

**mir** *M.R. Memento*



# INTRODUCTION

Located in a quiet, peaceful corner in Dhanmondi, Mir M R Memento is a haven for the distinguished household. An offering from the 'Pinnacle' series, Mir M R Memento is replete with facilities and amenities that make for a comfortable, safe and serene home.

Just minutes away from stores, shopping malls, restaurants, schools, universities and banks – a better location that is so peaceful would be hard to find in the heart of Dhaka City.

The architectural splendor of the building speaks of its grandeur and befits the sophisticated family. That is why we have furnished the apartments and the building with exceptional "Pinnacle" features. We welcome you & your family to your grand residence.



Mir M.R. Memento as envisioned from the lush Abahani playground



The Abahani playground, Saf Masjid Road & Dhanmondi skyline as envisioned from Mir M.R. Memento

# LOCATION MAP

**mir** MR Memo

Plot # 102, Road # 9A  
Dhanmondi R/A, Dhaka



**MR**  
Noor Square  
PLOT # 43, (NEW),  
ROAD # 2A (SATNASSET ROAD),  
DHANMONDI R/A, DHAKA



# PERSPECTIVE



# FLOOR PLAN

## TYPE A

1350 SFT (125.46 SQM)



# FLOOR PLAN

**TYPE B**

2185 SFT (203.07 SQM)



# TYPICAL FLOOR PLAN



# PARKING PLAN





# PINNACLE FEATURES

- **Central Water Purifier:** Water purifier in the kitchen and dining areas 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 your security.
- **Solar Panel:** Solar panels which will provide lighting in driveway, gate, boundary wall, lift lobby, stairs and other common spaces as a means of cost-effective power backup.
- **Ground Floor Finishing:** Impressively designed ground floor finishing with wooden board false ceiling, Granite/ Marble -top reception area.
- **Kitchen Hood & Kitchen Cabinet:** Built-in kitchen cabinets to store utensils and cooking implements, oils & spices, as well as kitchen hoods to keep the rooms free of cooking odors.
- **Roof Top Gardening & BBQ Pit:** A cozy seating arrangement, surrounded by lush green plants and colorful flowers to make you feel completely at nature. A Barbecue pit at roof top to host informal parties with friends and family.
- **Children Play Area:** A playground for children within the boundaries of the project, which will include swings, slides and see-saws for the younger children and a basketball court for the older ones.



# FEATURES &

# AMENITIES



## CIVIL WORKS

- The building structure will be Heavy Reinforced Cement Concrete (RCC) frame structure.
- Structure will be designed as per ACI & Bangladesh National Building Code (BNBC) as well as latest international seismic design provisions.
- Lime terracing on roof.
- All outer walls will be of 10" 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
- All floors will be 24" X 24" Mirror Polish Homogeneous tiles.
- Safety grills in windows.
- Facade features like Window grills, Verandah Railings, Facade materials etc. will be designed by the project Architect.
- Sliding windows with tinted color glass complete with Mohair Lining and rainwater barrier in Aluminum sections mosquito/ffy proofing netting.
- Stone aggregates will be used in columns, beams, slab and foundation as per design provision.
- First class coal / Gas Burnt Bricks will be used in the walls.
- 60/ 75 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.
- Provision for Air conditioner in all Bed Rooms and Living Areas.
- Telephone connection points in Master bed, 2nd bed and living room.
- Provision for electrical geyser in all toilets and kitchen, except maid's toilet. (Geyser not included).
- MK Type electrical switches, circuit breakers and other fittings.
- Concealed line for intercom, internet, telephone and cable connection.
- Imported Fancy Light Fixtures in all rooms
- Washing machine provision.

## KITCHEN FEATURES

- Impressively designed platform with Marble/Granite worktop.
- Imported ceramic wall tiles up to seven feet height.
- Double burner gas outlet.
- Imported Homogeneous floor tiles.
- Provision for hot and cold water lines at kitchen sink. (Geyser not included).
- One imported stainless steel counter top sink (Double bowl, single tray for Type-B and Single bowl, single tray for Type- A Apartment) with mixer.
- Suitably located one exhaust fan.



## BATHROOM FEATURES

- Concealed water and waste waterlines
- Imported sanitary wares in all bathrooms except maid's toilet.
- Imported chrome plated (CP) fittings in all bathrooms
- Imported one soap case, one paper holder, push shower and one towel rail in all bathrooms (except maid's bath).
- Full Heights imported ceramic wall tiles in Bathrooms i.e. up to false ceiling heights.
- Imported floor tiles in all bathrooms except maid's toilet.
- Mirror in all bathroom with overhead lamps.
- Cabinet basin with Marble top in 3 Baths for Type- B and 2 Baths for type- A apartment. (Work top will be Marble)
- Two Bath-tubs with mixer in 3 bathrooms Type- B and 2 Baths for type- A apartment.
- Concealed hot and cold water lines in all toilets except maid's toilet. (Geyser not included). Geyser provision will be centrally located in the apartment.
- Ceramic tiles on floor & full height wall at maid's bath with long pan, shower & lowdown.
- All bathrooms with inner-side waterproof laminated doors.
- Storage space over toilets having opening at room side
- Suitably located one exhaust fan.

## DOOR FEATURES

- Solid Teak decorative main entrance door shutter with -
  - ▶ Solid teak wooden door frame
  - ▶ Check viewer, Door Chain
  - ▶ Door handle with good quality security lock
  - ▶ Calling bell switch of good quality
  - ▶ Apartment number Plate
- Internal doors of strong and durable Veneer flush door shutters (except maid's toilet) with French polish.
- All internal door frames of teak chambul.
- For all Toilet and Verandah doors will be waterproof laminated on appropriate side.
- 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

- 02 (Two) nos. Superior Quality lifts of 08 (eight) passengers capacity each (LG – OTIS, Korean/ Equivalent).
- Intercom.
- DESA power supply as per design and subject to approve by proper authority.
- Electrical substation approved by proper authority.
- Properly earthen power lines.
- Proper Fire Fighting system in each floor.
- Main Lobby & Reception Area is secured premises with Marble/Granite Concierge Desk complete with personal mail boxes.
- Visitors waiting area with Toilet facilities.
- Drivers setting room facilities.
- Homogeneous tiles in stair and lobby.
- Roof top to have following:
  - Protective parapet wall
  - Separated area with cloths lines for drying laundry.
  - Roof top garden with adequate sitting arrangement
  - 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.
    - ▶ 7 lights 5 Fan in each for Type- B apartment and 4 lights 3 Fan in each for Type- A 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.

*\*Disclaimer: All images and drawings are indicative and used for presentation purposes; these maybe changed due to technical reasons.*

# RAJUK APPROVAL



ফরম-০০২ (বিবি ১৪ প্রটোক)  
**রাজধানী উন্নয়ন কর্তৃপক্ষ**  
 উন্নয়ন নিয়ন্ত্রণ শাখা  
 সরকারি ভবন, ঢাকা-১০০০  
 নির্মাণ অনুমোদন পত্র  
 Occupancy Type A-2

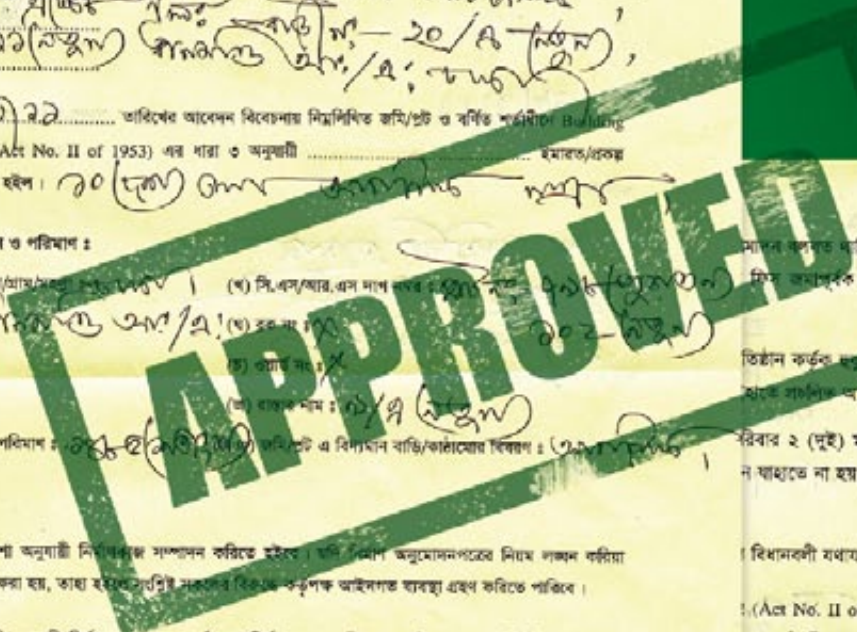
স্মারক নং-রাজউক/সেআই/উসি-৮০/১১/১০৫-এ/১ তারিখ: ২০/০৪/১১  
 নির্মাণ অনুমোদন নম্বর: ৩৮৮-১৫-৮০/১১

পরিচালক: আব্দুল হক  
 স্থানীয় কর্মকর্তা: আব্দুল হক  
 ঠিকানা: ২০/এ/১১

আপনার/আপনাদের ৩০/১১ তারিখের আবেদন বিবেচনার নির্দেশিত জমি/প্রট ও বর্ণিত শর্তাধীনে Building Construction Act, 1953 (Act No. II of 1953) এর ধারা ও অনুযায়ী ইমারত/প্রকল্প নির্মাণকালে অনুমতি প্রদান করা হইল।

প্রস্তাবিত জমি/প্রট এর অবস্থান ও পরিমাণ:  
 (ক) প্লট উপস্থাপন/পৌরসভা/গ্রামাঞ্চল: ৩০/এ/১১  
 (খ) সি.এল/আর.এস নাম: ৩০/এ/১১  
 (গ) মৌজা ও খাসার নাম: ৩০/এ/১১  
 (ঘ) প্লট নং: ১  
 (ঙ) সেক্টর নং: ১  
 (চ) বাহুর মাপসহ জমি/প্রটের পরিমাণ: ৩০/এ/১১

- ক. অনুমোদনকৃত নকশা অনুযায়ী নির্মাণকাজ সম্পাদন করিতে হইবে। যদি নির্মাণ অনুমোদনপত্রের নিয়ম লঙ্ঘন করিয়া কোন নির্মাণ কাজ করা হয়, তাহা হইলে নির্মাণকাজের বিরুদ্ধে কর্তৃপক্ষ আইনগত ব্যবস্থা গ্রহণ করিতে পারিবে।
- খ. ইমারত নির্মাণ বিধি অনুযায়ী নির্মাণকাজ করার পূর্বে এবং নির্মাণ কাজের পিছরে পৌরসভার পর নির্ধারিত ফরম এর মাধ্যমে সামগ্রিক বিধিগণিত কর্তৃপক্ষকে অবহিত করিতে হইবে।
- গ. কর্তৃপক্ষ কর্তৃক স্থানীয়সে Occupancy Certificate প্রদান না করা পর্যন্ত নির্মিত ইমারত/প্রকল্পের ব্যবহার শুরু করা যাইবে না।
- ঘ. ইমারত নির্মাণের জন্য প্রদত্ত অনুমোদন প্রস্তাবিত জমি বা প্রটের কোন অংশিত অধিকার, দখল বা মালিকানা প্রদান করে না।
- ঙ. নকশায় বর্ণিত জমি/প্রটের নথনী খসড়া হইলে কোন বিবাদ থাকিলে অথবা অন্য অনুমতিপত্রের উল্লিখিত শর্ত লঙ্ঘন করা



সম্পন্ন করিতে পারিবে। এই সময়ে মধ্যে নির্মাণকারী প্লট সম্পর্কিত আবেদনের মাধ্যমে সন্ধান করিতে সিদ্ধান্ত কর্তৃক স্থানীয় পৌরসভা/বেঙ্গল প্রতিবেদক নহে। ইমারত/প্রকল্প আইনানুযায়ী কোন বাধা থাকিলে না। বিবাহ ২ (দুই) মাসের মধ্যে সম্পন্ন করিতে হইবে। ন বাহাতে না হয় এই ক্ষেত্রে প্রয়োজনীয় ব্যবস্থা গ্রহণ করা যাইবে।

বিধানকালী মাধ্যমে অনুমোদন শিথিল করিতে হইবে। (Act No. II of 1953) ও ঢাকা মহানগর ইমারত শর্তাবলী প্রযোজ্য হইবে।

তারিখ: ২০/৪/১১  
 মোঃ আমিনুর রহমান  
 অতিরিক্ত পরিচালক

১. আব্দুল হক  
 ২. আব্দুল হক  
 ৩. আব্দুল হক

সংযুক্ত: অনুমোদিত নকশা।



Where your dreams are realized...

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# **MIR REAL ESTATE LTD.**

**A concern of Mir Group**

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