



where your **dreams** are realized

MIR

Noor Square

Introduction

Dhaka is one of the fastest growing cities in the world, and it is expected to experience further growth over the coming years. This growth has brought about the inclusion of a multitude of multistoried buildings, shopping complexes, recreation facilities to the rich heritage, culture and natural beauty that initially defined this city. Dhaka has always been a wonderful city to live in. Unfortunately, most residential areas, nowadays, are forced to sacrifice esthetics and living comfort due to extremely high demand. We hardly have a view from our balconies that is worth looking at.

"MIR NOOR SQUARE" at Road-2A (Satmasjid Road), Dhanmondi R/A is a unique building that blends functionality and beauty together. The 14 storied elegant building, overlooking Dhanmondi Lake on the east and the lush greenery of Palkhona on the south, is conveniently located to serve your daily needs and give you peace of mind by just spending time at your balcony. This commercial and residential building abstracts each part from the other completely. With separate entrances, parking spaces, elevators, lobbies for residential and commercial parts, residents will hardly notice the commercial side and vice versa.

Dhanmondi Lake Viewed From Mir Noor Square



Location Map



MIR Noor Square

Plot # 43 (new), Road # 2A (Satmasjid Road),
Dhanmondi R/A, Dhaka.

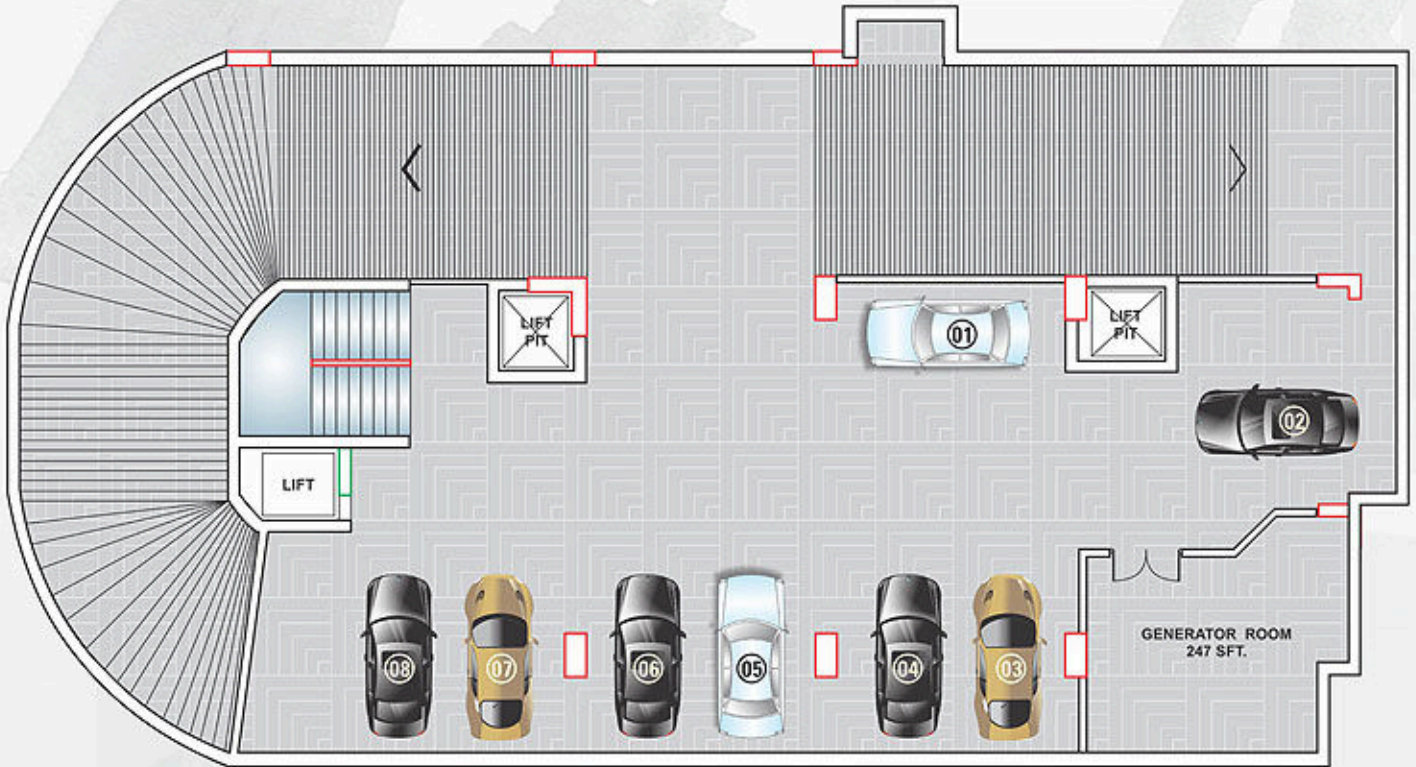


MIR NOOR SQUARE

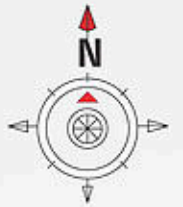
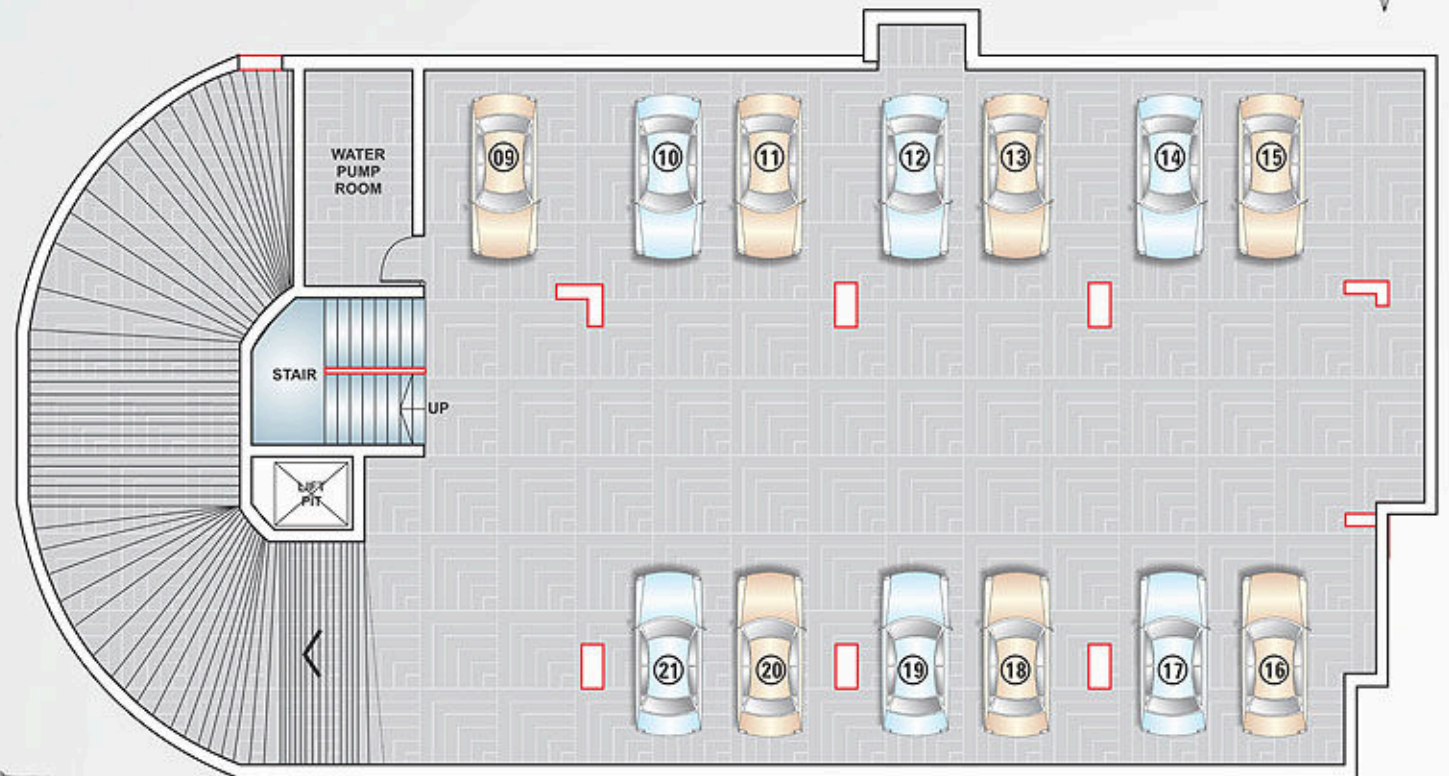
Most Modern Commercial cum Residential Building



Basement Floor 01



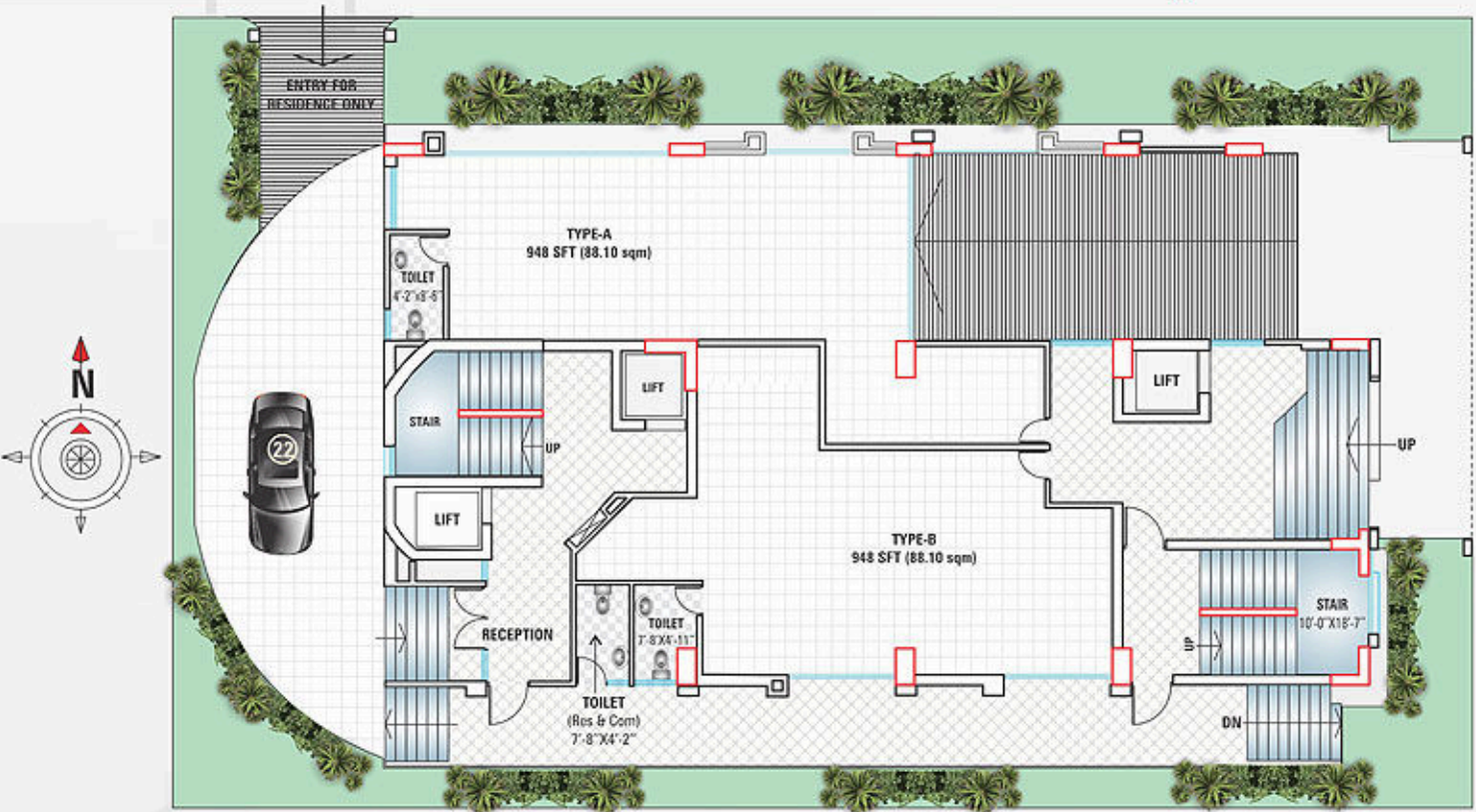
Basement Floor 02



Commercial Space / Office Space

Ground Floor

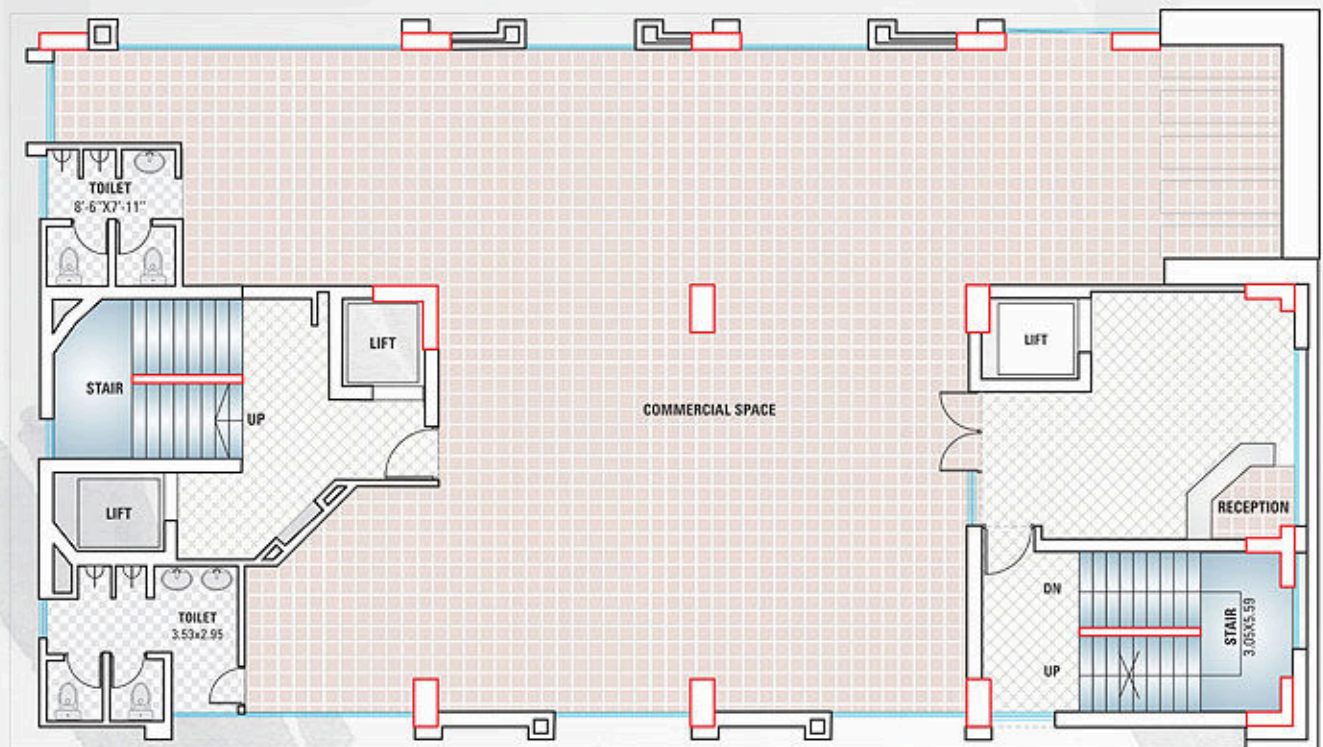
Type - A : 948 sft.
Type - B : 948 sft.



Commercial Space

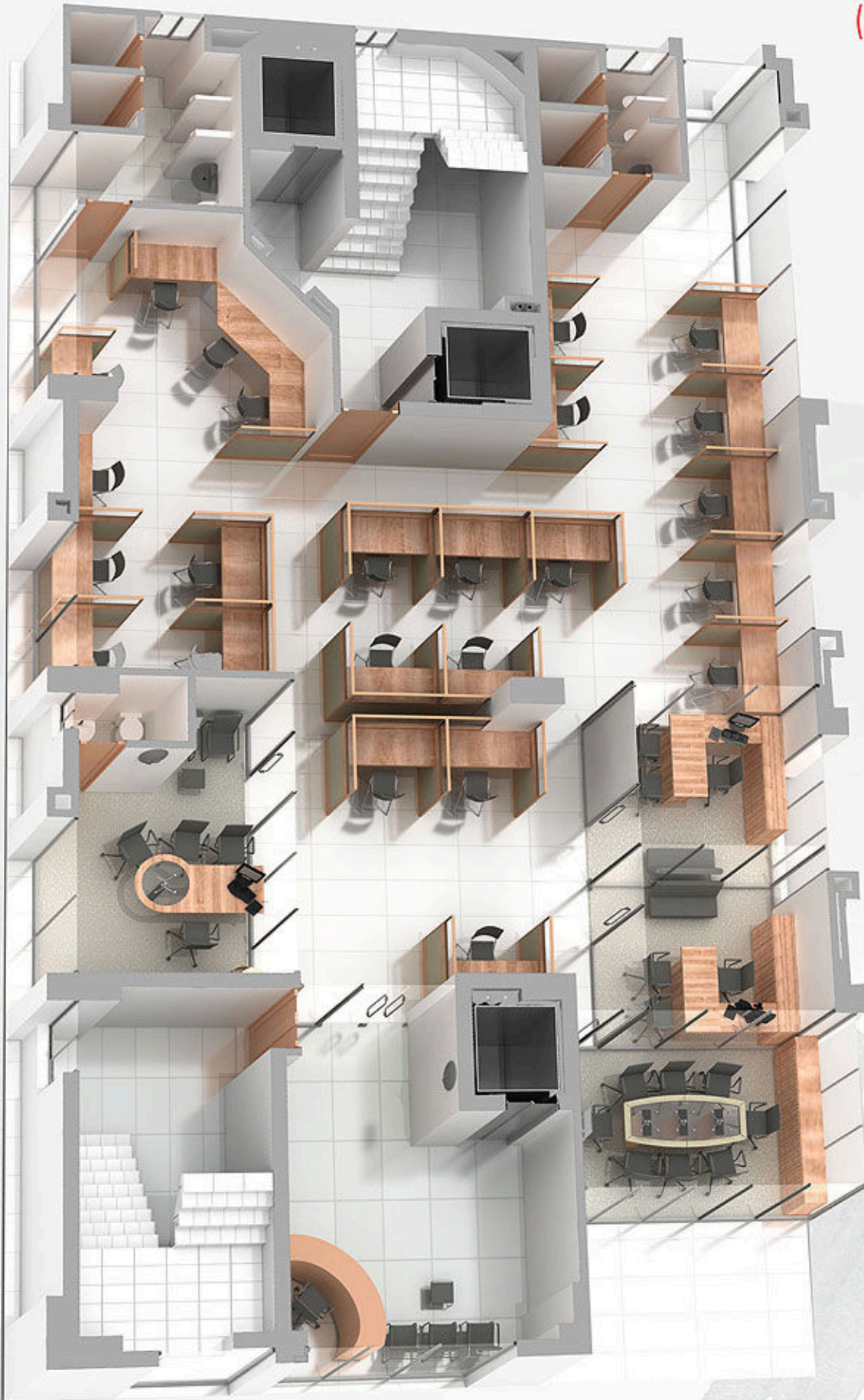
1st to 4th floor

size : 3054 sft (283.83 sqm)

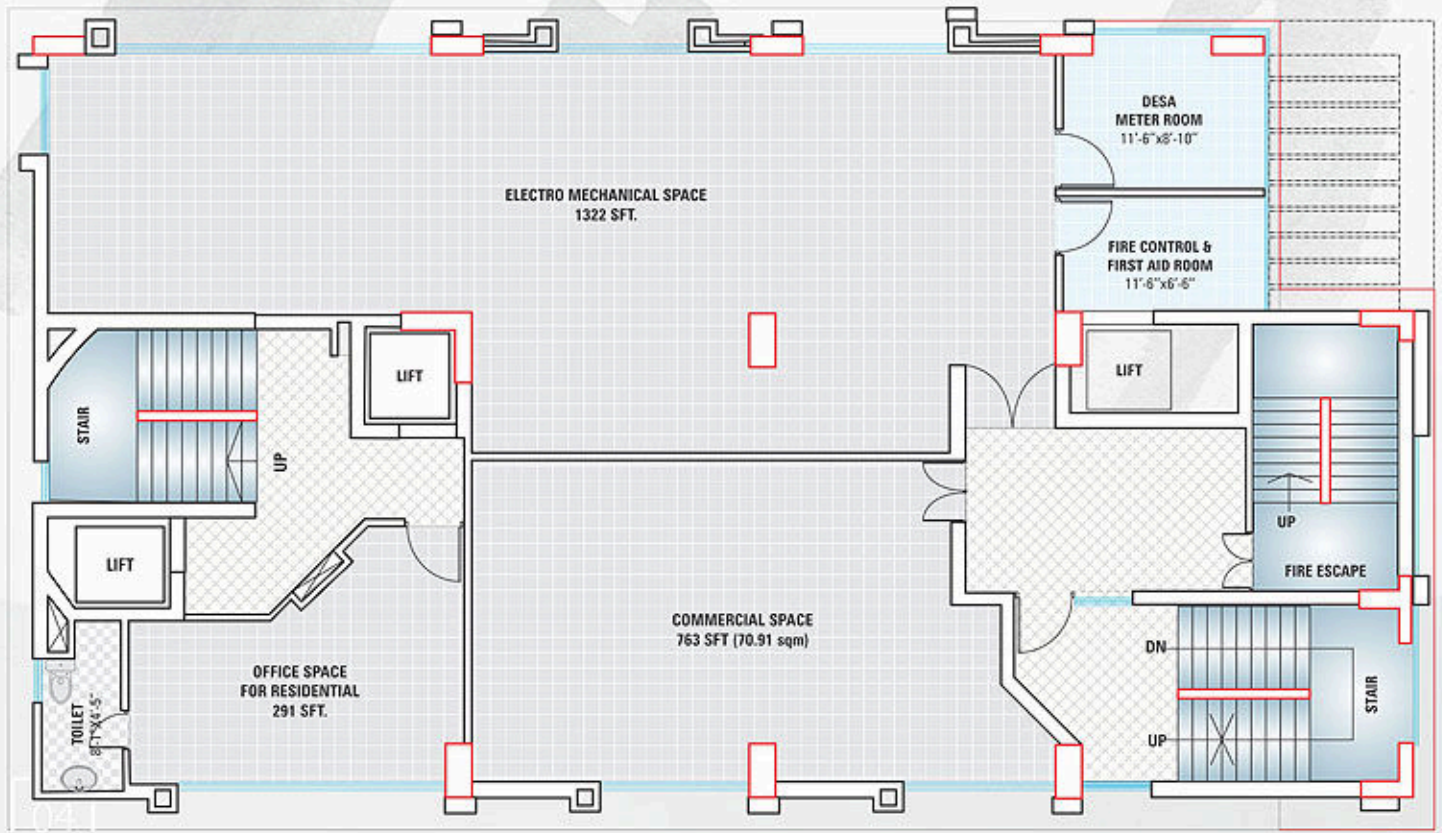


Office Space 1st to 4th floor

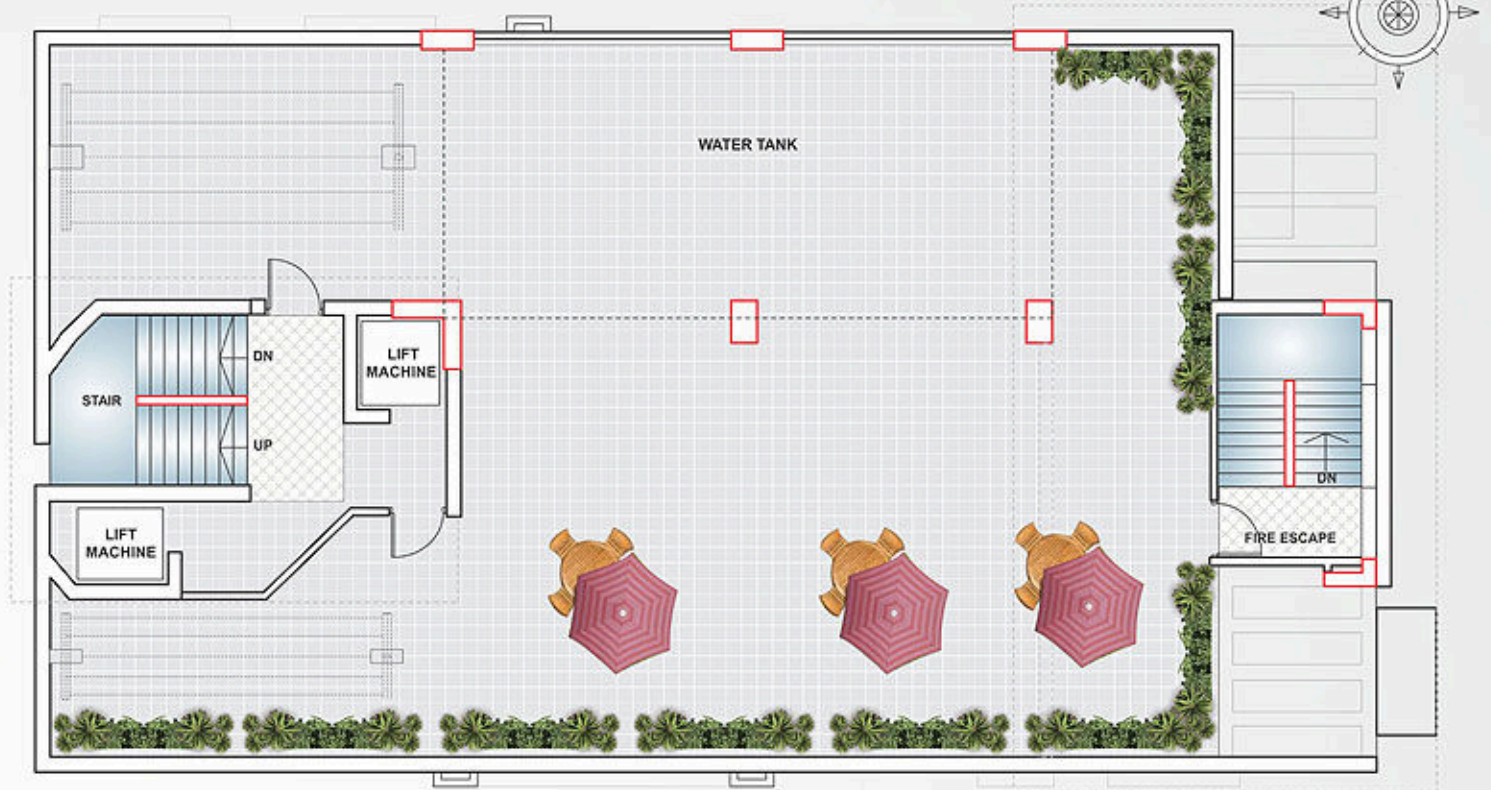
size : **3054** sft.
(283.83 sqm)



Electro Mechanical, Commercial & Res Common Space (5th Floor)



Roof Top

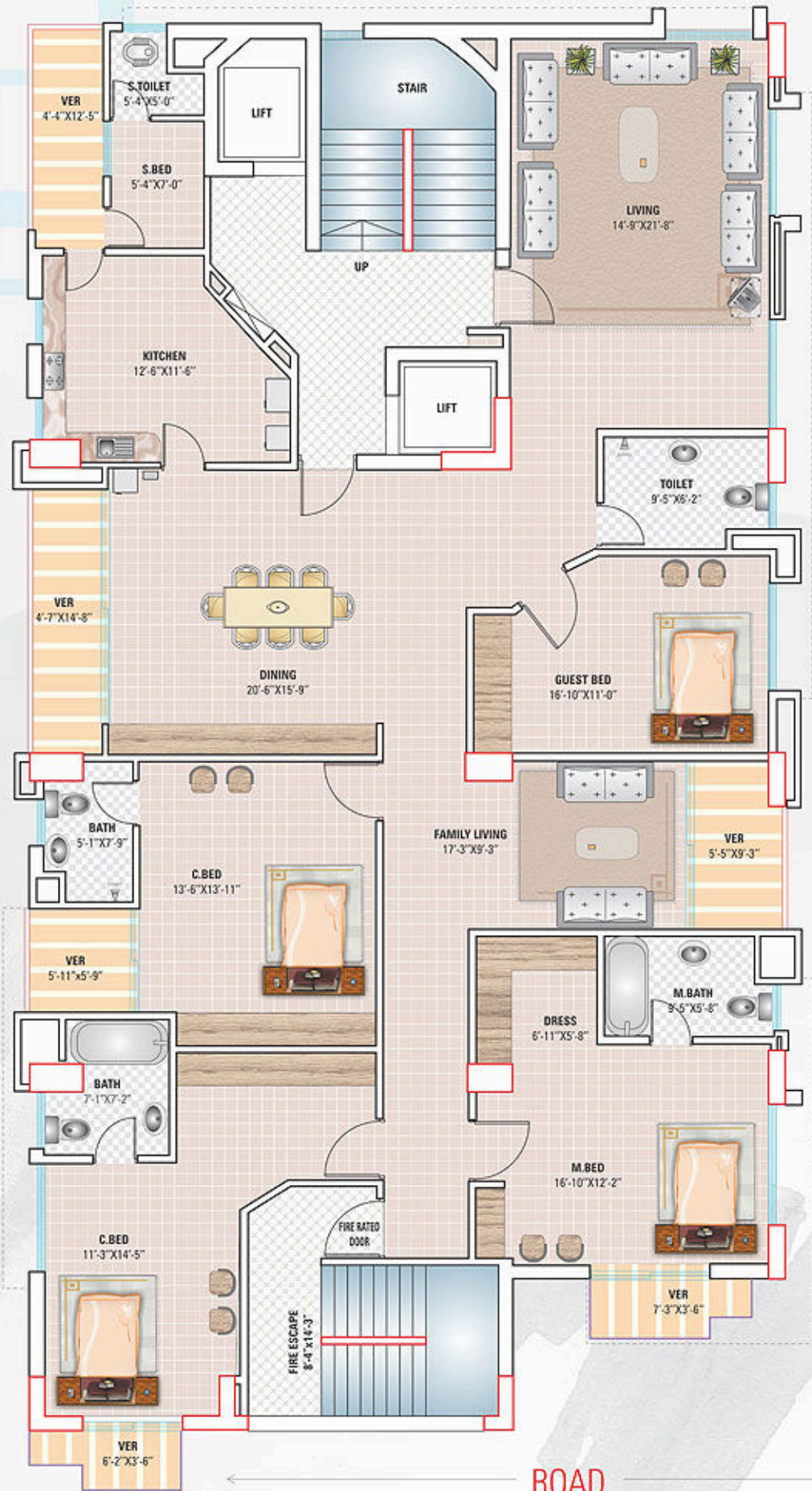


Typical

Floor Plan
6th to 13th floor plan

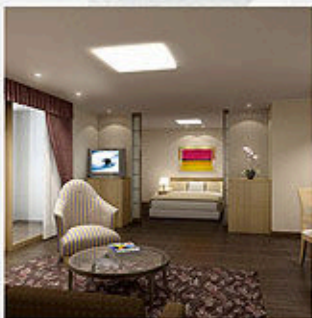
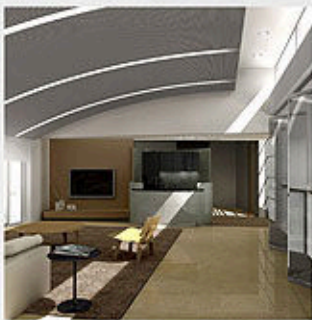
Residential

size : **3606** sft.
(335.17 sqm)



ROAD

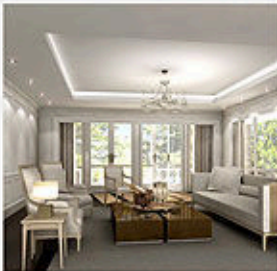
ROAD



SALIENT FEATURES & AMENITIES OF THE BUILDING

- 50 % ground coverage and corner location of the plot. The Building is exposed to maximum sunlight and air from all its sides. To add to this, plantation covers 25 % of the plot.
- Completely separate entrances, elevators, lobbies and stair cases for residential and commercial areas.
- 2 lifts for residential part and 1 lift for commercial part located at two ends of the building.
- A magnificent exterior, that is a blend of glass and alucobond, aluminum panel making it an architectural marvel.
- A majestic entrance to the Building with lavish and welcoming steps flanked by flowerbeds alongside the marbled surface.
- Comprehensive and modern fire fighting capabilities, with fire pumps, fire hydrants, fire alarms, smoke detectors and fire extinguishers strategically located throughout the building. In addition, a common fire escape, with fire rated door, is located conveniently for direct access from all the floors.
- Sufficient power supply and connections for all modern day services.
- Comfortable ramp to basement and semi-basement parking spaces.

Features & Amenities for commercial floor



Entrance :

- A spacious entrance finished with tiles in combination with marble/granite plate. Provision for high security to monitor incoming and outgoing personnel and vehicles will also be made.

Corridor & Common Space:

- The Main Lobby and the floor of the corridor and other common spaces at all commercial levels are to be finished with good quality homogenous tiles along with marble/granite plate.

Lifts:

- Superior quality Lifts (Korea/European origin) to serve every floor.

Satellite Television Channels:

- Provision will be made for Cable TV connections in all floors.

Fire escape

- Fire escape with fire rated door.

Intercom System

- Intercom System and concealed telephone line in each commercial floor.

Power Supply System:

- Electricity to be supplied from DPDC through own Sub-station and distribution components and systems.
- Sufficient electrical points with power outlet for individual office spaces.
- Separate electric meter for each commercial space/floor.

Emergency Power Supply:

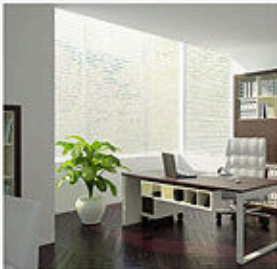
- One Stand-by Diesel Generator in case of Power Failure to operate:
 - a) Lifts
 - b) Water Pumps
 - c) Ventilation System
 - d) Light in basement, Lift-lobby and other common areas
 - e) Emergency Lights in each commercial floor.

Water Supply:

- Water supply from WASA, sufficient to meet domestic and fire fighting requirement. Underground Water Reservoir with one main Lifting Pump and one Standby Pump.

Gas Supply System:

- Gas connection from TITAS Gas Distribution System as per requirement.



Terms & Conditions

for commercial complex



Allotment:

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.

Payment:

On acceptance of an application, Mir Real Estate Ltd. (MREL) will issue an allotment letter to the Applicant 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 or DD.

Utility Fees & Charges:

Utility fees/ charges, security deposits & other incidental expenses relating to gas, water sewerage and electricity are not included in the price of space. 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.

Signing Of Deed of Agreement:

After confirmation of allotment, the Buyer has to sign the Deed of Agreement with the MREL within 30 (thirty) days from the date of making the payment of Non-Refundable Earnest Money.

Schedule of Payment:

The Buyer must strictly adhere to the schedule of payments to ensure timely completion of the Project. Any delay in payment of the agreed installments will make the Buyer liable to pay penalty interest at a rate of 2 % (Two percent) per month on the amount of payment delayed. If the payment is delayed beyond 30 (thirty) days MREL shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded, excluding the non-refundable earnest money.

Allotment Transfer:

The buyer shall not have the right to transfer the allotment to a third party before complete payment of the price and other associated payments. However, such a transfer can take place to the buyer's spouse or children subject to an explicitly written permission from the seller.

Handover of Possession:

Possession of all allotted space will be handed over on completion of all works of the project by the company and upon receipt of entire payments due to the company from the buyer.

Car Parking:

Allotment of Car-parking will be made in accordance with the date of application of the Buyer, that is, on "first come first served" basis, after selecting the reservation of the Car-parking for the landowner.

Transfer and Registration Cost:

The company will register a Deed of Sale of the spaces along with proportionate share of land in favor of the buyer after receiving the price in full. The buyer shall bear all costs relating to registration and all taxes (such as Transfer Fee, Stamp Duty, Gain Tax, VAT, Registration Fee etc.)

Force Majeure:

In the event of natural calamity or any act of God or war, strike, changes in policy of the State that are beyond the control of the company, the company shall not be liable for any delay or abandoning the project.

If, for any such reason, implementation of the project is abandoned, Mir Real Estate Ltd. will refund to the allottee the Earnest Money and all installments deposited with in 90 (Ninety) days from the 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.

Owners' Cooperative Society:

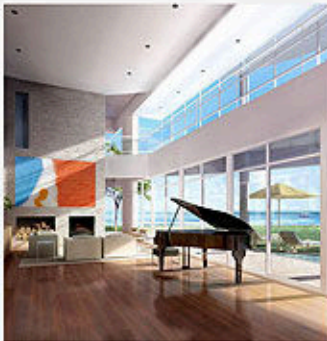
After completion of the construction and handover of the project to the buyers, the operation and maintenance of the building will be the responsibility of the Owner's Cooperative Society, which will be formed at the time of handover. Each space owner will deposit Tk.2,00,000 (Two lacs) only to the company towards a Reserved Fund. This fund will be subsequently handed over to the Owners' Cooperative Society.

Signboard / Name Plates / External Display :

Signboard / Name Plates and external display of the commercial space shall be installed in specified location as per design to maintain unique beauty of the floor and Building. The allottees are not allowed to display any signboard outside the building or beyond locations specifically allocated for this purpose.

Minor Changes :

Changes in the specifications, design and / or layout of the apartments and other facilities may be made by MIR REAL ESTATE LTD in overall interest of the project or due to unavoidable circumstances.



Features & Amenities

for apartment

Building Entrance:

An imposing entrance protected by a secured decorative gate with Lamp Posts and Apartment Logo introduces one to rare grandeur. Flanked by security checkpoints a comfortable internal driveway leads to a spacious car parking area and grand reception lobby.

Reception Lobby:

An elegantly designed visitors' lounge is the highlight of the reception lobby completed with an impressive marble/granite concierge and personalized mailboxes.

Lift:

A major element of convenience and comfort are the 2 Lifts (European / Korean). These lifts will come with impressive decorative doors and cabin, and will provide fast and reliable service to all the residential floors.

Paint:

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

Lift lobbies & Staircases:

Staircases with decorative railing and sizable lift lobbies on every floor.

Apartment layout:

The total layout has been thoughtfully arranged to maximize utility. The master bedroom has maximum privacy and other two bedrooms has been located away from the guest room. All rooms can take advantage of both the winter sunlight and summer cool breeze.

Living Room:

The living room and formal dining are designed to accommodate large parties as well as providing a cosy atmosphere.

Bed Rooms:

Spacious bedrooms with tiled floors and tinted glass windows in aluminum section. The main bedrooms have attached dressing rooms that lead to attractive Bathrooms.

Kitchen:

The kitchens are designed with marble/ granite work-tops, stainless steel sinks, colored wall tiles and colored floor tiles. The kitchen has been carefully designed to accommodate most appliances. Cabinet shutters can be installed (optional) to suit the choice.

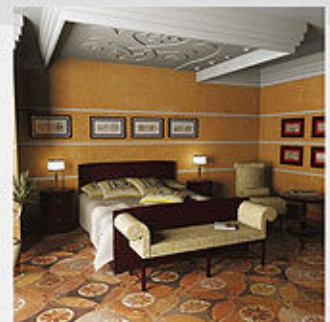
Balconies and Verandas:

Large Balconies strategically located to maximize both aesthetic and functional values.

Main Apartment Features

(All brands / materials mentioned here are subject to availability)

- Solid Teak Decorative Main Door with
 - Door Chain
 - Check Viewer
 - Calling Bell Switch
 - Solid Brass Door Knocker
 - Apartment Number in brass
- Internal Doors of strong and durable veneer flash door shutters with french polish.
- All door-frames will be teak Chambul.
- High quality Mortice Lock in all doors.
- All Verandah Doors with water-proof laminating on the outer side (Partex).
- Chinese / RAK homogeneous (24" x 24") Tiles in floor and Verandas
- Smooth finished plastic paints (Burger or equivalent) on walls and ceiling in soft colors.
- Sliding windows with tinted Glass complete with mohair Lining and rainwater barrier in Aluminum Sections.
- Safety Grills in Windows.
- Telephone and cable TV line provision
- Telephone Connection points (six in total) in all bed rooms, living room and family living room.
- One Intercom (suitably located) with connection to concierge desk.
- MK Type electric switches, plug points and sockets.
- Fancy light fixtures in all rooms (2 nos in each room)
- Electric Distribution Box with Circuit Breaker in suitable place.
- Generator backup for 6 lights, 6 fan points and 1 light in kitchen in each apartment.



Features & Amenities for apartment

- All power outlets with earthing connection
- Provision for air conditioners in all Bedrooms, Living room and Family living room.
- Balconies with suitable light Points.
- All electric wiring, phone lines, gas, and water lines etc. will be concealed.

Bathroom Features:

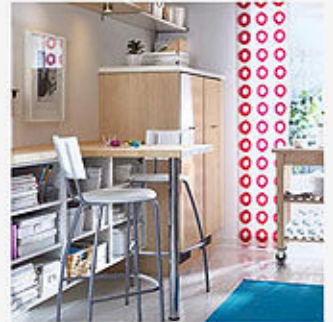
- All Bathrooms with inner-side waterproof laminated doors.
- Imported sanitary fittings (Brimix or equivalent).
- Cabinet basin in Master bath. (marble / granite work top)
- Imported full height ceramic tiles in bathrooms i.e. up to false ceiling .
- RAK / Chinese floor tiles in bathrooms.
- Mirrors with overhead lamps in all bathrooms.
- Bathtubs in Master and Child bath with mixer.
- Titled Floor and wall up to 5 feet in maid bath with Long Pan.
- Storage space over toilets.
- Separate points for Geysers in all bath (except Servant Toilet) and kitchen.

Kitchen Features:

- Impressively designed platform with marble/granite worktop.
- Double burner gas outlet.
- Chinese / Malaysian / RAK wall tiles.
- Chinese / Malaysian / 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 (with provision for mosquito net) in aluminum sections 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.



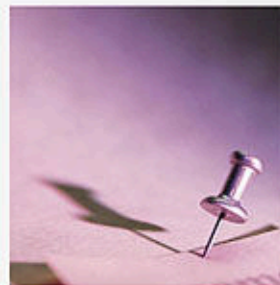
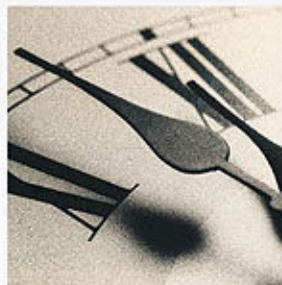
MIR
Noor Square



Terms & Conditions

for apartment

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. (MREL) will issue an allotment letter to the applicant 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 or DD
3. 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 the project.
4. Delay in 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 the right to cancel the allotment. In such an event the amount paid by allottee will be refunded after deducting the Earnest Money.
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 application of the Buyer, that is, on "first come first served" basis, after selecting the reservation of the Car-parking for the landowner.
7. Utility fees/ charges, security deposits & 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 costs 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 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 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. 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 of the apartment or the project, the allottee must consult MIR REAL ESTATE LTD. prior to undertaking any structural or layout changes with in the apartment complex. Failure to do so will hold the allottee exclusively responsible for any damages caused by such changes.
13. The schedule of implementation has been methodically prepared to ensure both high quality and smooth progress of work. The project is scheduled to be completed by December 2011 (with the provision of six months grace period).
14. The construction period of the project can be affected by "Force Majeure", i.e., unavoidable circumstances which include Act of God like natural calamities and political disturbances, war, strikes and change in the fiscal policy of the state, materials scarcity, unusual price escalation and any other phenomena beyond the control of Mir Real Estate Ltd.
15. 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 with in 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.
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. 50,000 (Fifty thousand) only for each allotment of apartment towards the Reserve Fund for this board.





MIR REAL ESTATE LTD.
(A Concern of MIR Group of Companies)

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