



PROMOTE MARSH HEIGHTS



FIND YOUR SPACE AS A HOME IN THE BEST POSSIBLE WAY

PROJECT NAME : PROMOTE MARSH HEIGHTS

LOCATION : PLOT# B-45(A), BLOCK#B,
MALIBAGH, KHILGAON R/A,
DHAKA, BANGLADESH

BUILDING HEIGHT : 10 STORIED BUILDING

AREA OF LAND : 7.92 KATHA

TYPE & SIZE : A-2018 sft, B-1758 sft
(For 4th, 6th & 8th Floor)
A-1292sft, B-1292sft,
C-1191sft (For 1st,2nd,
3rd, 5th, 7th & 9th Floor)

TOTAL NO. OF
APARTMENT : 24 UNITS

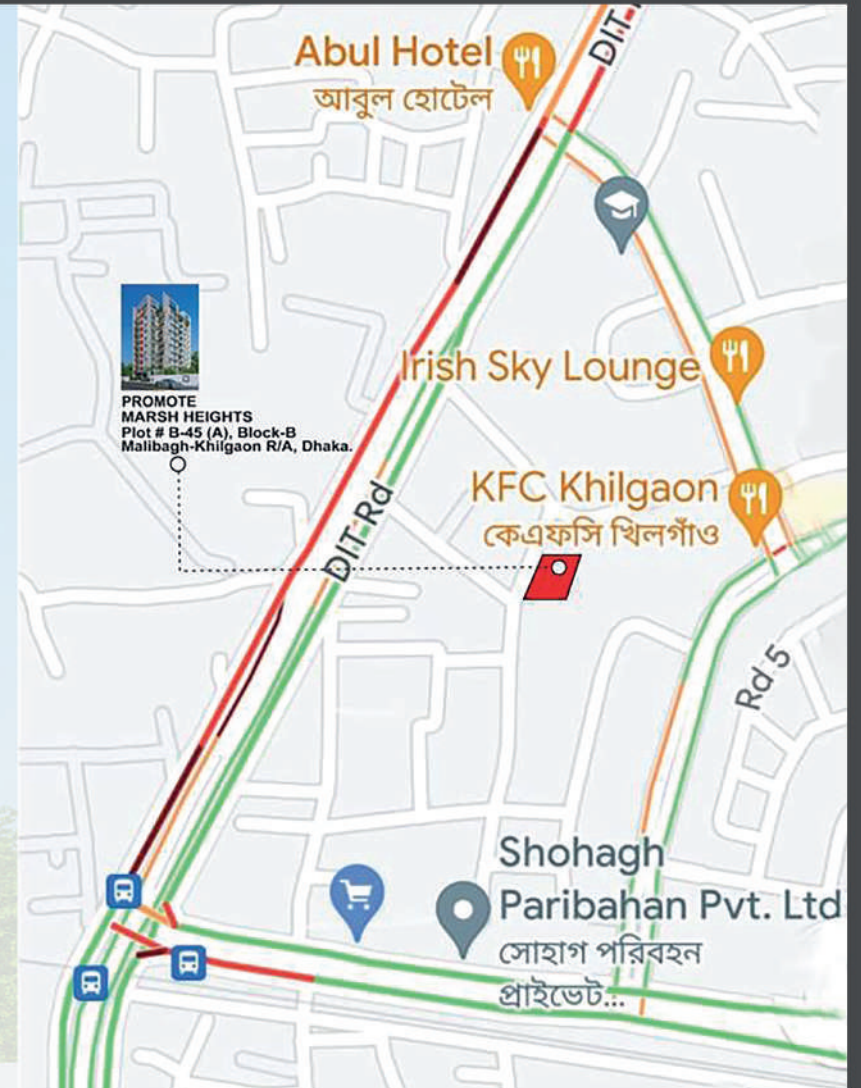
PARKING FLOOR : 2Nos. (GROUND FLOOR
& 1 BASEMENT FLOOR)

NO. OF PARKING: 18 Nos.

NO. OF LIFT : 02 Nos.

PROJECT AT A GLANCE







MALIBAGHAZAR ROAD
VEHICULAR ENTRY

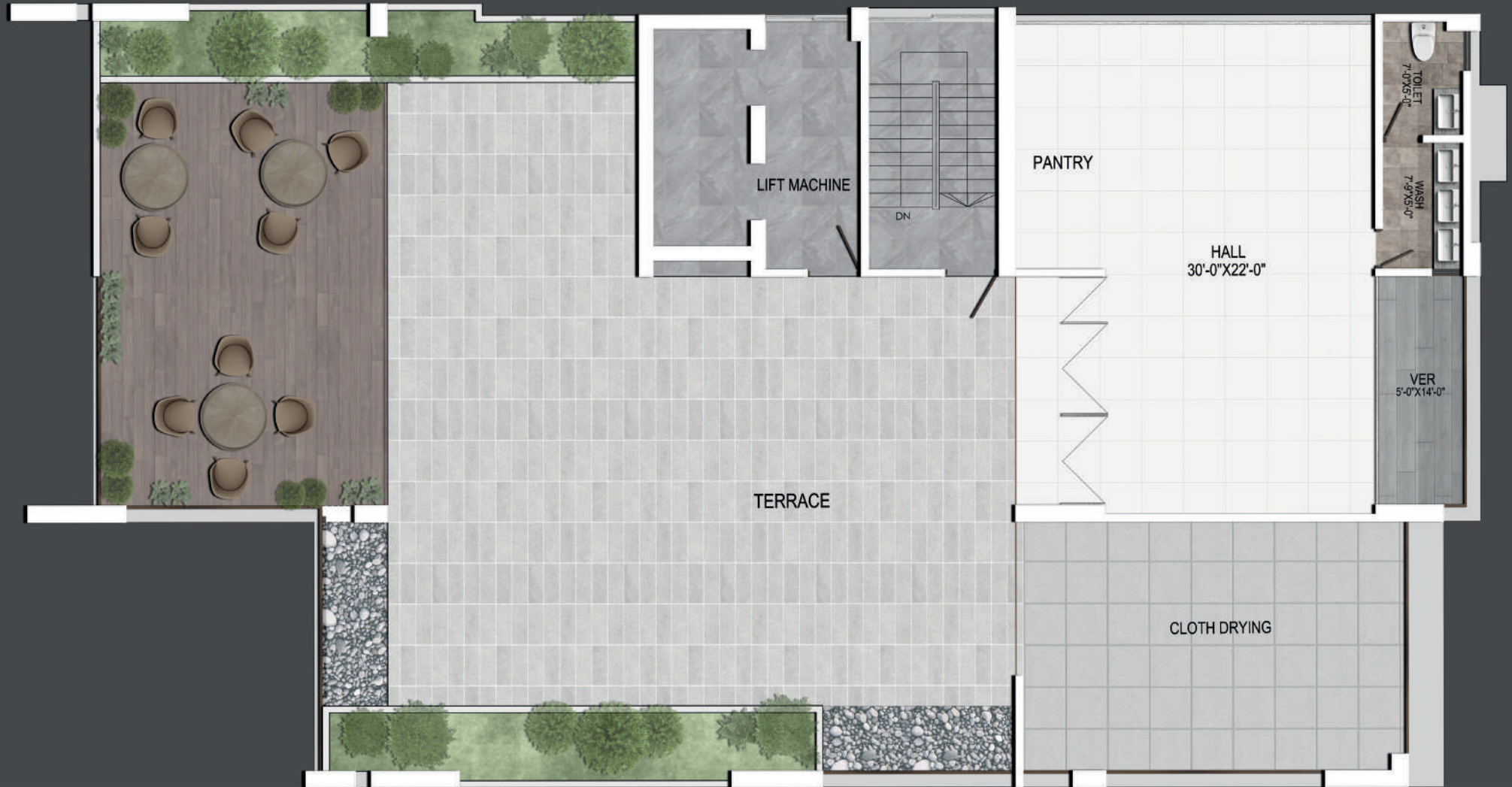


 GROUND FLOOR





1ST, 2ND, 3RD, 5TH, 7TH & 9TH FLOOR



ROOF FLOOR

COMMUNITY HALL
 FRONT GARDEN
 TWO FLOOR PARKING WITH 18 CARS
 WAITING FOR GUESTS
 ROOF TOP GARDEN & SEATING
 GREEN WITH VERANDAH
 LARGE & SOPHISTICATED LIFT LOBBY
 GENERATOR & SUBSTAION
 FIRE PROTECTION EQUIPMENT
 KITCHEN CABINET & KITCHEN HOOD
 SHOWER ENCLOSURE IN MASTER TOILET
 WATER RESERVOIR



VERY SPACIOUS CAR PARKING



ROOF TOP GARDEN TO CONNECT WITH NATURE

FEATURES & AMENITIES

- 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.
 - 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 rest 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 seperate main cable and LT panel/Distribution board.
- Generator:
 - One stand by UK Brand 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 requiremnets).
- Water Reservoir:
 - Under ground water tank and over head water tank for drinking water from WASA supply with water lifting pulms shall be provided.
 - Water Pump: Pedrollo.
 - A reserve water pump for emergency needs.
 - Best quality PVC/GI pipes.
- Lift:
 - Standard two lifts(Seimens Tilson/Minister Fujii) 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 seperate electric meter.
- Electrical Features:
 - seperate electric meter for every flat
 - All wiring with Local standard cables (BRB) through Coneal PVC conduits.
 - All switch, sockets & circuit breaker will be (China) imported quality.
 - Provision with power points for AC in master bed, child bed & living.

FEATURES & AMENITIES

- Provision for 2dish (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 or 4 light, 1 multi pin socket & 1 fan point in each room.
- Provision for Wifi internet line.
- Provision for Hot & Cold water line & electric geyser in master bath & child bath.

□ Doors:

- Main entrance door will be made of solid Ctg. Segun with frame with door chain, check viewer, safety lock & flat number.
- All internal door frame shutter will be 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/N.POLY)

□ Windows:

- Sliding aluminium 4" window with best quality 5mm Tinted glass.
- High bottom section for rain water protection.
- Standard safety 1/2"(12mm 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 (RAK/ STAR/ Equivalent)

□ 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. (STAR CERAMIC/ RAK/ Equivalent)
- All commodes, basin will be of (STAR CERAMIC/ RAK/ Equivalent)
- Master and child bathroom commodes & other bathrooms W.C.
- Bathroom door frame & shutter will be best quality P.V.C. door.(RFL/N.POLY)
- 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" (STAR Ceramic/ 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.

FEATURES & AMENITIES

□ RESERVATION:

Application for booking of apartments shall be made in the prescribed application from duly signed by the application 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 1st 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 cross cheque, 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 allotted 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 that flat value only after resale of the apartment of the question.

□ Documentation charges:

The buyer shall bear all costs relating to transfer, registration, vat, govt. 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 allotted 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 owner/ allottee may be done at cost basis company.

TERMS & CONDITIONS

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