

FEATURES & AMENITIES

<p>Floor finish: 2’x2’ imported mirror polish tiles for entire floor (except kitchen) 4inch matching skirting</p> <p>Windows: Sliding aluminum section of silver color 5mm clear glass Mosquito net fitted window Security grill Painting: Smooth finish high quality plastic paint on interior walls and ceiling (Berger) Enamel paint on bath room ceiling Enamel paint on grills soft color high quality weather proof painting on outside surface Miscellaneous features: All electrical wirings phone lines, gas and water lies to be concealed Concealed dish connection line provision at 2(two) locations of each apartment. All apartment will have electrical meters individually(subject to sanction from respective authorities)</p>	<p>KITCHEN FEATURES- BATHROOM FEATURES</p> <p>ENGINEERING FEATURES</p>	<p>Tiles on floors and walls up to 7 feet in maid’s toilet Long pan in maid’s toilet Hot and cold water line provision at all toilet from central geyser Exhaust fan provision at all toilets (except maids toilet) Kitchen features: Local origin homogenous tiles on floor (12”x12” RAK) concealed hot and cold water lines from central geyser Double burner gas outlet over local files finished platform one stainless steel sink(single bowl) Local made wall tiles upto 7’height from floor except the area below counter slab Provision for exhaust fan fitting at a suitably located position Structural and engineering features: Thoroughly investigation of sub soil condition All external walls 10 inches and internal walls will be of 5 (five) inches brick. Structural design prepared with the help of staad-3 software Structure capable of with standing earthquakes as per BNBC code Heavy reinforced cement concrete foundation considering the soil condition All structural members such as columns, beams, slabs, stairs etc. with high strength reinforced cement concrete To ensure highest quality of workmanship in construction direct supervision in made by a group of civil engineers</p>
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<p>Provision for 2 (two) telephone connection points Intercom with connection to concierge desk. Electric switches, plug points of standard imported brand Electric distribution box with main switch and circuit breakers for all lines All power outlets with earthing connection Provision for air conditioner at all bedroom.</p> <p>General amenities: Reception area in the ground floor with individual mail boxes individual car parking space in ground floor secured heavy main gate 2 (two) nos, superior quality 8(eight) persons lift Sufficient water supply from WASA with underground and over head water reservoir, One standby generator for use of lift, water pump, stair and common space lighting Provision for 2 (two) emergency tube light, fan points connection in each flat Gas pipe line connection from TITAS gas connection</p>		
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Allotment

interested Allottee must submit application form along with earnest money (Refer to mode of payment). Allotment of apartments including parking space will be made on first come first served basis. Allottees making entire payment in one go will be given preference. Until the full payment of all installments the allottee shall not have the right to transfer the allotment to a third party. All payments including drafts should be made payable to designated banks in favor of Momen Real Estates Limited. The possession of each apartment would be handed over on receiving full payment including any other charges.

Payment

The allottee must strictly adhere to the schedule of payments to ensure timely completion of the project. Any delay in payments up to two months will make the allottee liable to a fine of 2% per month or part thereof on the amount of payment delayed, if the payment is delayed two months, the management then shall have the right to cancel the allotment and amount paid will be refunded after deduction of 50% of the earnest money, Bangladeshis residing abroad may remit payments in foreign exchange by TT or DD.

TERMS AND CONDITIONS**Company Rights**

Momen Real Estates Limited reserves the right to accept or reject any application for an allotment. The Company may make minor changes in the design and specifications of the project, should these become necessary in the interest of the project

Loans

Should the Allottee desire a Loan from any Bank/Loan giving agency the company will do all that is possible to help secure the loan, the final decision rests with the respective Bank/Loan giving agency and the client

Incidental costs

Connection fees, security deposits and other incidental charge and cost reading to gas, water, sewerage and power connection are not include in the price of the management and management will undertake these works on behalf of allottees

Registration

The developer will extend necessary assistance to the land owner in completing the registration of the flat along with undivided/undemarcated portion of land in the name of the allottees. All necessary required papers/ documents have to be furnished by the allottees for obtaining clearance from the concerned authorities.

Additional Works

Prior payments must be made before undertaking the additional works opted for by any allottee.