



Where your  
dreams are  
realized...



JAHANGIR  
HEIGHTS

[www.mirrealestate.com](http://www.mirrealestate.com)

# 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.

**Mir Jahangir Heights** a luxurious apartment complex placed at 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 Jahangir Heights** promises to be exactly like the apartment complex in your dream.

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 playground, 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 Jahangir Heights** 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 Jahangir Heights**. In all respects it is indeed a comfortable and beautiful location, which is perfect for your home.

# LOCATION MAP

**mir**

**JAHANGIR  
HEIGHTS**

Plot # 11, Shah Magdum Avenue, Sector # 12  
Uttara Model Town, Dhaka.





# PERSPECTIVE VIEW

A Modern Residential Building at Uttara



“ Perspective and architectural layout shown in the brochure is indicative only. Mir has the right to make modifications to these during the course of final design, if necessary. Decisions regarding all aspects of design, construction and quality control pertaining to this project will be the prerogative of Mir Real Estate Ltd. ”



# GROUND FLOOR



40'-0" Wide Shah Magdum Avenue

\* This is a presentation drawing and may be changed due to technical reason(s).



# FLOOR PLAN

## 1ST FLOOR

**TYPE B :**  
1035 SFT (96.2 SQM)

**TYPE C :**  
830 SFT (77.1 SQM)



# ROOF TOP PLAN



\* This is a presentation drawing and may be changed due to technical reason(s).

# FLOOR PLAN

2ND-8TH FLOOR

TYPE A : 1865 SFT  
(173.3 SQM)

ROAD



\* This is a presentation drawing and may be changed due to technical reason(s) \*





# FEATURES & AMENITIES

## CIVIL WORKS

- The building structure will be reinforced Cement Concrete (RCC) frame structure.
- Structure will be designed as per Bangladesh National Building Code (BNBC) as well as latest international seismic design provisions.
- Lime terracing on roof.
- All outer walls will be of 5" thick solid brickwork with smooth plaster.
- All internal walls will be of 5" thick solid brickwork with smooth plaster.
- Internal Paint will be plastic
- External paint will be weather coat paint
- Mir / RAK Homogeneous tiles in all rooms
- Safety grills in windows
- Aluminum window with tinted glass and mosquito/fly proofing net.
- Safety grills in verandah as per arch. Drawing
- Stone aggregates will be used in columns and foundation as per design provision.
- Brick aggregates will be used for other structural member (e.g. Beams, slab).
- First class bricks will be used in the walls.
- 60 grade deformed bar will be used in all structural members.
- Mir cement will be used.

## ELECTRICAL WORKS

- Standard concealed wiring in PVC conduit for electrical points.
- Plug point for Air conditioner in all bed rooms and living room only.
- Provision for one telephone line with three points in Master bed, 2 nd bed and living room.
- Plug points for electrical geyser in all toilets and kitchen, except maid's toilet. (Geyser not included).
- Good quality MK type electrical switches, circuit breakers and other fittings.
- Concealed line for intercom, internet, telephone and cable connection.
- Fancy light fittings in all rooms

## KITCHEN FEATURES

- Impressively designed platform with Granite tiles finished worktop.
- MIR/RAK ceramic wall tiles up to full height.
- Double burner gas point with concrete platform.
- MIR/RAK Homogeneous floor tiles.
- Provision for hot and cold water lines at kitchen sink. (Geyser not included).
- One 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 waterlines
- Standard quality sanitary wares in all bathrooms (RAK or equivalent) except maid's toilet.
- Standard quality chrome plated (CP) fittings in all bathrooms (Gloria/Nazma/Sattar or equivalent)
- Standard quality one soap case, one paper holder, push shower and one towel rail in all bathrooms (except maid's bath).
- MIR ceramic wall tiles up to 7'-0" height / false ceiling.
- Matching MIR ceramic floor tiles in all bathrooms except maid's toilet.
- Mirror in all bathroom with overhead lamp.
- Cabinet basin with granite top in Master toilet only.
- One bath-tub with mixer in Master toilet only.
- Concealed hot and cold water lines in all toilets except maid's toilet. (Geyser not included)
- Ceramic tiles on floor & wall up to 5'-0" height at maid's bath wall with long pan, shower & lowdown.
- All bathrooms with inner-side waterproof laminated doors.
- Storage space over toilets having opening at room side

## DOOR FEATURES

- Solid teak decorative main entrance door shutter with -
  - ▶ Solid wooden door frame
  - ▶ Check viewer, Door Chain
  - ▶ Door handle with good quality security lock
  - ▶ Calling bell switch of good quality
  - ▶ Apartment number Plate
  - ▶ Solid brass door knocker
- Internal doors shutter (except maid's toilet) of teak chamble veneer flush door shutters.
- For Verandah & toilet door shutter will be teak chamble veneer flush door shutter with lacquered polish on appropriate sides and other doors will be French polished. ( HATIL/PARTEX or equivalent )
- All internal door frames of teak chamble / shilkoroi wood.
- Maid's bathroom door of wooden door shutter and frame.
- All internal doors with good quality mortise lock with one tower bolt (except maid toilet).

## OTHER FEATURES

- 01 (one) Nos International standard lifts of 06 (Six) passengers capacity. (OTIS - Korea or equivalent)
- Intercom.
- DESA / DPDC 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.
- TITAS Gas supply as per design and subject to approval by proper authority.
- Electrical substation approved by proper authority.
- Properly earthen power lines.
- Fire Extinguisher in each floor.
- Standard glazed Mirror polished homogeneous tiles floor in the reception area and lobby.
- Marble/ Granite finished concierge desk with personal mail box.
- Homogeneous tiles in stair and lobby.
- One Standby auto start emergency Generator with sound reducing canopy (i.e. Parkins/Dautz) 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. ▶ Four lights and two Fan Point 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 Non-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-sales 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 specifications, design and/or layout of the apartments 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 to 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 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 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.









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**MIR REAL ESTATE LTD**

A concern of Mir Group

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