



Miraflores

House # 98, Road # 9/8, Block # G, South Banasree, Khilgaon, Dhaka

rime
Real Estate & Housing Ltd.
we do what we promise.....

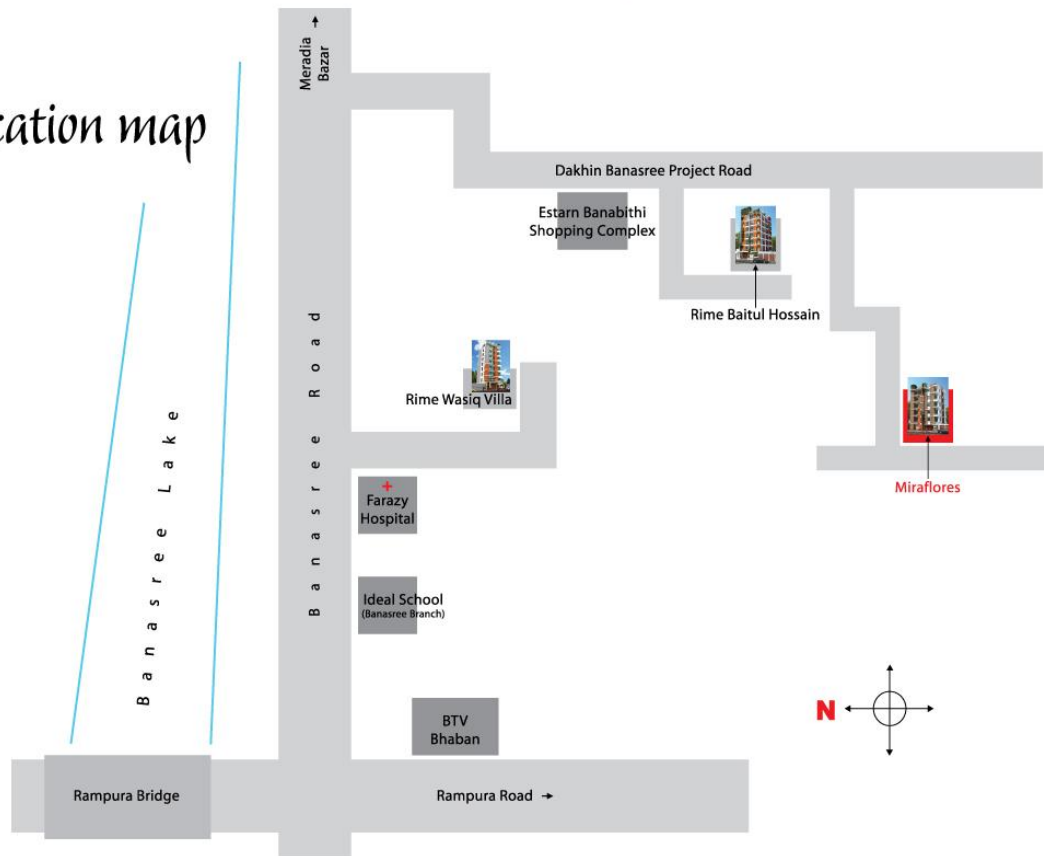
a project of RIME REAL ESTATE & HOUSING LTD.

Preface

We are very much delighted to bring your notice to the announcement that making a build luxurious Apartment in the prime area of Dhaka City at South Banasree. Our Company name is **Rime Real Estate & Housing Ltd.** Companies has running and upcoming projects at different prime location in Bangladesh. We have active a team who has been carefully evaluating with performance of different location in the country to do the works. This project is **Miraflores**, House # 98, Road # 9/8, Block # G, South Banasree, Khilgaon, Dhaka. The environment is very calm and sightseeing is just wonderful. It will give you the feeling of a beautiful Village house. The view is too heart touching. It is very refreshing as well.

Banasree is overall very clean, green, peaceful and safe area. Banasree is a very convenient location to live in since it is accessible to major amenities such as numerous departmental stores, police stations, hospitals, clinics, diagnostic centers, pharmacies, stationery shops, cyber cafes, mosques, graveyards, shopping malls, telecommunication office, power sub-station, billing office, banks, boutiques, restaurants, bakeries, confectioneries, grocery stores, fast food outlets, fashion and design houses. We congratulate valued clients for appropriate investments in the **Miraflores** project.

location map



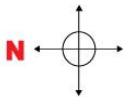
Miraflores



Project Information

Company	: Rime Real Estate & Housing Ltd.
Project name	: Miraflores
Location	: House # 98, Road # 9/8, Block # G, South Banasree, Khilgaon, Dhaka.
Type	: Residential
Land area	: 3 Katha (Appx.)
Number of building	: 01 (One)
Apartment Sizes	: A - 906 , B - 824 sft. (Appx.)
Number of Flats	: 10 Nos.
Building height	: 6 Storied
Apartments	: 1st to 5th floor
Car parking	: Ground Floor
Total car parking	: 6 Nos.

Ground Floor Plan



Typical Floor Plan



Type A - 906 Sft.
 Type B - 824 Sft.

Floor Unit Plan – A



Type A – 906 Sft.

Bedroom – 3 Nos.

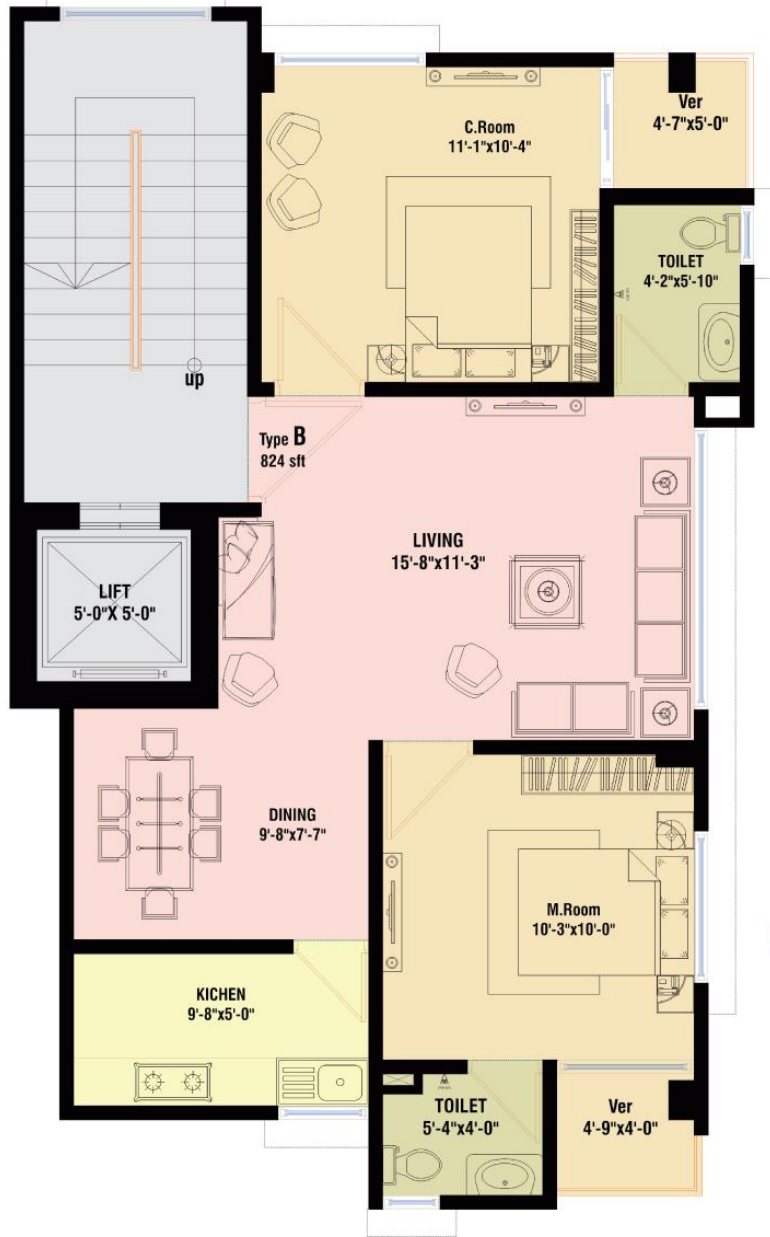
Toilet – 2 Nos.

Kitchen – 1 Nos.

Living Cum Dining – 1 Nos.

Verendha – 2 Nos.

Floor Unit Plan - B



Type B
824 sft

LIVING
15'-8"x11'-3"

DINING
9'-8"x7'-7"

KICHEN
9'-8"x5'-0"

M.Room
10'-3"x10'-0"

TOILET
5'-4"x4'-0"

Ver
4'-7"x5'-0"

TOILET
4'-2"x5'-10"



Type B - 824 Sft.

- Bedroom - 2 Nos.
- Toilet - 2 Nos.
- Kitchen - 1 Nos.
- Living Cum Dining - 1 Nos.
- Verendha - 2 Nos.

Features & Amenities

CONSTRUCTION FEATURES SPECIFICATION

An apartment will consist of:

- > 2/3 Bed Rooms, Master bed, Second bed & Guest bed.
- > Each flat are 2 toilets.
- > Each flat are 1 (One) kitchen, dining cum drawing.
- > Each flat are 2 Verandha.

Walls:

- > Walls below ground level are waterproof R.C.C.
- > Outside walls are 5" Brick wall.
- > All interior walls are also plastered 5" Brick work.
- > Roof top parapet wall.

Bathroom:

- > Good quality Sanitary Fixtures & Fitting (Commode, Basin, Soap Case, Towel rail, Toilet paper holder) in all bathrooms. (RAK/ STELLA) or equivalent.
- > Ceramic Tiles in all bathrooms except made toilet up to ceiling height (R.A.K, C.B.C, Great wall) & all Bathrooms with floor Tiles. (R.A.K, C.B.C, Great wall) or equivalent (Size 8" x 12").
- > Homogeneous tiles R.A.K. / Great wall / CBC on Lift lobby & stair.
- > There are Master Bathroom with tiles top and Pedestal Basin.
- > All Toilets doors are U PVC.

Floor:

- > Ceramic Tiles (R.A.K/Great wall/Chaina Bangla or equivalent 16"x16").

Electrical:

- > Electrical Switches, Circuit Breaker and plug points. (Chaina Brand)

Light fixtures in Stair and lobby:

- > Individual Electric Meter is for each apartment.
- > Electrical distribution box is using main Circuit Breaker in each apartment.

- > Concealed electrical wiring is use Cityzen Cable.
- > All power outlets with Earthlings connection.
- > Use provision for air Condition in Master Bed Room.
- > Use one light point in each Verandah.
- > Use one Telephone line in Drawing Room.
- > Use provision for TV Drawing room.

Door & Windows:

- > Main door: Sagun (Chittagong) door.
- > Main entrance door comprises with the following:
 1. Check viewer and quality lock.
 2. Calling bell switch of good quality.
 3. Apartment number brass.
- > Use all doors with good quality Mortise Locks Bronzed Aluminum fitting except kitchen outside.
- > Sliding window with 5mm (White Color) Glass completed with mohair lining and Rainwater barrier in 3 inches Aluminum Section.
- > Good quality locks in window.
- > Internal doors are of strong and durable veneurd Flush door (Mehagoni) & Shutters with French polish.
- > All internal door frames are made of Mehgoni as per seasonal availability.
- > Safety grills with matching color Enamel paint in all windows.

Kitchen:

- > Use Ceramic Tiles (R.A.K./Great wall/ China Bangla) in kitchen (Size 8" x 12").
- > Exhaust fan provision.
- > One high polished stainless Counter Top Steel Sink.
- > Use provision for Double burner Gas outlet.

Painting & Polishing:

- > Exterior wall will be Snow Sem (Berger/ Elite or equivalent).

Features & Amenities

- > Smooth finished and soft colored Plastic paint on all internal walls & be use distemper in ceilings.
- > French polished door frames & shutters.
- > Use Verandah railing according to the design of perspective.

Utility Lines (Water & Gas):

- > Use Concealed Gas and Water lines.
- > Use Hot & Cold water lines in kitchen.
- > Water reservoir designed to hold two days of water.
- > Use Gas pipe lines and materials from TITAS with adequate safety measures.
- > Use individual Electrical Meter for each apartment (Supplied by DESCO).

Generator:

- > One standby Emergency Residents Generator for operating in case of power failure off.
- > Emergency power supply use of one fan, one light in each apartment.
- & emergency power in Lift, Pumps, Lobby, Intercom service, Common spaces like Car Parking, Reception area, Security room, Main gate, stair & use Fire Extinguisher in each floor also use One kind of Superior quality generator & Specification of Diesel Generator.

Lift:

- > Use capacity of 1 (One) lifting 6 (Six) passengers (Fuji HP Brand).

Water pump:

- > One best quality water pumps be use.

Intercom System:

- > Use Intercom System to connect each apartment.

General amenities of the building:

- > Electricity supply approx 220/440 from DESA / DESCO source with separate main cable with distribution board.
- > Under ground water reserve with one lifting pump.
- > A fire extinguisher one is floor engineering features.
- > Architecture planning & structural design prepared by reputed & professional consultant structural analyses for design is utilizing by the latest computer software.
- > Heavy reinforcement RCC foundation.
- > All structural materials including Steel, Cement, Stone, Sand & other types of aggregates etc. of the heights available standard.
- > Structural capable of withstanding major earthquake.



Handover Projects:



Rime Elegance

Plot # 231/A, Road # 19, Madhubazar,
West Dhanmondi, Dhaka



Rime Nahar Garden

Plot # 351, Baitul Haque Jame Masjid Road,
Uttara, Azampur, Dhaka



Rime Jasica

Hazipara, Azampur, Uttara, Dhaka



Rime Brotherhood

184/ 1 West Rampura, Ulon Road, Dhaka.



Rime Mridha Villa

Road # 13, House # 12, South Baridhara,
D.I.T. Project, Dhaka



Rime Wasiq Villa

Plot-11, Road-7, Block-F,
Rampura, Banasree, Dhaka



Rime Josna Dhara

182 Muktijoddah Saroni Road, Dakhinkhan,
Azampur, Uttara, Dhaka

Ongoing Projects:



Rime Jabal E Noor

House # 853/1, 502 Haji Camp Main Road,
Lane # 18, Ashkona, Dakshin Khan, Dhaka



Rime Baitul Hossain

Road# 13, Plot# 43, Block# K,
South Banasree, Dhaka



Del Sur

House # 47, (Old-22/1) Barobag,
Mirpur - 2, Dhaka



Helen's Heritage

222/5B West Dhanmondi,
Road # 10/A, Madhubazar, Dhanmondi, Dhaka

Terms & Conditions

1. **Reservation:** Application for reservation of apartment shall be made on the prescribed application form duly signed by the applicant with the booking money. RREHL (Rime Real Estate & Housing Ltd) keeps the right to accept or reject any applicant.
2. **Allotment:** After receiving the application from and booking money the applicant will be requested to confirm the reservation by making the down payment within a specific period. On receiving the down payment RREHL will issue an allotment letter and payment schedule. Allotment is made generally on "First come is First services".
3. **Allotment Transfer:** Before full payments of all installments are made possessions obtained the buyer sell not transfer or sell the unit allotted to him / her to a third party.
4. **Mode of payment:** All payments shall be made by crossed Cheque / Bank draft in favor of RREHL against which receipts will be issued. RREHL will not take responsibility for any cash payment made without proper receipt. Foreigners and non residents may pay by foreign currencies through bank. Conversion into take will be done at prevalent Bangladesh Bank exchange rate.
5. **Schedule of Payment:** All payment is to be made by crossed cheque / Bank draft / pay order etc. The buyers must strictly adhere to the schedule of payment to ensure timely completion of the construction period. Any delay in payment up to two installments will make the buyer liable to pay a charge of 4% (Four) percent per month on the amount of payment delayed. If the payment is delayed beyond two installments so the RREHL shall have the right action to cancel the allotment.
6. **Cancellation of Allotment:** Non payment of installments beyond 2 (Two) months, RREHL reserves the right to cancel the allotment. In such event the deposited amount will be refunded to the client after deducting TK. 2 (TWO) Lac only after resale of the respective apartment.
7. **Documentation, Charges & Govt. Taxes:** The buyer shall bear all costs relating to transfer, registration, VAT, gain tax and any other taxes.
8. If necessary SOLAR then we will use SOLAR both of party with conversation/mutual understanding.
9. **Developer's Rights:** RREHL may make minor changes in the specifications, design and layout of the apartment should this become necessary.
10. **Refund:** For any reason beyond the control of RREHL or otherwise the land owner if compelled to abandon the project, RREHL shall be bound to refund all deposited money to the clients within 90 (Ninety) days. In such situation the client will not be entitled to claim any kind of compensation or interest on the money deposited.
11. **Completion of the project:** The time of completion is 30 months period of the construction of the project can be affected by unavoidable circumstances beyond the control of the developer like natural calamities, political disturbances, strikes, civil commotions, non availability of materials and other force major problem on the RREHL.
12. **Handover:** The possession of each apartment and parking space shall be duly handed over to the allotted on completion and on full payment of installments and others charges and dues. Prior to this, the possession of the apartment will remain with RREHL.
13. **Membership:** All purchasers will have to be member of the Flat Owner's Cooperative Society and such society will be responsible for management of common facilities like gas, water, sewerage, electricity maintenance of the common space of the Building. Each apartment owner has to pay Cooperative Society deposit of 20,000/= (Twenty Thousand) before taking & talking the possession of the Flat.
14. **Until full payment is made and possession obtained the buyer shall not do any extra work/ modification within the apartment complex on their own or mortgage the property with bank or any kind of financial institution. Before taking over possession formally by allottee, the allotter cannot transfer the allotted apartment to a third party without written consent & observing formalities according rules of RREHL.**

Developer :

Rime Real Estate & Housing Ltd.

Corporate Office :

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Call :

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MEMBER REHAB

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