

PERSPECTIVE





PROJECT BRIEF

Project Name	Meghna Memorabilia
Address	Plot : 10/4, Iqbal Road, Mohammadpur, Dhaka
Project Type	Exclusive Residential Complex
Land Area	7.5 Katha (Approx.)
Storie of Building	6 (Six) Storied
Number of Apartments	15 Nos.
Size of Apartment	Type - A : 1725 sft.* Type - B: 1675 sft.* Type - C: 1470 sft.*
Building Facing	East Facing
Total Car Parking	16 Nos.
Developer	Meghna Real Estate Ltd.
Consultant	Dimension-3
Expected Handover	July 2008

* Note : Apartment size include all utility area.

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FEATURES & AMENITIES

Material Used

Best quality re-inforcement, M.S. Rod, Cement, Stone chips, bricks & brick chips will be used.

Paint Used

Plastic paint in all internal walls and ceiling, External walls shall have weather coat/snowcem painting.

Floor

R.A.K homogeneous/equivalent (company standard) tiles will be used in all rooms, lobbies and stairs.

Doors

Malaysian imported solid decorative wooden main entrance door with standard handle door lock, internal doors will have veneer flash shutter with round door lock. All door will have french polish. Bathrooms will have plastic door.

Window

All window will be aluminum framed sliding shutters with 5 m.m. tinted glass and M.S. grill. (all windows will have mosquito net provision)

Bathrooms

R.A.K / equivalent tiles (Company Standard) on walls and floor & R.A.K (Carla) equivalent sanitary wares and standard sanitary fittings in all toilets.

Kitchen Features

Gas supply line with one out let gas point, burner platforms, one single bowl stainless sink and one exhaust fan (china, taiwan) will be provided.

Electric wiring & Fittings

Standard concealed wiring in PVC conduits for light ,fans, sockets, plug point, outlet for window type air condition in all bed and living room. Telephone and dish point in master bedroom and living room. Intercom outlet in suitable location near kitchen.

Lift

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

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.

Apartment Features

01. Total foundation & structural design and supervision by a team of reputed & professional engineers.
02. Structural design parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) codes.
03. Earthquake protection & wind force factors considered in structural design as per Bangladesh National Building Code (BNBC), 1993.
04. One high quality passenger lift (08 person) from reputed international company with adequate lighting & well-finished and attractive door and cabinet.
05. One standby generator for operating the lift, water pump, lightening the common space and stair area in case of main power supply failure and six electric point in each flats.
06. Underground water reservoir with lifting pump and water tank at the top of the building.
07. Building exterior finished with weather coat on plaster.
08. A spacious ground floor reserved car park and driveway with security provisions.
09. Guard room for security guards.
10. Intercom services from the guard room to every flat for communication.

INTRODUCTION

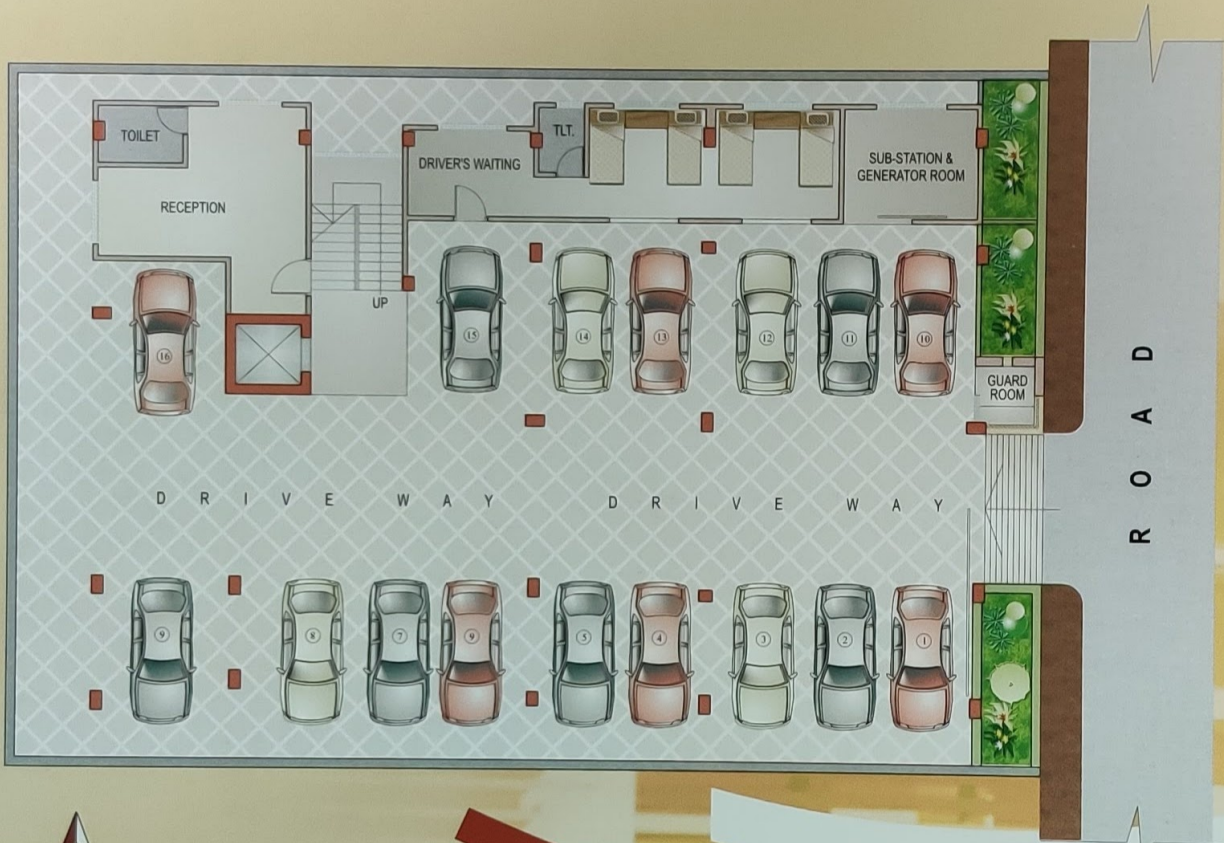
Meghna Memorabilia is located at plot # 10/4, IQBAL ROAD, Mohammadpur, in the comfortable area in Dhaka city. It is a 6 (Six) storied apartment building surrounded by the best educational institutions, hospitals, clinic, police station, shopping centers, mosques and restaurants. MEGHANA MEMORABILIA has been planned and designed by skilled architects and engineers of reputed consulting firm.

An ideal apartment building facing east offers you modern flats consisting of area 1725 sft., 1675 sft. & 1470 sft. south sides of this apartments complex is unblocked with a govt. plot, Which will not be built from this position. Each flat of the building has been designed keeping in mind the privacy and life style of decent Bangladeshi families. It also assures you with adequate security facilities.

LOCATION MAP



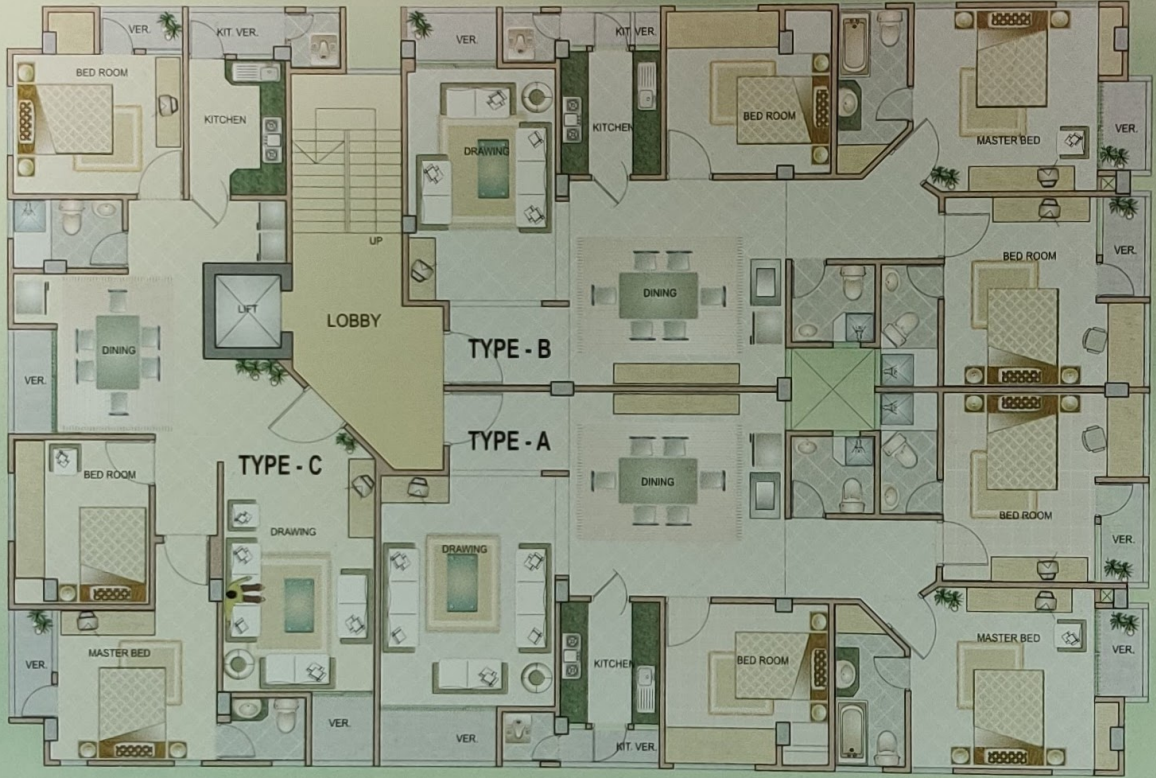
GROUND FLOOR PLAN





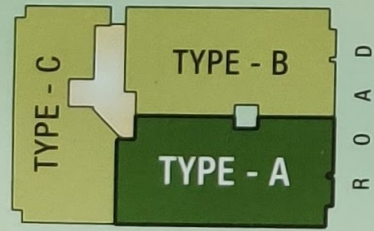
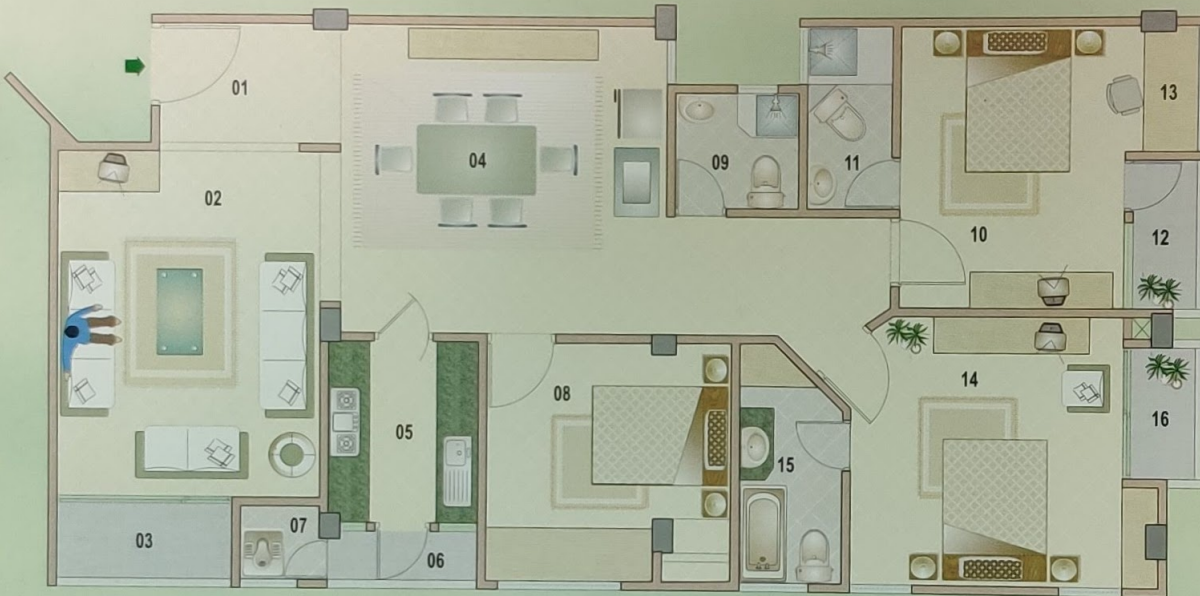
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TYPICAL FLOOR PLAN



NORTH

TYPE - A AREA : 1725 SFT.



KEY PLAN

Dimension

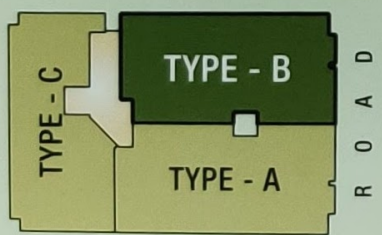
01. Foyer	8'-10"X6'-3"	09. Toilet	6'-0"X5'-7"
02. Living	12'-10"X16'-10"	10. Bed	10'-9"X13'-7"
03. Verandah	4'-6"X8'-6"	11. Toilet	8'-10"X4'-6"
04. Dining	15'-10"X15'-0"	12. Verandah	3'-5"X7'-7"
05. Kitchen	7'-3"X9'-4"	13. Study	3'-10"X6'-0"
06. K. Verandah	7'-3"X2'-10"	14. M. Bed	13'-0"X13'-0"
07. S. Toilet	3'-10"X3'-7"	15. Toilet	12'-0"X5'-0"
08. Bed	11'-8"X12'-0"	16. Verandah	3'-5"X7'-2"





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AREA : 1675 SFT. TYPE - B



KEY PLAN

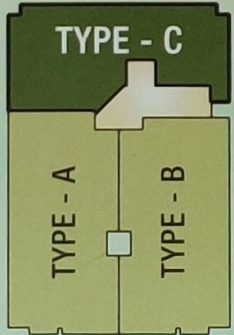
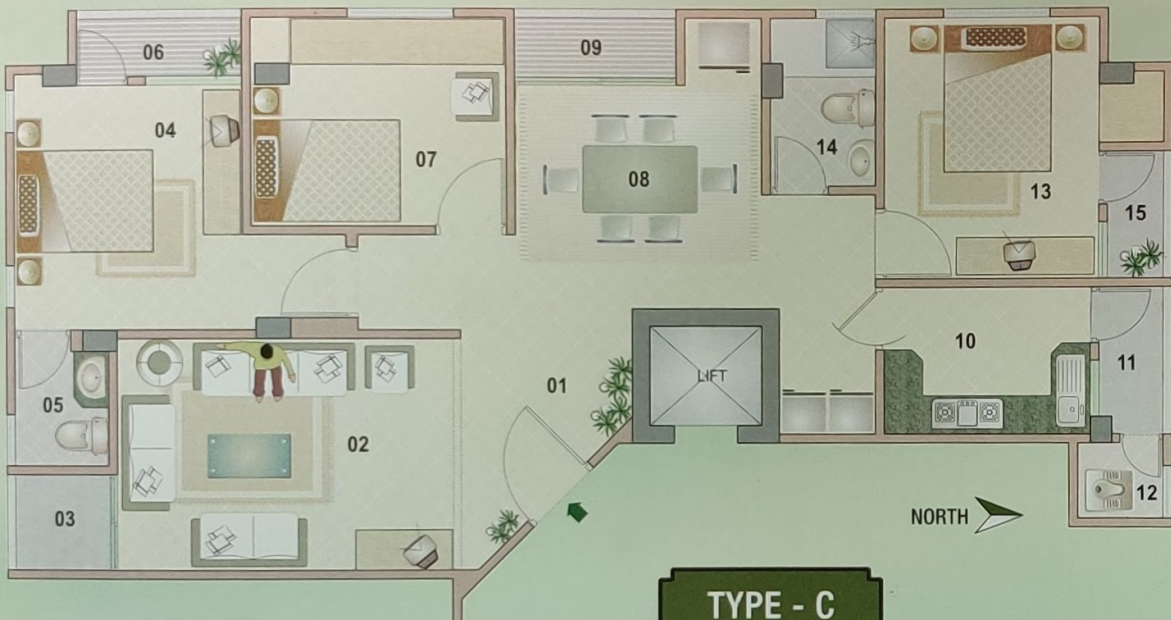


Dimension

01. Foyer	8'-10"X6'-3"	09. Toilet	6'-0"X5'-7"
02. Living	10'-10"X16'-10"	10. Bed	10'-9"X13'-7"
03. Verandah	4'-5"X6'-10"	11. Toilet	8'-10"X4'-6"
04. Dining	15'-10"X15'-0"	12. Verandah	3'-5"X7'-7"
05. Kitchen	7'-3"X9'-4"	13. Study	3'-10"X6'-0"
06. K. Verandah	7'-3"X2'-10"	14. M. Bed	13'-0"X13'-0"
07. S. Toilet	3'-10"X3'-7"	15. Toilet	12'-0"X5'-0"
08. Bed	11'-8"X12'-0"	16. Verandah	3'-5"X7'-2"

TYPE - C

AREA : 1470 SFT.



R O A D



KEY PLAN

Dimension

01. Foyer	10'-10"X7'-6"	09. Verandah	3'-7"X7'-8"
02. Living	16'-10"X11'-0"	10. Kitchen	7'-0"X9'-9"
03. Verandah	4'-6"X5'-5"	11. K. Verandah	7'-0"X3'-5"
04. M. Bed	11'-7"X11'-0"	12. S. Toilet	4'-0"X3'-7"
05. Toilet	6'-2"X4'-7"	13. Bed	12'-4"X10'-2"
06. Verandah	3'-0"X6'-0"	14. Toilet	7'-11"X5'-0"
07. Bed	9'-10"X12'-0"	15. Verandah	6'-0"X3'-0"
08. Dining	11'-8"X10'-8"		



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

Payment

All payments by 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 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

The buyer 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 : Taka 12 (Twelve) lacs.

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

Hand over : July, 2008

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.

