



Concern



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Dolphin Spire



Creating real value in property and places.



Preface

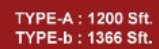
MRA Builders & Developers Ltd First growing real estate Developer Company in Bangladesh. The Company incorporated 2021. The Company runs by a well-organized team of management experts proficient architects skilled structural engineer's dynamic sales and marketing team and others competent professionals. MRA Builders & Developers Ltd visionary perspective and true feeling to the being of the country have initiated several strategy business units, which are continuously and efficiently serving the purpose of the target people.

Location Map



01

02





05



Axonometric View

TYPE-B
1535 Sft.



06



03



Axonometric View

TYPE-A
1507 Sft.



04



Ground Floor



09



Features & Amenities

Ground Floor

- Impressive main lobby and area. Reception desk will be furnished with granite/marble top.
- PABX telephone connection with each apartment and reception area.
- Driver waiting room and toilet.
- Common letter box.
- Reserved and covered car parking for each individual apartment in the ground floor with comfortable driveways.
- Fire fighting extinguisher.
- Sufficiently wide main staircase with tiles.
- Stair hand railing will be SS pipe, as per approved design.
- Two (six) person capacity imported lift from a reputed manufacturer of European/ Korean / equivalent will be provided.
- Underground water reservoir (with sufficient capacity) and water lifting pump.
- Provision for cable network connection in master room, living room in each apartment.
- Provision for extra tap at the ground floor.
- Guard room will be provided.

Roof Facilities

- Cloth drying arrangement.
- Community space on roof top.
- RCC overhead water tank of sufficient capacity.
- Roof treatment for damp LC or Roof tiles with Green Area.
- Lift machine room required size.

General Engineering

- High quality structural building materials like stone chips/ brick chips form high quality picket jama, 500W grade deformed bar, sylhet sand for concrete and suitable sand.
- Ensure close supervision at every stage of construction by developers experienced and qualified engineers and architects.

Design Criteria

- Structural design parameters to be based on BNBC, ACI and ASTM code.
- For all service connections and disposal (sewerage, solid waste, sullage) British/ American/ BNBC building codes will be followed.
- For concrete works to give crushing strengths of 3000 psi to 4000 psi (cyl. Test) or design requirement.
- Non load bearing (partition wall) walls with 1st class bricks for exterior and interior walls provide damp proof course.
- All electrical wiring, plumbing and sanitary piping will be concealed and rested for leaks.

Doors

- Solid, well seasoned Segun/teak chamble decorative door at the main entrance. The main door will have superior quality handle lock (standard size), check viewer, door chain, solid brass door knocker and apartment number in brass plate etc.
- All interior door shutters (except toilet and veranda) will be of C.T. veneered finished flush door with teak Mehegon/ Urotick door frame and best quality round mortise lock with best quality doors fittings and fixture.
- Toilets doors, water proof upvc door and imported round mortise lock.
- Magnetic door stopper, tower bolt.

Floors and Walls

- All floors except kitchen, toilets etc. will have RAK/ STAR floor tiles.
- Front floor lift lobby floor will be homogenous tiles.
- RAK/ STAR/ MIR wall tiles with decor in master toilet and kitchen.
- RAK/ STAR/ MIR wall tiles at all other toilets.
- Non-glazed floor tiles of matching color in bathroom.
- Homogeneous non-glazed RAK/ STAR/ MIR or equivalent floor tiles on kitchen floor.
- All facing walls adjacent of lift door will be RAK/ STAR/ MIR Mirror polish tiles.



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Features & Amenities

Bathroom Features (Sanitary Fittings and Features)

- Water lines with best quality PPR pipe and best quality fittings in master bath and kitchen.
- All other disposal pipes and fittings (sewerage and sullage etc.) will be concealed water graded uPVC.
- Master bathroom to be provided with commode and counter basin of best quality. Water closet and T-shower, other fittings and fixtures like soap case, Towel rail, toilet paper holder etc. locally manufactured best quality.
- Other bathrooms to be provided with pan and basin of super quality.
- Overhead shower and other fittings and fixtures locally manufactured best quality.
- Looking mirror with overhead lamp in master bath and standard size in all other toilets.
- Provision for hot and cold water line in master bath.
- Counter basin top will be finished with mirror polish tiles in master bath.

Kitchen Fractures

- Kitchen counter top will be finished with homogenous tiles (RAK/ STAR/ MIR).
- Kitchen walls with tiles up to 7'-0" height.
- One single bowl single tray stainless sink fitted with locally manufactured.
- Adequate power points for operating electrical kitchen appliances.

Electrical Fittings and Fixtures

- One stand by generator with auto changeover switch required capacity at least to run the lifts, emergency lights, staircase and common area.
- All electrical lines/ wiring would be concealed with water grade PVC pipe.
- Electrical distribution box with auto trip to be located in a safe and easily approachable place inside the apartments.
- Well designed earth ring system will be provided for building and generator.
- Adequate power points to be provided suitable locations in the kitchen, dining, bed room etc.
- Switches of calling bell of good quality (M.K. type)/ equivalent standard at the main entrance will fixed at suitable locations.
- Best quality M.K type electrical switches and socket to be provide (as per design).
- Provision for A/C in the master bedroom, would be provided.
- All the room i.e. bed rooms, living room, dining, kitchen, toilets and veranda must have sufficient light, fan and plug points.
- Provision for TV point at master bed and living room.

Generator Facilities

- Generator back up 2 (two) lights and 2 (two) fans for each floor and also emergency lift service.

Paint

- All interior walls will have best quality plastic paint in soft color.
- All interior ceiling will have best quality distemper in soft color.
- All exterior wall will have weather coat.
- All grills will be painted with enamel paint.



Terms & Conditions

Application

Interested client (s) will submit application in prescribed form MRA Builders & Developers Ltd duly signed by the buyer (s) along with down payment and other necessary documents. The company has the right to accept to reject any application without assigning any reason whatsoever.

Allotment

Allotment will be made on first come first serve basis. Upon acceptance of Application, down payment and other necessary papers MRA Builders & Developers will issue an allotment Letter in favor of the applicant. This will include the payment Schedule, which the buyer should follow on receiving the allotment Letter Buyer (s) willing to make one time payment will be rewarded with substantial rebate, the buyers is not entitled to reject the Apartment to Third party till the Apartment is handed over him/her.

Payment

All payments should be made by A/C payee cheque, Bank Draft or payee order issued in favor of MRA Builders & Developers. Buyers residing abroad may remit payments by wire transfer to designated Bank account of MRA Builders & Developers. Cash payments are generally discouraged. If the respective client is not able to pay the down payment within 1 (one) month from the date of application the booking of apartment/ shop will be treated as canceled. In this case 25% of booking money will be deducted as service charge. All buyers must strictly adhere to the agreed payment terms and schedule of payment. In case of default in payment of the installment amount within the due date as per agreed payment schedule, 2% delay charge per month shall be charged on the default installment amount. If the payment of the due installment is delayed beyond 60 days, the company shall the right to cancel the allotments within serving any notice to the Allottee. In such event, the amount paid by the allottee will be refunded after deducting 5% of total agreed price apartment alone with Car Park (s). Such refund shall be made only after sale of the Apartment to a new buyer and collection of the least the equivalent amount from the new Buyer. If the Allottee decides to surrender CASH transaction is strictly prohibited and MRA Builders & Developers Ltd is not liable for any transaction made by CASH.

Utility Connection

Connection fees, security deposits and incidental expenses/ charges relation to gas, water, Sewerage, power connections are not included in the price of the apartment. All the expenses incurred by the company on these accounts shall reimbursed by the buyers to their shares.

MRA Builders & Developers Right

The company has the right to accept or reject any Application for Allotment. It also reserves the right to make minor charges in both architectural and structural design of the project. Limited change can be made in specifications for overall interest of the project.

Completion of the project

In the completion period of the project is affected by unavoidable circumstances like natural calamity, political disturbances, sticks civil commotion, non payment of installment on time by the buyers and any other forces major, then the buyer will not be entitled to claim any kind of compensation.

Transfer of Ownership

Proportionate share of indivisible land as well as Apartment will be registered in favor of each Buyers as per the current rules and regulations of the government.

Transfer Cost

All costs related to transfer of ownership like stamp duty, registration cost, apartment VAT, government tax, VAT documentation charges, incidental expenses will be borne by the buyer.

After Sales Service

Right from day of the sales, the customer in regularly informed of the progress of various phases of the project construction Confirmation of apartment layout and selection of fittings and fixtures are done after due consultation with the customer. Customized requirements of buyers also accommodated within a practical limit. From the date of project hand over, the company provides a 8 (eight) months maintenance warranty for all sorts of civil, plumbing, tiles and electrical works. Standard service warranty from the suppliers of all common installations of the project, like lift, generator, CCTV & any other electro mechanical equipment is also arranged.

Owner's Committee/Co-operation Society

The buyer must become a member of the owner's committee/Co-operative society which will be formed by the buyers of the apartments. The maintenance of common facilities and management of the general affairs of the project will be looked after by the committee/ co-operative society. Member will abide by the rules framed by the committee/ co-operative and pay an initial fee/ deposit decided by the committee/ co-operative body. there after they must pay monthly deposit as decided by the society/ committee.

Note:

- Until full payment is made and possession obtained, the buyers shall not carry out any extra work/ modification with the apartment complex/ shop on their own.
- Until full payment is made and possession obtained, the buyers shall not mortgage the property with Bank/ Building Societies. MRA Builders & Developers Ltd
- In case of extra modification works which is not mentioned in specification the client will have make the extra payment/ adjust the amount before the modification work.
- Clients/ Buyers can never change any structural (interior/ exterior) notifications without any written permission of and flat owners associations.