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GENERAL UNITY GROUP

GENERAL LEGACY

Exclusive Mega Luxury Condominium Project



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United in Trust, Committed to Progress

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Exclusive Mega Luxury Condominium Project

Project by : General Unity Group

Project Location: Village: Kalni,Union: Daudpur Union,Upazila: Rupganj, District: Narayanganj-1720 (DNCC Propose)

Landmark : Adjacent to Purbachal 180-ft Asian Highway (Corner Plot: 40-ft & 30-ft Roads)

General Unity Group proudly presents "General Legacy," an iconic mega-condominium project designed for modern living and smart investment. Spanning across 90 Decimals (3 Bigha) of high-value land near the 180-ft Purbachal Asian Highway, this high-end development offers compact, modern apartments with state-of-the-art facilities at an incredibly affordable share price.

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Specification Project Details

Project Name : General Legacy
Total Land Area : 90 Decimals (3 Bigha / 54.45 Katha)
Building Structure : Basement 1 + Basement 2 + Ground + 1st Floor (Amenities)+ 16 Residential Floors
Flat Size : 1150 Sq. Ft. (Compact Modern Flat)
Flors Layout : 28 Units per Residential Floor
Total Shares / Units : 448 Exclusive Land Shares
Land Share Per Unit : 0.201 Decimal (~0.12 Katha of registered land per share)

Share Pricing & Land Ownership Structure

Duration	Price	Booking Money	Down Payment	Rest Amount	EMI
December-2026	6,00,000/-	50,000/-	30%	Full Payment Complete with 60 days	
	7,00,000/-	50,000/-	30%	Full Payment Complete with 24 Months	18,959/-
Jun-2026	8,00,000/-	50,000/-	30%	Full Payment Complete with 60 days	
	9,00,000/-	50,000/-	30%	Full Payment Complete with 18 Months	33,056/-
December-2027	10,00,000/-	50,000/-	30%	Full Payment Complete with 60 days	
	11,00,000/-	50,000/-	30%	Full Payment Complete with 12 Months	61,251/-
Jun-2028	12,00,000/-	50,000/-	30%	Full Payment Complete with 6 Months	1,34,167/-

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Project Timeline

Land Share Sales & Sand Filling	Ongoing
Construction Start	2028
Project Handover	2031

FACILITIES

- World-Class Amenities & Features
- 1st Floor Lifestyle & Wellness Hub
- **Modern Fitness Gym:** Fully equipped international-standard gymnasium.
- **Steam Bath & Sauna:** Premium post-workout relaxation and steam facilities.
- **Multipurpose Banquet Hall:** Spacious event space for community gatherings and private family events.
- **Indoor Games Zone:** Dedicated space for indoor sports and recreational activities.
- Rooftop & Outdoor Amenities
- **Rooftop Garden & Walkway:** Beautifully landscaped green roof with walking tracks.
- **Open-Air BBQ Lounge:** Designated rooftop area for evening family gatherings and barbecues.
- Safety, Security & Parking
- **Double Basement Parking:** Ample parking space across two basements for cars and motorbikes.
- **EV Charging Stations:** Dedicated charging points for Electric Vehicles (EV).
- **3-Tier Smart Security:** 24/7 CCTV surveillance, biometric elevator access, and trained security personnel.
- **100% Power Backup:** Heavy-duty automated generator powering the building and apartments.
- **Fire Safety:** International-standard fire suppression systems, smoke detectors, and emergency exits.
- "Condominium owners shall be entitled to an annual profit share from the project."
- Modern Swimming Pool Facility
- Personal LPG Station
- Personal Power Station

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Construction Payment Breakdown

Installment	Stage Due Date	Cost Amount	Timeline Work Description
1st Installment	July 2028	2,00,000/-	Booking & Initial Mobilization (Soil Test & Architectural Design),Design Approval.
2nd Installment	October 2028	2,00,000/-	Piling Work
3rd Installment	December 2028	2,00,000/-	Basement Construction Work
4th Installment	March 2029	2,00,000/-	Quarterly Installment (1st – 4th Floor Casting)
5th Installment	June 2029	2,00,000/-	Quarterly Installment (5th – 8th Floor Casting)
6th Installment	September 2029	2,00,000/-	Quarterly Installment (9th – 12th Floor Casting)
7th Installment	December 2029	2,00,000/-	Quarterly Installment (13th – 16th Floor Casting)
8th Installment	March 2030	2,00,000/-	Quarterly Installment (Brickwork & Plastering)
9th Installment	June 2030	2,00,000/-	Quarterly Installment (Tiles & Floor Finishing)
10th Installment	September 2030	2,00,000/-	Quarterly Installment (Plumbing & Electrical Wiring)
11th Installment	December 2030	2,00,000/-	Quarterly Installment (Painting & Thai Aluminum Glass Work)
12th Installment	March 2031	2,00,000/-	Quarterly Installment (Elevator, Substation & Generator Setup)
13th Installment	June 2031	2,00,000/-	Quarterly Installment (Outdoor Development & Amenities)
14th Installment	September 2031	2,00,000/-	Quarterly Installment (Final Finishing & Quality Inspection)
15th (Final)	December 2031		Final Settlement & Handover

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Specification Project Details :5 Katha

Project Name	:	General Legacy
Total Land Area	:	8.25 Decimals (5 Katha), Plot No-4, 40’ Wide Road-02 & 20’Road-01
Building Structure	:	Ground + 12th Floor (Amenities)
Flat Size	:	1200 Sq. Ft. (Compact Modern Flat)
Flors Layout	:	3 Units per Residential Floor
Total Shares / Units	:	36 Exclusive Land Shares
Land Share Per Unit	:	0.229 Decimal (~0.13 Katha of registered land per share)

Specification Project Details :4 Katha

Project Name	:	General Legacy
Total Land Area	:	6.66 Decimals (4 Katha), Plot No-10, 40’ Wide Road-03.
Building Structure	:	Ground + 9th Floor (Amenities)
Flat Size	:	960 Sq. Ft. (Compact Modern Flat)
Flors Layout	:	3 Units per Residential Floor
Total Shares / Units	:	27 Exclusive Land Shares
Land Share Per Unit	:	0.246 Decimal (~0.15 Katha of registered land per share)

Share Pricing & Land Ownership Structure

Duration	Price	Booking Money	Down Payment	Rest Amount	EMI
December-2026	6,00,000/-	50,000/-	30%	Full Payment Complete with 60 days	
	7,00,000/-	50,000/-	30%	Full Payment Complete with 24 Months	18,959/-
Jun-2026	8,00,000/-	50,000/-	30%	Full Payment Complete with 60 days	
	9,00,000/-	50,000/-	30%	Full Payment Complete with 18 Months	33,056/-
December-2027	10,00,000/-	50,000/-	30%	Full Payment Complete with 60 days	
	11,00,000/-	50,000/-	30%	Full Payment Complete with 12 Months	61,251/-
Jun-2028	12,00,000/-	50,000/-	30%	Full Payment Complete with 6 Months	1,34,167/-

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Project Timeline

Land Share Sales & Sand Filling	Ongoing
Construction Start	2028
Project Handover	2031

FACILITIES

- World-Class Amenities & Features
- 1st Floor Lifestyle & Wellness Hub
- **Modern Fitness Gym:** Fully equipped international-standard gymnasium.
- **Steam Bath & Sauna:** Premium post-workout relaxation and steam facilities.
- **Multipurpose Banquet Hall:** Spacious event space for community gatherings and private family events.
- **Indoor Games Zone:** Dedicated space for indoor sports and recreational activities.
- Rooftop & Outdoor Amenities
- **Rooftop Garden & Walkway:** Beautifully landscaped green roof with walking tracks.
- **Open-Air BBQ Lounge:** Designated rooftop area for evening family gatherings and barbecues.
- Safety, Security & Parking
- **Double Basement Parking:** Ample parking space across two basements for cars and motorbikes.
- **EV Charging Stations:** Dedicated charging points for Electric Vehicles (EV).
- **3-Tier Smart Security:** 24/7 CCTV surveillance, biometric elevator access, and trained security personnel.
- **100% Power Backup:** Heavy-duty automated generator powering the building and apartments.
- **Fire Safety:** International-standard fire suppression systems, smoke detectors, and emergency exits.
- All plot and flat owners shall be entitled to all project facilities.
- Modern Swimming Pool Facility
- Personal LPG Station
- Personal Power Station

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Construction Payment Breakdown | 5 Katha

Installment	Stage Due Date	Cost Amount	Timeline Work Description
1st Installment	July 2028	2,00,000/-	Booking & Initial Mobilization (Soil Test & Architectural Design),Design Approval.
2nd Installment	October 2028	2,00,000/-	Piling Work
3rd Installment	December 2028	2,00,000/-	Basement Construction Work
4th Installment	March 2029	2,00,000/-	Quarterly Installment (1st – 4th Floor Casting)
5th Installment	June 2029	2,00,000/-	Quarterly Installment (5th – 8th Floor Casting)
6th Installment	September 2029	2,00,000/-	Quarterly Installment (9th – 12th Floor Casting)
7th Installment	December 2029	2,00,000/-	Quarterly Installment (13th – 16th Floor Casting)
8th Installment	March 2030	2,00,000/-	Quarterly Installment (Brickwork & Plastering)
9th Installment	June 2030	2,00,000/-	Quarterly Installment (Tiles & Floor Finishing)
10th Installment	September 2030	2,00,000/-	Quarterly Installment (Plumbing & Electrical Wiring)
11th Installment	December 2030	2,00,000/-	Quarterly Installment (Painting & Thai Aluminum Glass Work)
12th Installment	March 2031	2,00,000/-	Quarterly Installment (Elevator, Substation & Generator Setup)
13th Installment	June 2031	2,00,000/-	Quarterly Installment (Outdoor Development & Amenities)
14th Installment	September 2031	2,00,000/-	Quarterly Installment (Final Finishing & Quality Inspection)
15th (Final)	December 2031		Final Settlement & Handover

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Construction Payment Breakdown | 4 Katha

Installment	Stage Due Date	Cost Amount	Timeline Work Description
1st Installment	July 2028	2,00,000/-	Booking & Initial Mobilization (Soil Test & Architectural Design),Design Approval.
2nd Installment	October 2028	2,00,000/-	Piling Work
3rd Installment	December 2028	2,00,000/-	Basement Construction Work
4th Installment	March 2029	1,50,000/-	Quarterly Installment (1st – 4th Floor Casting)
5th Installment	June 2029	1,50,000/-	Quarterly Installment (5th – 8th Floor Casting)
6th Installment	September 2029	1,50,000/-	Quarterly Installment (9th – 12th Floor Casting)
7th Installment	December 2029	1,50,000/-	Quarterly Installment (13th – 16th Floor Casting)
8th Installment	March 2030	1,50,000/-	Quarterly Installment (Brickwork & Plastering)
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11th Installment	December 2030	1,50,000/-	Quarterly Installment (Painting & Thai Aluminum Glass Work)
12th Installment	March 2031	1,50,000/-	Quarterly Installment (Elevator, Substation & Generator Setup)
13th Installment	June 2031	1,50,000/-	Quarterly Installment (Outdoor Development & Amenities)
14th Installment	September 2031	1,50,000/-	Quarterly Installment (Final Finishing & Quality Inspection)
15th (Final)	December 2031		Final Settlement & Handover

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Specification Project Details :3 Katha

Project Name	:	General Legacy
Total Land Area	:	4.95 Decimals (3 Katha), Plot No-2, 40’ Wide Road-3.
Building Structure	:	Ground + 7th Floor (Amenities)
Flat Size	:	2160 Sq. Ft. (Compact Modern Flat)
Flors Layout	:	Single Units Residential Floor
Total Shares / Units	:	7 Exclusive Land Shares
Land Share Per Unit	:	0.707 Decimal (~0.43 Katha of registered land per share)

Share Pricing & Land Ownership Structure

Price	Booking Money	Down Payment	Rest Amount	EMI
15,00,000/-	50,000/-	30%	Full Payment Complete with 60 days	
17,00,000/-	50,000/-	30%	Full Payment Complete with 24 Months	48,125/-

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Project Timeline

Land Share Sales & Sand Filling	Ongoing
Construction Start	2027
Project Handover	2029

FACILITIES

- World-Class Amenities & Features
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- **Modern Fitness Gym:** Fully equipped international-standard gymnasium.
- **Steam Bath & Sauna:** Premium post-workout relaxation and steam facilities.
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- **Double Basement Parking:** Ample parking space across two basements for cars and motorbikes.
- **EV Charging Stations:** Dedicated charging points for Electric Vehicles (EV).
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- **100% Power Backup:** Heavy-duty automated generator powering the building and apartments.
- **Fire Safety:** International-standard fire suppression systems, smoke detectors, and emergency exits.
- "Condominium owners shall be entitled to an annual profit share from the project."
- Modern Swimming Pool Facility
- Personal LPG Station
- Personal Power Station

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Construction Payment Breakdown

Installment	Stage Due Date	Cost Amount	Timeline Work Description
1st Installment	July 2028	3,00,000/-	Booking & Initial Mobilization (Soil Test & Architectural Design),Design Approval.
2nd Installment	October 2028	3,00,000/-	Piling Work
3rd Installment	December 2028	3,00,000/-	Basement Construction Work
4th Installment	March 2029	5,00,000/-	Quarterly Installment (1st – 4th Floor Casting)
5th Installment	June 2029	5,00,000/-	Quarterly Installment (5th – 8th Floor Casting)
6th Installment	September 2029	5,00,000/-	Quarterly Installment (9th – 12th Floor Casting)
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15th (Final)	December 2031		Final Settlement & Handover

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TERMS AND CONDITIONS

1. Booking & Allotment

Application & Allotment: Interested buyers must complete the prescribed application form and submit two passport-size photographs along with copies of their National ID (NID) or Passport.

Booking Money: A non-refundable booking money of BDT 50,000 (Fifty Thousand Taka) per share must be deposited to confirm the initial allotment.

Floor & Unit Allocation: Allocation of specific floor levels and apartment unit numbers will be finalized through a lottery or mutual consensus among shareholders upon completion of full payment for the land share.

2. Land Share & Price Appreciation:

Land Share Price: The base price for each land share is BDT 6,00,000 (Six Lakh Taka), payable in equal monthly installments over 2 years (24 months).

Biannual Price Escalation: The price of the land share is subject to revision/increase every 6 months. However, existing shareholders who have already completed their bookings will be exempt from subsequent price increases.

Land Registration: Registered ownership of the proportional land share will be executed in favor of the buyer upon receiving 100% of the land share value. Registration fees, stamp duty, capital gains tax, and associated administrative charges shall be borne by the buyer.

3.Construction Payment Schedule

Construction Cost: The estimated construction cost per share is BDT 40,00,000 (Forty Lakh Taka), payable across 15 quarterly installments from July 2028 to December 2031.

Timely Payments: Shareholders must strictly adhere to the installment due dates to ensure timely completion of construction. A grace period of 15 days will be allowed for each installment.

Late Payment Fee: Overdue amounts beyond the grace period will incur a late payment surcharge of 1.5% per month.

4. Cancellation & Refund Policy

Cancellation by Buyer: If a shareholder wishes to cancel an allotment after booking, a formal written application must be submitted to the authority.

Refund Disbursement: Refunds (excluding booking money and administrative overheads) will be disbursed within 120 days of application approval or once the cancelled share is resold to a new buyer.

Default Cancellation: Defaulting on three consecutive installments without prior written approval from General Unity Group reserves the authority the right to cancel the allotment.

5. Project Timeline & Handover

Construction Start: July 2028.

Handover: December 2031 (subject to timely installment payments by all shareholders and unforeseen/force majeure events).

Force Majeure: General Unity Group shall not be held liable for construction delays caused by natural disasters, regulatory policy changes, political instability, or macro-economic emergencies.

6. Building Management & Amenities

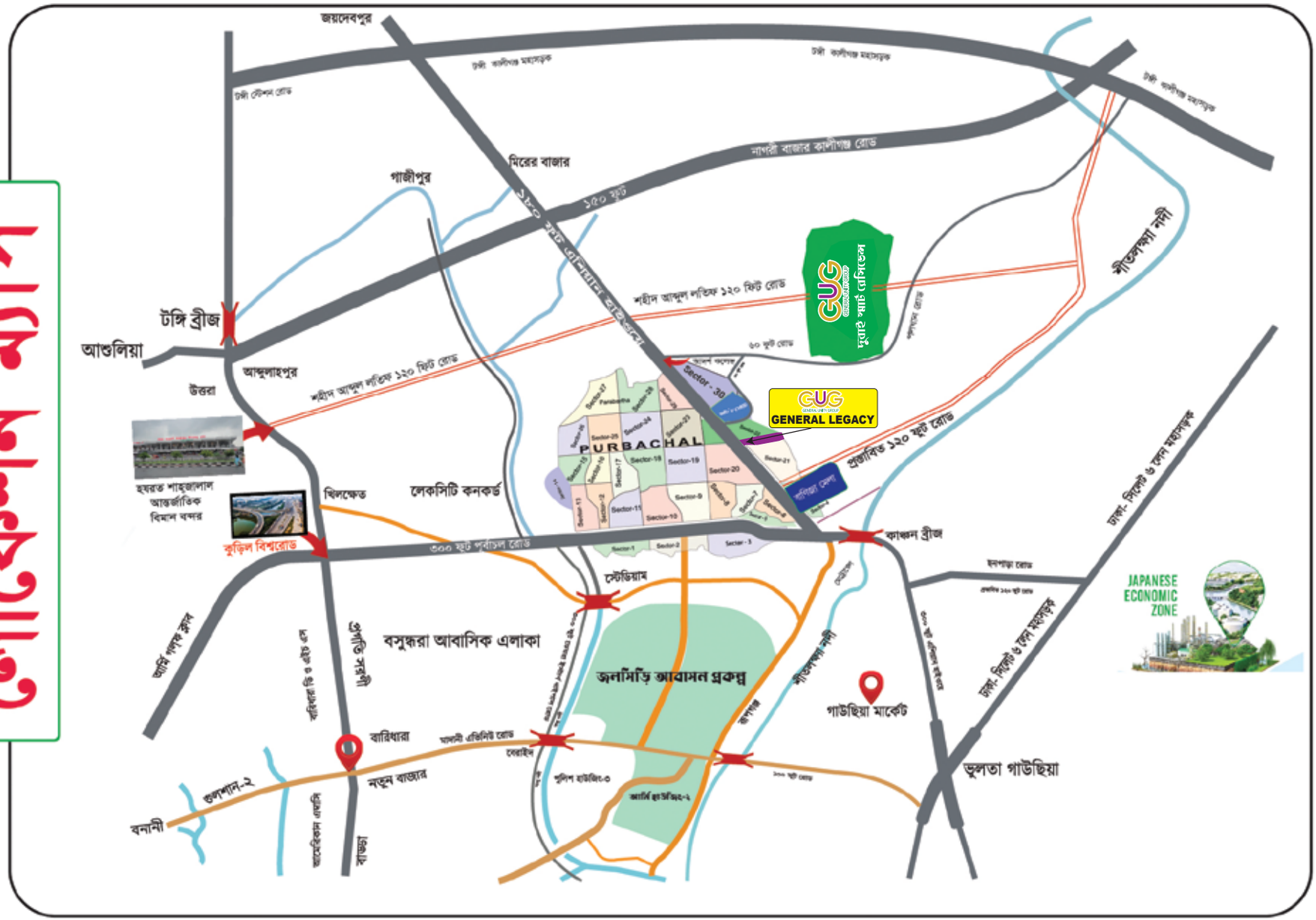
Common Space Rights: All shareholders hold equal proportional rights to common areas, including the double basements, 1st-floor lifestyle amenities (gym, community hall, steam bath), and rooftop facilities.

Owners Association: Upon completion of construction, an Apartment Owners Association will be formed comprising all shareholders to oversee overall building maintenance, security, and utility operations.

7.If This Share All Sold Before the Shedule we will Start the Construction Work Early.

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Layout Plan

Security Control | 2 | 3 | 4 | 5

30' Road-04

1 | 2 | 3 | 4 | 5

30' Road-03

1 | 2 | 3 | 4 | 5

30' Road-02

1 | 2 | 3 | 4 | Fire Station

40' Road-02

Gate-02

40' Road-03

18 | 16 | 14 | 12 | 10 | 8 | 6 | 4 | 2 — Super Shop

30' Road-05

17 | 15 | 13 | 11 | 9 | 7 | 5 | 3 | 1 — Mosque

20' Road-01

Organic Garden

Reserve Area

LPG

Power Gride

1 | 2 | 3 | 4

30' Road-09

1 | 2 | 3 | 4

30' Road-08

1 | 2 | 3 | 4

30' Road-07

1 | 2 | 3 | 4

30' Road-06

1 | 2 | 3 | 4

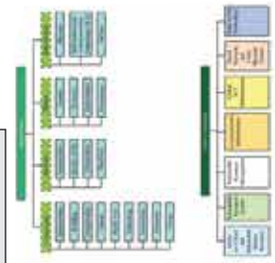
40' Road-02

LEDGEND

- 03 Katha (36'x60')
- 04 Katha (48'x60')
- 05 Katha (50'x72')
- 10 Katha (72'x100')

TOTAL PLOT

03 Katha	18	Total
04 Katha	10	72
05 Katha	38	
10 Katha	6	



2 | 4 | 6 | 8 | 10

30' Road-01

1 | 3 | 5 | 7 | 9

40' Road-03





School & College

Playgroud



Pond

40' Road-01



Reserve Area

1 | 2 | 3 | 4 | 5 | 6



Church

Gate-01

বানিজ্যমেলা ভেনু

কাঞ্চন ব্রিজ

১৮০ ফিট এশিয়ান হাইওয়ে

পূর্বাচল

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