

Tmir Liara

@ Humayun Road



tmirTM
real estate ltd



Introduction

Mir Tiara is located at plot-6/10, Humayun Road, Mohammadpur, Dhaka-1207. It is a 9 storied residential complex consisting of 8 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 8th floors. 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 Tiara, you can make a choice of your suitable home from apartments approximately 1500 sft. areas. 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 Tiara -the 20.7% 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 Tiara happens to be a residential space like no other and for once taking a decision becomes easy!



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Location Map

Tmir
Liara

6/10, Humayun Road
Mohammadpur, Dhaka



Axonometric View



Ground Floor Plan





Typical

Floor Plan
(1st-8th Floor)

1500 sft



Axonometric View



Furniture

Layout

1500 sft





Features & Amenities

CIVIL WORKS

- The building structure will be reinforced cement concrete (RCC) frame structure with slab
- Structural design in considering earthquakes and winds intensity (210 km per hour) as per Bangladesh National Building Code (BNBC). As well as latest international seismic design provisions.
- Lime terracing on rooftop to protect overheating.
- All external walls will be 8"/10" brickwork with smooth plaster.
- All internal walls will be smooth plastered with 5" brickwork.
- Exterior walls will be painted with weather coat paint. (Berger or equivalent)
- Internal paint (wall and ceiling) will be plastic paint.
- MIR / RAK general floor mirror polish homogeneous tiles. (24" X 24")
- Sliding windows as per architectural design of the building.
- 4" silver aluminum section (BTA/ Fu-Wang/ KAI or equivalent) in all windows & sliding shutters.
- Safety grills in the verandah as per the architectural design of the building.
- Good quality bricks, Stone aggregate (for column, slab, footing, grade beam and underground reservoir only) will be used as per structural design requirement.
- First class bricks/concrete bricks will be used in the walls.
- 60 / 72 grades deformed bar will be used in the structure
- MIR Cement will be used.

ELECTRICAL WORKS

- Good quality MK/ Energy Pac or equivalent electrical switches & sockets
- Imported electrical sub distribution box (SDB) with circuit breaker. (HAVELS or equivalent)
- Provision for air-conditioner in master bed, 2nd bed room & living area.
- Plug point for electrical geyser in master & 2nd bathrooms and kitchen.
- Standard quality concealed cable wiring for intercom, telephone, and cable connection.
- One washing machine electrical and sanitary provision in each apartment.
- Standard quality concealed cable wiring (BRB/ Paradise/ BBS or equivalent).
- All Power Outlets with earthing connection
- Electrical plan in each apartment with adequate points.

BATHROOM FEATURES

- Standard quality sanitary wares in all bathrooms (RAK/ Stella/ or equivalent) except maid's toilet.
- Standard quality chrome plated (CP) fittings in all bathrooms. (Sattar or equivalent)
- Standard 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 points.
- Pedestal basin with combi set in all toilets except maid's toilet. (RAK / Stella/ or equivalent).
- Provision for hot water lines in master & 2nd bathroom.
- Mir/ RAK ceramic tiles on floor & wall up to 7'-0" height.
- Best quality PVC fittings will be used (A1/Matador/RFL/N.POLY/ Suchona)
- Provision for exhaust fan.

KITCHEN FEATURES

- Impressively designed platform with granite tiles finished worktop.
- Standard quality RAK/ MIR glazed ceramic wall tiles up to 7'-0" height.
- Double burner gas outlet.
- MIR / RAK glazed homogeneous floor tiles. (16"X16")
- One stainless steel counter top sink (single bowl, single tray) with mixer.
- Suitably located one exhaust fan provision.
- Washing area in kitchen verandah with tile finish.
- All lines will be concealed.
- Provision for hot water lines at kitchen sink.
- Space for kitchen hood provision with plug point.

Features & Amenities

DOORS

- Solid Chittagong teak decorative main entrance door shutter with-
 - ▲ Chittagong teak 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 Chambal veneer flush door shutter with internal side lacquered. (Partex / Hatil/ or equivalent)
- All internal door frames will be of seasoned shilkoroi or equivalent wood.
- Maid's bathroom door of Plastic door shutter and frame
- All internal doors with good quality mortise lock with one tower bolt (except maid's toilet).
- France polished door frame and shutters.

OTHER FEATURES

- 01 (One) no. international standard lifts of 06 (Six) passengers capacity.
- Intercom.
- 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 line at rooftop.
- Properly earthen power lines.
- One fire extinguisher in each floor.
- Marble/Granite/Wooden finished concierge desk.
- Ceramic wall tiles (24"X12") & mat/glazed homogeneous floor tiles (24"X24") in all lift lobbies. (MIR/RAK or equivalent)
- Homogeneous nosing stair tiles in all staircases. (MIR/RAK or equivalent)
- Stair MS railing along with wooden handrail and post.
- One Standby auto start emergency Generator (Perkins/Cummins) with sound reducing canopy 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,
 - ▲ 01 (One) light and 01 (One) fan point in three bedrooms, 01 (One) light point in dinning & kitchen. (Total 8 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.

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RAJUK Approval

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১. কর্তৃক অনুমোদনের তারিখ হইতে ০০ (তিন) মাসের পূর্বত নকশার অনুমোদন বলবৎ থাকিবে। এই সময়ের মধ্যে নির্মাণকারী তার না করা হইলে সমাসীদা অধিকৃত হওয়া পূর্বে যথোপযুক্ত হিসাব জমা পূর্বত আবেদনের মাধ্যমে নথায়ন করিতে হইবে।

২. এই অনুমোদনের সরকারী, অর্ধা-সরকারী ও বেসরকারী যে কোন প্রতিষ্ঠান কর্তৃক প্রকৃত মন্যসের বেলায় প্রতিবন্ধক নহে। সরকার যে কোন সময় সম্পত্তি প্রকৃত মন্যন করিয়া পইতে পারেন, ইহাতে প্রাপ্তি আইনানুযায়ী কোন বাধা থাকিবে না।

৩. কর্তৃক তদা (বেজমেন্ট) অথবা ইয়ার্ডের ভিত্তির কাজ আরম্ভ করিবার ২ (দুই) মাসের মধ্যে সম্পন্ন করিতে হইবে। নির্মাণকারী চলাকালীন পার্শ্ববর্তী জায়গার/ইয়ার্ডের কোন ক্ষতিসাধন ঘাহাতে না হয় এই শর্তে প্রয়োজনীয় ব্যবস্থা গ্রহণ করিতে হইবে।

৪. কার্যের নকশা প্রাপ্ত্যে এবং নির্মাণকারী চলাকালে ভূমিকম্প সংক্রান্ত বিধানবলী মধ্যস্থ অনুকরণ সিদ্ধি করিতে হইবে।

৫. যে কোন নির্মাণকারীর জন্য Building Construction Act, 1952 (Act No. II of 1953) ও তাত্কা মহানগর ইয়ার্ড (নির্মাণ, উন্নয়ন, সংরক্ষণ ও প্রশাসন) বিধিমালা, ২০০৮ এর অন্যান্য শর্তবলী প্রযোজ্য হইবে।

৬. নির্মাণ অনুমোদনপত্র জিএল, গ্যাস, পানির অধ্যাদান (Utility MOES) প্রদানকালীন প্রায়ের ক্ষেত্রে মন্যপত্রের বিষয়ে বিবেচনা না হইতে অধিকার কর্তৃক প্রদত্ত ৪০০ ফুট এ Occupancy Certificate (বসবাস বা ব্যবহারের সমন্বয়) প্রদান পূর্বত অনুমোদন প্রাপ্তি সনদ প্রদানকারী সংস্থায় রাখিল করিতে হইবে।

তারিখ :

অনুলিপি :

১. মি. সত্যজিৎ ব্রহ্মচারী
২. মি. সত্যজিৎ ব্রহ্মচারী
৩. মি. সত্যজিৎ ব্রহ্মচারী

সংযুক্ত : অনুমোদিত নকশা।



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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.

