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Eminent Siraj Villa

LUXURIOUS APARTMENT IN BANASREE

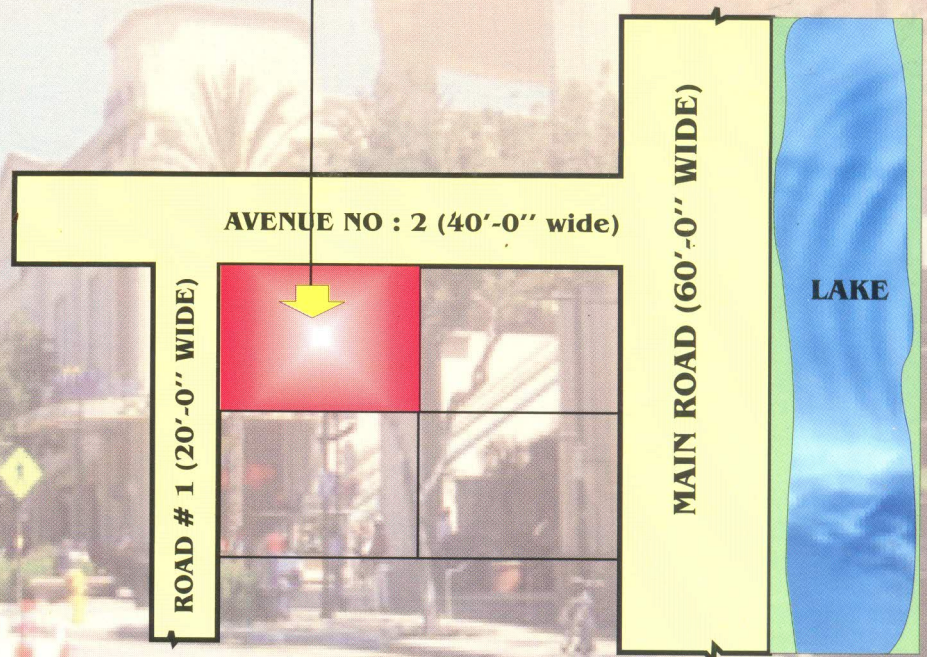
Introduction

EMINENT PROPERTIES (PVT.) LTD. proudly announces one more fabulous apartment project '**EMINENT SIRAJ VILLA**' in the heart of Banasree Residential Area. The project is south-west facing and located in a very calm, quiet and secured place. It will be the greatest choice for you to live in peace.



Eminent Siraj Villa

Plot # 1, Road # 1, Block - C,
Banasree, Dhaka -1219

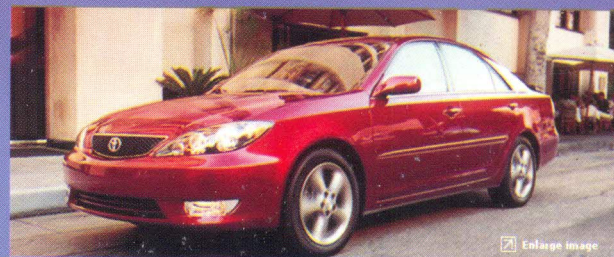
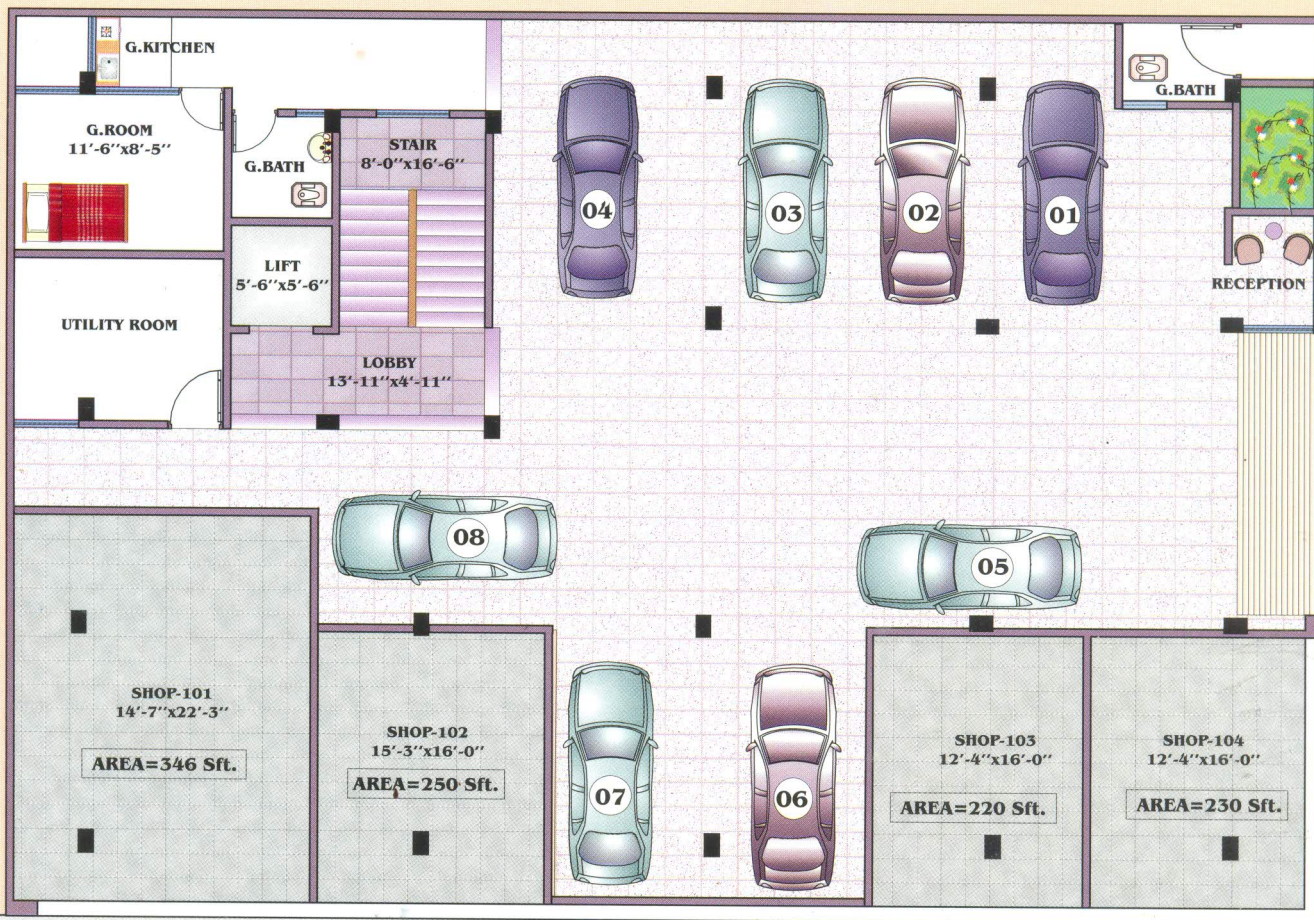


LOCATION MAP

INTRODUCTION

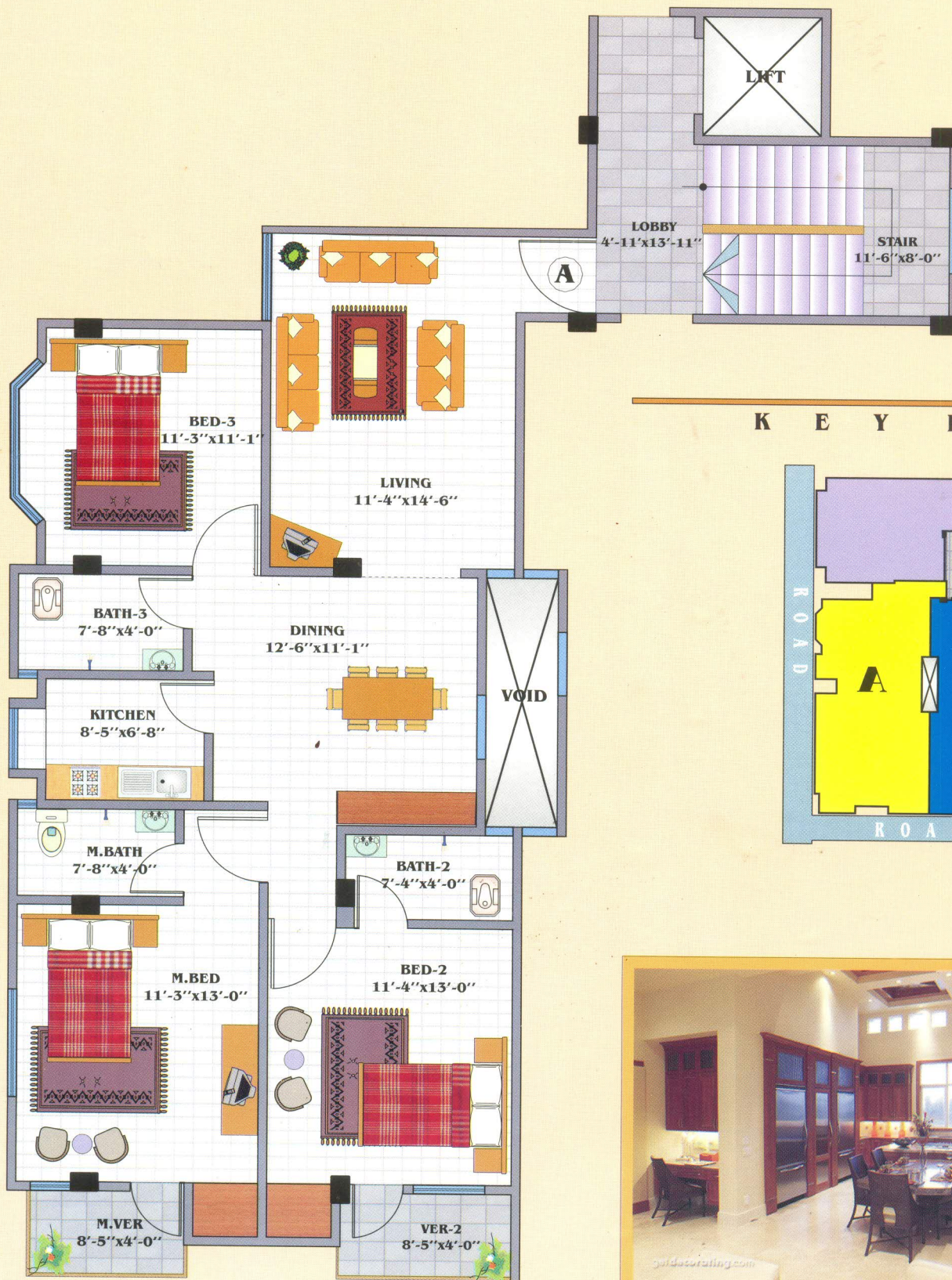




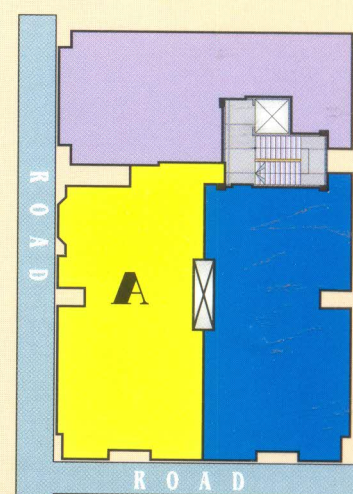


GROUND FLOOR PLAN

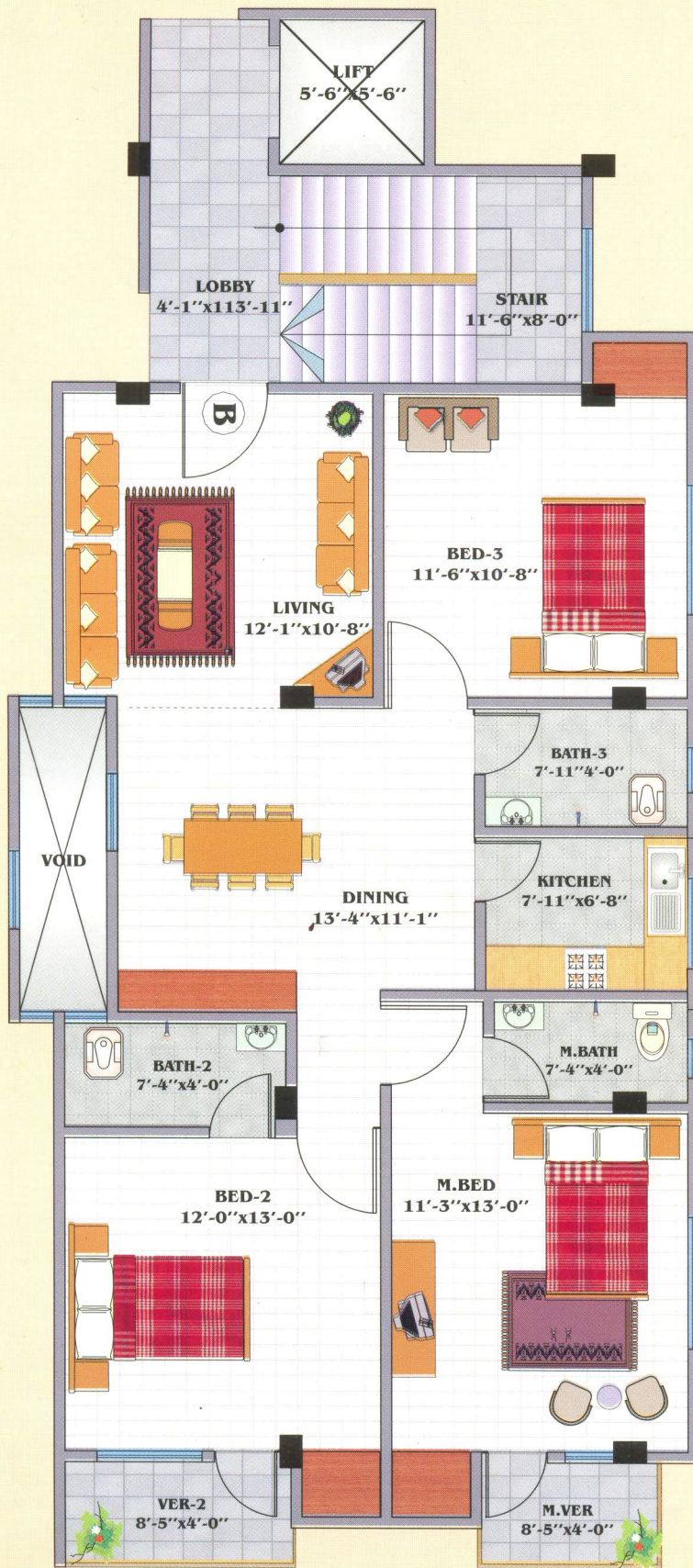




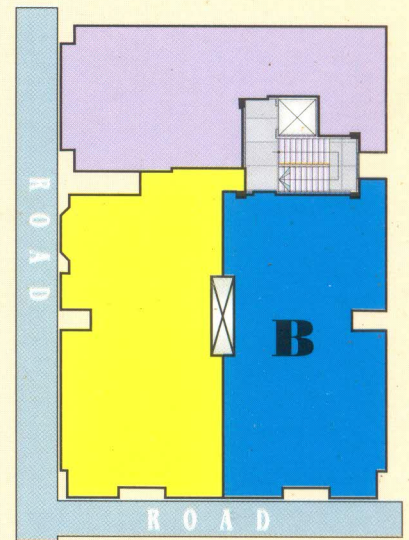
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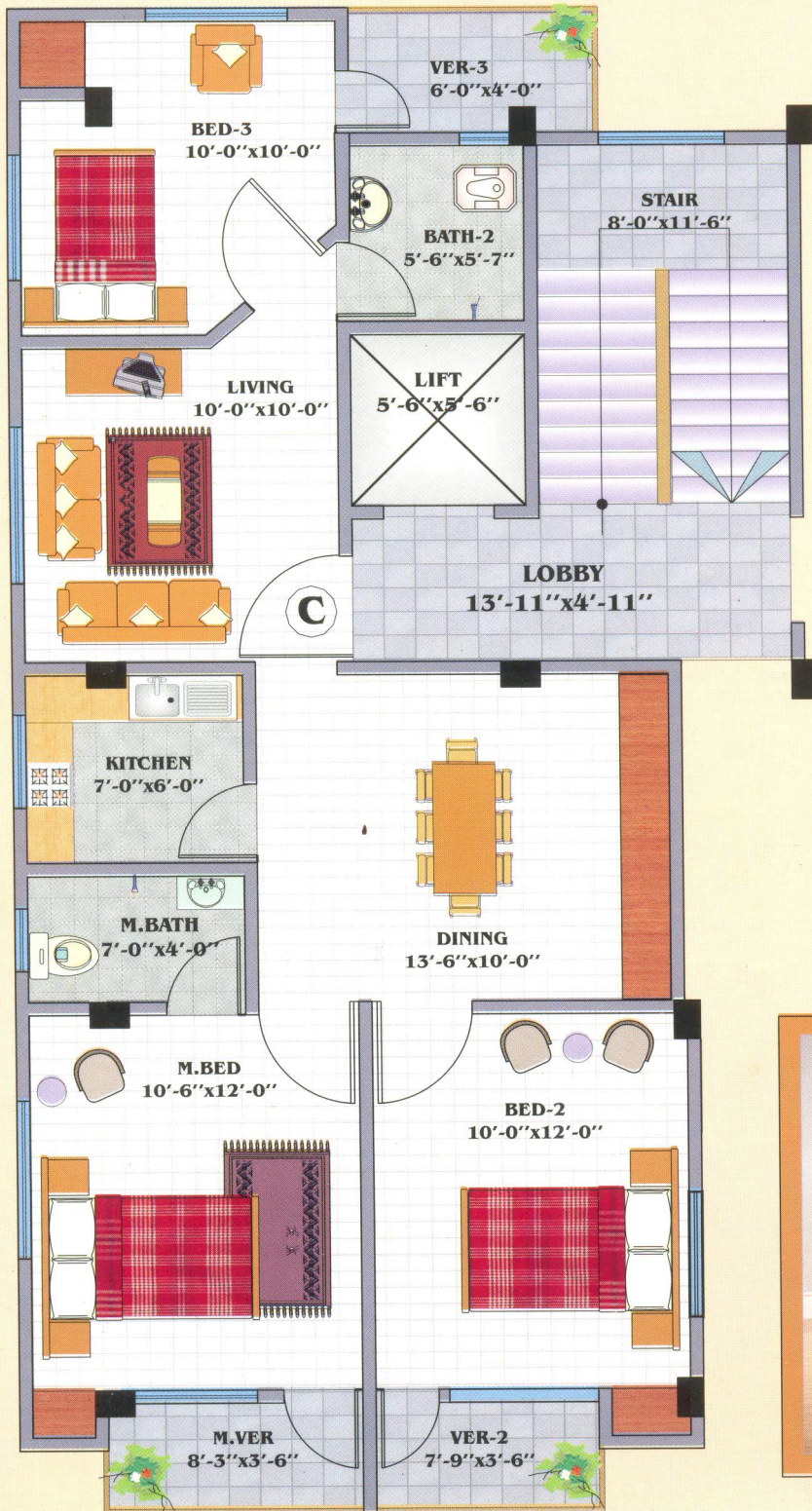


TYPE - A = 1225 Sft.

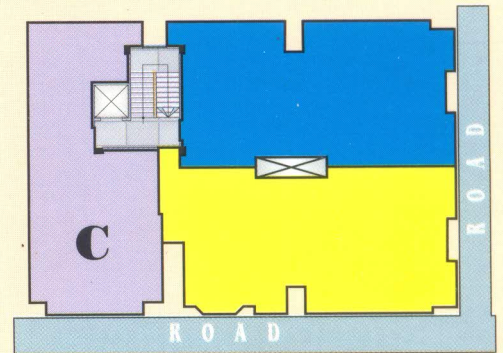


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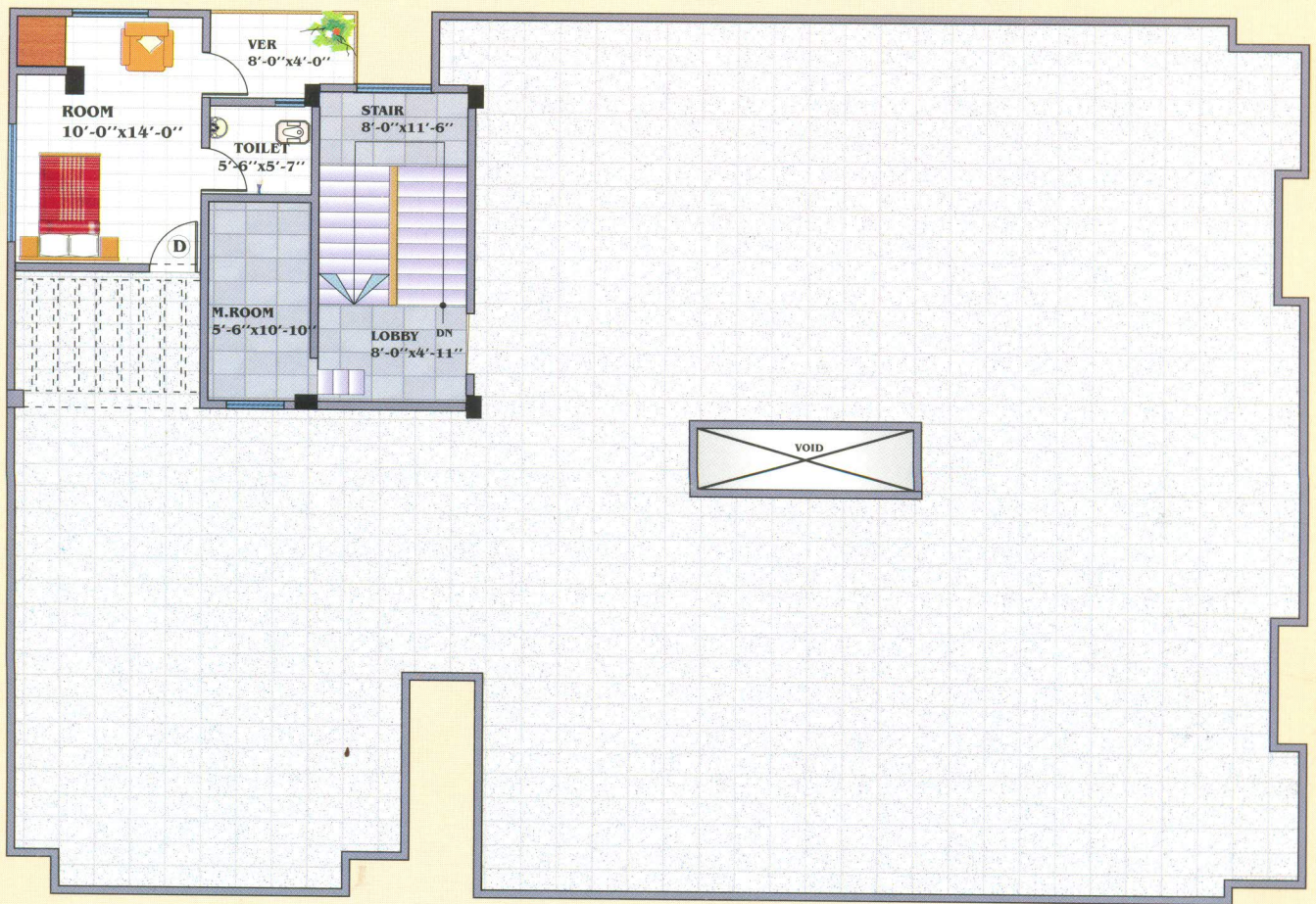




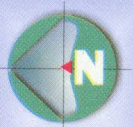
K E Y P L A N



TYPE - C = 960 Sft.



08 ROOF TOP 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 will be furnished by White Situ Mosaic (small-medium Indian Chips & White Cement) with glass strip divider.
- Roof water drainage with properly sloped lime terracing.
- Intercom System will connect every apartment from the Reception.
- Superior quality European Lift.
- Generator for the Lift, Water Pump, Common Spaces and one Light & Fan for each Apartment.

KITCHEN:

- Floor and a high concrete Platform will be furnished by Local Tiles.
- One R.C.C. Shelf for storage.
- Stainless Steel single bowl Sink.
- Provision for Exhaust Fan / Kitchen Hood.

BATH ROOM

- Walls will be furnished with Local Tiles upto full height.
- Local Homogeneous Tiles in Floor.
- BISF / R.A.K sanitary fittings.
- Wash Basin with Mirror, Commode / Pan, Soap Holder, Towel Rail etc. for bathrooms.
- Bibcock, Angle Stopcock etc. will be of local standard brand.
- False Ceiling in bathrooms.

DOOR:

- Solid Teak Wood (Shegun) will be used in Main Entrance.
- Chowkats/ Door-Frames will be made of Karoi.
- Internal doors will be Partex Flash Door.
- Bathroom doors will be PVC Plastic Door.

- False Ceiling Door will be made of Particle Board.

- Locks, Handles, Viewer etc. will be provided for door.

WINDOWS:

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

ELECTRICAL:

- 220V AC Power Supply with Concealed Wiring.
- Sub Distribution Board(SDB) in each apartment.
- Individual Electric Meter and Load of 2KW.
- AC's provision in Master Bedroom.
- Telephone and STV provision in Living Room and Master Bedroom.
- Best Quality Local Wires for electrical works.
- Switches, Dimmers, Sockets and other electrical equipments will be of local Standard quality (MK 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 company standard.
- Other Grills will be painted with Enamel Paint.
- 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 7 days after receiving the information, company will execute the work as per specification.
- No outside Engineers / Technicians / Workers will be allowed to work in the project before handover the project.

STANDARD SPECIFICATION OF THE PROJECT

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 Purchaser of one time payment will be given preference and have a substantial discount.

ALLOTMENT TRANSFER

The Purchaser 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 the 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 purchasers before changes.

PAYMENTS

A **Deed of Agreement** will be executed between the Purchaser and the Developer under some *Terms & Conditions* and *Payment Schedule* after receiving the Down Payment. The Purchaser must strictly follow the *Payment Schedule* 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 as compound basis. 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 by selling it to a new buyer and by deducting Tk.100,000.00 (One Lac Taka) as Incidental Cost.

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

REGISTRATION COST

The Purchaser 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.

BOOKING CANCELLATION

On Cancellation of Booking of an apartment by a client, the deposited amount will be refunded after adequate money is received against that apartment by selling it to a new buyer and by deducting Tk.100,000.00 (One Lac Taka) as Incidental Cost.

POSSESSION HANDOVER

The possession of the Apartment will be handed over according to the Agreement and on receipts of full payment.

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

RAMPURA

EMINENT SQUARE

Plot # 27 & 29, Road # 2, Block-C, Banasree,
Rampura, Dhaka-1219.
Apartment Size: 1256 / 1035 sft.

EMINENT GLORY

Plot # 44, Road # 3, Block-E, Banasree,
Rampura, Dhaka-1219.
Apartment Size: 1100 sft.

EMINENT SOUTH BREEZE

Plot # 37, Road # 7, Block-B, Banasree,
Rampura, Dhaka-1219.
Apartment Size: 1860 / 930 sft.

EMINENT ASHRAFIS PLAZA

Plot # 11, Banasree Main Road, Block-C, Banasree,
Rampura, Dhaka-1219.
Shop Size: 79-339 sft.
Apartment Size: 1550 sft.

EMINENT SIRAJ VILLA

Plot # 1, Road # 1, Block-C, Banasree,
Rampura, Dhaka-1219.
Shop Size: 216 / 188 sft.
Apartment Size: 1225 / 1200 / 960 sft.

EMINENT PARADISE

Plot # 16, Road # 5, Block-C, Banasree,
Rampura, Dhaka-1219.
Shop Size: 180 sft.
Apartment Size: 1300 / 1000 sft.

EMINENT MUKUT NILOY

Plot # 44, Road # 7, Block-B, Banasree,
Rampura, Dhaka-1219.
Apartment Size: 1480 / 1320 sft.

EMINENT PRANTIK

Plot # 4, Road # 10, Block-C, Banasree,
Rampura, Dhaka-1219.
Apartment Size: 955 sft.

EMINENT SIDDIQUI VILLA

219/C/1/1&2, Banasree-Bhuiyapara Link Road,
Rampura, Dhaka-1219.
Apartment Size: 1090 / 1060 / 1040 / 967 sft.

TEJKUNIPARA

EMINENT MASTER MANJIL

219/D, Tejkunipara, Tejgaon, Dhaka-1215.
Apartment Size: 1210 sft.

BADDA

EMINENT PALACE

G.P.CHA-92/2/A&B, Hazi Emazuddin Road, Gupipara,
North Badda, Dhaka-1212.
Apartment Size: 1152 / 1124 / 1062 / 1013 sft.

EMINENT BANOFUL

Plot # 22, Road # 2, Block-A, Aftabnagar,
Badda, Dhaka-1212.
Apartment Size: preferable size.

KHILGAON

EMINENT CORNER

Plot # A-874, Block-A, Khilgaon, Dhaka-1219.
Shop Size: 108 / 105 / 95 sft.
Apartment Size: 725 / 680 sft.

EMINENT PALASH KUTIR

Plot # A-907, Block-A, Khilgaon, Dhaka-1219.
Apartment Size: 780 sft.

EMINENT ARIF VIEW

Plot # JA/1, Block-A, Khilgaon, Dhaka-1219.
Apartment Size: 961 / 878 / 840 / 712 sft.

EMINENT HEAVEN

Plot # A-431/4, Block-A, Khilgaon, Dhaka-1219.
Shop Size: 198 / 157 / 148 sft.
Apartment Size: 768 / 712 / 650 sft.

UTTARA

EMINENT SWAPNIL

Plot # 28, Road # 9, Sector # 13, Uttara, Dhaka-1230.
Apartment Size: 1850 sft.

EMINENT HAMIDUL VILLA

Plot # 60, Road # 19, Sector # 11, Uttara, Dhaka-1230.
Apartment Size: 1860 / 930 sft.



Consultant:

M/S MIM CONSULTANTS & CONSTRUCTION

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



EPL

eminent in development

Eminent Properties (pvt.) Ltd.

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