

PROMOTE MATRI VILLA



LUXURIOUS APPARTMENT at

Plot - 30, Road - 06, Block - H, Sector - 2
Aftabnagar, JIC, EHL, Dhaka

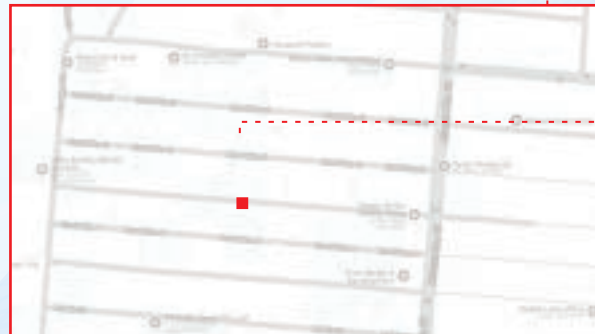
PROJECT STORY

Introducing - “PROMOTE MATRI VILLA” by **PROMOTE CONSTRUCTION LIMITED**, a Premier living destination in the prestigious JAHURUL ISLAM CITY, Aftab Nagar. Here, modern design effortlessly blends with enduring sophistication to create an unparalleled living experience. Our thoughtfully crafted apartments offer expansive layouts that seamlessly combine comfort and functionality, with every detail meticulously considered to cater to the needs of the discerning resident. Featuring luxurious finishes and state-of-the-art amenities, “**PROMOTE MATRI VILLA**” elevates everyday living for those who appreciate both sophistication and style. It’s not just a place to live; it’s a place to thrive.

PROJECT INFORMATION

At A Glance

Project Name	PROMOTE MATRI VILLA
Road Width	25'- 0" Wide Road
Land Size	3.5 Katha
Number of Floor	G+8
Total Apartment	08 nos
Apartment Size	1590 sft
Expected Handover Time	30th June 2027
Architectural Consultant	Arch. Munim Hossain Sazid IAB-AS465, BUET
Structural Consultant	Engr. Md. Nazmul Huda (RANA) IEB(FIEB-F/15311), BUET
Address	Plot : 30, Road : 06, Block : H Sector : 02, JIC, Aftabnagar, Dhaka

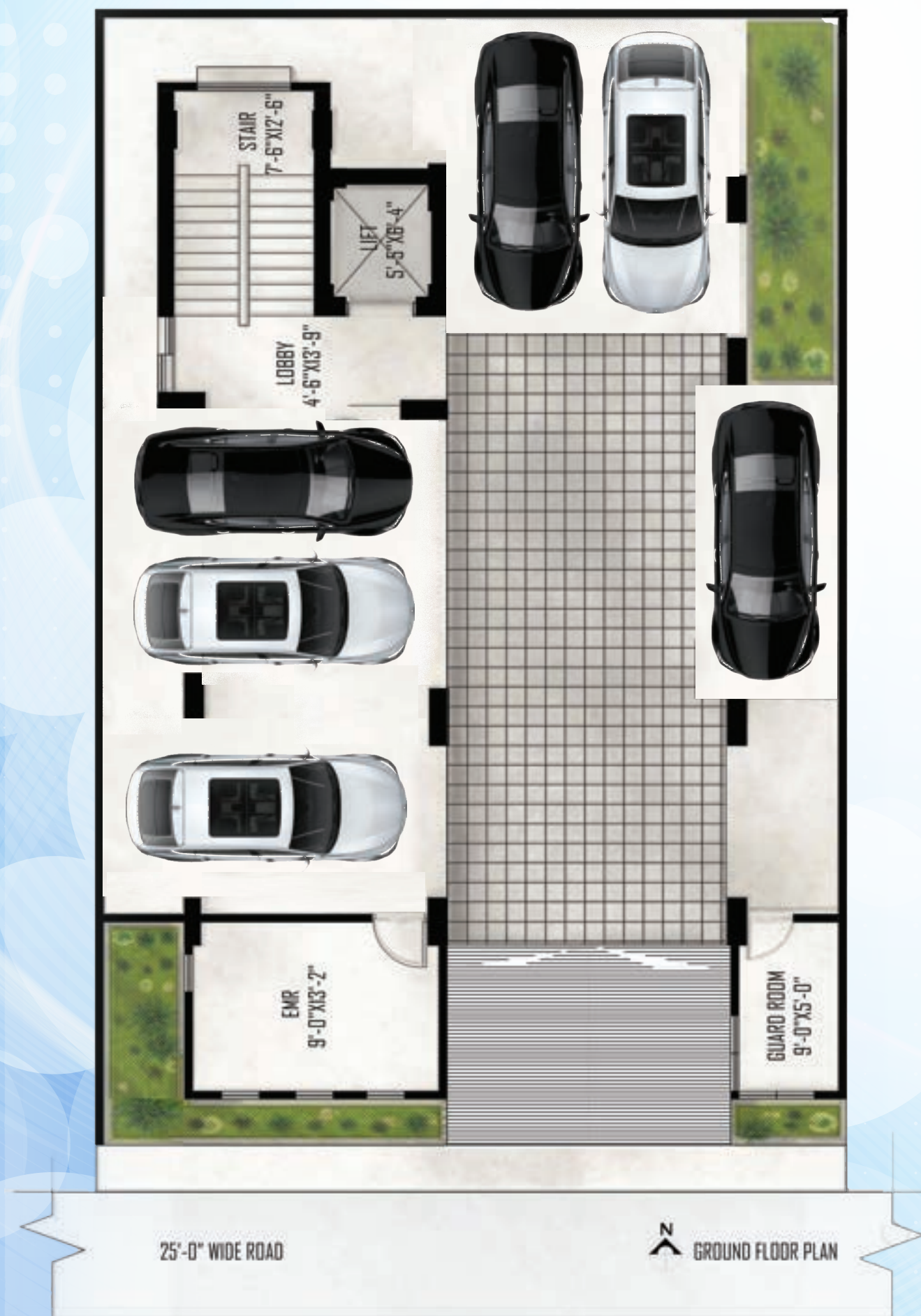


PROMOTE
CONSTRUCTION LIMITED

Eastern Plus Suit No. - 7-8, 7th floor
145 Shantinagar, Dhaka - 1217
Mobile - 01521 536149, 01738 332442
Tel : 02226664175
e-mail : promoteconstructionltd@gmail.com

GROUND FLOOR PLAN

NUMBER OF PARKING 06



TYPICAL (1ST-8TH) FLOOR PLAN



UNIT SIZE : 1590 SFT

Revel in the soul of nature

Experience sustainable living at Infusion, where eco-friendly design meets tranquillity. Bask in natural sunlight, surrounded by lush greenery and a serene, pollution-free environment. A home that breathes with nature, offering peace and comfort every day.



An atmosphere that inspires Dwell in serenity



PERSPECTIVE VIEW



FEATURES AND AMENITIES



■ Building Entrance :

- ▶ Heavy secured entrance gate with decorative lamps and acrylic logo of the complex.

■ Architectural Features:

- ▶ Simple disciplined, straight forward planning, abundant natural air & light facilities, cross ventilation.

■ Structural Features:

- ▶ R.C.C moment Resisting Frame (MRF) with heavy R.C.C footings.
- ▶ Interior and exterior partition wall will be made of 1st class bricks.
- ▶ Portland cement will be used in all R.C.C member.(SHAH /CROWN /FRESH /Seven Ring/Bashundhara /Mir)
- ▶ De-formed mild steel round bar 500W BSRM /CSRM / GPH /AKS /KSRM /Rahim Steel
- ▶ Structure adequately capable of with standing earth quakes of 7.5 on Richter scale and cyclone wind up to 250km/hr.
- ▶ Total foundation and super structure design and supervision by experienced professional engineers.
- ▶ Structural design parameters are based on American Concrete Institute (ACI), American Standard Institute of Testing Materials (ASTM) and Bangladesh National Building Code (BNBC).
- ▶ Structural Works of Foundation, G.Beam, Column & Beams will be of Stone Chips and other Structural Works will be of Brick Chips. Other materials are of good standard and screened for quality including laboratory testing.

■ Reception & Lobby:

- ▶ Main lobby, Reception area and Guard room with concierge desk and personal mail box.
- ▶ Elaborate intercom system to connect each flat to the concierge desk.
- ▶ Driver waiting room with toilet and Caretaker Rest Room.

■ General Features:

- ▶ Provision for CCTV Camera to ensure Apartment security.
- ▶ Stand by generator for operating in case of power failure.
- ▶ Secured and covered car parking space.
- ▶ Strategically located fire extinguisher.
- ▶ Main water line connection from WASA with common meter
- ▶ Electricity supply 220/440 volt form PDB/DESCO source with separate main cable and LT panel/Distribution board.

■ Generator :

- ▶ One stand by Generator reputed international manufactures company made of China.
- ▶ Capacity to cover lift, water pumps, common lights, full house electricity supply with corner 2 lights & 2 fans per flat (as per electrical drawing requirements).

■ Water reservoir :

- ▶ Under ground water tank & overhead water tank for drinking water from WASA supply with water lifting pumps shall be provided.
- ▶ Under ground water reservoir to accommodate two days consumption.

■ Lift:

- ▶ Standard ONE lift with 8 person capacity.
- ▶ Adequate light & safety.
- ▶ Fast & reliable service to residents on all floors.
- ▶ Emergency power connection with standby generator.

■ Utility Facility:

- ▶ Concealed Gas, Water, Electric, TV& Intercom/Phone line.
- ▶ Intercom, Land phone & dish antenna line will be provided in the living room and master bed room.



■ Electrical Feature:

- ▶ All wiring with BRB/BBS cables through Conceal PVC conduits.
- ▶ All switch sockets will be standard quality.
- ▶ Provision with power points for AC in master bed and living.
- ▶ Provision for 1 dish (TV) point & 1 telephone point, 1 intercom line in each flat.
- ▶ Provision for power point for woven in kitchen.
- ▶ Provision for power point for washing in common bath.
- ▶ Provision for 2 light, 1 two-pin-socket & 1 fan point in each room.

■ Doors :

- ▶ Main entrance door will be made of solid Ctg. Segun with frame with check viewer safety lock & flat number.
- ▶ All door frames shutter will be veneer flush door except Bathrooms.
- ▶ All door frames will be made Mahogany wood except main entrance and bathrooms.
- ▶ All Bath room Door in Plastic (RFL).

■ Windows :

- ▶ Sliding aluminum 4" window with 5mm clear glass.
- ▶ Standard safety 4.5mm thick flat bar or 12mm square bar grills in all windows with matching enamel paint.

■ Kitchen Feature:

- ▶ Best quality local (Sunflower/Great wall/CBC/RAK/STAR/Equivalent) tiles (12"X20") will be provided in walls up to 7' height from floor.
- ▶ Best quality local 16"X16" (Great wall/CBC/RAK/STAR/Equivalent) tiles will be provided in floor.
- ▶ Provision Double burner gas outlet.
- ▶ Stainless steel counter top sink.
- ▶ Provision for exhaust fan.
- ▶ Concrete shelves will be made at 2'-6" height from the floor.
- ▶ Dish wash provision in kitchen.

■ Bathroom Features:

- ▶ All water lines will be concealed.
- ▶ Provision for hot and cold water line and electric geyser at master bath and child bath.
- ▶ Best quality local 12"X20" (Great wall /RAK/STAR) equivalent ceramic tiles will be provided in walls and home generous 12"X12" in floor.
- ▶ All commodes, basin will be of RAK (karalla model)
- ▶ Master & Child Bathroom commodes & Basin others Bathroom W.C.
- ▶ Bathroom door frame and shutter will be P.V.C door (R.F.L)
- ▶ All sanitary fittings will be best quality local (Sattar / Sharif / Equivalent)
- ▶ Mirror in all bathrooms.

■ Floor Tiles :

- ▶ Best quality local homogeneous tiles 24"X24" (Great wall/CBC/RAK/STAR/Akij) will be provided in floor.

■ Painting & Polishing:

- ▶ Plastic paint on internal wall, Distemper on ceiling and external wall will be weather coat.
- ▶ All grills & railing will be painted with matching enamel paint.
- ▶ French polished door frames and shutters.

■ Railing:

- ▶ Stair Railing: SS pipe & Verandah MS Box or MS Square bar.

■ Roof Top Facility:

- ▶ Protective parapet wall.
- ▶ Open corner with garden seats.
- ▶ Separate area with cloth lines for drying.
- ▶ Separate area for community & prayer space with attached Toilet.

*All Features & Fittings choice of The Developer.

TERMS AND CONDITIONS



■ Reservation:

Application for booking of apartments shall be made in the prescribed application form duly signed by the applicant with down payment. The company has the right to accept or reject any application.

■ Allotment:

After receipt of the application, the applicant will be requested to confirm the booking by making the down payment within a specified period. Allotment is made generally "first come first serve basis".

■ Allotment transfer:

Until full payment of all installments is made & possession obtained, the buyer shall not transfer or sell the unit allotted to him/her to a third party.

■ Mode of payment:

All payment shall be made by cross cheque, bank draft or pay order to PROMOTE CONSTRUCTION LTD. Against which respective receipts will be issued. The company shall not take responsibility for any cash payment made without proper receipt.

■ Schedule of payment:

The buyer must strictly adhere to the installment schedule to ensure timely completion of the construction work. Delay in payments beyond the due date shall make the allottee liable to pay a charge of 10% per month on the amount of payment delayed.

■ Cancellation of allotment:

Non-payment of installment, beyond two months of the schedule date the company shall have the right to cancel the allotment. In such an event the amount deposited with the company will be refunded after deducting 1,50,000/- (one lac fifty thousand) Only after resale of the apartment in question.

■ Documentation charges :

The buyer shall bear all Costs relating to transfer, registration, vat, tax and any other Govt. Taxes.

■ Incidental 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 Govt. or otherwise, the company if compelled to abandon the project, the buyer shall be refunded with all deposited money, in such situations the buyer will not be entitled to claim any kind of compensation or interest on the money deposited.

■ Handover:

The possession of each apartment and parking space shall duly be handed over to the allottee on completion and full payment of installments and other charges and dues. Prior to this the possession of the apartment will remain with the company.

■ Optional Features:

The designing of various interiors, additional fittings and fixtures can be arranged by the company at the cost and choice of the owner/allottee.

*Note:

Until full payment is made and possession obtained, the buyer shall not do any extra work/modification work within the apartment complex on his or her own.

The company has right to any minor change/modification for betterment of the project.

NIGHT VIEW



www.promoteconstruction.com

DEVELOPER



**PROMOTE
CONSTRUCTION LIMITED**

Eastern Plus Suit No. - 7-8, 7th floor
145 Shantinagar, Dhaka - 1217
Mobile - 01521 536149, 01738 332442
Tel : 02226664175

CONSULTANT



**FOUNDER DESIGN
AND CONSULTANT**

5th floor, House - 21, Road - 17
Banani, Dhaka - 1213

