

mir[™]
Parul Legacy
a t B a r i d h a r a



mir[™]
real estate ltd
MIR REAL ESTATE LTD.





Introduction

Mir Parul Legacy is a beacon to the world of luxury and comforts. This is the doorway to a life that you have always wished for- a trendy life mixed and matched with wholesome luxury and superb style. What draw both of your attention and admiration are the magnificence and beauty of the project. At the same time it mirrors the contemporary architecture trend that believes in creation of ornament using the structure and theme of the building rather than the exterior gaudy ornamentation.

Mir Parul Legacy is located at plot-14, Road-12, Block-K, Baridhara, Dhaka. It is a 8 storied residential complex consisting of 7 apartments. There is an extensive parking space covering the ground floor area where you can nest your car. Along with its stylish layout and marvelous look, what makes the project stand apart is its unique idea of only 1 flat on each floor from 1st to 7th floor. Such immaculate planning saves you from any hassles, clumsy doorways or obstacles in door openings. You can have a great provision of privacy and enjoy the maximum benefit of lobby areas. At Mir Parul Legacy, you can make a choice of your suitable home from apartments approximately 2420 sft. area. Perfectly planned spacious rooms promise your pleasure and peace of mind with affluent flow of fresh air and natural light. Here we state you the most exclusive offering of Mir Parul Legacy -the 37.5% of the total square feet area is left open. We feel proud to provide you with this opportunity as we all know how essential yet unattainable a little bit of green in front of your doorway is in our existing reality. Besides exclusive features, the apartment dwellers will be privileged with the close proximity to meet up all the urban facilities. Mir Parul Legacy happens to be a residential space like no other and for once taking a decision becomes easy.





"Disclaimer:
All perspective views, images, & drawings are indicative and used for presentation purposes; these may be changed due to technical reasons."

Location MAP



mir
Parul Legacy

Plot-14, Road-12, Block-K
Baridhara, Dhaka.



Axonometric View



Ground Floor Plan



40' - 0' - 0' Wide Road



Axonometric View



First Floor Plan

2420 sft





Typical Floor Plan

2420 sft



Axonometric View



Layout

2nd-7th Floor Plan

2420 sft





Features & Amenities

CIVIL WORKS

- The building structure will be reinforced cement concrete (RCC) frame structure with slab
- Structural design is considering earthquakes and winds intensity (210 km per hour) as per Bangladesh National Building Code (BNBC). As well as latest international seismic design provisions.
- Average 4" thick lime terracing in rooftop to protect overheating.
- All external walls will be 8"/10" brickwork with smooth plaster.
- All internal walls will be smooth plaster with 5" brickwork.
- Exterior walls will be painted with weather coat paint. (Berger or equivalent)
- Internal paint (wall and ceiling) will be plastic paint.
- For general floors MIR/RAK/ CHAINA mirror polish homogeneous tiles. (32" X 32")
- Railing shall be provided with SS post with tempered glass in verandahs.
- 4" silver aluminum section (BTA/ Fu-Wang/ KAI or equivalent) in all windows & sliding shutters with mosquito netting.
- Good quality stone aggregate (for column, slab, footing, grade beam and underground reservoir) 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/ Energypac or equivalent imported electrical switches & sockets
- Imported electrical sub distribution box (SDB) with circuit breaker (HAVELS or equivalent)
- Provision for air-conditioner in all bedrooms, family living and living room (except maid's bed).
- Provision for electrical geyser in all bathrooms and kitchen (except maid's toilet).
- One washing machine electrical and sanitary provision in each apartment.
- Standard quality concealed cable wiring (BRB/ Paradise/ BBS or equivalent).
- Fan hook box for ceiling fan.
- TV Cable in Master, 2nd, 3rd bed, Family Living, Living area.
- WI-FI Provision.
- Telephone line Provision in Master bed & living area.

BATHROOM FEATURES

- Imported sanitary wares in all bathrooms (COTTO or equivalent) except maid's toilet.
- Imported chrome plated (CP) fittings in all bathrooms (COTTO or equivalent).
- Good quality one soap case, one paper holder, push shower and one towel rail in all bathrooms (except maid's bath).
- Mirror in all bathroom with overhead lamp point.
- Cabinet basin with marble top in all bathrooms (COTTO or equivalent) except maid's toilet
- Provision for hot water lines in all bathrooms (except maid's toilet)
- Imported glazed wall tiles up to 7'-0" height.
- Imported matching glazed floor tiles in all bathrooms except maid's toilet
- Imported bathtub (COTTO or equivalent) in master bath & down shower area in others bath
- Exhaust fan in all bathroom's

KITCHEN FEATURES

- Impressively designed platform with granite slab worktop.
- Standard quality imported glazed ceramic wall tiles up to 7'-0" height.
- Double burner gas outlet.
- Imported glazed homogeneous floor tiles.
- One stainless steel counter top sink (Double bowl, single tray) with mixer. (Mixer: COTTO or equivalent)
- Washing area in kitchen verandah with tile finish.
- Provision for hot water line at kitchen sink.
- Separated Tiled Area in the kitchen verandah to place Gas Bottle and connection up to gas outlet
- One exhaust fan in suitable place.
- Provision for kitchen hood.

Features & Amenities

DOORS

- Solid Burma teak/ Imported decorative main entrance door shutter with-
 - ▲ Solid teak/ imported solid wooden door frame
 - ▲ Check viewer, Door chain
 - ▲ Door handle with good quality security lock
 - ▲ Calling bell switch of good quality
 - ▲ Apartment number plate
- Internal door shutter (except maid's toilet) of teak veneer flush door shutters
- (Partex / Hatil/ or equivalent).
- For verandah & toilet door shutter will be teak Chambul veneer flush door shutter with both side lacquered. (Partex / Hatil/ or equivalent).
- All internal door frames will be of teak Chambul or equivalent wood.
- All internal doors with good quality mortise lock with one tower bolt (except maid's toilet).
- French polished door frame and shutters.

OTHER FEATURES

- 01 (One) no. international standard lift of 08 (Eight) passengers capacity.
- (Mitsubishi/Daewoo/Sigma/Schneider or equivalent)
- Video Intercom system.
- Gas pipeline connection from TITAS distribution system as per total calculated consumption. (Subject to Govt. Approval).
- Each apartment will have independent electrical meter (three phase as per DESA/ DESCO rules).
- 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 lines at rooftop.
- All wiring will be concealed with separate cable for each apartment.
- Granite/Marble finished in ground floor lift lobby and walls.
- Imported ceramic wall tiles & mat/glazed homogeneous floor in all other lift lobbies.
- Imported Homogeneous nosing stair tiles in all staircases.
- Stair railing will be of SS and glass combination.
- One Standby auto start emergency Generator (Perkins/Cummins) with sound reducing canopy for operation in Case of Power Failure of:
 - ▲ Lift,
 - ▲ 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 all bedrooms, family living, living & dinning, 01 (One) light in kitchen & all bathrooms, 02(Two) TV point and 01(One) 3 pin power point in dining area for fridge (Total 19 points in each apartment).
 - ▲ CC camera in ground floor for security coverage in reception area, boundary, main gate and lift lobby area

AFTER SALES 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 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 favour 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 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 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 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. 25,000 (Twenty Five Thousand) only for each allotment of apartment towards the Reserve Fund for this board.

"Disclaimer: All perspective views, images, & drawings are indicative and used for presentation purposes; these may be changed due to technical reasons."



দ্বিতীয় চুক্তিনামা

अध्यायः १ अष्टाध्यायिकः नवमः

06/09/13



MIR REAL ESTATE LTD.

Head Office:

House-B/147 (3rd Floor), Road-22

New DOHS, Mohakhali, Dhaka

Mobile: 01713 228817, 01713 228818

www.mirrealestate.com

General Disclaimer:

The information contained in this Brochure and Plans are subject to change as may be required by the authority or the project architect. All measurements are approximate. All illustrations are artists impression only.