

mir
Ar
rahma
at Gulshan





The project is sited at plot#29, Road# 30, Block# CSW(B), Gulshan, a fine location sought out for you in crowded Dhaka city for your dream house. A perfect oasis yet all tuned up with metropolitan facilities within half a kilometer radius.

Important commercial spots or markets like Gulshan-2 circle, DCC market, Pink city market, Agora is a minute's away as an answer to solve your daily errands. Living here you gain the closeness to celebrated educational institutions like Manarat international school, American international school and universities right at hand. In moment of emergencies you can count on prompt services from United Hospital or Gulshan police station. The short distance to the Hotel Westin, American embassy, and Canadian embassy can be a blessing to attend delegates or for traveling procurement or in terms of secured neighbourhood. The central mosque Azad, a sanctified place to observe salat in congregation is another great scope living at Sharif Oakdale also the Gulshan Park (North side), Baridhara Park, Baridhara Lake are at close proximities where you can take a refreshing walk or work out to stay in good shape.

Living in Ar Rahma is something you will cherish for the rest of your life.



The Location

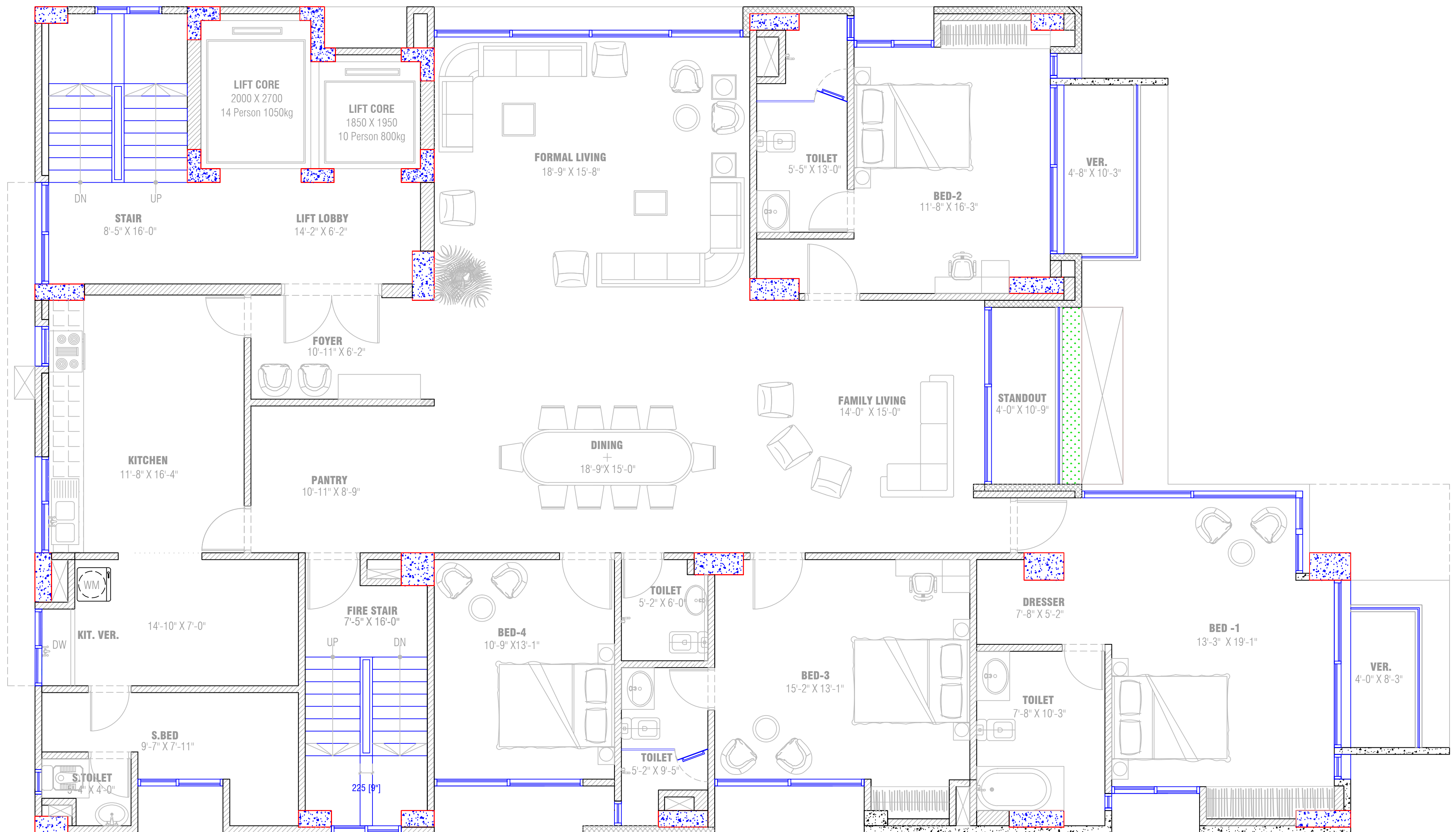
mir Ar rahma

Plot: 29, Road: 30
Block-CSW(B), Gulshan, Dhaka








Mir Ar Rahma



PRESENTATION PLAN- 2A, 3A, 5A, 6A, 7A

GROSS AREA : 3900 sft (apprx.)

-  RCC FAIR FACE WALL
-  BRICK WALL
-  POINTING BRICK WALL

Features & Amenities

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 earthquake and wind intensity (210 kilometer per hour) as per Bangladesh National Building Code (BNBC).
- ❑ All external walls will be 8"/10" brickwork with smooth plaster.
- ❑ All internal walls will be smooth plaster with 5" brickwork.
- ❑ Internal paint will be plastic (Berger or equivalent).
- ❑ Exterior wall will be painted with weather coat paint (Berger or equivalent).
- ❑ 5 mm thickness clear glass with mohair lining and mosquito/fly proofing net in all aluminum windows.
- ❑ Good quality Jhama 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 Machine Made Bricks / Concrete Bricks.
- ❑ Deformed Bar / Tor Steel of 60-grade for all R.C.C construction, manufactured by BSRM, or A K S Ltd.
- ❑ MIR Cement will be used.
- ❑ General floor will be 32" x 32" mirror polish Homogeneous tiles.

Electrical Works

- ❑ Standard quality concealed cable wiring.
- ❑ Good quality imported (MK - Singapore) electrical switches & sockets.
- ❑ Imported electrical sub distribution box (SDB) with circuit breaker.
- ❑ Provision for air-conditioner in all bed rooms (except maid's bed) Living, Family living & Dining.
- ❑ Each apartment shall have telephone lines with provisions in Master bed and Living room.
- ❑ Electrical individual Geyser system to be provided for supplying hot & cold water in all bath rooms & kitchen (except maid's bath)
- ❑ One washing machine electrical & sanitary provision in each apartment.
- ❑ TV points for all bed rooms, living, family living & dining (except maid's bed)
- ❑ Internet Wi - Fi provision.

Kitchen Features

- ❑ Impressively designed platform with Granite slab worktop.
- ❑ Imported Glazed Ceramic wall tiles up to ceiling height.
- ❑ One Double Gas burner line provision at kitchen.
- ❑ Glazed mirror polished floor tiles.
- ❑ Hot & cold water line at kitchen sink.
- ❑ One imported stainless steel sink, double bowl, single tray with mixer.
- ❑ Suitably located one exhaust fan.
- ❑ Washing area in kitchen verandah with tile finish (Down wash area).
- ❑ Kitchen hood provision in kitchen.

Bathroom Features

- ❑ Concealed water and waste water lines.
- ❑ Imported standard quality sanitary wares in all bathrooms (COTTO or equivalent) except maid's bath
- ❑ Imported standard quality chrome plated (CP) fittings (COTTO or equivalent) in all bathrooms (except maid's bath).
- ❑ Imported standard quality stainless steel one soap case, one paper holder, push shower and one towel rail in all bathrooms (except maid's bath).
- ❑ Imported standard quality glazed ceramic wall tiles up to false ceiling height.
- ❑ Imported standard quality floor tiles in all bathrooms except the maid's bath
- ❑ Mirrors with decorative frame in all bathrooms including overhead lamp.
- ❑ Cabinet basin with marble top in 03 (three) Nos Bathroom (Bath-01,02,03) & 01 No pedestal basin in Bath 04.
- ❑ Bathtub with mixer in Master bath & floor down slope for other bath area (except maid's bath).
- ❑ Hot & cold water lines in all bathrooms (except maid's bath).
- ❑ MIR Ceramic tiles on floor & wall up to 7'-6" height at the maid's bath wall with long pan, shower & lowdown.
- ❑ Bathrooms shall have provision for an exhaust fan, shaver socket, two light points (except maid's bath).

Door Features

- ❑ Burma teak decorative main entrance door shutter with
 - ❖ Burma teak solid wooden door frame (wall covered 9.5" width),
 - ❖ Check viewer, Door Chain,
 - ❖ Good quality Door handle lock, with Security lock.
 - ❖ Calling bell switch of good quality,
 - ❖ Apartment number Plate.
- ❑ Internal door of strong and durable Veneer flush door shutters (except maid's bath) with French polish.
- ❑ All internal door frames of teak chambul for servant bed & bath.
- ❑ All bathroom & verandah door will be waterproof laminated on appropriate side.
- ❑ Maid's bathroom door of veneer flush door shutter.
- ❑ All internal doors with good quality mortise lock with one tower bolt including servant's bed.
- ❑ Servant bath good quality tower bolt with handle.

Other Features / Amenities

- ❑ Reflection pool, Landscaping and Children's Play Area at ground floor.
- ❑ Fitness Center and Community Hall with facility at Mezzanine floor.
- ❑ Central Water Purifier: Water purifier in the kitchen and dining area, that will make drinking straight from the tap, safe and hygienic.
- ❑ CCTV Camera in ground Floor & lift lobby area: CCTV Camera in all the lobby areas, monitored centrally by the security guards to ensure security.
- ❑ Imported International Standard 02 (two) nos. lifts (sigma / Mitsubishi or equivalent).
- ❑ DESA power supply and Electrical Substation as per design and subject to approval by proper authority.
- ❑ Gas pipeline connection from the TITAS distribution system as per total calculated consumption (subject to Govt. Approval).
- ❑ 2 (two) fire extinguisher will be provided on each floor
- ❑ Standard PABX telephone system (Panasonic or equivalent) in each apartment.
- ❑ Main Lobby & Reception Area is secured premises with Marble finished concierge desk with personal mail box.

- ❑ Car parking at Basement- 01 and Basement- 02.
- ❑ Driver's waiting area.
- ❑ Standard quality marble finished floor in the reception area and lobby.
- ❑ Imported Glazed Homogeneous Nosing stair tile in all staircases.
- ❑ Roof top to have a following :
 - ❑ Well-designed Parapet wall with required Gardening and BBQ pit.
 - ❑ Cloth drying line for each apartment.
- ❑ 2 (two) standby auto start emergency imported Generator with original canopy (i.e.kohler / tempest or equivalent) for operation of Full Backup in Case of Power Failure of including:
 - ❑ Lifts,
 - ❑ Water Pumps,
 - ❑ Lighting in driveway, gate, boundary wall, lift lobby, stair and other common spaces,
 - ❑ One light and one fan point in all bedrooms, family living/ living & dining and One Light point in kitchen, all bathrooms and 2 (two) TV points and one 3 (three) pin power point in dining area for fridge and 3 (three) AC point. (Total 23 points in each apartment).

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. The Company reserves the right to accept or reject any application without assigning any reason thereof.
2. On acceptance of an application, Mir Real Estate Limited 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 favor of Mir Real Estate Limited. 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 Limited 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 Limited, shall have right to cancel the allotment. In such an event the amount paid by allottee will be refunded after deducting 10% of the paid amount after 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 Limited.
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 Limited, directly to the authorities concerned, on the allottee's account. The allottee will be billed proportionately on actual cost basis.
8. Changes in the specification, design and/or layout of the apartment and other facilities may be made by Mir Real Estate Limited, in over all interest of the project or due to unavoidable circumstances.
9. Mir Real Estate Limited, 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 Limited.
11. The allottee will pay stamp duties, registration fees, 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 possession apartment or the project, the allottee must consult Mir Real Estate Limited, prior to under taking 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 may be affected by "Force Majeure", i, e. unavoidable circumstances which include Act of Almighty 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 Limited.
14. If, for any reason beyond the control of Mir Real Estate Limited, construction implementation of the project is abandoned, Mir Real Estate Limited, 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 whatever.
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. 100,000 (One Lac) 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.*