

Eminent Ashrafi's Plaza



Project Features

PROJECT LOCATION

Eminent Ashrafis Plaza is a six-storied residential cum commercial project with a basement. It is north facing project and located in the heart of Banasree which is a quiet and secured place and free from traffic congestion. The commercial part of this project will be very potential for business concerned and residential part of this project will be very attractive to live in peace.

PROJECT DESCRIPTION

- ❖ **Basement Floor** of **Eminent Ashrafis Plaza** is consist of 9 Nos. of Car Parking, Water Reservoir and Utility Room etc.
- ❖ **Ground Floor** of **Eminent Ashrafis Plaza** consists of 6 Shops with necessary wide passages. Reception, Guard Room, Kitchen, Common Toilet etc. for apartments will be provided here with a different entrance.
- ❖ **First Floor** of **Eminent Ashrafis Plaza** consists of 9 shops with necessary wide passages. Individual Toilet for Ladies and Gents for commercial part are provided here.
- ❖ **Second Floor to Fifth Floor** of **Eminent Ashrafis Plaza** consists of 2 apartments in each floor with necessary void spaces for adequate light and fresh air.

Type-A apartment consists of 3 Bedrooms, 3 Bathrooms (2 attached & 1 common), 4 Verandahs, Drawing Room, Dining Room and Kitchen.

Type-B apartment consists of 3 Bedrooms, 3 Bathrooms (2 attached & 1 common), 4 Verandahs, Drawing Room, Dining Room and Kitchen.

A superior quality Lift for quick and comfortable movement and a Generator will be ready to backup the Lift, Water Pump, Common Spaces and 1 Light & 1 Fan for each apartment.

DRAWING & DESIGN

The drawing and design of **Eminent Ashrafis Plaza** is prepared by experienced and well reputed professionals with the use of latest software and technologies. Architectural design, structural design, electrical drawing, sanitary drawing, etc. are prepared, revised and will be supervised by a team of reputed and professional Architects, Engineers and Designers. Structural design is prepared on the basis of American Concrete Institute (ACI) code. Protection from Cyclone of upto 200 kmph and Earthquakes of 6.0 on Richter Scale are incorporated in the design.

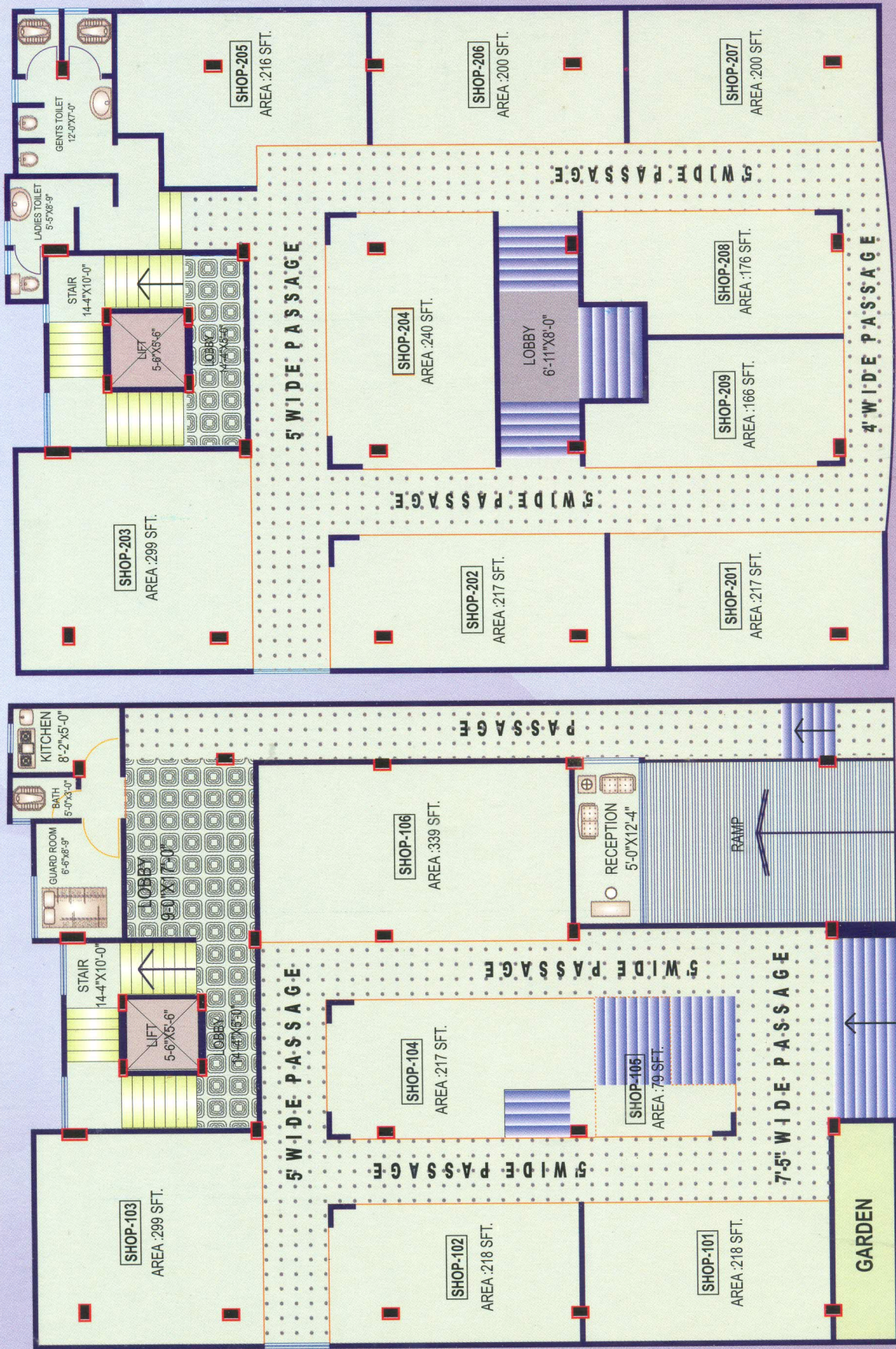
COMPLETION TIME

Eminent Ashrafis Plaza must be completed in due time but extendible if it becomes necessary on account of Act of God, Natural Calamity, Strikes, Civil Commotion or any other reason beyond the control of the company. **Eminent Ashrafis Plaza** will be handed over on or before December 2007.

Ground Floor



Commercial Floor Plan

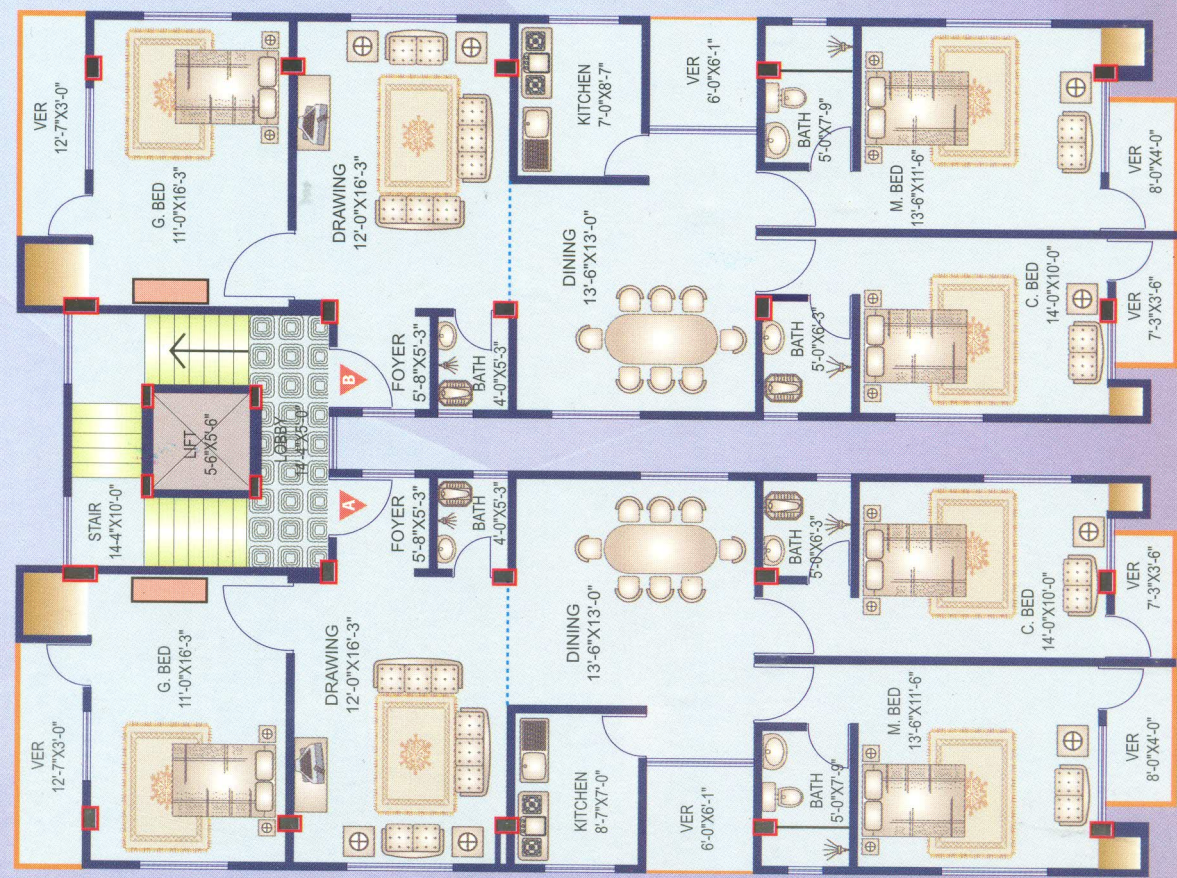


First Floor

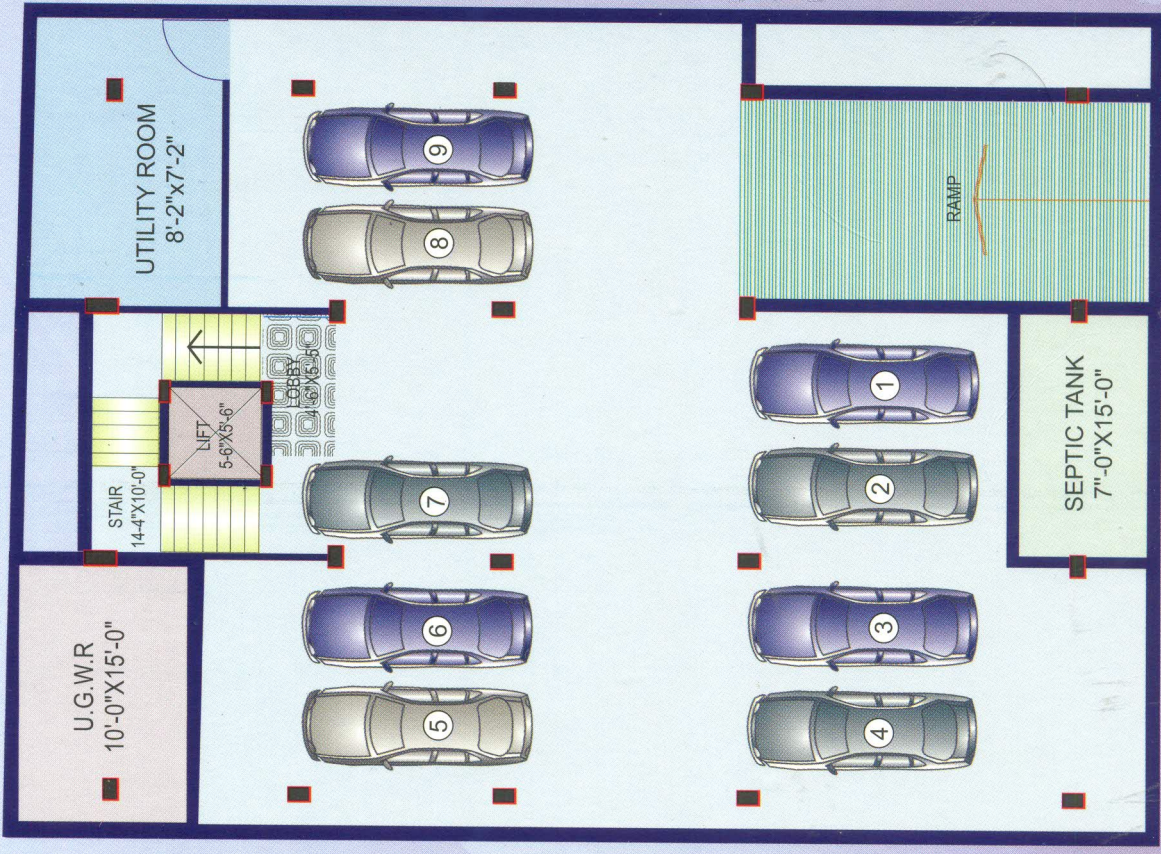


Residential Floor Plan

Typical Floor



Basement Floor



GENERAL FEATURES

- * R.C.C Frame Structure with adequate foundation for a six-storied building with Basement.
- * First Class Brick work with plaster for both inner and outer walls.
- * Floor finish of White Situ Mosaic (small-medium Indian Chips & White Cement) with glass strip divider / Local Homogeneous Tiles.
- * Roof water drainage with properly sloped lime terracing.
- * A Letter Box will be placed in a noticeable place in the ground floor.
- * Apartment Number Plate and Name Plate will be placed in Main Entrance.
- * An Intercom System will connect every apartment from the Reception.
- * A Lift of superior quality.
- * A Generator for the Lift, Water Pump, Common Spaces and 1 Light & Fan in each apartment.

KITCHEN

- * One Platform with high concrete work will be made of CBC / RAK / Fu-Wang / Modhumati Homogeneous Tiles.
- * One R.C.C. Shelf around the kitchen for storage.
- * Stainless Steel single bowl Sink.
- * Exhaust Fan.

BATHROOM

- * CBC / RAK / Fu-Wang / Modhumati Homogeneous Tiles in walls and floors.
- * BISF / RAK sanitary fittings.
- * Wash Basin with mirror, Commode, Pan, Shower, Toilet Shower, Soap-Holder, Toilet Paper Holder, Towel Rail etc. for all bathrooms.
- * Bibcock, Pillar Cock, Angle Stopcock etc. will be of local standard brand.
- * False Ceiling in all bathrooms.

ELECTRICAL

- * 220V AC Power Supply.
- * Concealed Electric Wiring.
- * Sub Distribution Board in each apartment.
- * Individual Electric Meter.
- * AC and Geyser's provision in Master Bathroom.
- * Best Quality Local Wires for electrical works.
- * Switches, Dimmers, Sockets and other electrical equipments will be of local standard quality (MK Type).

DOORS

- * Solid Teak Wood (Shegun) will be used in Main Entrance.
- * Chowkats/Door-Frames will be made of Shilkaroi.
- * Internal doors will be Solid Gamari Wood.
- * Bathroom doors will be PVC Plastic Door.
- * Verandah doors will be Water Proof Door.

Standard Specification

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- * False Ceiling Door will be made of Particle Board.
- * Standard Quality Locks Handles, Viewer, Security Chain etc. will be provided for doors.

WINDOWS

- * Windows will be made of 3" Thai Aluminum Frame fitted with 5 mm tinted glass and 5mm M.S. Grills.
- * Windows will be both way sliding type.

PAINTING & POLISHING

- * Ceilings will be painted with Distemper.
- * Internal Walls will be painted with Distemper.
- * External Walls will be painted with Weathercoat.
- * Car Parking Area will be painted with Distemper.
- * Balcony grills will be painted as per design and company standard.
- * Other grills will be painted with Enamel Paint as per design.
- * All kinds of wooden works will be French polished.

WATER & GAS UTILITY LINES

- * Concealed Water and Gas lines with G.I. Pipe.
- * Separate gas riser will be provided for every apartment.
- * Water Reserve Tank is designed to contain enough water (at least for 2 days) to serve the whole building.
- * Water Supply Tank on the roof will have the optimum capacity water storage.

- * Italian High Quality Water Pump.

COMMERCIAL SPACE / SHOPS

- * The Front Side will be decorated with colored glass.
- * Main Entrance will have Glass Door with a Collapsible Gate.
- * The Floor will be furnished with CBC / RAK / Fu-Wang / Modhumati Homogeneous Tiles.
- * An individual staircase will be constructed between Ground Floor and First Floor.
- * Individual Toilet for Ladies & Gents will be provided in the First Floor.
- * The shops will have brick work with plaster.
- * The walls of the shop will be painted with Distemper.
- * Each of the shop will have Shutter.

NOTE

- * Equivalent Item(s) will be supplied in case of non-availability or shortage of supply of that Item(s).
- * For any kind of extra work (not stated in the specification) requires the approval from the company.
- * The payment of extra work must be paid in advance. If advance payment is not made within 15 days after receiving the information, company will execute the work as per stated specification.
- * No outside Engineers / Technicians / Workers will be allowed to work in the project before handing over the project.

ALLOTMENT

Allotment should be made on first-come first-serve basis on receipt of the booking money as per application for Apartment/Shop and Parking Space. But the buyers of one time payment will be given preference and have a substantial discount.

ALLOTMENT TRANSFER

The buyer will have no right to transfer the allotment to third party before full payment and registration. The registration for the Apartment / Shop will be made in the same name that is written in agreement.

RIGHTS OF THE COMPANY

The company reserves the right to accept or reject any application for allotment. The company has the right to do minor changes in design. But if any major change is required then the company must consult with the buyers before changes.

PAYMENTS

All payments are to be made by Cash / Account Payee Cheque / Bank Draft / Pay Order in favor of **EMINENT PROPERTIES (PVT.) LTD.** The company will provide necessary receipts against the payments.

The buyers must strictly follow the schedule of payment to ensure the timely completion of the project. Any delay in payment will make the buyer liable to pay 5% interest per month on the payable amount. If the payment is delayed upto 2 installments, the company will have the right to cancel the allotment and the money will be refunded after adequate money is received against that Apartment / Shop and by deducting Tk.1,00,000.00 (One Lac Taka).

The foreign buyers can make payments by TT/DD in U.S Dollars as per prevailing exchange rate through any reputed Bank in Bangladesh.

REGISTRATION COST

The buyer will bear all costs regarding to Cost of Stamps, Registration

Fees, VAT/Tax and related Legal Fees. The company will make necessary arrangements for such formalities.

UTILITY CHARGES

Utility Connection Fees (Costs relating to Gas, Water, Sewerage, Power Connection), Owners Cooperative Society one time deposit, VAT and other Incidental Costs are not included with the price of Apartment / Shop. The company may initially pay the expenditure on these accounts but the owners of the Apartments / Shops will reimburse the amount before taking possession of the Apartments / Shops.

BOOKING CANCELLATION

On cancellation of Booking of an Apartment / Shop by a client, the deposited amount will be refunded after adequate fund is received against that Apartment / Shop by selling it to a new buyer and after a deduction of incidental charges of Tk.1,00,000.00 (One Lac Taka).

POSSESSION HANDOVER

The possession of the Apartment, Shop and Parking Space will be handed over after completing the project and on receipts of full payment of cost of the Apartment / Shop / Parking Space and Other Charges.

OWNERS COOPERATIVE SOCIETY

Every client must be a member of Owners Cooperative Society. There will be two different Cooperative Societies. One will be Apartment Owners Cooperative Society and the other will be Shop Owners Cooperative Society. The Cooperative Society will be formed by the owners of the Apartments / Shops for the management of common service as well as maintenance. Each owner shall deposit Tk.10,000.00 (Ten Thousand Taka) as one time deposit for the Cooperative Society.

Terms & Conditions

CONSULTANT



M/S MIM CONSULTANTS & CONSTRUCTION

63/1, New Circular Road, Siddeshwari, Dhaka
Phone # 9351613 Mobile # 01711241684

EMINENT ASHRAFIS PLAZA

Plot # 11, Banasree Main Road,
Block-C, Banasree, Dhaka-1219

BANASREE MAIN ROAD



AVENUE No.-3

BLOCK-C

AVENUE No.-2

BLOCK-B

AVENUE No.-1

BLOCK-A

EPL

eminent in development

Eminent Properties (pvt.) Ltd.

House # 8, Road # 3, Block -A, Banasree, Rampura, Dhaka-1219

Contact : 7288091, 01711675714, 01713043837, 01713044163

Email : info@eminent.com.bd Website : www.eminent.com.bd