



# *Luxurious Apartment Projects in Banasree*



## PROJECTS LOCATION

All the projects are six-storied apartment projects located in the Banasree Residential Area. **Eminent Square** and **Eminent South Breeze** are south-facing and **Eminent Glory** is a north-facing project. The projects are located in very calm, quiet and secured place and free from traffic congestion. This can be great habitable location for peace-loving people.

## PROJECTS DESCRIPTION

**Eminent Square** consists of 4 apartments in each floor from 1st floor to 5th floor. **Eminent Glory** consists of 2 apartments in each floor from 1st floor to 5th floor. **Eminent South Breeze** consists of 1 apartment in each floor from 3rd floor to 5th floor.

### **Eminent Square:**

#### **Type-A**

3 Bedrooms, 3 Bathrooms (2 attached & 1 common), 3 Verandahs, Drawing Room, Dining Room and Kitchen.

#### **Type-B**

3 Bedrooms, 3 Bathrooms (2 attached & 1 common), 3 Verandahs, Drawing Room, Dining Room and Kitchen.

### **Eminent Glory:**

#### **Type-A**

3 Bedrooms, 3 Bathrooms (2 attached & 1 common), 3 Verandahs, Drawing Room, Dining Room and Kitchen.

#### **Type-B**

3 Bedrooms, 3 Bathrooms (2 attached & 1 common), 3 Verandahs, Drawing Room, Dining Room and Kitchen.

### **Eminent South Breeze:**

Each apartment consists of 4 Bedrooms, 4 Bathrooms (3 attached & 1 common), 5 Verandahs, Drawing Room, Dining Room and Kitchen.

Ground floor of each project is reserved for Car Parking, Reception, Guard Room, Common Toilet, Utility Room etc. All the projects will have a superior quality Lift for quick and comfortable movement and a Generator will be ready to backup the Lift, Water Pump and Common Spaces.

## **DRAWING & DESIGN**

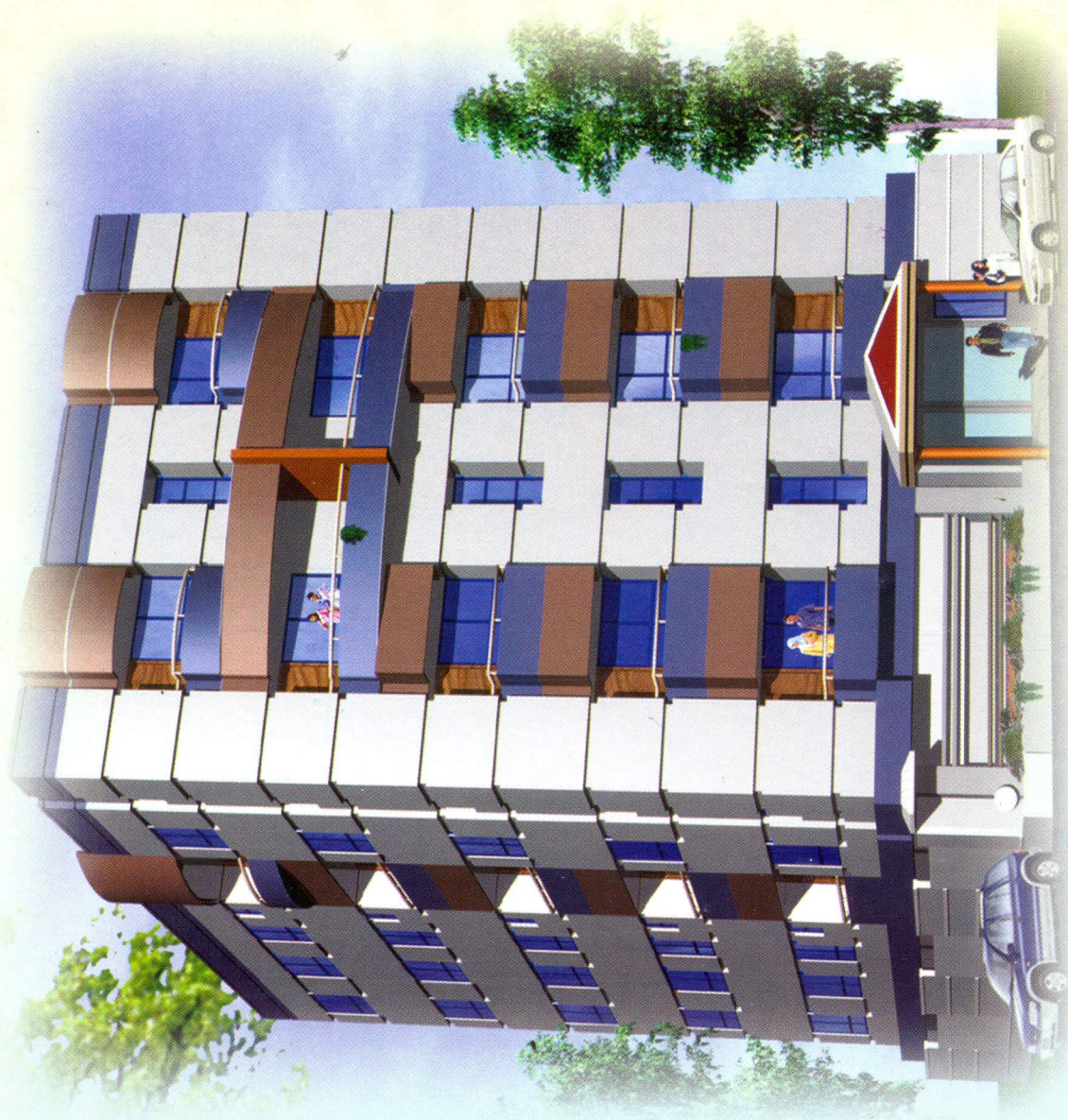
The drawing and design of the buildings are prepared by experienced and reputed professionals with the use of latest software and technologies. Architectural design, structural design, electrical drawing, sanitary drawing, etc. are prepared, revised and will be supervised by a team of reputed and professional 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**

The projects 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 Square** will handover on or before October 2006, **Eminent Glory** will handover on or before February 2007, **Eminent South Breeze** will handover on or before April 2007.

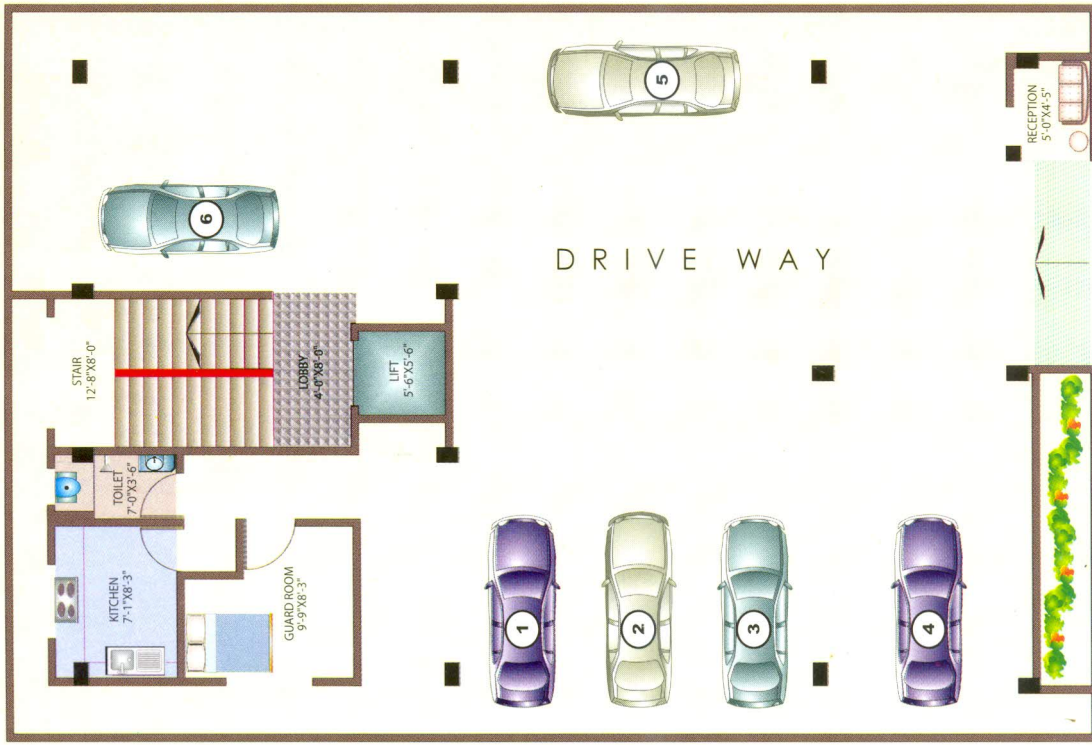
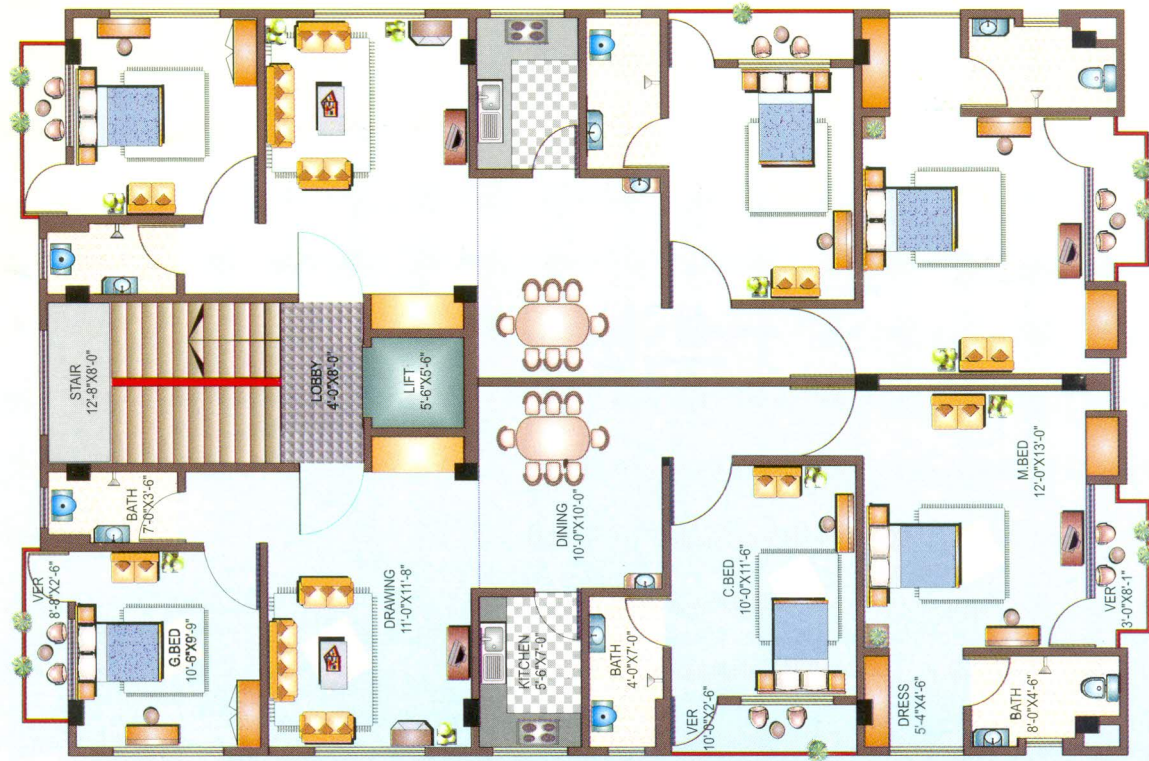
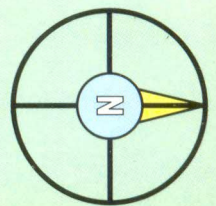
# PROJECTS FEATURES





# EMINENT GLORY





APARTMENT AREA = 1100 SFT.

# FLOOR PLAN



## GENERAL FEATURES

- R.C.C Frame Structure with adequate foundation for a six-storied building.
- 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.
- Guard Room with a toilet will be in the Ground Floor as per design.
- A Lift of superior quality.
- A Generator for the Lift, Water Pump and Common Spaces.

## KITCHEN

- One Platform with high concrete work will be made of R.A.K / Fu-Wang / Modhumati Homogeneous Tiles.
- Space for cabinet under the platform.
- One R.C.C Shelf around the kitchen for storage.
- Stainless Steel single bowl Sink.
- Exhaust Fan.

## BATHROOM

- R.A.K / Fu-Wang / Modhumati Homogeneous Tiles in walls and floors.
- BISF / R.A.K sanitary fittings.

- Wash Basin with mirror, Commode, Pan, Shower, Toilet Shower, Soap Holder, Toilet Paper Holder, Towel Rail etc. for all bathrooms.
- Bibcock, 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 and Load upto 2KW.
- AC and Geyser's provision in Master Bathroom.
- Best Quality Local Wires.
- 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 Shikaroi.
- Internal doors will be Solid Gamari Wood.
- Bathroom doors will be PVC Plastic Door.
- Verandah doors will be Water Proof Door.
- False Ceiling Door will be made of Particle Board.
- Standard Quality Locks, Handles, Viewer, Security Chain etc. will be provided for doors.

# STANDARD SPECIFICATION



## **WINDOWS**

- Windows will be made of 3" Thai Aluminum Frame fitted with 5mm 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.
- 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.
- High Quality Water Pump.

## **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 standard specification.
- No outside Engineers / Technicians / Workers will be allowed to work in the project before handover the project.

# STANDARD SPECIFICATION



### **ALLOTMENT**

Allotment should be made on first-come first-serve basis on receipt of the booking money as per application for Apartment 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 a third party before the registration and full payment. The registration of the apartment 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 upto 2 installments will make the buyer liable to pay 5% interest per month on the payable amount. If the payment is delayed upto 3 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 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. The company may initially pay the expenditure on these accounts but the owners of the apartments will reimburse the amount before taking possession of the apartments.

### **BOOKING CANCELLATION**

On cancellation of Booking of an apartment by a client, the deposited amount will be refunded after adequate fund is received against that apartment by selling 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 and the Parking Space will be handed over after completing the project and on receipts of full payment of cost of the flat and other charges.

### **OWNERS COOPERATIVE SOCIETY**

Every client must be a member of Owners Cooperative Society. The Cooperative Society will be formed by the owners of the apartments 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



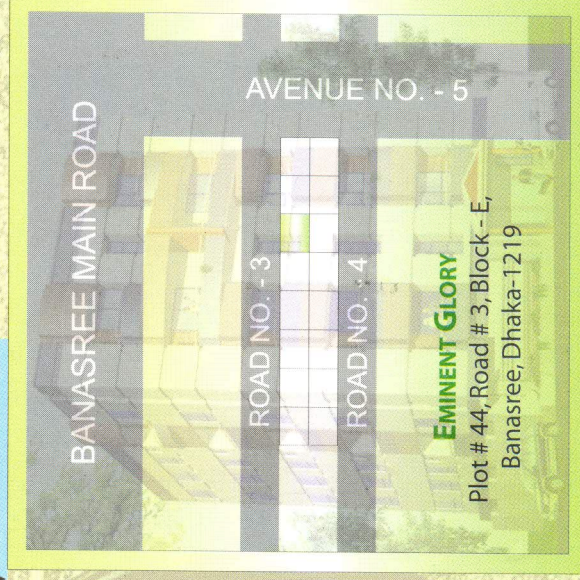
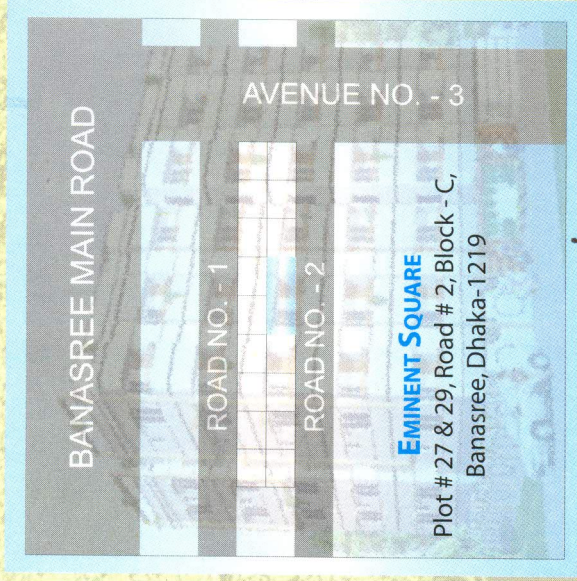
CONSULTANT



**M/S MIM CONSULTANTS & CONSTRUCTIONS**

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

brochure concept & design: belal hassain (01715686855)



**EPL**

eminent in development

**Eminent Properties (pvt.) Ltd.**

House # 8, Road # 3, Block-A, Banasree, Rampura, Dhaka-1219  
Phone # 7288091, 01711675714, 01713043837, 01713044163  
Email : [info@eminent.com.bd](mailto:info@eminent.com.bd), Website : [www.eminent.com.bd](http://www.eminent.com.bd)