



# Mounsee Villa

Let's build for new generation



## CEMEX MOUNSEE VILLA


@ MIRPUR  
DHAKA

MEMBER REHAB

## Introduction

With pleasure, we are introducing our 101<sup>th</sup> project due to Dhaka's present urban outlook & life style "**CEMEX MOUNEE VILLA**" endeavour is to Great Beautiful and comfortable homes right in this city. Success is its pride and satisfaction is its pillar. It promises the essence of time and best quality within the reach of the city dwellers. The mission of the company is to make a difference to the way people live in Dhaka, To fulfill with devotion, the required demands of its clients, "**CEMEX MOUNEE VILLA**" is working with its efficient team of Architects, Engineers, Corporate Staffs and experienced Management Body. "**CEMEX MOUNEE VILLA**" is one of the most prestigious project of '**CEMEX PROPERTIES LIMITED**, Project Located at Plot NO-70 & 70/1, Borobag, Mirpur Dhaka-1216, It is 10 (Ten) Storied apartment Building with modern amenities for living. It has adequate parking with other facilities.

### PROJECT AT A GLANCE



|                       |  |
|-----------------------|--|
| Name of Project       | : Cemex Mounee Villa   |
| Project Address       | : Plot No-70 & 70/1, Borobag, Mirpur Dhaka-1216                                    |
| Project Type          | : 10 (Ten) Storied (G+9) Residential Building                                      |
| Project Developer     | : Cemex Properties Limited   |
| Project Land Area     | : 12 Katha   |
| Total Unit of Project | : 36   |
| Unit Type & Size      | : Type A= 1415 sft.<br>Type B= 1390 sft.<br>Type C= 1350 sft.<br>Type D= 1325 sft. |
| Ground Floor Parking  | : 31 Nos.  |
| Facing                | : North  |
| No. of Lift           | : 2  |
| No. of Stairs         | : 1  |

Cemex  
Mounee Villa  
plot no-70/71,  
Borobag,  
Mirpur, Dhaka-121



# PROJECT LOCATION MAP



**Cemex Mounee Villa**  
Plot No-70 & 70/1, Borobag, Mirpur Dhaka-1216



**CEMEX**  
*Mounee Villa*  
Plot No-70 & 70/1, Borobag, Mirpur Dhaka-1216



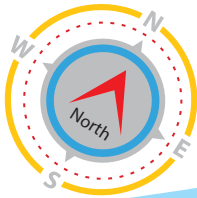


# TYPICAL FLOOR PLAN



# UNIT-A

1415, SFT.



# UNIT-B

1390, SFT.

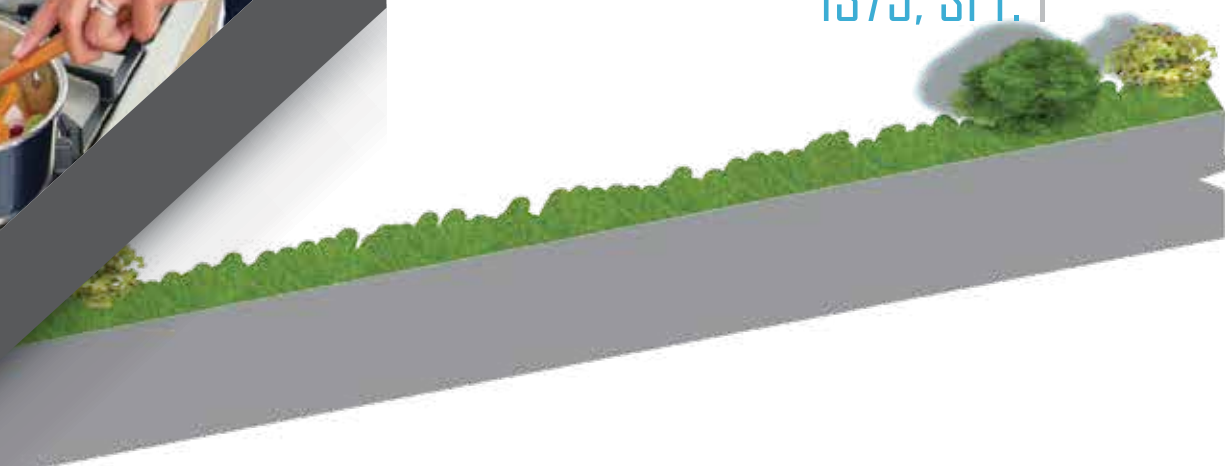






# UNIT-C

1375, SFT.



# UNIT-D

1350, SFT.





# ROOF TOP PLAN



## ENGINEERING FEATURES



Special moment resisting frame (SMRF) system is adopted for the building. All parts of the structure are interconnected by Ties, Flat plates with proper care and attention. Pile & Foundation design is based on the sub-soil investigation report has been report has been done by well known professional experts with proper care and attention Codes and standard based on American Concrete Institute (ACI). American standard of Testing Materials (ASTM), American Welding Society (AWS). Bangladesh National Building code-1993 (BNBC). Building code requirements for Reinforced concrete (ACI 318-95) by experts considering fault zones on and around Bangladesh such as Bogra, Tripura, Assam etc. Having Earth Quake Magnitude 7.5 Richter scale for 50 years return period. Co-efficients for seismic zone-z are being considered as Z=0.2s, I = 1.00 S=1.20 and R=8 Staad/Pro for 3 Dimensional Frame Analysis and design have been utilized. Moreover "Windy" and "SEISI" has been used for wind analysis and seismic analysis respectively as per BNBC-93 and ACT-95. Direct supervision at every stage construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.

# FEATURES & AMENITIES

## **GENERAL FEATURES** ENTRY/CAR

### **Entry/Parking**

Secured & covered car park gate way with spacious entrance & driveways

### **RECEPTION**

Weil finished visitor's lounge, Reception with tile finished floor.

### **GENERATOR**

One standby European Generator of required capacity for operating the lighting in common areas, Stairs, lift pump and at least three light points and three fan point in each apartment in case of power failure.

### **LIFT/STAIR**

Superior quality lift from reputed manufacturer of any European country to serve residents at every floor, Specious and superbly stair case with hand railing as per Architect's design

### **TV/TELEPHONE**

Provision for satellite TV Cable line and Telephone line in living room and master bed room.

### **GUARD ROOM**

Guard room for security of incoming persons and vehicles.

### **WATER RESERVOIR/WATER PUMP**

Large underground water reservoir and roof-top water tank to hold sufficient quantity of water with one lifting pump.

### **ROOF/GROUND**

Protected terrace on roof-top with open view. parking tiles provide on ground floor

### **STRUCTURE**

Reinforced cement concrete frame structure of special Moment Resisting Frame (SMRF) System.

### **WALL & FLOOR**

Walls of solid bricks with cement sand plaster.

Floor finished with homogeneous tiles (24"x24") Fu-Wang

### **ROOF**

Roof top finish considering water proofing and heat protection & pavement tiles Community Room facilities with bathroom & kitchen area

### **DOORS**

Main door:

Frame seasoned Gamari and shutter seasoned deep & designed Gamari wood with foreign door chain, check-viewer, brass-knocker and brass plated Apartment number. Internal doors: Strong and durable veneer flush door shutters with frames of seasoned Mehogani Superior quality mortise lock on all doors.

# FEATURES & AMENITIES

## **BATHROOM:**

Best quality PVC cosmic solid door (LIRA)

## **WINDOWS**

4 inch wide horizontally sliding type aluminum windows (without mosquito net) with 5mm thick tinted/clear glass with safety grills as per design

## **FINISHES ON WALL/CELLING**

All exterior walls of weather coat paint (Barger) Interior walls and ceilings of the apartment shall be finished with plastic paint and distemper respectively

## **KITCHEN**

Homogeneous matching floor tiles, wall tiles (8"x20") Star/CBC or equivalent of Bangladesh ore-provided on the wall up to door level stainless steel counter top sink suitably placed on the platform, with homogeneous tiles, exhaust fan provision of suitably located for burner.

## **BATHROOM**

Glazed wall tiles (8"x20") Star and matching homogeneous floor tiles of Star/CBC Bangladesh origin in all toilets. Best quality sanitary wares as per company's standard in master and child bath & long pan for common toilet, RAK (Karala) commode basin for master & child toilet. Best quality head shower, taps mirror, soap holder, paper holder, towel rail of Bangladeshi origin hot & cold water lines for Master toilet with a plug point for geysers.

## **PLUMBING**

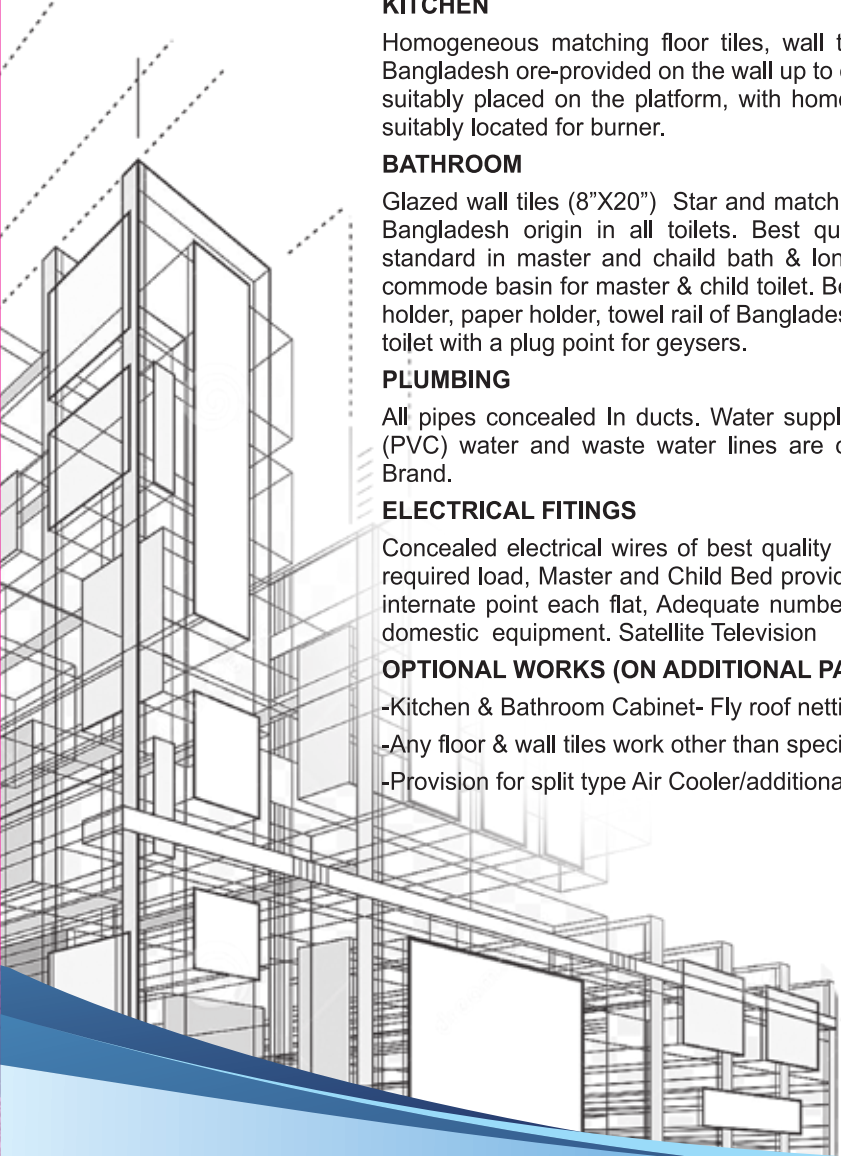
All pipes concealed in ducts. Water supply with superior quality GI & Thrate pipe (PVC) water and waste water lines are of UPVC pipes conforming BS-3505-A1 Brand.

## **ELECTRICAL FITINGS**

Concealed electrical wires of best quality BBS/RR cables and individual meter for required load, Master and Child Bed providing ac print, Telephone Point living room, internet point each flat, Adequate number of electrical outlets for lighting and for domestic equipment. Satellite Television

## **OPTIONAL WORKS (ON ADDITIONAL PAYMENT TO BE DONE BY DEVELOPER)**

- Kitchen & Bathroom Cabinet- Fly roof netting
- Any floor & wall tiles work other than specified –Bathtub shower tray and mixer
- Provision for split type Air Cooler/additional electric outlets





## & CONDITION

- 1 Application for allotment of apartment should be made on the prescribed form by the interested buyers duly signed along with the booking money. **“CEMEX PROPERTIES LIMITED”** has the right to accept to reject any application without assigning any reason there to.
- 2 The purchaser will make the payments as per payment schedule. Booking money will be refunded against non-accepted application within 7 (seven) days from the date of deposit of the booking money.
- 3 All payments shall be made by bank draft, pay order and cheque in favor **“CEMEX PROPERTIES LIMITED”** against which respective receipts will be issued to the Allowed purchaser.
- 4 Delay in payments beyond the due date will make the allotted liable to pay a charge of 5% per 30days on the amount of payment delayed. For delays in payment beyond 60days the company shall have the right to cancel the allotment. In such an event the amount paid by the allotted will be funded within 90days of cancellation of allotment after deducting an amount of Tk . 3,00,000/= (Three lac) only will be deducted from the buyers deposited amount for incidental Charges.
- 5 Connection charges fees, security deposits and other incidental charges/expenses relating to Gas, Water, Sewerage an Electric connection etc. are not included in the price of apartments. The allotted/Purchaser will also make these payments.
- 6 The possession of each apartment shall be handed over to the allotted/purchaser on completion of apartment and after payment of installment, other charges/dues. Until and unless the dues are clear, possession of the apartment will be hold by the company. Allotted will own an undivided and under marketed proportionate land will be registered in the name of the allotted at the cost of the allotted.
- 7 The allotted shall bear all costs related to transfer/registration of the apartment and the undivided under marketed proportionate share of land. The taxes and VAT as charged by the government shall also be born by the allotted.
- 8 Immediately after payment of down payment. **“CEMEX PROPERTIES LIMITED”** and the allotted shall execute an agreement for safeguarding interest of the allotted as well as the company.
- 9 The completion of the project may be affected by un avoided circumstances beyond the control of the company like natural calamities, political disturbance, economic depressions, policy of Government, etc. the purchaser shall not demand any compensation.
- 10 Minor changes may be incorporated by **“CEMEX PROPERTIES LIMITED”** in design and specification should these become necessary. Allotted shall also have the option to make minor internal changes within the possibilities and limitations of total building system
- 11 Construction of **“CEMEX MOUNEE VILLA”** starts on 01-04-2021 is prepared to ensure both quality and smooth progress of work. Work is scheduled to be completed from the date of commencement of work I.e. by 31/07/2024. The time schedule may only be extended by a reasonable time limit due to unforeseen circumstances which are beyond the control of the company.
- 12 The buyer will form **“Flat Owner’s Co-Operative Society (FOCS)”** for the security and maintenance of the building for which a sum of Tk. 25,000/- (Twenty five Thousand\_ only will be paid to the company the company/developer will transfer the amount to the Flat Owner’s Co-Operative society. The co-operative society will be formed before the deed is executed.

# *Dur* *Ongoing* Projects

**Cemex  
Bismillah Tower**



5/1/KA 4/3, Mohonpur  
Shamoly, Dhaka.

**Cemex  
Asma Palace**



Plot -157, Road-03, Mohammadia Housing  
Mohammadpur, Dhaka.

**Cemex  
Amin Palace**



Plot -B/23 & B/24, Estarn Housing  
2nd Prokalpo, Kallanpur, Dhaka.

**Cemex  
Krisno Chura**



Plot NO-308, Road No. 02, Baitul Aman Housing  
Adabor, Mohammadpur, Dhaka.

**Cemex  
Zaman Villa**



House No-10/C/3, Block-F  
Aziz Mohllah, Mohammadpur, Dhaka.

**Cemex  
Samina Muslim Villa**



Plot -31, Road-01, Mohammadia Housing  
Mohammadpur, Dhaka.

**Cemex  
Shapnaloy**



Plot No-202/1  
West Agargaon, Dhaka.

**Cemex  
Aysha's Genesis**



Plot-44/C, Abdul High Road  
Zigatola, Dhanmondi, Dhaka.

# *Dur* *Completed* Projects

**Cemex  
Swapno Bilash**



6/14, 6/15, 6/16, 6/17 Block-B  
Humayun Road, Mohammadpur, Dhaka.

**Cemex  
Shimul Trishna**



KA-86/1, Progoti Sarani  
Kuril Biswa Road, Badda, Dhaka.

**Cemex  
Dream Garden**



Plot - 20a & 21a,  
Chand Housing, Dhaka

**Cemex  
Dream Radisson**



2/b, Chand Housing, Dhaka

**Cemex  
Maayer Chaya**



30/A & 31/A, Block-A, Chan Miah Housing  
Mohammadpur, Dhaka.

**Cemex  
The haq**



Road-9, Plot-604,  
Baitul Aman Housing Society, Adabor, Dhaka



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