

mir
Dinantika



FOREST GREEN Ph 01911345913



MIR REAL ESTATE LTD.

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mir
Dinantika

@ Indira Road



MIR REAL ESTATE LTD.

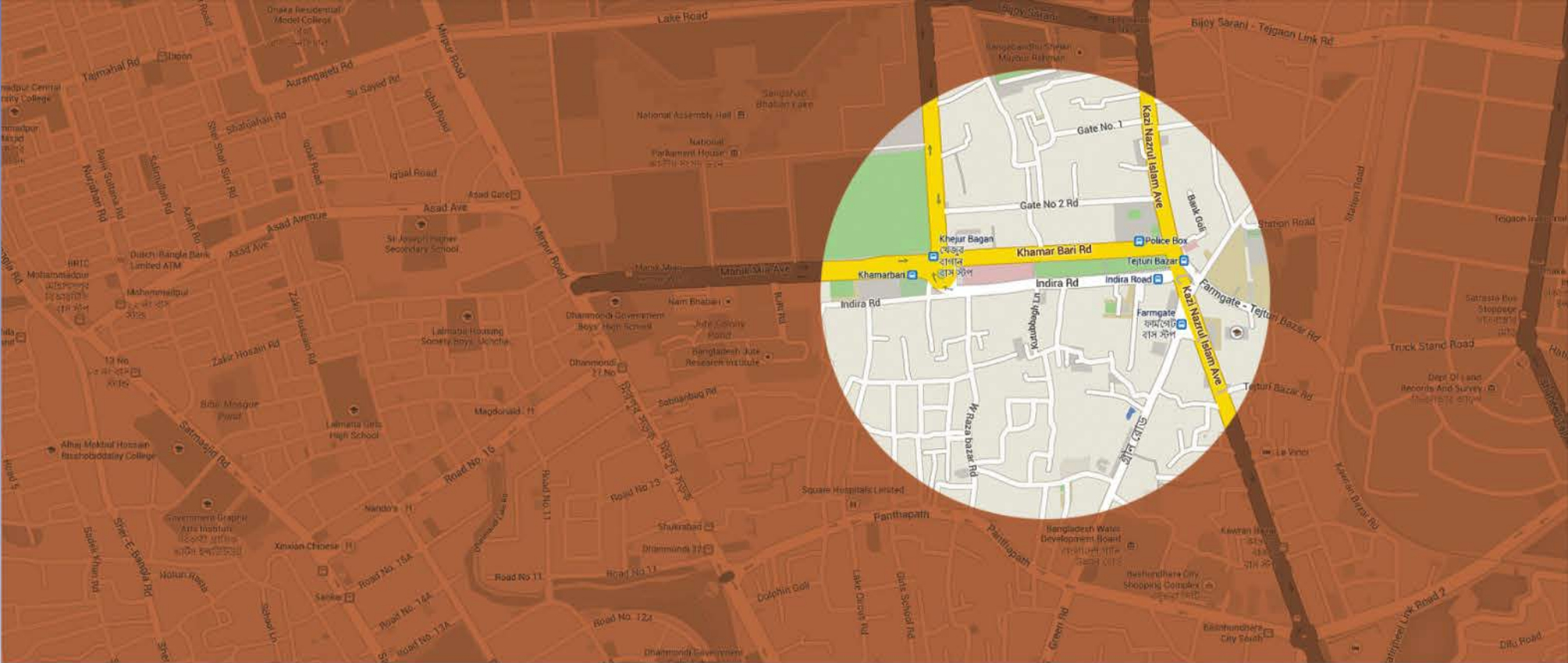
The setting or descent of the sun below the horizon in the evening.
The atmospheric and scenic phenomena accompanying this.
The time when the sun, sets.

Mir Dinantika is a beacon to the world of peace and comforts. This is the doorway to a life that you have always wished for- a trendy life mixed and matched with wholesome serenity and contemporary style. What draw both of your attention and admiration are the magnificence and beauty of the project. At the same time it mirrors the contemporary architecture trend that believes in creation of ornament using the structure and theme of the building rather than the exterior gaudy ornamentation.

Mir Dinantika is located at Plot-47/G, 43/1 & 43/2 Indira Road, Dhaka. It is a 10 storied residential complex consisting of 24 apartments. There is an extensive parking space covering the semi basement and the ground floor area where you can nest your cars. The community space at the roof opens up a rare opportunity for socializing among the inhabitants and organizing personal events. You can make a choice of your suitable home from apartments respectively 1285 sft., 1470sft. and 1190 sft. areas. Perfectly planned spacious rooms promise your pleasure and peace of mind with affluent flow of fresh air and natural light. But when children and elders are involved still these feature are not quite good enough. Here we state you the most exclusive offering of Mir Dinantika the half of the total square feet area is left open. We feel proud to provide you with this opportunity as we all know how essential yet unattainable a little bit of green in front of your doorway is in our existing reality. Besides exclusive features, the apartment dwellers are privileged with the close proximity to meet up all the urban facilities. Thus Mir Dinantika happens to be a residential space like no other and for once taking a decision becomes easy!

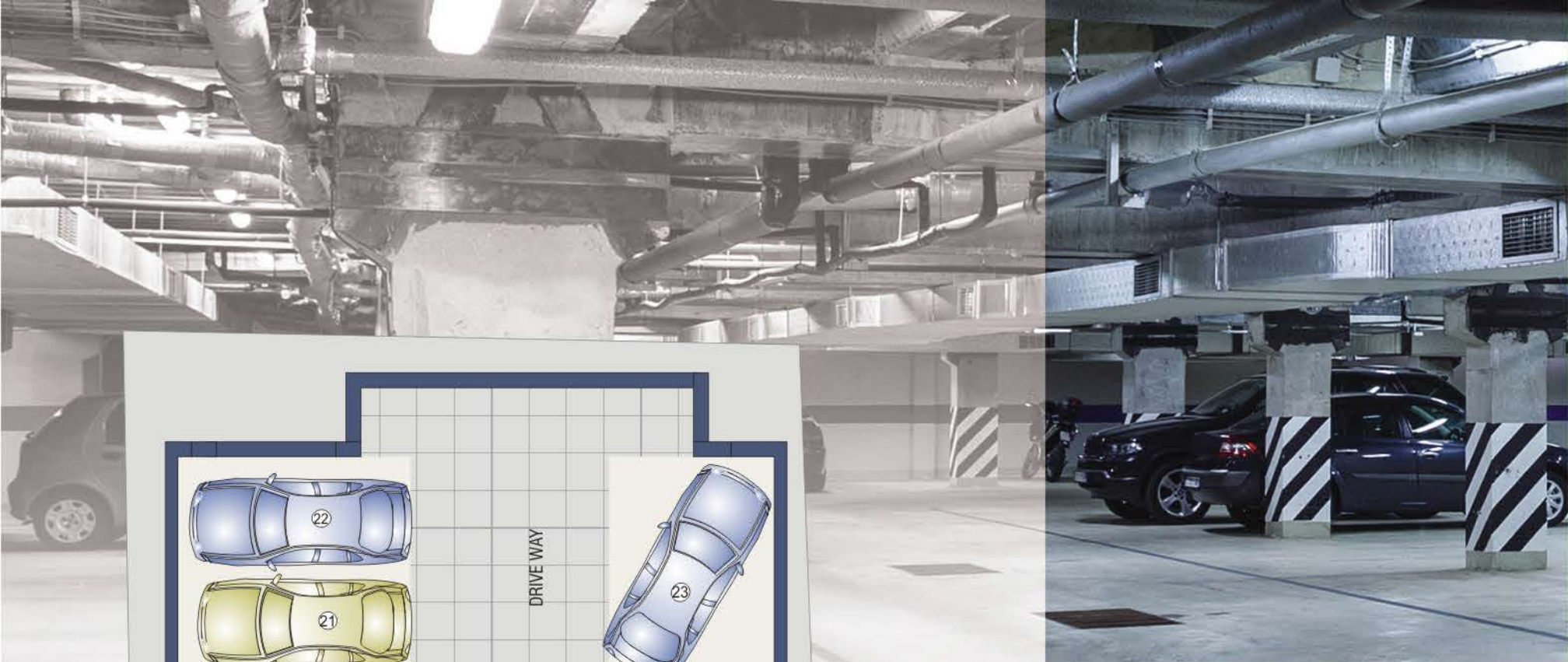
Every sunset brings the promise of
a new dawn





LOCATION MAP





SEMI BASEMENT FLOOR PLAN (Parking)



GROUND FLOOR PLAN (Parking)



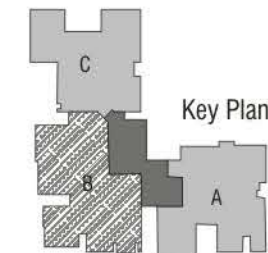
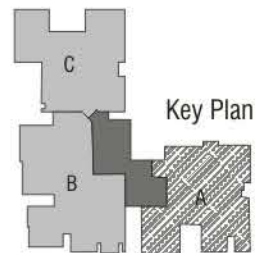
Home is a place you grow up
wanting to leave,
and grow old wanting to
get back to.





TYPE-A

1285 sft. (approx.)



TYPE-B

1470 sft. (approx.)





TYPE-C
1190 sft. (approx.)

Features & Amenities

CIVIL WORKS

- The building structure will be reinforced Cement Concrete (RCC) frame structure with slab.
- Structural design will be based on the American Concrete Institute (ACI) and Bangladesh National Building Code (BNBC) as well as latest international seismic design provisions.
- Level of the ground floor will be above flood level, considering surrounding building & road level.
- Lime terracing on rooftop to protect overheating.
- All outer walls will be 5" brickwork with smooth plaster.
- All internal walls will be 5" brickwork with smooth plastered.
- Exterior wall will be painted with weather coat paint.
- Internal paint will be Plastic paint.
- All floors will be 16" X 16" MIR Homogeneous tiles.
- Safety grills in windows.
- Sliding windows as per Architectural Design of the Building.
- Aluminum window with matching glass with mohair lining.
- Safety grills in the verandah as per the architectural design of the building.
- Good quality Jhama picket (superstructure except column) and Stone chips (for the column, footing, grade beam) will be used as per structural design requirement.
- First class bricks will be used in the walls.
- 60 grades deformed bar will be used in the structure.
- MIR Cement will be used.

ELECTRICAL WORKS

- Good quality MK / Equivalent imported electrical switches & sockets.
- Imported electrical sub distribution box (SDB) with circuit breaker.
- Provision for air-conditioner in Master bed, 2nd room & living area.
- Plug points for electrical geyser in Master & 2nd bathroom.
- Standard quality concealed cable wiring for intercom, internet, telephone, and cable connection.
- Each apartment shall have one telephone line with provision in Master bed and Living room.
- All Power Outlets with earthing connection.





Features & Amenities

BATHROOM FEATURES

- Standard quality sanitary wares in all bathrooms (RAK or equivalent) except maid's toilet.
- Standard good quality chrome plated (CP) fittings with shower mixer and basin mixer in all bathrooms (Sattar/Gloria /Nazma or equivalent).
- Standard quality 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 7'-0" height / false ceiling.
- Matching MIR / RAK ceramic floor tiles in all bathrooms except maid's toilet.
- Mirror in all bathrooms with overhead lamp points.
- Pedestal Basin with the combo set in all toilets (except maid toilet).
- Bathtub with shower mixer in Master Bath only.
- Provision for Hot water lines in Master & 2nd Bathroom.
- Ceramic tiles on floor & wall up to 7'-0" height at the maid's bath wall with long pan, shower & lowdown.

KITCHEN FEATURES

- Impressively designed platform with tiles finished worktop.
- Standard quality MIR / RAK Glazed Ceramic wall tiles up to 7'-0" height.
- Double burner gas outlet.
- Glazed Homogeneous floor tiles.
- One stainless steel countertop sink (single bowl, single tray) with mixer.
- Suitably located one exhaust fan point.
- Washing area in kitchen verandah with tile finish.

DOOR FEATURES

- Solid Chittagong teak decorative main entrance door shutter with -
- Chittagong teak solid wooden door frame
- Check viewer, Door Chain, Door Knocker
- Door handles with good quality security lock
- Calling bell switch of good quality
- Apartment Number Plate
- Internal door shutter (except maid's toilet) of teak chambule veneer flush door shutters (HATIL or equivalent) with French polish.
- For Verandah & toilet door shutter will be teak chambule veneer flush door shutter with lacquered (HATIL or equivalent).
- All internal door frames of seasoned Mehegony wood with French polish.
- Maid's bathroom door of Plastic door shutter and frame.
- All internal doors with good quality mortise lock with one tower bolt (except maid toilet).

OTHER FEATURES

- 2(Two) nos. International standard of lifts of 06 (six) passenger capacity.
- Intercom.
- TITAS gas supply as per design and subject to approval by proper authority.
- DESA/ DESCO power supply as per design and subject to approval by proper authority.
- WASA Water supply as per design and subject to approval by proper authority.
- Electrical Substations approved by proper authority.
- Properly earthen power lines.
- Fire extinguishers on each floor.

Features & Amenities

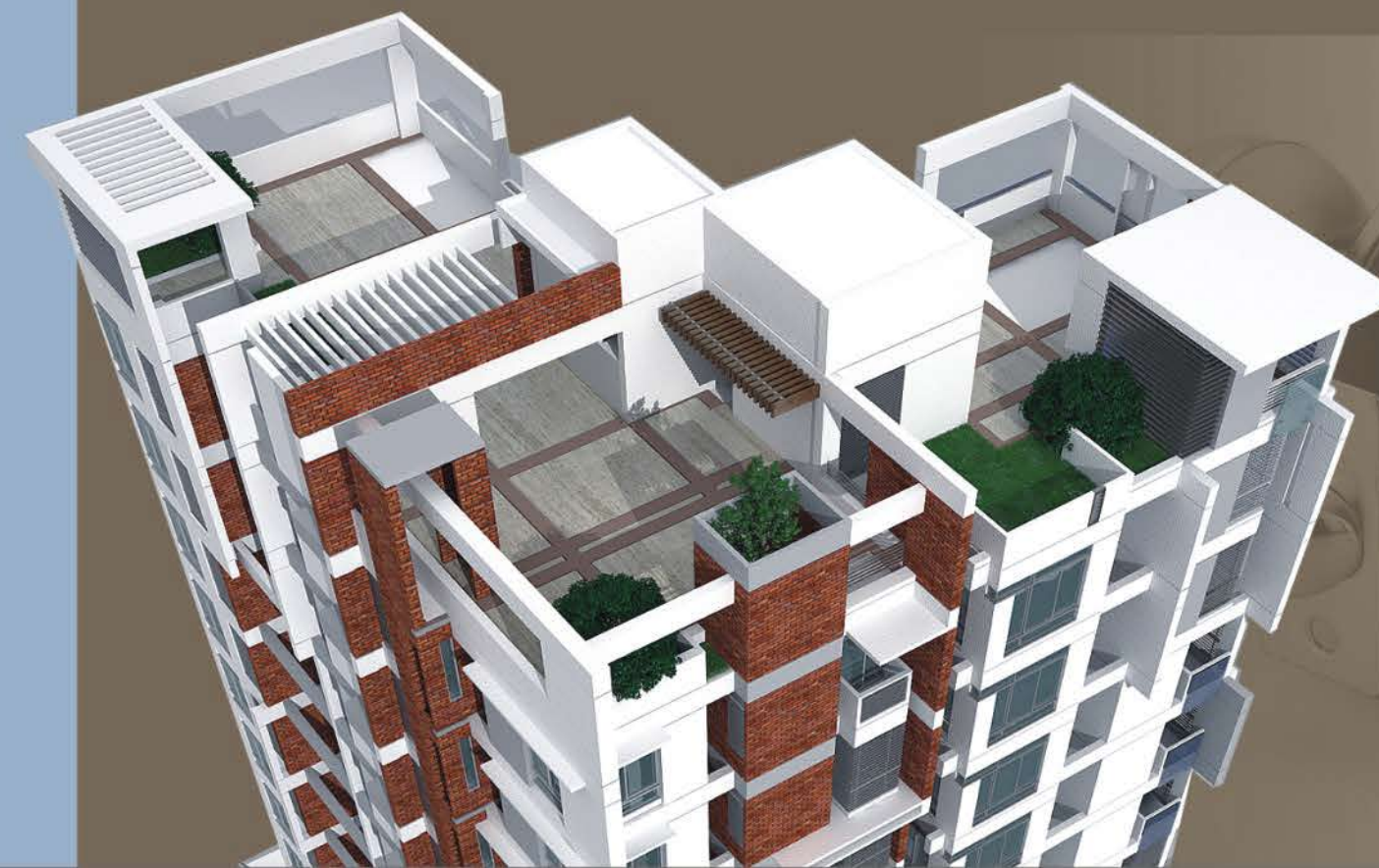
- Standard glazed Mirror polished homogeneous tile floor in the reception area and lobby.
- Marble/ Granite finished concierge desk.
- Cloth drying line at rooftop.
- Glazed Homogeneous tiles in all staircases and lobby.
- One Standby auto start emergency Generator with sound reducing canopy for operation in Case of Power Failure of:
- 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 & Kitchen in each apartment.

AFTER SALE SERVICE:

- Preparation of Bye Laws and formation of Apartment Owners Association
- Recruitment and training of Association staffs.
- Development of bill collection and paying systems
- 12 (Twelve) months free repair & maintenance of technical problems

CLASSIC FEATURES

- Satellite Dish Cable Facility: Provision for connection of satellite dish antenna with multi channel capacity from commercial cable TV operator in master bedroom and living area.
- Lush Landscaping: Well designed lush green landscaping in ground floor and in front of building to make you feel closer to nature.
- Ground Floor Finishing: Impressively designed ground floor with imported tiles finish in ground floor, lift lobby and walls.
- Roof Top Facility: A cozy arrangement with well designed parapet wall to be enjoyed at leisure.





Terms & Condition

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 faor 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 beyon d30 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 duducting 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.
8. Changes in teh 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 desregard 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.

Permission & Approval



অংশ-২ (ফরম-৩০২) (বিধি-১৪ দ্রষ্টব্য)

ফরম-৩০২ (বিধি-১৪ দ্রষ্টব্য)

রাজধানী উন্নয়ন কর্তৃপক্ষ

উন্নয়ন নিয়ন্ত্রণ শাখা

রাজউক ভবন, ঢাকা-১০০০।

নির্মাণ অনুমোদনপত্র

Occupancy Type.....**A-2**.....

তারিখ : ০৭/৭/১৬

নির্মাণ অনুমোদন নম্বর : ০৬২/১-১৯২/১২

গ্রতি

আপনার/আপনাদের..... তারিখের আবেদন বিবেচনায় নিম্নোল্লিখিত জমি/প্লট ও বর্ণিত শর্তাধীনে Building Construction Act, 1952 (Act No. II of 1953) এর ধারা ৩ অনুযায়ী..... ইমারত/প্রকল্প নির্মাণকল্পে অনুমতি প্রদান করা হইল।

প্রস্তাবিত জমি/প্লট এর অবস্থান ও পরিমাপ :

(ক) প্লট কর্পোরেশন/পৌরসভা/গ্রাম/মহল্লা : **ডাকবাংলো** (খ) সি.এস./আর.এস দাগ নম্বর : **১৪, ১৪৪ (কাজ)**

(গ) মৌজা ও থানার নাম : **কাজ বাজার** (ঘ) ব্লক নং : **১**

(ঙ) প্লট নং : **১** (চ) ওয়ার্ড নং : **১৩**

(ছ) সেক্টর নং : **১** (জ) রাস্তার নাম : **ইন্দিরা মেড!**

(ঝ) বাহুর মাপসহ জমি/প্লটের পরিমাপ : **১২.০৪ (১০০০) (১০০)** জমি/প্লট-এ বিলম্বমান বাড়ি/কাঠামোর বিবরণ : **আবাসিক**

শর্তাবলী :

ক. অনুমোদনকৃত নকশা অনুযায়ী নির্মাণকাজ সম্পাদন করিতে হইবে। যদি নির্মাণ অনুমোদনপত্রের নিয়ম লঙ্ঘন করিয়া কোন নির্মাণ কাজ করা হয়, তাহা হইলে সংশ্লিষ্ট সকলের বিরুদ্ধে কর্তৃপক্ষ আইনগত ব্যবস্থা গ্রহণ করিতে পারিবে।

খ. ইমারত নির্মাণ বিধি অনুযায়ী নির্মাণকাজ শুরু কর্তৃপক্ষের প্রস্থাপনায় নীচের নিয়মিত ফরম এর মাধ্যমে সাময়িক বিবরণী কর্তৃপক্ষকে অবহিত করিতে হইবে।

গ. কর্তৃপক্ষ কর্তৃক যথানিয়মে Occupancy Certificate প্রদান না করা পর্যন্ত নির্মিত ইমারত/প্রকল্পের ব্যবহার শুরু করা যাইবে না।

ঘ. ইমারত নির্মাণের জন্য প্রদত্ত অনুমোদন প্রস্তাবিত জমি বা প্লটের কোন আইনগত অধিকার, দখল বা মালিকানা প্রদান করে না।

৮. বর্তমান অনুমোদনের তারিখ হইতে ০৩ (তিন) বৎসর পর্যন্ত লকশার অনুমোদন বলবৎ থাকিবে। এই সময়ের মধ্যে নির্মাণকার্য শুরু না করা হইলে সময়সীমা অতিক্রান্ত হওয়ার পূর্বে যথোপযুক্ত ফিস জমা পূর্বক আবেদনের মাধ্যমে নবায়ন করিতে হইবে।

৯. এই অনুমোদন সরকারী, আধা-সরকারী ও বেসরকারী যে কোন প্রতিষ্ঠান কর্তৃক হুকুম নম্বরের বেলায় প্রতিবন্ধক নহে। সরকার যে কোন সময় সম্পত্তি হুকুম নম্বর করিয়া লইতে পারেন, ইহাতে প্রচলিত আইনানুযায়ী কোন বাধা থাকিবে না।

১০. ভূগর্ভস্থ তদা (বেজমেন্ট) অথবা ইমারতের ভিত্তির কাজ আরম্ভ করিবার ২ (দুই) মাসের মধ্যে সম্পন্ন করিতে হইবে। নির্মাণকাজ চলাকালীন পার্শ্ববর্তী জায়গায়/ইমারতের কোন ক্ষতিসাধন যাহাতে না হয় এই লক্ষ্যে প্রয়োজনীয় ব্যবস্থা গ্রহণ করিতে হইবে।

১১. কাঠামো নকশা প্রণয়নে এবং নির্মাণকাজ চলাকালে ভূমিকম্প সতর্কতা বিধানাবলী যথাযথ অনুকরণ নিশ্চিত করিতে হইবে।

১২. যে কোন নির্মাণকাজের জন্য Building Construction Act, 1952 (Act No. II of 1953) ও ঢাকা মহানগর ইমারত (নির্মাণ, উন্নয়ন, সংরক্ষণ ও অপসারণ) বিধিমালা, ২০০৮ এর অন্যান্য শর্তাবলী প্রযোজ্য হইবে।

তারিখ : ০৭/৭/১৬

অর্থসচিব/অতিরিক্ত সচিব

সদস্য-সচিব

ইমারত নির্মাণ কমিটি

রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

১। **কাজ বাজার**

২। **ইন্দিরা মেড!**

৩। **১২.০৪ (১০০০) (১০০)**

৪। **আবাসিক**

৫। **১৪, ১৪৪ (কাজ)**

৬। **কাজ বাজার**

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