

Perspective

View

Meghna Spring View

MEGHNA

Spring View

Flat Size : 2300 SFT



LOCATION MAP

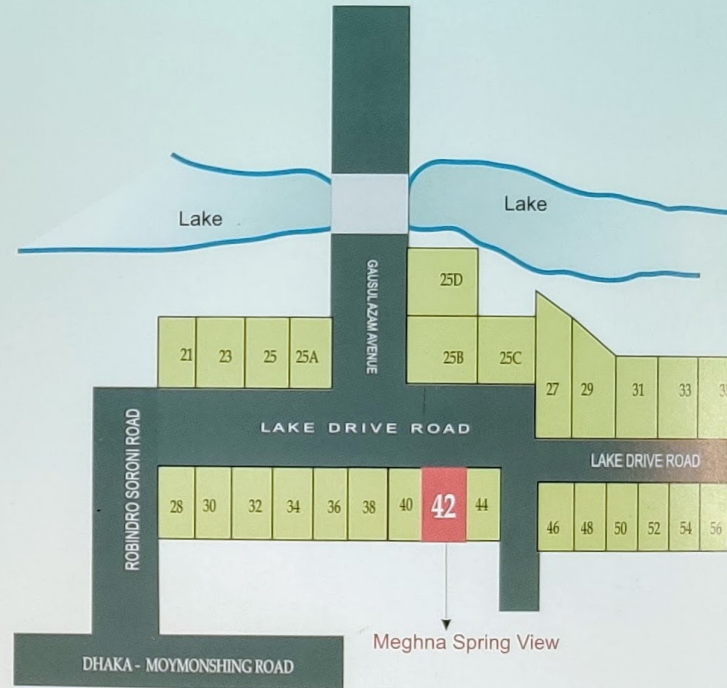
INTRODUCTION

We are very much delighted to introduce our new project, "MEGHNA Spring View" at 42, lake drive road, Sector-7, Uttara one of the prestigious residential areas. It is in a calm and quite environment away from the din and bustle of the city crowd. This is a place of lush green surroundings having easy access to educational institutions, shopping mall, food shops, playground etc. And very close to all modern facilities. Designing architects have put the best efforts on maximization of functional aspects as well as aesthetics of the project, creating responsive openness and comfort. The apartment is the expression of contemporary architecture, equipped with modern, stylish and elegant fittings and fixtures. Excellent road network, easily

PROJECT BRIEF

Project Name	: Meghna Spring View
Address	: House # 42, Lake Drive Road, Sector # 7, Uttara, Dhaka.
Project type	: Exclusive Residential Apartments.
Land area	: 3.75 Katha (approx)
Storied of building	: 6 (six) storied
Number of apartments	: 5 nos.
Size of apartment	: 2300 sft*
Building facing	: West facing
Total car parking	: 6 nos.
Developer	: Meghna Real Estate Ltd.
Consultant	: H-one Architects, Engineers & Planners
Expected handover	: April, 2009

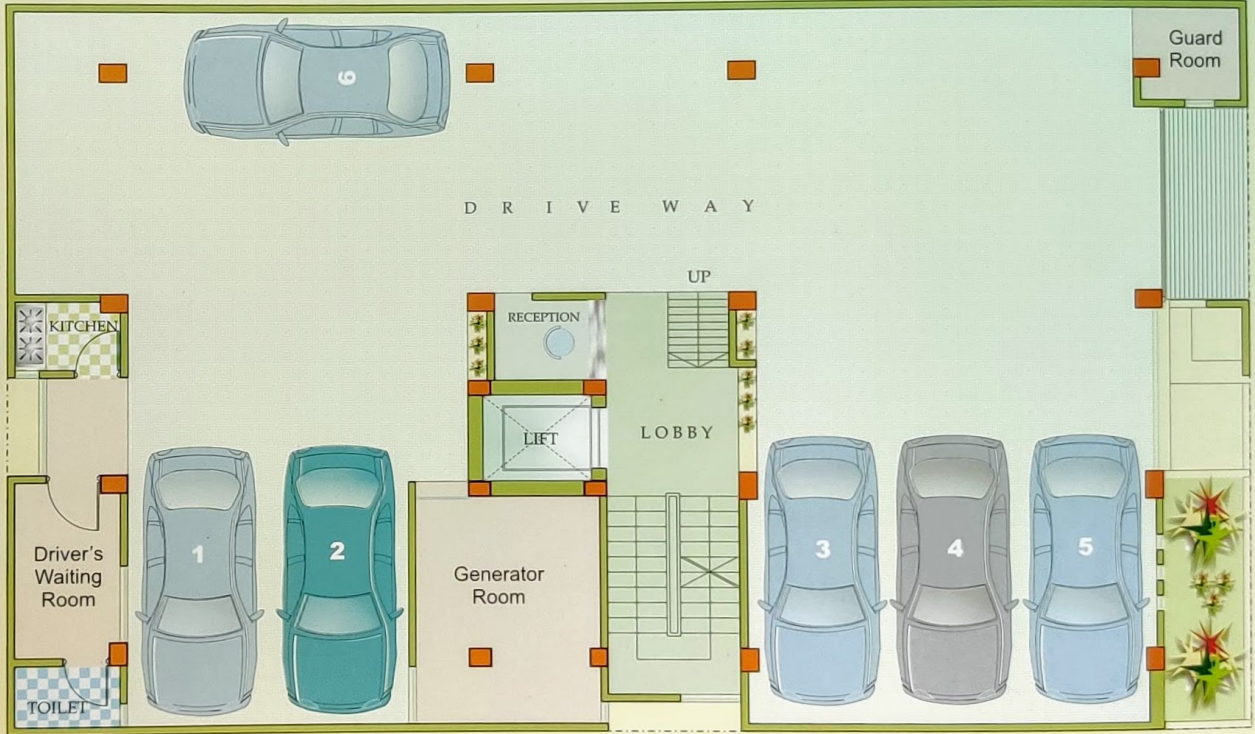
*NOTE: APARTMENT SIZE INCLUDE ALL UTILITY AREA.



Ground floor

Meghna Spring View

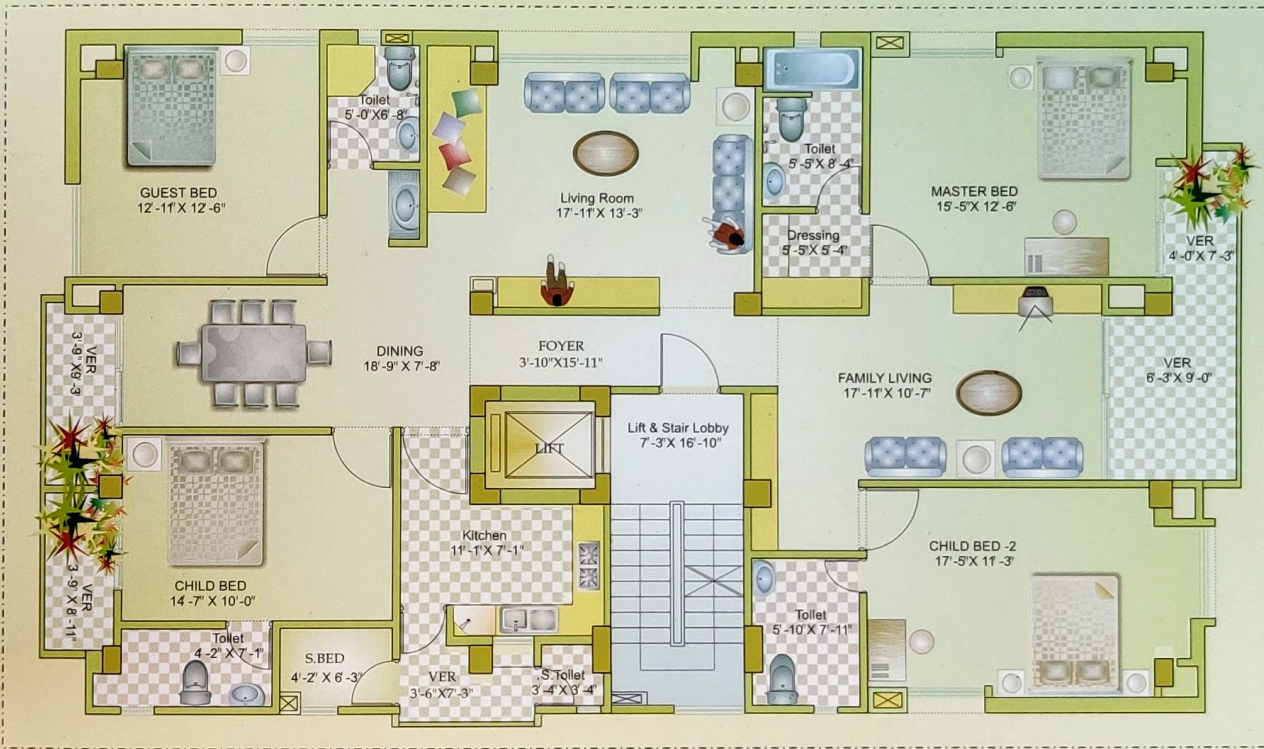
Parking



Typical floor

**P
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A
N**

2300 SFT



Meghna Spring View

Features



Amenities

FOUNDATION :

Sub-soil investigation & soil composition have been comprehensively analyzed and Bored Cast-in-Situ pile have Constructed in foundation.

STRUCTURE :

The building will be a framed structure of RCC (Reinforced Cement Concrete). The building has been designed considering all adverse factors i.e earthquake & wind pressure etc.

MATERIAL :

Stone chips/ Brick chips from 1st class picked will be used as aggregate in foundation, column & slab. Reinforcing steel will be tested from BUET. High quality Portland cement will be used.

GROUND FLOOR :

Guard room, Reception room, Generator room, Sub-station room, Drivers waiting room & toilet.
PABX telephone connection with each apartment and reception area.
Individual mailbox for each apartment.
Underground RCC water reservoir & water lifting pump.
Reserved Car Parking, dam Protected in Ground Floor for Residents with Comfortably driveways.

DOORS :

Solid, well-seasoned teak decorative door at the main entrance with handle lock, door chain, Check viewer, calling bell switch. All other doors will be of Gamare & Mahogune French polished. Bathrooms will have plastic door.

FLOOR & WALL :

R.A.K/Fu-wang/CBC homogeneous/equivalent tiles (Locally made) will be used in all rooms, lobbies and stair. R.A.K/equivalent ceramic wall tiles up to 7' in the kitchen along with kitchen counter top.

WINDOWS :

Safety Grill with MS flat bar in windows.
Aluminum works with 5mm thick tinted glass.

KITCHEN FEATURES:

Concealed hot and cold water lines.
Double burner gas Outlet.
Good Quality wall Tiles full height.
Space Provision for Gas Oven.
One Stainless Steel double Bowl Sink with Mixer.
Suitably Located Exhaust Fan.

BATH ROOM FEATURES :

Concealed hot and cold water lines provision for Master Bedroom.
R.A.K/BISF white Commode and Low-down.
R.A.K/BISF white wash Basin.
R.A.K/CBC Equivalent glazed tiles in floor & walls.
Other fittings and fixture like soap case, towel rail, toilet paper holder etc.

SANITARY & PLUMBING :

Concealed GI, HCI, PVC pipe and fittings in wall and shaft.
Good quality local fittings and fixtures.

POWER AND ELECTRICITY SYSTEM :

Lift (06 Persons) : 01 no.
One stand-by generator with auto changeover switch of required capacity at least to run the lifts, Three Emergency light point and two hand point each Apartments.

ELECTRICAL WORKS:

- › Concealed wiring in PVC conduits for lights, fans, sockets, plug points. outlet for window air condition in all bed and living room.
- › Flushed fan hooks in ceiling.
- › Plug points for Refrigerators/Freezers, music centers etc. at convenient location.
- › Telephone and dish point in master bed and living room.
Good quality available electric gang switch MK, MA, Metro Type,
- › Intercom outlet in suitable location near kitchen.
- › Provision for Air-Condition in all bed room & Living Room.

COLOR :

Con Paste of the building will be painted with snowcem / weather proof paint. Plastic paint in all internal walls and ceiling.

ROOF :

Earthen Pottery terrakota of adequate thickness will be used on roof for protection against overheating and dampness.



MEGHNA



OPTIONAL INTERIOR DESIGN :

Optional interior decoration and additional fittings and fixtures and also other admissible change may be done at cost basis. The buyer will get it done at his own costs with the approval of the company.

GENERAL TERMS



CONDITIONS

GENERAL TERMS & CONDITIONS

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

Allotment transfer :

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

Schedule of Payment :

All payment by Bank draft /Cheque & Pay-order should be made payable to "MEGHNA REAL ESTATE LTD."

That the SECOND PARTY must strictly adhere to the schedule of payment indicated in this allotment agreement.

Delay in payments beyond the schedule date will make the allottee liable to pay a delay charge of 3% per month interest on the amount of payment delayed. If the payment is delayed beyond 60 days, the company shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting 5% of the total deposited after resale of the apartment.

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 costs relating to stamps, RAJUK transfer cost, share transfer cost, registration, legal costs, 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 1,00,000 tk directly to the developer.

Owners 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.

Loan :

If any buyer is interested to avail any loan facility, than Company will assist on sorts of Co-operative respect of available such loan from IDLC/DBH/ National Housing/ HSBC Bank loan.

PAYMENT SCHEDULE :

Down payment : 30% of the total sale price.

Installment : Rest of the money to be paid by 12 (twelve) installment of equal amount after every two months.

Hand over : April, 2009

Speciality : For 100% payment 2 (two) lacs taka and for 50% payment 1 (one) lac taka discount will be given.

Spring View