



MRCL *Vina Garden*

Where Dreams Come Home

Bashundhara R/A, Dhaka



MRCL *Nina Garden*

Project at a glance

Location

Plot No. 646, Road no. 20
Block F, Bashundhara R/A
Dhaka

Land Area

4 Katha (Own Land)

1 Unit Each Floor
(North Facing)

Size

1650+ sft (approx.)

Developer

**MOULVI REAL ESTATE &
CONSTRUCTION LTD.**



ABOUT US



**MOULОВI REAL ESTATE &
CONSTRUCTION LTD.**

Where Dreams Come Home

MRCL is a registered private limited company involved in real estate development (residential, commercial and land developer) in Bangladesh.

We are always a step ahead by adopting new ideas, technologies and excellence in all spheres. Our target is to become a trusted and affordable brand throughout the country.

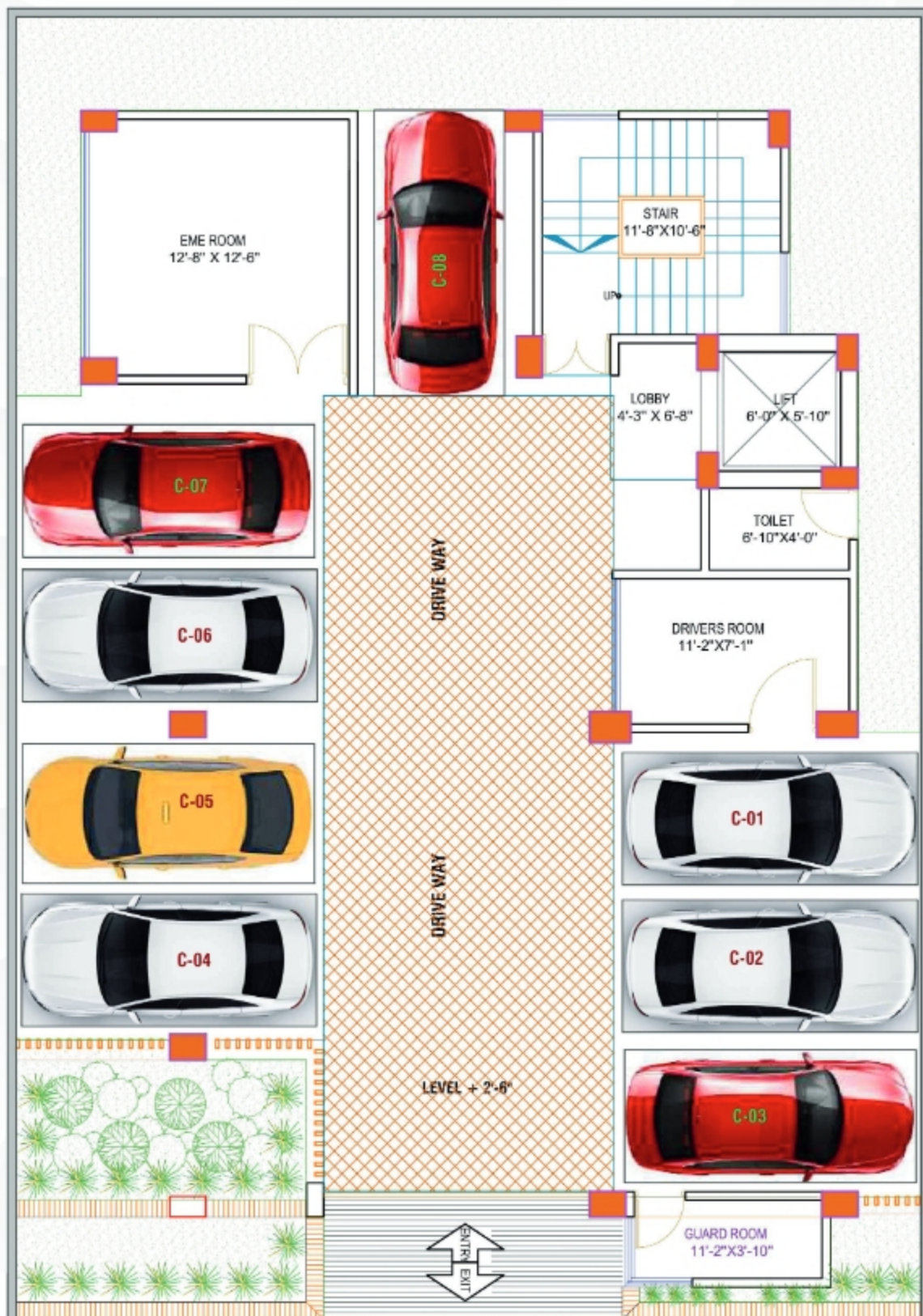
MRCL is established to serve the citizens of Bangladesh with care and reliability in the coming decades.

Mahbuba Akhter
Managing Director, MRCL



GROUND FLOOR PLAN

Individual Parking Space

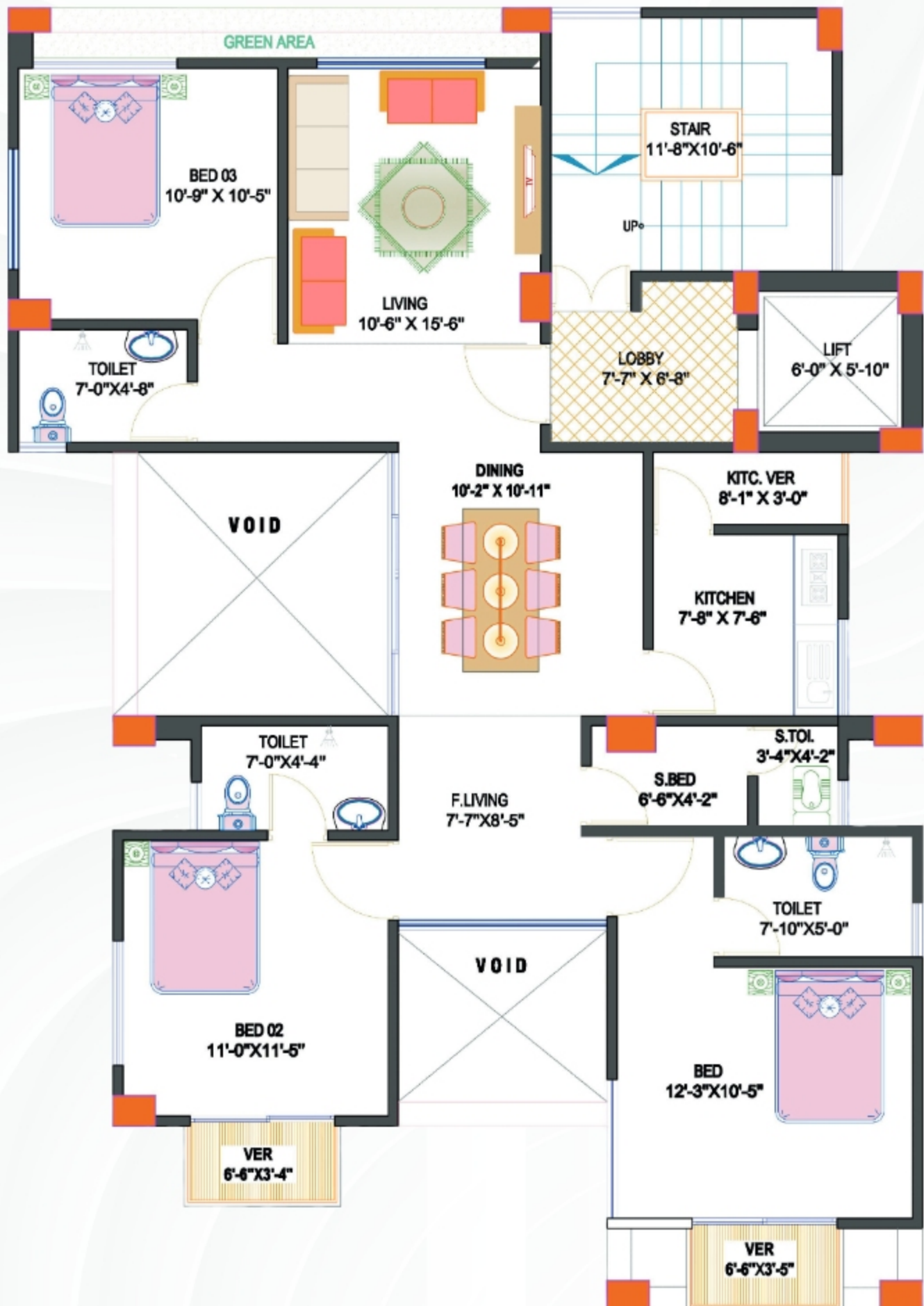


9.14m WIDE ROAD

ROADLEVEL (±) 0.00m

TYPICAL FLOOR PLAN

1st floor to 8th floor



FLOOR PLAN (3D)

1st floor to 8th floor



FEATURES & AMENITIES



Main Building Entrance

- Decorative main gate as per the elevation & perspective of the building.
- Security fencing with MS flat bar along the boundary wall.

Basement Floor

- Reception / Guard room. Car parking space for each unit with generator room and an optional driver's waiting room.

Internal Features of Apartments

- Main entrance. Three bedrooms, Master bed, Child bed (with attached bath) and guest bed. Bedrooms are all with veranda.
- Lifts, water pumps, lighting in driveway, gate, boundary wall, lobby, stair and other common spaces and eleven points in each apartment.
- Reception lobby, lift core and stair case with adequate light fittings. Pavement Tiles for Ground Floor.
- Three toilets- Two attached and One common, one kitchen with veranda, one Drawing, one Dining, one living and three wide veranda.
- One Veranda with Fire escape.

Generator with room

- One good quality standby auto start canopied emergency generator for operation in case of Load-shedding.
- Electricity supply approx. 440V from DESCO Authority source with separate main cable & LT panel / distribution board (as per requirement of DESCO).

Underground Water reservoir with Pump

- One for full operation & one for standby water pumps (Gazi/RFL) for lifting required water from underground water reservoir to overhead tank at rooftop filled with auto strater.
- One dedicated fire hydrant for emergency.
- Underground water reservoir. Fully tile finish for 05 (five) days water storage capacity (40 gallons per head per day).

Lift, Lobbies & Staircase Features

- One superior quality high speed lift fitted with

Emergency Response Procedure from reputed manufacturer to be with capacity of lifting (six) passengers, adequate lighting, well furnished and attractive doors & cabin, emergency alarm and escape provision.

- Mirror polish tiles in ground floor Lift walls or as per architectural design. Homogeneous floor tiles in all other Lift-Lobbies.
- Homogeneous nosing stair tile in all stair cases. Stair along with SS/MS handrail and post. Separate manual fire Extinguisher in each floor. Emergency Fire Exit window attached to veranda.

Roof top Facility

- Average 4 thick Lime terracing in rooftop to protect overheating.
- Cloth drying line for each apartment, Lift machine room.
- Water outlet provision for gardening/ others.
- Community hall with toilet and Tea room at suitable place.

Door

- a. Solid wooden Main Entrance Door with
- b. Door Chain
- c. Check Viewer
- d. Calling Bell Switch of Good Quality
- e. Door Knocker
- f. Apartment Number in Brass/Crafted

- Main Door frame Mehogany/Shilkoroi or equivalent.
- All Internal Door frames are made of Teak chamble / ShilKoroi/ Mahogany.
- All Bathrooms with high quality waterproof plastic door.
- Internal Doors of Strong and Durable veneer flush door Shutters with French polish.

Windows

- Sliding Windows as per Architectural Design of the Building 5 mm thickness clear glass with mohair lining and Rainwater Barrier.
- Aluminum Sections Safety ½ inch square bar Grills in all windows.





FEATURES & AMENITIES

Walls

- 1st Class bricks / Hollow Blocks / Solid Blocks
- Cement plastered smooth finish walls.
- 5" outer solid and 5" inner solid wall.

Floor & Verandah

- RAK/Great Wall or equivalent tiles (16"X16"/20"X20") on floor and skirting.
- Safety grills as per architectural design

Painting & Polishing

- Weather coat paint (Berger/Asian or equivalent) on outside walls.
- Plastic Emulsion paint in all internal walls and ceilings in soft colors (Berger/Asian or equivalent)
- French polished Doorframes & Shutters.
- The boundary wall will be painted on both sides with Durable Plastic Paint.

Electrical

- MK or Equivalent Electrical Switches, Plug Points and other Fittings.
- All Power Outlets with Earthing Connection.
- Provision for Air-conditioners in Master Bedroom.
- Verandas with suitable Light Points.
- Electrical Distribution Box with Main Circuit breaker & other required.
- Light fixtures in Stair and Lobby.
- Concealed electrical wiring (BBS/BRB/PARADISE/BIJLEE or Equivalent).
- Adequate number of power points & fan hooks for ceiling fans in each room, dining space & kitchen.
- Electrical distribution box with main circuit breaker & other required circuit breakers in each line.(Legrand or equivalent)
- Adequate number of security lights in the compound, car parking space and all common spaces.
- Separate power line & three-phase electric meter for each apartment.
- Central Lightening Arrester System.

(A) MASTER BATH

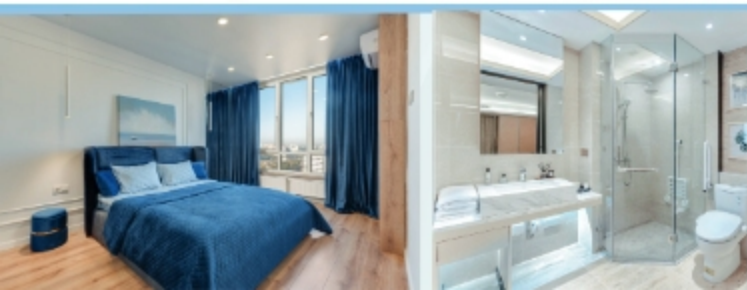
- Best Quality Local Ceramic Wall Tiles in all Bathrooms up to ceiling height.
- Best Quality Local non-skid Homogeneous Floor Tiles in all Bathrooms, Matching floor tiles.

Item of Fixture & Fittings	Brand Name
Basin	RAK or equivalent
Hand Shower	Nazma /Sattar/ Sharif or Best quality local
Basin Mixture	Best quality local
Shower Mixture	Best quality local
Head Shower	Best quality local
Angle Stop Cock	Best quality local
Shop case & Paper Holder	Best quality local
Push Shower	Best quality local
Tower Bar & Ring	Best quality local
Geyser system	Provision for hot & cold line in Master bed Bath
High Commode	RAK or equivalent

(B) OTHER BATH ROOM

- Local Ceramic Wall Tiles in all Bathrooms up to ceiling height.
- Local non-skid Homogeneous floor tiles in all Bathrooms, Matching floor tiles.

Item of Fixture & Fittings	Brand Name
Basin	Best quality local
Head Shower	Best quality local
Angle Stop Cock	Best quality local
Shop Case & Paper Holder	Best quality local
Push Shower	Best quality local
Tower Bar & Ring	Best quality local
Bib Cock	BISF or equivalent
Low pan	Best quality local
Head Shower	Best quality local
Angle Stop Cock	Best quality local
Shop Case & Paper Holder	Best quality local
Push Shower	Best quality local
Tower Bar & Ring	Best quality local
Bib Cock	BISF or equivalent
Low pan/High Commode	BISF or equivalent





FEATURES & AMENITIES

Kitchen

- Designed Platform homogeneous with tiles Worktop.
- Double Burner Gas Outlet (cylinder gas)
- Good Quality Wall Tiles up to 7'0 height (RAK/CBC/Equivalent)
- Matching Floor Tiles (RAK/CBC/Equivalent).
- Stainless Counter-top Steel Sink.
- Suitably Located Exhaust Fans.
- Washing corner in Kitchen./ Kitchen Varendha.

Utility Lines

- Electricity supply will be of individual Apartment-wise Meter and connection for the complex.
- Water Supply and Sewerage will have common meter connection for the complex.
- GAS supply will be of individual Apartment-wise Double Burner Connection. (As per Government policy if available)

General Amenities of the Complex

- Electricity Supply approx 220V/440V from CEA source with separate Main cable and LT Panel/ Distribution Board.
- Water Supply Connection for sufficient water as per total calculated Consumption.
- Underground Reservoir with one Main Lifting Pump.
- Sewerage System planned for long-term requirement.

Structural and General Engineering Features

- Total Foundation and Superstructure Design and Supervision by Engr. Md. Mahmudur Rahman, Architect & Structural Designer.
- Structural Design Parameters based on American Concrete Institute (ACI).
- Reinforced Cement Concrete Foundation
- Systematic Structural Combination of Steel Reinforced Concrete Frame
- 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, Hollow/solid briks, Sylhet Sand and other Aggregates etc. of highest available standard.
- Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of Workmanship.
- Protection from Cyclone Winds up to prevalent speeds incorporated in Structure designed to withstanding Earthquakes of 7.5 Richter scale.

Major Structural Materials

Steel (Deformed Bar Manufactured by)

- Salauddin Steel (SS).

Cement

- Bengal OPC/Regular, Shah Cement.

Aggregate

- Stone Chips for all columns, beams, foundations & both water reservoir.
- High Strength Auto machine Brick Chips in slabs and other minor casting.

Bricks

- First Class Bricks.

Sand

- 2.5 Coarse Sand (Syllhet), ▪ 1.5 FM Medium

Special features

- Parking Area,
- Community Room
- Fire extinguisher / Hydrant in ground floor.

Utility Connections

- All Apartments will have independent cylinder Gas Connection for two Burners.
- All Apartments will have Independent Electric meter up to required Load sanction.
- A common Water meter for total complex.





TERMS & CONDITIONS

Allotment: Application for booking of apartment shall be made in the prescribed application form duly signed by the applicant along with the booking money. After receipt of the application, the applicant will be requested to confirm the booking by making the down payment (normally 30% of the total payment) within a specified period. After the realization of down payment, the company will issue an allotment letter along with a payment schedule to the applicant or allottee. The applicant or allottee shall start payments as per the schedule of payments to be provided along with the allotment letter. Booking money will be refunded against non-accepted applications within 30 (Thirty) days from the date of deposit of the same.

Preference of Allotment: Allotment is made generally "first come first serve basis". Buyers willing to make full payment at a time or payment in fewer installments than schedule will be given preference.

Allotment Transfer: Until full payments of all instruments are made and possession obtained, the buyer shall not transfer and/or sell the unit allotted to him/her to a third party.

Deed of Agreement: After the down payment, Developers and the allottee shall execute an agreement for safeguarding the interest of the allottee as well as the company.

Delay of Payment: Buyer must strictly follow the payment schedule. Company may issue reminders to the buyer for delay in payment beyond due date. The buyer is liable to pay a delay charge 3% per month on default payment. If the payment is delayed beyond 2 months company shall have the right to cancel the allotment. On such an event the amount paid by buyer shall be refunded after deducting the 10% of paid amount only after resale of the apartment.

Cancellation of Allotment: For delays in payment beyond 60 (Sixty) days the company developers shall have right to cancel the allotment. In such an event the amount paid by the allottee will be refunded as per company policy.

Documentation Charges: The Allottee shall bear all costs relating to transfer, sales permission, registration, VAT, gain TAX, Stamp duty and any other govt. TAX & incidental costs.

Disclaimers: Furniture in the layout plans is only for mere understanding of the spatial of the apartment are not included with the price of the apartments. All art, renderings and information in this brochure are subject to change or deemed necessary for the greater interest of the project. All renderings are artistic and representation of possible design scheme.

Possession and Land Transfer: Possession and title of the apartment/commercial space shall rest with developers until payment of the installments and all other charges/dues are made in full. The allottee will own an undivided and undemarcated proportionate share of land. The proportionate land will be registered in the name of the allottee at the cost of allottee.

Utility costs: Connection fees. Security deposit & incidental expenses / charges relating to gas, water, sewerage, power connection are not included in the price of the apartment, the buyers shall reimburse all the expenses incurred by the company on these when requested for.

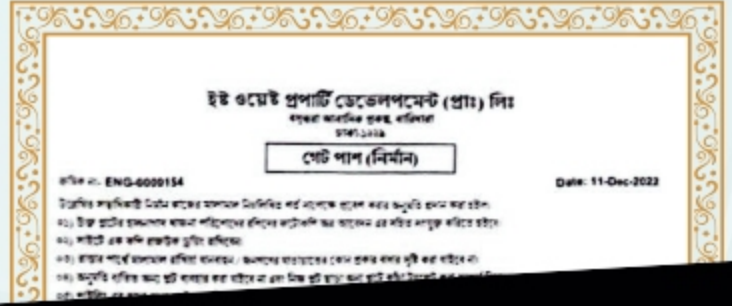
Refund: For any reason beyond the control of the company, acts of god or otherwise, the company if compelled to abandon the project, the buyer shall be refunded with all deposited money as per company rules, in such situations the buyer will not be entitled to claim any kind of compensation or interest on the money deposited.

Handover: Individual apartment will have different handover time as per agreement. The Possession of each apartment and parking space shall duly handover to the allottee on completion and full of payment of installments and other charges and dues. Prior to this the Possession of the apartment will remain with the company. Handover may be delayed due to the reasons beyond control of the Company such as force majeure, natural calamities, political disturbances, strikes, acts of God or economic conditions or any others.

Loans: The Company may arrange for loan from DBH, IDLC, National Housing Company or any other financial institutions or Banks on behalf of the clients.

Transfer of ownership: Proportionate share of undivided & un-demarcated land will be registered in favor of each allottee as per the prevalent Law/Rules.

Management: The Allottee must undertake to become a member of the Owner's Cooperative Society that will be formed by the owners of office spaces for the management of common services such as lift, pumps, security, compound etc. Each allottee must initially deposit Taka 100,000/- in the reserve fund of the association for maintaining management expenses of the complex.



ভবন নির্মাণ বিষয়ক তথ্যাদি

- ১। ভূমির মালিকঃ মৌলভী রিয়েল এস্টেট এন্ড কনস্ট্রাকশন লিমিটেড।
- ২। ভবন নির্মাতাঃ মৌলভী রিয়েল এস্টেট এন্ড কনস্ট্রাকশন লিমিটেড।
- ৩। ভূমির পরিমাণঃ ৪ কাঠা (২,৮৮০ বর্গফুট)
- ৪। রাজউক অনুমোদনের স্মারকঃ 25.39.0000.106.33.1169.22
তারিখঃ 19 November 2022
- ৫। স্থপতির নামঃ আ. ব ফারুক আহমদ A-1031
- ৬। ইঞ্জিনিয়ার এর নামঃ ইঞ্জি. মোঃ সোলায়মান গনি DMINB/CE - 0291
- ৭। তলার সংখ্যাঃ ৯ (জি + ৮)
- ৮। নির্মাণ কাজ শুরুর তারিখঃ ০১ জুন ২০২০
- ৯। নির্মাণ কাজ শেষ হওয়ার তারিখঃ ৩০ জুন ২০২৫
- ১০। তদারককারী ইঞ্জিনিয়ার এর নামঃ মোঃ মাহমুদুর রহমান।

Type of the Company

Real Estate Developer

Date of Inception

2016



Business Office

Bhuiyan Mansion
(Opposite Razmoni Cinema Hall)
Room No. 305 (2nd Floor)
74 Kakrail, Dhaka-1000, Bangladesh

Registered Office

Suite no. 10/8 & 10/2 (10th Floor)
Eastern Commercial Complex
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