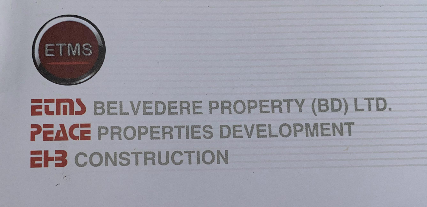
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**ETMS BELVEDERE PROPERTY (BD) LTD.**

**PEACE PROPERTIES DEVELOPMENT**

**EHB CONSTRUCTION**

[**Template Link**](https://html.dynamiclayers.net/dl/construction/html/index-dark.html)

**ETMS Belvedere Property (BD) Ltd**

Incorporation No: CH-7746/10  
Date of Incorporation: 24/05/2010

List of Directors:

1. Nurul Hoque Chowdhury (Chairman)
2. Earshadul Hoq (Managing Director)
3. Mainul Kabir (Director)
4. Sayedul Kabir (Director)
5. Touhidul Hoq Chowdhury (Director)

List of Management:

* General Manager: 1
* Manager Accounts & Finance: 1
* Chief Engineer: 1
* Engineer Civil: 3
* Engineer Architectural: 2
* Engineer Electrical: 8
* Engineer Diploma: 3
* Marketing Manager: 1
* Procurement Department: 4
* Executive All Department: 24

Total: 48

Site Office & Factory Employee: 200 persons

**Contact us**

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**Corporate Head Office**

**282, Momin Road (2nd Floor) Jamal Khan Lane**

**Kotowali Chittagong-4000, Phone: +88-031-616905 / 2862624**

**Fax: +88 031 616878 email: infoetmsbd@gmail.com**

**Administrative Contact:**

Name: Earshadul Hoq  
Company: ETMS Group  
Address: 282, Momin Road (2nd Floor) Jamal Khan Lane, Kotowali, Chittagong.  
City: Chittagong  
State/Province: Chittagong  
Country: BD  
Postal Code: 4224  
Phone: +880 2865591  
Email: [daluarhossan1977@gmail.com](mailto:daluarhossan1977@gmail.com)

**Technical Contact:**

Name: Daluan Hossan  
Company: ETMS Group  
Address: 282, Momin Road (2nd Floor) Jamal Khan Lane, Kotowali, Chittagong  
City: Chittagong  
State/Province: Chittagong  
Country: BD  
Postal Code: 4224  
Phone: +880 2865591  
Email: daluarhossan1977@gmail.com

**About Us**

**Welcome to ETMS, a trusted name in the construction and development industry. With a strong commitment to quality, innovation, and sustainability, we have established ourselves as a leader in creating remarkable residential and commercial spaces that meet the highest standards of design and functionality.**

**At ETMS, we believe in shaping the future of urban living by crafting projects that balance luxury, convenience, and eco-friendly solutions. Our expertise spans from conceptual planning to the full execution of complex construction projects, ensuring that every detail is meticulously managed to deliver results that exceed expectations.**

**Our latest project, Suriaya Naser, located in the heart of Chattogram, is a testament to our dedication to excellence. This Semi Basement + 13-story residential building offers spacious, modern apartments designed to provide a harmonious blend of comfort and sustainability. With green architecture, rooftop gardens, and energy-efficient systems, Suriaya Naser embodies our philosophy of creating sophisticated, nature-inspired living environments.**

**We take pride in being a customer-focused company, maintaining transparency and professionalism at every step of the way. From groundbreaking to handover, our team ensures that every project is delivered on time, with the utmost attention to detail and quality. Whether it's residential, commercial, or mixed-use development, ETMS is committed to building spaces that stand the test of time.**

**Terms and Conditions**

### **Terms & Conditions**

1. **Allotment Letter**: Upon confirmation of a client, ETMS Belvedere Property (BD) Ltd. (EBPL) will issue an Allotment Letter in favor of the client with specific terms and conditions.
2. **Payment**:
   * The client/allottee will begin making payments as per the agreed schedule.
   * The client is not entitled to transfer the apartment to a third party until the apartment has been officially handed over.
   * Down payments, installments, additional works, and other charges must be made by A/C payee cheque or bank draft in favor of "ETMS Belvedere Property (BD) Ltd (EBPL)." Any cash transaction is strictly discouraged.
3. **Payment Schedule Compliance**:
   * EBPL expects the client to strictly adhere to the payment schedule. Timely completion of the project is heavily dependent on the client’s timely payments.
   * A delay in payment of 15 days or more will make the client liable to pay a delay charge of 2% per month on the defaulted amount.
   * If payment is delayed beyond two months, EBPL reserves the right to cancel the allotment. In such a case, EBPL will refund the amount paid by the client within 60 days, deducting 10% of the total paid amount as a penalty.
4. **Modifications and Design**:
   * The company reserves the right to make changes to the architectural, structural, and other designs of the project. Changes can be made in the specifications in the overall interest of the project.
5. **Possession of the Apartment**:
   * Possession of the apartment will be handed over within 36 months, except for reasons beyond the control of EBPL (e.g., force majeure, natural calamities, political disturbances, or Acts of God).
   * Handover will only occur after the client has made the complete payment.
6. **Post-Handover Changes**:
   * After the apartment is handed over, any changes within the apartment must be consulted with EBPL.
7. **Additional Costs**:
   * Connection fees/charges, security deposits, and other incidental costs for water, gas, electricity, telephone, and satellite cable connections are not included in the apartment price.
8. **Land Registration**:
   * A proportionate share of undivided and unmarked land will be registered in favor of each allotee as per current rules and government regulations. The allottee will bear stamp duties, registration fees, documentation charges, and any other taxes and expenses incurred during the process of registration, allotment, and transfer.
9. **Project Abandonment**:
   * If for any reason beyond EBPL’s control, the ETMS Suriaya Naser project is abandoned, EBPL will refund the down payment and all installments deposited by the client within 60 days of the announcement. In this case, the allottee will not be entitled to any further claims or damages.
10. **Co-operative Society Membership**:
    * The client must be a member of the Owners' Co-operative Society, which will be formed by the apartment owners to manage the general affairs of the complex. Each apartment owner must deposit Tk. 60,000 (sixty thousand only) to the reserve fund before taking possession of the apartment.

## **About Our Recent Project: Suriaya Naser**

At **ETMS**, we are proud to introduce our latest flagship project, **Suriaya Naser**, a remarkable residential development that sets new standards for luxury living in Chattogram. Nestled in the historic and culturally rich **Satish Babu Lane**, Kotowali, this modern **Semi Basement + 13-storied** residential building offers a prime location with unparalleled convenience and accessibility.

**Suriaya Naser** features spacious, beautifully designed apartments ranging from **1300 to 1550 square feet**, catering to those who seek elegance, comfort, and functionality in their home. With a focus on green architecture and eco-friendly solutions, the project embraces a sustainable approach to urban living, incorporating features such as a **rooftop garden** and **solar power systems** to reduce energy consumption and promote a healthier lifestyle.

### **Why Choose Suriaya Naser?**

* **Prime Location**: Located in the heart of Chattogram, close to key landmarks such as the **CMP Police Head Quarter**, **Bangladesh Bank**, and major shopping centers, schools, and hospitals, making it the perfect place for both convenience and connectivity.
* **Sophisticated Living**: Designed to offer residents a blend of luxury and practicality, with high-end finishes, modern amenities, and an inviting environment that fosters community and comfort.
* **Eco-Friendly Features**: From rooftop gardening to energy-efficient systems, Suriaya Naser is crafted with sustainability in mind, promoting an environmentally conscious lifestyle.

### **Key Features of Suriaya Naser:**

* **Elegant Building Entrance** with a secured decorative gate, marble logo, and functional internal driveway.
* **Luxurious Reception Lobby** featuring imported tiles, decorative ceiling, and 24/7 CCTV security.
* **Modern Amenities** including two high-capacity lifts, a community lounge, and a children's play area on the rooftop.
* **Rooftop Lifestyle** with a BBQ pit, garden seating, and dedicated areas for relaxation and entertainment.
* **Premium Finishes** in every apartment, from polished tiles and durable veneer doors to high-quality sanitary fittings and kitchen setups.

At ETMS, we believe that **Suriaya Naser** is more than just a place to live; it's a gateway to a lifestyle of grandeur and convenience. Whether you're looking for a family home or a luxurious retreat in the city, **Suriaya Naser** offers a perfect balance of sophistication, comfort, and sustainability.

Discover your new home in the heart of Chattogram at **Suriaya Naser**—**your entrance to grandeur**.

