

**mir**<sup>TM</sup>  
Amena's  
**Heritage**  
at Lalmatia



**MIR REAL ESTATE LTD.**  
(A concern of Mir Group)

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**General Disclaimer:**  
The information contained in this Brochure and Plans are subject to change as may be required by the authority or the project architect. All measurements are approximate. All illustrations are artist's impression only.

Member **REHAB**



## mir Amena's Heritage

An unique approach to an urban living. Amena's Heritage is located at plot- 9/6, Block D, Lalmatia R/A. It is a 10 storied residential building consisting of 26 apartments, surrounded with one of a kind friendly community. 26 Parking space available on ground floor and semi- basement. Amena's Heritage meets the unique needs of today's apartment buildings– and their residents. The building is equipped with a large community hall, prayer space, and state of the art features for the interior and exterior, with repeating floor plans. 24 hours security provision with installed CC Camera in reception area, boundary gate, roof and lift lobby area. The entry ways include glazed mirror polished homogeneous tiles flooring, kitchen features glazed mirror polished tiles, living room features glazed ceramic tiles, floor to ceiling windows, granite tiles counter tops, and energy efficient appliances. Roof top has a well designed parapet wall with required spaces for gardening. The neighborhood consists of a large playground, which is located right opposite to the building. Amena's Heritage Apartments offer you an environment full of life and a feeling of being cared for that you only find at home.



9/6  
AMENA'S HERITAGE  
LALMATIA R/A, BLOCK D



## Location Map



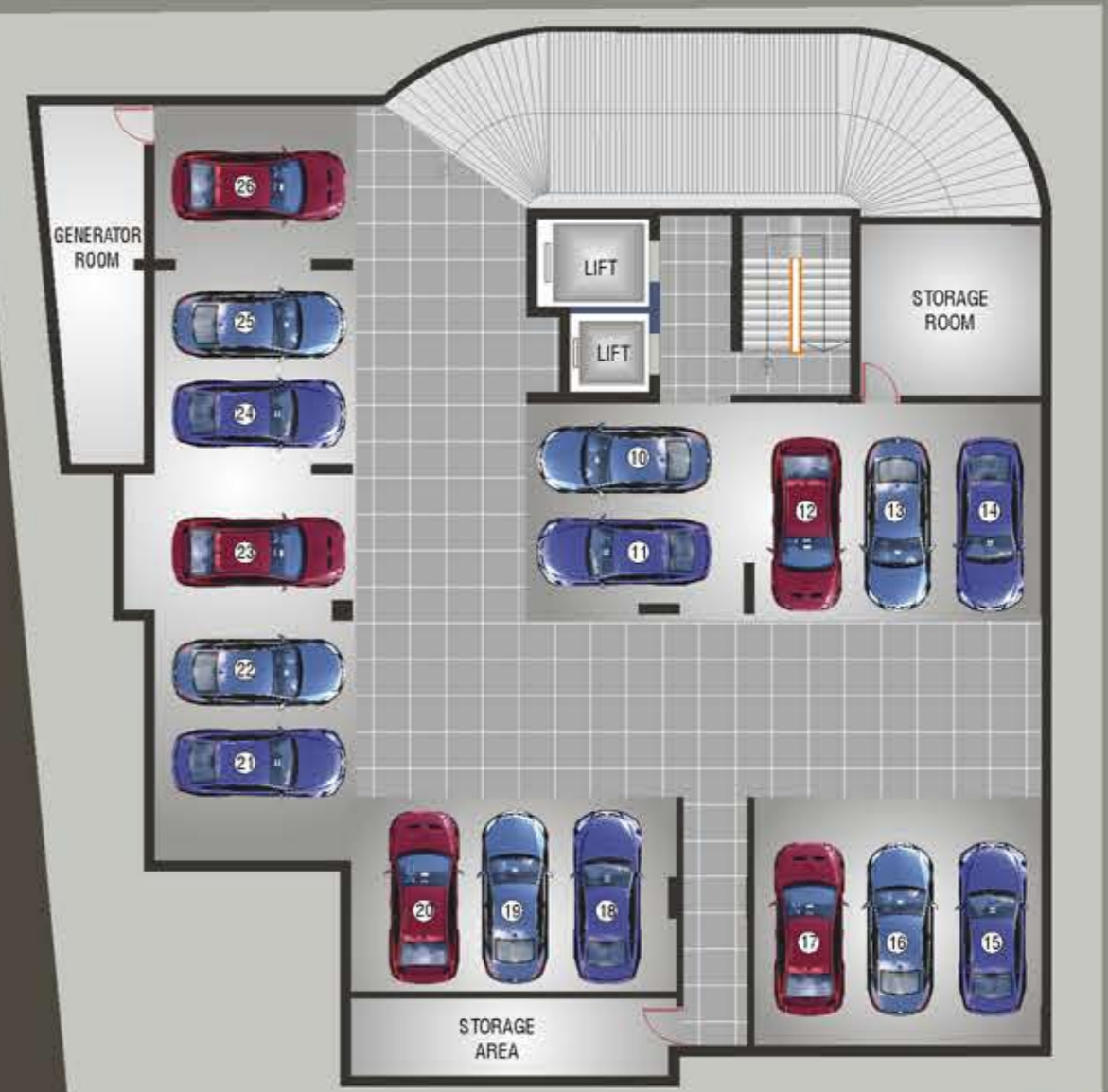
# Axonometric View

SEMI-BASEMENT



# Parking Layout

SEMI-BASEMENT



# Axonometric View

GROUND FLOOR



# Parking Layout

GROUND FLOOR



# Layout Plan

(1st Floor Plan)



Type-A: 1610 sft.  
 Type-B: 1630 sft.  
 Community Space



# Layout Plan

(2nd-9th Floor Plan)



Type-A: 1610 sft.  
 Type-B: 1630 sft.  
 Type-C: 1620 sft.



Axonometric  
View  
TYPE- A



TYPE- **A**  
1610 sft.



Axonometric  
View  
TYPE-B



TYPE-B  
1630 sft.





Axonometric  
View  
TYPE-C



TYPE-C  
1620 sft.



Roof TOP  
Axonometric View



Roof Plan



# Features & Amenities

## MATERIAL SPECIFICATIONS

### Civil Works:

- The building structure will be reinforced Cement Concrete (RCC) frame structure with slab.
- Building design parameters will be based on American Concrete Institute (ACI) and American Standard of Testing Material (ASTM) codes.
- Structural designed is considering earthquakes and winds intensity (210 kilometer per hour) as per Bangladesh National Building Code (BNBC).
- Average 4" thick Lime terracing in rooftop to protect overheating.
- All external walls will be 10" brickwork with smooth plaster.
- All internal walls will be smooth plastered with 5" brickwork.
- Internal paint will be plastic (Berger or Equivalent).
- Exterior wall will be painted with weather coat paint (Berger or Equivalent).
- Imported 24"X24" mirror polish homogeneous tiles for all floors (except toilet, kitchen and maid's room and bath).
- 5 mm thickness clear glass with mohair lining and mosquito/fly proofing net in all Aluminum windows.
- Good quality picket (superstructure except column) and Stone chips (for column, footing, grade beam and underground reservoir only) will be used as per structural design requirement.
- Good quality available 1st class/concrete bricks.
- Deformed Bar/Tor Steel of 60/72 grade for all R.C.C construction, manufactured by BSRM, SAS, AKS or equivalent.
- MIR Cement will be used.

### Electrical Works:

- Standard quality concealed cable wiring.
- Good quality imported (MK/Equivalent) electrical switches & sockets.
- Imported electrical sub distribution box (SDB) with circuit breaker.
- Provision for air-conditioner in Master Bed and Second Bed rooms and Living areas.
- Each apartment shall have one telephone line with provisions in Master bed and Living room.
- Electrical Geyser system to be provided for supplying hot water in Master Bath, Second Bath & kitchen.
- One washing machine electrical & sanitary provision in each apartment.

### Kitchen Features:

- Impressively designed platform with Granite tiles finished worktop.
- MIR/RAK Ceramic wall tiles up to 7" height.
- One Double Gas burner outlet at kitchen.
- MIR/RAK Glazed mirror polished floor tiles.
- Hot water line at kitchen sink.
- One imported stainless steel counter top sink (Single bowl, Single tray) with mixer.
- Suitably located one exhaust fan.
- Washing area in kitchen verandah with tile finish.

### Bathroom Features:

- Concealed water and waste water lines.
- Standard quality sanitary wares in all bathrooms (RAK or equivalent) except maid's toilet.
- Standard quality chrome plated (CP) fittings (Sattar/Nazma/Gloria or equivalent) in all bathrooms.
- Good quality stainless steel one soap case, one paper holder, push shower and one towel rail in all bathrooms (except maid's bath).
- MIR/RAK glazed ceramic wall tiles up to false ceiling.
- MIR/RAK matching ceramic floor tiles in all bathrooms except maid's toilet.
- Mirrors with wooden frame in all bathrooms including overhead lamp.
- Cabinet basin with marble top in Master Toilet.
- Pedestal Basin with combi set in other toilets.
- Bathtub with mixer in Master bath for Apartment type A type C.
- Shower space with mixer in Master bath for Apartment type B.
- Hot water lines in Master & Second bathroom.
- Ceramic tiles on floor & wall up to 7'-0" height at maid's bath wall with long pan, shower & lowdown.

### Door Features:

- Solid teak/Imported decorative main entrance door shutter with
  - ◆ Chittagong teak/imported solid wooden door frame.
  - ◆ Check viewer, Door Chain,
  - ◆ Good quality Door handle lock,
  - ◆ Good quality security lock,
  - ◆ Calling bell switch of good quality,
  - ◆ Apartment number Plate.
  - ◆ Solid door knocker.





## Features & Amenities

- Internal doors of strong and durable veneer flush door shutters (except maid's toilet) with French polish.
- All internal door frames of teak chambul or shilkoroi wood.
- For all Toilet and Verandah doors will be waterproof lacquered on appropriate side.
- The best quality plastic door shutter and frame for Maid's bathroom.
- All internal doors with good quality mortise lock with one tower bolt & handle (except maid's toilet).

### Other Features:

- International standard two lifts (SIGMA or equivalent), one of 08 (Eight) passengers and one for 12 (Twelve) passengers capacity.
- DPDC power supply and Electrical Substation as per design and subject to approve by proper authority.
- Gas pipeline connection from TITAS distribution system as per total calculated consumption.
- Gas supply will be of individual apartment wise with double burner connection (Subject to Govt. approval).
- 1 (one) fire extinguisher will be provided in each floor.
- Standard PABX telephone system (Panasonic or equivalent) in each apartment.
- Main Lobby & Reception Area is secured premises with Marble/Granite/Wooden finished concierge desk.
- Reserve car parking Semi-Basement and Ground Floor.
- Driver's sitting area.
- Imported/RAK/MIR glazed mirror polished homogeneous tiles floor in the reception area and lobby.
- Glazed Homogeneous nosing Stair tile in all staircases.
- Stair MS Railing along with wood handrail and post.
- Roof top to have following:
  - ◆ Well-designed Parapet wall with required Gardening.
  - ◆ Cloth drying line for each apartment.
- One Standby auto start emergency imported Generator with original canopy (i.e., Parkins / Cummins or equivalent ) for operation for in Case of Power Failure of including:
  - ◆ Lifts,
  - ◆ Water Pumps,
  - ◆ Lighting in drive Way, gate, boundary Wall, lift lobby, stair and other common Spaces,
  - ◆ One light and one fan Point in two bedrooms, one Light point in Dining, Living & Kitchen and One TV point. (Total 08 points in each apartment).

### Special Features:

- Prayer Room
- Community Hall.
- CC Camera in reception area, boundary, gate, Roof and lift lobby area for security coverage.

## Terms & Conditions

1. All interested buyers will need to apply for allotment in prescribed application form. Allotment will be made on a first come first served basis, and will only be considered valid after the deposit of the No-Refundable Earnest Money. They Company reserves the right to accept or reject any application without assigning any reason thereof.
2. On acceptance of an application, Mir Real Estate Ltd. will issue an allotment letter of the application with specific terms and conditions. The applicant/allottee shall then start making payments as per agreed schedule of payment by Account Payee Cheque/ Pay orders in favour of Mir Real Estate Ltd. Bangladeshis residing abroad may remit payments by TT and DD.
3. Payments of installment, car park cost and all other charges are to be made on due dates. MIR REAL ESTATE LTD. may issue reminders to the allottee but, notwithstanding the issue of reminders, the allottee must adhere to the Schedule of Payment to ensure timely completion of project.
4. Delay of payments beyond the due date will make the allottee liable to pay a delay charge of 2 (Two) % per month on the amount of payment delayed. If the payment is delayed beyond 30 days MIR REAL ESTATE LTD. shall have right to cancel the allotment. In such an event the amount paid by allottee will be refunded after deducting the Earnest Money, after the re-sale of the apartment.
5. After confirmation of allotment, the buyer has to sign the Deed of Agreement with the seller within 30 (Thirty days from the date of making the payment of Non-refundable Earnest Money.
6. Allotment of car parking will be made in accordance with the date of full payment, from the car parking spaces owned by MIR REAL ESTATE LTD.
7. Utility fees/ charges, security deposit & other incidental expenses relating to gas, water-sewerage and electricity are not included in the price of apartment. These payments will be made by MIR REAL ESTATE LTD. directly to the authorities concerned, on the allottee's account. the allottee will be billed proportionately on actual cost basis.

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8. Changes in the specification, design and/or layout of the apartment and other facilities may be made by MIR REAL ESTATE LTD. in over all interest of the project or due to unavoidable circumstances.
  9. MIR REAL ESTATE LTD. may cancel an allotment on non-payment of installment in disregard of reminders and after final notice to allottee by registered post of the address given in the application form.
  10. The possession of each apartment shall be duly handed over to the allottee on completion and on full payment of installments and other charges and dues. Till then the possession will rest with MIR REAL ESTATE LTD.
  11. The allottee will pay stamp duties, registration fee, documentation charges and any other taxes, VAT and expenses likely to be incurred in connection with the Deed of Agreement, Allotment, Registration, Transfer etc. The allottee will be charged with the actual cost amount.
  12. After taking over the apartment or the project, the allottee must consult MIR REAL ESTATE LTD. prior to under talking any structural or layout changes with the apartment complex. Failure to do so will hold the allottee exclusively responsible for any damages caused by such changes.
  13. The construction period of the project can be affected by "Force Majeure", i. e. unavoidable circumstances which include Act of Allah like natural calamities and political disturbance, war, strikes and changes in the fiscal policy of the state, materials scarcity, unusual price escalation and any other phenomena beyond the control of MIR REAL ESTATE LTD.
  14. If, for any reason beyond the control of MIR REAL ESTATE LTD, implementation of the project is abandoned, MIR REAL ESTATE LTD. will refund to the allottee the earnest money and all installments deposited within 90 (Ninety) days from the date of announcement made to this effect. In this eventuality, the allottee will not be entitled to interest on their money, any other claims or damage whatsoever.
  15. The allottee, after full payment of dues, will elect from among themselves a board of Management for managing the general affairs in the common interest. Each allottee must deposit Tk. 50,000 (Fifty Thousand) only for each allotment of apartment towards the Reserve Fund for this board.

*\*Disclaimer: All images and drawings are indicative and used for presentation purposes; these may be changed due to technical reasons.*

