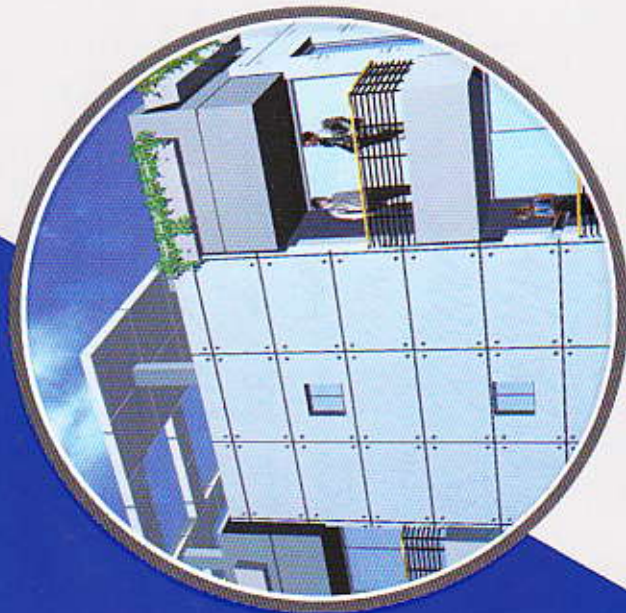


MIR

Dernière



where your dreams are realized

mir
real estate ltd

MIR

Premiere

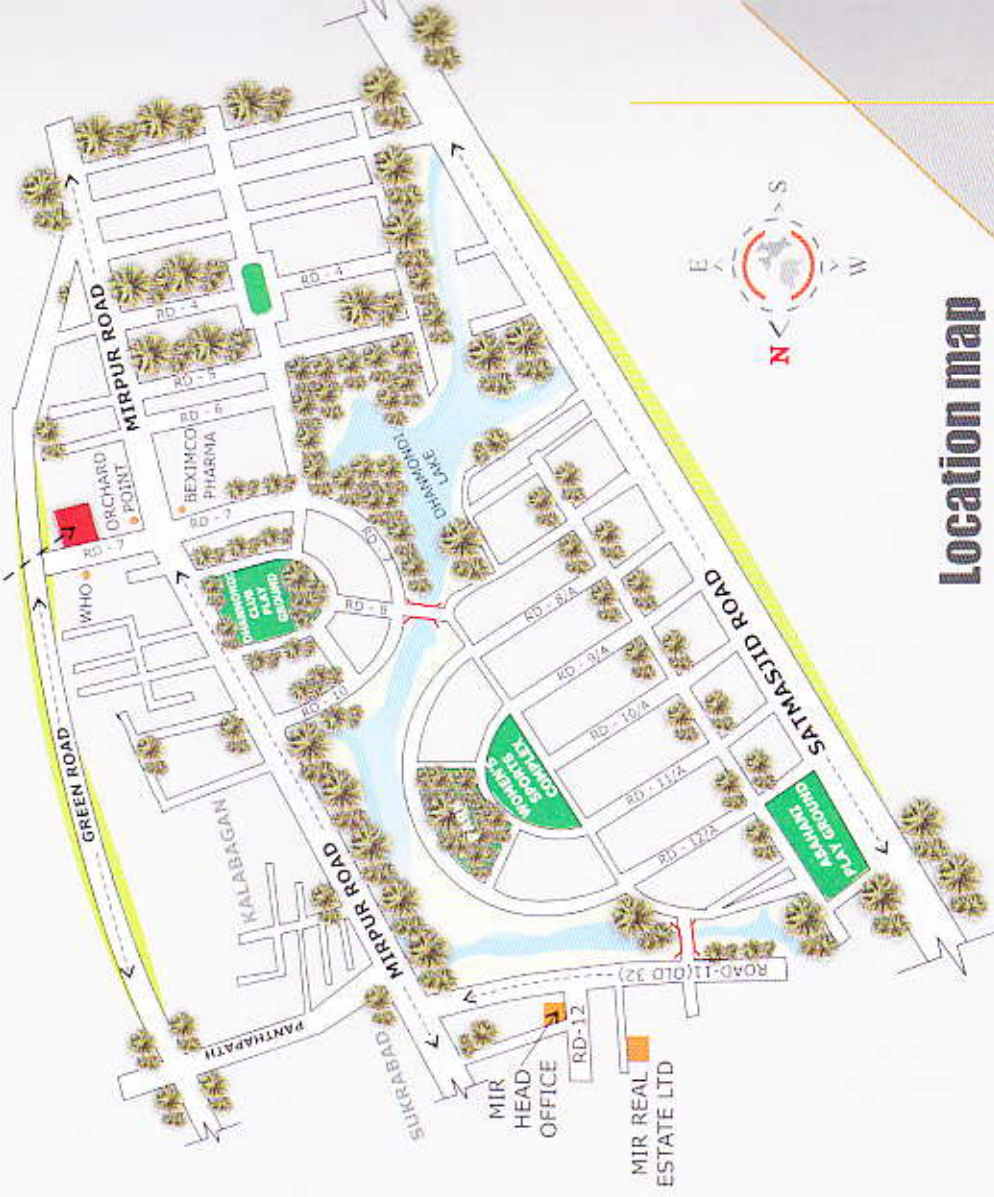
Introduction

Today's the living standards of the city dwellers have reached new heights. 'The Premiere' has become a word with which we associate more than just shelter. The word is comfort, security and often luxury to certain extent come to our minds when we think of a home. So, when people nowadays think about their future, they think of a dream of a perfect apartment with all the attributes of a perfect home.

It is absolutely true that the residential area of Dhanmondi has some extraordinary attributes, which make it one of the most coveted locales of Dhaka City. With lush greenery surrounding the serene lake, combined with an efficient network of streets & walks, parks and playgrounds, Dhanmondi is a symbol of pride for its elite residents. Urban planners and architects are of the opinion that the aura of prestige surrounding Dhanmondi will flourish further in the years ahead.

The 'MIR Premiere' is a peaceful & quiet place of such a locality of Dhanmondi has been selected for its proximity to Mirpur Road, Satmasjid Road, New Market, a handful of renowned Schools and Universities. The beautiful Dhanmondi Lake is also a few minutes' walk from the 'MIR Premiere'. In all respects it is indeed a comfortable and beautiful home, which is perfect for your home.

House - 11, Road - 07, Dhanmondi R/A, Dhaka



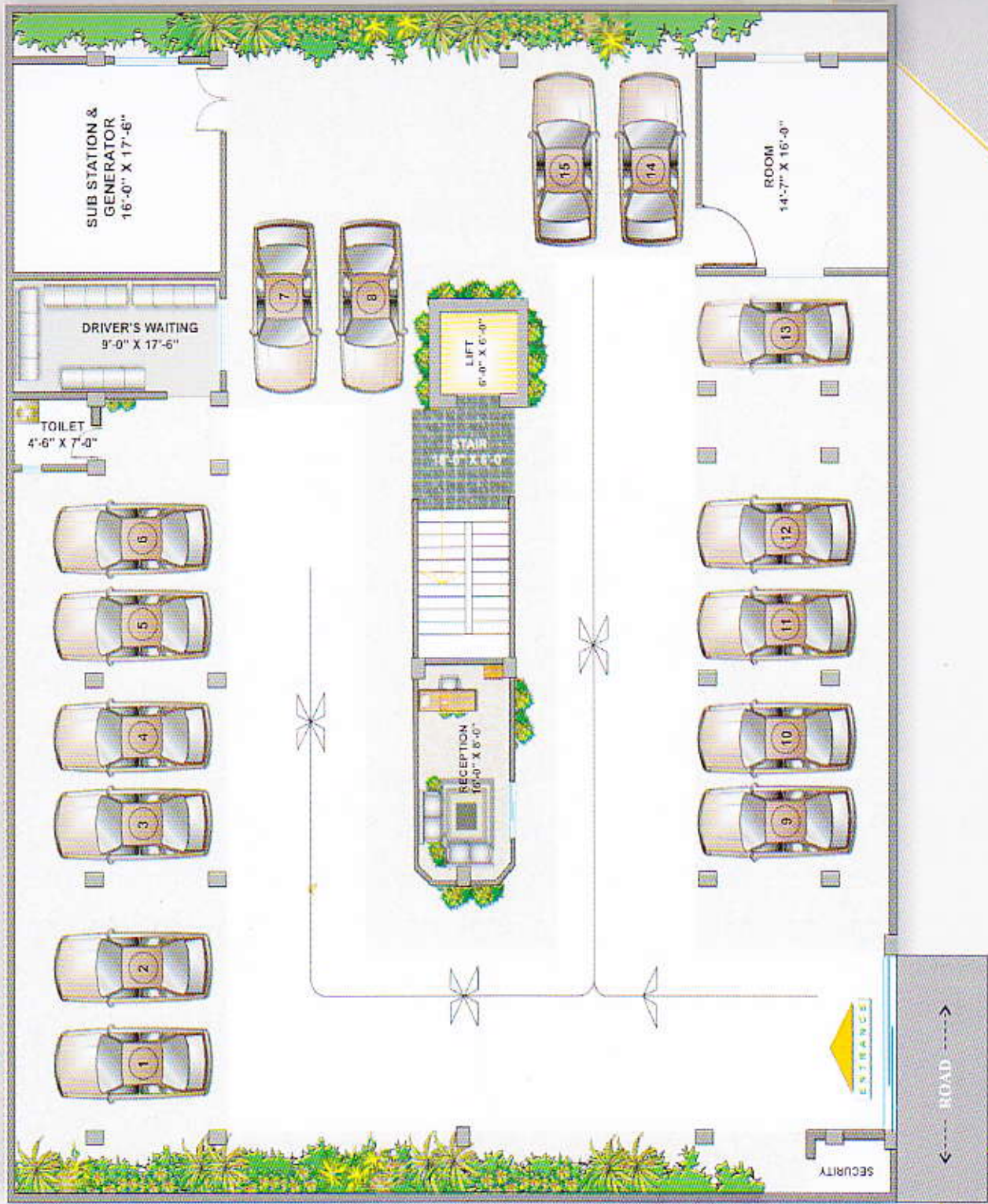
Location map



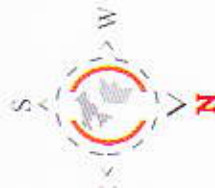
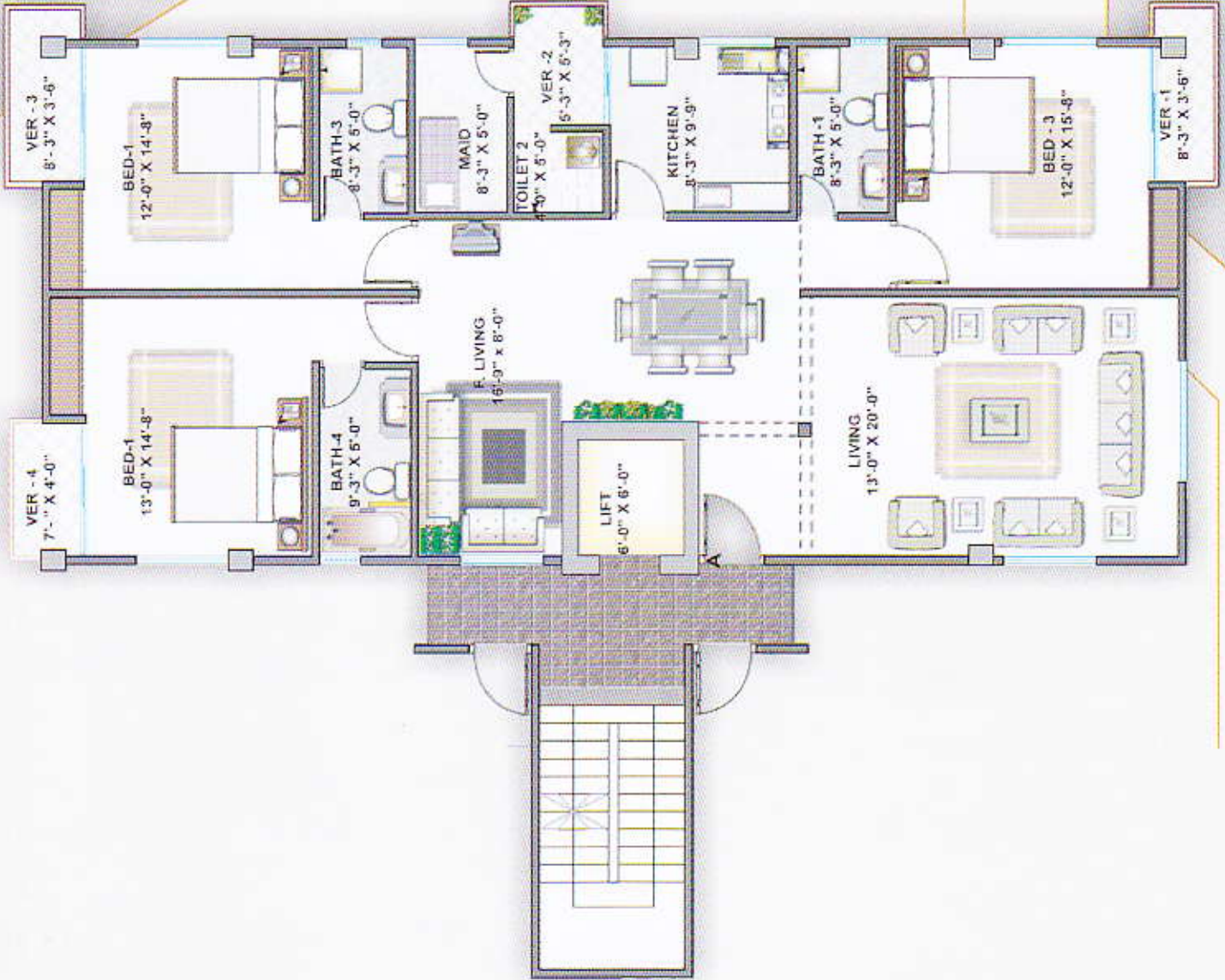
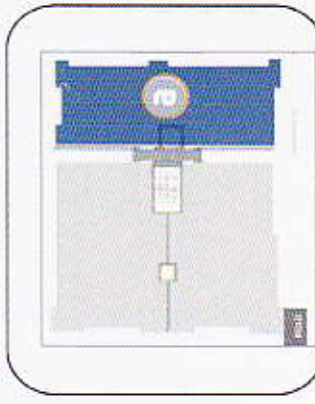
Perspective view



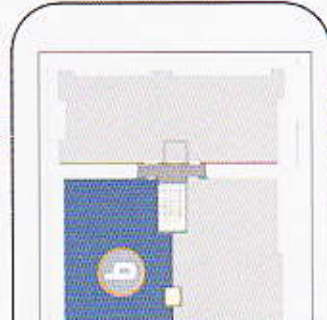
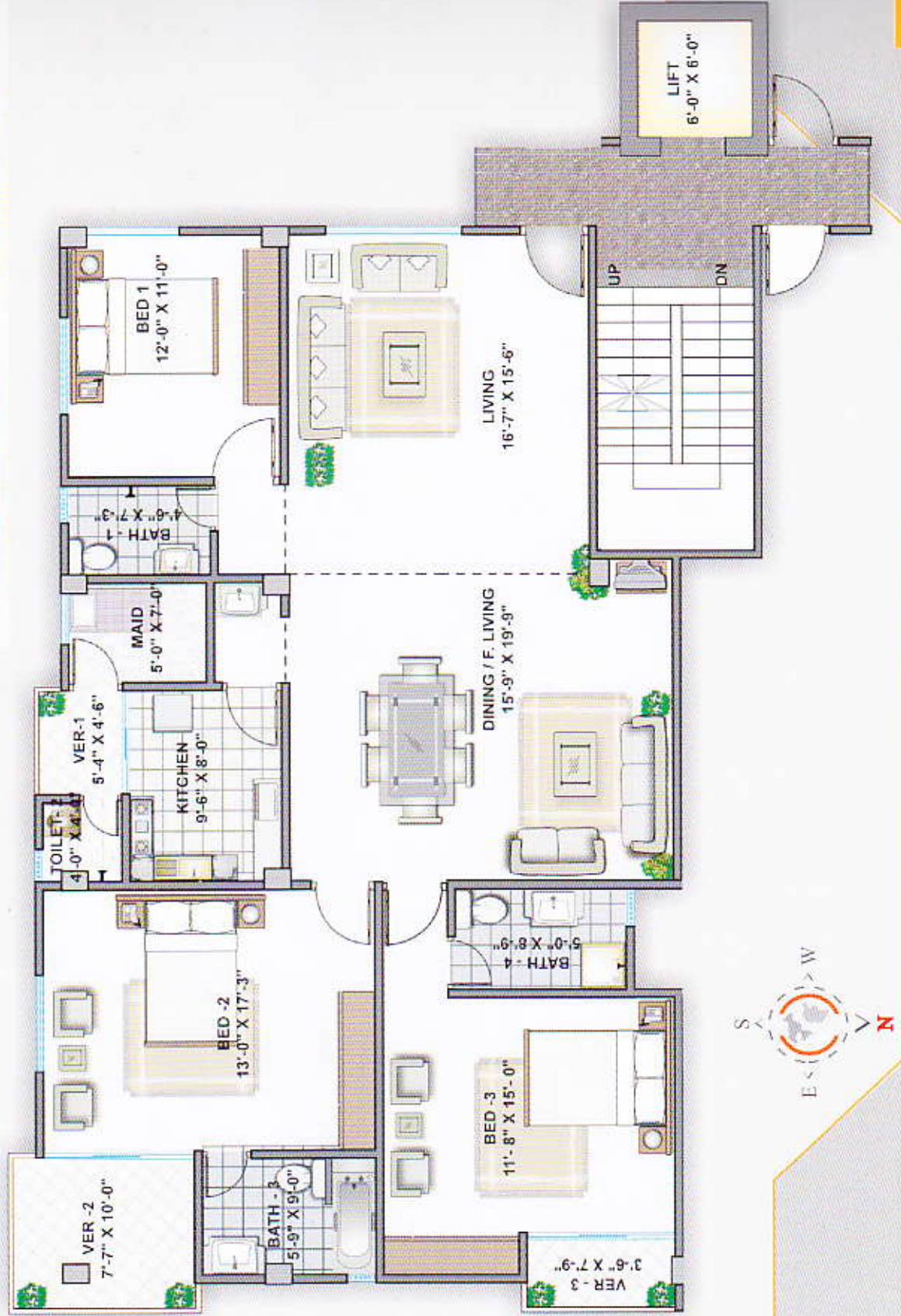
ing Floor Plan

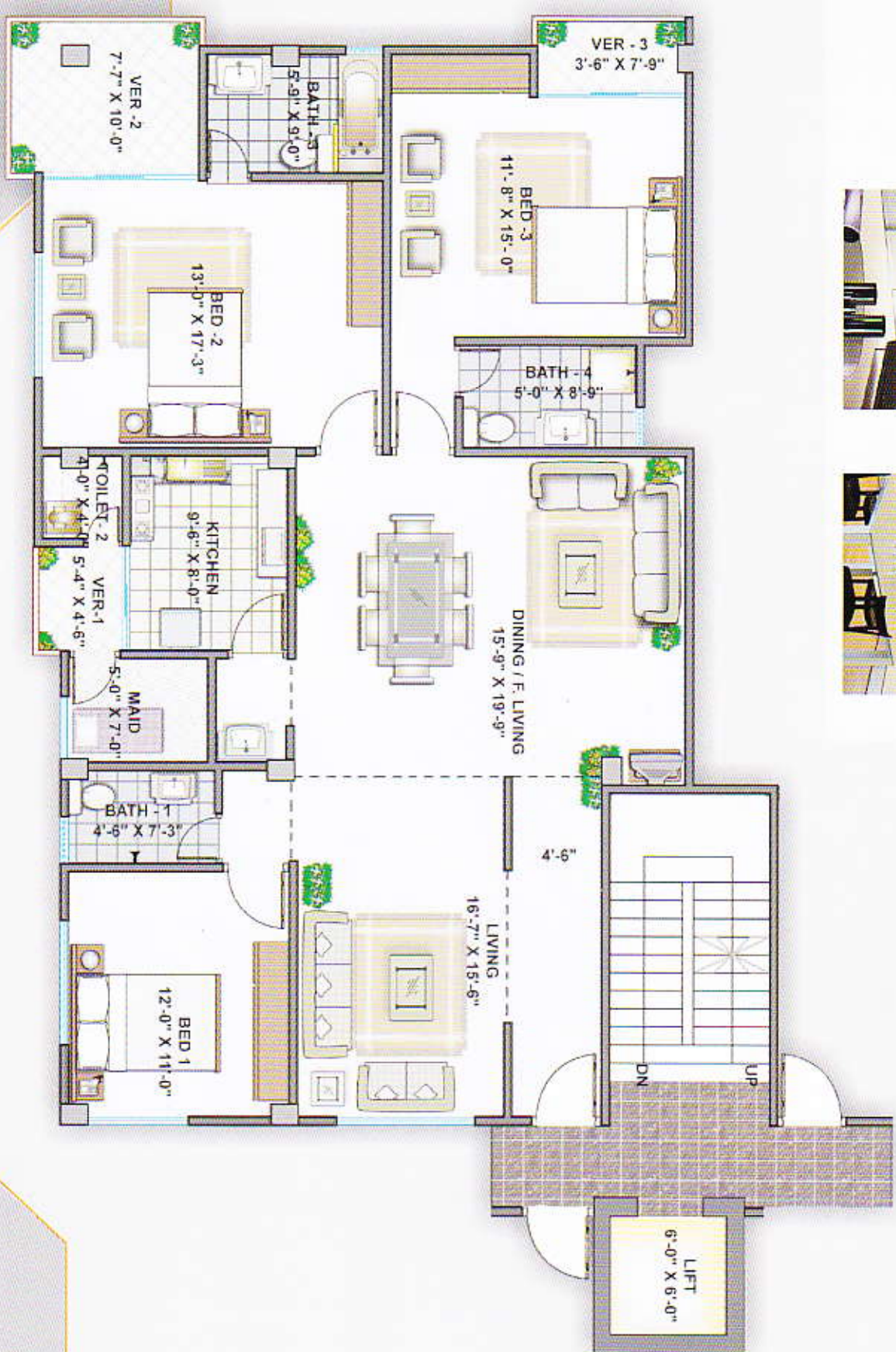
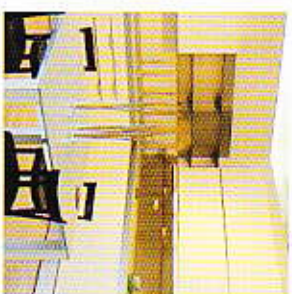


TYPE A 1884 sq. ft.



TYPE B 1884 sq. ft.



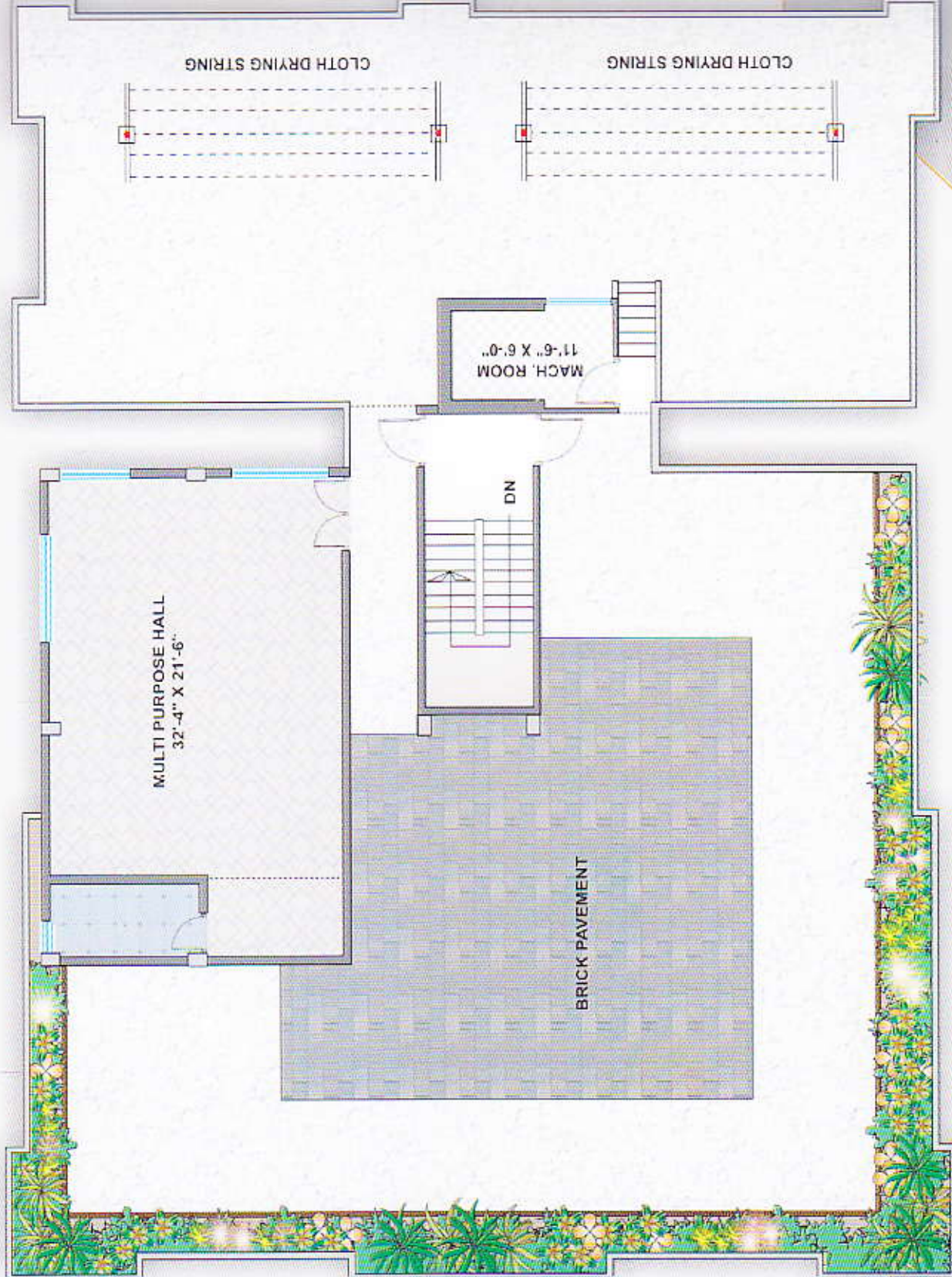
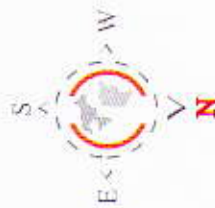


1884



TYPE

Roof Top Plan





Features & Amenities

Features

Entrance:

The entrance is completed by a secured decorative gate with lampposts and **Apartment Logo** introduces one to rare grandeur. Flanked by security checkpoint a comfortable internal driveway leads to a secure parking area and a stately reception lobby.

Reception:

The assigned visitor's lounge is the highlight of the reception lobby complete with an impressive marble/granite concierge. Personalized mailbox and a stylish register dock for visitors check in are available.

The element of convenience and comfort is the lift that has been selected to exact European / Korean standards. This will come in impressive colored doors and cabin and provide fast and reliable service on all the floors. The best levels of safety have been maintained in the specifications.

The lift is of Durocem / weather proof paint (Berger / Elite)

Staircases:

The lift of spaciousness has been well combined with elegance in the superbly proportioned staircases with decorative railing. Easy to climb steps lead to sizable lift lobbies on every floor.

Layout:

The layout has been thoughtfully arranged to maximize advantages, specially in relation to the day light from all sides and cross ventilation throughout. Spreading the layout from end to end. The first and second bedroom have been located away from the guest to emphasize on privacy. All rooms can take advantage of both the winter sunlight and cool summer breeze.

The living and formal dining are large enough for parties. A unique atmosphere of elegance instantly dominates the living area.

The living and formal dining are large enough for parties. The main bedrooms each have conveniently attached attractive baths.

The bedrooms are beautifully designed luxuries with granite / tiled worktops and stainless steel sinks. Wall and floor tiles in colored ceramics complement the traditional styling. Cabinet shutters are available in your choice.

The balconies are adequately sized balconies are strategically located. These have both aesthetic and functional values.

MIR *Premiere*

Features Amenities

Apartment Features:

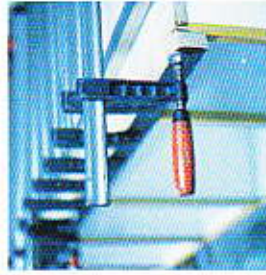
Rak Decorative Main Door with:
Door Chain
Check Viewer
Calling Bell Switch
Solid Brass Door Knocker
Apartment Number in Brass
in MIR/RAK homogeneous Tiles and Tiles in Verandas.
n Finished Plastic Paints on walls and ceiling in Soft Colors.
n Doors of Strong and Durable Veneer Flush Door Shutters with French polish
windows with Tinted color Glass complete with Mohair Lining and Rainwater Barrier in Aluminum Sections.
Grills in Windows.

One and cable TV Line Provision in Master Bed, 2nd Bed and Living Room.
n with connection to Concierge Desk
Electric Switches, Plug Points and Other Fittings.
ed Fancy Light Fixtures in all rooms.
Distribution Box with circuit Breaker in suitable Place.
mergency lights, Three Fan Points and One Light in Kitchen in each Apartment.
ver Outlets with earthing Connection.
on for Air conditioners in all Bedrooms and Living room.
ahs with suitable Light Points.
rframes will be teak Chambal.
LE Locks on all doors.

andah with outer side Water Proof laminated door (Partex).
tric Wiring, phone lines, Gas, and water lines etc. will be concealed.

Apartment Features:

Bedrooms with inner side Waterproof Laminated Doors.
ed Sanitary Wears in all bathrooms except servant bath.
at Basin in Master Bath. (Work top will be Marble / Granite)
AK Full Height Ceramic Tiles in Bathrooms i.e. up to false ceiling height.
AK Floor Tiles in Bathrooms.
ors in Bathrooms with overhead lamps.
ed / Equivalent Quality Locally Made Bath room Fittings.
b in Master Bath with mixer.
floor and wall up to 5 feet in maid bath with Long Pan, Shower and Lowdown
e space over toilets.
te points for Geysers in all bath (Except maid bath) and kitchen.



Kitchen Features:

- Impressively designed Platform with Granite / tiled worktop.
- MIR/RAK wall Tiles.
- MIR/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 (mosquito net provision) in aluminum as per Architectural Design of the Building.
- Tinted glass (5mm Thickness)
- Safety Grills in all windows with matching enamel paint.
- Safety grills in Verandas as per architectural drawing.

COMMON FACILITIES OF THE COMPLEX

- Secured Gateway with Spacious Entrance and Driveway. Security Provision for Control of incoming outgoing persons, vehicles, goods etc.
- Main Lobby & Reception Area are Secured Premises with tiled / granite Concierge Desk, complete personal mailboxes.
- Visitors Waiting Area with toilet Facilities.
- Reserved car Parking in Covered & Protected Ground Floor for Residents with comfortable Driveways.
- Rest Room Facilities for drivers.
- Lift from reputed International Manufacturers to be:
 - With capacity to serve Residents at every floor.
 - With Adequate Lighting.
 - With wall finished and Attractive Doors and Cabin.
- Main Staircase with easy to climb steps and adequate Lighting.
- Roof- Top to have following:
 - Multipurpose Hall with Bath Room.
 - Protective parapet wall.
 - Separated area with clothes lines for drying Laundry.
 - Roof top garden with adequate sitting arrangement.
- Electricity Supply approx. 220V / 440 V from DESA source with separate Main Cable and LT Panel / Distribution board.
- One Stand by Emergency Generator for operating in case of power Failure:
 - The lift.
 - Water pumps.
 - Lighting in common space, and Stairs and 4 lights, 3 fans and one light (in kitchen) points apartment.
- Water Supply connection from WASA sufficient as per total Calculated consumption.
- Underground Water Reservoir with One Main Lifting Pump and standby Pump.
- Sewerage System Planned for Long term requirement.
- Gas Pipeline connection From TITAS Distribution System as per Total calculated Consumption. Adequate safety Measures incorporated.
- Elaborate Intercom System to connect each Apartment to the concierge Desk.

TERMS conditions

MIR REAL ESTATE LTD. is the exclusive developer and builder for planning, implementing and allotment of all facilities of the project as a modern and luxurious apartment complex, consisting of self-contained apartment, other features etc. described in details.

For allotment of apartments should be made on the prescribed application form duly signed by the applicant along with the Earnest Money. Mir Real Estate Ltd. has the right to accept or reject any application without assigning any person thereeto.

On receipt of an application, MIR REAL ESTATE LTD. will issue an allotment letter / Confirmation letter with specific terms & condition to the applicant. The applicant / allottee shall then start making payment as per the schedule of payment. Allotments of apartment are made on first come first served basis.

On receipt of earnest money, installments, additional works and other charges shall be made by Bank draft or Pay order or A/C Payee Cheque in favor of MIR REAL ESTATE LTD. for which respective receipt will be issued to the allottee. Residents residing abroad may remit payments by TT or DD.

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 construction.

In the event of delay in payment beyond the due date will make the allottee liable to pay a delay charge of 0.1% per day 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. (The said earnest money is TK. 1,00,000/- (Taka One Lac) only for each apartment).

MIR REAL ESTATE LTD. and the ALLOTTEE will be required to execute an agreement for safeguarding the interest of the allottee as well as MIR REAL ESTATE LTD.

The allottee shall be responsible for all charges/ deposits & other incidental expenses relating to gas, water sewerage and electric connection 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.

The allottee shall be responsible for all charges in the specifications, design and / or layout of the apartments and other facilities may be made by MIR REAL ESTATE LTD. in large overall interest or due to unavoidable reasons.

MIR REAL ESTATE LTD. May cancel an allotment on non-payment of installment in disregard of reminders and after final intimation to allottee by registered post at the address given in the application form.

On completion of each apartment shall be duly handed over to the allottee on completion and on full payment of installments and other charges and dues and till then the possession will rest with MIR REAL ESTATE LTD.

The allottee will pay stamp duties, registration fee, documentation charges and any other taxes and expenses likely to be incurred in connection with the Deed of Agreement, Allotment, Registration, Transfer etc. Only the amount shall be charged.

On completion of the apartment or the project, the allottees must consult MIR REAL ESTATE LTD. prior to undertaking any structural layout changes with in the apartment complex. Failure to do so will be at the sole discretion of the allottee's.

The project implementation has been methodically prepared to ensure both high quality and smooth progress of work. Construction is scheduled to be completed within June 2008.

On completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of Mir Real Estate Ltd. like force majeure, natural calamities, political disturbance, materials price escalation, strikes and change in the fiscal policy of the state etc.

On completion beyond the control of MIR REAL ESTATE LTD. the implementation of "MIR PREMIERE" is abandoned, MIR REAL ESTATE LTD. will refund to the allottee the Earnest Money and all installments made within 60 (sixty) days from the announcement made to this effect. In this eventuality, the allottee will not be entitled to any claims or damages whatsoever.

On completion, 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/- for each apartment towards the Reserve Fund.

with special finishes
considered as optional items.

is and information in this
set to change as may be deemed necessary for the greater
ject.

similar space layouts are used for the greater ease of
if may vary from the actual project.

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ation media without prior permission of the concerned

by MIR REAL ESTATE LTD.

MIR REAL ESTATE LTD.

A Concern of MIR Group of Companies

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8110131, 8110997, 8122682,

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