



MOU SIGNING CEREMONEY BETWEEN  
BANGLADESH AIR FORCE WELFARE TRUST & PURBACHAL AMERICAN CITY



**BANGLADESH  
AIR FORCE  
WELFARE TRUST**



# purbachal american city™ | UNIQUE FEATURES

- 164 FT WIDE ROAD
- 150 FT WIDE LAKE
- MEDICAL COLLEGE & HOSPITAL
- SHOPPING MALL
- UNIVERSITY
- SPORTS COMPLEX
- NINE HOLE GOLF COURT
- SIGNAL FREE TRAFFIC SYSTEM
- FIRST EVER RICKSHAW FREE PROJECT
- US-BANGLA AIRLINES HEADQUARTER
- SHUTTLE BUSS SERVICE DHAKA TO PROJECT
- CLUB HOUSE
- CONVENTION CENTER
- CENTRAL MOSQUE
- PLAYGROUND
- 5 STAR HOTEL
- CAMBRIDGE SCHOOL
- INTERNATIONAL BOARDING SCHOOL
- NATIONAL CURRICULUM SCHOOL
- HELIPORT
- PLAYLOT IN EACH SECTOR
- GRAVEYARD
- AMUSEMENT PARK
- CENTRAL SECURITY SYSTEM



MAIN ENTRANCE OF  
PURBACHAL AMERICAN CITY



SECURED INDIVIDUAL PLOTS



PERMANENT CAMPUS OF GREEN UNIVERSITY  
(UNDER CONSTRUCTION)



12 FEET WIDE GREENERY BETWEEN PLOTS



PREDESIGNED READY PLOTS WITH BOUNDARY WALLS



164 FEET WIDE ROAD  
WORK IN PROGRESS



A 150 FEET LAKE TO  
ENHANCE ECO-CONSCIOUS



MASSIVE WORK IN PROGRESS  
ON PLOT DEVELOPMENT AND LAND FILLING



ONGOING PLOT BOUNDARY BUILDING



## PLOT PRICE LIST AND PAYMENT TERMS OF PURBACHAL AMERICAN CITY PROJECT FOR BAF (D7 & E7)

SL No.	PLOT SIZE IN KATHA	PLOT CATEGORY	VALUE PER KATHA IN LAK TAKA	TOTAL VALUE IN LAC TAKA	BOOKING MONEY (PER KATHA 10K)	DOWN PAYMENT 25% IN LAC TAKA	MONTHLY INSTALLMENT IN TAKA (BALANCE IN 84 INSTALLMENTS)
1	3	RESIDENTIAL	6.5	19.5	30,000	4.88	17,047.62
2	4	RESIDENTIAL	6.5	26	40,000	6.5	22,738.09
3	5	RESIDENTIAL	6.5	32.5	50,000	8.13	28,416.67
4	6	RESIDENTIAL	6.5	39	60,000	9.75	34,107.14

### OTHER COST TO BE BORN BY THE ALLOTTEE

1. Handover in 8th 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

### REGULAR PRICE VS BAF PRICE

REGULAR PRICE (PRICE CAN VARY ROAD WISE, FACING WISE, KATHA WISE)			BAF PRICE (ALL PRICE CAN VARY ROAD WISE, FACING WISE, KATHA WISE)	
BLOCK	COMMERCIAL (Lac)	RESIDENTIAL Price range (Lac)	BLOCK	RESIDENTIAL
A	26.25	18 to 24.50	D7	6.5
B	28.28	17 to 25.25		
C	23.24	12 to 20.75		
D	22.68	11.50 to 20.25		
E	22.12	11 to 19.25	E7	6.5
F	21.56	10.50 to 19.25		
G	21	10 to 18.75		
H	20.44	10.50 to 18.25		
J	19.88	11 to 17.75		

\*\* 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



# US-BANGLA ASSETS LTD.



## Application form File No: \_\_\_\_\_

**Project Name:**.....

Applicant's Full Name:.....

Rank:.....

Serving/Retired:.....

BD/TSNo:.....

Father's/Husband's Name:.....

Mother's Name:.....

Mailing Address:.....  
.....

Permanent Address:.....  
.....

Phone( Residence):..... Mobile No:.....

Date of Birth/Age:..... Fax & E-mail: .....

Religion:..... Marital Status:.....

Nationality:..... Marriage Day:.....

Passport No/NID No:..... Tin No (if any):.....

**Nominee:**

Name:..... Relation with the Applicant:.....

Address:..... Phone:.....

..... Mobile:.....

**Choice of plot**Plot No.:  Road No.:  Sector: Block:  Facing:  Area: **Price**Prescribed Rate Per Katha Tk: (-) Discount Per Katha Tk: Selling Rate Per Katha Tk: Total Price Tk. 

In word.....

Mode of Payment:      Installment:       Full Payment: 

Booking Money Tk..... Cash/Cheque/P.O/ DD. No.....

Date:..... Bank:..... Branch:.....

Down Payment (.....%) Tk. ....on or before.....

No. of Installments:  Per Installments Tk. Installment start from: 

Instruction (if any):.....

Note: All cost of registration, Mutation, Utilities (Electricity and Water), Security & Maintenance, Welfare fund, Waste Water Disposal, Name transfer Fee, VAT, Boundary wall cost & other charges to be borne by the purchaser.

**Declaration:**

I do hereby declare that the information and particulars furnished by me hereinbefore are true to the best of my knowledge and that i have not concealed or misrepresented anything. I further declare that I have gone through the prospectus of the company's land project and have seen the relevant plans & specifications and have understood the terms & conditions of allotment of a plot and its ultimate transfer to the allottee after its completion and full payment of the cost. I accept the company's absolute right either to accept or reject my application for allotment of a plot.

\_\_\_\_\_  
Signature of Seller\_\_\_\_\_  
Checked by\_\_\_\_\_  
Signature of Applicant

Date:.....

\_\_\_\_\_  
Authorised Signature**Corporate Office**House # 77, Sohrawardi Avenue, Baridhara Diplomatic Zone, Dhaka-1212. Phone: (880-2) 9842608, 9884818  
Fax: 880-2-9881086, E-mail: info@us-bangla.com, sales@us-bangla.com**U.S.A. Office**Bangladesh Plaza, 37-15, 73ST, Suite # 202, Jackson Heights, NY-11372, U.S.A. Mobile: 347-822-6170.  
E-mail: usaoffice@us-bangla.com

## TERMS AND CONDITIONS

- First party can sell 3-6 katha plot of block E-7 and F-7, at 6.5lacs/katha through second party to the members of Bangladesh Air force, their respective families and their relatives.
- According to the signing of Financial Agreement, within 2 months client needs to fill up company's prescribed booking form and submit along with one copy of passport size photograph, a nominee photograph and booking money at the rate of Tk. 10,000/= (Ten thousand) only for each katha of land to first party through second party.
- After 2 months of depositing booking money, 25% of the total price following 3rd and 4th month shall be payable as down payment to first party through second party.
- The rest 75% amount has to be paid in 84 installments within 7years, to first party through second party.
- Registration, mutation shall be handed over to the interested buyer on 8th year by first party to second party after completing total installment. The total expenses of registration and mutation has to be bear by the plot buyer.
- The company will conclude a Deed of Allotment with the Allottee on Tk 300 worth non-judicial stamp after payment of full amount.
- Before handing over the interested buyer's plot, the total utility (electricity line, water line, sewage line, boundary wall construction) has to be done by first party through second party.
- Electricity line and water line, each katha worth BDT 75,000.00, for security and maintenance each plot worth BDT 1,00,000.00, welfare trust each plot worth 10,000.00 taka and for waste/sewage line each katha worth BDT 50,000.00, the plot buyer shall hand over to first party through second party.
- The interested plot buyer shall pay the expenses of plot registration and mutation along with 3% VAT of total plot value.
- The interested plot buyer shall get 25% discount, if paid at one-time.
- If the buyer fails to pay the monthly installment, they have to pay the dues, along with the following month's installment. However if the buyer fails to pay installments for 3 continuing months, first party holds the rights to terminate the plot buyer's application but in that case 10% would be deducted from the plot buyer's total amount, the rest will be returned to the plot buyer through second party, within 3 months.
- After the completion of allotment, society shall be constituted namely 'PAC Welfare Society' and every plot owner shall be the member of this society.
- Allotted plot must be used for the purpose as stated in the Deed of Allotment and the development works on the Plot must be done as per the Govt. rules & regulations.
- In case of any delay to hand over plot due to any unavoidable circumstances like natural disaster or political turmoil, the client shall have to consider the situation for the betterment of the project.
- In case, if first party fails to hand over plot on time, then the party shall be liable to pay profit on paid amount according to bank policy, to plot buyer through second party. In case, if first party fails to hand over plot, the party shall be liable to pay the total paid amount with profit according to bank policy to the plot buyer through second party

**Corporate Office:**

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