





ABOUT US

The journey began in the year 1997; When Total Holdings Ltd was incorporated to undertake construction business. The company was started by Sadequl Amin Khan, a first generation entrepreneur, an MBA (IBA) by qualification and a visionary. With nearly two decades of experience in real estate development, Sadequl Amin Khan as Managing Director of Total Holdings Ltd forefront of the real estate industry through building world class residential and commercial projects.

In the span of a few years, Total Holdings Ltd has experienced exponential growth and Success. The company is currently working in multiple Real Estate projects across the capital. Total Holdings Ltd has progressed with leaps and bounds in the last decade and is already making it's felt across the city.

Today, Total Holding enjoys a reputation of being one of Bangladesh's leading real estate developers with an incredible focus on customer satisfaction. Total Holdings Ltd has adopted quality system standards that integrated technology and design innovations with a strong technical base to provide state of the art real estate options.





MD'S MESSAGE

Since commencing business nearly one decade ago Total Group has made tremendous progress in the Real Estate and Manufacturing Sector.

Total Real Estate has been working towards establishing new standards in the construction of luxury apartments. The primary focus has been to try and to maintain harmonious relationship with our customers and providing apartments within reach of customer income level. We have developed on a state of art for in modern building construction, which enable customer for comfortable living with modern amenities.

Our sister concern Quality Can Industries and Total Can & Closer are dominating in Metal can, Plastic Packaging and Label printing industries of Bangladesh.

Total Group intends fully to capitalize on the company's growth in the last decade.

I would like to thank our customers for your continued support enabling us to achieve such high standards.

Sadequl Amin Khan
Managing Director
Total Group



AT A GLANCE



14 Katha



2260, 2355, 2100 Sft.
apartment



03 Unit Apartment



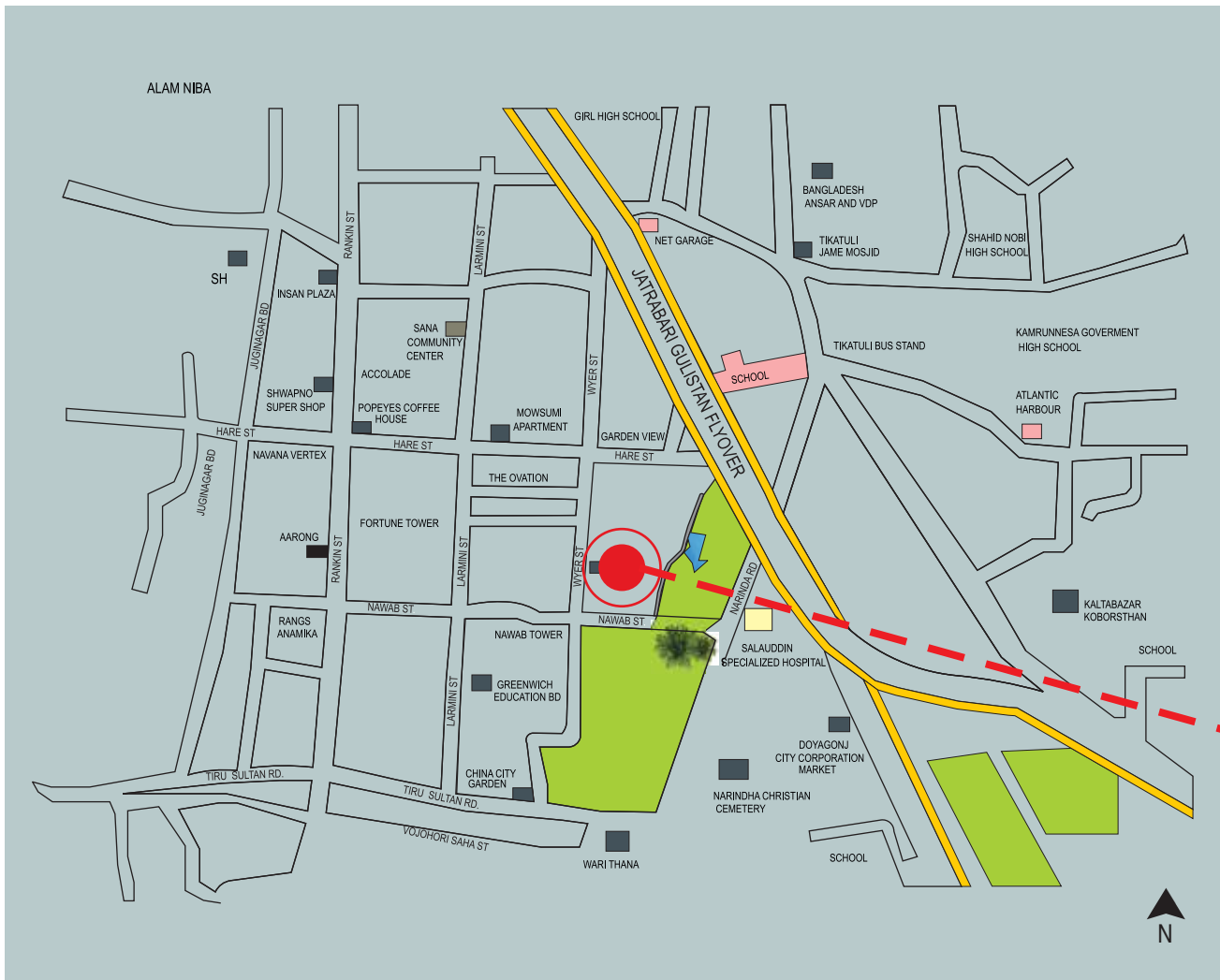
Total Unit 24



27 Parking Space



B+9 Storied (B+G+8)



TOTAL
JARDENIA

PLOT NO 23/1, WYER STREET
WARI, DHAKA.

FIND THE LOCATION EASILY

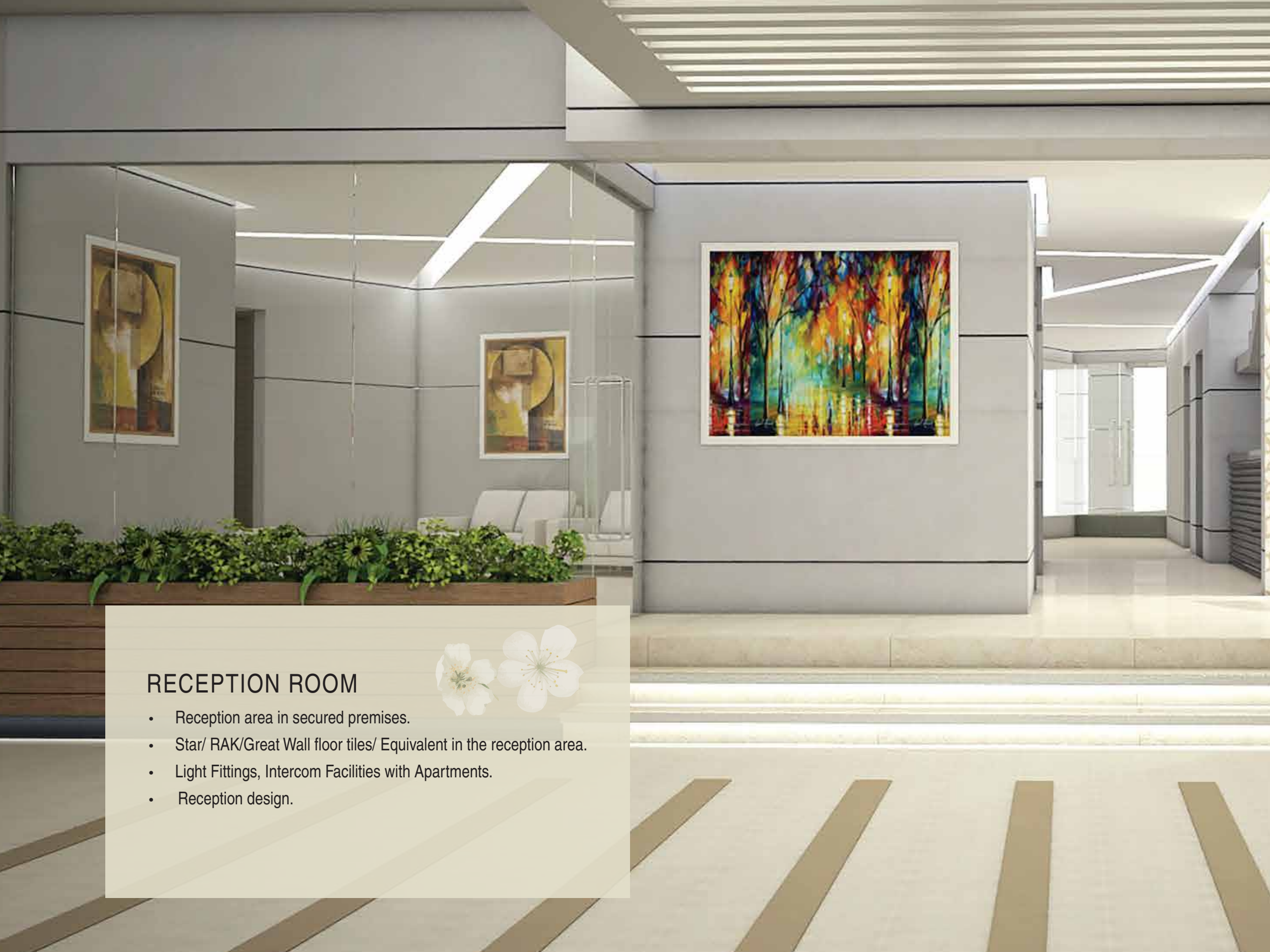





BUILDING ENTRANCE

- Secured decorative MS gate with lamp as per the elevation & perspective view of the building.
- Attractive Apartment Logos.
- Comfortable internal drive way in Basement and Ground floor.
- Security Guard post.
- Reception area.
- Kitchen area for the Security.
- Bath room for the Security and Drivers.
- Spacious Play Ground for children and teenagers.



A modern, minimalist reception room with light grey walls and a glass partition. A large, vibrant abstract painting of trees in autumn colors is mounted on the right wall. To the left, a long wooden planter box filled with green plants sits on a light-colored tiled floor. In the background, a white sofa is visible through the glass partition. The ceiling features a series of parallel wooden slats.

RECEPTION ROOM

- 
- Two white cherry blossoms with green leaves, positioned to the right of the text.
- Reception area in secured premises.
 - Star/ RAK/Great Wall floor tiles/ Equivalent in the reception area.
 - Light Fittings, Intercom Facilities with Apartments.
 - Reception design.



GENERAL AMENITIES OF THE COMPLEX

- Electricity supply approx 220V/440V from DPDC as per required sub-station source with separate main cable and LT Panel/Distribution Board.
- Reserved car parking in damp protected ground floor for residents with comfortable driveways.
- Water supply connection from WASA sufficient as per total calculated consumption.
- Underground water reservoir with one main lifting pump and standby pump.
- Gas pipeline connection from TITAS Distribution System as per total calculated consumption.
- Fire extinguisher in each floor, Lift Machine room Sub- station room and parking area.

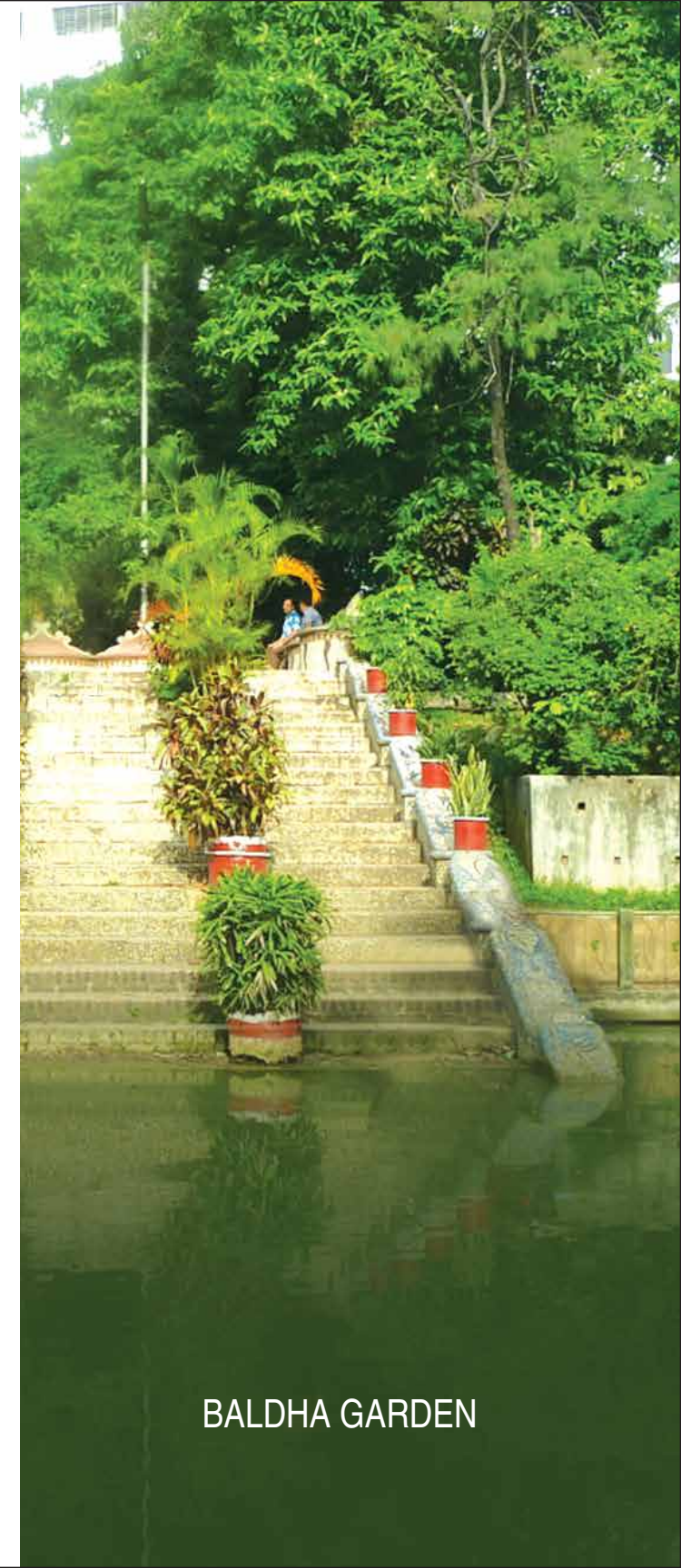




GROUND FLOOR PLAN

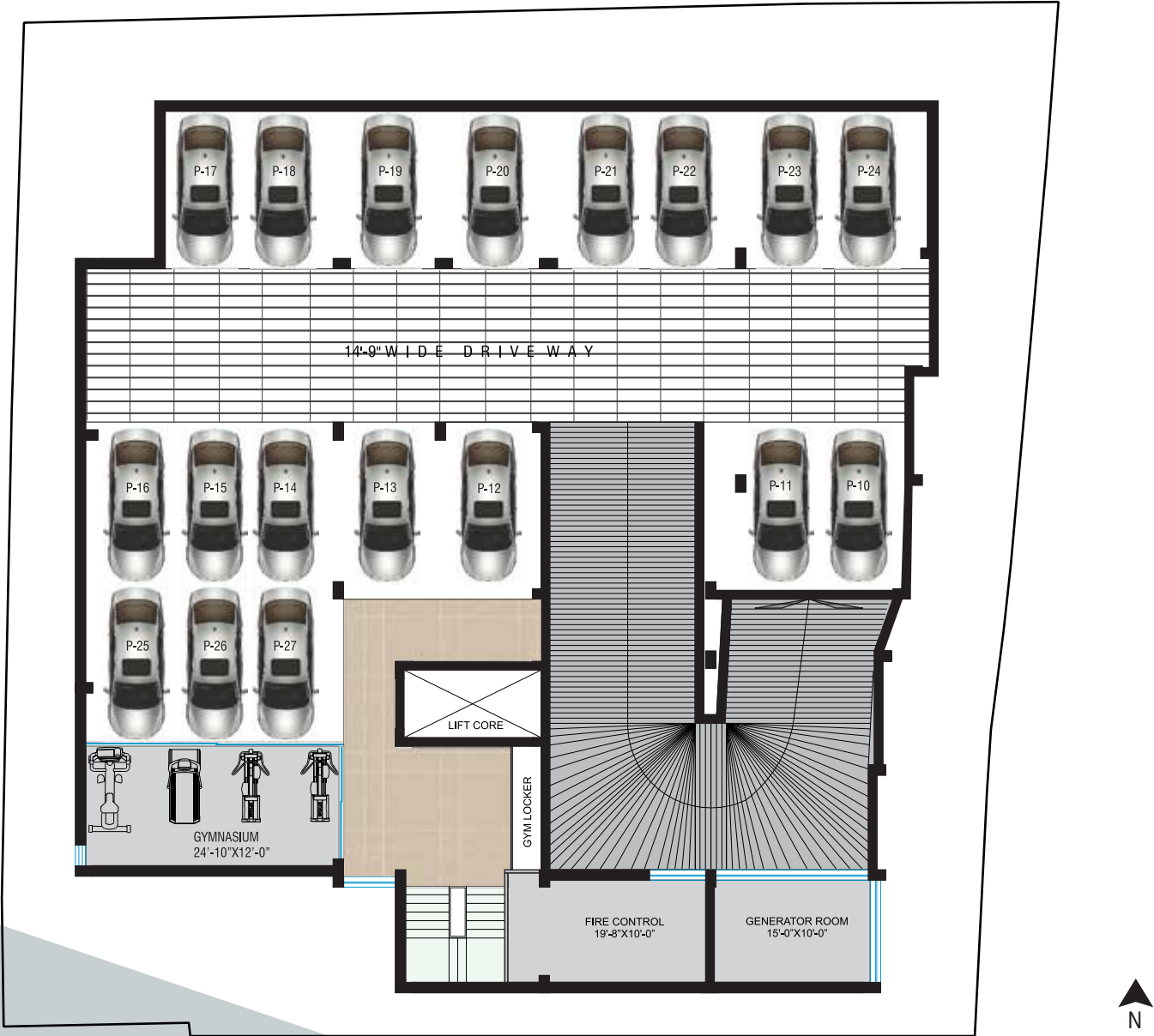


R PLAN



BALDHA GARDEN

BASEMENT FLOOR PLAN



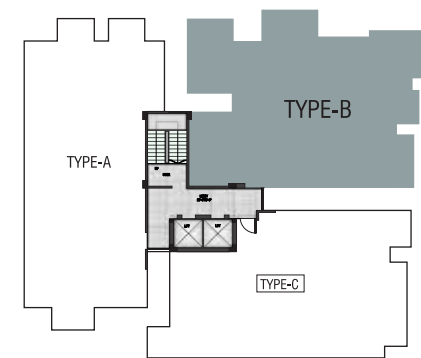
2260 SFT

(TYPE - A)



2355 SFT

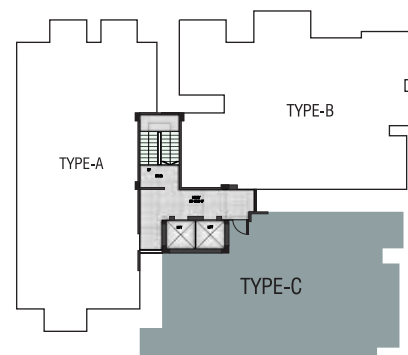
(TYPE - B)



KEY PLAN

2100 SFT

(TYPE - C)



ROOF TOP PLAN



COMMON TO ALL RESIDENTS

Lift

- Lift from reputed international manufacturers company, Sigma/ LN. Fuji or Equivalent.
- 8(Eight) Person capacity passengers Lift 2 (Two) nos.
- Adequate lightings and safety.
- Fast and reliable service to residents on all floors.
- Star/ RAK/Great Wall/Sun Power/CBC ceramic wall tiles will be used in front of all landing door panels.

Lift lobbies & Staircases

- Spacious lift and stair lobby in each floor.
- Star/ RAK/Great Wall / Equivalent homogeneous floor tiles in all staircases.
- Star/ RAK/Great Wall/Sun Power/CBC/ Equivalent homogeneous floor tiles in all lift lobbies.
- Fire extinguisher in each floor and lift machine room

Apartment Layouts

- The design will maximize advantages, especially in relation to the daylight and outside views.
- Privacy will be emphasized in designing.

Sub- Station

- One transformer with LT panel board PFI panel board of capacity as per required.

Generator

- One standby foreign diesel generator capacity as per required.(Perkins/ Ricardo/ Equivalent).
- Capacity to cover lift, water pumps, common lights.
- All Light and fan point, calling bell point in each Apartment

Water Pumps

- One stand by pump motor

Roof Top

- Protective parapet wall up to 4'-0" height.
- Lime terracing/ pavement tiles.
- Clotheslines for drying laundry.
- Roof top water reservoir.
- One community room and Mosque specially reserved for the flat owners.

Intercom

- Imported brand intercom system.
- To connect each apartment to the concierge desk and common area reception, community room and guard room.
- Good quality telephone set for each apartment



FEATURES & AMENITIES OF THE APARTMENT

Doorframes

- Main entrance doorframe will be of Ctg. Teak finished with polish.
- Other Internal doorframes will be of Ctg. Teak finished with polish.
- Bathroom doorframe will be plastic (RFL/Partex/United).

Door Shutters

- Solid decorative main entrance door will be Ctg. Teak with polish.
- Internal doors will be veneer flush door of Ctg. Teak (Partex/ Super board) with polish
- All bathroom and verandah doors will be plastic (RFL/Partex/United/Pvc shutter).
- Imported handle lock for main door.
- Door Chain for main door.
- Check viewer for main door.
- Doorknocker for main door.
- Apartment number for main door.
- Vertical tower bolt with main entrance door
- Imported round lock with internal door.
- Tower bolt for bathroom and verandah door.

Windows

- Sliding aluminum windows with silver color sections.
- Clear glass of 5 mm thickness.
- Rain water barrier inside of 4" aluminum sections.
- Safety grills in verandahs and external windows (Except front verandah).
- Provision for Mosquito net.
- Grill will be enamel point with approved column.

Railing

- Stair railing will be of SS pipe / MS pipe.

Walls

- 5" thick brick wall with 1st class Auto bricks.
- 10" thick brick wall main entrance door.
- Smooth finish walls

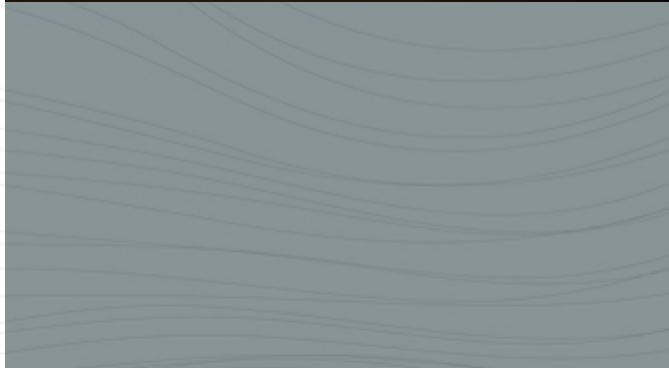
Floor & Verandah

- RAK/Great Wall/Sun Power/Star ceramic homogeneous tiles (24" x 24") in all floors and verandahs.
- Skirting will be 4" height.

Painting & Polishing

- Smooth finish plastic paint on all internal walls and ceilings in soft colors (Berger/Asian/RAK).
- Polished doorframes and shutters.
- Exterior wall will be weather coat paint (Berger/Asian/ RAK).





ELECTRICAL

- All electrical wirings, phone lines, satellite TV lines will be concealed.
- Cable will be BRB/Paradise/SQ/BBS/Equivalent
- MK type imported electrical switches and sockets.
- Provision for fancy light fixtures in all rooms.
- Separate electric distribution box for each apartment.
- Separate electric meter for each apartment.
- All power outlets with earthing connection.
- Provision for Air-conditioners in Master Bed Room, 2nd Bed room and 01 nos Drawing Room.
- Telephone connections with parallel points in master bedroom and Drawing Room.
- Satellite TV cable connections in master bedroom and living cum drawing room.
- Verandahs with suitable light points provision.
- Calling bell provision to kitchen.
- BB provision in drawing room.



BATHROOM

- Essentially correct uniform floor slope towards water outlet.
- RAK (Karla) model/equivalent commode with lowdown and pedestal basin in master bathrooms.
- RAK (Asian) model/equivalent long pan with ceramic lowdown and pedestal basin in common bathrooms.
- Sharif/Sattar brand chrome plated fittings (local) in all bathrooms.
- Chrome plated soap cases and towel rail (local) in all bathrooms.
- RAK/Great Wall/Sun Power/ Star ceramic wall tiles (12" x 20") will be used in all bathrooms up to full height.
- RAK/Great Wall/Sun power matching ceramic floor tiles (16" x 16") will be used in all bathrooms.
- Mirrors in all bathrooms with overhead lamps provision.
- Concealed water supply line with the provision for hot and cold water system in master bath and attach bath.

UTILITY CONNECTION

- Electricity & Gas supply will be of individual apartment-wise meter and connection.
- Water supply and Sewerage will have common meter connection for the project.
- All utility connection will be depending on government rules and regulations.

CLIENT SERVICE

- Preparation of by-laws and committee formation of Apartment Owners Association.

KITCHEN

- RAK/Great Wall/Sun Power/Star ceramic wall tiles (12" x 20") up to 7'-0" height only from worktop.
- RAK/Great Wall/Sun Power/ Star ceramic homogeneous floor tiles (24" x 24") will be used.
- Concrete platform with Granit top.
- Double burner gas outlet for each apartment.
- One stainless steel single bowl sink with sink mixture provision hot and cold water line .
- Suitably located exhaust Fan.





STRUCTURE MATERIALS

- 3/4" down stone chips will be used in Foundation and column.
- 1st class auto brick chips will be use in beam slab stair except foundation and column.
- 72.5 grade (500W) deformed bar will be used in all structure (Rahim/BSRM/AKS).
- Crown/Supercret/Shah/Equivalent cement will be used in all structure.
- Good quality Sylhet sand and local sand will be used

STRUCTURE DESIGN

- Building will be designed as per Bangladesh National Building Code (BNBC) considering earthquake and wind load.



PAYMENT

The buyer will make the payment schedule. All Payments of booking money, installments additional works and others charges shall be made by cross cheque. Bank draft pay order in favour of Total Holdings Ltd. Foreignment and Bangladeshis residing abroad may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh bank as one the date of application and subsequently in the date of installments paid.



SCHEDULE OF PAYMENT

The allot must follow the payment schedule as per allotment letter/agreement. Delay in payments beyond the schedule date will make the allotted liable to pay a delay charge of 2.50% per month on the amount of payment delayed. If the payment us delayed beyond 60 days, the company shall have the right to cancel the allotment in such an event the amount paid by the allotter will refunded after deducting 12% of the total receivable amount only after resale of the apartment.



DESIGN CHANGE

After taking over apartment of the project, the allottee must consult with Total Holdings Ltd. Prior to undertaking structural or layout changes with the building complex. Failure to do so will be the sole risk of the allottee.



Total Holdings Ltd.


Total Real Estate Ltd.

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