



Promote

Marsh

Estate

m a l i b a g h



PROJECT AT A GLANCE

PROJECT NAME	: PROMOTE MARSH ESTATE
LOCATION	: H#185, MALIBAGH, DHAKA-1217
BUILDING HEIGHT	: 8 STORIED BUILDING (G+7)
AREA OF LAND	: 3.35 KATHA
TYPE & SIZE	: A-1000 sft, B-1000 sft (For 1st-7th Floor)
TOTAL NO. OF APARTMENT	: 14 UNITS
PARKING FLOOR	: 1 Nos. (GROUND FLOOR)
NO. OF PARKING	: 06 Nos.
NO. OF LIFT	: 01 Nos.

COMMUNITY HALL
 FRONT GARDEN
 WAITING FOR GUESTS
 ROOF TOP GARDEN & SEATING GREEN WITH VERANDAH
 LARGE & SOPHISTICATED LIFT LOBBY
 GENERATOR
 FIRE PROTECTION EQUIPMENT
 WATER RESERVOIR

Location Map



Promote Builders Ltd



PROMOT
185, Mali

Ground Floor Plan



Ground Floor Plan

6 cars





Typical Floor Plan





unit **A**
1000 sft





Roof floor Plan



BUILDING ENTRANCE:

- Heavily secured entrance gate with decorative lamps and acrylic logo of the complex.

ARCHITECTURAL FEATURES:

- Simple disciplined, straight forward planning, abundant natural air & light facilities, cross ventilation.
- Typical Floor will be designed according the plan approved by Rajuk.

STRUCTURAL FEATURES:

- R.C.C moment resisting frame (MRF) with heavy R.C.C footings.
- Interior & exterior partition wall will be made of 1st class bricks.
- Portland cement will be used in all R.C.C member. (SCAN/ Lafarge / Cemex / Holcim Cement)
- De-formed mild steel round bar 500W KSRM/ BSRM/ AKS/RAHIM/DIAMOND.
- Structure adequately capable of with standing earth quakes of 7.5 on Richter scale and wind pressure up to 210km/hr.
- Total foundation and super structure design and supervision by experienced professional engineers.c
- Structural design parameters are based on American Concrete Institute (ACI). American Standard Institute of Testing Materials (ASTM) and Bangladesh National Building code (BNBC).
- Structural Works of Foundation. Grade Beam, Column & Beams will be of Stone Chips and other Structural Works will be of Brick Chips. Other materials are of good standard and screened for quality including laboratory testing.

RECEPTION & LOBBY:

- Main lobby, Reception area and Guard room with concierge desk with personal mail box.
- Elaborate intercom system to connect with each flat to the concierge desk.
- Drivers waiting room with toilet and caretaker room.

GENERAL FEATURES:

- Provision for CCTV camera to ensure Apartment security.
- Stand by generator for operating in case of power failure.
- Secured and covered car parking space.
- Strategically located fire extinguisher.
- Main water line connection from WASA with common meter.
- Electricity supply 220/440 volt from PDB/DESCO source with separate main cable and LT panel/Distribution board.

GENERATOR:

- One stand by Generator reputed international manufactures company made of china.
- Capacity to cover lift, water pumps, common lights, full house electricity supply with cover 05 lights & 05 fans per flat (as per electrical drawing requirements).

WATER RESERVOIR:

- Under ground water tank and over head water tank for drinking water from WASA supply with water lifting plums shall be provided.
- Water Pump: Pedrollo/Saer/ Equal value.
- A reserve water pump for emergency needs.
- Best quality PVC/GI pipes.

LIFT:

- Standard one lift (Seimens / Tilson/ Minister / Fuji) with 6 person capacity.
- Adequate light & safety. Fast & Reliable service to residents on all floors.
- Emergency power connection with standby generator.

UTILITY FACILITY:

- Concealed gas, water, electric, TV & Intercom / Phone line.
- Intercom, land phone and dish antenna line will be provided in the living room and master bed room.
- Each flat has a separate electric meter.

DOORS:

- Main door frame will be Ctg. Segun with Ctg. Segun decorative shutter with handle lock, check viewer door chain & flat number.
- All internal door frame shutter will be Partex Teak Chamble veneer flush door excepts bathrooms.
- All door frame will be made Shill koroi/ Mahogany wood except main entrance and bathrooms.
- All bathroom door in best quality P.V.C. (RFL)

ELECTRICAL FEATURES:

- Separate electric meter for every flat.
- All wiring with Local standard cables (BRB) through Coneal PVC conduits.
- All switch & sockets will be (China) imported quality.
- Provision with power points for AC in master bed, child bed & living.
- Circuit breaker: ABB/MEM/ Equivalent.
- Provision for 2 dish (TV) point, 1 telephone point & 1 intercom line in each flat.
- Provision for power point for oven in kitchen.
- Provision of earthing every power point & lightening arrester for the building.
- Provision for 3 lights, 1 multi pin socket & 1 fan point in each room.
- Provision for Wi-Fi internet line.
- Provision for Hot & Cold water line & electric geyser point in master bath & child bath.

WINDOWS:

- Sliding aluminum 4" window with best quality 5 mm Tinted glass.
- High bottom section for rain water protection.
- Standard safety 1/2" (12 mm square grills in all windows with enamel paint)

KITCHEN FEATURES:

- Best quality local (RAK/STAR / Equivalent) tiles (10"X16") will be provided in walls up to 7' height from floor.
- Best quality local 16"X16" (RAK/STAR / Equivalent) tiles will be provided in floor.
- Double burner gas outlet.
- Stainless steel counter top sink.
- Provision for exhaust fan.
- Concrete shelves will be made at 2'-6" & 7' height from the floor.
- Dish wash provision in kitchen.
- 2'-6" high working shelves top will be 24"x24" mirror polish tiles

BATHROOM FEATURES:

- All water line will be concealed.
- Provision for hot and cold water line & electric geyser at 3 bathrooms.
- Best quality local 10"X16" glazed ceramic tiles will be provided in wall & homogeneous 12"x12" in floor. (RAK/ Equivalent)
- All commodes, basin will be of (RAK/ Equivalent)
- Master and child bathroom commodes & other bathrooms W.C.
- Bathroom door frame & shutter will be best quality P.V.C. door. (RFL)
- All sanitary fittings will be best quality local (Sharif/ Sattar/Nazma/Equivalent)
- Mirror in all bathrooms.

FLOOR TILES:

- Best quality of local mirror polish tiles 24"x24" (RAK/Equivalent) will be provided in floors.

PAINTING & POLISHING:

- Plastic paint on internal wall & ceiling external wall will be weather coat. (Berger/Equivalent)
- All grills & railing will be painted with matching enamel paint.
- French polished door frame & shutters.

RAILING:

- Stair railing: All material S.S as per architecture design & Ver, MS box or MS square bar.

ROOF TOP FACILITY:

- Protective parapet wall in 4'-0" height & 5" thickness.
- Open corner with garden seats.
- Separate area with cloth lines for drying.
- Separate area for community & Prayer space with attached toilet.

TERMS & CONDITIONS

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RESERVATION:

Application for booking of apartments shall be made in the prescribed application form duly signed by the applicant with down payment. The company has the right to accept or reject any application.

ALLOTMENT:

After receiving the application, the applicant will be requested to confirm the booking by making the down payment within a specific period. Allotment is made generally on a first serve basis. Tax and any other govt. taxes.

ALLOTMENT TRANSFER:

Until full payment of all installments is made & possession obtained, the buyer shall not transfer or sell the unit allotted to him/her to a third party.

MODE OF PAYMENT:

All payment shall be made by cash, bank draft or pay order to "PROMOTE BUILDERS LTD". Against which respective receipts will be issued. The company shall not take responsibility for any cash payment made without proper receipt.

SCHEDULE OF PAYMENT:

The buyer must strictly adhere to the installment schedule to ensure timely completion of the construction work. Delay in payments beyond the due date shall make the allottee liable to pay a charge of 10% per month on the amount of payment delayed.

CANCELLATION OF ALLOTMENT:

Non-payment of installment, beyond two months of the schedule date the company shall have the right to cancel the allotment. In such an event the amount deposited with the company will be refunded after deducting 3% of the flat value only after resale of the apartment of the question.

DOCUMENTATION CHARGES:

The buyer shall bear all costs relating to transfer, registration, vat, gift tax and any other govt. taxes.

INCIDENTAL COSTS:

Connection fees, security deposit & incidental expenses/charges relating to gas, water sewerage, power connection are not included in the price of the apartment, the buyers shall reimburse all the expenses incurred by the company on these when requested for.

REFUND:

For any reason beyond the control of the company, acts of govt, or otherwise, the company if compelled to abandon the project, the buyer shall be refunded with all deposited money, in such situations the buyer will not be entitled to claim any kind of compensation or interest on the money deposited.

HANDOVER:

The possession of each apartment & parking space shall duly be handed over to the allottee on completion and full payment of installments & other charges and dues. Prior to this possession of the apartment will remain with the company.

OPTIONAL FEATURES:

Various Interior designing and additional fittings and fixtures as per choice of owner/allottee may be done at cost basis by the company.

Note: Until full payment is made and possession obtained, the buyer shall not do any extra work/ modification work within the apartment complex on his or her own. The company has the right to any minor change/modification for

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Affordable Housing Solutions

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