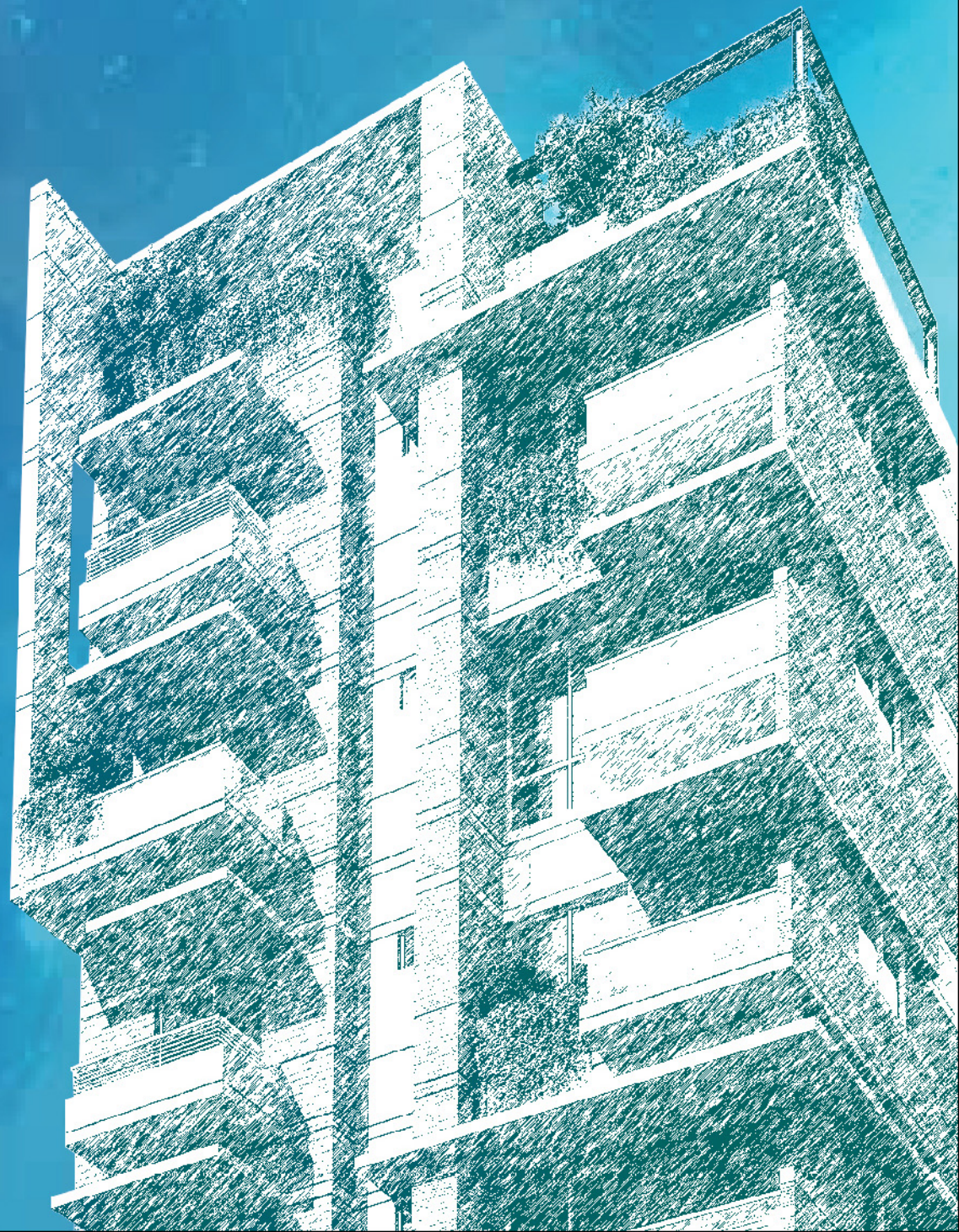


MONOPOLY
GULSHAN
Palace



MONOPOLY HOLDINGS LTD.

WHERE THOUGHT BECOME REALITY

PREFACE

Monopoly Holdings Ltd. Newly formed properties in real estate sector. This company has been started its journey and aspires gradually becoming a leading company in the field of construction industry in Bangladesh. Our Motto “where thought become reality”. We believe that our prime strength lies in our ability; we have a group of highly qualified professionals. We are dedicated with advanced engineering and management knowledge. Our team of professionals along with the technical know-how we can mitigate demands of our clients.

We believe in

- Competitive price
- Unparalleled Quality
- Strict Time Schedule
- Competent Key Personnel
- Dedicated skills personnel
- Strong Management
- Following BNBC standard
- Recruit Experience Sub-contractor / Supplier
- Using Equipment / Machineries for time saving.
- Follow and maintained Safety Standard

You are always welcome to visit our on going projects prior decide to buy your dream any where

Project Information

Introduction

Project Name

MONOPOLY GULSHAN *Palace*

Address

Plot- 611, Road- 27, Block- L, Bashundhara R/A
Dhaka

Land Area

3 Khata

Building Height

7 Storied (G + 6)

Road Wide

25' Wide Road

Number Of Apartment

6 Nos

Size of Apartment

Single Unit – 1550 sft.

Total Parking

6 Nos

Generator

01 Nos

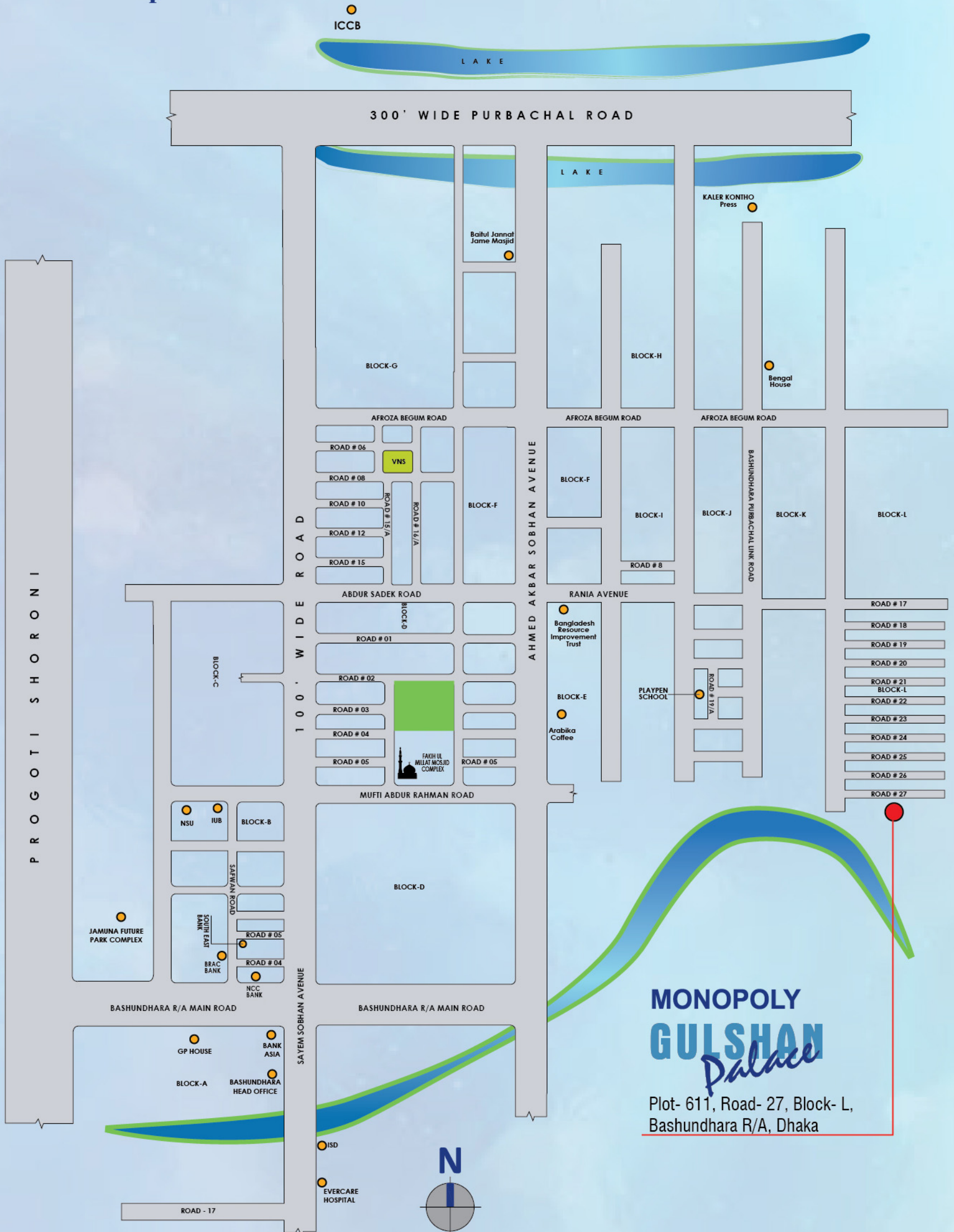
It is a great deal of pleasure to introduce our new project, **Monopoly Gulshan Palace** at Plot- 611, Road- 27, Block- L, Bashundhara R/ADhaka; one of the most calm & quite residential area for peaceful living.

While designing architect put the best effort on maximization of functional aspects as well as the aesthetics of the project, creating necessary comfortable space. The apartments in this complex are expression of contemporary architecture, equipped with modern, stylish, elegant fittings and fixture.

Monopoly Gulshan Palace a Residential Complex featuring with all the modern facilities and amenities which you would demand of a home suited to your modern lifestyle. Our attention to detail is obvious in the architecture with contemporary design flair, incorporating all the functionality of each individual surrounding and proximity to civic center all together creates a unique site of its type that one would love to live in.



Location Map

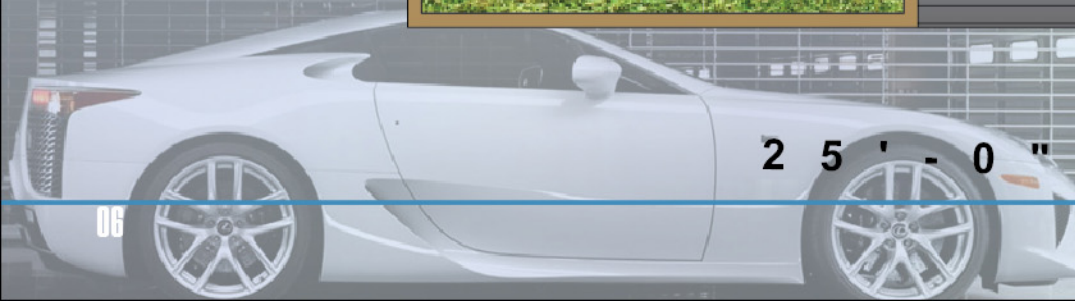
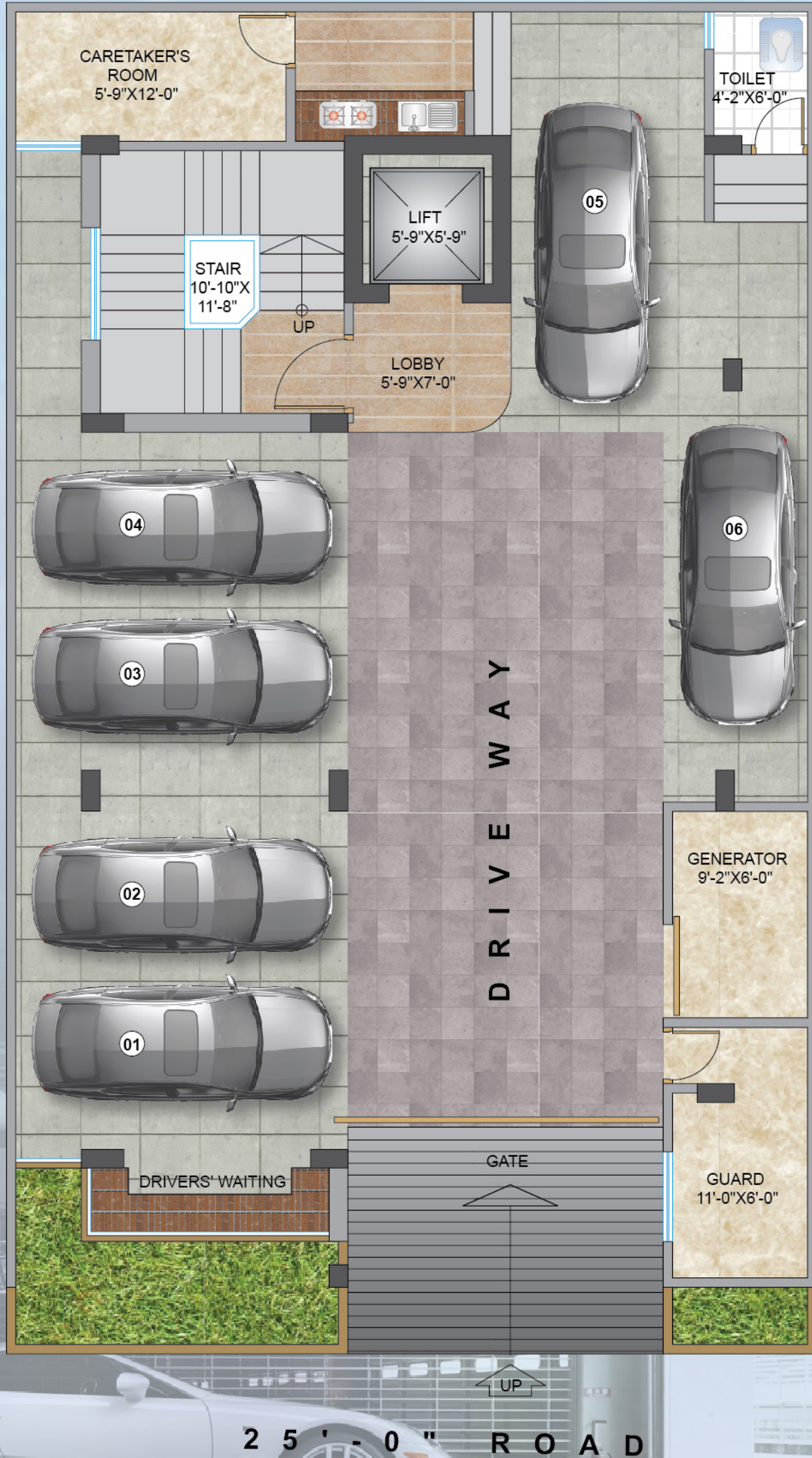


MONOPOLY GULSHAN *Palace*

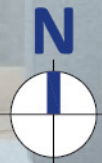
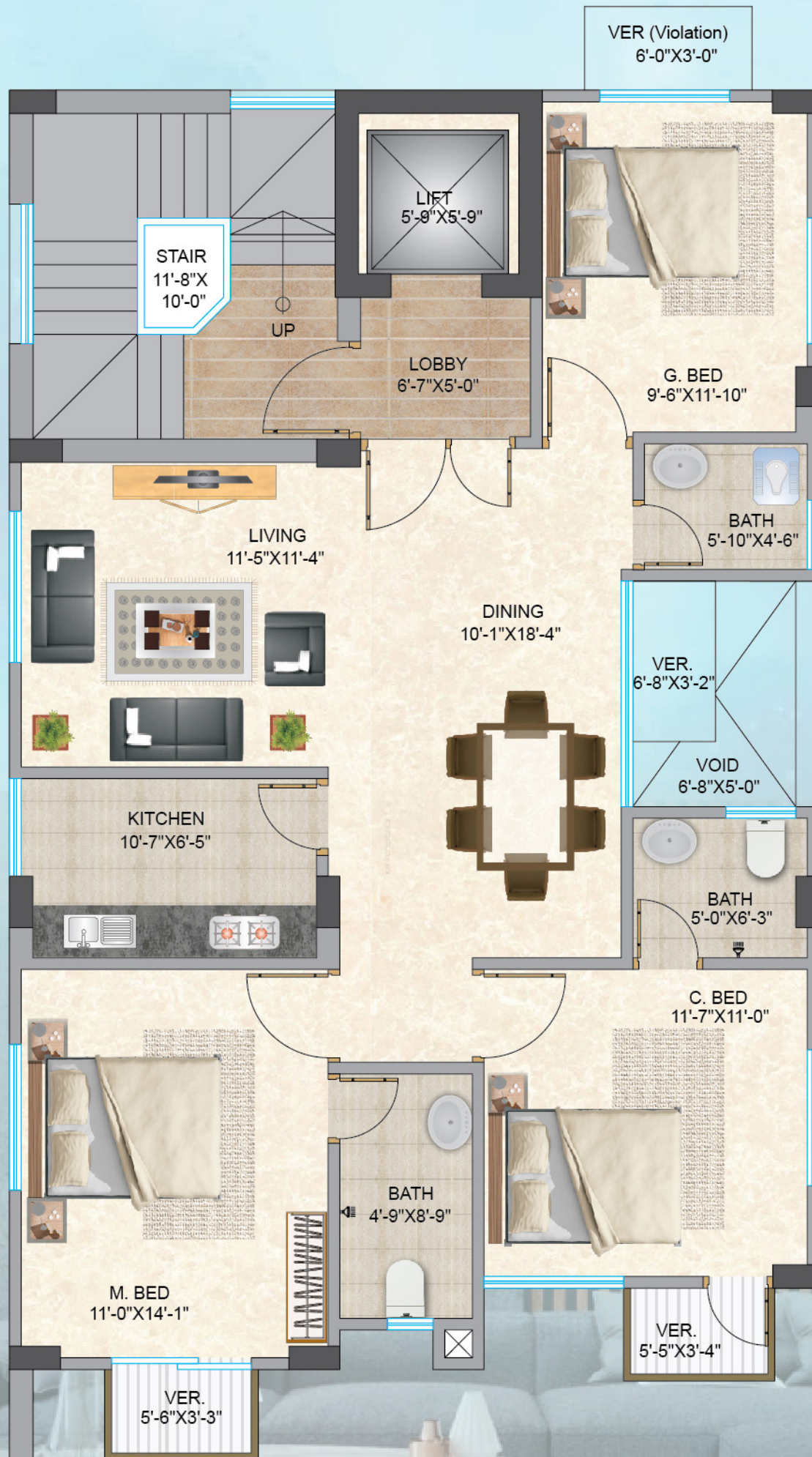
Plot- 611, Road- 27, Block- L,
Bashundhara R/A, Dhaka



Ground Floor Plan



Typical Floor Plan Type A - 1550 Sft.



Salient Features of The 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 : 1 (One) International Standard Lifts
Capacity : 6 persons
Brand/Origin : FUJITECH/ 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-Ceramic/ DBL/ Equivalent)
Stair tiles in all staircases (Star/URO-Ceramic/ DBL/ Equivalent)
Tiles in Lift Wall

Intercom

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

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

Features & Amenities of The Apartments

Doors

Decorative Main Entrance Door (100% Season Machine made solid wood door/Imported) with -
Door Chain
Check Viewer
Calling Bell Switch of Good Quality
Internal & External Doors Sutter will be of Strong and Durable Teak Veneer 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
5 mm thickness glass with mohair lining
Rain Water barrier in 4" Aluminum 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 Tiles in Floors (16" x 16") RAK/CBC/FU-WANG/SUN POWER/Equivalent and Scatting will be 5" same as floor tiles.
Homogeneous Tiles in Verandahs (16"x16") RAK/CBC/FU-WANG/SUN POWER/Equivalent.

Painting & Polishing

Plastic Paint in all internal walls and ceilings in soft colors (NIPPON/ASIAN/ACI/ELITE)
French polished Doorframes & Shutters.
Exterior Wall will be Weather coat paint (NIPPON/ASIAN/ACI/ELITE)

Electrical

Winner /Click or Imported 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.
Sub-station / Transformer (ABB/ Impac power/equivalent) as per requirement of Total Load. (Desco Requirment)
Imported - (Techno / Winner) 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/Bizzle)
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/ Equivalent)
All Mirrors in Bathrooms with overhead Lamps (Imported)
Soap Cases and Towel Rails
Padestal Basin with tiles in Master Bath
Tiles on Floor(12"×12") and Wall up to 7 feet Height(8"×12") in Maid's bath with Long Pan, Shower and Lowdown.

Kitchen

Impressively designed platform with granite worktop.
Double burner gas outlet.
Good quality wall tiles Star/ Euro (8"X12") up to 7' height.
Matching floor tiles Star/ Euro/DBL (16"X16")
One stainless counter-top steel sink with mixer.
Provision for 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 Reservoir with one Main Lifting Pump and Standby Pump.
Separate Sitting arrangements and Toilet for Visitors.
Logo of the Complex in Polished 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/ SSML/ Rani Steel

Cement

Manufactured by : Primer Cement/ Aman Cement / Fersh 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



Perspective View



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 or cash 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 Allottee undertakes to pay delay charge at the rate of 0.1% 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. 1,00,000/- will be deducted from the buyers deposited amount as service charge.

Force majeure:

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.

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. 50,000/- (Taka Fifty 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.

Our Handed Over Projects



MONOPOLY
Sayed Villa



MONOPOLY
South View



MONOPOLY
Rahaman Monjil

Our Ongoing Projects



MONOPOLY
Aziz Arcadia



MONOPOLY
A. N. Tower



MONOPOLY
Howlader Palace



MONOPOLY
Akauddin Tower






MONOPOLY HOLDINGS LTD.

MEMBER REHAB

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