

Meghna
Rowshan Villa



Project Brief

PROJECT NAME	: Meghna Rowshan Villa
ADDRESS	: Block-25, Plot - 03, Mirpur, Pallabi-12, Dhaka.
LAND AREA	: 5.31 Katha
STORIED OF BUILDING	: 8 (Eight)
SIZE OF APARTMENT	: Unit -A: 1175 sft Unit -B: 1175 sft
EXPECTED HANDOVER	: April 2015
CONSULTANT	: Dimention-3



Features & Amenities

Kitchen:

Double Burner Gas Outlet. Good Quality wall Tiles 7'-0" height. Matching Floor Tiles (Homogeneous). Space Provision for Gas Oven. Concealed Hot and Cold Water Lines. One Stainless Steel Single Bowl Sink with Mixer. Suitably Located Exhaust Fan.

Utility Lines:

Electricity & Gas Supply will be of individual Apartment-wise Meter and connection and water supply and sewerage will have common meter connection for the project.



GENERAL AMENITIES OF THE COMPLEX

Electricity Supply approx 220V/440V from DESA source with separate Main cable and LT Panel/ Distribution Board. Reserved car parking in Covered & Protected Ground Floor for Residents with Comfortable Driveways. 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 Gas Distribution System as per Total Calculated Consumption, Adequate Safety Measures incorporated. Gas connection exclusively depends on Govt. decision & policy Termite Protection Treatment of Ground.

Building Entrance:

Secured Gateway with Spacious Grand Entrance and Driveway. Provision for Control of Incoming and Outgoing Persons, Vehicles, Goods. Reserved Car Parking, damp Protected in Ground Floor for Residents with Comfortable Driveway. Block Tiles Floor for comfort and safe parking (Partial). Logos on polished marble or granite and Lamp post to expose the elevation & perspective of the building. Personal mailboxes.

Lift:

Internationally reputed lift Manufacturers Company (8 persons). OTIS/HUNDAI/FUZI Adequate lighting and safety. Fast & reliable service to residents on all floors.

Lift Lobbies & Staircases:

Spacious lift and stair lobby in each floor. Imported floor tiles in all lift lobbies (China). Stair tiles in all staircases (RAK or equivalent).

Generator:

Capacity to cover Lift, Water Pumps, Common Lights and 10 points in each flat except power points in each apartments. Residential soundless bonnet type.

Water Pumps:

One water pump for better services.

Roof Top:

Protective parapet wall. Parapet Wall with standard height. Planters & Lighting. Protected children's area.

Intercom:

Imported Brand. To connect each Apartment to the concierge Desk.

Block -25



30' WIDE ROAD

Mirpur Pallabi

120' WIDE ROAD

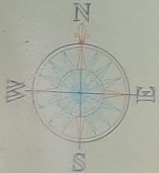
Mirpur - 2

Mirpur - 10 Circle

Mirpur - 14



Meghna
Rowshan Villa



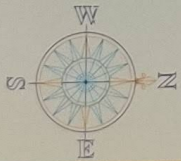
GROUND Floor

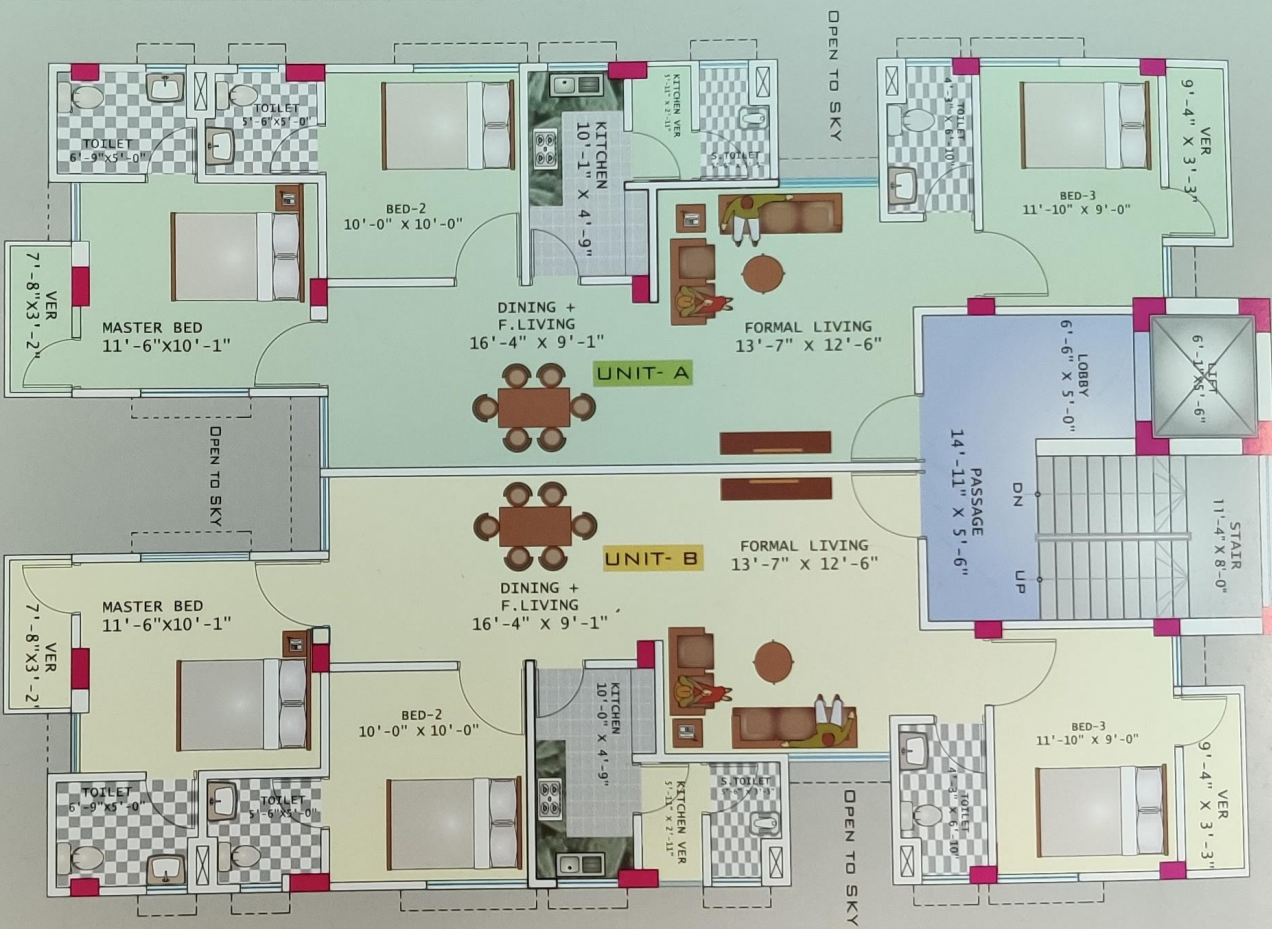


GROUND FLOOR PLAN



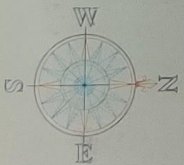
CAR PARKING





A = 1175 Sft

B = 1175 Sft



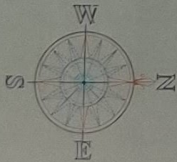
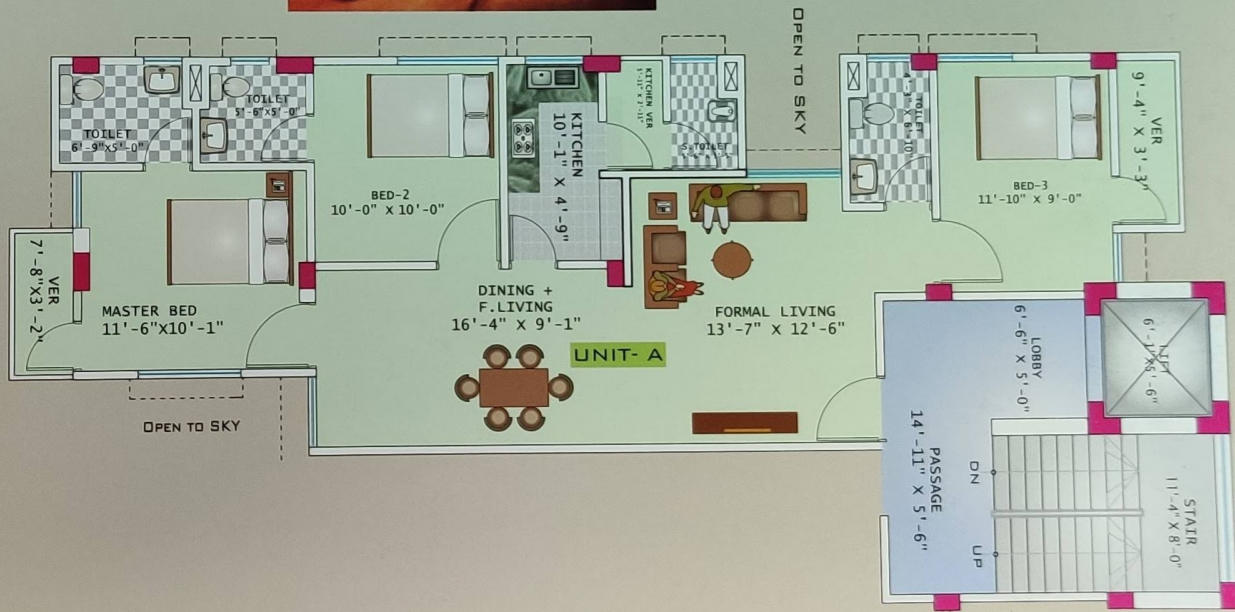
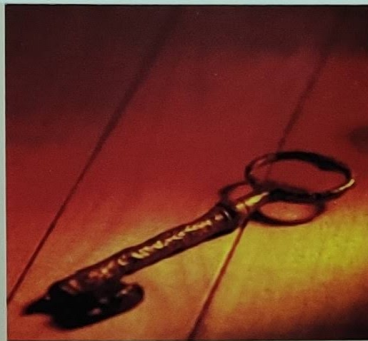
TYPICAL FLOOR PLAN



TYPE

A

1175 Sft

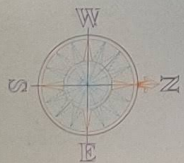




TYPE

B

1175 Sft



& terms CONDITIONS



MEGHNA ROWSHAN VILLA

Allotments will be made on first come first serve basis. Buyers willing to make full payment at a time will be given preference.

Allotments transfer:

Until all installments are fully paid, the buyers shall not have the right to transfer the allotment to a third party.

Payment :

All payment by cheque, bank draft or pay order should be made payable to **Meghna Real Estate Ltd.**

Company's right :

The company reserves the right to accept or reject any application for allotment. The company may change in the design and specifications of the project.

Transfer cost :

The buyer shall bear all cost relating to stamps, Rajuk transfer cost, share transfer cost, registration, legal cost, vat, tax etc. time to time imposed by the government, if any.

Incidental cost :

Connecting fees and other incidental charges relating to gas, water, sewerage and electricity are not included in the price of the apartment. The buyer will make the payment of Tk.1,00,000/- directly to the developer.

Owner's society :

They must undertake to become a member of the owners co-operative society which will be formed by the buyers of the apartments and duly registered under the co-operative society act 1940 for the management of the common service, such as lift, security etc.

Payment schedule :

Down payment : 30% of total price.

Handover Time : April 2015