

MIR

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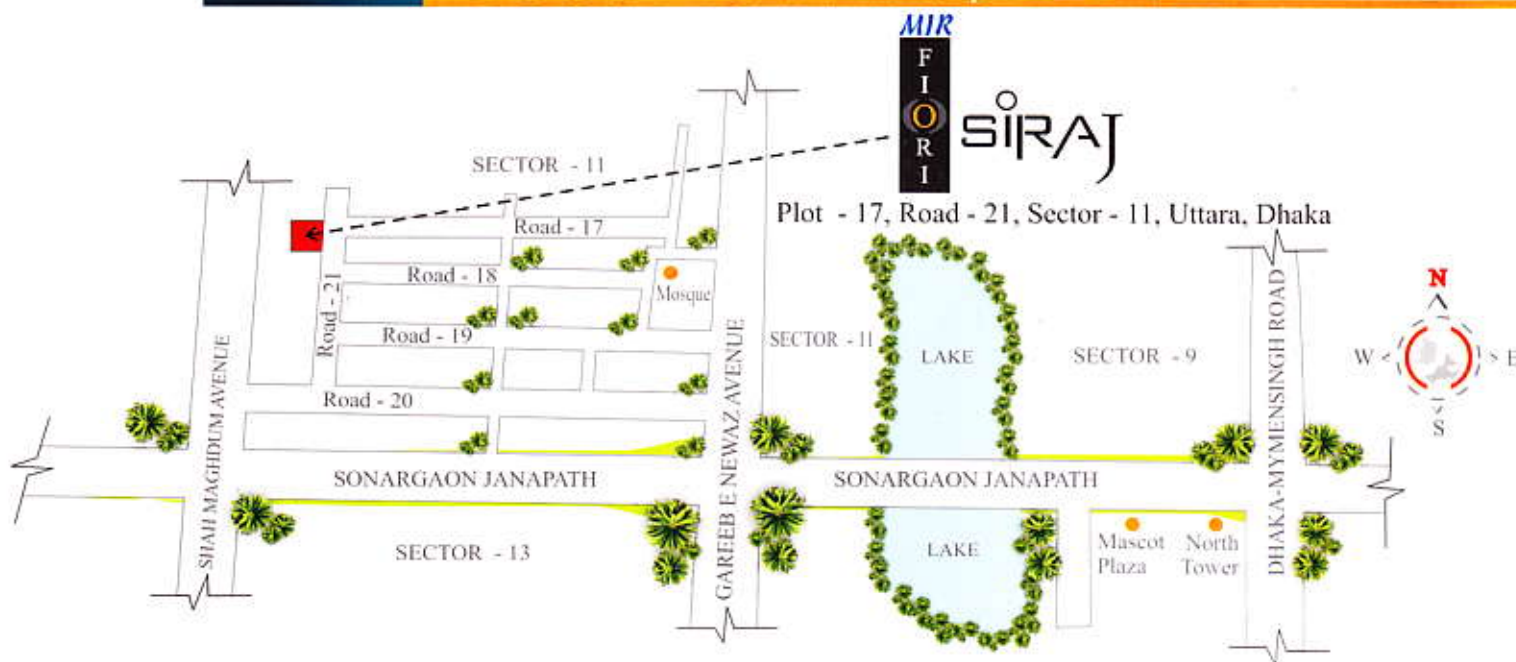
where your *Dreams*
are realized ...

Introduction

Nowadays the living standards of the city dwellers have reached new heights. "Home" has become a word with which we associate more than just shelter. The words comfort, security and often luxury to certain extent come to our minds when we speak of a home. So, when people nowadays think about their future, they often dream of a perfect apartment with all the attributes of a perfect home.

"MIR Fiori Siraj" a luxurious apartment complex placed in a very suitable location in Uttara. It is a combination of style and comfort. With beauty in the interior as well as in the exterior, "MIR Fiori Siraj" promises to be exactly like the apartment complex in your dream.

Location Map



It is absolutely true that the residential area of Uttara has some extraordinary qualities, which make it one of the most coveted locales of Dhaka City. With lush green surrounding, combined with an efficient network of streets & sidewalks, parks and playgrounds, Uttara is a symbol of pride for its elite habitats. Urban planners and architects are of the opinion that the aura of prestige surrounding Uttara will flourish further in the years ahead.

A very peaceful & quiet place of such a locality of Uttara has been selected for "MIR FIORI SIRAJ" which is in a close proximity to MASCOT Plaza, North Tower & other major Shopping Centers and a handful of renowned English Medium Schools, Colleges and Private Universities, Restaurants & Entertainment Spots. It is probably the only neighborhood distinguished by a blissful tranquility. The beautiful Uttara Lake is also a few minutes' walk from "MIR FIORI SIRAJ". In all respects it is indeed a comfortable and beautiful location, which is perfect for your home.

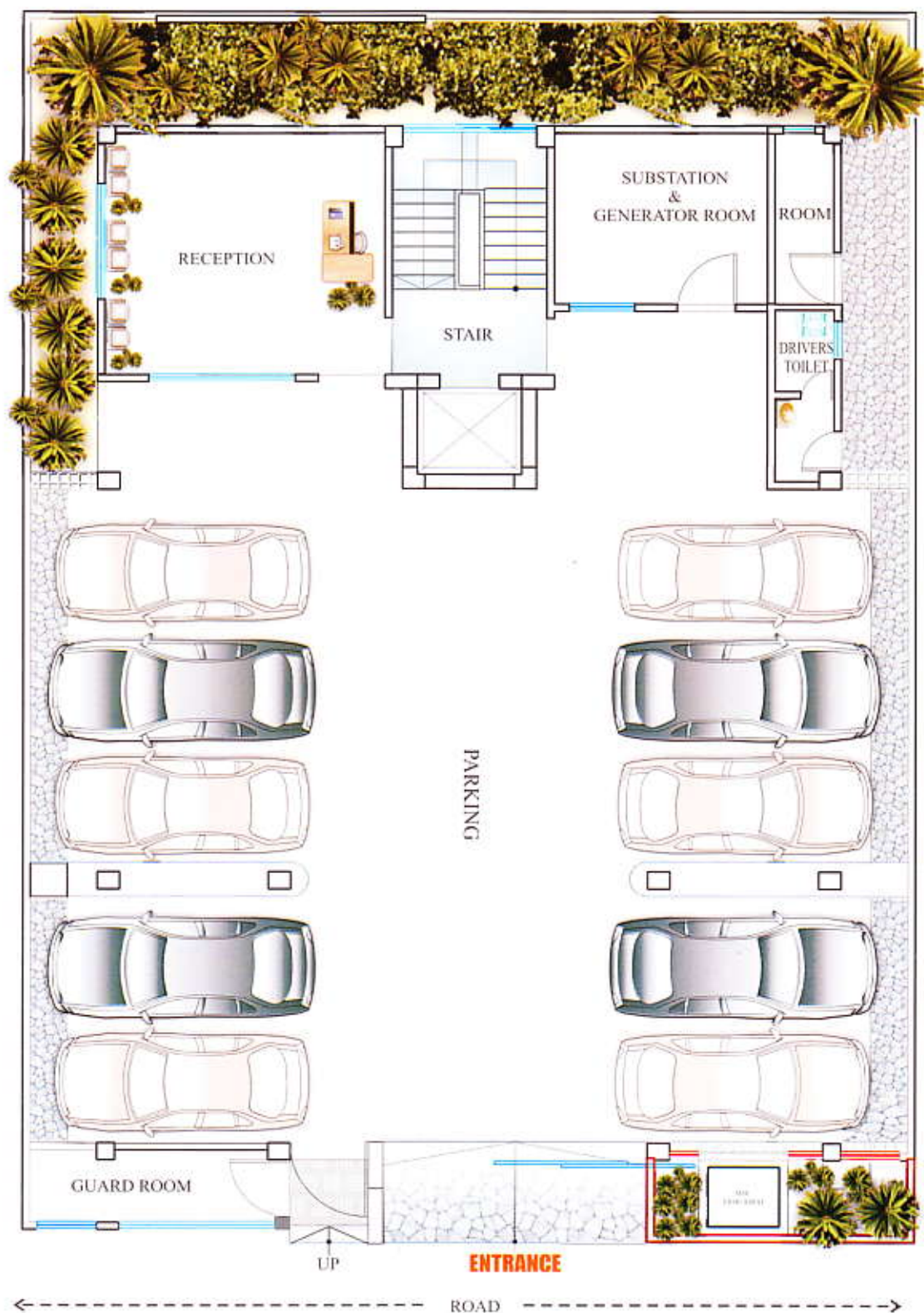
Perspective

View





Ground floor plan

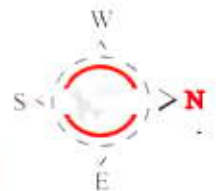
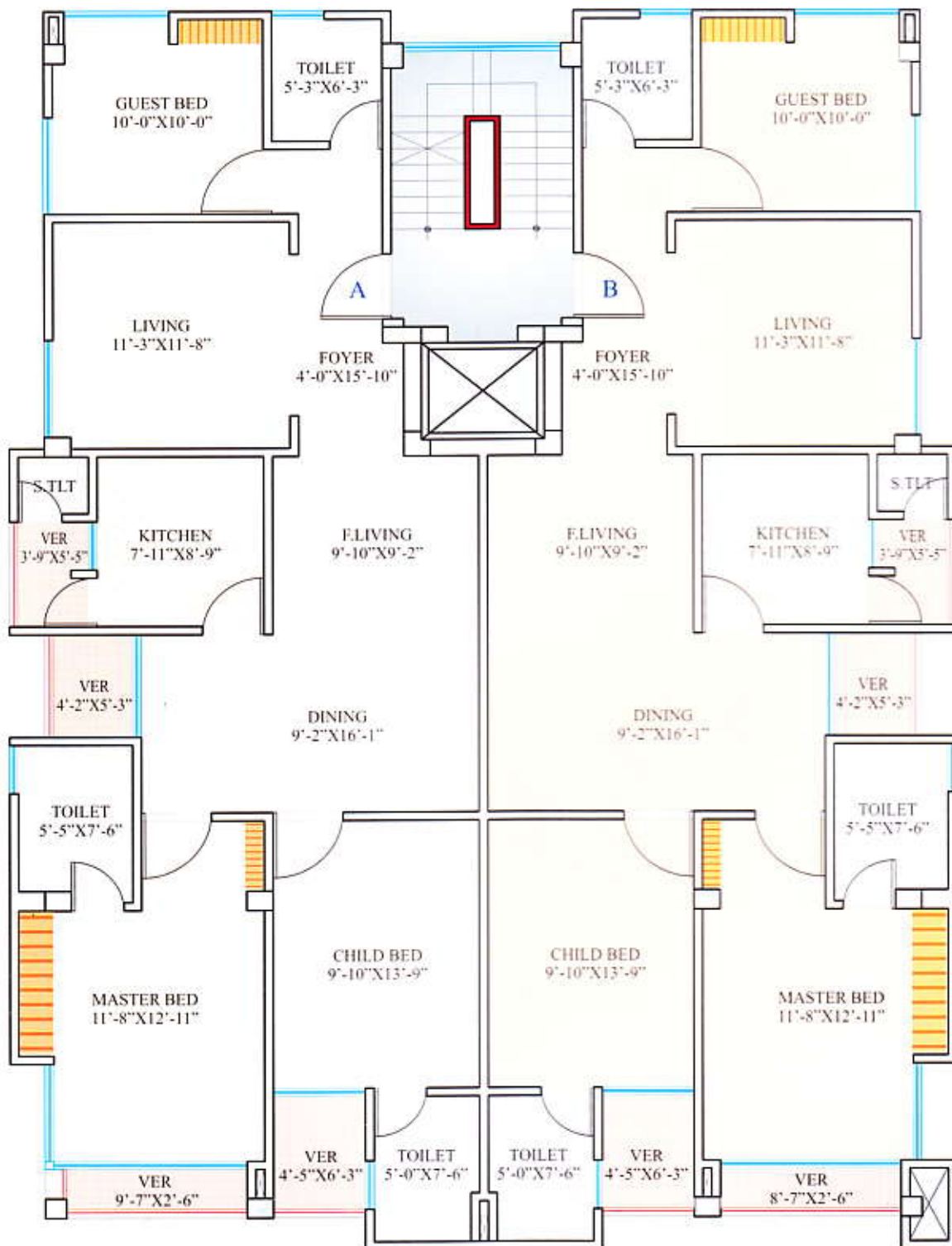




Typical floor plan

TYPE - A = 1430 sft.

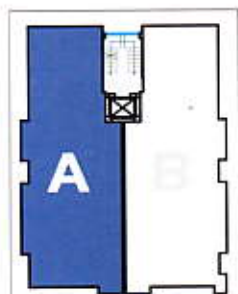
TYPE - B = 1430 sft.



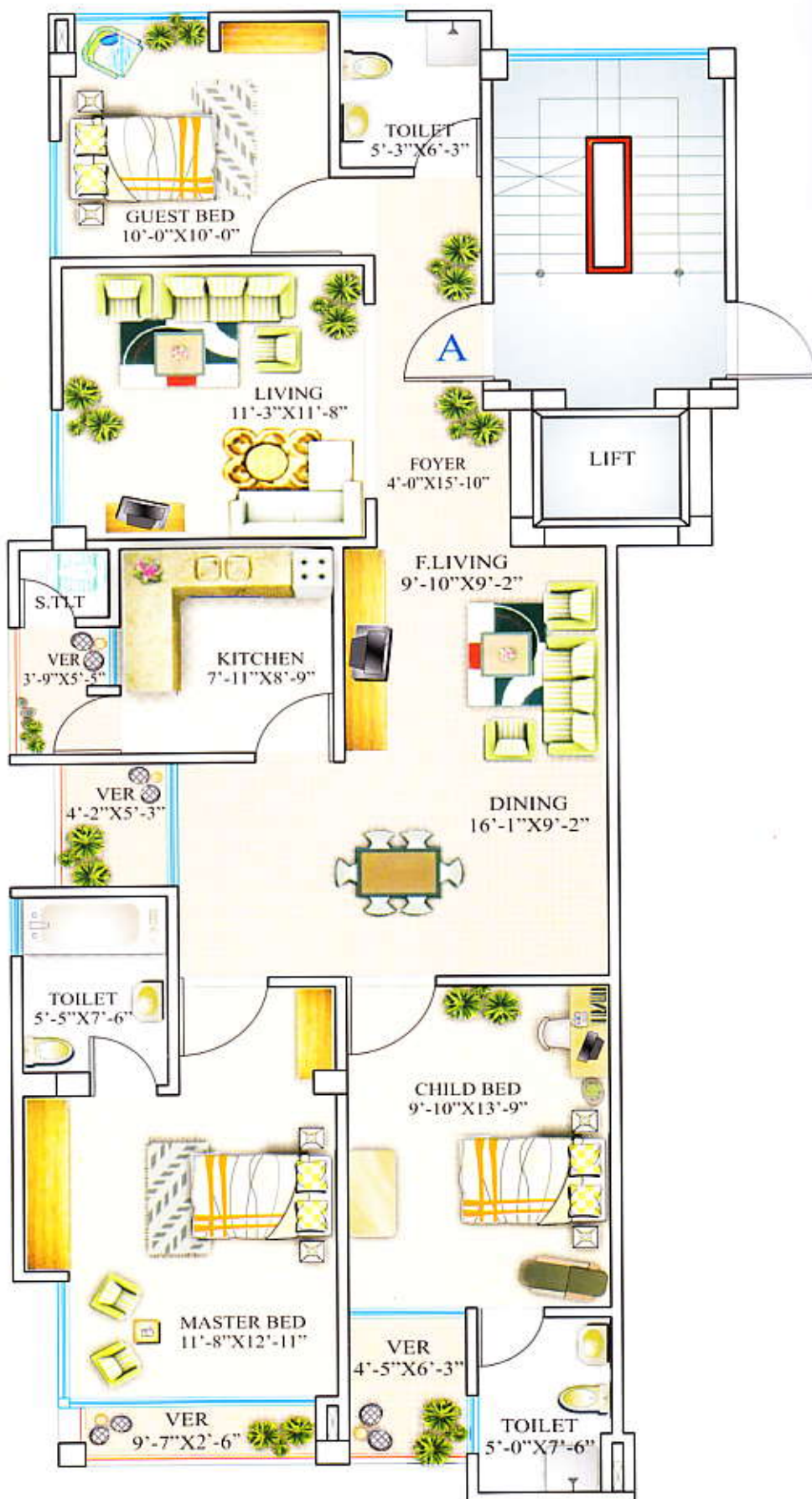
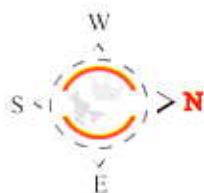
← ROAD →

Type

A
1430 sft.



ROAD



ROAD

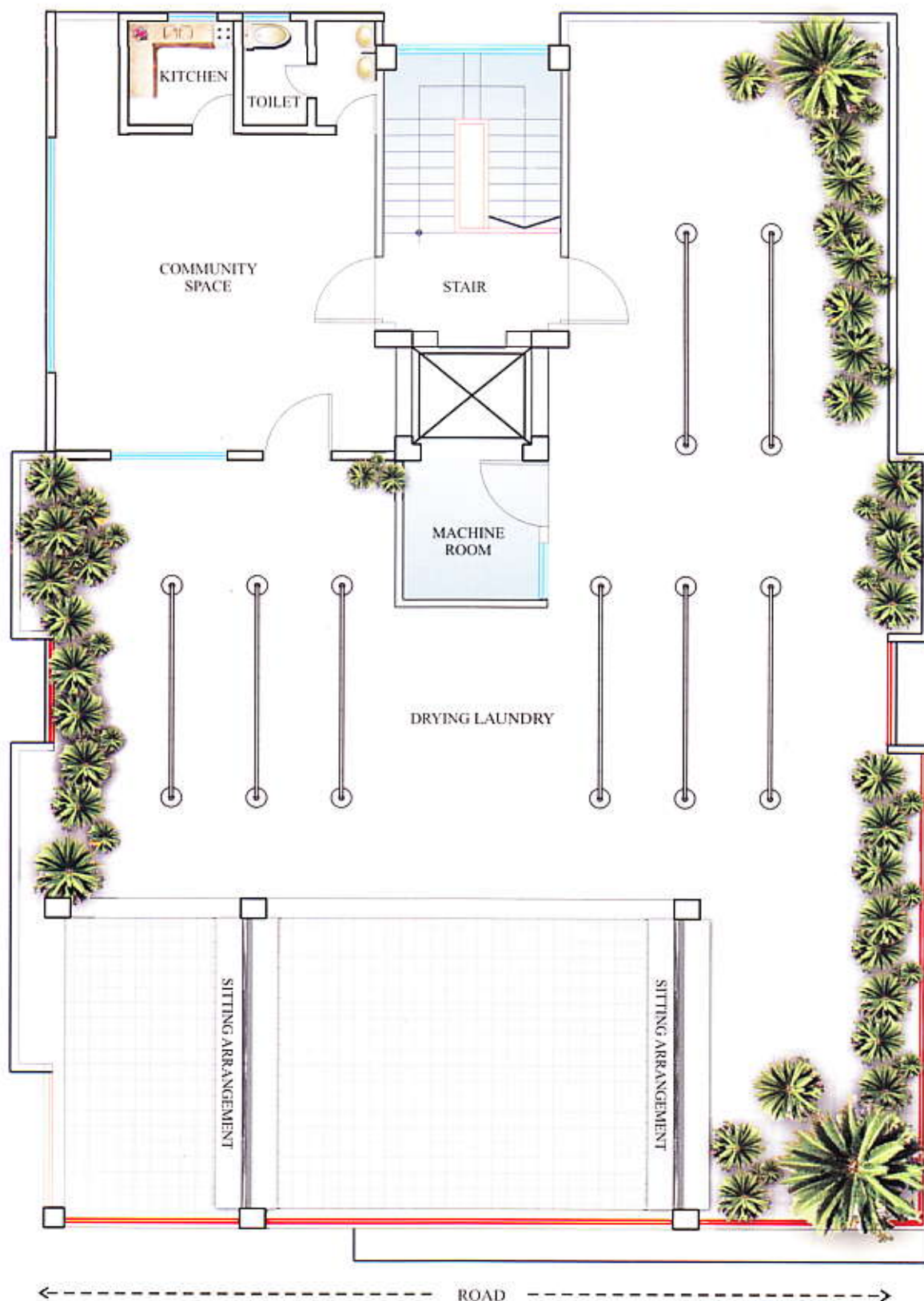


B Type
1430 sft.



← ROAD →

Roof Top Plan



Features & Amenities



SALIENT FEATURES

Building Entrance:

- An imposing entrance completed by a secured decorative gate with lampposts and **Apartment Logo** introduces one to rare grandeur. Flanked by security checkpoint a comfortable internal driveway leads to a spacious car parking area and a stately reception lobby.

Reception Lobby:

- An elegant designed visitors' lounge is the highlight of the reception lobby complete with an impressive marble/granite concierge. Personalized mailbox and a stylish register dock for visitors check in are part of the concierge.

Lift:

- A major element of convenience and comfort is the lift that has been selected to exact European / Korean standards. This will come in impressive colored doors and cabin and provide fast and reliable service to residents on all the floors. The best levels of safety have been maintained in the specifications.

Outside Paint:

- Exterior walls of Durocem / weather proof paint (Berger/ Elite).

Lift Lobbies & Staircases:

- The element of spaciousness has been well combined with elegance in the superbly proportioned staircases with decorative railing. Easy to climb steps lead to sizable lift lobbies on every floor.

Apartment Layout:

- The total layout has been thoughtfully arranged to maximize advantages, specially in relation to the day light from all sides and cross ventilation throughout. Spreading the layout from end to end. The master bed and second bedroom have been located away from the guest to emphasize on privacy. All rooms can take advantage of both the winter sunlight and cool summer breeze.

Living Room:

- The living room and formal dining are large enough for parties. A unique atmosphere of elegance instantly dominates the living area.

Bed Rooms:

- Spacious sizes with tiled floors and tinted color glass windows in aluminum make every bedroom a place of relaxation. The main bedrooms each have attached attractive baths.

Kitchen:

- The kitchens are beautifully designed luxuries with tiled worktops and stainless steel sink. Wall and floor tiles in colored ceramics complement the traditional styling. Cabinet shutters are optional to suit your choice.

Balconies:

- Comfortable adequately sized balconies are strategically located. These have both aesthetic and functional values.

Features & Amenities

Main Apartment Features:

- Solid Teak Decorative Main Door with
 - ◆ Door Chain
 - ◆ Check Viewer
 - ◆ Calling Bell Switch
 - ◆ Solid Brass Door Knocker
 - ◆ Apartment Number in Brass
- Floors in MIR/RAK homogeneous tiles and tiles in verandahs.
- Smooth finished plastic paints on walls and ceiling in soft colors.
- Internal doors of strong and durable veneer flash door shutters with french polish.
- Sliding windows with tinted color glass complete with mohair lining and rainwater barrier in aluminum sections.
- Safety grills in windows.
- Telephone and cable tv line provision in master bed and living room.
- Intercom with connection to concierge desk.
- MK type electric switches, plug points and other fittings.
- Fancy light fixtures in all rooms.
- Electric distribution box with TP/SP (Circuit Breaker) in suitable place.
- Three emergency lights, two fan points and one light in kitchen in each apartment.
- All power outlets with ECC (Earth Continuity Conductor)
- Provision for air conditioners in master bed and living room.
- Verandahs with suitable light points.
- All doorframes will be teak chamber.
- Mortice locks on all doors.
- All electric wiring, phone lines, gas, and water lines etc. will be concealed.

Bathroom Features:

- All bathrooms with inner-side waterproof laminated doors.
- Imported / best quality locally made sanitary wears in all bathrooms except servant bath.
- Cabinet basin in master bath with tiled worktop.
- MIR/RAK full height ceramic tiles in bathrooms i.e. up to false ceiling height.
- MIR/RAK floor tiles in bathrooms.
- All mirrors in bathrooms with overhead lamps.
- Imported / equivalent quality locally made bath room fittings.
- Bathtub in master bath with mixer.
- Titled floor and wall up to 5 feet in maid bath with long pan, shower and lowdown.
- Storage space over toilets.
- Separate points for geysers in all bath (except maid bath) and kitchen.

Kitchen Features:

- Impressively designed platform with tiled worktop.
- Double burner gas outlet.
- MIR/RAK wall tiles.
- MIR/RAK floor tiles.
- Hot and cold water lines.
- One imported stainless single-bowl counter top steel sink with mixer.
- Suitably located exhaust fan.

Windows:

- Aluminum sliding windows, mohair lining and rain water barrier (mosquito net provision) in aluminum section as per architectural design of the building.
- Tinted glass (5mm thickness)
- Safety grills in all windows with matching enamel paint.
- Safety grills in verandahs as per architectural drawing.

COMMON FACILITIES OF THE COMPLEX

- Secured gateway with spacious entrance and driveway; security provision for control of incoming and outgoing persons, vehicles, goods etc.
- Main lobby & reception area are secured premises with tiled concierge desk, complete with personal mailboxes.
- Visitors waiting area with toilet facilities.
- Reserved car parking in covered & protected ground floor for residents with comfortable driveways.
- Rest room facilities for drivers.
- Lift from reputed international manufacturers to be :
 - ◆ With capacity to serve residents at every floor.
 - ◆ With adequate lighting.
 - ◆ With wall finished and attractive doors and cabin.
- Main staircase with easy to climb steps and adequate lighting.
- Roof-top to have following:
 - ◆ Multipurpose hall with bath room & kitchen.
 - ◆ Protective parapet wall.
 - ◆ Separated area with clothes lines for drying laundry.
 - ◆ Roof top garden with adequate sitting arrangement.
- Electricity supply approx 220v / 440 v from DESA source with separate main cable and LT panel / distribution board.
- One stand by emergency generator for operating in case of power failure:
 - ◆ The lift.
 - ◆ Water pumps.
 - ◆ Lighting in common space, and stairs and 3 lights, 2 fans and one light (in kitchen) points in each apartment.
- Water supply connection from WASA, sufficient as per total calculated consumption.
- Underground water reservoir with one main lifting pump and standby pump.
- Sewerage system planned for long-term requirement.
- Gas pipeline connection from TITAS distribution system as per total calculated consumption. Adequate safety measures incorporated.
- Elaborate intercom system to connect each apartment to the concierge desk.

Terms & Conditions

MIR REAL ESTATE LTD. is the exclusive developer and builder for planning, implementing and allotment of all facilities of the project as a modern and luxurious apartment complex, consisting of self-contained apartment, reserved car parking, other features etc. described in details.

01. Applications for allotment of apartments should be made on the prescribed application form duly signed by the applicant along with the Earnest Money. **MIR REAL ESTATE LTD.** has the right to accept or reject any application without assigning any person thereto.
02. On acceptance of an application, **MIR REAL ESTATE LTD.** will issue an allotment letter / conformation letter with specific terms & conditions to the applicant. The applicant / allottee shall then start making payment as per the schedule of payment. Allotments of apartment are made on first come first served basis.
03. All payment of earnest money, installments, additional works and other charges shall be made by Bank Draft or Pay Order or A/C Payee Cheque in favor of **MIR REAL ESTATE LTD.** for which respective receipt will be issued. Bangladeshis residing abroad may remit payments by TT or DD.
04. Payments of installments, car park costs 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 construction.
05. Delay of payments beyond the due date will make the ALLOTTEE liable to pay a delay charge of 0.1% per day on the amount of payment delayed. If the payment is delayed beyond 30 days **MIR REAL ESTATE LTD.** shall have the right to cancel the allotment. In such an event the amount paid by allottee will be refunded after deducting the Earnest Money. (The said earnest money is TK. 1,00,000/- (Taka one lac) only for each apartment.
06. **MIR REAL ESTATE LTD.** and the allottee will be required to execute an agreement for safeguarding the interest of the allottee as well as **MIR REAL ESTATE LTD.**
07. Connection fees/ charges, security deposits & other incidental expenses relating to gas, water sewerage and electric connection 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 costs basis.
08. Limited charges in the specifications, design and or layout of the apartments and other facilities may be made by **MIR REAL ESTATE LTD.** in large overall interest or due to unavoidable reasons.
09. **MIR REAL ESTATE LTD.** may cancel an allotment on non-payment of installment in disregard of reminders and after final intimation to allottee by registered post at 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 and 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 and expenses likely to be incurred in connection with the deed of agreement, allotment, registration, transfer etc. only the actual amount shall be charged.
12. After taking over of the apartment or the project, the allottees must consult **MIR REAL ESTATE LTD.** prior to undertaking any structural layout changes within the apartment complex. Failure to do so will be at the sole risk of the allottee's.
13. The schedule of implementation has been methodically prepared to ensure both high quality and smooth progress of work. Construction is scheduled to be completed within July 2009.
14. The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of **MIR REAL ESTATE LTD.** like force majeure, natural calamities, political disturbance, materials scarcity or price escalation, strikes and change in the fiscal policy of the state etc.
15. If, for any reason beyond the control of **MIR REAL ESTATE LTD.** the implementation of "**MIR FIORI SIRAJ**" is abandoned, **MIR REAL ESTATE LTD.** will refund to the allottee the earnest money and all installments deposited within 60 (sixty) days from the announcement made to this effect. In this eventuality, the allottee will not be entitled to any claims or damage whatsoever.
16. The allottee(s), 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. 25,000/- for each allotment of apartment towards the Reserve Fund.

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All renderings are with special finishes
and should be considered as optional items.

All arts, renderings and information in this
brochure are subject to change as may be deemed necessary for the greater interest of the project.

Some images of similar space layouts are used for the greater ease of understanding and may vary from the actual project.

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MIR

REAL ESTATE LTD.

SIRAJ

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