

3G BUILDING TECHNOLOGY LTD.

Third generation living solution for those people who love to live with luxury and harmony.

Company Registration Number # **C-83967/10.**

Cash flow projection
Of
3G BTL Project's.



3 Star Hotel: (Cox's Bazar Project)

Our country's land agreement is as such that if I go for a collaboration deed with the landlords then I have to go 55-45 partnership. As I am doing the whole investments for contraction accept purchasing land that is why I have to provide him with 55% of the no of square feet. So the cash flow projection, I made is totally based on the rest of the on. If square feet that flows the agreement of deed.

Total land area 20 katha:

20 katha X 720 square feet = 14,400 square feet.

As per CDA (Chittagong Development Association) rules 40% less for 9th floor.

So 14,400 square feet X 40% less = 8,640 square feet.

Average 9,800 square feet X 9th floor (Ground Floor + 9th Floor) = 98,000 square feet total land area build up new building.

- * **Contraction cost** 98,000 square feet X \$80 = **\$ 7,840,000.**
(Average)
 - * **Hotel furnisher & decoration cost** \$ **375,000.**
(Average)
 - * **Office cost** (for Cox's Bazar project) per month: \$ 1,800 US X 60 month = \$ **108,000** in One project.
(Average)
 - * **Total cost** \$ 7,840,000 + \$ 375,000 + \$ 108,000 = **\$8,323,000.**
(Average)
- Build up a 3 star hotel and land lord 55% acquisition than calculation is as such-
- 98,000 square feet X 45% (As per agreement) = 44,100 square feet.
- * **Total sell** 44,100 square feet X \$ 250 = **\$ 11,025,000.**
(Average)
 - * **So Profit** \$ 11,025,000 - \$ 8,323,000 = **\$ 2,702,000.**
(Average)

So Return Of Investment (ROI) : 32% (Average)


❑ Cox's Bazar District

Cox's Bazar (Bengali: কক্সবাজার) is a town, a fishing port and district headquarters in Bangladesh. It is known for its wide sandy beach which is the world's longest natural sandy sea beach. It is an unbroken 125 km sandy sea beach with a gentle slope. It is located 150 km south of Chittagong. Cox's Bazar is also known by the name "Panowa", the literal translation of which means "yellow flower". Its other old name was "Palongkee". The modern Cox's Bazar derives its name from Captain Cox (died 1799), an officer serving in British India. In the 18th century, an officer of British East India Company, Captain Hiram Cox was appointed as the Superintendent of Palongkee outpost after Warren Hastings became the Governor of Bengal. Captain Cox was specially mobilised to deal with a century long conflict between Arakan refugees and local Rakhains. The Captain was a compassionate soul and the plight of the people touched his heart. He embarked upon the mammoth task of rehabilitating refugees in the area, and made significant progress. A premature death took Captain Cox in 1799 before he could finish his work. But the work he had done



Location of Cox's Bazar in Bangladesh

Coordinates: 🌐 21°35′ 0″ N 92°01′ 0″ E

<u>Country</u>	 <u>Bangladesh</u>
<u>Administrative District</u>	<u>Cox's Bazar District</u>
Area	
• City	6.85 km ² (2.64 sq mi)
Population (2007 est.)Total population represents population in city and metro represents entire district.	
• City	51,918
• Density	7,579.27/km ² (19,630.2/sq mi)
• <u>Metro</u>	120,480
<u>Time zone</u>	<u>BST (UTC+6)</u>

Earned him a place in the hearts of the locals and to commemorate his role in rehabilitation work a market was established and named after him as Cox's Bazaar ("Cox's Market"). Although Cox's Bazar is one of the most visited tourist destinations in Bangladesh, it has yet to become a major international tourist destination, due to lack of publicity.

▲ The Town

Located along the Bay of Bengal in South Eastern Bangladesh, Cox's Bazar Town is a very big port and health resort. But it is mostly famous for its long natural sandy beach. The municipality covers an area of 6.85 km² with 27 mahallas and 9 wards and has a population of 51,918. Cox's Bazar is connected by road and air with Chittagong.

▲ History

The greater Chittagong area including Cox's Bazar was under the rule of Arakan Kings from the early 9th century till its conquest by the Mughals in 1666 AD. When the Mughal Prince Shah Shuja was passing through the hilly terrain of the present day Cox's Bazar on his way to Arakan, he was attracted to the scenic and captivating beauty of the place. He commanded his forces to camp there. His retinue of one thousand palanquins stopped there for some time. A place named Dulahazara, meaning "one thousand palanquins", still exists in the area. After the Mughals, the place came under the control of the Tipras and the Arakanese, followed by the Portuguese and then the British.

The name Cox's Bazar/Bazaar originated from the name of a British East India Company officer, Captain Hiram Cox who was appointed as the Superintendent of Palonki (today's Cox's Bazar) outpost after Warren Hastings became the Governor of Bengal following the British East India Company Act in 1773. Captain Cox was especially mobilised to deal with a century long conflict between Arakan refugees & local Rakhains at Palonki. The Captain made significant progress in rehabilitation of refugees in the area, but had died (in 1799) before he could finish his work. To commemorate his role in rehabilitation work a market / bazaar was established and was named after him as Cox's Bazaar (market of Cox). Cox's Bazar Thana was first established in 1854 and a municipality was constituted in 1869. After the Sepoy Mutiny (Indian Rebellion of 1857) in 1857, the British East India Company was highly criticized & questioned on

humanitarian grounds, especially for its Opium trade monopoly over the Indian Sub-Continent. However, after its dissolution on 1 January 1874, all of the company's assets including its Armed Forces were acquired by the British Crown. After this historic take over, Cox's Bazar was declared a district of the Bengal Province under the British Crown.

After the end of British rule in 1947, Cox's Bazar remained as a part of East Pakistan.

Captain Advocate Fazlul Karim, the first Chairman (after independence from the British) of Cox's Bazar Municipality established the Tamarisk Forest along the beach to draw tourist attention in this town and also to protect the beach from tidal waves. He also donated many of his father's in laws and his own lands for establishing a Public Library and a Town Hall for the town.



(Cox's Bazar Map from Series U542, U.S. Army Map Service, 1955)

He was inspired to build Cox's Bazar as a tourist spot after seeing beaches of Bombay and Karachi, and one of the pioneers in developing Cox's Bazar as such. He founded a Maternity Hospital, the Stadium and the drainage system by procuring grants from the Ford Foundation and Rockefeller Foundation through correspondence. Mr. T. H. Matthews, the principal of the Dacca Engineering College (1949~1954) was his friend who had helped him in doing this. Engineer Chandi Charan Das was the government civil engineer who had worked on all these projects. In 1959 the municipality was turned into a town committee. In 1961 the erstwhile Geological Survey of Pakistan initiated investigation of radioactive minerals like monazite around the Cox's Bazar sea-beach area and a number of precious heavy minerals were identified the same year. In 1971, Cox's Bazaar wharf was used as a naval port by the Pakistan Navy's gunboats. This and the nearby airstrip of the Pakistan Air Force scene of intense shelling by the Indian Navy during Bangladesh Liberation War. During the war, Pakistani soldiers killed many people in the town including eminent lawyer Jnanendralal Chowdhury. The killing of two freedom fighters named Farhad and Subhash at Badar Mokam area is also recorded in history. After the independence of Bangladesh Cox's Bazar started to get the administrative attention. In 1972 the town committee of Cox's Bazar was again turned into a municipality. In 1975, The Government of Bangladesh established a pilot plant at Kalatali, Cox's Bazar to assess the commercial viability of the heavy mineral content in the placer

deposits of the area with the cooperation of the Australian Government. Later, in 1984 Cox's Bazar subdivision was promoted to a district and 5 years later (in 1989) the Cox's Bazar municipality was elevated to B-grade. In 1994 (jobs) the Marine Fisheries and Technology Station (MFTS) was established at Cox's Bazar. MFTS is a research station of Bangladesh Fisheries Research Institute (BFRI) headquartered in Mymensingh. The station covers a land area of 4 hector and is equipped with 5 specialized laboratories, and one indoor and one outdoor cistern complex. In April 2007 Bangladesh got connected to the submarine cable network as a member of the SEA-ME-WE-4 Consortium, as Cox's Bazar was selected as the landing station of the submarine cable.

★ Geography and climate

Panorama of Cox's Bazar in the early morning: clouds on a blue sky, still water and forest in the distance. Cox's Bazar town with an area of 6.85 km², is located at 21°35' 0" N 92°01' 0" E and bounded by Bakkhali River on the north and East, Bay of Bengal in the West, and Jhilwanj Union in the south. The climate of Bangladesh is



Mostly determined by its location in the tropical monsoon region: high temperature, heavy rainfall, often excessive humidity, and distinct seasonal variations. The reversal of the wind circulation between summer and winter is another important feature of the climate of the country. The climate of Cox's bazar is mostly similar to the rest of the country. It is further characterized by the location in the coastal area. The annual average temperature in Cox's Bazar remains at about a maximum of 34.8 °C and a minimum of 16.1 °C. The average amount of rainfall remains at 4,285 mm.

Climate data for Cox's Bazar													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Average high °C (°F)	27 (80)	28 (83)	31 (87)	32 (90)	33 (91)	31 (87)	30 (86)	30 (86)	31 (87)	31 (87)	29 (85)	27 (80)	29.9 (86)
Average low °C (°F)	14 (57)	16 (61)	20 (68)	24 (75)	26 (78)	25 (77)	27 (81)	25 (77)	25 (77)	24 (75)	19 (67)	16 (60)	21.7 (71.1)
Precipitation mm (inches)	3 (0.1)	13 (0.5)	38 (1.5)	107 (4.2)	323 (12.7)	790 (31.1)	902 (35.5)	706 (27.8)	389 (15.3)	183 (7.2)	84 (3.3)	25 (1.0)	3,559 (140.1)
Source: Weatherbase													

▲ Economy and development

As one of the most beautiful and famous tourist spots in Bangladesh, the major source of economy in Cox's Bazar is tourism. Millions of foreigners and Bangladeshi natives visit this coastal city every year. As a result, a large number of hotels, guest houses and motels have been built in the city and coastal region. Many people are involved in hospitality and customer service orientated businesses.



(Submarine Cable Landing Station)

Number of "5 Star Hotels" currently being built in Cox's Bazar climbs to 47 and rising. A number of people are also involved in fishing and collecting seafood and sea products for their livelihood. Various kinds of Oyster, Snail, Pearl and their ornaments are very popular with tourists in seaside and city stores. A number of people are also involved in the transportation business for tourists. Cox's Bazar is also one of the few major spots for aquaculture in Bangladesh. Along with Khulna, it is considered a major source of revenue from foreign exchanges. Beside a mix of small-scale agriculture, marine and inland fishing and salt production are other industrial sources from this region that play important roles in the national economy.

▲ Tourist attractions near the town

The beach is the main attraction of the town. Larger hotels provide exclusive beachside area with accessories for the hotel guests. Visitors in other hotels visit the Laboni beach which is the area of the beach closest to the town. Other than the beach there are several places of interest near the town which can easily be visited from town center. Aggmeda Khyang: a large Buddhist monastery, and a place revered by around 400,000 Buddhist people of Cox's Bazar; and the Chittagong Hill Tracts. The main sanctuary is posted on a series of round timber columns. It has a prayer chamber and an assembly hall along with a repository of large and small bronze Buddha images and a number of old manuscripts. Ramu: about 10 km from Cox's Bazar, is a village with a sizeable Buddhist population. The village is famous for its handicrafts and homemade cigars. There are monasteries, khyangs and pagodas containing images of Buddha in gold, bronze and other metals



(Shemon Local hotels arrange beachside accessories for the tourists at Cox's Bazar)

Inlaid with precious stones. One of the most interesting of these temples is on the bank of the Baghkhali River. It houses not only interesting relics and Burmes handicrafts but also a large bronze statue of Buddha measuring thirteen feet high and rests on a six feet high pedestal. The wood carving of this khyang is very delicate and refined. The village has a charm of its own. Weavers ply their trade in open workshops and craftsmen make handmade cigars in their pagoda like houses.

Dulhazra Safari Park: This safari park is an extension of an animal sanctuary located along the Chittagong-Cox's Bazar road about 50 km from Cox's Bazar town. The sanctuary itself protects a large number of wild elephants which are native to the area. In the safari park there are domesticated elephants which are available for a ride. Other animal attractions include lions, Bengal tigers, Crocodiles, Bears, Chitals and lots of different types of birds and monkeys. Which is wonder full project to attract the tourist? “Inani Beach” This is another magnificent place to see. Inani is full of stony beach and the calmness and serenity of Inani is mind blowing. Don't miss the chance to visit Inani while going to Cox's Bazar. There are other spots too. Some names are: Himchori, Inani Beach, Saint Martin Island, Sonadia, Maheshkhali etc.

▲ Other tourist attractions near Cox's Bazar

Maheshkhali is a small island (268 square kilometres) off the Cox's Bazar coast. The island offers panoramic scenic beauty and is covered by a range of low hills, about 300 feet (91 m) high, stretches through the center of the island and along its eastern coastline. The coasts of the island on the west and north form a low-lying tract that is fringed by the mangrove forests. Adinath Temple, a temple of Shiva, and a Buddhist pagoda are also located on this island.

Sonadia Island, a small crescent shaped island of only 9 square kilometers, it is 7-km north-west of Cox's Bazar. The western side of the island is sandy and different kinds of shells are found on the beach. Off the northern part of the island, there are beds of window pane oysters. During winter, fisherman set up temporary camps on the island and dries their catches of sea fish.

Sonadia Island supports the last remaining part of mangrove forest in southeast Bangladesh. Sonadia's mangroves are distinct from the well-known sunder bans, due to their development in a coastal lagoon setting rather than in a delta. Another attraction of this island is the sight of game birds migrating here in great numbers during the winter seasons.

Taknaf, a place situated by the side of Naf River is the southernmost part of mainland Bangladesh. This also marks the end point of Cox's Bazar beach.

Tourists usually come here to have a river cruise along beautiful Naf river, which flows between Bangladesh and Myanmar. St. Martin's Island, a small island in the northeast part of the Bay of Bengal, about 9 km south of the tip of the Cox's Bazar-Teknaf peninsula. It is the only coral island in Bangladesh. It is about 8 km west of the northwest coast of Myanmar at the mouth of the Naf River.

The local name of the island is Narikel Jinjira (also spelled "Narical Gingira", "Narikel Janjina", and "Narikel Jinjera"), meaning "Coconut Island" in Bengali. St. Martin's Island has become a popular tourist spot. Three shipping liners run daily trips to the island. They are Kutubdia,



(Dead corals at St. Martin's Island.)

Sea-Truck and Keary-Sindbad. Tourists can book their trip either from Chittagong or from Cox's Bazar. The surrounding coral reef of the island has an extension named Chera Dwip. The island is home to several endangered

species of turthles, as well as the corals, some of which are found only on this island.

✓ **Chakaria:** One of most large area in Cox's Bazar.

✓ **Bandarban:** Bandarban lies three hours away from Cox's Bazaar by bus. The Buddha Dhatu Jadi, the largest Buddhist temple in Bangladesh, located in Balaghata, 4 km from the town, is an excellent place to visit. This Theravada Buddhist temple is made completely in the style of South-East Asia and houses the second largest statue of Buddha in Bangladesh.



The waterfall named Shoilo Propat at Milanchari is also an excellent site. In addition, the numerous Buddhist temples, known as kyang in local tongue and vihars in the town include the highly notable the Rajvihar (royal vihar) at Jadipara and the Ujanipara Vihar. Bawm villages around Chimbuk, and Mru villages a little further off, are also lie within a day's journey from the town. Prantik Lake, Jibannagar and Kyachlong Lake are some more places of interest. And, a boat ride on the river Sangu is also an excellent proposition.

✓ **Rangamati:** One can reach Rangamati from Cox's Bazar either via Chittagong or Bandarban. Rangamati offers several attractions including local tribal museum, Buddhist temple, tribal markets, hanging bridge and even the palace of traibal kings. The major attraction of the district is Kaptai Lake. It is a man-made lake in the Kaptai upazila of Rangamati District. The lake was



(Kaptai Lake at Rangamati.)

Created as a result of building the Kaptai Dam on the Karnaphuli River, as part of the Karnaphuli Hydro-electric project. The beautiful view of surrounding green hills has turned the lake into a wonderful spot for boating and cruising.



5th Multistory Building (Uttara Project)

Our country's land agreement is as such that if I go for a collaboration deed with the landlords then I have to go 50-50 partnership. As I am doing the whole investments for contraction accept purchasing land that is why I have to provide him with 50% of the no of square feet. So the cash flow projection, I made is totally based on the rest of the on. If square feet that flows the agreement of deed.

Total land area 5.5 katha:

5.5 katha X 720 square feet = 3,960 square feet.

As per RAJUK (Bangladesh Rajdhani Unnayan Katripakkha) rules 30% less for 5th floor.

So 3,960 square feet X 30% less = 2,772 square feet.

Average 2,850 square feet X 5th floor (Ground floor +5th floor) = 17,100 square feet total land area build up building.

* **Contraction cost** 17,100 square feet X \$ 19 = **\$ 324,900.**

(Average)

* **Office cost** per month \$ 1,250 X 36 month = **\$ 45,000** in One project.

(Average)

* **Total cost** \$ 324,900 + \$ 45,000 = **\$ 369,900.**

(Average)

Build up a build up a building and land lord 50% acquisition than calculation is as such

17,100 / 2 (As per agreement) = 8,550 square feet.

* **Total sell** 8,550 square feet X \$ 60 = **\$ 513,000.**

(Average)

* **So Profit** \$ 513,000 - \$ 369,900 = **\$ 143,100.**

(Average)

So Return Of Investment (ROI) : 38% (Average)

□ Uttara Thana

Uttara is a Thana of Dhaka, the capital of Bangladesh. The name derives from the Bengali word "ut'tar" meaning "north". It lies on the road to Gazipur, and adjoins Shahjalal International Airport.

Uttara is primarily planned square grid residential suburb, geographically elevated from southern Dhaka saving it from floods, and is divided into several "sectors". The residents are generally from an (higher-middle-class) or middle-class background, who favor its distance from the congestion and pollution of Dhaka city. Indeed, well into the 1990s, Uttara retained its quiet, leafy suburban character. In recent years, with the increasing influx of people moving in from the city, Uttara has evolved into a bustling town, similar to other areas of Dhaka such as Gulshan, Mohakhali, Banani, Mirpur, Mohammadpur or Dhanmondi. The suburb is well-served by a proliferation of shopping complexes, shops, and schools & colleges.

▲ Economy

The middle class demography has attracted the establishment of market complexes like Rajlaxmi Complex, Amir Complex, RAJUK Commercial Complex, and the likes. The increase in the upper middle class population gave rise to demand for posher shopping outlets, giving rise to shopping centres like North Tower, Polwel Carnation, Mascot Plaza and RAK Tower. United Airways has its head office in the Uttara Tower in Uttara Thana. RAK Tower & ABC Tower of ABC Developer Company is at Jashimuddin Avenue in Uttara Thana. Local super market chains such as Agora, Shop 'n Save, Nandan Megashop and Family Needs operate in Uttara. Also, the leading American car manufacturer Ford has its showroom



(Nightview of Uttara)

Situated in Abdullahpur. Aarong has its State of the art, 36,000 square feet (3,300 m²) flagship outlet on the Dhaka-Mymensing Highway.

▲ Education

Just like any other residential area in Dhaka, Uttara has a several number of educational institutions. They are

- ✓ Aga Khan School
- ✓ Bangladesh International Tutorial (BIT)
- ✓ Scholastica School
- ✓ South Breeze School
- ✓ Sunbeams School
- ✓ Blooming Flower School
- ✓ Belmont International School
- ✓ Delhi Public School
- ✓ Don Bosco School and College
- ✓ Euro International School
- ✓ MaHaad International School
- ✓ International Turkis Hope School,
- ✓ Sunnydale
- ✓ Red Brick School
- ✓ Rajuk Uttara Model College
- ✓ Uttara High School
- ✓ Nabab Habibullah School
- ✓ Child Plan School
- ✓ Uttara University,
- ✓ Shanta Mariam University of Creative Technology
- ✓ Asian University
- ✓ Daffodil International University

▲ Entertainments

Uttara hosts an array of food outlets and educational institutions to cater to the residents. International fast food, ice cream and coffee chains like Move KFC, Pizza Hut, Pizza Inn, Coffee World, Barista Lavazza, Movenpick, Chicken King & Mainland China are in Uttara, to add to local chains such as Kabab Factory, Shikara, La-Bamba, Sangam, Helvetia, Captain's World, Best Fried Chicken, Fire on Ice, Dhakai Khabar, Aroma, Xinziang, and American Burger. Being in close proximity to the international airport, Uttara has a few hotels and bed-and-breakfasts as well.

▲ Travel to or from Uttara

The Dhaka-Mymensingh Highway, also called Airport Road, Dhaka, is the largest highway in the city is a north-south highway pierces Uttara through its middle, and is the only highway that connects Uttara to the rest of the nation.

Being the northernmost Thana's of the Dhaka metropolitan area, Uttara serves as one of the few exits of Dhaka city. Travelers exiting Uttara to outside the city will use any local buses or even taxis for short distance travels to neighboring Tongi and Gazipur northbound on the Dhaka-Mymensingh Highway; long-haul travelers to northern Bangladesh will take coaches and exit northbound as well. Travelers entering the city centre can take buses, taxis or CNG-driven three-wheelers southbound on the highway. Travelers coming towards Uttara from within the city must travel on any bus that travels through Khilkhet and the airport to Uttara. Travelers coming to Uttara from northern Bangladesh must board a coach that enters Dhaka via Abdullahpur / Tongi, as most buses enter Dhaka city from the Gabtoli entry. Travelers coming from southern Bangladesh to Uttara must disembark at their designated stops and board a local bus to Uttara.

The nearest train station from Uttara is located opposite to the airport, and is called the Airport Rail Station.

▲ Travel within Uttara

Travel within Uttara is possible on rickshaws, although rickshaws are not allowed to cross the highway. Travelers intending to travel from one side of the highway to the other must use one of the four overpasses located across Scholastica School, Rajlaxmi Complex, Amir Complex and the Syed Grand Centre, but a significant number of pedestrians dangerously cross the 8-laned highway.

Streets in sectors 1 and 4 get submerged under water during light rainfall. Streets in sectors 3, 4, 6, 10 and 14 are mostly in bad shape owing to work-in-progress renovation. All streets in Uttara are wide enough for two cars to pass. Walkways exist on broader roads; alleyways do not have any walkways.

▲ Demographics

As of the 2010 Bangladesh census, Uttara had a population of 9, 450, and 97. According to 2001 figures, males constitute 54.41% of the population and females 45.59% and about 60% of the Thana's population are adults. Uttara has an average literacy rate of 61% (7+ years).



7th Multistory Building (Moghbazer Project)

Our country's land agreement is as such that if I go for a collaboration deed with the landlords then I have to go 50-50 partnership. As I am doing the whole investments for contraction accept purchasing land that is why I have to provide him with 50% of the no of square feet. So the cash flow projection, I made is totally based on the rest of the on. If square feet that flows the agreement of deed.

Total land area 6 katha:

6 katha X 720 square feet = 4,320 square feet.

As per RAJUK (Bangladesh Rajdhani Unnayan Katripakkha) rules 40% less for 7th floor.

So 4,320 square feet X 40% less = 2,592 square feet.

Average 2,800 square feet X 7th floor (Ground floor +7th floor) = 22,400 square feet total land area build up building.

- * **Contraction cost** 22,400 square feet X \$ 25 = **\$ 560,000.**
(Average)
 - * **Office cost** per month \$ 1,250 X 36 month = **\$ 45,000** in One project.
(Average)
 - * **Land lord** sign in money **\$ 125,000.**
(Average)
 - * **Total cost** \$ 560,000 + \$ 45,000 + \$ 125,000 = **\$ 730,000.**
(Average)
- Build up a build up a building and land lord 50% acquisition than calculation is as such
- 22,400 / 2 (As per agreement) = 11,200 square feet.
- * **Total sell** 11,200 square feet X US \$ 85 = **\$ 952,000.**
(Average)
 - * **So Profit** \$ 952,000 - \$ 730,000 = **\$ 222,000.**
(Average)

So Return Of Investment (ROI) : 30% (Average)

❏ Moghbazer Thana

Moghbazer is a Thana of Dhaka District in the Division of Dhaka, Bangladesh. It is a large area in the centre of Dhaka, the capital of Bangladesh. This is an important area of Dhaka city as prime minister's office is located here. It is bounded by Mohakhali to the north, Old Airport Road to the east and Malibagh to the south and Dhanmondi to the west. It consists of several localities, near Tejgaon Industrial Area, Kawran Bazar Commercial Area, Nakhalapara, Shaheen Bag, Arjet Para, East Rajabazer, West Rajabazer, Tejturi Bazer & Tejkunipara.

♣ Geography

Moghbazer is located at 23.7583°N 90.3917°E. It has 37644 units of household and total area 8.75 km².

♣ Demographics

As of the 1991 Bangladesh census, Moghbazer has a population of 195,167. Males constitute 58.32% of the population, and females 41.68%. The upazila's population of those aged 18 and higher is 127,049. Moghbazer has an average literacy rate of 69.3% among those older than 7, against a national average of 32.4%

♣ Education

Just like any other residential area in Dhaka, Moghbazer too has a high number of educational institutions. They are

Armed Police Battalion High School

- ✓ Tejgaon College
- ✓ Govt Science College
- ✓ Holy Cross College
- ✓ Tejgaon Govt High School
- ✓ Tejgaon Govt Girls High School
- ✓ Green University of Bangladesh
- ✓ B.A.F Shaheen College
- ✓ Vikarunnesa School And College
- ✓ Wiles Little Flower School
- ✓ Kobi Nuzrul Siso Shikhaloy

- ✓ Stamford University
- ✓ Ahsanullah University of Science & Techonology
- ✓ Textile Engineering College
- ✓ Dhaka Polytechnic Institute
- ✓ Technical Teachers Training College
- ✓ Dhaka Polytechnic Institute

All are near Moghbazer Project.

▲ **Business**

Moghbazer near by has emerged as an important business district of Dhaka. The first 5 star hotel of Bangladesh, Pan Pacific Hotel Sonargaon, is located at Kawran Bazer, The main offices of the Daily Prothom Alo, the Daily Star (Bangladesh), The Independent, and several other newspapers are located here. Also, the Office and studio of Television channels Ekushey Television, NTV, ATN Bangla, Boishakhi TV, Channel i and Channel 1 are located at Tejgaon. The main campus of Ahsanullah University of Science and Technology is located here as well.



▲ **Shopping Mall**

Bashundhara city, one of world's largest shopping malls. Bashundhara city, the largest shopping mall in Bangladesh is located in Panthapath near Moghbazer. It is also the largest shopping mall in South Asia and the 12th largest in the world. Bashundhara City is 21 stories tall, of which 8 are used for the mall and the remaining floors are used as the corporate headquarters of the Bashundhara. The mall has space for 2,500 retail stores and cafeterias and also possesses a large underground gymnasium, a multiplex styled movie theater and top floor food court along with an indoor theme park. The fully air-conditioned shopping mall with rooftop gardens is considered a modern symbol of the emerging city of Dhaka. Agora & Mina bazer are the largest market in Moghbazer for all cooking item. Except this, Farmview Super Market, Saudia Super Market is also well known markets in Dhaka.



(Bashundhara City Market)

▲ Bank

Almost every bank operating in Bangladesh has an outlet in Tejgaon. Foreign banks such as

- ✓ Citi Bank
- ✓ HSBC
- ✓ Standard Chartered also have branches here

With HSBC and Standard Chartered having multiple ATM booths within the area. Also local bank like

- ✓ BRAC Bank
- ✓ UCB Bank
- ✓ AB Bank
- ✓ Dutch Bangla Bank
- ✓ EXIM Bank
- ✓ Pubali Bank
- ✓ Janata Bank
- ✓ Dhaka Bank
- ✓ Sonali Bank
- ✓ Jamuna Bank

Also have branches here.

▲ Restaurants

There are many well known restaurants present in nearby Moghbazer. Like Star Hotel and Restaurant, Marine Restaurant, Park Town, Yan-Ji Chinese Restaurant, Hirammon Kabab Ghar, Ciao Bistro and Aromaz at Hotel Pan Pacific Shonargaon, Dominous Pizza and Salt Grill Restaurant in Bashundhara City, KFC & others. There are also some bars in Moghbazre. Such as Hotel Red Button and Balcony Bar at Hotel Pan Pacific Shonargaon.

▲ Park and Lake

Chandrima Uddan (sometimes called Zia Uddan) is a park situated in the road beside the Jatiyo Sangshad Bhaban, in Dhaka, Bangladesh. The name literally means "Moonlight Park" in Bengali. The park is notable for being the place where the former Bangladeshi President Ziaur Rahman was buried. It is connected to the road with a bridge which runs over the Crescent Lake. The park is a very common place to spend leisure time. This park is very popular for morning and evening walk. Ramna park which is also a very popular destination for young boys and girls.



7th Multistory Building (Khilgoan Project)

Our country's land agreement is as such that if I go for a collaboration deed with the landlords then I have to go 50-50 partnership. As I am doing the whole investments for contraction accept purchasing land that is why I have to provide him with 50% of the no of square feet. So the cash flow projection, I made is totally based on the rest of the on. If square feet that flows the agreement of deed.

Total land area 6 katha:

6 katha X 720 square feet = 4,320 square feet.

As per RAJUK (Bangladesh Rajdhani Unnayan Katripakkha) rules 40% less for 7th floor.

So 4,320 square feet X 40% less = 2,592 square feet.

Average 2,800 square feet X 7th floor (Ground floor + 7th floor) = 22,400 square feet total land area build up building.

* **Contraction cost** 22,400 square feet X \$ 25 = **\$ 560,000.**

(Average)

* **Office cost** per month \$ 1,250 X 36 month = **\$ 45,000.**

(Average)

* **Land lord** sign in money **\$ 125,000.**

(Average)

* **Total cost** \$ 560,000 + \$ 45,000 + \$ 125,000 = **\$ 730,000.**

(Average)

Build up a build up a building and land lord 50% acquisition than calculation is as such

22,400 / 2 (As per agreement) = 11,200 square feet.

* **Total sell** 11,200 square feet X US \$ 85 = **\$ 952,000.**

(Average)

* **So Profit** \$ 952,000 - \$ 730,000 = **\$ 222,000.**

(Average)

So Return Of Investment (ROI)

30% (Average)

❏ **Khilgaon Thana:**

Khilghoan (Bengali:খিলগাঁও) is a Thana of Dhaka District in the Division of Dhaka, Bangladesh. It is bounded by badda thana on the north, motijheel, sabujbagh and demra thanas on the south, rupganj upazila on the east, ramna and Tejgaon Thana's on the west.

♣ **Geography**

Khilgaon is located at 23.75083333°N 90.4263889° E. Its total area is 14.02 km².

♣ **Education**

Average literacy of the thana is 57.5% male being 61.52% and female 53.74%. There are a university named

- ✓ Khilgaon Model Bishwabidyalaya College
- ✓ Khilgaon High School,
- ✓ Khilgaon Govt. High School & College,
- ✓ Khilgaon Girls High School & College,
- ✓ National Ideal School & College,
- ✓ Future Commerce College,
- ✓ Quality Education Home,
- ✓ Rokeya Kindergarten,
- ✓ Shahid Babul Academy,
- ✓ South-Point School & College,
- ✓ Faizoor Rahman School & College,
- ✓ E. Hoque College,
- ✓ Bangladesh Commerce College,
- ✓ Dhaka Ideal School & College,
- ✓ Ali Ahmed School etc.

♣ **Transportation**

Four Major buses are available- Midway Transportation ltd, Bahan Transportation ltd, My-Line Transportation ltd & Ekushe Transportation ltd. These buses link between Khilgoan and Motiljheel, Dhanmondi, Mohammadpur, Gulshan, Mirpur. Kamalapur Railway Station near by

khilgoan. Kamalapur Railway Station is the central railway station in Dhaka, Bangladesh. The station is the largest in the country and the most important terminal for transportation between Dhaka and the rest of Bangladesh.

▲ **Flyover bridge**

Khilgoan Flyover is the maiden flyover bridge of Bangladesh of History.

▲ **Bank**

Almost every bank operating in Bangladesh has an outlet in Khilgoan banks such as

- ✓ Citi Bank
- ✓ Standard Chartered also have branches here

With HSBC and Standard Chartered having multiple ATM booths within the area. Also local bank like

- ✓ BRAC Bank
- ✓ Dutch Bangla Bank
- ✓ EXIM Bank
- ✓ Pubali Bank
- ✓ Janata Bank
- ✓ Dhaka Bank
- ✓ Sonali Bank
- ✓ Jamuna Bank also has branches here

▲ **Shopping Mall**

khilgaon taltola city super, Mouchak Market, Malibag Super Market & etc.

▲ **Demographics**

This Khilgaon has a population of 59248. Males constitute are 54.78% of the population, and females 45.22%. Khilgaon has an average literacy rate of 57.5%, and the national average of 32.4% literate.