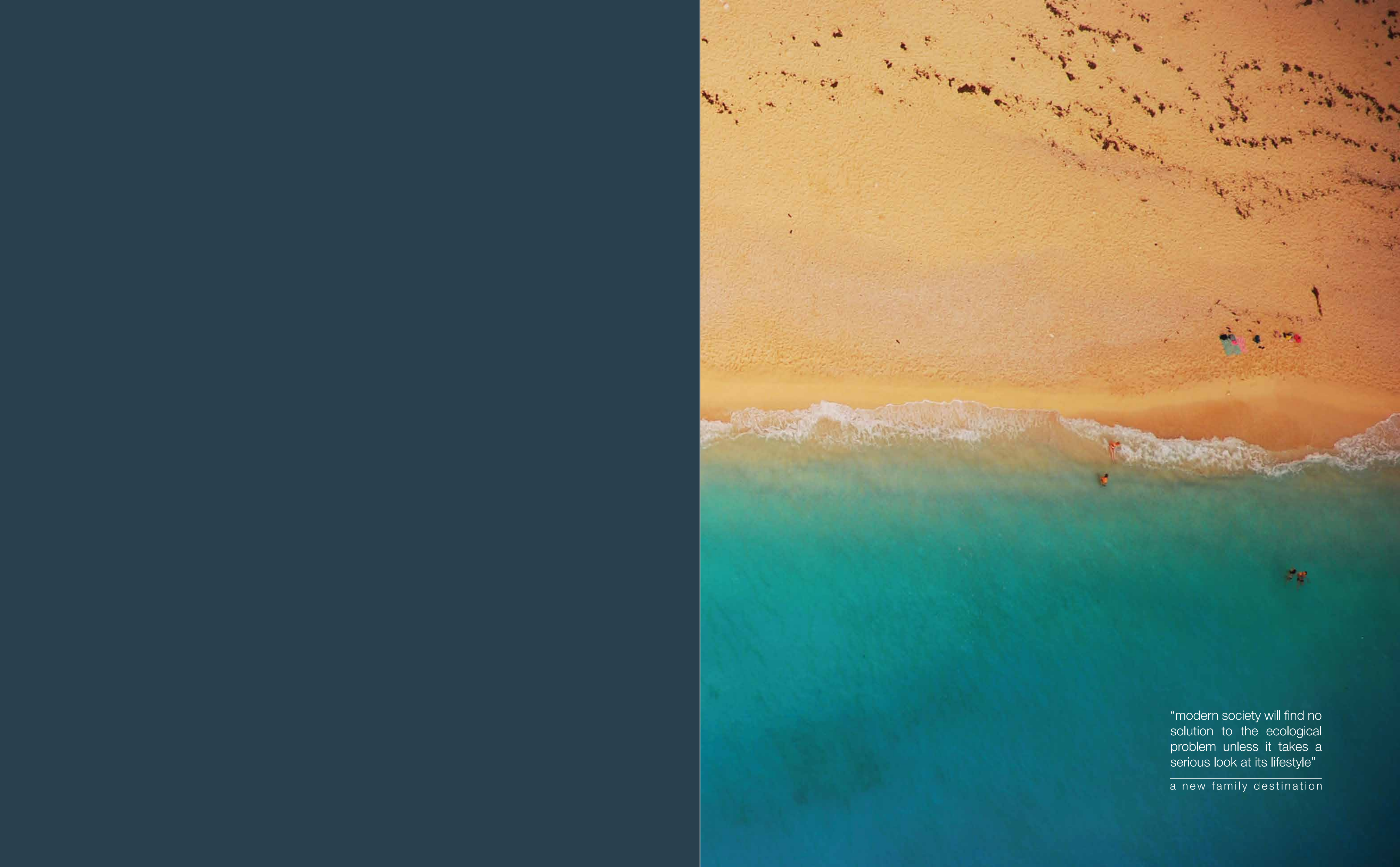




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FinlaY
SOUTHCITY



“modern society will find no
solution to the ecological
problem unless it takes a
serious look at its lifestyle”

a new family destination



Chattogram has a reputation for being a visionary city; a first-mover that shapes its own destiny. The spirit of possible and wise foresight of its leaders have been hallmarks of this city's economic progress over the past decades and what once was a tranquil town has rapidly grown into a premier leisure and business tourism destination, becoming the record-breaking and innovative city it is today the crossroads of opportunity.

Chattogram is not only about sea, big buildings and malls; it has a unique identity, community and lifestyle.

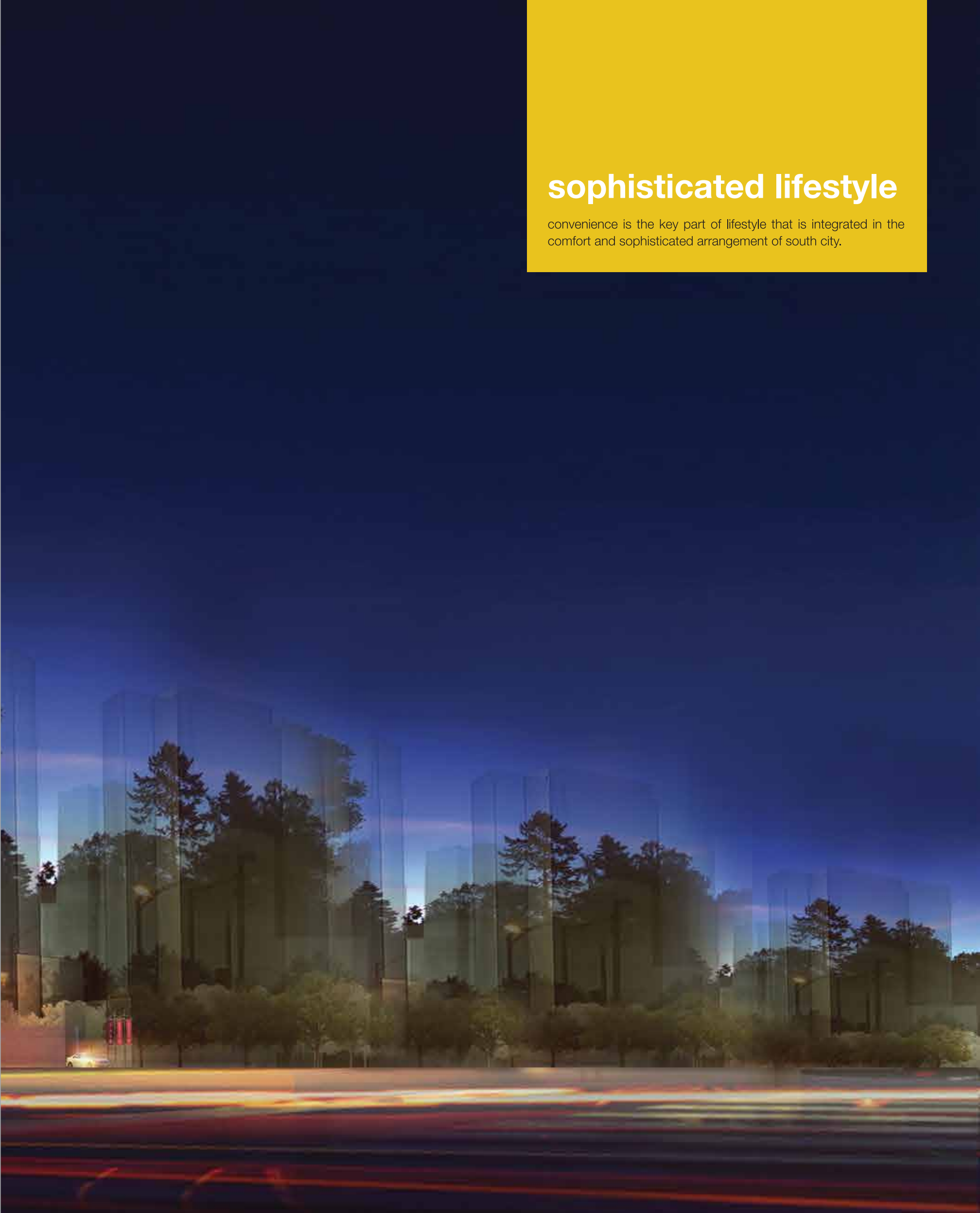
RISING FROM THE HEART OF

CHATTOGRAM



sophisticated lifestyle

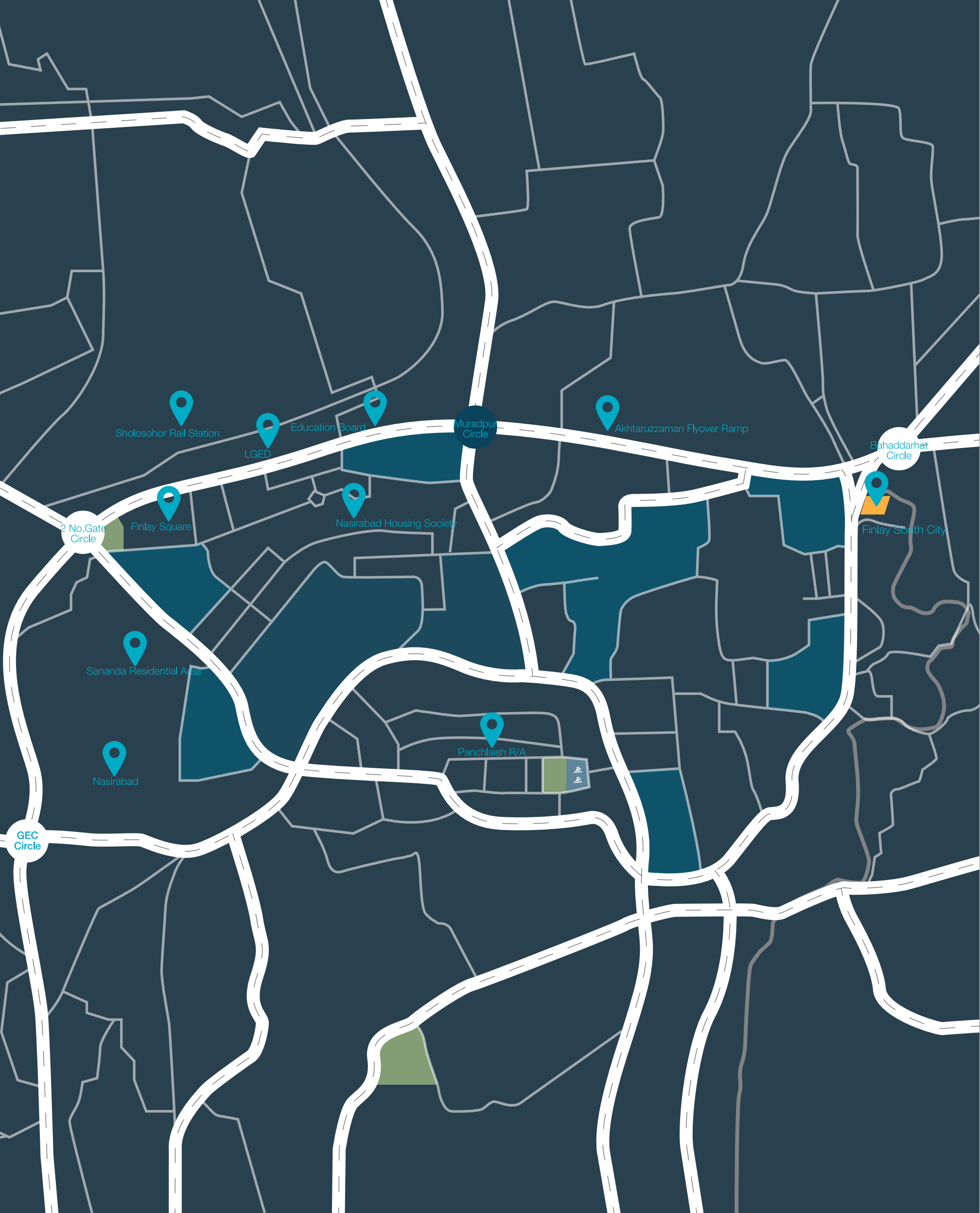
convenience is the key part of lifestyle that is integrated in the comfort and sophisticated arrangement of south city.



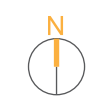


**limitless
activities**





The Location



- 1. Bahaddarhat Kacha Bazar
- 2. Bahaddarhat Haque Market
- 3. Bahaddarhat Circle
- 4. Bahaddarhat Police Box
- 5. Merit Bangladesh School & College
- 6. Finlay South City
- 7. Khwaja Market
- 8. Exim Bank Limited
- 9. A K Convention Hall



FinlaY SOUTHCITY

LOCATION

Bahaddarhat Circle, Chattogram

LAND AREA

43 Katha

FLOOR

19 storied + 2 Basement

TOTAL NUMBER OF SHOPS

237 Units

SHOP SIZE

85-2200 sft

CDA APPROVAL NO.

473/01/18-19

EXPECTED HANDOVER DATE

September 2024 (Commercial)

AT A GLANCE.

Level 1 (Ground Floor)

International & Local Brand Gallery, Crockeries, Gift & Card Shop and ATM Booth.

Level 2 (1st Floor)

Jewelry, Cosmetics, Ladies Readymade Garments, Ladies Sandal & Purse, Watch & Optics, Handicrafts, Children Toy.

Level 3 (2nd Floor)

Sharee, Ladies Unstitch Clothing, Ladies Readymade Garments, Children Clothing, Borka, Hijab and Ladies Tailors.

Level 4 (3rd Floor)

Gents Readymade Garments, Children Clothing, Shirting & Suiting, Panjabi & Sherwani, Shoe & Leather Goods, Sports Shop and Gents Tailors.

Level 5 (4th Floor)

Electronics & Home Appliances, Mobile & Accessories, CD/DVD, Laptop, Computer & Accessories, Mobile & Computer Servicing Center, Book Store, Home & Kitchen Appliances.

Level 6 (5th Floor)

Brand Gallery, Theme Park, Indoor Play Zone.

Level 7 (6th Floor)

Food Court, Kid's Play Zone.

Level 8 (7th Floor)

Separate Prayer Space for Male & Female and Mall Administrative Office.





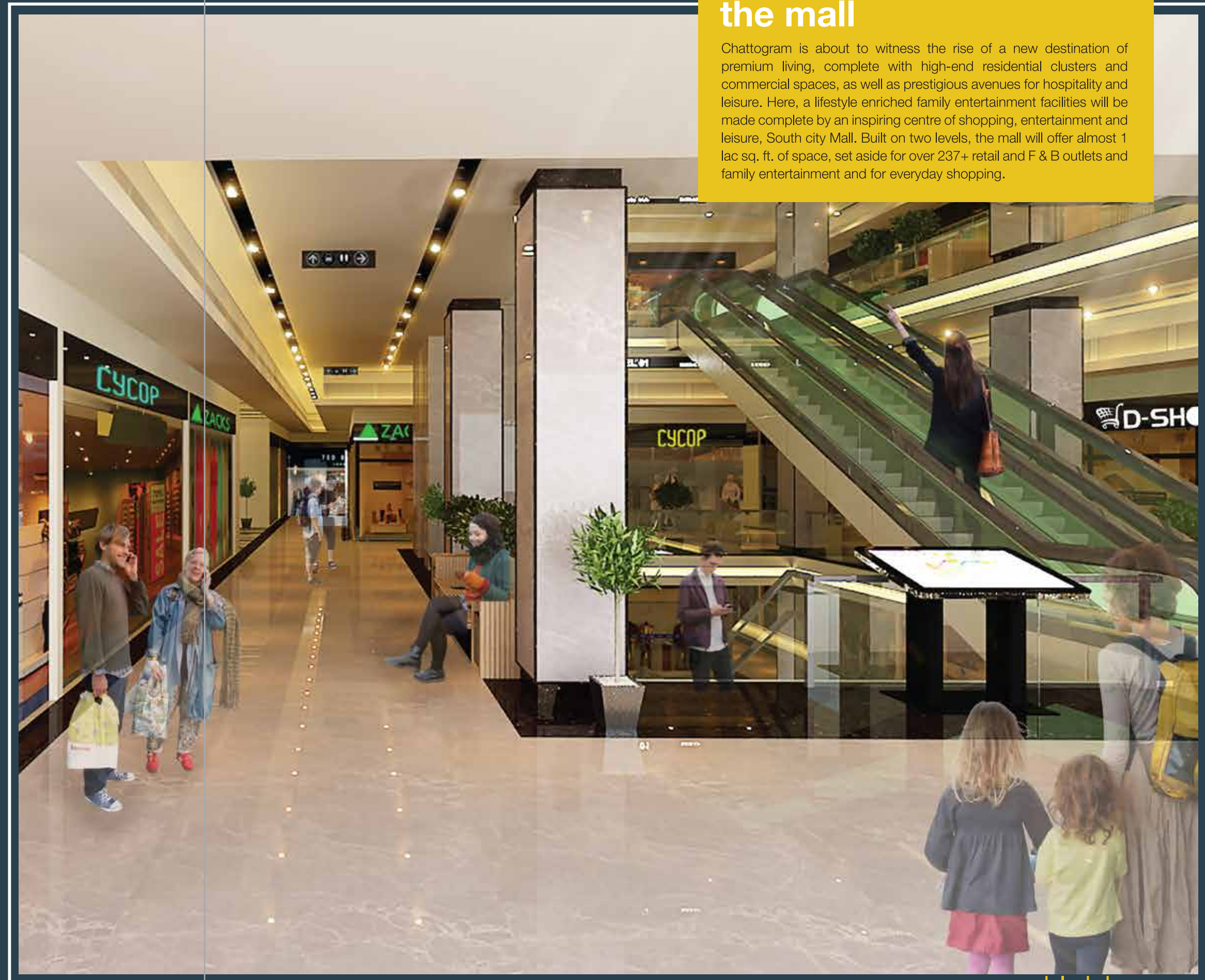
Ground Floor (Level 01)

International & Local Brand Gallery, Crockeries, Gift & Card Shop and ATM Booth.

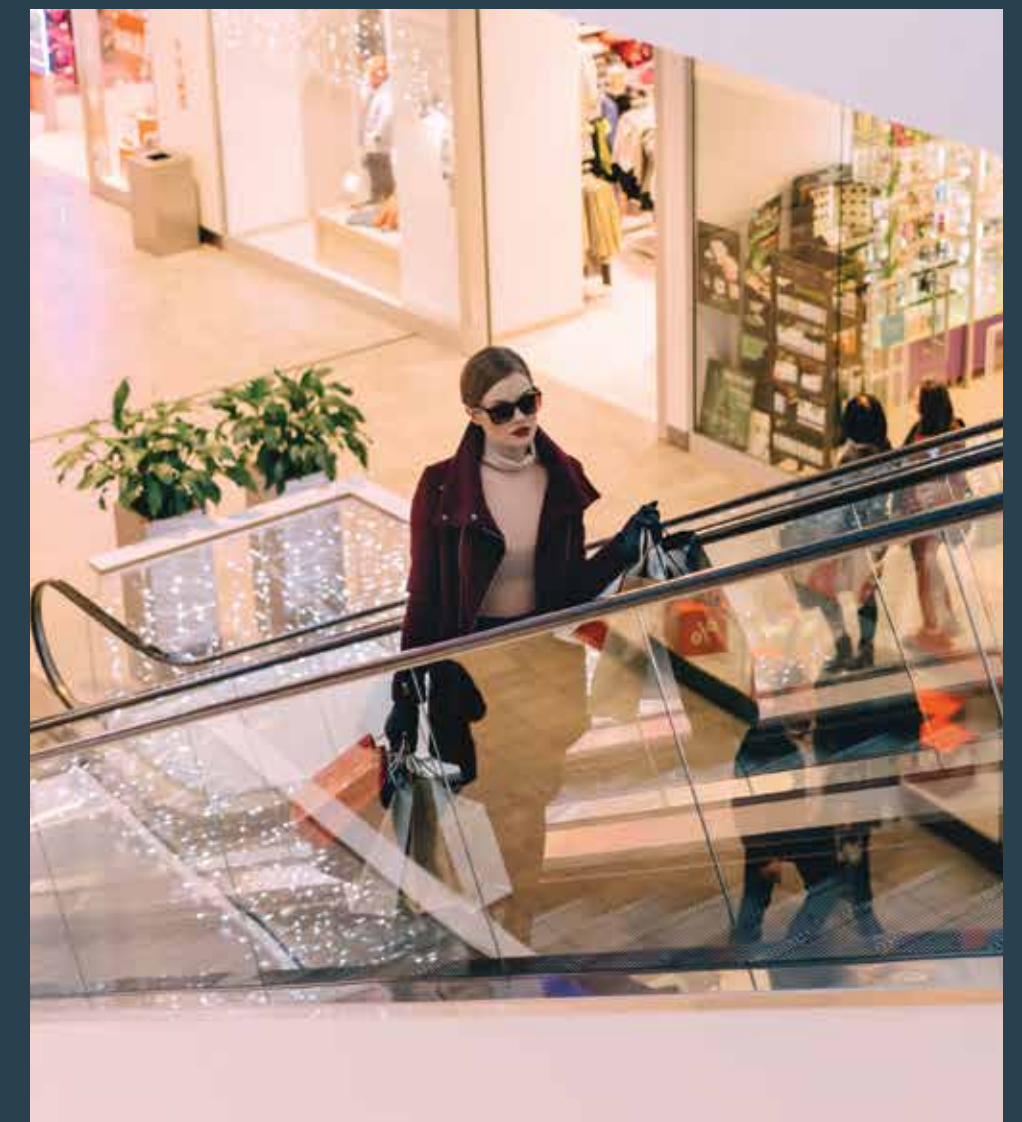
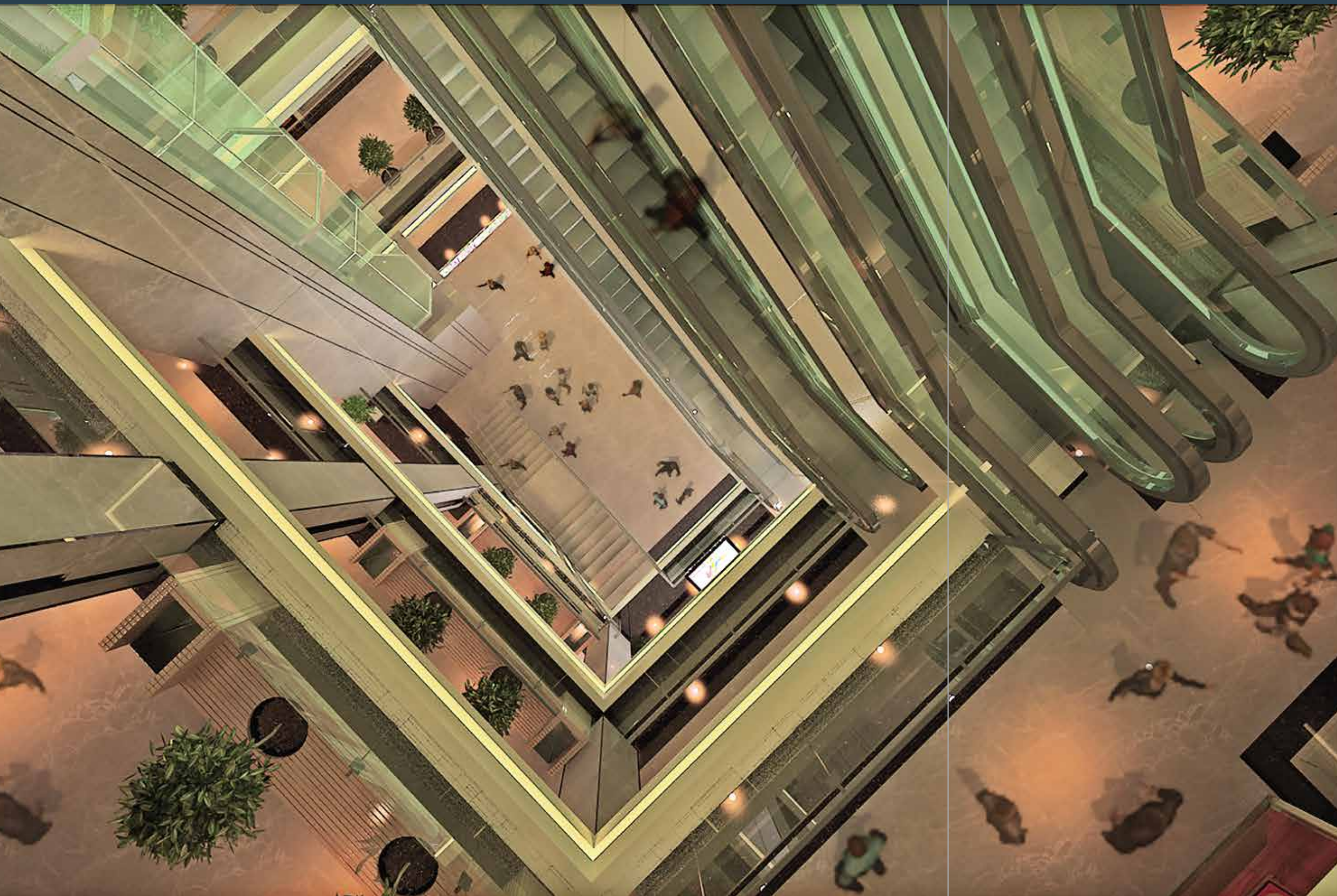


the mall

Chattogram is about to witness the rise of a new destination of premium living, complete with high-end residential clusters and commercial spaces, as well as prestigious avenues for hospitality and leisure. Here, a lifestyle enriched family entertainment facilities will be made complete by an inspiring centre of shopping, entertainment and leisure, South city Mall. Built on two levels, the mall will offer almost 1 lac sq. ft. of space, set aside for over 237+ retail and F & B outlets and family entertainment and for everyday shopping.

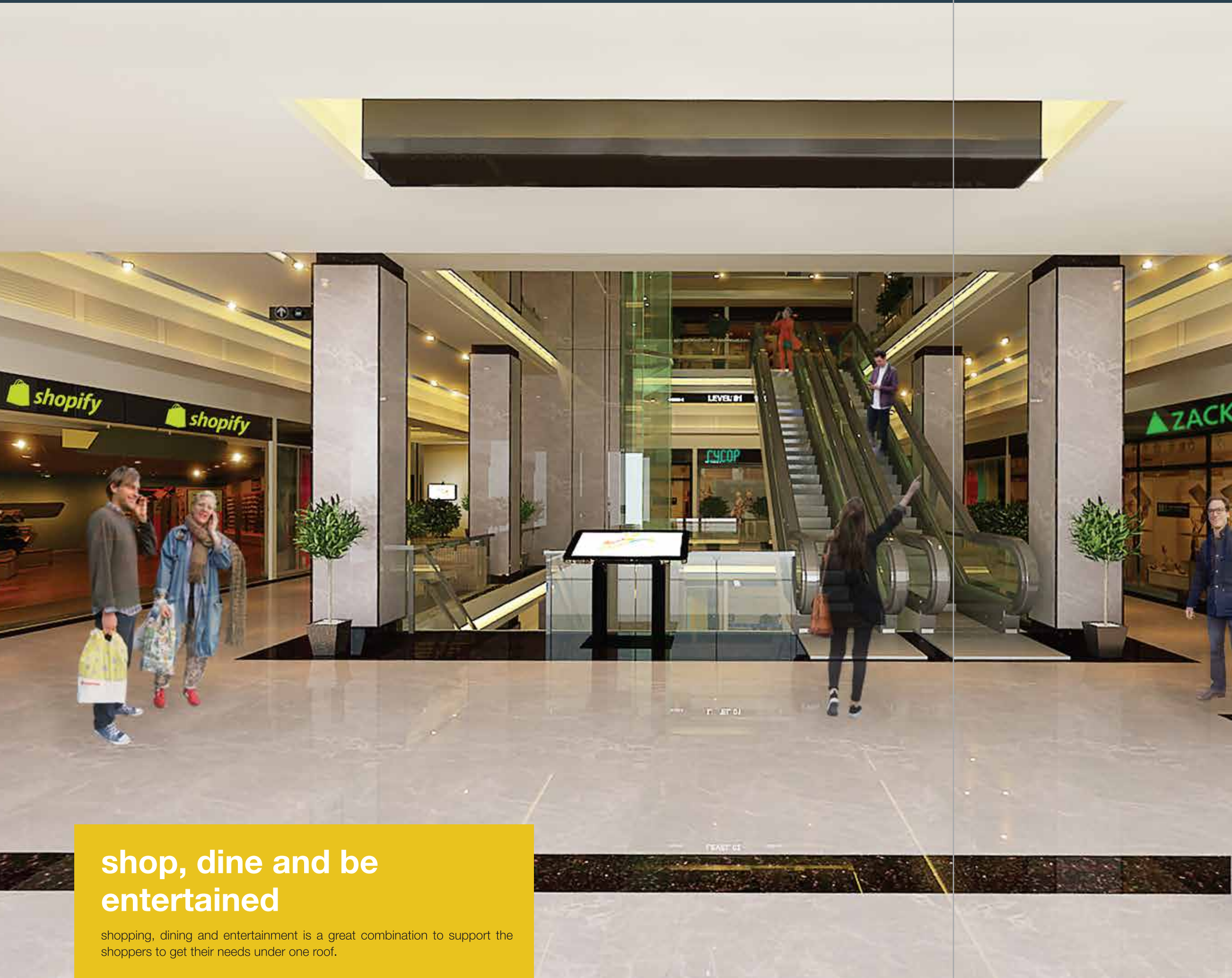


a grand lobby



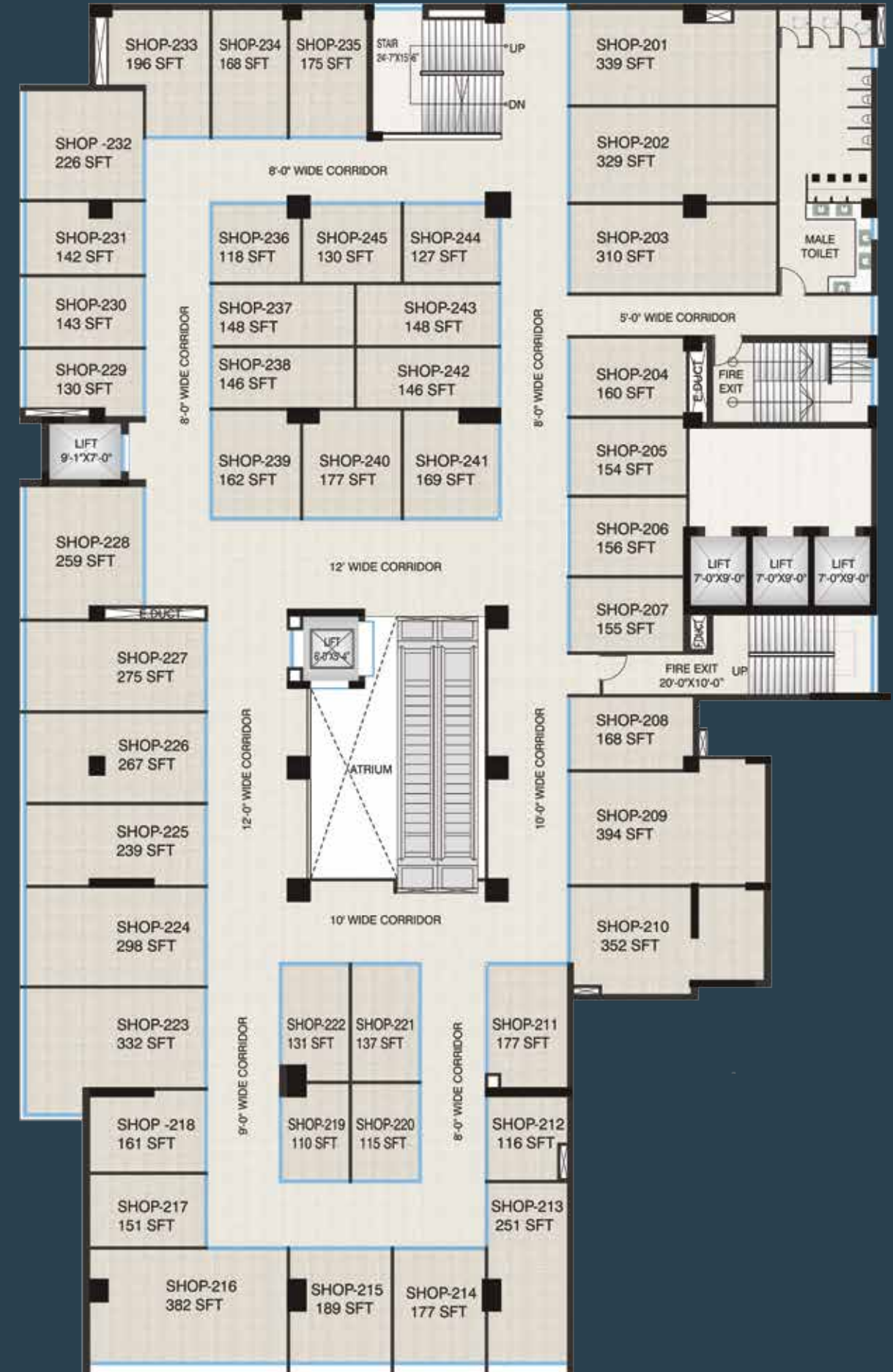
the south city mall will serve as a vibrant town square for residents and visitors with a distinct design that allows for a continuous customer flow. The visionary layout of the Mall will redefine the retail landscape with its central location, keeping customers and retail outlets connected.

the atrium



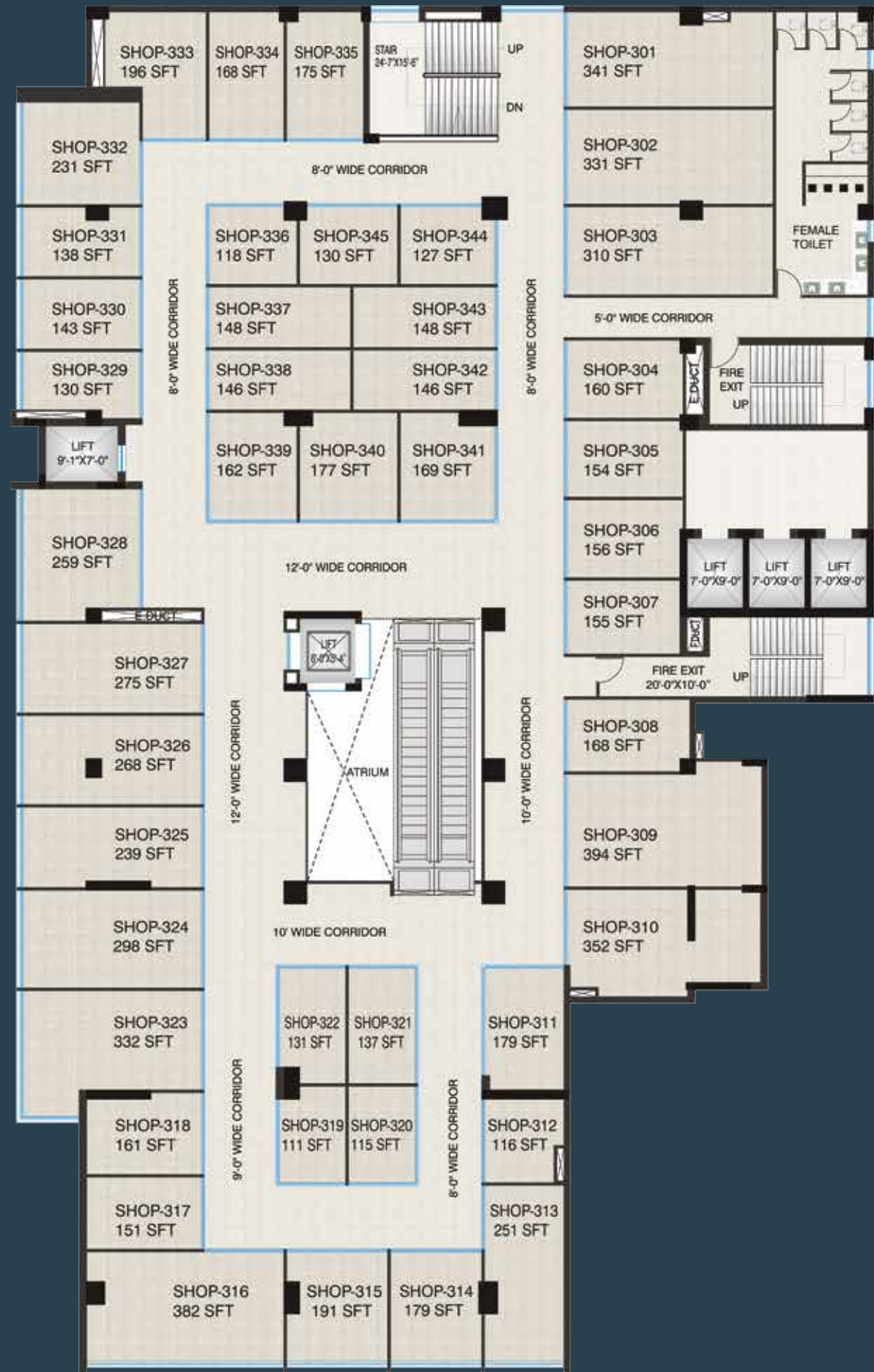
shop, dine and be entertained

shopping, dining and entertainment is a great combination to support the shoppers to get their needs under one roof.



Level 02

Jewelry, Cosmetics, Ladies Readymade Garments, Ladies Sandal & Purse, Watch & Optics, Handicrafts, Children Toy.



smart stores brought to life with the enthusiastic crowd and shoppers by.

smart store brought to life



Level 03

Sharee , Ladies Unstitch Clothing, Ladies Readymade Garments, Children Clothing, Borka, Hijab and Ladies Tailors.





- Exclusive atrium
- Capsule lift, service lift & escalator
- Impressive entrance and exit
- Fully air conditioned
- Wide staircase
- Well finished separate toilet for male and female
- ATM booth
- Generator
- Adequate parking space
- Spacious car drop off point
- CCTV with DVR
- Fire alarm
- Fire hydrant
- Fire extinguisher
- Fire exit
- Fire sprinkler at parking area
- Food court
- Kid's play zone
- Spacious prayer hall for male and female
- Termite control

features

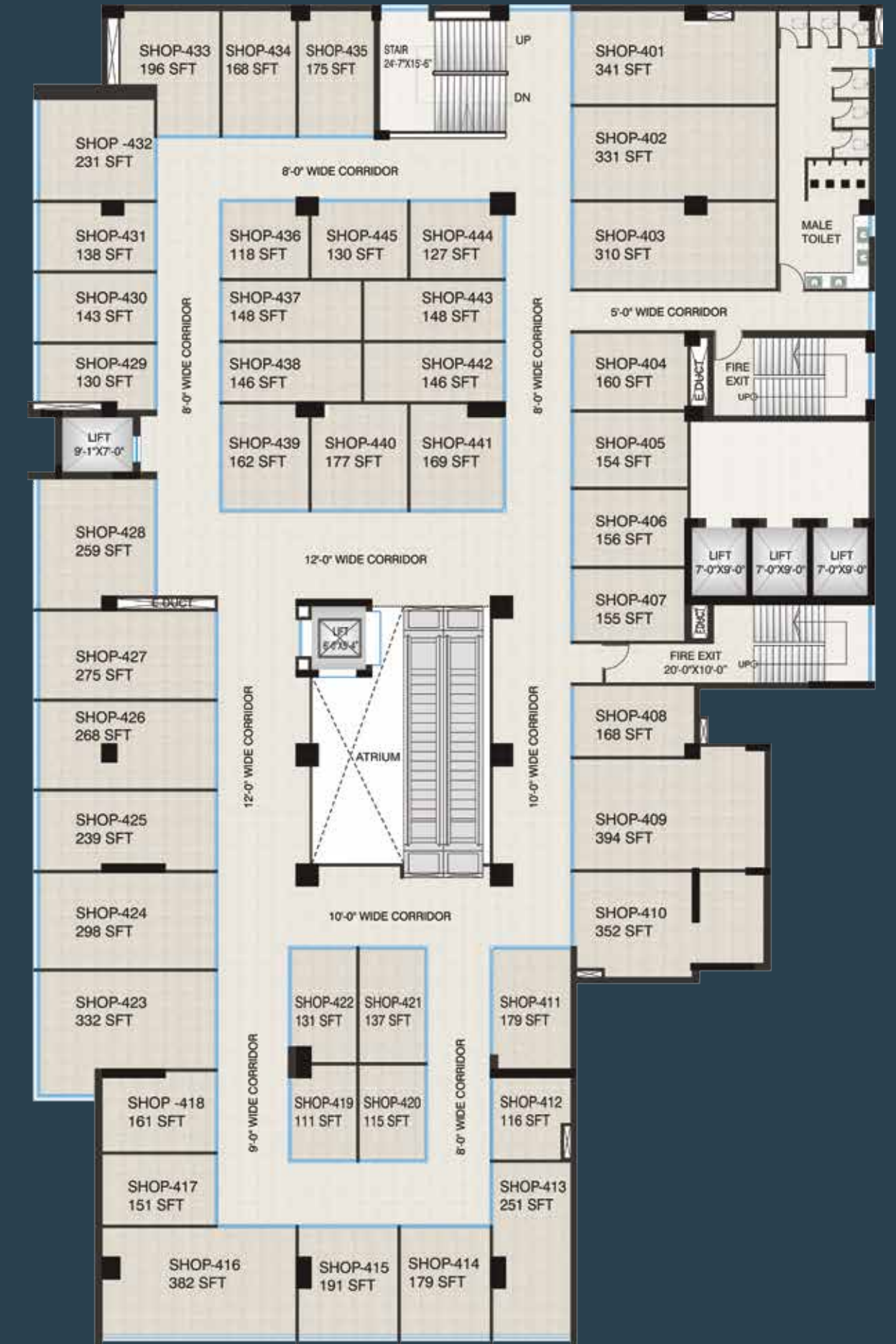


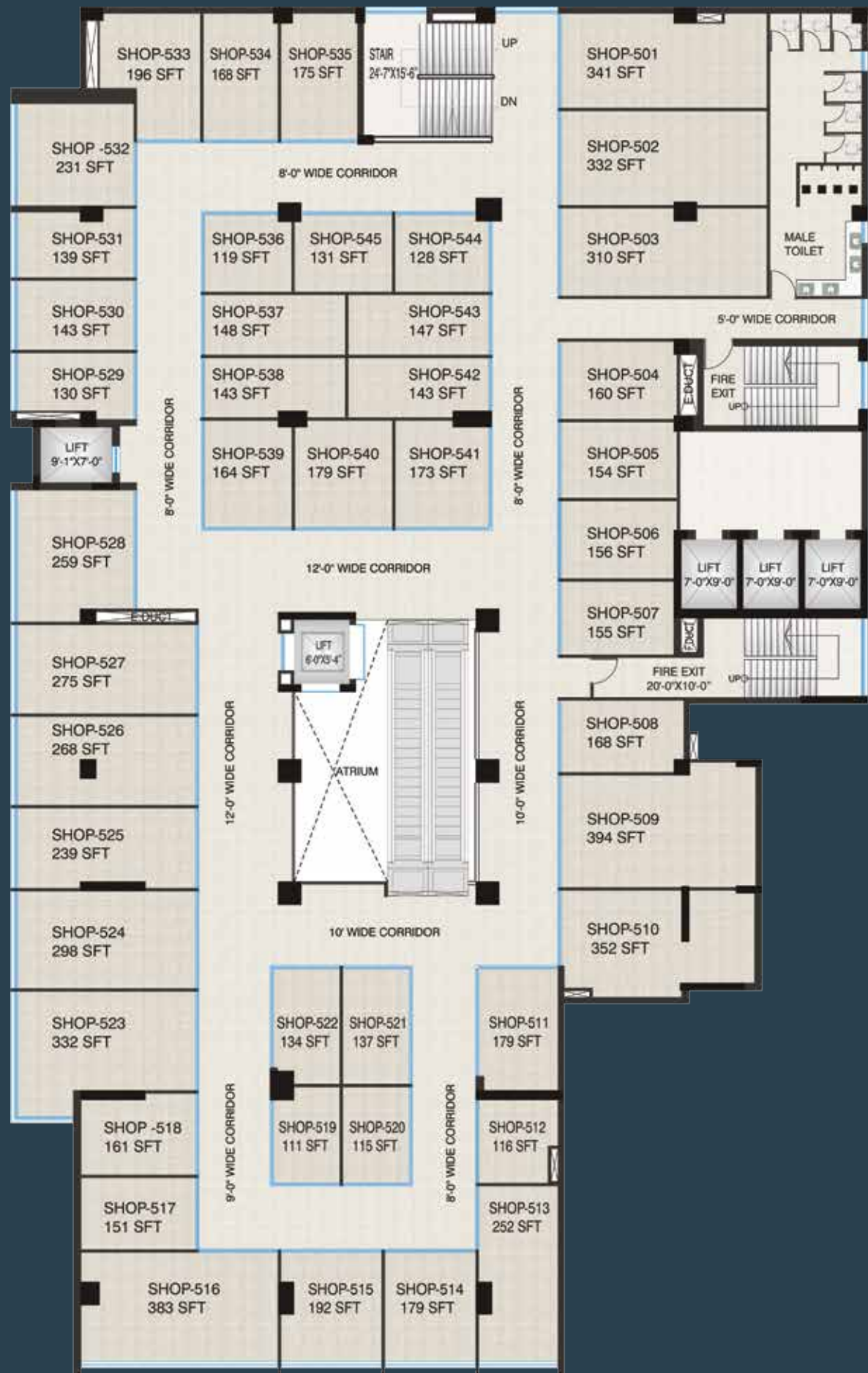
life as
it is
style as
it is



citizen of a proud city dreams of something better that becomes an integral part of their day to day life to fulfill their expectations and dreams come true. Finlay Properties trying to create such arena for the people with taste and sensitivity.

let your imaginations come into reality





retail outlets for every desire and needs

the mall creates an amazing opportunity for all the shop goes to find the wide range of options for shopping with variety of desires and needs.



Level 05

Electronics & Home Appliances, Mobile & Accessories, CD/DVD, Laptop, Computer & Accessories, Mobile & Computer Servicing Center, Book Store, Home & Kitchen Appliances.

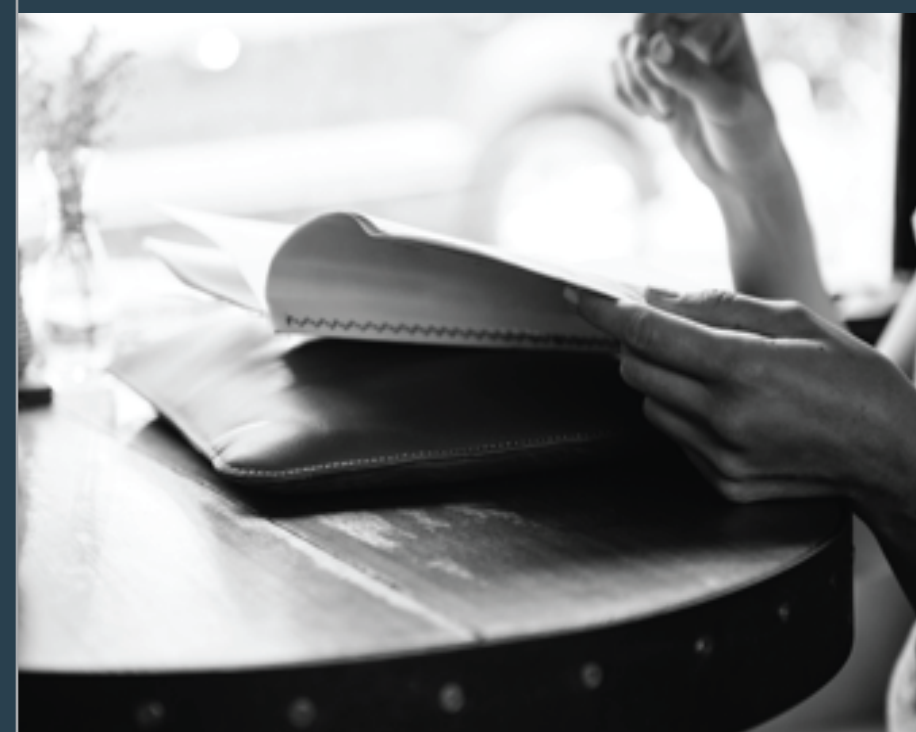
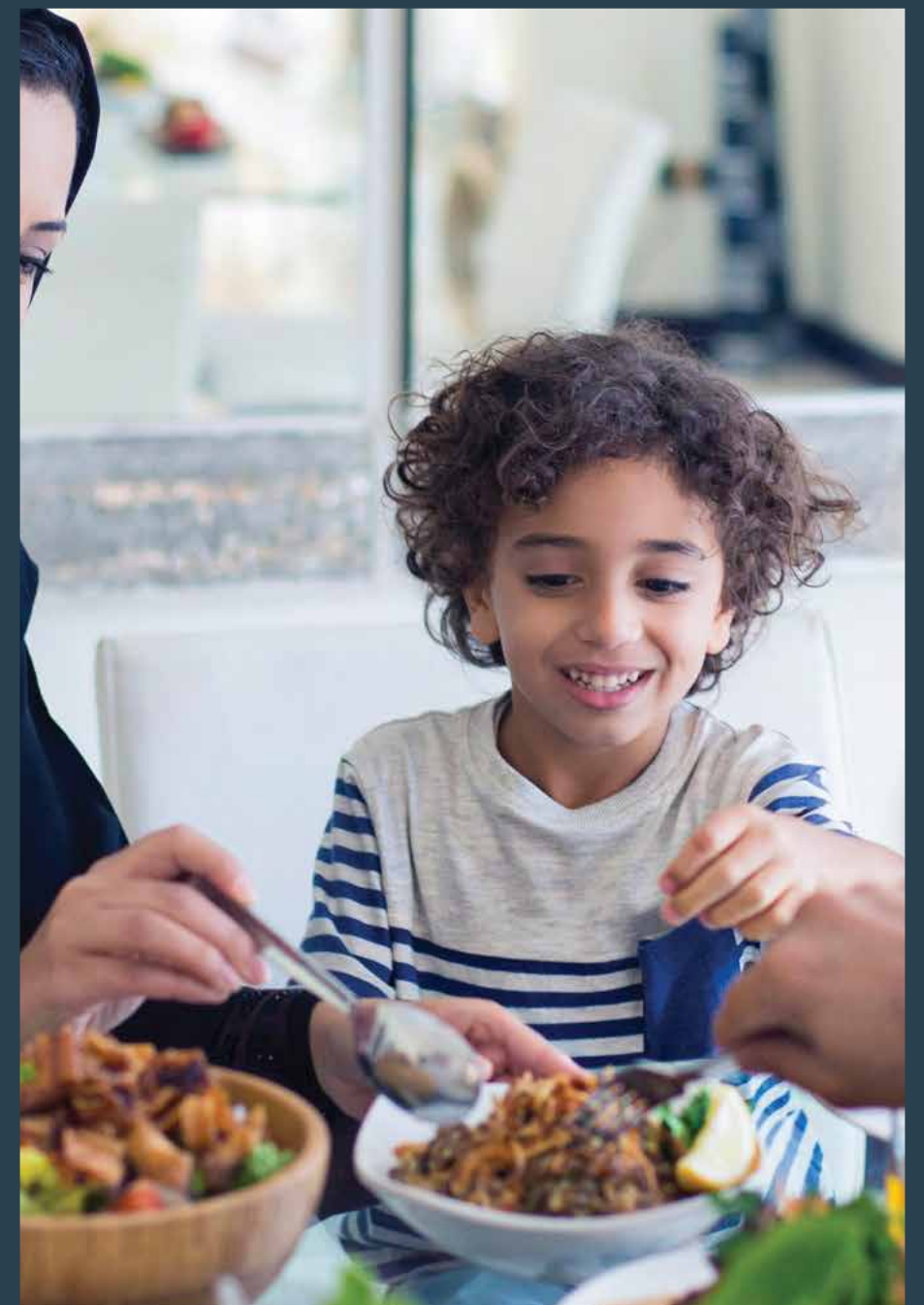




in the busy day to day lifestyle this mall creates a new fun destination for the family with lots of shopping and entertainment arrangements.

the new family destination of limitless fun





be it for grocery shopping, dinner with friends, or a day out with the family, finlay south city is a complete world of community retail opportunities. the mall aims to be the leisure and entertainment destination of choice for families that look forward to a day spent together, having fun.

the leisure and entertainment destination

Level 07
Food Court, Kids Play Zone.






 |
brand stores


 |
chain shop

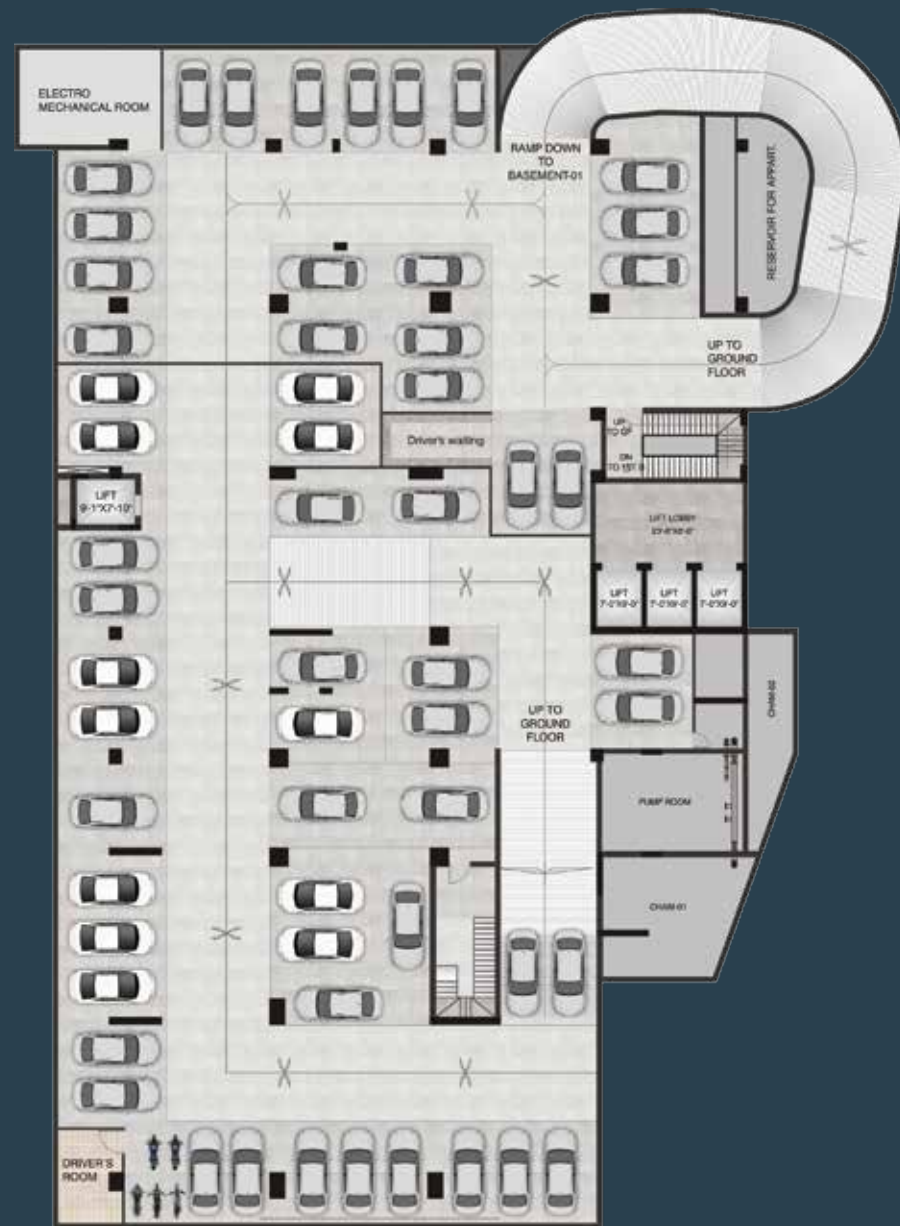

 |
children play area


 |
prayer space





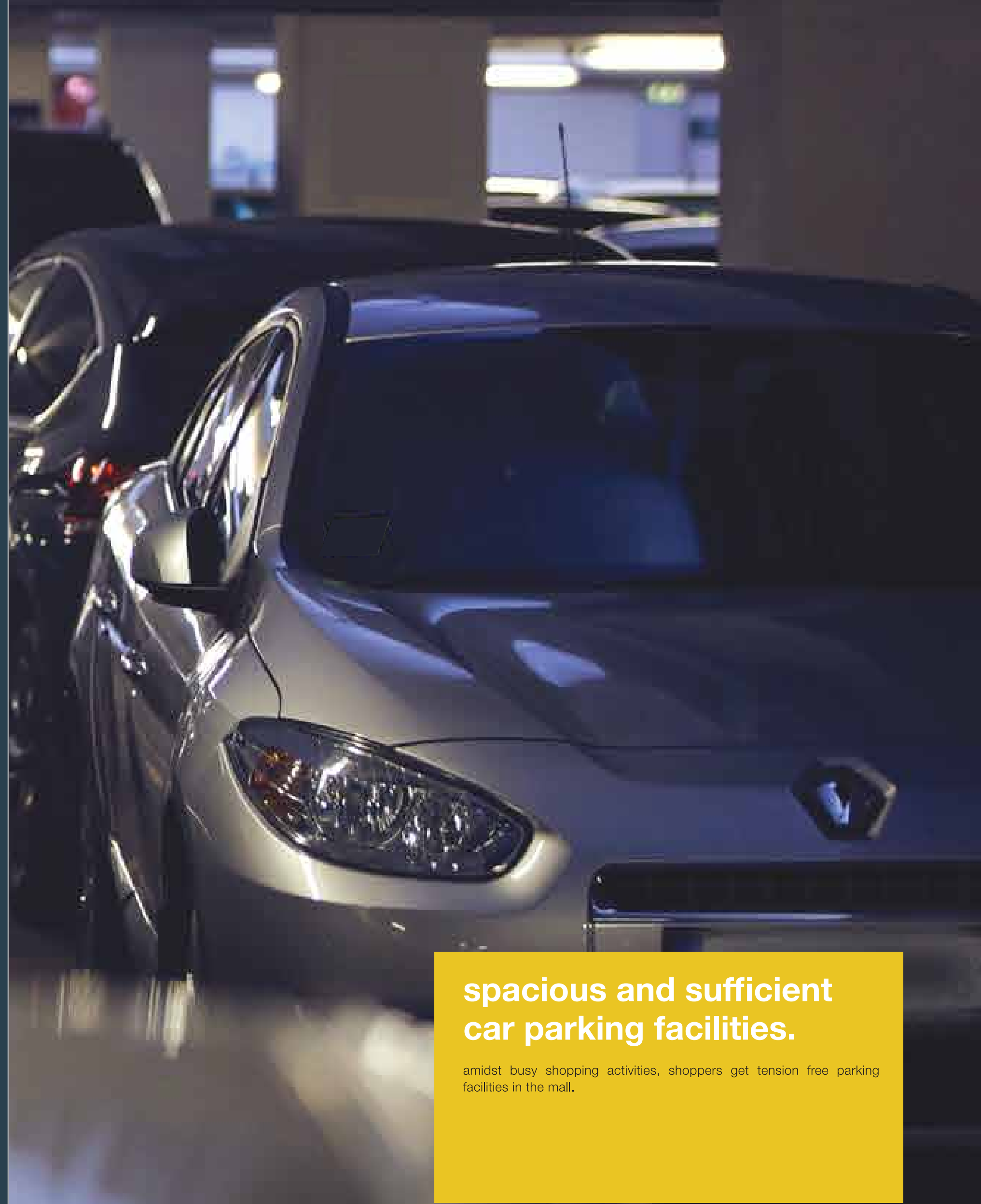
Basement 01



Semi basement



spacious **car parking** and driveway



spacious and sufficient car parking facilities.

amidst busy shopping activities, shoppers get tension free parking facilities in the mall.

TERMS & CONDITIONS



1. APPLICATION

Interested client(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 National ID/Passport, 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 Cancellation Charge as per company policy if the buyer(s) wants to cancel the booking.

2. 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 an allotment letter in favor of the applicant. This will include the payment schedule, which the buyer should follow on receiving the allotment letter. The buyer is not entitled to transfer the allotment to third party till the commercial space is handed over to him/her.

3. PAYMENT PROCEDURE

All kind of payment like Down Payment, Installments, 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 acknowledgement of the above 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.

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 commercial space price. Finlay makes these payments directly to the concerned authorities and the buyer shall reimburse the amount to Finlay Properties Limited. Solar power system and any other requirement from the govt./local authority except the above, the buyer will be liable to pay the costs before handover. However, if the concerned authorities do not able to provide any utility services within the expected time frame, then FINLAY PROPERTIES LIMITED will not be held liable for this delay.

6. REGISTRATION

Proportionate share of undivided and undemarcated land as well as commercial space 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 Space / Shop. All cost related to transfer of ownership like Stamp duty, Registration cost, Vat, Gain Tax, Government Tax, VAT, Transfer fees, Documentation Charges, Incidental charges and any other expenses related to registration will be borne by the buyer.

7. HANDOVER

The possession of the Commercial space / shop 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 space.

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



CORPORATE OFFICE

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Email: info@finlayproperties.com
Website: www.finlayproperties.com
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FOR DISCUSSION

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01755 535327 | 01755 535328
01755 535329 | 01755 535330
01755 535332

DISCLAIMER:

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