

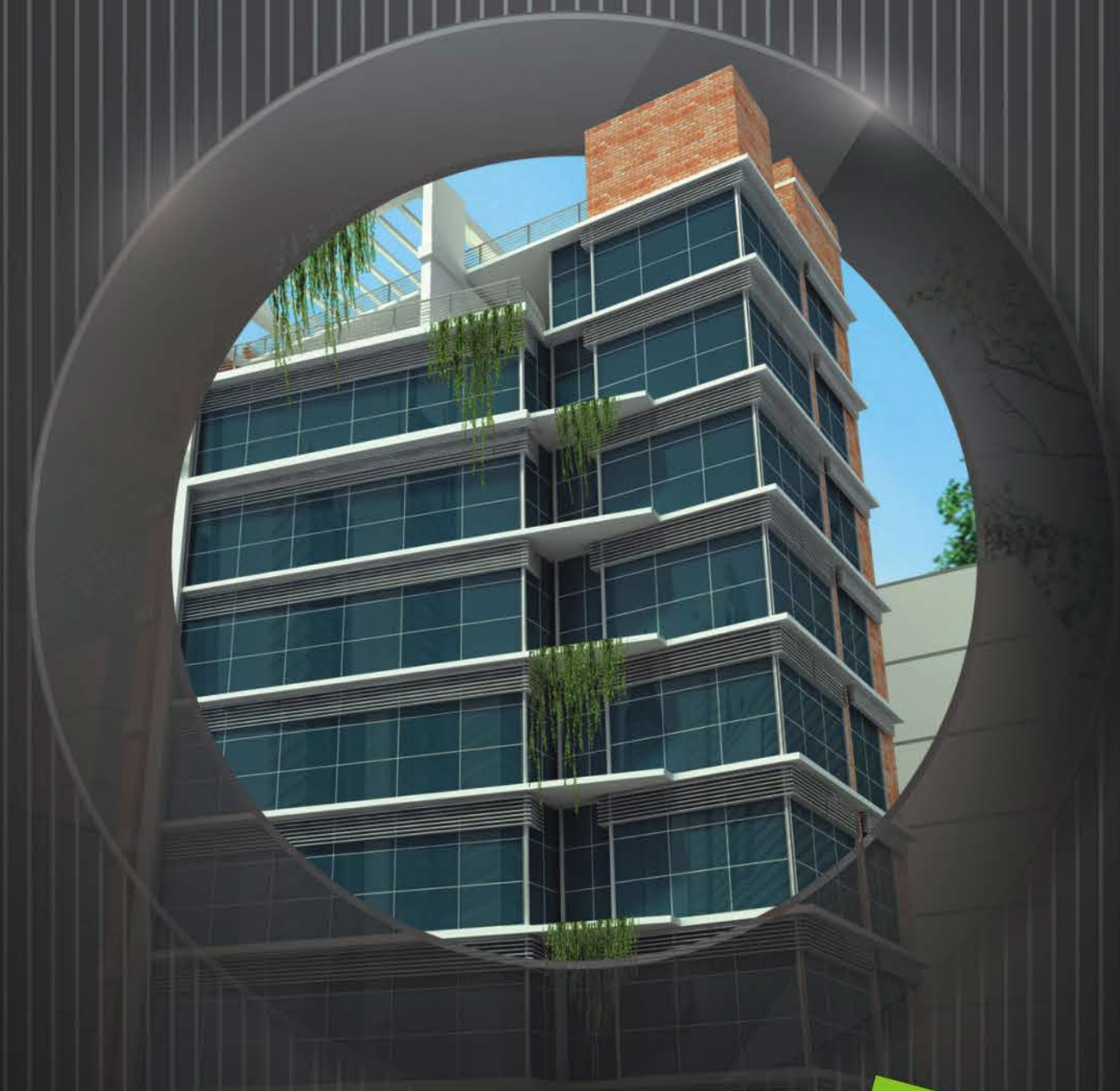
DESIGN & ARCHITECTURE
FOREST GREEN Ph. 01811348913



MIR REAL ESTATE LTD.

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**mir TAJ
SQUARE**

@ Panthapath



MIR REAL ESTATE LTD.



LOCATION MAP

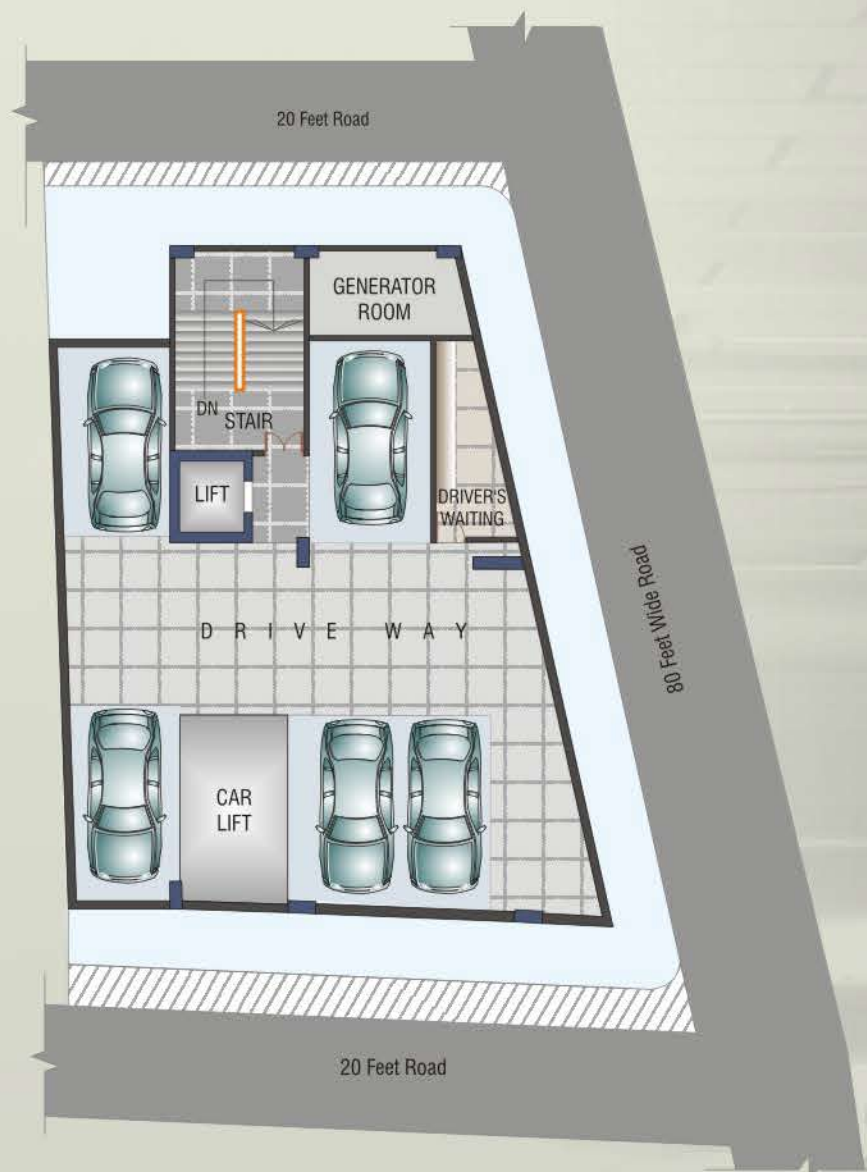


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To be **successful**
 you have to have your **heart** in
 your **business**, and your busi-
 ness in your heart



BASEMENT
FLOOR PLAN
PARKING



GROUND
FLOOR PLAN
 (Parking & Commercial)

Commercial Space
 CS-101 : 287 Sft. (approx.)
 CS-102 : 238 Sft. (approx.)



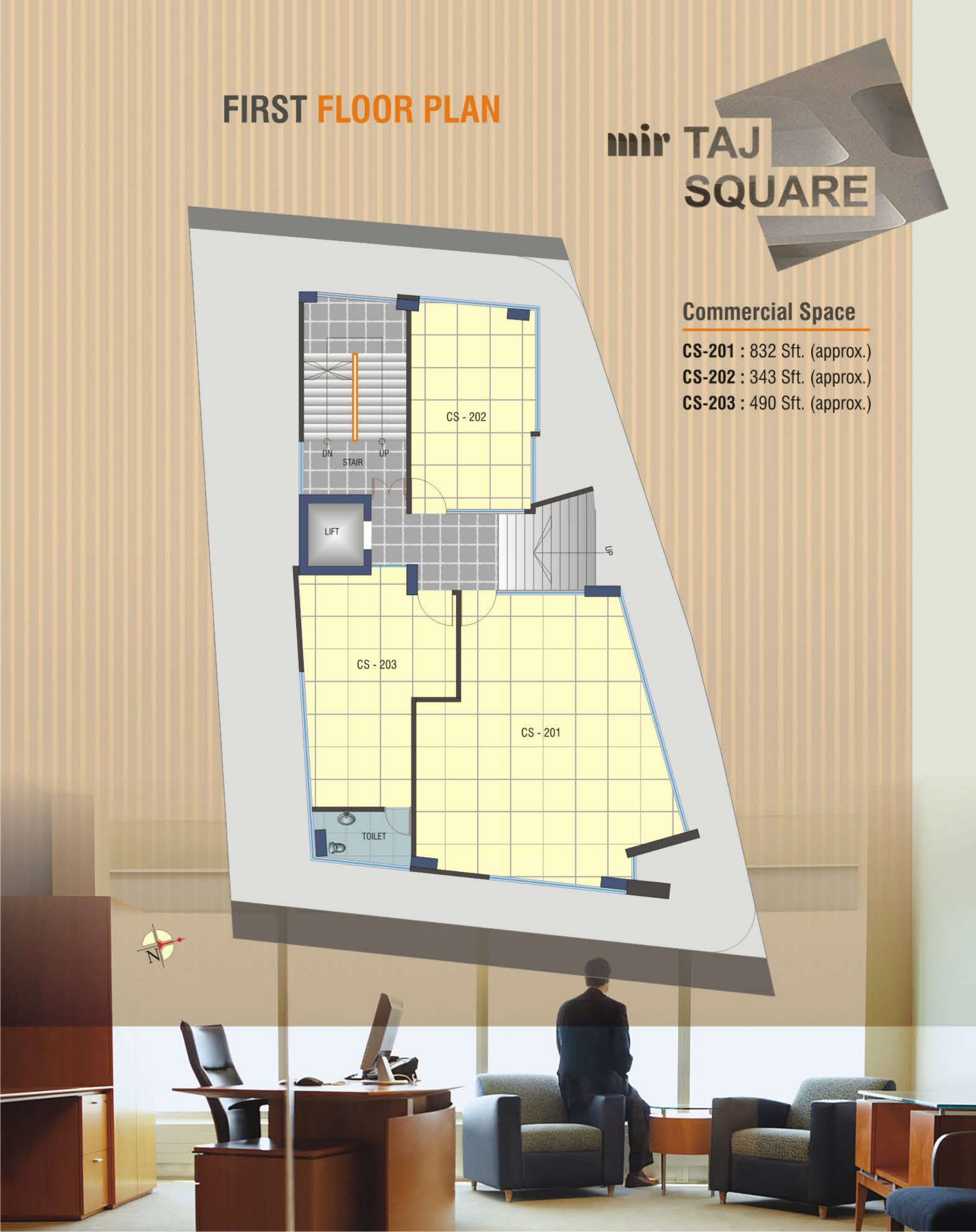
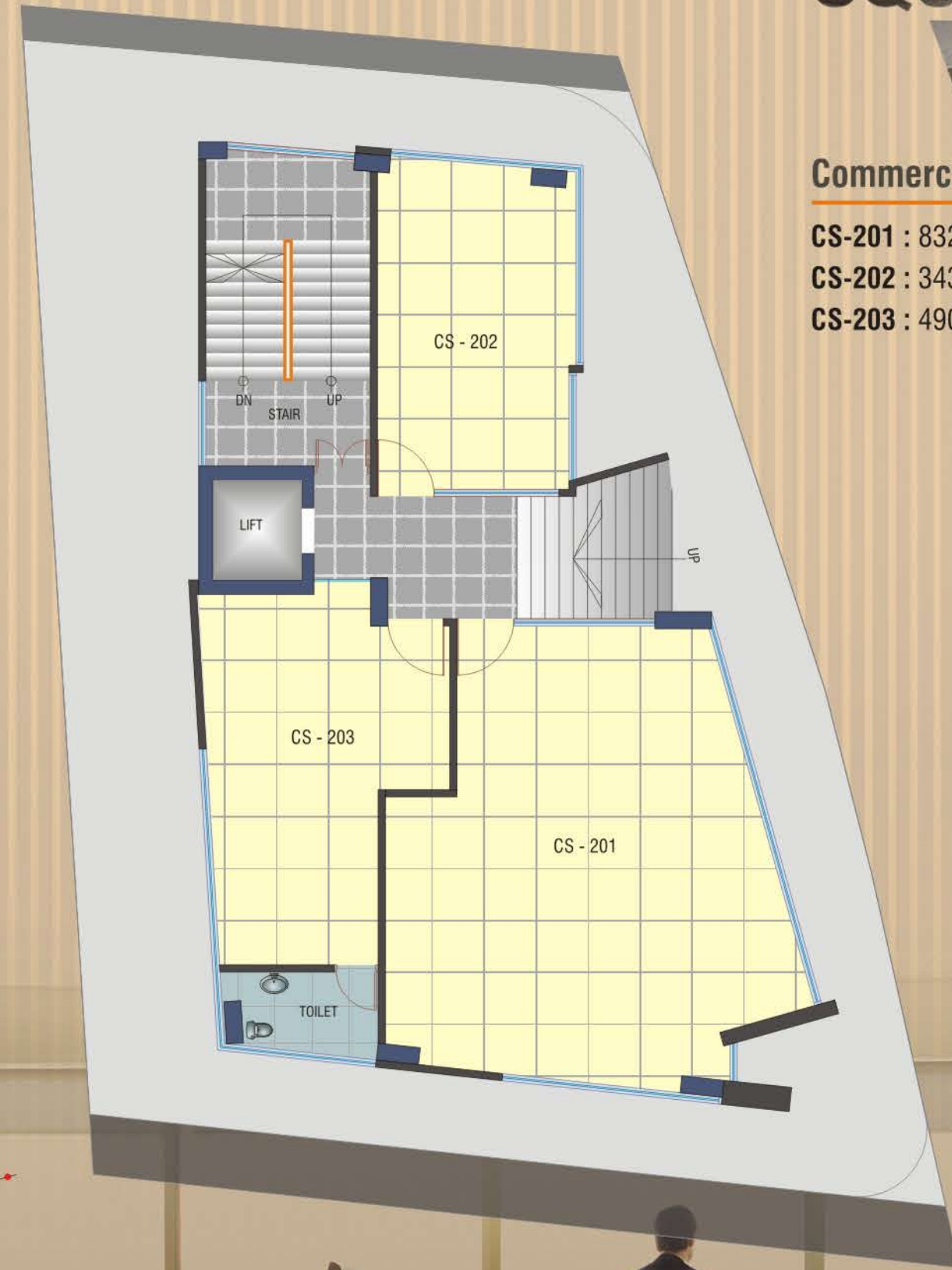
Whenever you see a
successful business
someone once made
a courageous decision

FIRST FLOOR PLAN

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Commercial Space

- CS-201 : 832 Sft. (approx.)
- CS-202 : 343 Sft. (approx.)
- CS-203 : 490 Sft. (approx.)



There's no luck in business
There's only drive
determination and
more drive



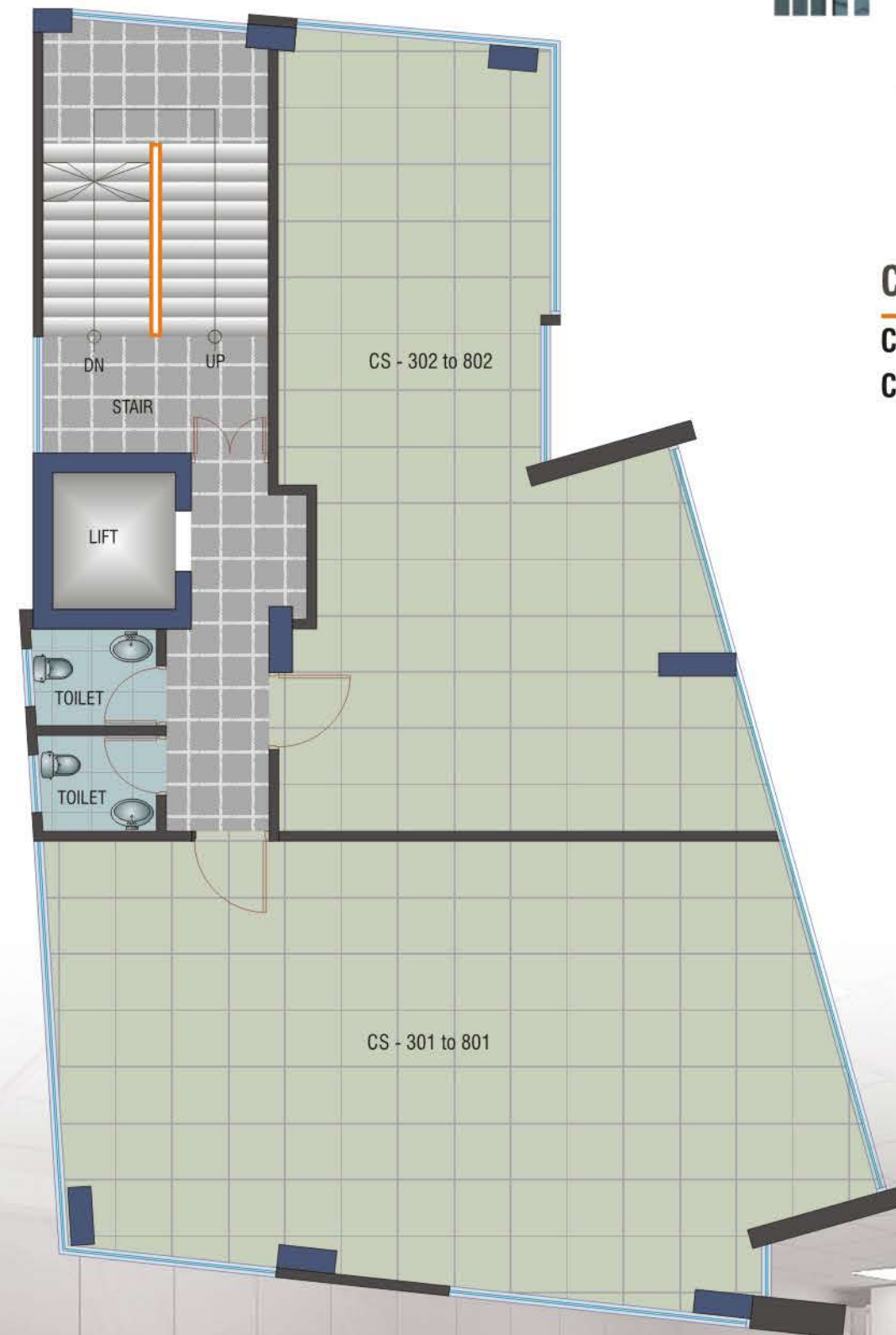
2ND TO 7TH FLOOR PLAN

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Commercial Space

CS-301-801 : 997 Sft. (approx.)

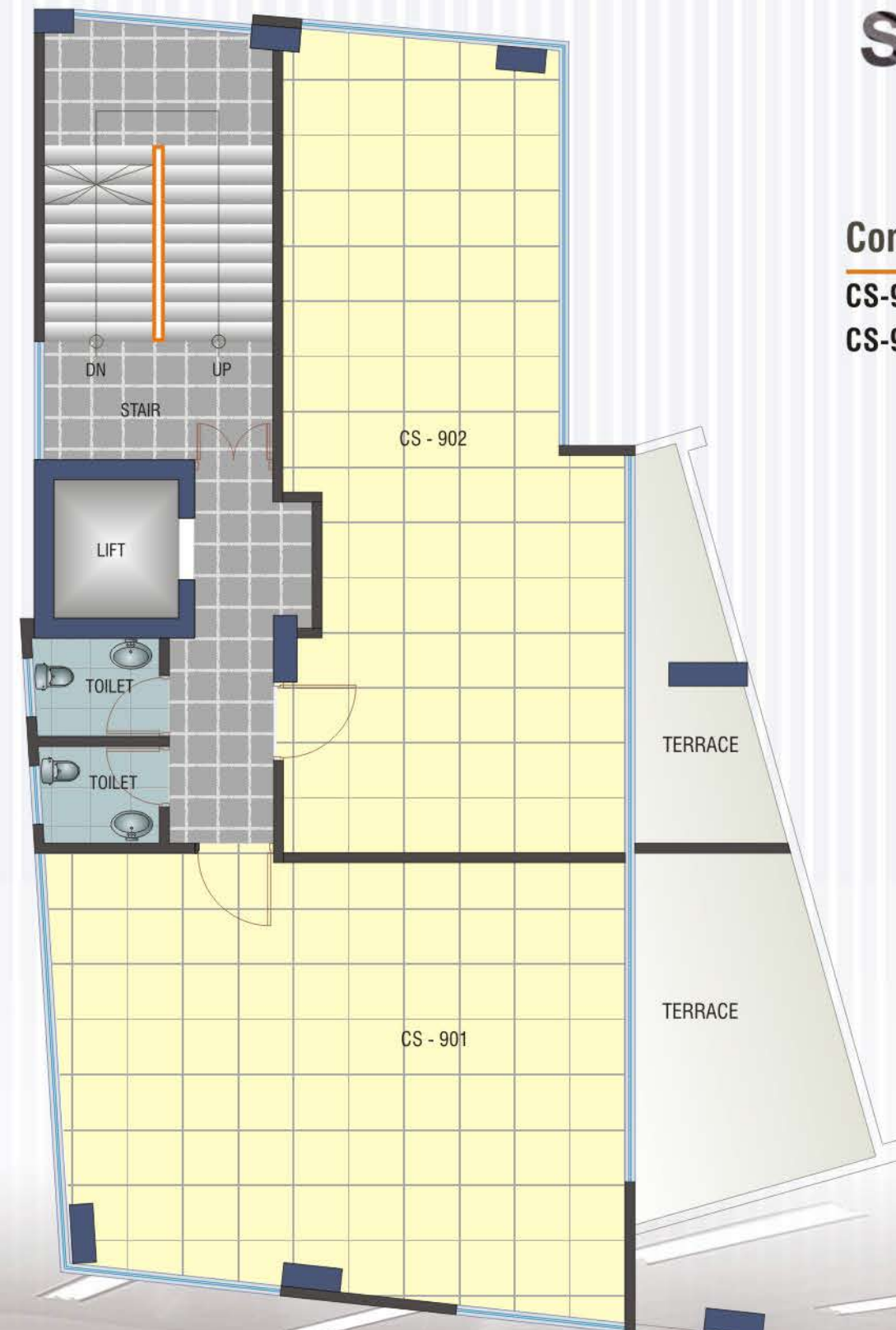
CS-302-802 : 802 Sft. (approx.)



It's **important** to determine
which **surroundings** work **best**
for you, and then build that
environment to suit your
needs



8TH FLOOR PLAN

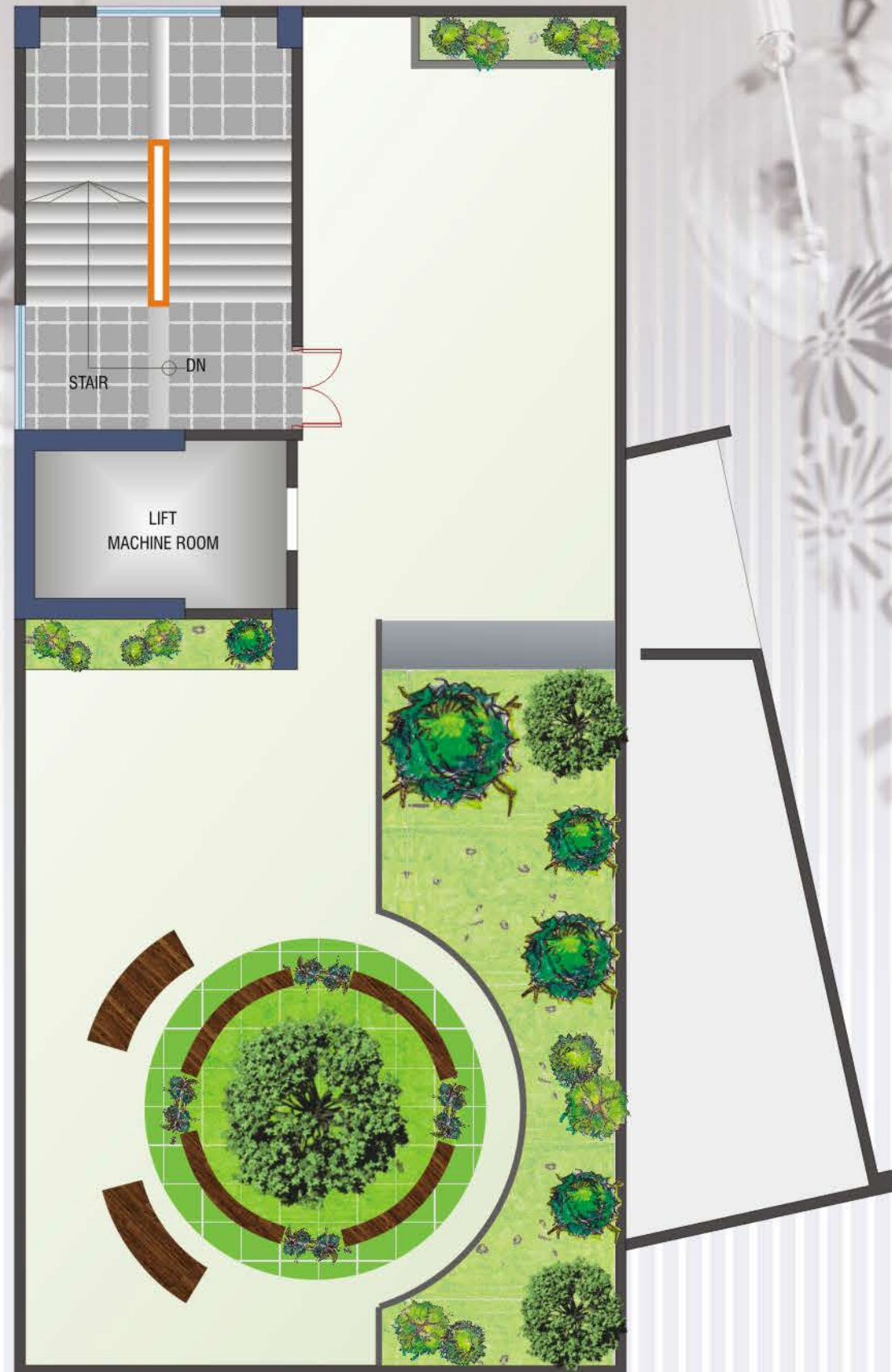


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Commercial Space
CS-901 : 713 Sft. (approx.)
CS-902 : 713 Sft. (approx.)



ROOF PLAN



Features & Amenities

CIVIL WORKS

- The building structure will be heavy Reinforced Cement Concrete (RCC) frame structure.
- Structure will be designed as per ACE & Bangladesh National Building Code (BNBC) as well as latest international seismic design provisions.
- Lime terracing on roof.
- All interior walls are plastered 5" brick work.
- Roof top parapet wall.
- Weather coated paint on outside walls as per architectural design.
- Smooth finished and soft colored plastic paint on all internal walls & ceiling.
- All floors will be imported laser cut mirror polish/homogeneous tiles.
- Common area will be combination of marble, granite and imported laser cut mirror polished/homogeneous tiles.
- Sliding windows with 6mm (as per design and requirement) tinted/clear glass completed with mohair lining and rainwater barrier in thick bronze aluminum section.
- Stone aggregates will be used in columns, beams, slab and foundation as per design provision.
- First class coal/Gas Burnt Bricks will be used in the walls.
- 60/70 grade deformed bar will be used in all structural members.
- Mir Cement will be used.

ELECTRICAL WORKS

- Imported (MK-UK/ABB or equivalent) electrical switches, sockets & plug points).
- Independent electric sub-meter for each space.
- 3 phase electric connection (according to supply permission from Govt. sources).
- Electrical distribution box with main circuit breaker in each space.
- All power outlets with earthing connection.
- Provision for TV & satellite dish lines with master distribution box at the basement floors suitably.
- Provision for telephone lines with master distribution box at the basement floors suitably.
- Provision for fiber optic drop for data communication in each floor.



Features & Amenities

BATHROOM FEATURES

- Concealed water and waste lines.
- Imported sanitary wares with necessary accessories and fittings in all bathrooms.
- Imported tiles in wall.
- Imported non-slippery tiles in floors for all bathrooms.
- Cabinet basin (with marble top) in all office bathrooms.
- Large mirrors in all bathrooms.
- Solid/plastic door shutters for all bathrooms.
- Suitably located one exhaust fan.

DOOR FEATURES

- Main entrance door at each space entry of tempered glass with all necessary imported accessories of VVP brand; origin Thailand as per architectural design.

GENERAL AMENITIES OF COMMERCIAL COMPLEX

- General Gateway with spacious entrance and separate driveway; security provision for control of incoming and outgoing persons, vehicles, goods etc.
- Reserved car parking in covered & protected Ground floor and Basement with comfortable driveway. Separate driver's waiting area.
- 1 no. passenger lift from reputed international manufacturers to be:
 1. With capacity to serve at each floor of commercial.
 2. With adequate lighting.
 3. With well finished and attractive doors and cabin.
- One Stand-by auto start emergency generator with sound reducing canopy (i.e. Parkins/Dautz/Equivalent) for full power back-up in Common Space, Lift, Water Pump and 02 Light & 02 Fan points in each unit.
- Electricity supply from DESCO/DPDC source with required capacity substation.
- Water supply connection from WASA sufficient as per total calculation consumption of the building. Over head and underground water reservoir with lifting pump.
- Sewerage system planned for long term requirement as per BNBC Code.
- Provision for intercom system to connect in each floor to the reception desk
- Guard post with intercom connection for 24 hour security service. CCTV monitoring system to secure the complex more efficiently with supervision.
- Universal type fire extinguisher for firefighting at all floors.

রাজউক স্মারক নং- রাজউক/নঅঅ/ওসি-১/এ-০১/১৩/৭২ স্থা:

Terms & Condition

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 No-Refundable Earnest Money. They 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 favor 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 talking 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. 50,000 (Fifty Thousand) only for each allotment of apartment towards the Reserve Fund for this board.

*Disclaimer: All images and drawings are indicative and used for presentation purposes; these may be changed due to technical reasons.

