

**PROJECT PROFILE
OF
COX'S RESORT & HILTON MINICITY
(Hotel & Resort)**



**A Project of
Cox's Vision Properties Ltd.**

**Corporate office: 9/E, Confidence Center (2nd
Building), Shahjadpur, Gulshan-2, Dhaka-1212.**

Bismillahir Rahmanir Rahim

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1. Chairman's Message

Respected Client & Dear partners,

Just as rain drops accumulate to make oceans of water, the “**Cox Vision Properties Ltd.**” has thrived into a well-diversified group of companies from a single business venture with the slogan “**Be Born for the Country, make Bangladesh great**”. The project “**Cox's Resort & Hilton Minicity**” is it's magnificent sister concern. However the crawling infant of 2009 has stepped into a couple of year with full strength and youthfulness. Finally it had been officially registered in last September 2024 as a standard business entity. We are promised to progress for the decades to come. **Cox Vision Properties Ltd.** started her voyage with the vision of “Fulfilling the basic needs of human life in terms of economical freedomness with proper culture, beneficial economic system with entertainment”. Highest standard of commitment, devotion, awareness, integrity and professionalism, mingled with right knowledge, proficiency and technology made our dreams true.

Cox Vision Properties Ltd. aims and objectives to serve people with maximum satisfaction and keep up the strive for the greater welfare of the people and help developing the country, so all our ventures decide at making services and provisions within easy reach of our Countrymen as well as the Global Community. Keeping this as our prime focus.

We always try to put best practiced principle in our efforts despite limitations. We are eager to invite your precious advice and suggestions to shape up us as “**The Company of your choice**”. You are always welcome to come up with your worthy comments and suggestions.

Finally, I hope that the cordial relations with all the valued clients will remain infect as partners of prosperity and we also look forward for developing relations with potential clients more successfully in future.

With profound regards,



OMOR FARUQ

Chairman

Cox Vision Properties Ltd.

2. Company Details:

2.1 Introduction:

Our homeland Bangladesh is a great potential country. This country bears the unique symbol as a developing country in the world. The poverty stricken people of Bangladesh are affording to uphold their heads as the self-dependent nation. Even after more than five decades of freedom; the nation is under the enclosure of capitalist, Luxurious people and open monetary system. In spite of having the qualities of competence and intelligence of these huge population, cannot cope with the international monetary market for the lacking of programmatic planning and proper distribution of prevalent economic system, there is more complexity in investment and deposit systems. Our educated and less educated young generations, by their failure to achieve careers, dreams, and financial independence, are getting involved in immoral activities.

A great extent of population are deprived of fundamental rights, suffering in crying needs of foods, clothe, accommodation, extreme deprivation in health sector and in gross poverty due to the shortcoming in education, and immature futuristic real planning. The needy people are knocking door to door for handful food. Thousands of children are suffering from malnutrition. People are suffering from various diseases. For the sense of humanity, it is essential to solve all these problems through a realistic solution. Therefore, **Cox Vision Properties Ltd.** As wel as its sister concern “**Cox’s Resort & Hilton Minicity**” takes firm desire to help build up both a poverty free nation with a socio-economic revolution and assurance of protecting fundamental rights of human being obeying prevalent laws, rules and regulations.

2.2 Vision:

TO PROVIDE A REAL 5 STAR INTERNATIONAL STANDARD RESORT TO SATISFY THE CUSTOMER'S FEELINGS WITH ALL QUALITY SERVICES, LIFETIME HALAL INCOME, SAFE & SECURE INVESTMENT UNDER SAME UMBRELLA TO PARTICIPATE IN CONTRIBUTION TO THE SOCIO-ECONOMIC UPGRADATION PROCESS OF BANGLADESH.

2.3 Mission:

TO MAKE THE PROJECT COMMERCIALY VIABLE WITH A VIEW OF SELLING LIMITED SHARES TO THE STANDARD CUSTOMERS AND SEEK INVESTORS.

2.4 Corporate Philosophy:

The philosophy of our hospitality industry is essentially connected to serving people. In

hospitality- a broad commercial segment that includes restaurants, hotels, amusement parks, helicopter and Heli- landing services, Cable car and many more- guests represent the key component that enables a company to reach its goals.

2.5 Core Values:

Cox's Vision Properties Ltd. has always been value driven. These values direct the growth of the businesses of the group. The core values that strengthen our business activities are:-

- Truth in Almighty Allah.
- Highest standard of Honesty, Integrity and Morale.
- Committed by heart and soul.
- Equity and justice.
- Welfare Financing.
- Environmental Consciousness.
- Personalized Service.
- Adoption of changed Technology.
- Proper Delegation, Transparency & Accountability.
- Strict Observance of Islamic Sharia'h.
- Ensuring excellence of quality.

2.6 Focus:

Cox Vision Properties Ltd. is a registered company by the people's republic of Bangladesh. This Organization is directed by the board of directors and the committee of management. Cox Vision Properties Ltd. has experienced active and reliable internal Audit and Accounting Department which accomplishing of account transparency regularly and this Accounting is granted finally through representing in the annual general session. The board of Directors of Cox Vision is very strong, enthusiastic, brave which bring the Organization to the success.

2.7 Our Strategies:

Cox's Vision Properties Ltd. trusts in congenial & prevailing strategy. It provides the highest benefits to the customers. Those are as follows:

- To strive for customers best satisfaction & earn their confidence.
- To identity customer's needs & monitor their perception towards meeting those requirements.
- To review & update policies, procedures & practices to enhance the ability to extend better services to the customers.
- To train & develop all employees & provide them adequate resources so that the customer's needs are reasonably addressed.

- To promote Organizational efficiency by communicating company plans, policies & procedures openly to the employees in a timely fashion.
- To cultivate a congenial working environment.

Finally, we always execute team work to deliver products & services to customers. In combination with our partners, agents and consultants, our highly qualified and experienced Management Staffs, we always work to remain on the top of the market and provide quality ensured services to the customers by continuously developing the business environment both at home and abroad.

2.8 We Determined to:

Develop a wide range of Real Estate products to meet the full range of demand of customers.

- Implement the most efficient ecofriendly solution to meet the environmental conservatism and implement the best possible measures to take part in solving the habitat problems of 25 million people in Bangladesh as a part of its business responsibilities.
- Ensure best value and satisfaction of the customers making available production as per needs.
- Promise to supply our products at an affordable price.
- Assure a secured investment environment with negligible low risk and high gain diversified portfolio, which has become possible due to our optimistic idea of “fair play” of the time.

2.9 Cox Vision Properties Ltd.

Developments started its journey in 2009 to address the ever increasing housing needs of the citizens, Resort, Hotel and City development within the country and overseas with **“Be Born for the Country, make Bangladesh great”**. as a slogan. Cox Vision Properties Ltd. Developments has been in business with reputation and has earned a great deal of trust of people.

The company always put highest priority to client's needs and providing quality services through technical excellence and innovation for a wide range of architectural design and development. It has a vision to run parallel with the top most companies in the Real Estate and Housing Industry as well as in Hotel & Resort businesses in the country.

Cox Vision Properties Ltd. is committed to maintain a very high standard in quality control, workmanship and takes care to procure all construction materials and other necessary equipment. The specialization of the company is to blend modern technology with local skills and materials and thus adopt technology to suit the environment of Bangladesh.

Cox Vision Properties Ltd. has a very high professional dedicated team like engineers, architects, planners, management and executives those are working round the clock for the company.

Cox's Bazar is the largest natural sandy beaches in the world. It's also known as a seven wonders of the world. Today, Cox's Bazar is one of the most-visited tourist destinations in Bangladesh, however it has yet to become a major international tourist destination, with no international hotel chains operating here, due to lack of publicity and transportation.

Cox's Resort & Hilton Minicity wants to minimize this problem with bringing opportunity for the national & international tourist. As a result Formative has committed with "Reside with Ocean Flavors" as a slogan to their tourist to build approximately 50 Duplex building with all modern facilities to reduce the insufficiency of present scenario. Presently this Project is having with 5.20 Acres (520 Decimal) fully purchased and registered land which is located in between Sea Coast in one side (West) and LGED Road & Hill on the either side (East) and more than 04 (400 Decimal) Acres Land already been in Baina Contract and aquisition process of more Lands is in progress. The project will be implemented on more than 16 Acres in total as per plan.

Cox's Resort & Hilton Minicity, a sister concern of **Cox Vision Properties Ltd.** also wants to establish Five Star hotel in the Bordel, Teknaf of Cox's Bazar with all modern facilities like: swimming pool, shopping complex, Children Park etc. Bangladesh has great natural enrichment & green refresh calamity which can easily attract a tourist but if we are able to proper utilize our resources with proper way it will bring most foreign currency which can help us to economically strong.

3. **Management**



Omar Faruq

Status: Chairman

Address:

9/E, Confidence Center, 2nd Building,
Shahjadpur, Gulshan-2, Dhaka-1212.



Masud Ahmed

Status: Managing Director

Address:

9/E, Confidence Center, 2nd Building,
Shahjadpur, Gulshan-2, Dhaka-1212.

4. Project Overview:

Cox's Resort & Hilton Minicity

Our **5 Star Project** named "**Cox's Resort & Hilton Minicity**" a sister concern of **Cox's Vision Properties Ltd** is located in a prime location at Bordel (১০৮৬), Teknaf, Cox's Bazar which is 22 Km away (South) from Teknaf Zero Point and 58 Km from Cox's Bazar zero point along with Marine Drive Road started from Cox's Bazar.

The locational importance of the project has increased greatly due to the 100 feet wide and 80 kilometer long marine driveway connected to the coastline in one side (West) and the 30 feet old LGED road & the the most beautiful Hill views on either side (East) of the project. This is also the unique character of this project view which is making this project different from others.

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The question may arise why is it in Teknaf, why not it is in Cox's bazar!!! Answer is very simple that once upon a time The Cox's bazar Sea Beach was main highlighting in terms of 120 km longest beach with crystal clear water in Eco Tourism sector of Bangladesh. Now a days because of over crowdness of tourist, echological imbalance, polluted environment, the quality people, tourists, the foreigners of rich countries finding the qualityful and ecofriendly taste in tourism which tends tourist back from Cox's Bazar area to grater Teknaf area.

People can take a fresh breathe here in Bordel, Teknaf to increase their life expectancy, you can enjoy scenic view of paradise over there. Here you can enjoy both Hills view and beach view together from the same place. Now you can guess easily why our positional view is so unique in all over the Bangladesh.

Moreover, our government has declared Sabrang, Teknaf Zero point as the Foreign Exclusive Economic Zone (FEEZ) and already been in most urgent implementation phase, administrative structures are also activated. The Marine drive way 4 lane extension work is in progress. Those all are for promoting the tourism industry in Teknaf area.

Privileges:

The share purchaser will have the privilege to get a Saf Kabla Dolil on hand on exchange of money.

On the other hand it is worth mentioning that the project is franchised with International Chain named Hilton, UK.

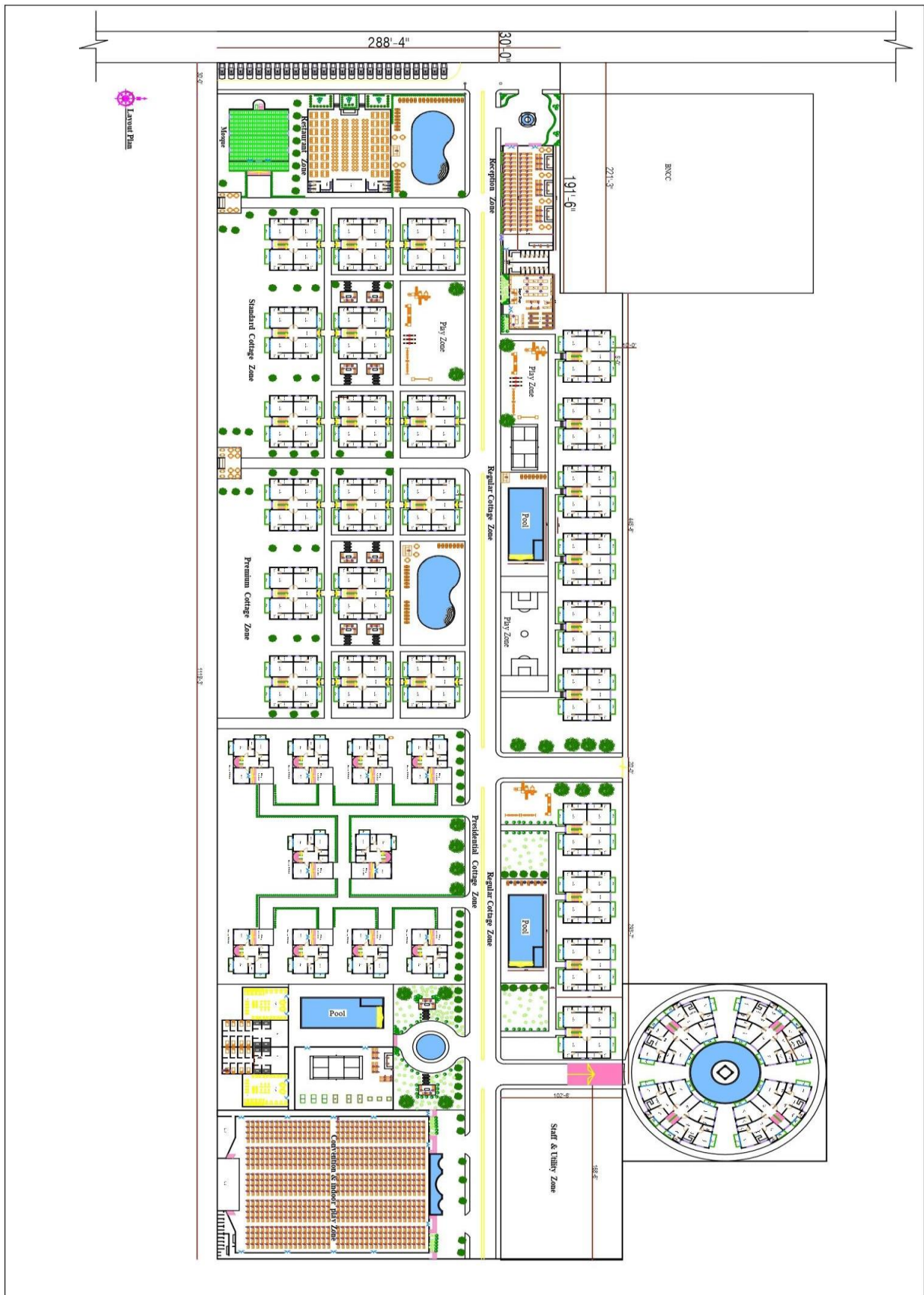
A river called Naf flows along with the Eastern Border of Cox's Bazar. The region is named Teknaf because it was formed from a small pieces of land or hills along with the banks of the Naf sRiver.

Anyone from anywhere in the world could see our location through Google Maps.

According to the Project Plan a spacious reception area with a capacity of 450 to 500 people with around is to be erected. There will be a varieties of different facilities like Juice Bars, Ice Cream Parlors, Coffee Corner, Snacks Bar and a variety of Chocolate fairs and many more.

Guests can enjoy both prepaid and postpaid services there.

Master Plan



6.

Locational Views







7. Project Based Images:
Cox's Resort & Hilton Minicity, Teknaf/ Cox's Bazar









Thanks a Lot

Masud Ahmed

Managing Director

Cell : +8801902-511758

E-mail: masudahmed05555@gmail.com