

Sohela's **mir**
CRESCENDO

@ Baridhara R/A



An aerial architectural rendering of a modern, 8-story residential building. The building features a light-colored facade with a grid of windows and balconies. Each balcony is enclosed with glass railings and has a small planter box with greenery. The rooftop is a prominent feature, containing a rectangular swimming pool with blue water, surrounded by a wooden deck and lush landscaping. The building is situated on a street corner, with a parking area visible at the base containing several cars. The surrounding area includes other buildings and green spaces.

Sohela's Mir Crescendo located at Baridhara, sarwardi avenue is a 8 storied residential complex consisting of 7 apartments. There is an extensive parking space covering the ground floor area & a Rooftop Swimming Pool, what makes the project stand apart is its unique idea of only 1 flat on each floor from 2nd to 8th floors.

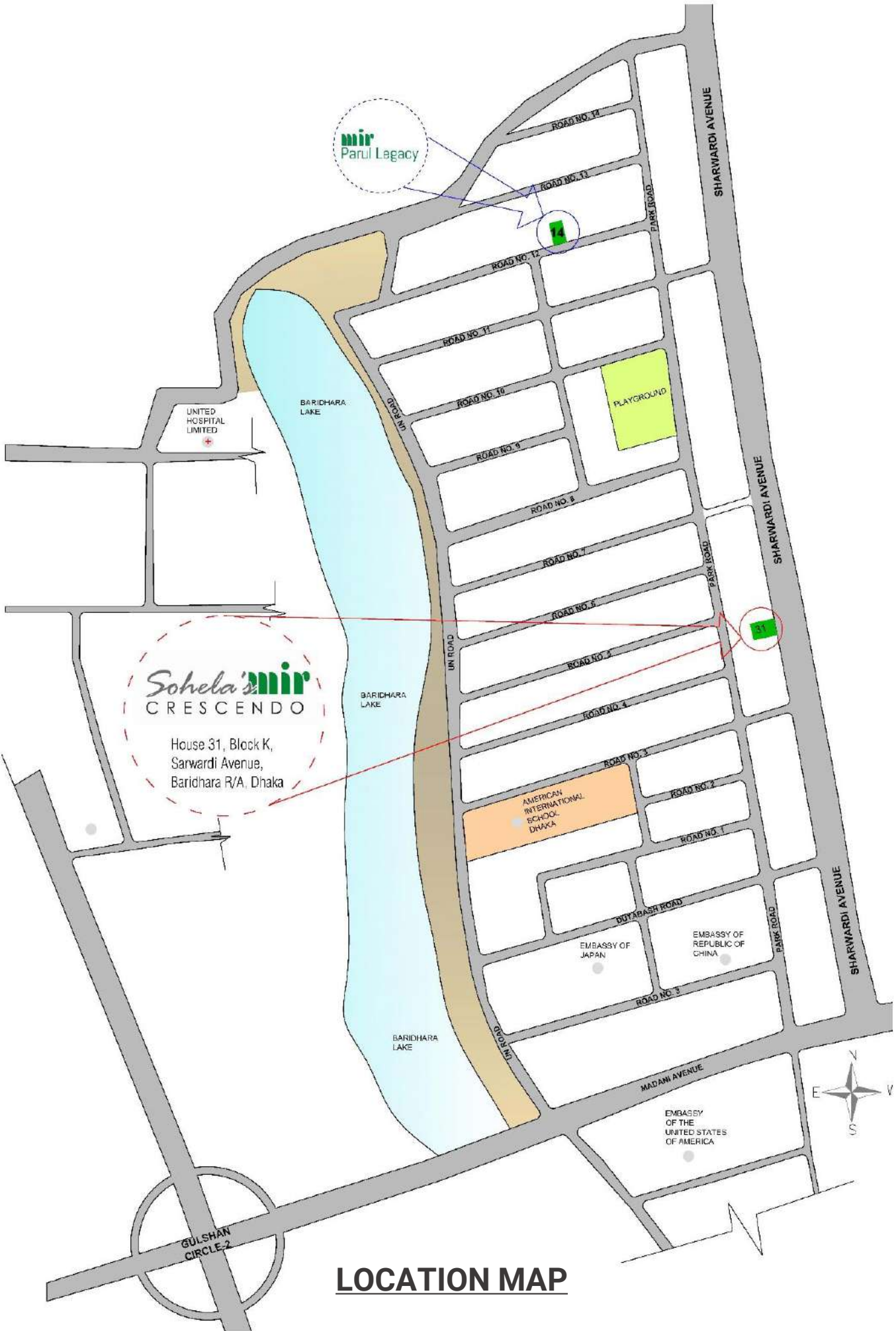
At you can make a choice of your suitable home from apartments approximately 4052 sft. gross areas. Perfectly planned spacious rooms promise your pleasure and peace of mind with affluent flow of fresh air and natural light. Besides exclusive features, the apartment dwellers will be privileged with the close proximity to meet up all the urban facilities.

VOLUMEZERO



ARCHITECTS

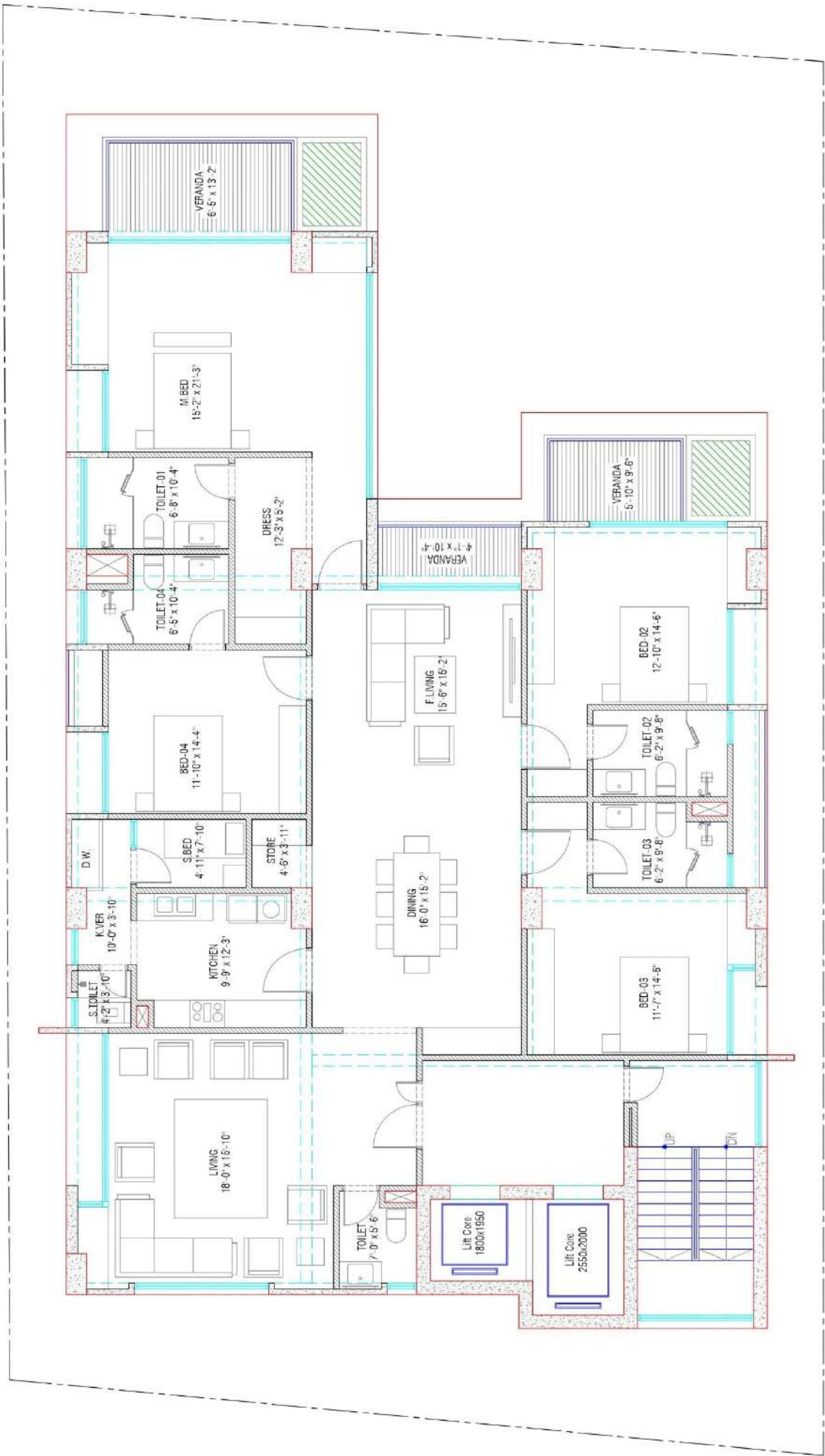




Sohela's mir
CRESCENDO

House 31, Block K,
Sarwardi Avenue,
Baridhara R/A, Dhaka

LOCATION MAP



TYPICAL FLOOR PRESENTATION PLAN

NOT FOR SCALE

GROSS AREA : 4052 SFT (APPROX)



MODERN HOME INTERIOR



BALANCE



HARMONY



COMFORT



RELAXATION

Features & Amenities

CIVIL WORKS

- ❑ The building structure will be Reinforced Cement Concrete (RCC) frame structure with slab.
- ❑ Structural design in considering earthquakes and winds intensity (210 km per hour) as per Bangladesh National Building Code (BNBC).
- ❑ Average 4" thick lime terracing in rooftop to protect overheating with unfinished Granite surface.
- ❑ All external wall will be 8"/10" brickwork with smooth plaster.
- ❑ All internal walls will be 5" brickwork with smooth plaster.
- ❑ Exterior wall will be painted with weather coat paint (Berger).
- ❑ Internal paint (wall and ceiling) will be Plastic paint (Berger).
- ❑ For general floors imported mirror polish homogeneous tiles (32" x 32").
- ❑ Railing shall be provided with SS post with tempered glass in varandahs.
- ❑ Char coal aluminum section (BTA/ Fu-wang/ KAI or equivalent) in all windows & sliding double glassed shutters with mosquito netting.
- ❑ Triple pane glass windows in front side of the Building.
- ❑ Good quality jhama picket and stone aggregate (for column, slab, footing, grade beam and underground reservoir only) will be used as per structural design requirement.
- ❑ Good quality available 1st class/concrete bricks will be used in the walls.
- ❑ 75 / 60 grades deformed bar will be used in the structure.
- ❑ MIR Cement will be used.

ELECTRICAL WORKS

- ❑ Good quality MK Singapore or equivalent imported electrical switches & sockets.
- ❑ Imported electrical sub distribution box (SDB) with circuit breaker (HAVELS or equivalent).
- ❑ Provision for air-conditioner in all bedrooms, family living and living room (except maid's bed).
- ❑ Provision for electrical geyser in all bathrooms & kitchen.
- ❑ One washing machine electrical and sanitary provision in each apartment.
- ❑ Standard quality concealed cable wiring (BRB/ Paradise/ BBS or equivalent).
- ❑ Fan hook box for ceiling fan.
- ❑ TV cable in Master, 2nd, 3rd bed, Family Living & Living area.
- ❑ Telephone line Provision in Master bed, child bed, family living & living area.
- ❑ WI-FI Provision.

BATHROOM FEATURES

- ❑ Imported sanitary wares in Master bath (Kohler) and other bathrooms (American Standard/ Cotto/ Toto) except maid's toilet.
- ❑ Imported chrome plated (CP) fittings in all bathrooms American Standard/ Cotto/ Kohler.
- ❑ Good quality one soap case, one paper holder, push shower and one towel rail in all bathrooms (except maid's bath).
- ❑ Imported matching glazed ceramic floor tiles in all bathrooms except maid's toilet.
- ❑ Mirror in all bathrooms with overhead lamp points.
- ❑ Imported Cabinet basin with marble top in all permissible bathrooms except maid's toilet.
- ❑ Provision for hot water lines in all bathrooms.
- ❑ Imported glazed ceramic wall tiles up to false ceiling.
- ❑ Enclosure in Master bath & 2nd bath only.
- ❑ Exhaust fan in all bathrooms.
- ❑ Provision for walk-in closets.

KITCHEN FEATURES

- ❑ Impressively designed platform with granite slab worktop.
- ❑ Standard quality imported glazed ceramic wall tiles up to full height.
- ❑ Double burner gas outlet.
- ❑ Imported glazed homogeneous floor tiles.
- ❑ One stainless steel countertop sink (double bowl, single tray) with mixer.
- ❑ Suitably located one exhaust fan.
- ❑ Washing area in kitchen verandah with tile finish.
- ❑ Provision for hot water lines at kitchen sink.
- ❑ Provision for kitchen hood.

DOORS

- ❑ Solid Burma teak/ imported decorative main entrance door shutter with -
 - ❖ Solid teak/ imported solid wooden door frame
 - ❖ Check viewer, Door Chain
 - ❖ Door handle with good quality security lock
 - ❖ Calling bell switch of good quality
 - ❖ Apartment number plate
- ❑ All Internal door shutter (except the maid's toilet) of Burma teak solid door.
- ❑ For verandah & toilet door shutter will be decorative teak chambule veneer flush door shutter with inner side lacquered (PARTEX/ HATIL or equivalent).
- ❑ All internal door frames will be of Burma Teak.
- ❑ All internal doors with a good quality mortise lock with one tower bolt (except maid's toilet).
- ❑ France polished door frame and shutters.

OTHER FEATURES

- ❑ 02 (Two) nos. International Standard Lifts of 10 (Ten) passengers & 15 (Fifteen) passengers capacity (Shanghai/ Mitsubishi/ Daewoo/ Schneider or equivalent) with ARD & AVR.
- ❑ Video Intercom System.
- ❑ Cylinder Gas connection system in each apartment.
- ❑ Each apartment will have independent electrical meter (three phase as per DESA/ DESCO rules).
- ❑ Water supply connection and sewerage outlet facility by WASA with individual meter for total complex.
- ❑ Fire extinguisher will be provided in each floor as per existing country's building code.
- ❑ Cloth drying lines at rooftop.
- ❑ All wiring will be concealed with separate cable for each apartment.
- ❑ Granite/Marble finished in ground floor lift lobby and walls.
- ❑ Imported Ceramic wall tiles & mat/ glazed homogeneous floor tiles in all other lift lobbies.
- ❑ Imported homogeneous nosing stair tiles in all staircases.
- ❑ Stair railing will be of SS and glass combination.
- ❑ One Standby auto start emergency Generator with sound reducing canopy (i.e. Perkins/ Cummins or equivalent) for operation in Case of Power Failure of:
 - Lifts
 - Water Pumps
 - Generator back up for full load of the Building
 - CC camera in ground floor for security coverage in reception area, boundary, main gate, parking area and lift lobby area.

COMMON AMENITIES:

- ❑ Swimming pool at rooftop
- ❑ Fully equipped Gymnasium
- ❑ Community centre with 32"x32" mirror polish homogenous tiles.

POST HAND OVER SERVICE:

- ❑ Preparation of By Laws and formation of Apartment Owners Association
- ❑ Recruitment and training of Association staffs.
- ❑ Development of bill collection and payment systems
- ❑ 12 (Twelve) months free repair & maintenance of technical problems.

Terms & Conditions

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. The 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 overall 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 what-so-ever.
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. 25,000 (Twenty five 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.*