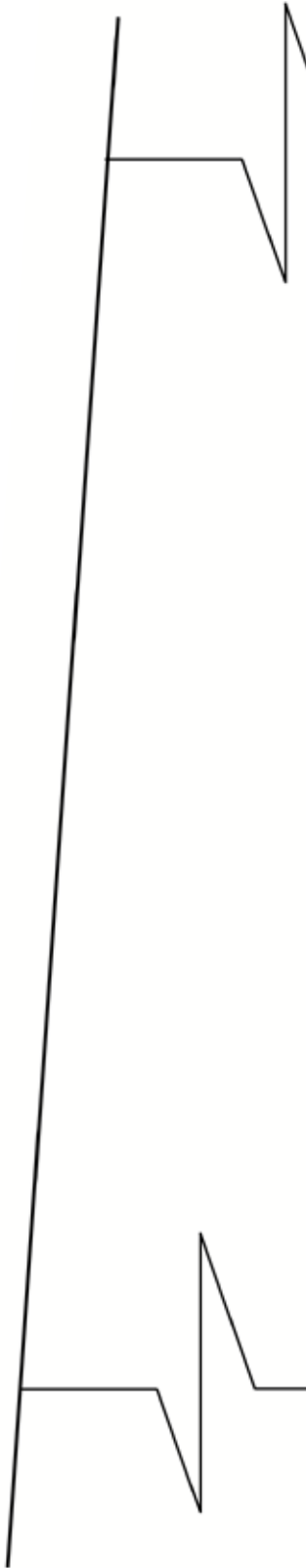
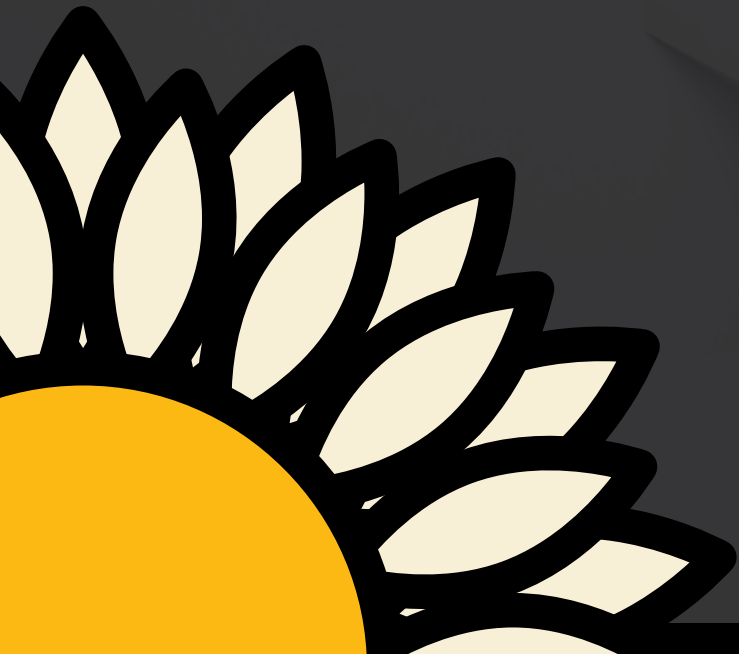


20'-0" WIDE ROAD





3RD, 5TH, 7TH FLOOR LAYOUT PLAN

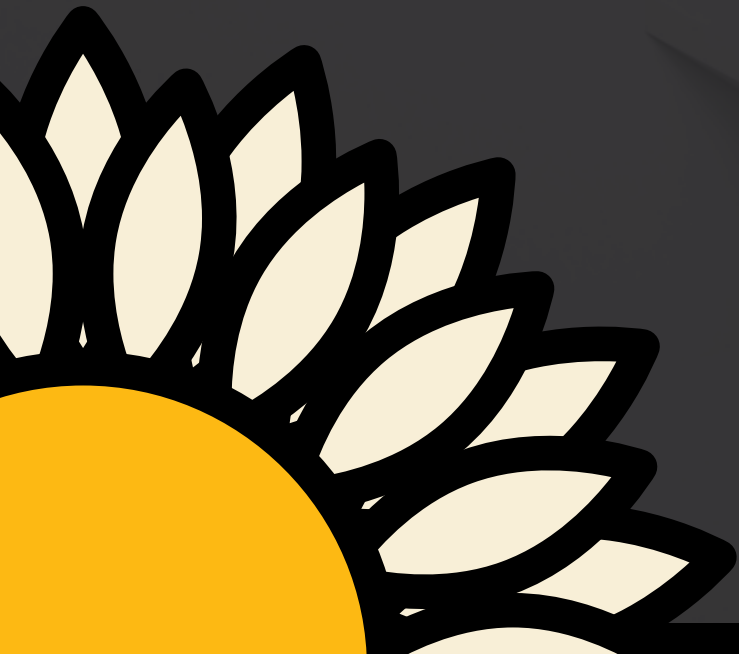


20'-0" WIDE ROAD





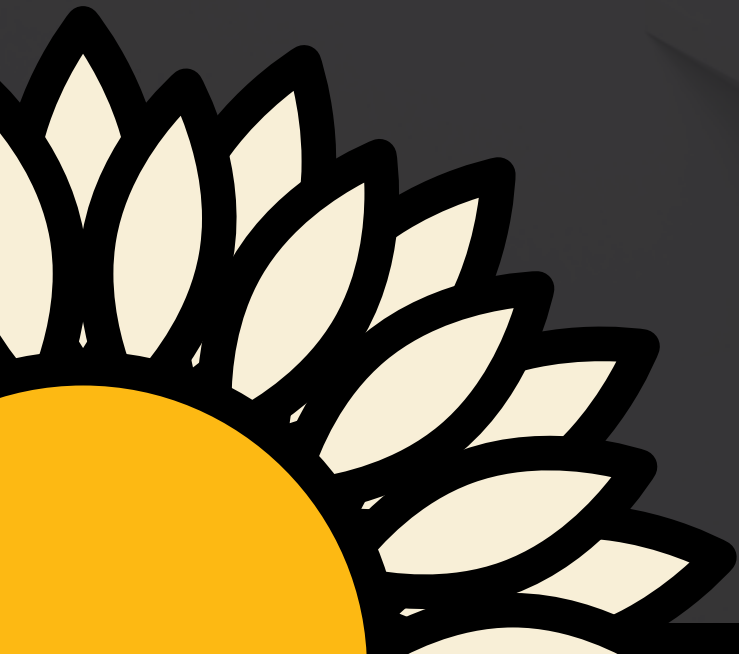
A-UNIT
TYPICAL FLOOR LAYOUT PLAN







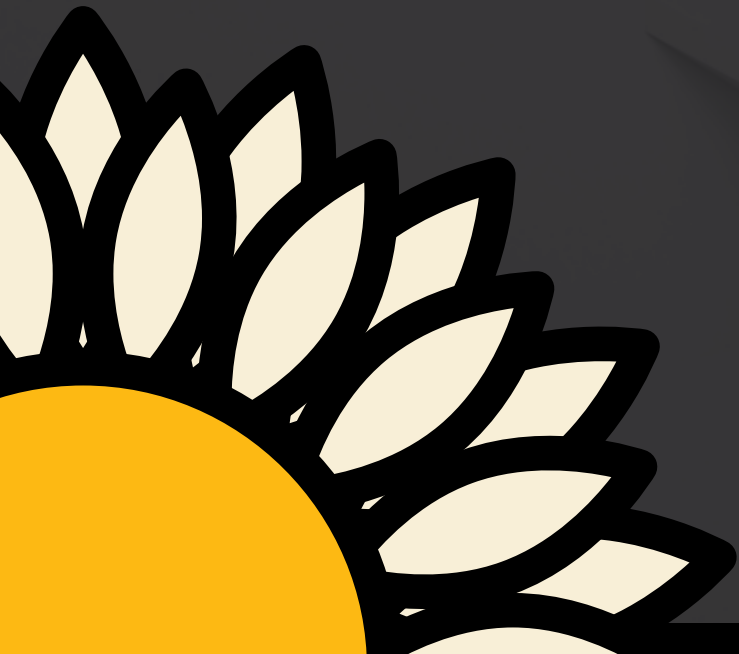
B-UNIT
TYPICAL FLOOR LAYOUT PLAN







COMMUNITY FLOOR LAYOUT PLAN



20'-0" WIDE ROAD



Terms & Conditions



- 1. Application:** Interested clients(s) will submit their applications in the prescribed form provided by Finlay Properties Limited and duly signed by the buyer(s) along with down payment and other necessary documents like National ID/Passport, recent PP size photograph, etc. The Company has the right to accept or reject any application without assigning any reason, whatsoever. The Company reserves the right to forfeit Cancellation Charge as per the Company's policy, if the buyer(s) want to cancel the booking.
- 2. Allotment:** Allotment will be made on first come, first serve basis. Upon acceptance of the application, down payment and other necessary documents, Finlay Properties Limited will issue an allotment letter in favour of the applicant. This will include the payment schedule, which the buyer needs to follow. The buyer is not entitled to transfer the allotment to any third party till the apartment is handed over to him/her.
- 3. Payment Procedure:** All kinds of payment like Down Payment, Installments, Car Parking costs, additional work & other charges payable, shall be made by A/C Payee Cheque/ Pay-Order/DD in favour of FINLAY PROPERTIES LIMITED. The Company will issue the acknowledgement of the above Cheque/Pay-Order/DD in favour of the ALLOTTEE. Buyers residing abroad may remit payments by wire transfer to the designated bank account of Finlay Properties Ltd. Cash payment is strictly prohibited. Delay charge on due amount and the cancellation process will be as per the Company's rules and regulations.
- 4. FINLAY'S Right:** The Company reserves the right to make minor changes in both architectural and structural design of the project. Limited changes can be made in specifications for overall interest of the project.
- 5. Utility Connections:** Connection fees, security deposit for WASA, Electricity, Deep Tube-well and incidental costs are not included in the apartment price. Finlay makes these payments directly to the concerned authorities and the buyer shall reimburse the amount to Finlay Properties Limited. One Gas Cylinder will be provided from any reputed & authorized gas distribution company for each apartment during handover and it will be installed in a safe zone at the ground floor of the complex. Solar power system and any other requirements from the govt. /local authority except the above, the buyer will be liable to pay the costs before handover. However, if the concerned authorities are not able to provide any utility services within the expected time frame, FINLAY PROPERTIES LIMITED will not be held liable for this delay.
- 6. Registration:** Proportionate share of undivided and undemarcated land, as well as, apartment will be registered in favour of each buyer as per the current rules and regulations of the government. Such registrations will be made only after receiving the full and final payment against the apartment. All costs related to transfer of ownership like, Stamp duty, Registration cost, Apartment VAT, Government Tax, VAT, AIT, Gain Tax, Transfer fees, Documentation Charges, Incidental expenses and any other expenses related to registration will be borne by the buyer.
- 7. Handover:** The possession of the apartment will be handed over as mentioned, except in cases of unavoidable circumstances beyond the control of the Company, like global economic crisis, force majeure, natural calamities, political disturbances, act of God, strike, non availability of materials, lock down, pandemic, change in the policy of the govt., etc. This handover will only be made after receiving full and final payment against the allotted apartment.
- 8. Owners' Association:** The buyer must undertake to become a member of the Owners' Cooperative Society, which will be formed by the owners of the apartments with the view to maintain the general affairs of the complex for common interest. Each apartment owner must agree to pay an amount (finalised by the Company) for cooperative/reserve fund.

Disclaimer: The information contained in this brochure and plan is subject to change as may be required by the authority or the project architect, without any prior notice. All measurements are approximate. All illustrations are artist's impressions only. Furniture in the layout plan is only for clear understanding of the spatial quality of the apartment & is not included with the price of the apartment.