



Tarun Vikunja



Introduction

The living standards of the city dwellers have reached new heights. 'Home' has become a word with which we associate more than just shelter. The words comfort, security and luxury come to our minds when we speak of home. Now, when people think about their future, they often dream of a perfect apartment with all the attributes of a perfect home.

Mir Tarun Nikunja, is a luxurious apartment complex, placed in a very suitable location in a quiet, peaceful area in Barani, Mir Tarun Nikunja is a haven for the distinguished household. An offering from the "Pinnacle Series", Mir Tarun Nikunja is replete with facilities and amenities that make for a comfortable, safe and serene home.

Just minutes away from stores, shopping malls, restaurants, schools, universities and banks – a better location that is so peaceful would be hard to find in the heart of Dhaka City.

The architectural splendor of the building speaks of its grandeur and befits the sophisticated family. That is why we have furnished the apartments and the building with exceptional "Pinnacle" features.

It is a combination of style and comfort. With beauty in the interior as well as in the exterior, Mir Tarun Nikunja promises to be exactly like the apartment complex of your dream.

We welcome you & your family to your grand residence.





- | | | | |
|------------------|--------------|-----------------|--------------|
| 1st & 2nd Floor | : 2,615 sqft | 7th & 8th Floor | : 2,665 sqft |
| 3rd to 6th Floor | : 2,680 sqft | 9th Floor | : 2,600 sqft |
| | | 10th Floor | : 2,580 sqft |

1 sqft=0.093 sqm (approx.)





Basement Plan







Central Water Purifier: Water purifier in the kitchen and dining areas that will enable you to drinking straight from the tap safe and hygienic.



CCTV Camera in Ground Floor & Lift Lobby Area: CCTV camera in all the lobby areas, monitored centrally by the security guards to ensure your security.



Solar Panel: Solar panel which will provide lighting in driveways, gate, boundary wall, lift lobby, stair and other common spaces as a means of cost-effective power backup.



Ground Floor Finishing: Impressively designed ground floor finishing with wooden board false ceiling, Granite/Marble top reception area.



Kitchen hood & Kitchen Cabinet: Built in kitchen Cabinet to store utensils and cooking implements, pots & spices, as well as kitchen-hoods to keep the rooms free of cooking odors.



Multipurpose Hall room Facilities: A spacious Multi-purpose Hall room will be provided at Ground floor for your any type of party like birthday, Marriage anniversary, family gathering etc.



Roof-top Gardening & BBQ Pit: A cozy seating arrangement, surrounded by lush green plants and colorful flowers that make you feel completely at nature, a barbecue pit at roof top to host informal parties with friends and family.



Childrens Play Area: A playground for children within the boundaries of the project which will include swings, slides and see-saws for the younger children and a basketball court for the older ones.



Gym with Equipments: A spacious air conditioned Gym with modern equipments will be provided on the ground floor at the project. Lockers, showers and changing room facilities will also be included.

CIVIL WORKS

- The building structure will be heavy Reinforced Cement Concrete (RCC) frame structure.
- Structure will be designed as per ACI & Bangladesh National Building Code (BNBC) as well as latest international norms design provisions.
- Lime terracing on roof.
- All outer walls will be of 10" thick solid brickwork with smooth plaster.
- All internal walls will be of 5" thick solid brickwork with smooth plaster.
- Internal Paint will be plastic paint.
- External paint will be weather coat paint.
- All floors will be 24" X 24" Mirror Polish Homogeneous tiles.
- Safety grills in windows.
- Facade features like Window grills, Verandah railings, Facade materials etc. will be designed by the project Architect.
- Glazing windows with tinted color glass complete with Mohar Lining and rainwater barrier in Aluminum extrusion mosquito/fly proofing netting.
- 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 / 75 grade deformed bar will be used in all structural members.
- Mir Cement will be used.

ELECTRICAL WORKS

- Standard concealed wiring in PVC conduit, for electrical points.
- Provision for Air conditioner in all Bed Rooms and Living Areas.
- Four Telephone points in Master bed, 2nd bed, 3rd bed and living room.
- Provision for electrical geyser in all toilets and kitchen, except maid's toilet. (Geyser not included).
- MK Type electrical switches, circuit breakers and other fittings.
- Concealed line for internet, internet, telephone and cable connection.
- Imported Fairy Light Fixtures in all rooms.
- Washing machine provision.

KITCHEN FEATURES

- Impressively designed platform with Marble countertop.
- Imported ceramic wall tiles up to full height.
- Double burner gas outlet.
- Imported Homogeneous floor tiles.
- Provision for hot and cold water lines at kitchen sink. (Geyser not included).
- One imported stainless steel counter top sink (Double bowl, single tray) with mixer.
- Suitably located one exhaust fan.
- Washing area in kitchen verandah with tile finish.

BATHROOM FEATURES

- Concealed water and waste waterlines.
- Imported sanitary wares in all bathrooms except maid's toilet.
- Imported chrome plated (CP) fittings in all bathrooms.
- Imported one soap case, one paper holder, push shower and one towel rail in all bathrooms (except maid's bath).
- Full Height imported ceramic wall tiles in Bathrooms (i.e. up to false ceiling height).
- Imported floor tiles in all bathrooms except maid's toilet.
- Mirror in all bathroom with overhead lamp.
- Cabinet basin with Marble top in 2 Baths.
- Bath-tubs/shower tray with mixer in 2 bathrooms.
- Concealed hot and cold water lines in all toilets except maid's toilet. (Geyser not included).
- Ceramic tiles on floor & full height wall at maid's bath with long pan, shower & lowdown.
- All bathrooms with inner-side waterproof laminated doors.
- Storage space over toilets having opening at room side.
- Suitably located one exhaust fan.



DOOR FEATURES

- Solid Teak decorative main entrance door shutter with
 - ▶ Solid teak wooden door frame
 - ▶ Check-valet, Door Chain
 - ▶ Door handle with good quality security lock
 - ▶ Calling bell switch of good quality
 - ▶ Apartment Number plate
- Internal doors of strong and durable Varanash door shutters (except maid's toilet) with French polish.
- All internal door frames of teak charbat.
- For all Toilet and Verandah doors will be waterproof laminated on appropriate side.
- Maid's bathroom door of wooden door shutter and frame.
- All internal doors with good quality mortise lock with one tower bolt (except maid toilet).

OTHER FEATURES

- 02 (Two) nos. superior quality lifts of 1(One) of 12 (Twelve) passengers and another of 08 (Eight) Passengers capacity each (L.C - OTIS, Karsan) Equivalent.
- Intercom.
- DESA power supply as per design and subject to approve by proper authority.
- Electrical substation approved by proper authority.
- Properly earthed power lines.
- Proper Fire Fighting system in each floor.
- Main Lobby & Reception Area in secured premises with Marble/Granite Concierge Desk complete with personal mail boxes.
- Visitors waiting area with Toilet facilities.
- Rest room facility for drivers.
- Homogeneous tiles in stair and lobby.
- One Standby auto start emergency Generator with sound reducing canopy (i.e. Perkins / Deutz) for operation in Case of Power Failure of
 - ▶ Lifts
 - ▶ Water Pumps
 - ▶ Lighting in drive Way, gate, boundary Wall, lift lobby, stair and other common Spaces.
 - ▶ 8 lights & 8 Fans, One A/C and One TV point in each apartment.



● 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 Non-Refundable Earnest Money. The Company reserves the right to accept or reject any application without assigning any reason thereof.

● 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 DO.

● Payments of instalment, 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.

● 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 90 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-sales of the apartment.

● 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.

● 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.

● 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.

● Changes in the specifications, design and/or layout of the apartments and other facilities may be made by MIR REAL ESTATE LTD in over all interest of the project or due to unavoidable circumstances.

● MIR REAL ESTATE LTD may cancel an allotment on non-payment of instalment in disregard of reminders and after final notice to allottee by registered post to the address given in the application form.

● The possession of each apartment shall be duly handed over to the allottee on completion and on full payment of instalments and other charges and dues. Till then the possession will rest with MIR REAL ESTATE LTD.

● 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.

● After taking over the apartment or the project, the allottee must consult MIR REAL ESTATE LTD. prior to undertake 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.

● 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, material scarcity, unusual price escalation and any other phenomena beyond the control of MIR REAL ESTATE LTD.

● 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 instalments 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.

● 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. 90,000 (Ninety 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.




 राजकु (Rajuk) का लोगो
 राज्यपालको कार्यालय, काठमाडौं
 राज्यपालको कार्यालय, काठमाडौं
 राज्यपालको कार्यालय, काठमाडौं

राजधानी उपत्यका कर्तृत्वकः राजकु ३३३३
 उपग्रह निगरान शाखा ३३३३
 निचो कम्पोजन नम्बर ३३३३
 Geotagging Type (M-3)

नक्सा नम्बर ३३३३/३३३३ ३३३३/३३३३
 दिनांक ३३३३/३३३३

श्री राजकु ३३३३
३३३३/३३३३ ३३३३/३३३३
३३३३/३३३३ ३३३३/३३३३

राजधानी उपत्यका कर्तृत्वकः राजकु ३३३३ ३३३३/३३३३ ३३३३/३३३३
 उपग्रह निगरान शाखा ३३३३ ३३३३/३३३३ ३३३३/३३३३
 निचो कम्पोजन नम्बर ३३३३ ३३३३/३३३३ ३३३३/३३३३
 Geotagging Type (M-3)

नक्सा नम्बर ३३३३/३३३३ ३३३३/३३३३
 दिनांक ३३३३/३३३३

APPROVED

श्री राजकु ३३३३
३३३३/३३३३ ३३३३/३३३३
३३३३/३३३३ ३३३३/३३३३

राजधानी उपत्यका कर्तृत्वकः राजकु ३३३३
 उपग्रह निगरान शाखा ३३३३
 निचो कम्पोजन नम्बर ३३३३
 Geotagging Type (M-3)

नक्सा नम्बर ३३३३/३३३३ ३३३३/३३३३
 दिनांक ३३३३/३३३३

श्री राजकु ३३३३
३३३३/३३३३ ३३३३/३३३३
३३३३/३३३३ ३३३३/३३३३



Where your dreams are realized...

MIR REAL ESTATE LTD.

A concern of Mir Group

House # 08, Road # 14, Dhanmondi R/A, Dhaka - 1209.

Phone # 8110554, 8122883, 8144875, Fax: 880 2 9118422

Mobile: 01713 228817, 01713 228818, 01755 515911

E-mail: info@mirrealestate.com

www.mirrealestate.com