

mir Jahan-e-nur



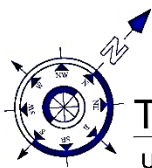
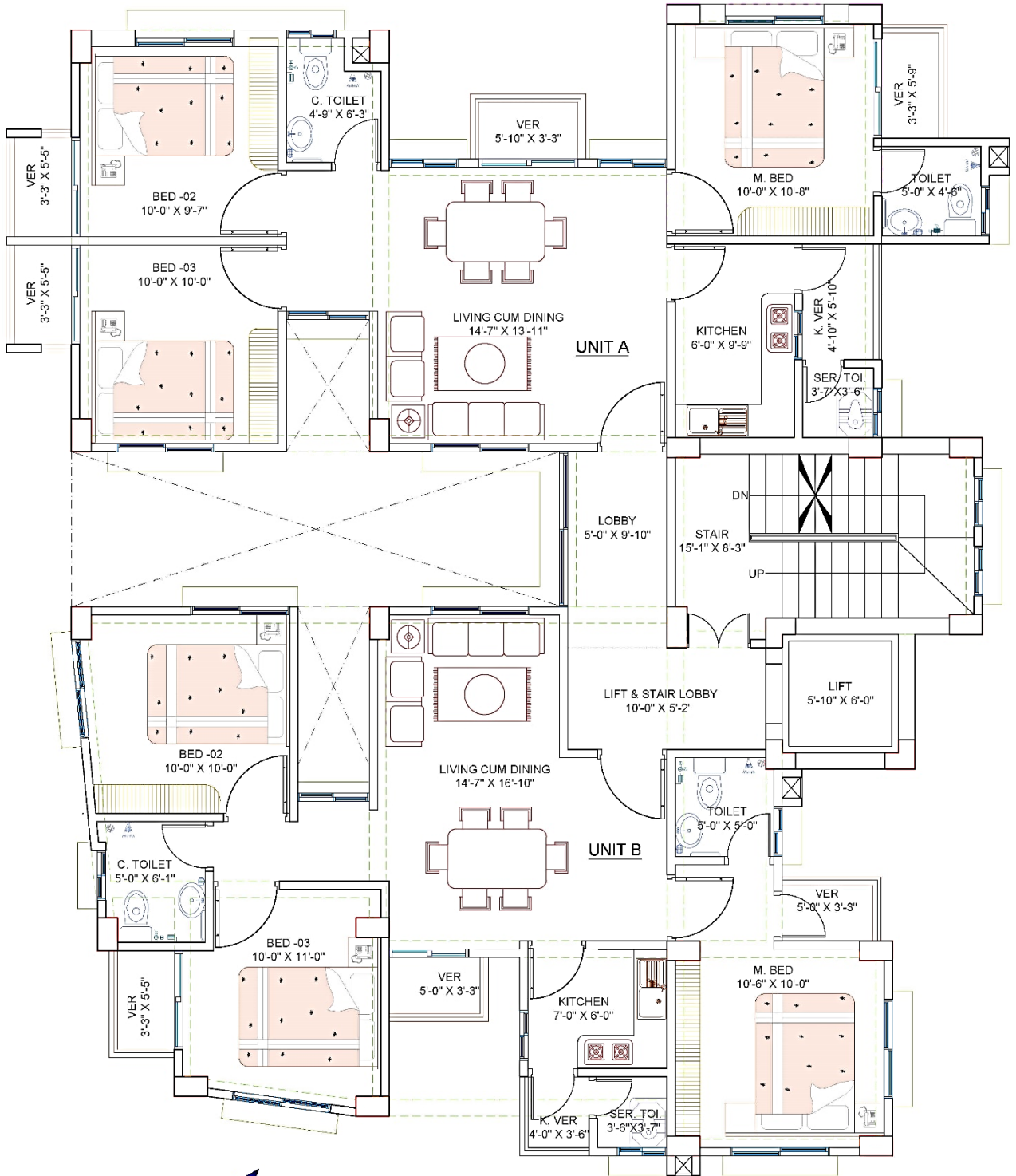
@ South Kafrul





LOCATION MAP





TYPICAL FLOOR FURNITURE PLAN (G+8)

UNIT A - 1175 SFT

UNIT B - 1135 SFT

Features & Amenities

CIVIL WORKS

- ❑ The building structure will be reinforced Cement Concrete (**RCC**) frame structure with slab.
- ❑ Structural design in considering earthquakes and winds intensity (**210 km 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 5" brickwork with smooth plaster.
- ❑ Exterior walls will be painted with Snowcem.
- ❑ Internal paint (wall and ceiling) will be Distemper.
- ❑ For general floor mirror polish homogeneous tiles (**16"x16"**) **MIR/RAK or Equivalent**.
- ❑ Railing shall be provided with MS post in verandahs. Full heights MS safety grill (subject to Architect acceptance)
- ❑ 4" silver aluminum section in all windows & sliding shutters. Mosquito Nets in all outer Windows.
- ❑ Good quality bricks, stone aggregate (for column, footing, grade beam and underground reservoir only) will be used as per structural design requirement.
- ❑ Good quality available 1st class / concrete bricks.
- ❑ 75 / 60 grades deformed bar will be used in the structure.
- ❑ MIR Cement will be used.

ELECTRICAL WORKS

- ❑ Good quality **MK type/Energypac** or equivalent electrical switches & sockets.
- ❑ Good quality electrical sub distribution box (SDB) with circuit breaker.
- ❑ Provision for air-conditioner in Master bed.
- ❑ Plug points for electrical geyser in Master bath.
- ❑ Standard quality concealed cable wiring for intercom, telephone, and cable connection.
- ❑ Each apartment shall have one telephone line provision in living room.
- ❑ All Power Outlets with earthing connection.
- ❑ Electrical plan in each apartment with adequate points.
- ❑ TV cable in Master bed & Living area.

BATHROOM FEATURES

- ❑ Standard quality sanitary wares in all bathrooms (**RAK/STELLA/CHARU or equivalent**).
- ❑ Standard quality chrome plated (CP) fittings in all bathrooms.
- ❑ Standard quality one soap case, one paper holder, push shower and one towel rail in all bathrooms.
- ❑ Mirror in all bathrooms with overhead lamp point.
- ❑ Pedestal Basin with the combi set in Master, Child & Guest Toilet (**RAK/STELLA/CHARU or equivalent**).
- ❑ Provision for hot water lines in Master Bathroom.
- ❑ **RAK/MIR** ceramic tiles on floor & wall up to 7'-0" height.
- ❑ Provision for exhaust fan.
- ❑ For toilet homogeneous/ceramic floor tiles (**12"x12"**).

KITCHEN FEATURES

- ❑ Impressively designed platform with homogeneous tiles finished worktop.
- ❑ Standard quality **MIR/RAK** glazed ceramic wall tiles up to 7'-0" height.
- ❑ Double burner gas outlet.
- ❑ RAK/MIR glazed homogeneous floor tiles.
- ❑ One stainless steel sink (single bowl, single tray).
- ❑ Suitably located one exhaust fan provision.
- ❑ For kitchen floor homogeneous tiles (**12"x12"**).

DOORS

- ❑ Solid Imported/Mehogoni teak decorative main entrance door shutter with -
 - ❖ Solid wooden door frame
 - ❖ Check viewer
 - ❖ 01 Door handle Lock and 02 good quality tower bolt.
 - ❖ Calling bell switch of good quality
 - ❖ Apartment number Plate
- ❑ Internal door shutter of Gorjan veneer flush door shutters **(HATIL/PARTEX/OTOBI/RFL)**.
- ❑ For verandah & toilet door shutter will be Gorjan veneer flush door shutter with lacquered in appropriate side **(HATIL/PARTEX/OTOBI/RFL)**.
- ❑ All internal door frames of seasoned Mehogani/Equivalent wood with French polish.
- ❑ All internal doors with good quality mortide lock with one tower bolt.

OTHER FEATURES

- ❑ International Standard 01(one) nos. Lifts of 08 (Eight) passengers capacity.
- ❑ Intercom system.
- ❑ Cylinder system Gas connection each apartment.
- ❑ Each apartment will have independent electrical meter.
- ❑ Water supply connection and sewerage outlet facility by WASA with a common meter for total complex.
- ❑ Fire extinguisher will be provided in each floor as per existing country's building code.
- ❑ Cloth drying line at rooftop.
- ❑ All wiring will be concealed with separate cable for each apartment.
- ❑ Ceramic wall tiles & homogeneous floor tiles in all lift lobbies **(MIR/RAK or equivalent)**.
- ❑ Homogeneous nosing stair tiles in all staircases **(MIR/RAK or equivalent)**.
- ❑ Stair MS railing along with wooden handrail and post.
- ❑ 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,
 - 01(one) light and 01(one) Fan Point in three bedrooms & dining (Total 8 points in each apartment).
 - Electricity supply approx 220/440 volt from DESA/DESCO authority with transformer, protective device, separate main cable with LT & PFI panel (Energy Pac or equivalent) and distribution board as per DESA/ DESCO rule. Capacity and load will be calculated as per final requirement at the end of the project completion and before placing order.
 - CC camera in ground floor for security coverage in reception area, boundary, main gate and lift lobby area.

POST HAND OVER 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.

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 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 favor 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.
8. Changes in the specification, design and/or layout of the apartment and other facilities may be made by MIR REAL ESTATE LTD. in overall 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 undertaking 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 what-so-ever.
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. 25,000 (Twenty five 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.*