

m e g h n a d r e a m s
m e g h n a d r e a m s

d r e a m s w e b u i l d .

p e r s p e c t i v e

f e a t u r e s





MEGHNA DREAMS

exclusive residential complex at sector-10

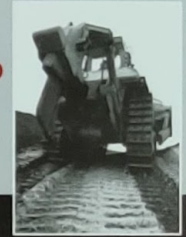
Project Name	:	Meghna Dreams
Address	:	Plot 7, road 9, sector-10, Uttara, Dhaka.
Project type	:	Exclusive residential complex
Land area	:	4.5 katha (approx)
Storeyed of building	:	6 (six) storied
Number of apartments	:	10 nos.
Size of apartment	:	Type-A : 1350sft* Type-B : 1350sft*
Building facing	:	North facing
Total car parking	:	10 nos.
Developer	:	Meghna real estate ltd.
Consultant	:	Meghna real estate in house
Expected handover	:	Sep, 2009

*Note: Apartment size include all utility area.

introduction

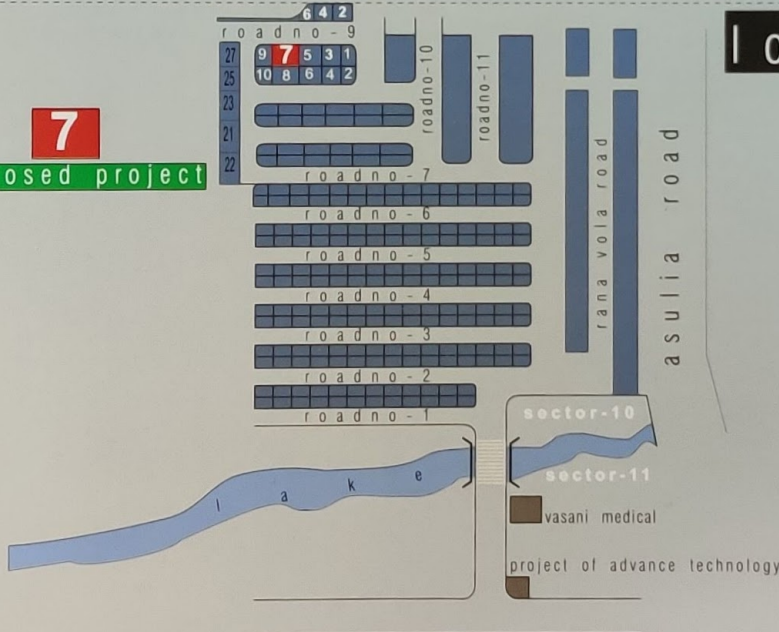
i n t r o d u c t i o n

We are much delighted to introduce our new project, "MEGHNA DREAMS" at road no 9, plot no 7, sector-10, uttara,dhaka, one of the prestigious residential area. it is in a quite and calm environment away from the din and bustle of the city crowd. this is a palace of lush green surroundings having easy access to educational institutions, shopping malls, food shops, playground etc. and so close to all modern facilities. Designing architects 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 accessible transport and daily necessities all within a few minutes walk and those are the things that made this project unique to live in.



l o c a t i o n m a p

7
proposed project



l o c a t i o n m a p



d r e a m s w e b u i l d

Technical data

FOUNDATION :

Sub-soil investigation & soil composition have been comprehensively analyzed.

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

COLOUR :

Exterior surface of the building will be painted with snowcem/weather proof paint, plastic paint in all internal walls and ceiling.

ROOF :

Lime terracing of adequate thickness will be used on roof for protection against overheating and dampness

FLOOR :

RAK homogeneous/ equivalent tiles will be used in all rooms, lobbies and stair.

DOORS :

Malaysian Imported Solid timber decorative Main Entrance Door with: a. Door chain, b. Check viewer, c. calling bell switch. Other door will be veneered flush doors. All other doors will be of French polished. Bathrooms will have plastic door.

WINDOWS :

Grill will be of flat bar. Aluminium works with 5mm thick tinted glass (all windows will have mosquito net provision)

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.
- Intercom outlet in suitable location near kitchen.

KITCHEN FEATURES:

- Double burner gas point over concrete platform (Gas burner is not included).
- Good quality single bowl stainless steel sink with sink cock and one exhaust fan (china, twiwan) will be provided.

BATH ROOM FEATURES :

- All water and waste water lines are concealed.
- Good quality locally made fittings.
- R.A.K white Commode and Low-down
- R.A.K white wash Basin.
- R.A.K/Equivalent glazed tiles in floor & walls.

SANITARY & PLUMBING :

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

POWER AND ELECTRICITY SYSTEM :

- DESA power supply
- Lift (06 Persons) : 01 no.
- Generator : 01 no.

GAS, WATER, SANITATION & DRAINAGE SYSTEM :

- Gas-line with double burner gas point in each kitchen
- WASA water supply & sewerage system
- Water pump for pumping water from underground reservoir to overhead reservoir.

LIFT :

- Superior quality high speed lift from international manufacture having elegant lighting cabin, alarm system for safety etc.

GARBAGE DISPOSAL :

- It will be regulated by owner's Co-operative Society.

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.

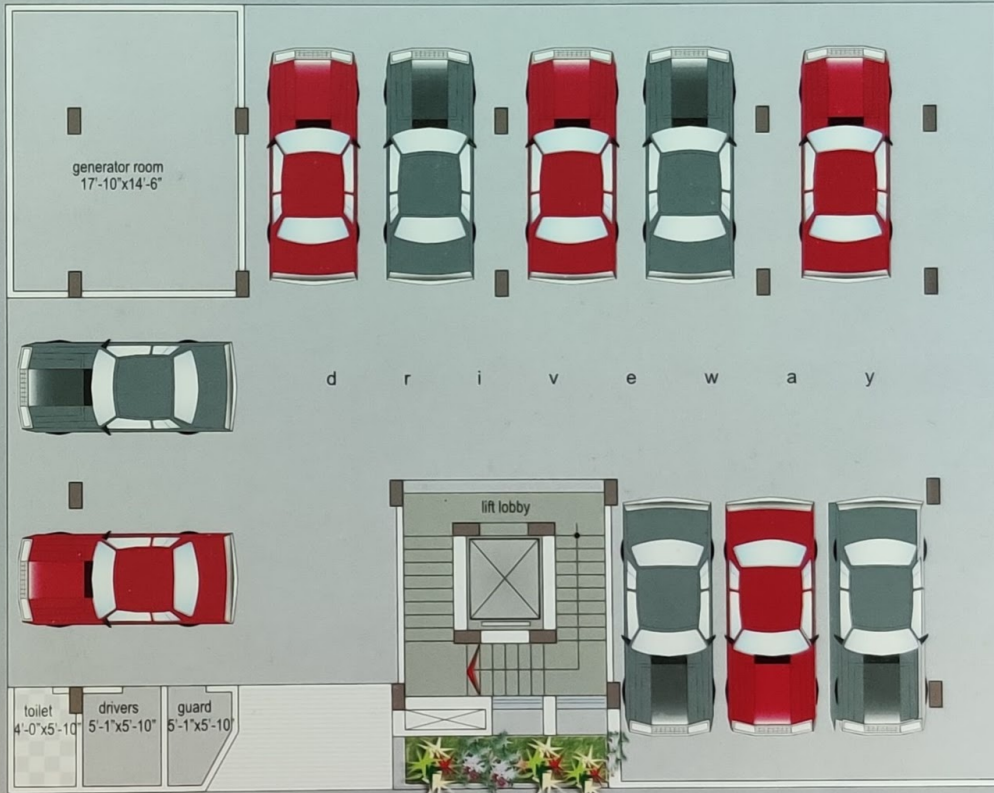


parking at ground floor

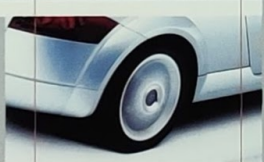
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A M S



PARKING



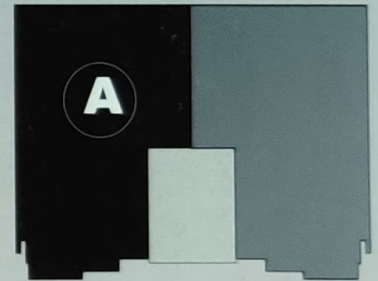
m real estate ltd.

d r e a m s w e b u i l d

u n i t **A**



k e y p l a n



UNIT - A
1350SQ-FT

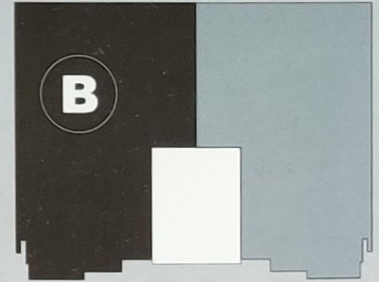


M E G H N A D R E A M S

F L O O R P L A N



k e y p l a n



U N I T - **B**

1350SQ-FT

General Terms & conditions

General Terms & conditions

MEGHNA DREAMS

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.

Payment :

- All payment by cheque, bank draft and 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 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 85,000 Tk directly to the developer.

Owners' society :

- The 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.

Refund :

- In the event of cancellation of booking by allottee, the earnest money will be deducted from the total amount deposited before any refund is made.

Loan :

- If any buyer is interested then company may arrange IDLC/ DBH/ National Housing/ HSBC Bank loan.

PAYMENT SCHEDULE :

Down payment : 30% of total price

Installment : Rest of the money to be paid by 8 (eight) installment of equal amount after every three months.

Hand over : Sep, 2009

Loan : IDLC/ DBH/ National Housing/ HSBC Bank loan may be arranged.

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

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