A Housing Project
Of
US-Bangla Assets Ltd.
OUR CONCERNS
Project Distance from RAJUK Purbachal New Town 2 KM

Project Distance from Kuril Flyover 15 KM

Project Distance from Jolshiri Abason 8 KM
U-loop for in and out of the project
### SUMMARY OF PURBACAL AMERICAN CITY

<table>
<thead>
<tr>
<th>SL. No.</th>
<th>Land Use</th>
<th>Area in Acre</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>We have divided the project in 10 blocks and 40 sectors. 2.80 katha, 3.00 katha, 4.00 katha, 5.00 katha &amp; 6.00 katha</td>
<td>1699.25</td>
<td>63.23%</td>
</tr>
<tr>
<td>2</td>
<td>213 nos of Common Facilities like School &amp; College, Hospital, University, Convention City, Play Field, Funfair Club, Park, Lake, Green Walk way, Grave yard etc. including Roads, width varies from 164’, 158’, 130’, 100', 80', 60', 54', 48', 40', 35', 30' &amp; 25'.</td>
<td>988.22</td>
<td>36.77%</td>
</tr>
<tr>
<td>3</td>
<td>Total Project Area</td>
<td>2687.47</td>
<td>100.00%</td>
</tr>
<tr>
<td>Sl No</td>
<td>Community Facilities</td>
<td>Quantity</td>
<td></td>
</tr>
<tr>
<td>-------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Education</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>School &amp; College</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>University</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Sub-total:</strong></td>
<td><strong>16</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Health</strong></td>
<td></td>
<td></td>
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<tr>
<td>3.</td>
<td>Small Clinic &amp; Hospital</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Community Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Sports Club, Community Centre &amp; Convention City</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Corner Shop / Market / Katcha Bazar</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Administrative</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Others Commercial Facilities</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Religious Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Mosque &amp; Graveyard</td>
<td>51</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Recreation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>Play Ground</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Park/Lake</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Sub-total:</strong></td>
<td><strong>56</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Grand Total</strong></td>
<td><strong>213</strong></td>
<td></td>
</tr>
</tbody>
</table>
DREAM FEATURES OF PURBACHAL AMERICAN CITY

Connectivity
- Metro Rail connection
- Helipad

Corporate office
- Head quarter of US-Bangla Airlines
- US-Bangla Corporate office

Education
- US-Bangla University & Other Universities
- US-Bangla Medical College Hospital & other Hospitals
- US-Bangla international boarding school
- US-Bangla Cambridge curriculum school & other English Medium Schools
- US-Bangla National curriculum school & other Bengali medium schools
- Colleges

Entertainment & Refreshment
- Sports complex
- 9 hole golf course
- Convention Center
- Trade Center
- Central Masjid, Graveyard, Sector wise Masjid & play field
- Club house includes indoor sports, room facilities, seminar & symposium, Swimming pool, Gym, Catering services
- Lake side park
- 150 feet wide lake
- 10 feet walk way beside lake
DREAM FEATURES OF PURBACHAL AMERICAN CITY

Security, Utilities & Transportation
- Fire Station
- 24/7 CC camera surveillance
- Traffic & signal free smart city designed by BUET consultants
- Most modern sewerage system developed by BUET consultants
- Metro card system shuttle bus service
- First ever rickshaw free project
- Electric vehicles for internal transportation

Market
- Shopping complex includes Kids Zone, Cineplex, Indoor amusement park, gymnasium, Swimming pool
- Mini super market for every 4 blocks which includes grocery shops, Pharmacy, Barber shop, Beauty parlor, Laundry, Restaurant

Other facilities
- Simulator training for pilots
- DUPLEX zone
- High rise apartments
- PAC Club
- 5 Star Hotel
Part Layout Plan of D7, E7 of PAC for Bangladesh Air Force
Detail Information of the Proposed Area D7, E7

- Total Proposed Land Area for BAF: 263 Bigha
- Total Plot = 869
- Block –D, Sector- 7=437
- Block –E, Sector- 7=432
- Purchase Area - Started
- Plot Area PAC: 63 %, Facilities: 37 %
- Plot Area for proposed (D7 & E7): 70 %, Facilities: 30 %
- Plot Size in Katha: 3.00, 4.00, 5.00 & 6.00 Katha
- Facilities: School & College: 1.51 Bigha
  - Commercial Area: 3.00 Bigha
  - Masjid: 02 nos., Each in 11.66 Katha
  - Play Field: 02 nos., Each in 18.33 Katha
  - Park & Play Field: 5.00 Bigha
- Road Size: 40', 35', 30', 25'
- Homestead 02 %
- Sand Filling As When Required
- Land Under Rain Water (May – October)
Special Features of D7 & E7

- 1 School & College
- 2 Pump
- 2 Masjid
- 3 Park & Play Field
- Commercial Zone
- 130’ & 112’ feet avenue road connection

- Mini Super Market
- Per katha equal price for the blocks
- Available residential plots are 3, 4, 5 Katha
- Available commercial plots are 21.80 katha
# PLOT PRICE LIST AND PAYMENT TERMS OF PURBACHAL AMERICAN CITY PROJECT FOR BAF (D7 & E7)

## Other Cost to be Born by the Allottee

1. **Handover** in 8\(^{th}\) Year

2. **VAT**: 3% of total value of the plot

3. Registration & Mutation of the plot will be born by the allottee as per the prevailing cost of US-Bangla Assets Ltd. at the time of possession

4. **Utilities**: Electricity, Water and waste water disposal line, Welfare fund, Security & Maintenance Cost, boundary wall (Optional) amount will be born by the allottee as per the prevailing cost of US-Bangla Assets Ltd. at the time of possession

5. **Current utilities charge**: Electricity & water 75,000 Taka per Katha, Security & Maintenance 100,000 Taka per plot, Welfare fund 10,000 Taka per plot, Waste water disposal line cost 50,000 Taka per Katha

## Table

<table>
<thead>
<tr>
<th>SL NO.</th>
<th>PLOT SIZE IN KATHA</th>
<th>PLOT CATEGORY</th>
<th>VALUE PER KATHA IN LAC TAKA</th>
<th>TOTAL VALUE IN LAC TAKA</th>
<th>BOOKING MONEY (Per katha 10K)</th>
<th>DOWN PAYMENT 25% IN LAC TAKA</th>
<th>MONTHLY INSTALLMENT IN TAKA (Balance in 84 installments)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>Residential</td>
<td>6.5</td>
<td>19.5</td>
<td>30,000</td>
<td>4.88</td>
<td>17,047.62</td>
</tr>
<tr>
<td>2</td>
<td>4</td>
<td>Residential</td>
<td>6.5</td>
<td>26</td>
<td>40,000</td>
<td>6.5</td>
<td>22,738.09</td>
</tr>
<tr>
<td>3</td>
<td>5</td>
<td>Residential</td>
<td>6.5</td>
<td>32.5</td>
<td>50,000</td>
<td>8.13</td>
<td>28,416.67</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>Residential</td>
<td>6.5</td>
<td>39</td>
<td>60,000</td>
<td>9.75</td>
<td>34,107.14</td>
</tr>
</tbody>
</table>
# Regular Price Vs BAF Price

(Price can vary Road wise, Facing wise, Katha wise)

## Regular Price

<table>
<thead>
<tr>
<th>Block</th>
<th>Commercial (Lac)</th>
<th>Residential Price range (Lac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>26.25</td>
<td>18 to 24.50</td>
</tr>
<tr>
<td>B</td>
<td>28.28</td>
<td>17 to 25.25</td>
</tr>
<tr>
<td>C</td>
<td>23.24</td>
<td>12 to 20.75</td>
</tr>
<tr>
<td>D</td>
<td>22.68</td>
<td>11.50 to 20.25</td>
</tr>
<tr>
<td>E</td>
<td>22.12</td>
<td>11 to 19.75</td>
</tr>
<tr>
<td>F</td>
<td>21.56</td>
<td>10.50 to 19.25</td>
</tr>
<tr>
<td>G</td>
<td>21</td>
<td>10 to 18.75</td>
</tr>
<tr>
<td>H</td>
<td>20.44</td>
<td>10.50 to 18.25</td>
</tr>
<tr>
<td>J</td>
<td>19.88</td>
<td>11 to 17.75</td>
</tr>
</tbody>
</table>

## BAF Price

(All price are same Road wise, Facing wise, Katha wise)

<table>
<thead>
<tr>
<th>Block</th>
<th>Residential (Lac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D7</td>
<td>6.5</td>
</tr>
<tr>
<td>E7</td>
<td>6.5</td>
</tr>
</tbody>
</table>

**Price is per katha basis**
Regular Price A-J Block

SPECIAL DISCOUNT for BAF
- 10% DISCOUNT from all prices
- At a time payment 25% rebate from total value
- Installment procedure
  - Booking money 10,000 TK per Katha & Down payment 25% and rest amount
    monthly equal installment
  - A to B block At a time
  - C to E block Installment (60 month max)
  - F to J block (120 month max)

- Upcoming projects: DUPLEX, HIGH RISE APARTMENTS

- Regular Price list attached

2% MARKETING COMMISSION FOR BAF WELFARE TRUST
Regulatory Approvals Of Purbachal American City

- Approved Layout Plan From Kanchon Pourashova
- Approved Letter From Kanchon Pourashova
- Approved Letter From Department of Environment (DOE)
- Approved Letter of Environmental Impact Assessment (EIA) From DOE
- Approved Letter From Dhaka Traffic Circulation Authority (DTCA)
- Approved Letter From DC Office, Narayanganj
Common Facilities of Purbachal American City
Model of Green University Of Bangladesh
Under Construction
Green University Admin Building
3rd CONVOCATION JAN’2018
Proposed US-Bangla Medical College
Proposed US-Bangla Trade Center & US-Bangla Hospital
Proposed US-Bangla Sports Complex
Proposed US-Bangla International School
Proposed US-Bangla Commercial HUB
Layout Plan of Golf course, Club, 5 Star Hotel
Development Works of Purbachal American City
Development Works Running
Development Works Running
Ready Plots Available at
PURBACHAL AMERICAN CITY
Ready Plots in A & B Block
Ready Plots in A,B,C,D Block
thank you