

Monopoly

Shahida Cottage



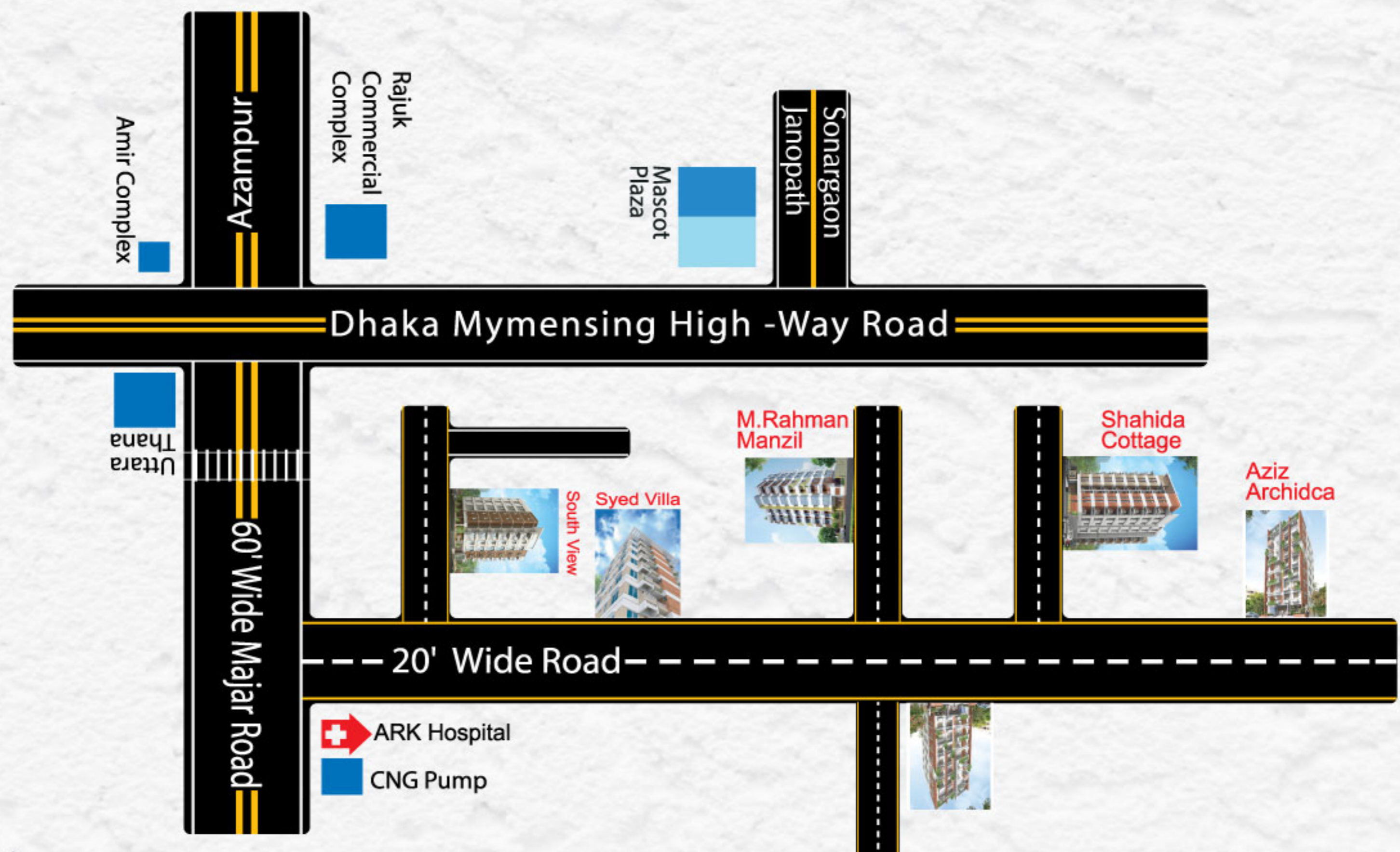
MONOPOLY HOLDINGS LTD.

WHERE THOUGHT BECOME REALITY

Project Profile

Project Name	: Monopoly Shahida Cottage
Address	: 173, Jannatul Ferdous Road, East Azampur, Uttara, Dhaka-1230.
Land Area	: 8.52 Khata
Building Height	: 10 Storied (G+9) Floor
Road Wide	: 20' Wide Road
Number of Apartment	: 36 Nos
Type of Apartment	: 04 Nos
Size of Apartment	: A-1350 Sft, B-1340 Sft, C-1340 Sft, D-1390 Sft
Total Parking	: 17 Nos
Generator	: 01 Nos
Lift	: 02 Nos

Location Map



PERSPECTIVE VIEW



MONOPOLY HOLDINGS LTD.

Ground Floor Plan

- Car Parking : 17 Car
- Drive Way : 14'-0"
- Stair : 16.1'-11" X 8'-0"
- Lift Lobby : 10'-8" X 8'-3"
- Lift : 5'-6" X 6'-0"

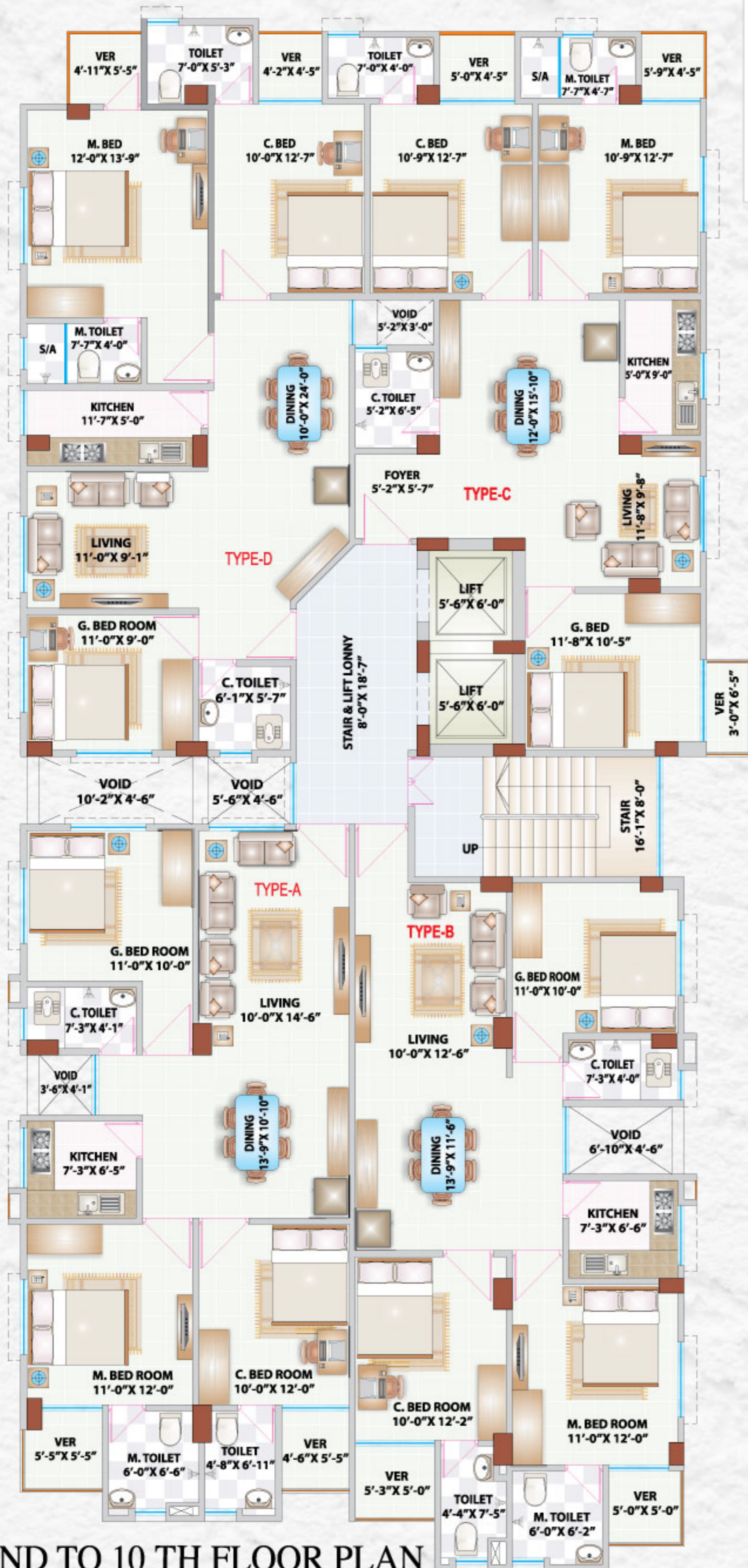


N
GROUND FLOOR PLAN



typical floor plan

Type A - 1350 Sft -- Type B - 1340 Sft
 Type C - 1340 Sft -- Type D - 1390 Sft

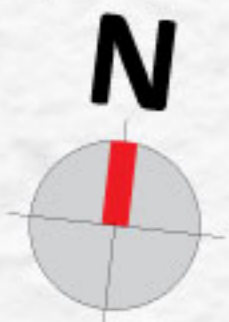


N
 2 ND TO 10 TH FLOOR PLAN



typical floor plan

Type A - 1350 Sft



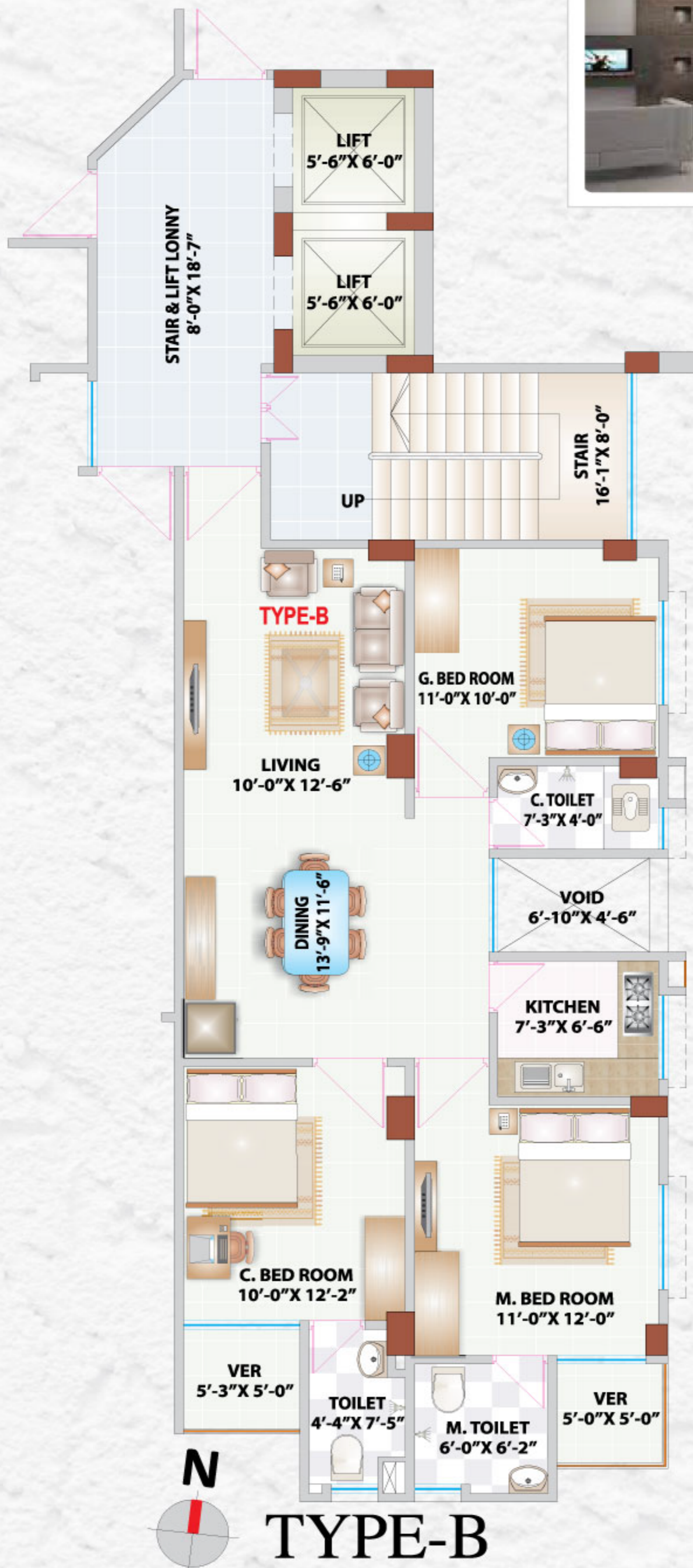
TYPE-A

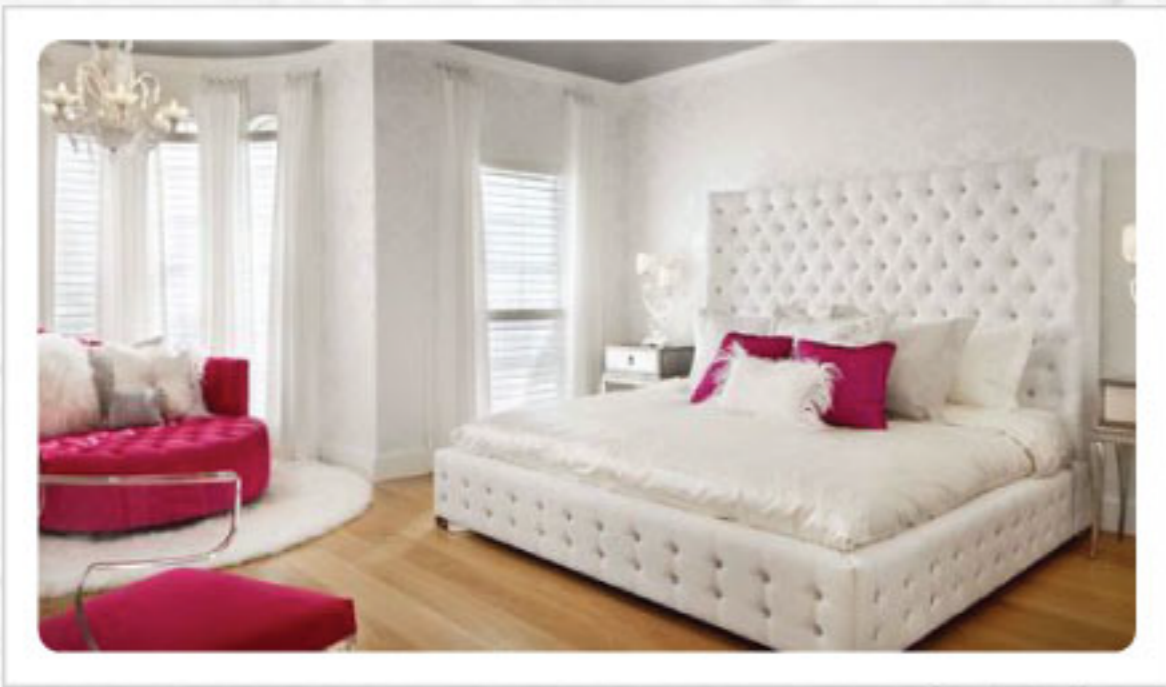


MONOPOLY HOLDINGS LTD.

typical floor plan

Type B - 1340 Sft





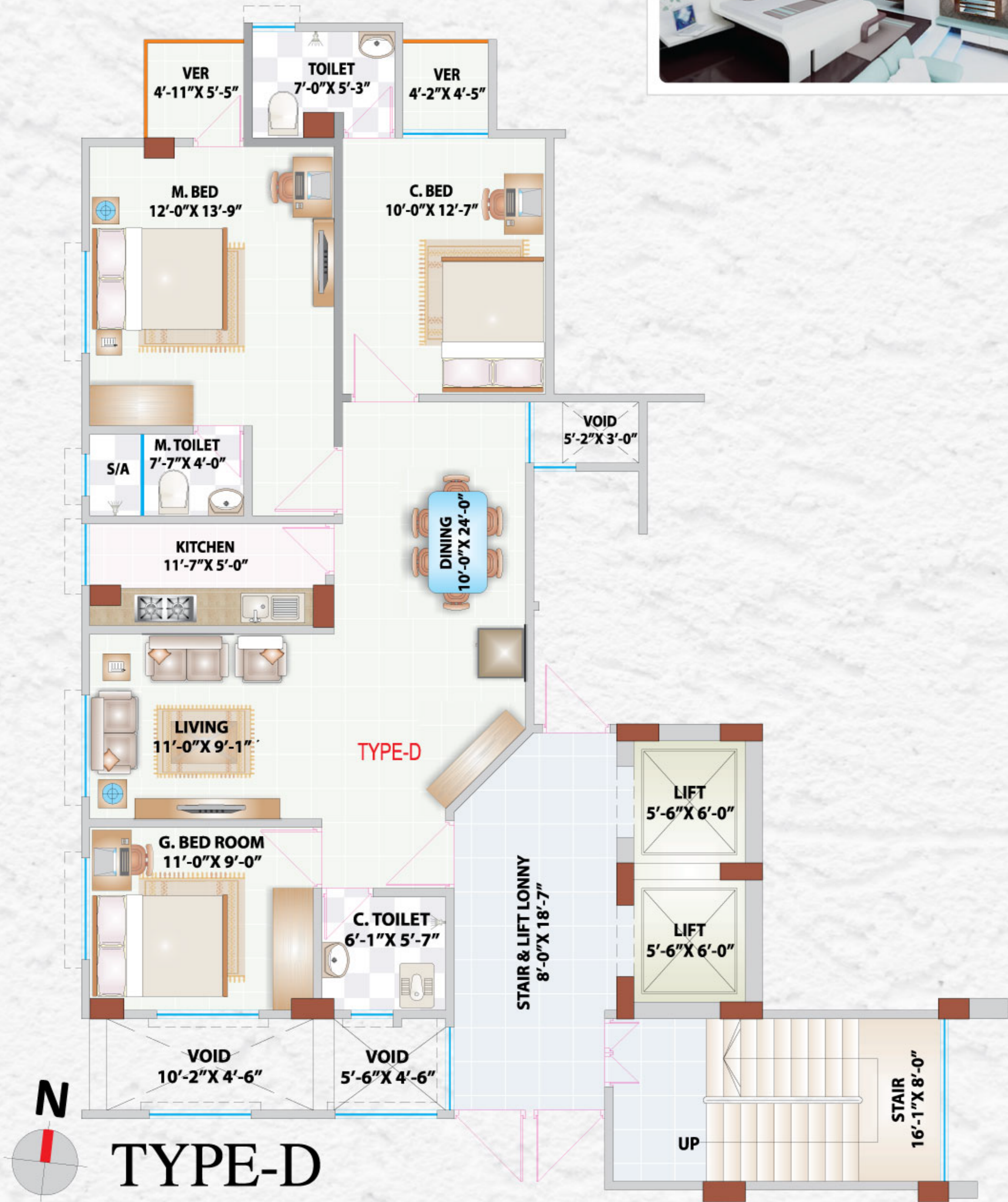
typical floor plan

Type C - 1340 Sft



typical floor plan

Type D - 1390 Sft



MONOPOLY

MONOPOLY HOLDINGS LTD.

SALIENT FEATURES OF THE APARTMENT BUILDING

Building Entrance

- ❖ Secured Decorative Gate with Lamp Posts as per the elevation & perspective of the building.
- ❖ Exclusive Designed Logo
- ❖ Comfortable internal driveway
- ❖ Guard Room
- ❖ Landscaped / Gardens

Reception Lobby

- ❖ Reception desk with Gorgeous Tiles Top
- ❖ Tiles floor in the Reception area.
- ❖ Separate toilet for visitors.
- ❖ Provision for Light Fittings with Chandelier

Lifts

- ❖ Numbers : 2 (Two) International Standard Lifts
- ❖ Capacity : 6 persons
- ❖ Brand/Original : FUJITECH/ SIGMA / Equivalent SIGMA/ Equivalent
- ❖ Speed : 1 meter per sec.
- ❖ Drive System : AC / VVVF, Variable voltage & Variable Frequency
- ❖ Intercom : Reception Lobby and Lift.
- ❖ Emergency Landing: Stand-by Battery Support with Auto Switch

Lift Lobbies & Staircases

- ❖ Spacious lift lobby in each floor
- ❖ Floor tiles in all lift lobbies (Star / URO) DBL / Equivalent)
- ❖ Stair tiles in all staircases (Star / URO /DBL / Equivalent)
- ❖ Tiles in Lift Wall

Generator

- ❖ KVA capacity (as required) to cover Lifts, Pumps, Common Lights and 2 Lights & 2 Fans in each Apartment.
- ❖ Generator set : Water Cooled Diesel Engine system
- ❖ Engine : Standard Generator

- ❖ Origin : Standard Brand Origin

Intercom

- ❖ Good Quality and Standard (Imported)
- ❖ To connect each Apartment to the concierge Desk

SALIENT FEATURES OF THE APARTMENT

Doors

- ❖ Decorative Main Entrance Door (100% Season Machine made solid wood door/Imported) with -
- ❖ Check Viewer
- ❖ Calling Bell Switch of Good Quality
- ❖ Internal & External Doors Sutter will be of Strong and Durable Flush Doors.
- ❖ All Internal & External Door frames are made by Mahogany.
- ❖ All Bathrooms will be Upvc like RFL/Lira/ United/ National polymer (Water Proof) Door Shutter with frame.

Windows

- ❖ Sliding Windows as per Architectural Design of the Building
- ❖ Thickness glass with mohair lining
- ❖ Rain Water barrier in 4" Aluminium Sections
- ❖ Safety Grills in all windows
- ❖ Mosquito net provision in all windows

Walls

- ❖ Good Quality 1st Class Bricks / Solid Blocks
- ❖ Smooth Finish Walls



Floor & Verandah

- ❖ Homogeneous off white Tiles in Floors (16" x 16") STAR/CBC/FU-WANG/URO/Equivalent and Scatting will be 4" same as floor tiles.
- ❖ Homogeneous Tiles in Verandahs (16"x16") STAR/CBC/FU-WANG/URO.

Painting & Polishing

- ❖ Plastic Paint in all internal walls and ceilings in soft colors (BERGER/ASIAN/ACI/NIPPON)
- ❖ French polished Doorframes & Shutters.

Electrical

- ❖ Winner /Click Electrical Switches, Plug Points and other Fittings.
- ❖ All Power Outlets with Earthing Connection. Provision for Split Air-conditioners in Master Bed and anyone.
- ❖ Verandahs with suitable Light Points.(Imported-) Circuit Breakers, Plug points and other fitting fixtures.
- ❖ Light Provision in stair and lobby.
- ❖ Independent Electric Sub-Meter for each Apartment. Electrical distribution box with main Circuit Breaker (Imported) in each Apartment.
- ❖ Concealed Electrical Wiring Cable (BRB/BBS/ PARADISE)
- ❖ Concealed Fan hook.

Bath Rooms

- ❖ Essentially correct uniform floor slope towards Water Outlet Good Quality Sanitary Wares in all Bathrooms (STAR / Stella / Equivalent)
- ❖ Good Quality Glazed Tiles in Bathrooms (STAR / URO / DBL

- ❖ All Mirrors in Bathrooms with overhead Lamps (Imported)
- ❖ Soap Cases and Towel Rails
- ❖ Padal Stand Basin with tiles in Master Bath
- ❖ Tiles on Floor(12"x12") and Wall up to 7 feet Height(8"x12") in bath with Long Pan, Shower and Lowdown.

Kitchen

- ❖ Impressively designed Platform with Tiles Worktop Double Burner Gas Outlet
- ❖ Good Quality Wall Tiles up to 7 feet height (STAR / URO / DBL) (8"x12")
- ❖ Matching Floor Tiles (STAR/URO/DBL) (16" x 16")
- ❖ One Stainless Counter-top Steel Sink with Piller Clock
- ❖ Provision for suitably Located Exhaust Fan

GENERAL AMENITIES OF THE COMPLEX

- ❖ Reserved Car Parking in Covered & Protected Ground Floor for Residents with Comfortable Driveways. (As per Drawing)
- ❖ Electricity Supply approx 220V / 440V from DESCO source with separate main cable and LT Panel / Distribution Board.
- ❖ Underground Water Reserver with one Main Lifting Pump and Standby Pump.
- ❖ Separate Sitting arrangements and Toilet for Visitors.
- ❖ Logo of the Complex in Tiles/Glass.
- ❖ Management Room/Community Space



STRUCTURAL AND GENERAL ENGINEERING FEATURES

- ❖ Total Foundation and Superstructure Design and Supervision by a team of reputed and professional Structural Design Engineers.
- ❖ Structural Design Parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes
- ❖ Structural Analysis for Design utilizes the latest Methodology.
- ❖ Heavy Reinforced Cement Concrete Foundation
- ❖ Systematic Structural Combination of Steel Reinforced Concrete Frame and Shear wall Core.
- ❖ Floor Slabs all 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.
- ❖ All Structural Materials including Steel, Cement, Bricks, Syhlet Sand and other Aggregates etc. of highest available standard and screened for quality.
- ❖ Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of Workmanship.
- ❖ Systematic Testing of concrete and other completed work samples at every stage from Quality Control Laboratories. Protection from Cyclone Winds upto prevalent speeds incorporated in structure design.

- ❖ Structure designed to withstanding Earthquakes of prevalent intensity.
- ❖ RAJUK & BNBC guide line shall be followed in all kinds of design.

MAJOR STRUCTURAL MATERIALS

Steel

- ❖ Deformed Bar, 60 Grade
Manufactured by
- ❖ RSM
- ❖ Rahim Steel Mills Ltd.
- ❖ SS

Cement

- Manufactured by
- ❖ Primer Cement
- ❖ Aman Cement
- ❖ Fresh Cement

Aggregates

- ❖ Stone Chips for all Columns & Foundations.
- ❖ High Strength Chips in Others works (Machine Crushed, Dust, free).

Bricks

- ❖ First Class Bricks / Solid Block

Sand

- ❖ 2.5 FM Coarse Sand
- ❖ 1.5 FM Medium Sand



GENERAL TERMS & CONDITIONS

-  **Application:**
Application for allotment of Flat should be made by application, duly signed by the application along with the Booking money and necessary documents. Preference will be given to buyers willing to make full payments at a time or payments in fewer installments than the schedule. The company reserves the right to accept or reject any application without assigning any reason whatsoever.
-  **Payment:**
The buyer will make the payment as per payment schedule in A/C payee cheque, bank draft or pay order in favour of Monopoly Holdings Ltd. Payment from overseas in US dollars or Euro will be calculated at the prevailing official conversion rate to Bangladeshi Taka on date of receipt of payment.
-  **Delay in payments:**
The Allotee undertakes to pay delay charge at the rate of one percentage per day on the amount delayed beyond the due date. If the delay in payment exceeds 45 days, the company has the right to cancel the allotment without any notice to the allottee in such case buyers deposited amount will be refunded after the same apartment is sold to a new buyer and also an amount of Tk. 3,00,000/- will be deducted from the buyers deposited amount as service charge.
-  **Force Measure :**
The Completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of Monopoly Holdings Ltd. such as natural calamities, riots, political disturbance or any other act of God, material scarcity or abnormal increase in price of materials due to industrial unrest etc. changes in the fiscal policy of the Govt. etc.
-  **Documentation Cost:**
The buyer will pay stamp duties, registration fees, taxes, legal and govt. charges, VAT and other miscellaneous expenses likely to be incurred in connection with the registration of the deed.
-  **Incidental Cost:**
Connection charges/fees, security deposits and other incidental charges/expense, relating to gas, water sewerage and connection etc. are not included in the apartment cost. The buyer will make for all the utilities and service connections.
-  **Possession:**
After full payment of installment and other charges the possession of each apartment shall be handed over to the buyer. Until the dues are clear, Possession of the apartment will be held up by the company.



MONOPOLY

MONOPOLY HOLDINGS LTD.

**Owners Association:**

The buyer must undertake to become a member of the owners association, which will be formed by the owners of the apartments with the view to maintaining the general affairs of the complex for common interest. Each apartment owner must initially deposit Tk. 10,000/- (Taka Ten thousand only) to the reserve fund before over of apartments.

**Monopoly Holdings Right:**

The developer reserves the right to make any alteration, addition, revision of the total or any part of the architectural and structural design or working drawing or limited change can be made in specification for overall interest of the project without any prior notice to the buyer or any legal authority.



BIRD EYE VIEW



MONOPOLY HOLDINGS LTD.



MONOPOLY HOLDINGS LTD.

WHERE THOUGHT BECOME REALITY

House : 207, Faidhbad, East-Azampur
Uttara, Dhaka-1230
Phone : +88 02 48954100, 48954101
Cell : +88 01404-099950, 01404-099952
E-mail : mpolybd@gmail.com