



10 February 2020

Kevin Kaul
Chairman of USGBF

Subject: Investment Opportunity in Jolshiri Abashon

Reference: Your Letter# USGBF/Loi/2020/SV-13 dated: 03 February 2020

Dear Sir,

1. In response to your letter, please accept our deep appreciation for showing your interest to be part of this prestigious project. Jolshiri Abashon is going to be a Smart Satellite Township for the officers of Armed Forces with all integrated modern facilities.

Jolshiri Abashon is looking for a good investor for development its medical College & Hospital, Amusement Park, 5 Star Hotel, Residential plots in the form of condominium at sector 10 & 03 and Central Business District.

2. You may go for any of the following mode of investment:

- a. **Option-1.** Investor may buy land from Jolshiri Abashon and construct as per design of investor with the approval of Jolshiri and sell to local clients. Investor will pay total price of land before/during signing of agreement.
- b. **Option-2.** Jolshiri will only invest land but all expenditure for construction (including utilities services) and development of building will be invested by investor. Investor will give 50% of total flats to Jolshiri Abashon as free of cost.
- c. **Option-3 (BOT).** Investor will bear all expenditure of constructions of flats and will hand over to Jolshiri Abashon with an agreed price. Jolshiri Abashon will pay back money of investors by 20-25 years. Rate of interest including all charges/commission will be below 4% and a two years' moratorium period will be given to Jolshiri Abashon.



Jolshiri Abashon

Stairs of Credence...

Army Officers Housing Project

Zia Colony, Dhaka Cantonment, Dhaka-1206

Jolshiri Abashon prefer to go for joint venture mode where Jolshiri Abashon will only provide land and all development cost and expenses will be borne by investor. Investor will provide 50% of constructed area as free of cost or profit may be share as 50:50.

3. You are kindly requested to consider the following points while accepting any of the above options:

- a. Rate of interest must be below 3% including all expenses/charges.
- b. Moratorium period will start after 2 years of handing over the flats to Jolshiri Abashon.
- c. In all the cases design and plan will be vetted and approved by Jolshiri authority.
- d. After accepting any option, a non-binding MOU will be signed between Jolshiri Abashon and investor.
- e. Agreement will be signed between both parties after finalizing all terms and conditions.
- f. The Size of the residential flats will be from 1650-1850 square feet (Excluding common space).
- g. All the internal roads inside the sector will be constructed by investor.
- h. Commercial building plan and construction will be done by Investor as per the approved plan of Jolshiri. Share of the commercial building will be 50:50.
- i. All the utility services, car parking area and security within sector will be arranged by Investor.

4. Forwarded for your kind information and necessary action please.

Sincerely Yours,

Abu Bashir

Lieutenant Colonel

Project Director

Jolshiri Abashon