

Finlay Properties Limited

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FinlaY
M^NMARIgOLD

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 measurement are approximate. All illustrations are artist's impression only.
Furniture in the layout plan are only for clear understanding of the special quality of the apartment & are not included with the price of the apartment.

horizon of life...

Marigold is a genus of annual or perennial,

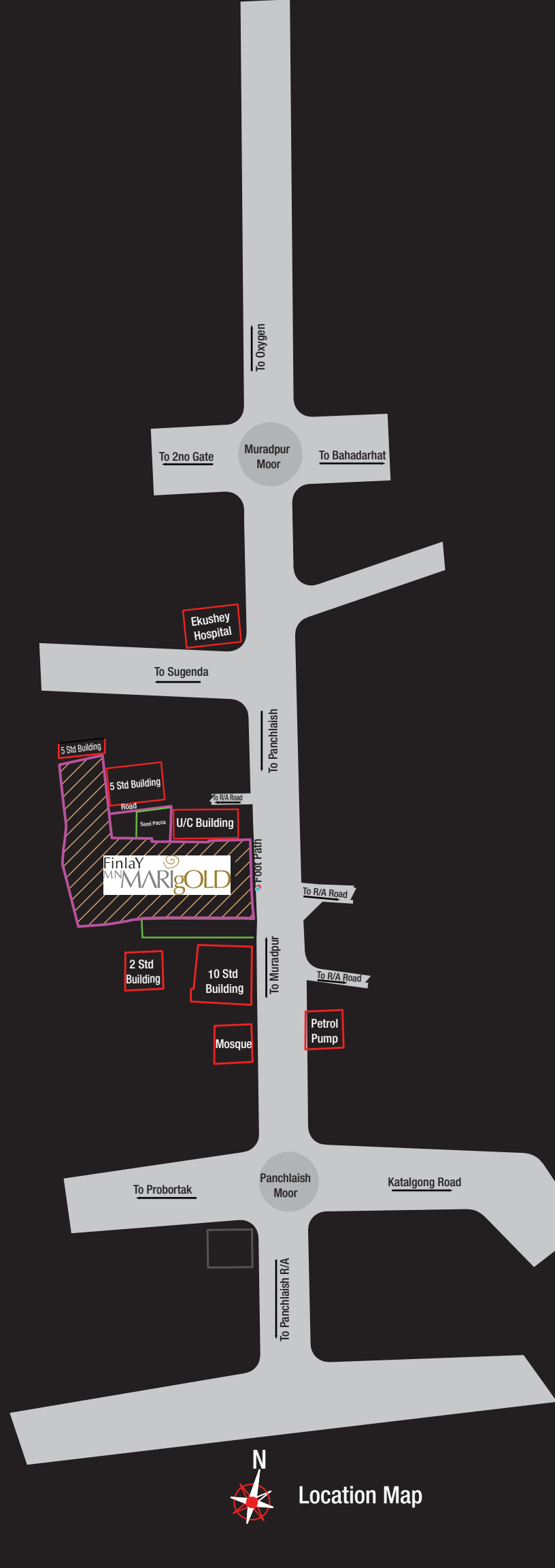
mostly **herbaceous** plants in the sunflower family.

It was described as a genus by Linnaeus in 1753





Finlay
MN MARIGOLD



project details and location map



Finlay MN Marigold
 Project Details:
 Land Area: 18 Katha
 Location: 75 Muradpur (Near Panchlaish Moor)
 Building Height: 18 storied+1 Semi Basement
 Total Unit: 58 Nos
 Total Parking: 58 nos
 CDA Approval no: 788/01/15-16
 Expected Handover: March 2024

Type & Apt Size:

A 1660 sft

B 1650 sft

C 1660 sft

D 1650 sft

TYPICAL FLOOR PLAN



TYPE-A 1660 SFT

LIVING	12'-0"X17'-4"
DINING	16'-0"X10'-4"
F.LIVING	15'-1"X10'-4"
BALCONY	5'-0"X5'-9"
M.BED	16'-0"X12'-6"
TOILET	8'X2"X5'-4"
BALCONY	5'-7"X5'-5"
BED	11'.7"X12'-6"
TOILET	8'-0"X4'-7"
C.BED	10'-0"X11'-0"
TOILET	3'-4"X4'0"
KITCHEN	8'-0"X8'-2"
K.VER	4'-5"X3'-9"
TOILET	4'2"X9'-8"

TYPE-B 1650 SFT

LIVING	12'-0"X17'-4"
DINING	16'-0"X10'-4"
F.LIVING	15'-1"X10'-4"
BALCONY	5'-0"X5'-9"
M.BED	16'-0"X12'-6"
TOILET	8'X2"X5'-4"
BALCONY	5'-7"X5'-5"
BED	11'.7"X12'-6"
TOILET	8'-0"X4'-7"
C.BED	10'-0"X11'-0"
TOILET	3'-4"X4'0"
KITCHEN	8'-0"X8'-2"
K.VER	4'-5"X3'-9"
TOILET	4'2"X9'-8"

TYPE-C 1650 SFT

LIVING	12'-0"X17'-4"
DINING	16'-0"X10'-4"
F.LIVING	15'-1"X10'-4"
BALCONY	5'-0"X5'-9"
M.BED	16'-0"X12'-6"
TOILET	8'X2"X5'-4"
BALCONY	5'-7"X5'-5"
BED	11'.7"X12'-6"
TOILET	8'-0"X4'-7"
C.BED	10'-0"X11'-0"
TOILET	3'-4"X4'0"
KITCHEN	8'-0"X8'-2"
K.VER	4'-5"X3'-9"
TOILET	4'2"X9'-8"

TYPE-D 1660 SFT

LIVING	12'-0"X17'-4"
DINING	16'-0"X10'-4"
F.LIVING	15'-1"X10'-4"
BALCONY	5'-0"X5'-9"
M.BED	16'-0"X12'-6"
TOILET	8'X2"X5'-4"
BALCONY	5'-7"X5'-5"
BED	11'.7"X12'-6"
TOILET	8'-0"X4'-7"
C.BED	10'-0"X11'-0"
TOILET	3'-4"X4'0"
KITCHEN	8'-0"X8'-2"
K.VER	4'-5"X3'-9"
TOILET	4'2"X9'-8"

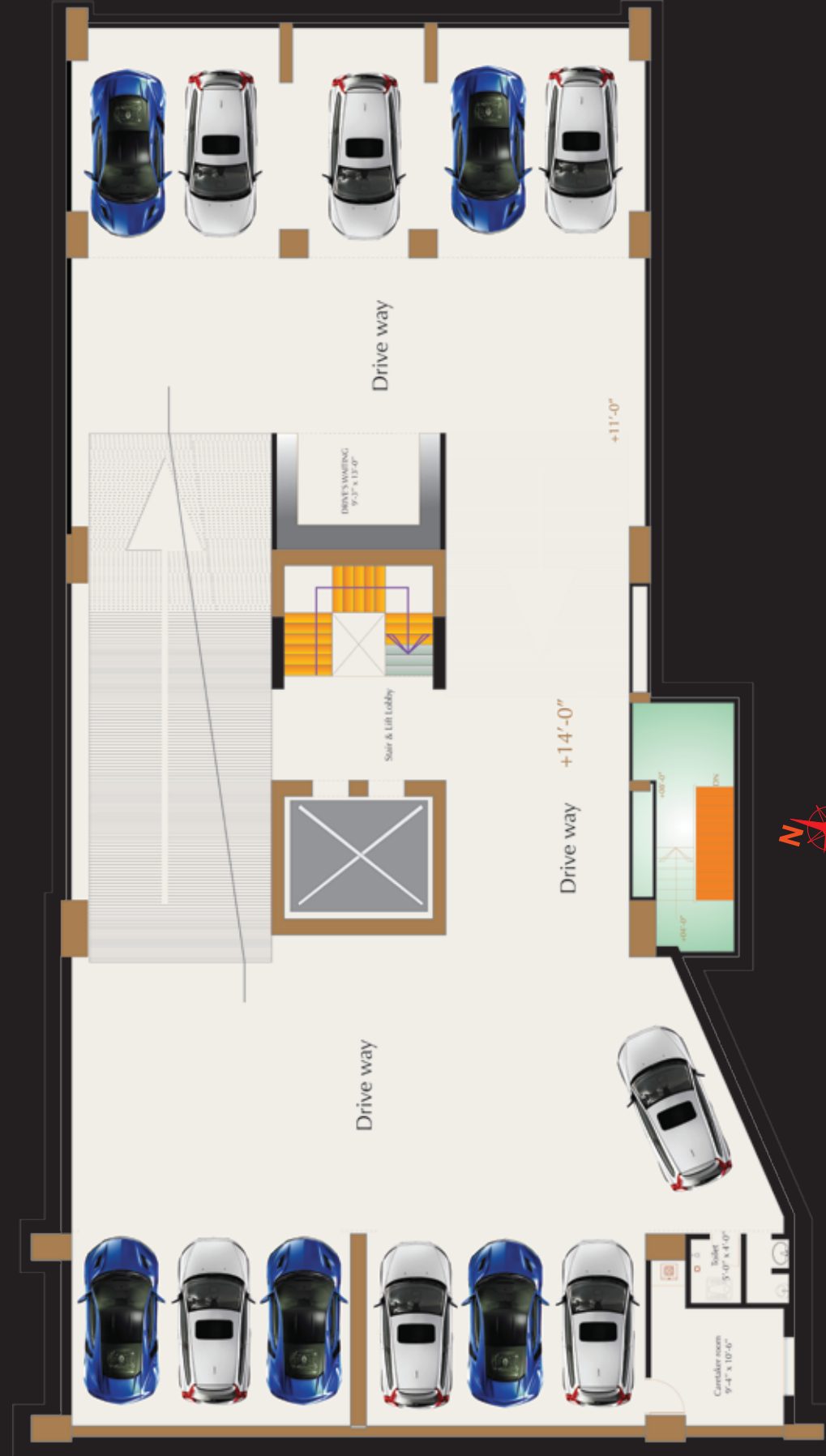
BASEMENT & CAR PARKING



GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



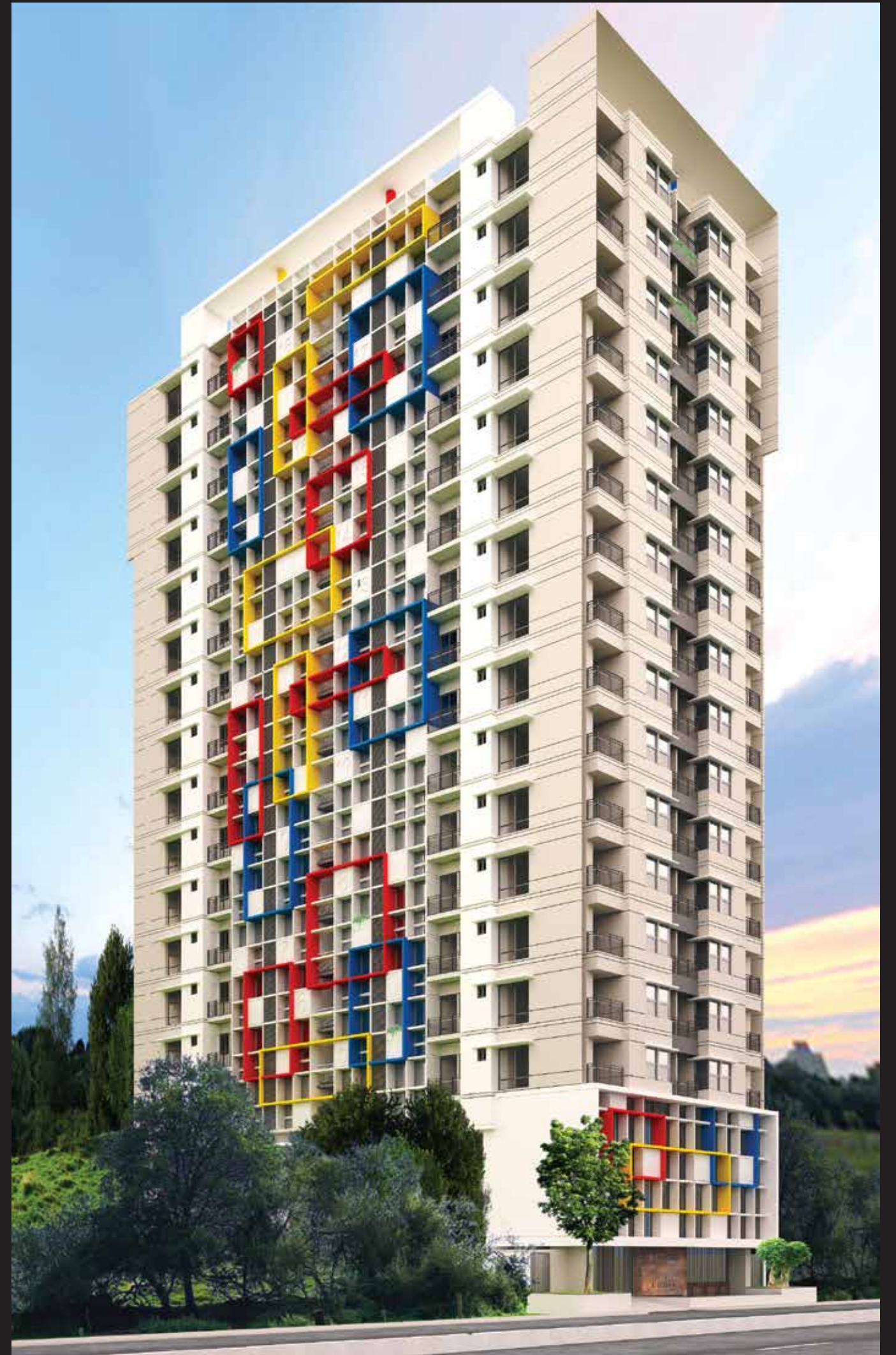
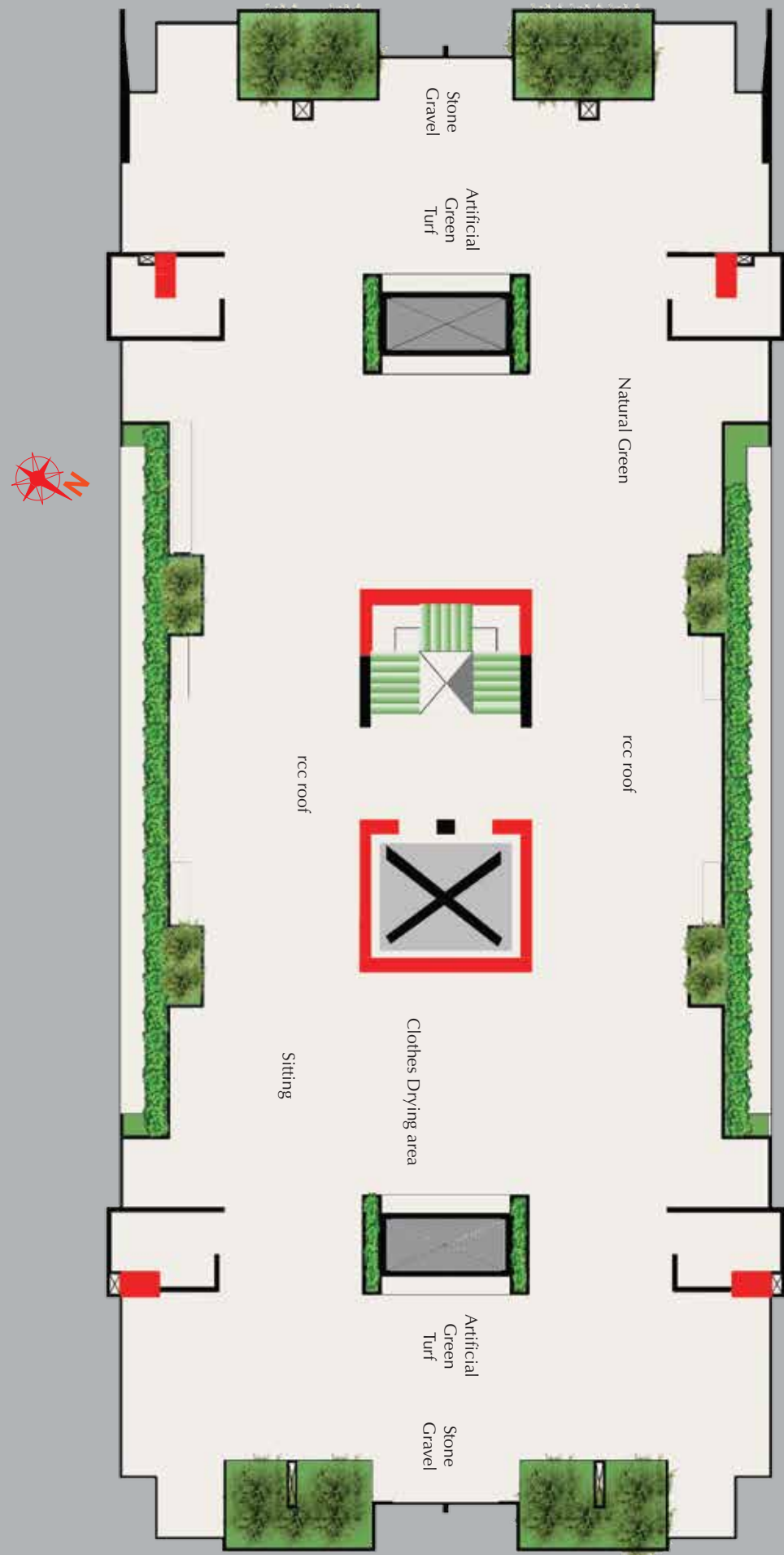
TYPE A & B A 1660 sft & B 1650 sft



C 1660 sft & D 1650 sft **TYPE C & D**



ROOF TOP PLAN



Features & Amenities:



Spacious Community Hall

Gym

Children's Play Area

Shower Enclosure in Master Toilet

Water Treatment plant (If Required)

Garden with Seating arrangement

Modern Fire fighting system

Deep Tube well

Stretcher Lift

Landscaping

TERMS AND CONDITIONS

Application

Interested clients (s) will submit application in prescribed form provided by Finlay Properties Limited and duly signed by the buyer (s) along with down payment and other necessary documents like voter ID, PP Size photograph etc. The company has the right to accept or reject any application without assigning any reason whatsoever. Company reserves the right to forfeit the down payment or impose penalty if the buyer (s) wants to cancel the booking.

Allotment

Allotment will be made on first come first serve basis. Upon acceptance of application, down payment and other necessary papers, Finlay Properties Limited will issue and allotment letter in favor of the applicant. This will include the payment schedul which the buyer should follow on receiving the allotment letter. The buyer is not entitled to transfer the allotment to third party till the apartment is handed over to him/her.

Payment Procedure

All kind 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 favor of FINLAY PROPERTIES LIMITED,. The company will issue the receipt of the avove Cheque/pay-Order/DD in favor of the ALLOTTEE. Buyers residing abroad may remit payments by wire transfer to 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 company rules and regulations.

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 make in specifications for overall interest of the project.

Utility Connections

Utility Connection fees, security deposit for Wasa, Gas 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 finally. However, if the concerned authorities do not able to provide any Utility services within the expected time frame, then FINLAY will not be held liable for this delay.

Registration

Proportionate share of undivided and undemarketed land as well as apartment will be registered in favor of each buyer as per the current rules and regulations of the government. Such registration will be made only after receiving the full and final payment against the apartment. All cost related to transfer of ownership like Stamp Duty, Registration cost, Apartment VAT, Government TAX, VAT, Documentation Charges, incidental charges and any other expenses related to registration will be borne by the buyer.

Handover

The possession of the apartment will be handed over as mentioned except 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 material, change in the policy of the govt., etc. This handover will only be made after receiving full and final payment against the allotted apartment.

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 the view to maintain the general affairs of the complex for common interest. Each apartment owner must agree to pay an amount (Finalize by the company) for cooperative/reserve fund.