





**AUTHENTIC**  
REALFEEL





## **AUTHENTIC** HOLDINGS LIMITED



Authentic Holdings Ltd has grown to become a prominent name in the real estate sector, developing luxury apartment complexes in prime locations. The company consists of a strong team of professionals with expertise and efficiency that elevates the quality of every project to perfection.

The company's commitment to enhancing value goes beyond just monetary gains. While the properties created by Authentic Holdings Ltd indeed hold great investment potential, they also focus on enhancing the overall quality of life for residents. The aim is to craft living environments that nurture a sense of community, foster well-being, and provide a canvas for cherished memories to unfold.

Authentic Holdings Ltd stands resolute in its pursuit of excellence, determined to shape the future of the real estate industry with its unwavering commitment to quality, value, and innovation. Through their passion for exceptional work, dedication to the community, and an eye for immaculate design, the company endeavors to leave an indelible mark on the landscape of luxury living, setting new benchmarks for others to follow.







experience  
the essence of  
elegance

More Light Per Room  
More Productivity Per Resident

A symbol of elegance, REALFEEL is really a Signature residential building which stands out among the others. The planning is done in such a way that ensuring maximum natural light into the apartments. Contributing the perfect balance of light and air which keeps away one from mechanical life and ensure soft filtered life style into the apartment/ rooms. Create a living culture that's revitalizing, maximizes productivity and reaps highly exhilarating returns. The building integrates a cascading green zone within the building for living and relaxing. A unique and distinguishable identity from the surrounding buildings - This building is undoubtedly a prime destination for both live and relax.

The well-conceived development endeavor has planned to blend human habitats with earth and its pristine environment; that also rationally adds aesthetics, amusement and recreation together essentially with all the urban functionalities, for a comfortable and enjoyable life for people of all ages in a comprehensive modern city. The facilities include adequate and appropriate thoroughfares, pedestrians, walkways, lakes, urban and lake greens, community facilities, mosques, play lots and playgrounds, healthcare, sports and amusement facilities, educational institutions, neighborhood shopping corners and a central business district (CBD) as a commercial and trading hub enriching the modern day township. And to take total care of the hygiene aspect as well as ensure a healthy environment, a solid waste management system, a sewerage treatment plant and a water treatment plant have also been added to make it a green and standalone urban setup.



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## project brief

Project Name : REALFEEL

Project Address : Plot -002, Road -504F, Sector -14  
Jolshiri Abashon, Dhaka.

Building Type : 09 Storied (G+M+8) Residential Building

Land Area : 5.0 Katha

Facing : South -West Corner

No. of Units : 08 Residential Apartment units

Apartment Size : 2822 Sft.

No. of Parking : 10 Nos. (Ground Floor)

Unit Per Floor : Single Unit Apartment

No. of Lift : 01 No.

Architectural & Engineering Consultant : Parisar Upodeshta









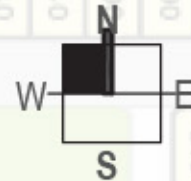
location map

# Sector-14

150' MADANI AVENUE

300' PURBACHAL ROAD

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## Jolshiri at a glance

Jolshiri is a massive endeavor, an ideal and comprehensive modern township development undertaking, the first of its kind in the country by Bangladesh Army. Bangladesh Army initiated this project to create an aqua green smart township. It is flanked by the Balu River on the west and the Shitalakshya River on the east. Another important approach of the project is Madani Avenue which starts from the opposite side of the US Embassy and passes through the project area and finally connects Dhaka- Sylhet bypass. In addition to that, the project will be connected with RAJUK-Purbachal 300 feet Link Road through Purbachal New Town with 4 connecting road.



- JOLSHIRI is going to develop as smart city where there will be provision of integrated underground utility facilities (Electric line, Water supply network, Sewerage network, Fire Fighting system & ICT)
- This is the only smart city in Bangladesh developed on 2133.349 acres or 6464.048 Bigha of land where only 52% land area is utilized for construction and rest 48% for open space.
- The city will have recreational facilities where you will be able to enjoy the water ride at lakes, parks, lake-side walkway & cycle track and also there will be an International standard Golf Course, Amusement Park and 5 Star Hotel.
- The city itself will be self-dependent in terms of providing top class education and medical treatment to the resident of the city.
- It will have a central business district like other modern cities of developing countries where world class community facilities will be made available for all the clients of the city.









8

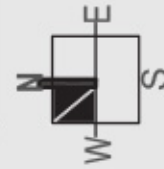
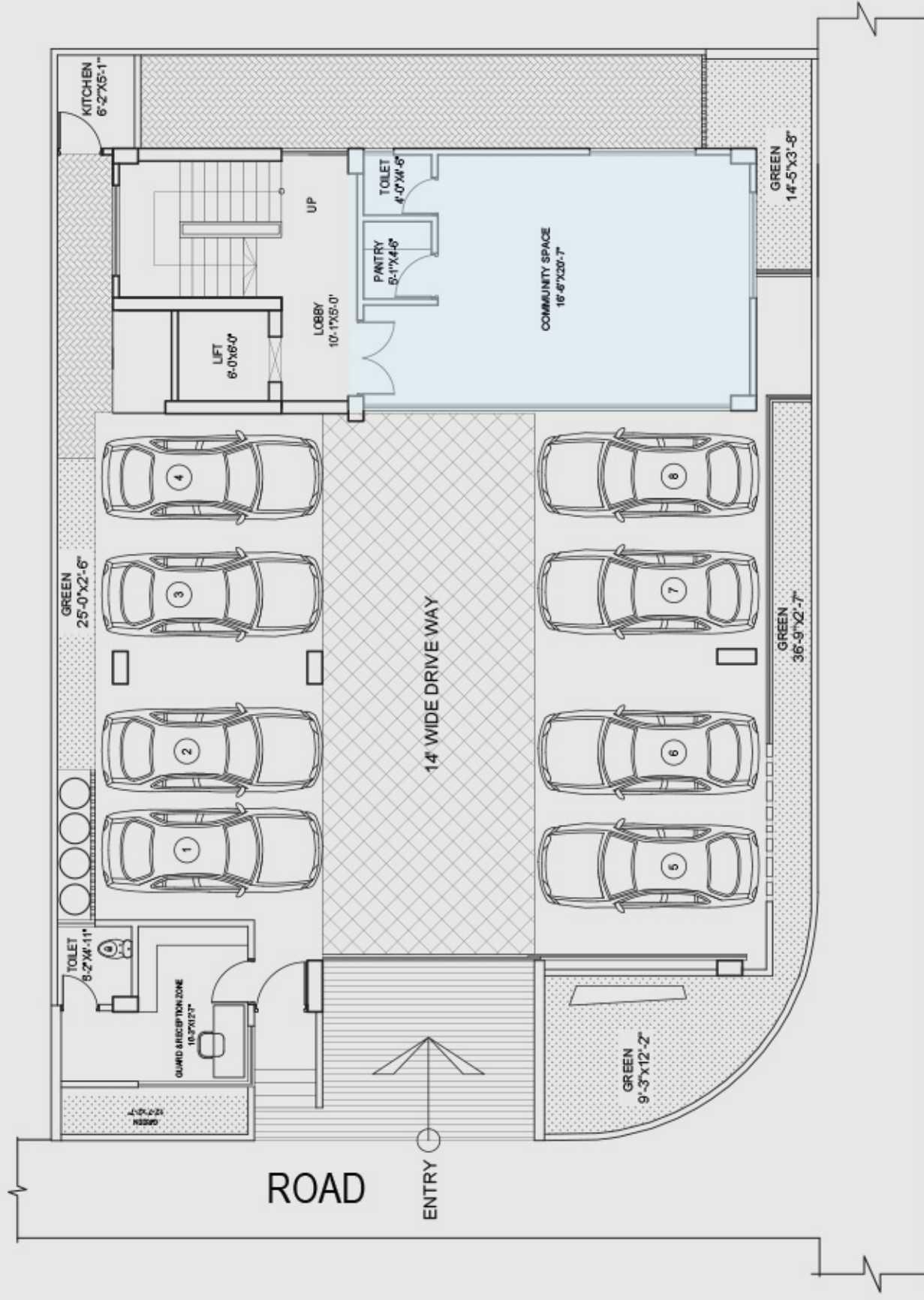
REALFEEL





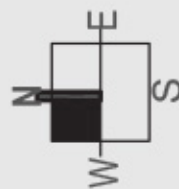
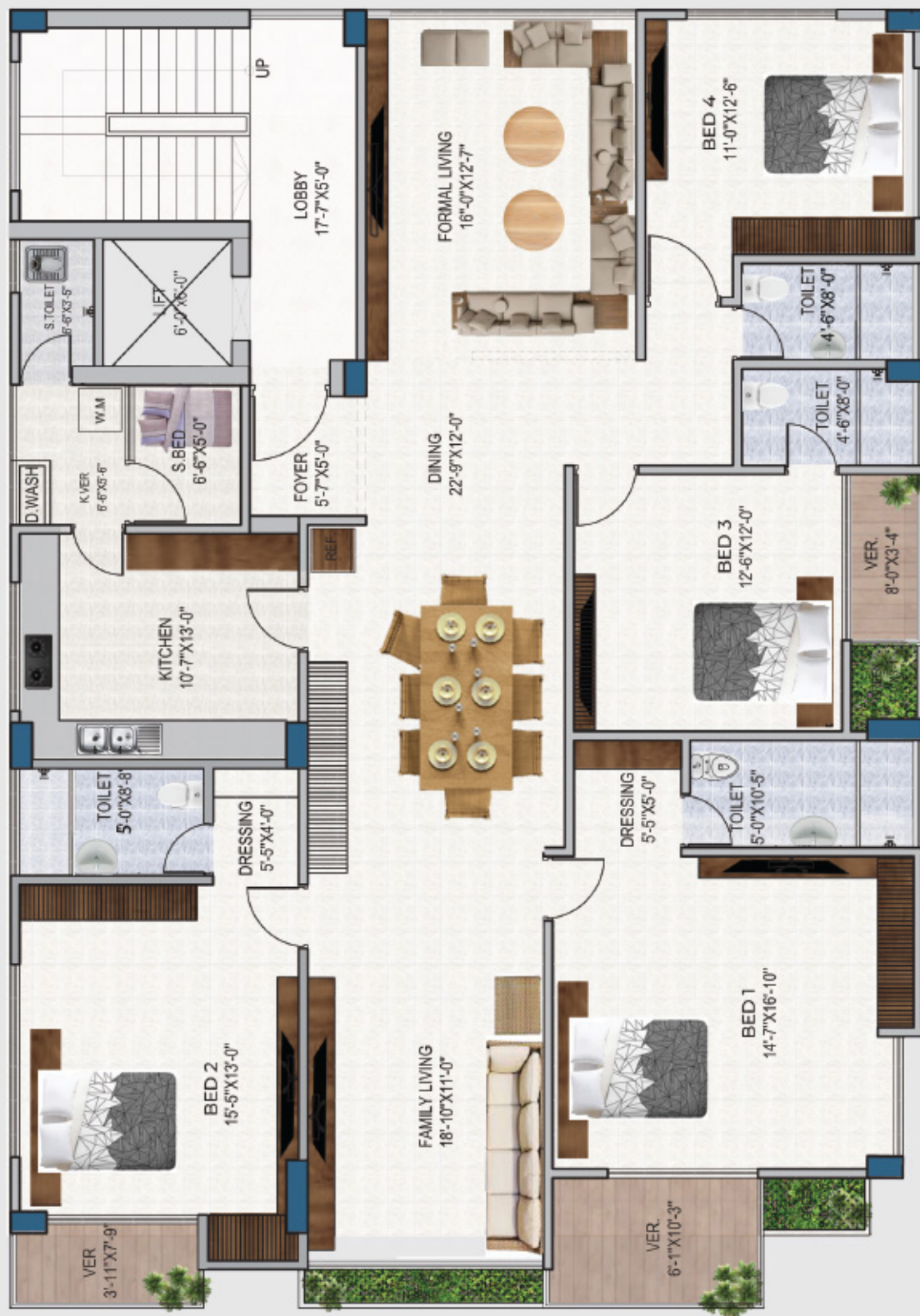
GROUND FLOOR PLAN





## MEZZANINE FLOOR PLAN

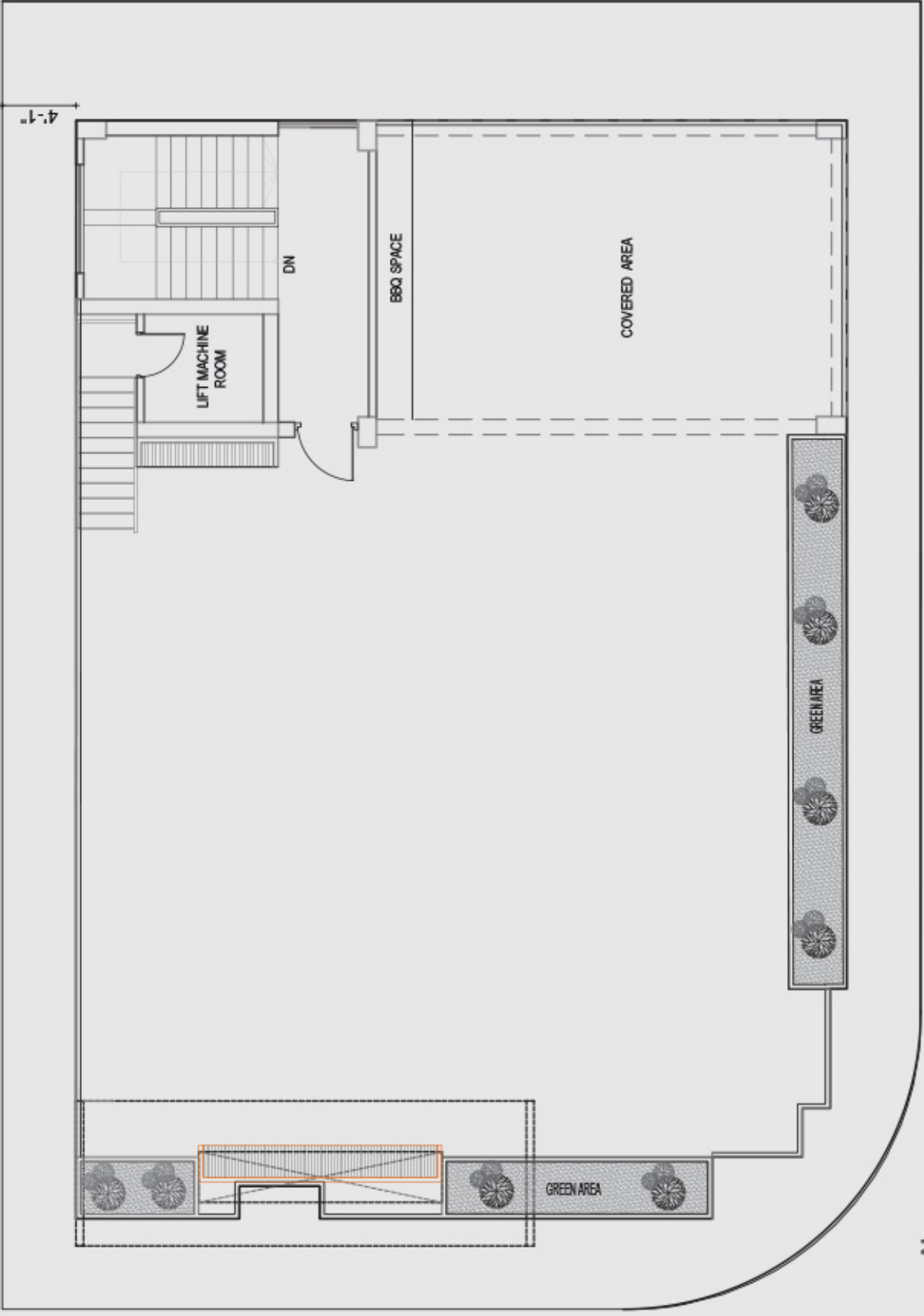
AREA 715 sft.



## 1ST TO 8TH FLOOR PLAN

TOTAL FLOOR AREA 2822 SFT.





**ROOF FLOOR PLAN**







14

REALFEEL







**BIRD'S EYE VIEW**



## GENERAL BUILDING AMENITIES

### ENTRANCE

Secured Gateway with spacious Entrance and Driveway, Security post to provide 24/7 surveillance duty as per design  
Exclusive Designed Logo.  
Beautiful Landscape with ample greeneries as per architectural design.

### CAR PARK & DRIVEWAY

Spacious driveway for easy and comfortable maneuverability.  
Reserved car park marking at Ground Floor.

### RECEPTION

Impressive Reception and waiting lounge with visitor's toilet.  
Intercom for full function internal communication.  
Common mail box & tiled Floor in the Reception area 24/7 CCTV surveillance duty.

### UNDER GROUND WATER RESERVOIR

Water-proof concrete underground water reservoir with adequate capacity to reserve water.

### OTHER GROUND FLOOR FACILITIES

Driver Waiting Room with toilet  
Kitchen area

### ROOF TOP

Standard height well designed parapet wall.  
Roof top gardening as per design  
Concrete waterproof overhead water reservoir with adequate capacity.  
Well ventilated Lift machine room. Clothes drying facilities.  
Protective parapet wall maintaining safe height-level.  
Water proofing treatment on the roof top to protect from overheating and dampness maintaining proper slope.  
Adequate rain water outlets, Lightning arrestor.

### SERVICES

#### LIFT

1 (One) high quality 8-passangers capacity lift (from reputed international manufacturer as per developer's choice) to be installed (ThyssenKrupp/ Mitsubishi (China)/ Sigma /Fuji or equivalent).  
Stainless steel cabin & doors.  
Exclusive after sales service agreement with the supplier to ensure post-handover service.

#### LIFT LOBBY & STAIR

Mirror polish tiles (24"x24") for all Lift lobby (RAK/DBL/Akij/Sheltech/Equivalent).  
Nosing stair tiles.  
Designed Wooden or steel hand-rail with post throughout the staircase as per desgn.

### GENERATOR

One imported international standard stand-by emergency Generator with residential canopy system and manufacturer warranty for operating in case of Power failure:  
One lift, water pumps, lighting in common space and stairs, One light and one fan point in every bedroom except servant Bedroom, one light point in kitchen and all bathrooms except Servant Bathroom, 1 (one) Refrigerator point and 1 (one) calling bell point in each apartment (Brand: Perkins/ Cumins / Ricardo / Equivalent).

### CABLE TV AND TELEPHONE PROVISION

Provision for Cable TV connection in Master Bedroom and Family Living.  
Two Telephone connection point in Master Bedroom and main Living room and one Internet connection point in each apartment.

### WATER PUMP

Two water pumps. One in full operation & another is stand by (Pedrollo/Saer/Gazi/Equivalent).

#### GENERAL APARTMENT FEATURES

##### WALLS

External Wall will be 10"/5" as per Architectural design. Internal walls will be 5" or as per Architectural design Good Quality 1st Class Bricks walls.

##### FLOORS & VERANDAH

(24"x24") mirror polished homogeneous tiles in apartment floor. (RAK / DBL/Akij/Sheltech/Chinese/Equivalent).

##### WINDOWS

Sliding aluminum (4" Section) windows as per perspective design.

External windows to have rain water protective seal. 5mm glass with rubber channel & mohair lining. Safety Grill in all windows.

Provision for Mosquito Net.

##### MAIN DOOR SHUTTER & FRAME

Imported/Burma Teak decorative main entrance Door shutter with mortise lock and handle, door chain, Door stopper, Apartment number plate., calling bell switch & check viewer.

Internal Door of strong and durable veneer flush door shutters with French polish and round mortise lock. All door frames will be of solid wood (Teak Chamble /Shil Korio or equivalent).

Toilet & Verandah's door shall be PVC Laminated Shutter.

##### BATH ROOMS

All bathrooms with inner-side water proof doors,

Company standard Good Quality Sanitary Wares in all Bathrooms (RAK/ DBL/Sheltech/ Akij or Equivalent)

Good Quality Glazed Tiles Full Height in Bathrooms Wall (RAK/ DBL / Sheltech/ Akij or Equivalent).

Matching floor tiles in all Bathrooms (RAK/DBL/Sheltech/Akij or Equivalent).

Good quality Chrome Plated Fittings incl. Soap Cases and Towel Rails (Haibali / Remake/Nazma/Sattar or Equivalent)

Mirrors in Bathrooms with overhead Lamps.

Marble Finished Countertop Basin in Master Bathroom and 2nd Bathroom. Pedestal Basin in 3rd Bathroom and Common Bathroom. Commode in all Bathrooms except Servant Bathroom (RAK/Cotto-Charu/Equivalent).

Tiled floor and wall up to 7 feet in Maid's bath with long pan and lowdown.

Separate plug point for Geyser in Master Bath, 2nd Bath and 3rd Bath.

Exhaust Fan in all Bathrooms.

##### KITCHEN

Functional designed RCC worktop Kitchen with imported granite slab.

Double Burner Gas Outlet.

Wall tiles up to ceiling (RAK/DBL/Akij/Sheltech/ equivalent)

Matching Floor tiles (RAK/DBL/Akij/Sheltech/Equivalent) Concealed hot and cold water line.

One stainless steel counter-top steel sink with mixer.

One glazed tiles sink for washing pots & pans.

Separate electric plug point for Geyser in kitchen.

Suitable located exhaust fan.

Provision for Kitchen hood.

Veneer flush door/Glass door shutter in kitchen door (as per design)

##### PAINT

Smooth finish plastic paint on all internal walls and ceilings in soft color (Berger/RAK/Asian/Equivalent).

All exterior walls will have Weather coat paint.



## ELECTRICAL

Good quality Electrical Switches, Sockets, Plug & Other fittings. (Energy Pack/MK/ABB/Equivaalent).  
Provision for air conditioners in all bedroom and living area.  
All electric wirings, phone lines, gas & water lines etc. will be concealed (BRB/BBS/Paradise/Equivalent)  
All apartments will have independent Electric Meter (Havells/Siemens/equivalent).  
Electrical Distribution Box with Main switch.  
All power outlets with Earth connection.

## GENERAL AMENITIES OF THE COMPLEX

Electricity supply approx. 220 V/440 V from DESA/DESCO/DPDC/Authorized source with separate main Cable and LT panel/ Distribution Board.  
Sewerage System planned for long-term requirement.  
Gas pipeline connection from TITAS Distribution (Subject to approval of the authority)/  
LPG connection for oven/stove with gas detector connected to prevent potential fire hazard through gas leakage.  
Termite protection Treatment on ground.  
Separate fire Extinguisher on each floor. External Notice Board for apartment Rent.  
Note: All utility connections to be provided as per availability and rules & regulations of concerned authority.

## MAJOR STRUCTURAL MATERIALS

### STEEL

Deformed Bar, 60 Grade or as per structural design Manufactured by Rahim Steel & Re-Rolling Mills Ltd. (RSRM), Abul Khair Steel Mills Ltd. (AKS), Kabir Steel & Re-Rolling Mills Ltd. (KSRM), Bangladesh Steel & Re-Rolling Mills Ltd. (BSRM), Anwar Steel & Re-Rolling Mills Ltd., GPH Ispat Ltd. Other Equivalent High Standard Steel Mills.

### CEMENT

Good quality Cement Manufactured by:  
Lafarge Surma Cement (Super Crete), Shah Cement Industries Ltd, In see Cement, Seven Circle Bangladesh Ltd (Seven Circle), Mir Cement Industries Ltd. (MIR), Holcim Cement, Crown Cement, Sena Kallyan Cement Other Equivalent High Standard Cement

### AGGREGATES

Heavy RCC concrete for all Columns, Beams, Foundations (As per recommendation of Design Consultants)  
High Strength Chips in RCC works (Machine Crushed, Dust free).

### BRICKS

Good quality 1st class Bricks walls. .

### SAND

2.2- 2.5 FM Coarse Sand & 1.2 FM Medium Sand.  
Optional Features

Various extra interior designing works and additional fittings and fixtures as per choice of Allottee may be done at additional cost basis subject to approval of the company.

A close-up photograph of a person's hands signing a document. The right hand holds a black pen, poised to sign on a white sheet of paper. The left hand rests on the paper. In the background, a small model of a yellow house with a grey roof and blue windows sits on a surface. A set of keys with a yellow tag is also visible. The document has some text, including "ENTIRE AGREEMENT" and "First Party".

**TERMS & CONDITIONS**



## TERMS AND CONDITIONS

Authentic Holdings Ltd. is an exclusive developer and builder for the planning, implementation and allotment of all facilities of the project to present a modern and luxurious apartment complex.

Application for allotment of apartments should be made in the prescribed application form duly signed by the applicant. Authentic Holdings Ltd. reserves the right to accept or reject any such application without assigning any reason.

Allotment of apartment will be on the first come first serve basis. After the acceptance of the submitted application, Authentic Holdings Ltd. will issue an allotment letter whereby the applicant shall start making payments as per schedule of payments contained in the agreement/ allotment.

The buyers must pay all installments and other expenses within due dates to ensure smooth completion of the construction in time.

The Allottee is required to pay transfer fee (if necessary), gain tax, advanced income tax (AIT), stamp duty, registration fee, documentation charge, VAT, miscellaneous expenses and other charges as per Government rules and regulations that are likely to be incurred in connection with the registration and transfer process.

All payments of Booking Money, Installments, Additional works and other charges shall be made by Bank Draft or Pay Order or A/C payee cheque or RTGS in favour of Authentic Holdings Ltd., for which respective Money receipts will be issued. Bangladeshis residing abroad may remit payments by TT or DD as per conventional rules of Bangladesh Bank.

Payment of apartments, car park costs, installments and all other charges are to be made on or before due dates. Authentic Holdings Ltd. may issue reminders to the Allottee; notwithstanding the issue of reminders, the Allottee must adhere to the schedule of payments to ensure timely completion of construction.

In the event of default of any payment of installment as per payment schedule, the allottee shall be liable to pay delay charge of 2% per month on that amount of payment delayed. If the payment of installment is delayed beyond 90 (Ninety) days, or any condition is violated in retaining the apartment booking after Agreement, the Company shall forthwith cancel the allotment at its absolute discretion and re-allot the same to any intending vendee without assigning any reason. In that case 10% of paid amount will be forfeited and the balance amount if any will be refunded after resale of the revoked apartment unit to a new buyer.

The Apartment plan and General features will be prepared and specified by the company as per brochure. The company shall have right to make any alteration in design or works or shall be able to bring changes or alterations in the apartments or building for the betterment of the project.

After completion of construction of the said apartment the builder shall give notice to the Allottee to take possession of the said apartment within 30 days of acknowledgement of the notice. In case of failure on the part of the Allottee to take delivery of possession of the said apartment within stipulated time, the Allottee shall be liable to pay to the builder Taka 1,000/- (One thousand) only per day as charge for protecting and guarding the said apartment.

If by reason of act of God, natural calamity, earthquake, storms, flood, famine, act of enemy, war, military operations of any nature, blockade, and for other reasons, beyond the control of the Builder, it is not possible to proceed with execution of the project and to complete the construction of the demised apartment, the Builder shall inform the Allottees accordingly whereupon the parties hereto shall, by mutual discussion and consent, make such additional provisions as may be necessary to protect the interest of both the parties.

If for any reason beyond the control of Builder, the implementation of the project is abandoned, Authentic Holdings Ltd. will refund earnest money and all installments to the Allottee. In such an event, the Allottee will not be entitled to any claim for damages whatsoever.

Each Allottee shall be the Owner of the allotted apartment including common spaces such as stair case, stair lobby, guests' waiting room, reception area, driveway, rooftop etc. by means of physical possession as well as though a registered instrument.

A Management Association will be formed for the maintenance of common facilities of the complex by the flat owners. Each Allottee will be a member of association and abide by the rules and regulations.

The Allottees, after full payment of dues, will elect among themselves a Board of Management for managing the general affairs in the common interest. Each Allottee must deposit Tk. 25,000/- (Taka Twenty Five Thousand) only for each apartment towards the reserve fund for initial common service expenses of the complex.

All measurement are approximate. All illustrations in the brochure are the designer's impression only. Apartments are sold unfurnished. The furniture shown are for presentation only.



# **AUTHENTIC**

HOLDINGS LIMITED



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Dhaka-Bangladesh.



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