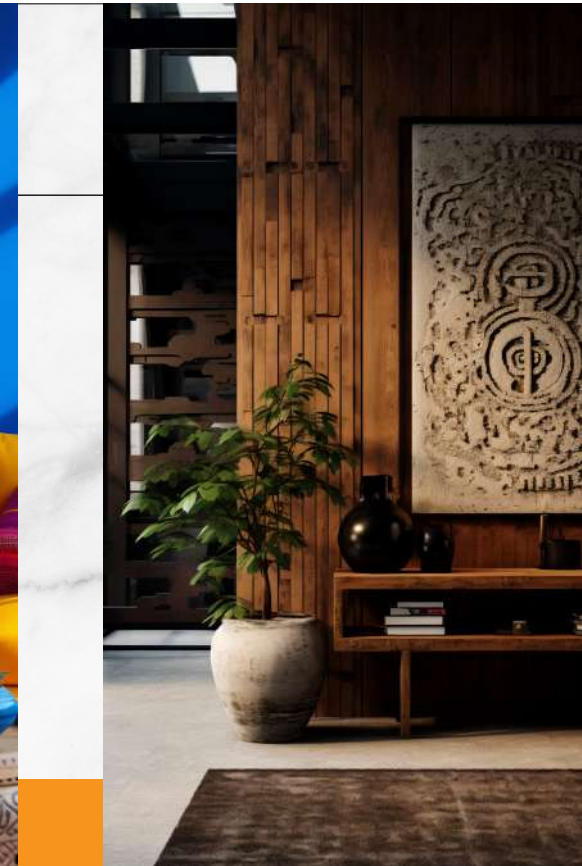
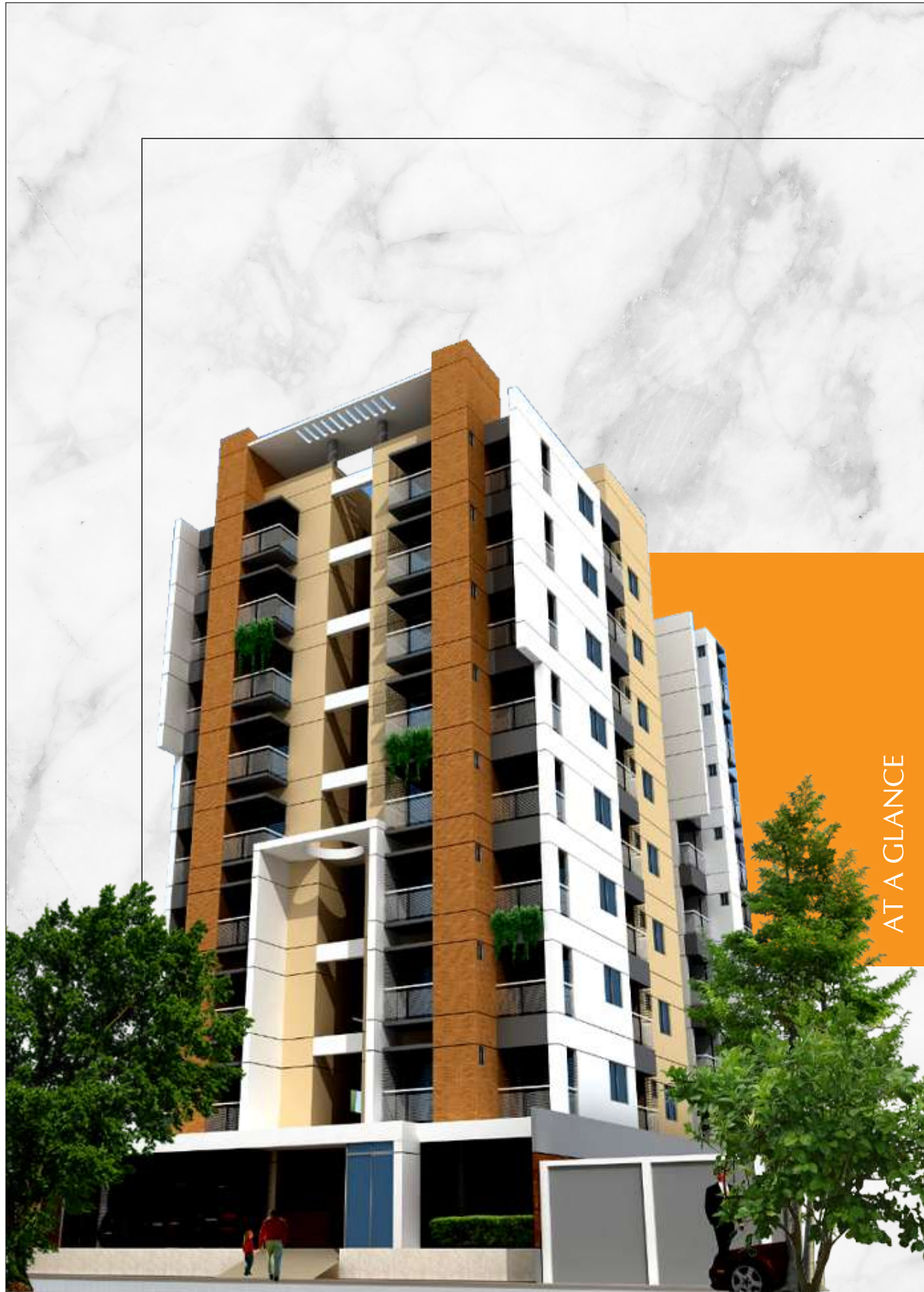




SHDL
Momotaz Villa
Structure Housing & Development Ltd





AT A GLANCE

Master in outdoor Living

Land Area	: 06 Katha
Size	: 1475, 1404 Sft.
Floor	: G+08
Apartment	: 24
Parking	: 12

Impressive Design

Facing	: South
Green	: 50%
Bed	: 03
Bathroom	: 03
Living Floor	: 08



Location Highlights



EDUCATIONAL INSTITUTIONS

- MONIPUR SCHOOL
- DHAKA COMMERCE COLLEGE
- MIRPUR UNIVERSITY COLLEGE
- BUBT
- NATIONAL SCHOOL

HOSPITALS

- HEART FOUNDATION
- KIDNEY FOUNDATION
- OSB EYE HOSPITAL
- DR. MR KHAN SHISHU HOSPITAL

SHOPPING MALLS

- MIRPUR SHOPPING COMPLEX
- SHA ALI PLAZA

GROCERY

- PRINCE PLAZA
- SHAPNA
- AGORA

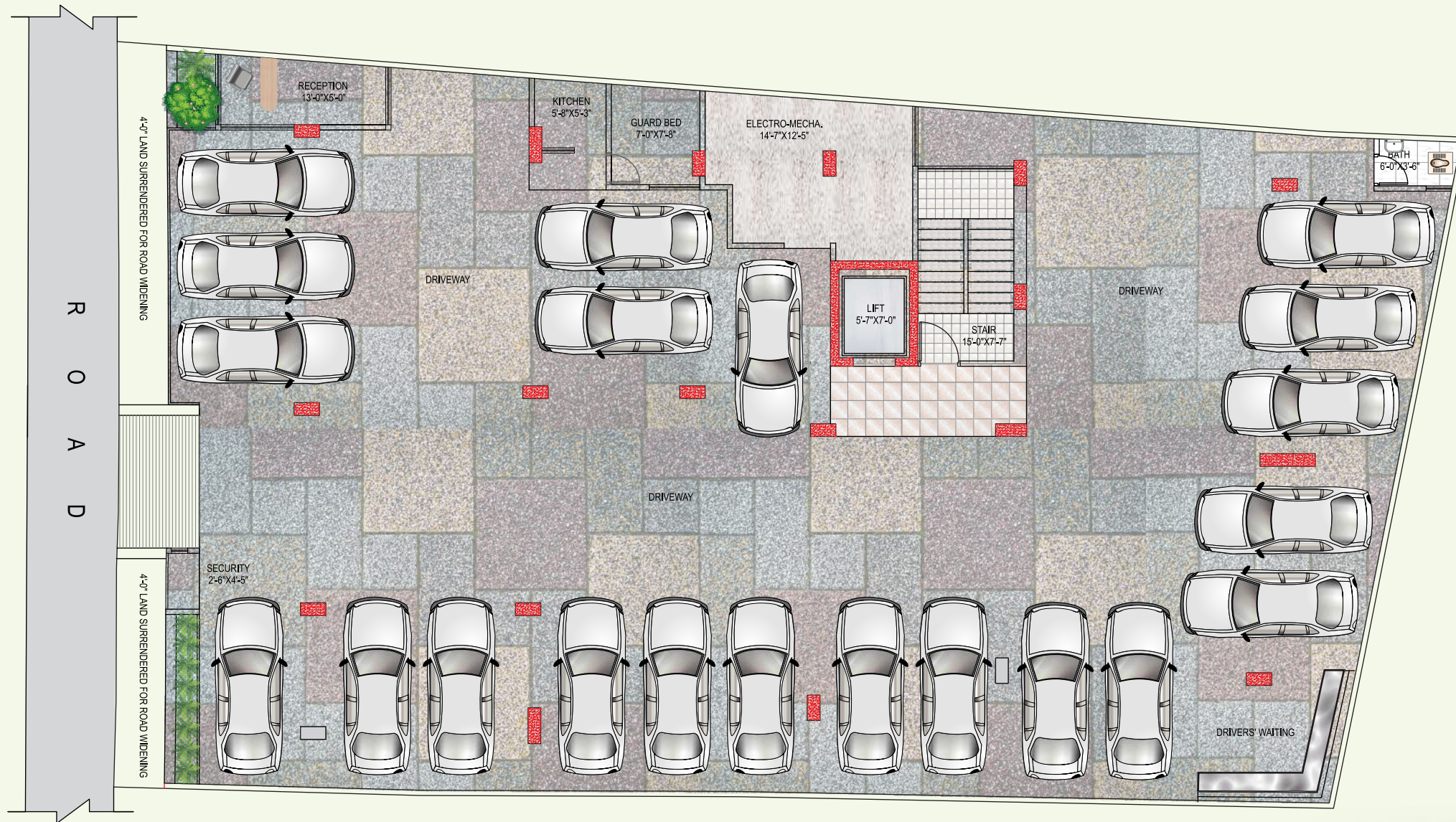


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86/1, Borobag, Mirpur-2, Dhaka-1216



Car Parking

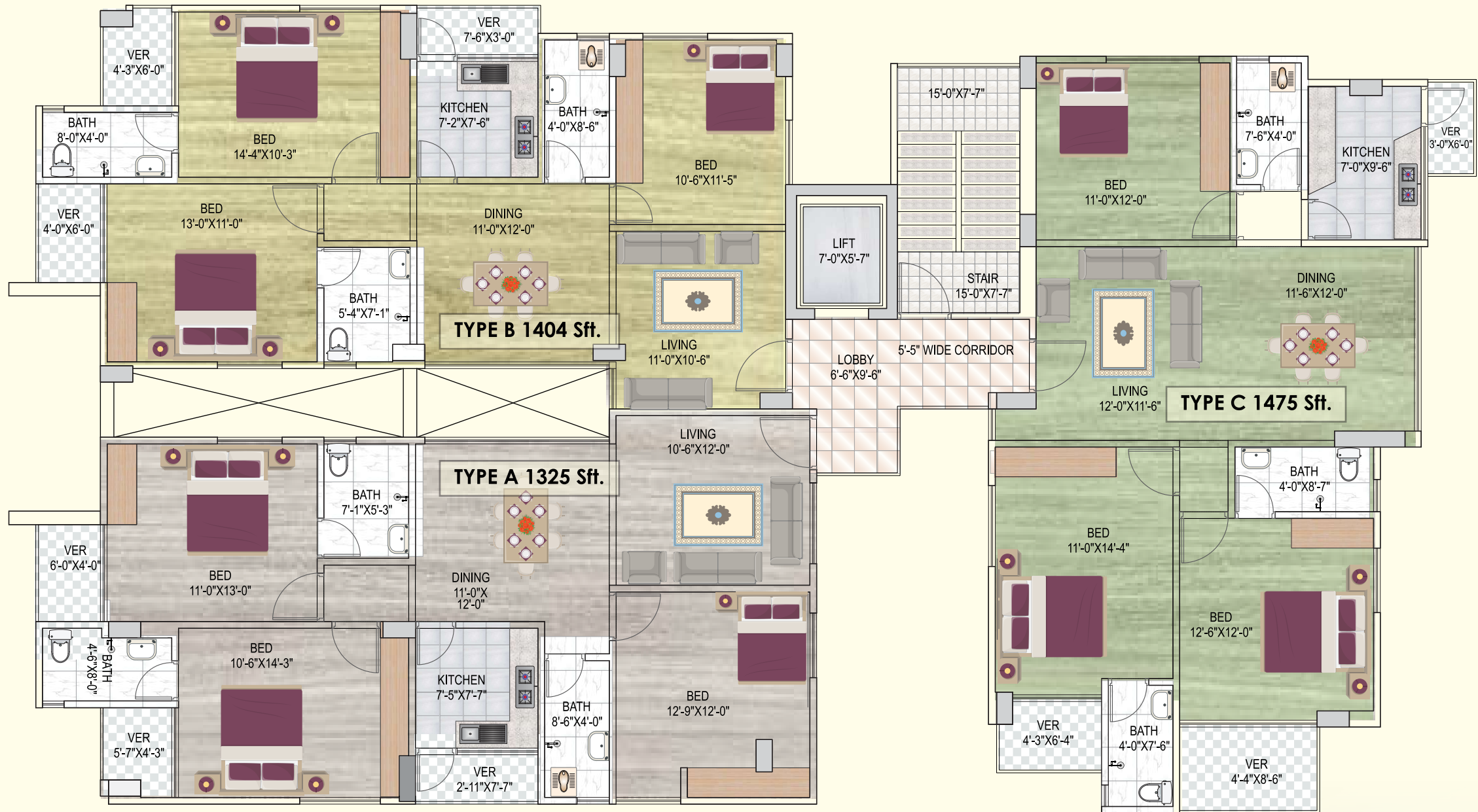


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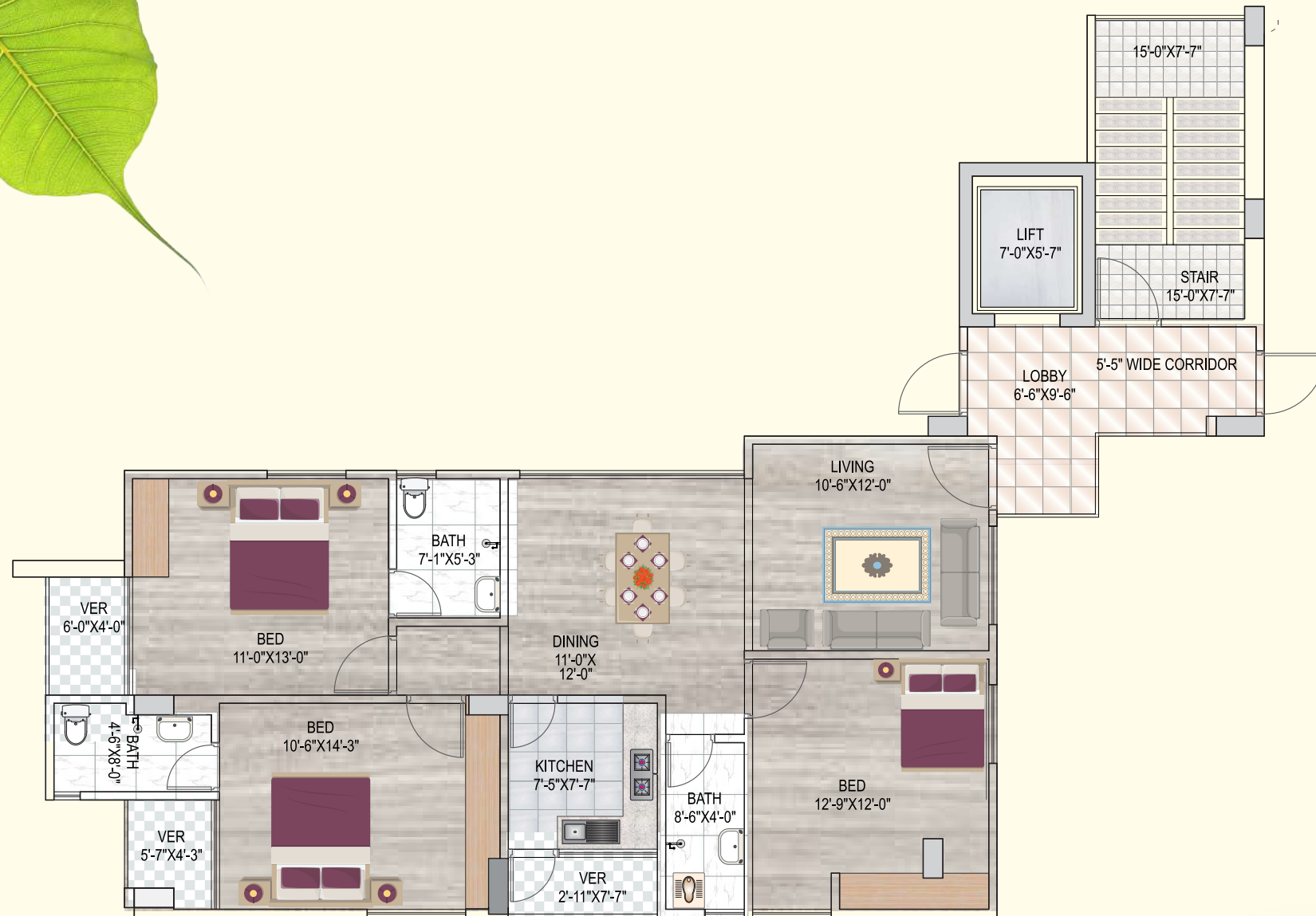




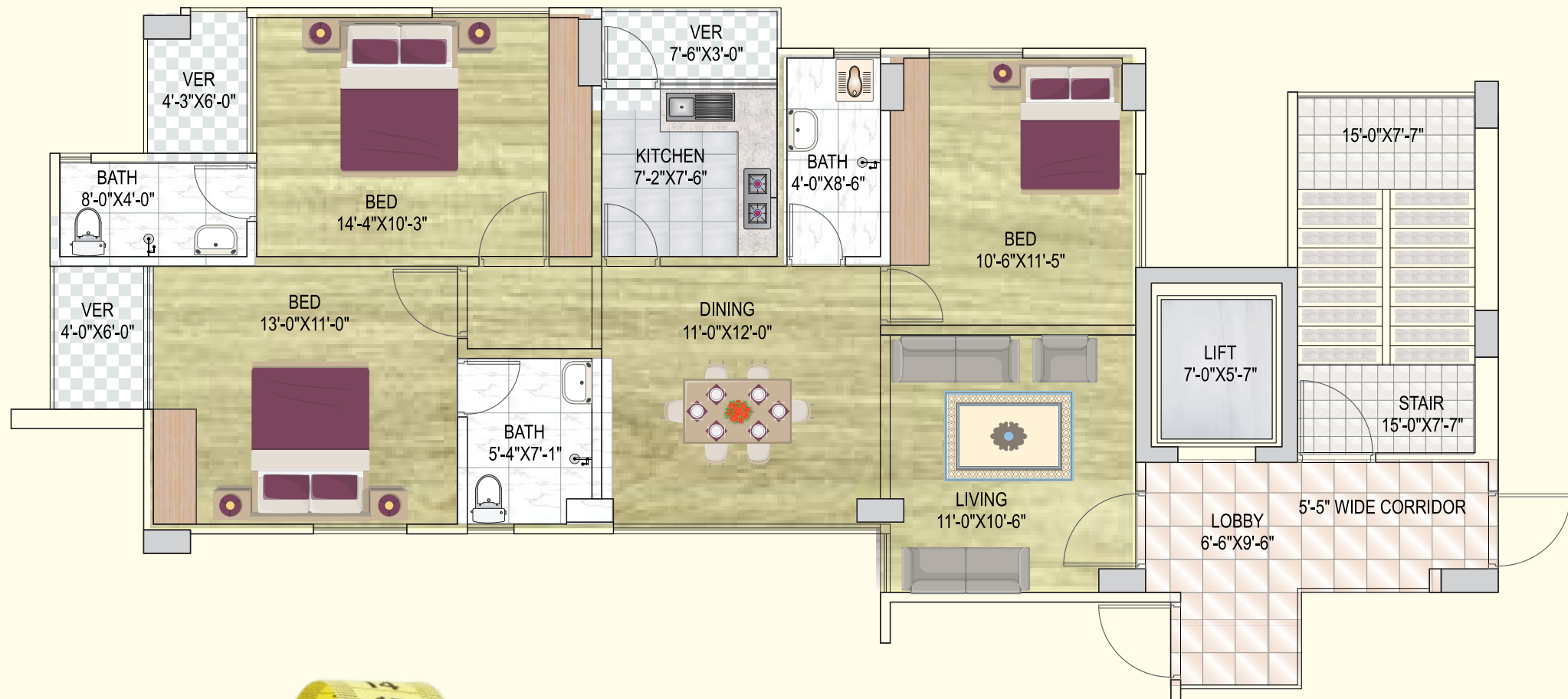
Typical Floor



Type A-1325 Sft.



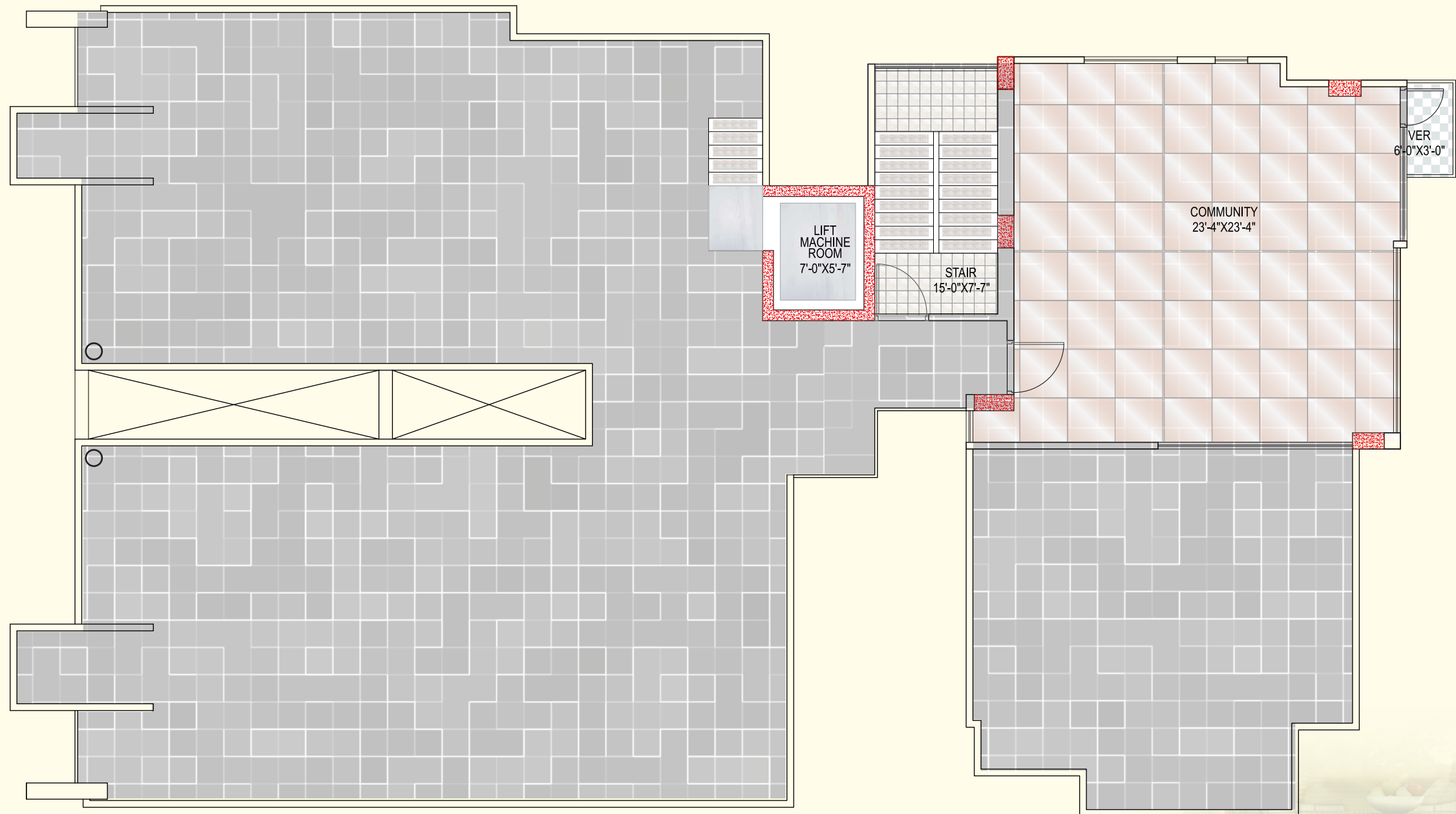
Type B-1404 Sft.



Type C-1475 Sft.



Roof Plan



Features & Amenities

Main Entry of the Project:

- Secured decorative gate with necessary fixtures & fittings as per design. (Sample Approved by Developer)
- Project name & logo on Alco bond with Light.
- Spacious internal driveway.
- Security guard Post

Reception Area:

- Reception desk with Tiles Top.
- 24"x24" floor tiles in the reception area.
- Toilet for Visitors / Building staff.

Lift:

- 08 Person Capacity 02 Nos. Lift imported from China
- Adequate lighting
- Fast, reliable and stopover in each apartment floor.

Lift Lobbies & Staircases:

- Suitable hand rail in stair (Made of Stainless Steel Pipe).
- Spacious lift lobby in each floor.
- Homogeneous floor tiles in all lobbies (Local Manufactured).
- Stair tiles in all staircases and landing (Local Manufactured) homogeneous tiles (12"x12")

Apartment Layouts:

- Will be maximizing advantages, especially in relation to the daylight, airpassage and outside view.
- Privacy will be emphasized in designing the layout so that the master and second bedrooms are located away from the guest bedroom and main entertainment area.

Generator:

- Generator to run lift, water pumps & emergency light in apartment, stair & parking
- Good quality Imported Generator. Made in China (As per requirement)

Provision for cable TV:

- Provision for connection of satellite dish Line in Living Room.

Water Pumps:

- 1 (One) Lifting Water Pump as per requirement.
- Good/ Standard quality water pump (Gazi / Marquis)

Roof Top:

- Protective parapet wall.
- Cloth Drying Stand.

Intercom:

- Best Quality and Standard to connect each Apartment to the Reception Desk.

APARTMENT INTERIOR

Main Doors:

- Solid Decorative Main Entrance Door shutter as per fixed design by developer made in Malaysia with
 - (a) Check Viewer.
 - (b) Apartment Number in Acrylic owner's name plate
 - (c) Handle Lock.
 - (d) Tower Bolt
- Internal doors are of strong and durable veneer flush door shutters with good quality polish.
- All Door chowkhat are made of Mahogany
- All bath room doors are made of good quality UPVC Door

Windows :

- 4" Section Sliding aluminum Silver Color windows with 5 mm Clear glass (Nasir Glass) as per architectural design of the building.
- Safety grills in all windows made by 3.4 Inch 5mm flat bar.
- Provision for mosquito protection net installation.
- All Verandha railing as per drawing

Walls :

- Good quality 1st Class Bricks to be used for all walls.
- Smooth plastered finish wall.
- Both the exterior and internal wall will be of 5" thickness.

Floor & Verandah:

- Local made off white homogeneous (24"x24") tiles in all room & verandah floor.

Painting & Polishing:

- Plastic Paint in all internal walls and ceilings (Elite/Aqua /Berger or Asia).
- Exterior wall will be weather coat paint (Berger/Elite/Aqua/Asia or Equivalent). (Colour Approved by Developer)

Features & Amenities

Electrical:

- MK Gang type electrical switches, plug points and other fittings (Brand Wener or Equivalent).
- 5 Lights & 3 Fans for emergency power from generator.
- Provision for air-conditioners plug in master bedroom.

Bath Rooms:

- Good quality glazed ceramic wall tiles (10"x18") without decor & broder in all bathrooms Local made good quality
- Essentially correct uniform floor slope towards water outlet.
- Homogenios floor tiles (12"x12") in all bathrooms (RAK/CBC / Mir or Equivalent).
- Standard size mirror. 18"x24"
- Basin mixture, sink mixture, bib cock, bath mixture, moving shower, engle stop cock will be Sattar/sharif
- Good quality Stainess Steel soap cases, towel rails, tissue paper holder etc. (Local made)
- Good quality stand basin with comode RAK (Kerala Model) or Equivalent) in 02 bath room except common bath.
- Concealed hot and cold water lines in master bath only.

Kitchen:

- Impressively designed platform Tiles worktop limited space
- Provisson 1 (One) point of gas outlet. (LPG)
- Matching Homogenios floor tiles (16"x16") (RAK or Equivalent)
- Suitably located exhaust fan.
- Electric points for running mixture, micro-wave oven etc.

Utility Lines:

- Electricity supply will be of individual apartment-wise meter and main connection will be DESCO.(Subject to connection from Govt.)
- Water supply and sewerage will have common meter connection for the project (Subject to connection from WASA)
- GAS supply will be of individual apartment-wise double burner connection. (Subject to connection from TITAS)

GENERAL AMENITIES OF THE COMPLEX:

- Car parking area is covered & protected ground floor with R.C.C. floor paved with pavement tiles and spacious drive ways.
- Electricity supply from DESCO
- Water supply connection from WASA sufficient as per total calculated consumption.

- Underground water reservoir with one Main Lifting Pump.
- Fire Extinguisher on ground floor. (2 No's)

STRUCTURAL AND GENERAL ENGINEERING FEATURES:

- Structure Designed to Withstanding Earthquakes and cyclonic wind of prevalent intensity according to Bangladesh National Building Code (BNBC).
- Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers experienced not less than 10 (ten) years.
- Structural design parameters based on American Concrete Institute (ACI) and American standards of testing materials (ASTM) codes.
- Structural analysis & design using the latest computerized methodology.
- Heavy reinforced cement concrete foundation with piles & piles caps.
- Systematic structural combination of steel reinforced concrete frame.
- Floor slabs & beams with all solid reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed.
- Comprehensive checking and testing of all steel reinforcement by professional design and supervising engineers.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure Highest quality of workmanship.
- Necessary construction equipment's and tools will be made available at site for better quality work.

Building Construction materials will be used as follows:

- > Cement : Local Manufactured good quality
- > Steel : Local Manufactured 500W good quality
- > Stone Chips : 3/4 Inch down graded
- > Bricks : Standard Brick: Good quality available
1st class bricks.
- > Coarse Sand : Sunamgonj, Sylhet



Terms & Condition

Application :

Application for allotment of apartment should be made in the prescribed form duly filled up by the applicant along with booking money. The company has the right to accept or reject any application without assigning any reason whatsoever.

Payment:

The purchaser will make the payment as per payment schedule mentioned in legal purchase agreement. All payment should be made in the form of Bank draft /Pay-order/ cheque in favour of Structure Housing & Development Ltd. The purchaser is liable to pay a delay charge of 3% per month on the defaulted amount. If the payment is delayed beyond 2 (two) months, Structure Housing & Development Ltd has the right to cancel the allotment. In case of cancellation of allotment or surrender of apartment, due refund will be made after deduction 10% or one lac which one will be less as incidental charge.

Structure Housing & Development Ltd Right :

The company has the right to accept or reject any application for allotment. It also reserves the right to make changes in both architectural and structural design of the project if necessary. In the event of unavoidable circumstance, the developer reserve right to make limited change in the specification, design and layout of the apartment and other facilities.

Project Hand over :

The possession of each apartment shall be handed over to the allottee/purchaser after full payment of installment and on completion of apartment. The completion of the project may be affected by unavoidable circumstances beyond the control of the company like natural calamities, political disturbance strikes, acts of god and change in Govt. policy etc. In such case the allottee / purchaser shall not demand any compensation.

Total cost of flat :

The total cost of the flat includes :

(a) Cost of apartment (b) Utilities connection Charge / fees like gas, solar, water, sewerage and electricity ect. (c) Parking facility

Transfer of ownership:

The apartment along with proportionate share of land will be registered in favour of each allottee / purchaser as per current rules & regulation of Government of Bangladesh.

Transfer cost :

The buyer will pay stamp duties, registration fees, taxes legal govt. charge, vat and other miscellaneous expenses likely to be incurred in connection with the registration of deed of flat.

Owner's Association:

The buyer must undertake to become a member of the owner's association which will be formed by the owners of the apartments with the view to maintain the general affairs of the complex for common interest. Each apartment owner must initially deposit Tk. 50000/- to the company's account for formation of owner's association before registration of flat. The company will transfer the whole deposited amount along with accounts of expenditure to the owner's association.

Legal Agreement:

The buyer and the developer will have to sign a formal legal agreement mentioning the terms & conditions in detail many of which have not been covered here.

Disclaimer

- <> All measurements given in the layouts are approximate. During construction the measurement may vary.
- <> All furniture, fixture and fittings shown in the layout will be considered as artist impression and optional item and standard item is given in the specification page.
- <> All decorative tiles will be considered as optional item.
- <> Perspective view shown on the brochure is considered as artist impression after construction it may differ.



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