



Let's Build for New Generation ...



CEMEX

Muktalo

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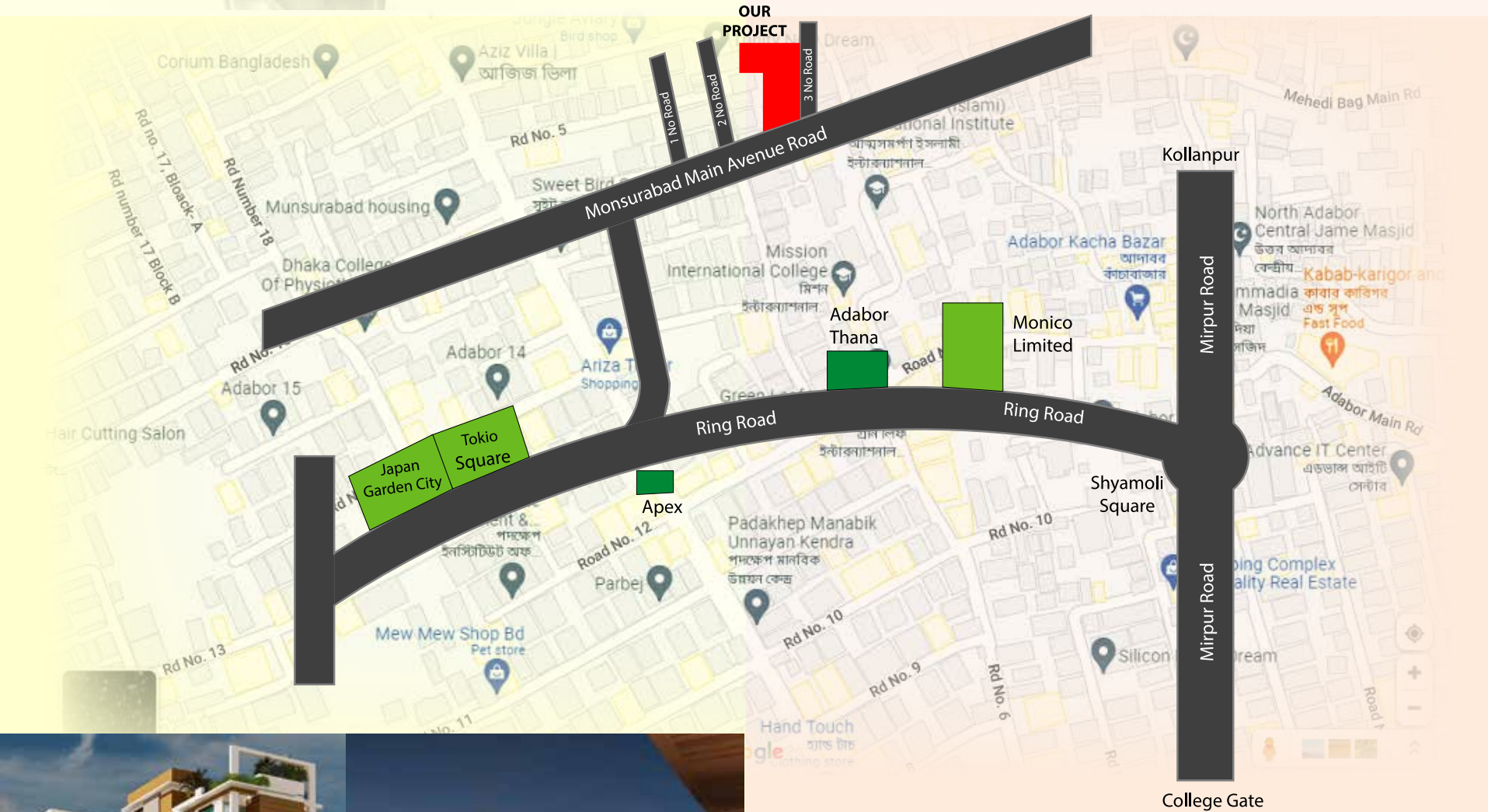
Plot No-15/A, Road No-03
Munsurabad, R/A, Dhaka.





INTRODUCTION

With pleasure, we are introducing our 117th project due to Dhaka's present urban outlook & life style **"CEMEX MUKTALOY"** 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 MUKTALOY"** is working with its efficient team of Architects, Engineers, Corporate Staffs and experienced Management Body. **"CEMEX MUKTALOY"** is one of the most prestigious project of **'CEMEX PROPERTIES LIMITED, Project Located at Plot No-15/A, Road No-03, Munsurabad, R/A, Dhaka. It is G+7 (Eight) Storied apartment Building with modern amenities for living. it has adequate parking with other facilities.**



CEMEX
Muktaloy
Location Map

Plot No-15/A, Road No-03, Munsurabad, R/A, Dhaka.

PERSPECTIVE VIEW

CEMEX

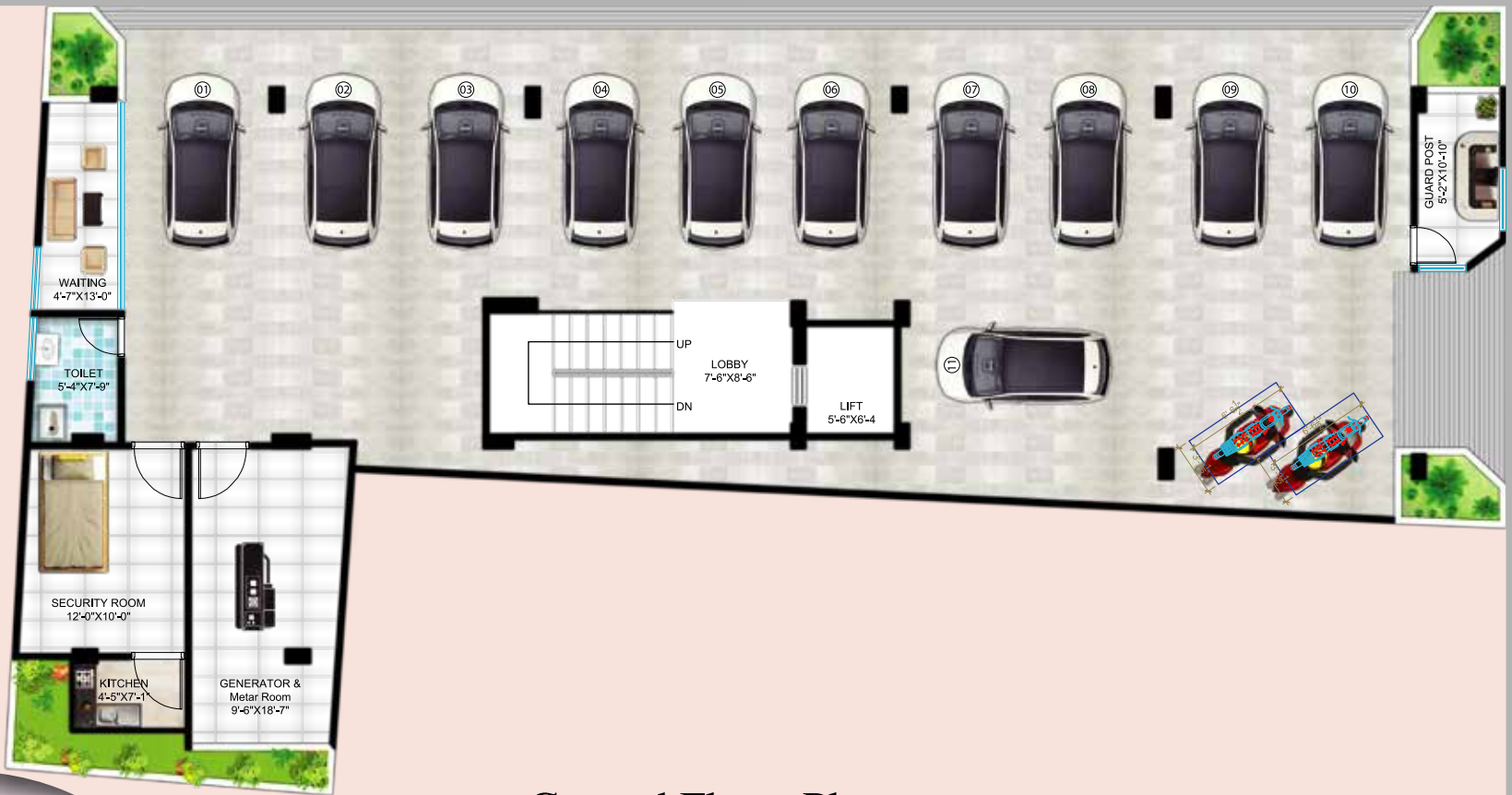
Muktalo



TYPICAL FLOOR PLAN



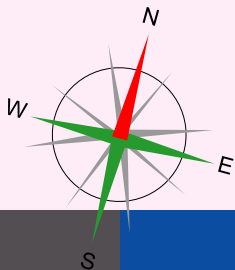
ROAD SIDE



ROAD SIDE

Ground Floor Plan CAR PARKING AREA

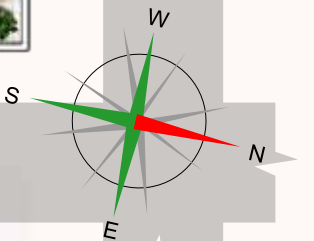
GROUND FLOOR COMMON SPACE	ELECTRIC ROOM
GUARD POST	GENERATOR, TOILET
WAITING ROOM	SECURITY ROOM
STAIR LIFT	



TYPICAL FLOOR PLAN



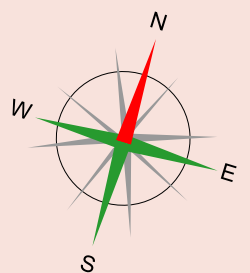
ROAD SIDE



ROAD SIDE



FLOOR PLAN



FLOOR PLAN



UNIT B=1333 sft.



ROOF



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 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-2020 (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-2020 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

BUILDING ENTRANCE/PARKING

Secured decorative MS main & pocket Gate with lamp posts as per the elevation and perspective of the building. Project name with mirror polished tiles & logo with stylish letter on attractive background.

* Security control and guard room with drivers waiting room.

* Toilet for guards and drivers in the ground floor.

* Secured & covered car park with spacious entrance & driveways finished with pavement tiles.

RECEPTION

Well 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, Spacious and superbly stair case with hand railing as per Architect's design.

CABLE TV PROVISION

Provision for satellite TV Cable 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. pavement 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") FuWang/C.B.C

ROOF

Roof top finished with pavement tiles considering water proofing and heat protection and Community Room finished with homogeneous tiles (24"x24").

DOORS

Main Door:

Frame of seasoned Chattogram Teak and shutter of seasoned deep & designed Chattogram Teak wood with foreign door chain, check-viewer, brass-knocker and brass plated Apartment number.



Features &

Amenities



Internal Doors:

Strong and durable veneer flush door shutters with frames of seasoned Mehogani wood with Superior quality mortise lock on all doors.

BATHROOM:

Best quality PVC cosmic solid door (LIRA)

WINDOWS

Horizontally sliding type aluminium windows (without mosquito net) with 5mm thick tinted/clear glass with safety grills.

FINISHES ON WALL/CELLING

All exterior walls of weather coat paint (Berger), Interior walls and ceilings of the apartment shall be finished with plastic paint.

KITCHEN

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

BATHROOM

Glazed wall tiles (8"X20") Star and matching homogeneous floor tiles of FuWang/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 (Karla) commode basin for master & child toilet. Best quality head shower, taps, mirror, soap holder, paper holder, towel rail of Bangladeshi origin for hot & cold water lines for Master and child toilet with a plug point for geysers.

PLUMBING

All pipes concealed In ducts. Water supply with superior quality GI, Thread pipe (PVC) 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, Providing A/C Point in Master and Child Bed, One internate point, kitchen hood point, washing machine point, One Intercom Point in each flat. Adequate number of electrical outlets for lighting and for domestic equipment. Satellite Television Line.

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

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





Terms & Condition

RESERVATION

Application for reservation of apartment space in this project shall be made on the prescribed application form duly signed by the applicant with earnest money. Allotment will be made on "first come first serve basis". The company reserves the right to accept or to reject any allotment without assigning any reason there to.

ALLOTMENT

After receipt of the application and full amount of booking money, **Cemex Properties Limited** will issue an allotment letter and payment schedule. The applicant/allottee shall then start making payments as per the schedule of payment.

PAYMENTS

All payments of booking money, installments, additional works and other charges shall be made by crossed cheque, bank draft or pay order in favor of **Cemex Properties Limited** against which proper receipts will be issued. Foreigners and Bangladeshis residing abroad may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on the date of installments paid.

SCHEDULE OF PAYMENT

That the SECOND PARTY must strictly adhere to the schedule of payments indicated in this allotment agreement. Delay in payments beyond the schedule date will make the allottee liable to pay a delay charge of 5% per month interest on the amount of payment delayed. If the payment is delayed beyond 60 days, the company shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting 5% of the total sales price only after resale of the apartment space.

LOAN

Should the allottee desire a housing loan at the time of allotment, the company will do all that is possible to help secure the loan.

DOCUMENTATION, VAT & OTHER CHARGES

The allottee will pay all Government charges, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement, allotment, registration and transfer etc.

INCIDENTAL COST

Connection fees, security deposits and incidental expenses/charges relating to gas, water, sewerage, and power connections are not included in the price of the apartment space. The buyers shall reimburse all the expenses incurred by the company on these accounts to the company proportionate to their shares.

WORK SCHEDULE

Construction of "**Cemex Muktaloy**" starts on 01-08-2022. Work scheduled to be completed within 30 months from the date of commencement of work I.e. by 31/01/2025. The time schedule may only be extended by a reasonable time limit due to unforeseen circumstances which are beyond the control of the company. The completion of the project may be affected by unavoidable 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.

HAND OVER

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

DESIGN CHANGE

After taking over apartment space, the allottee must consult **Cemex Properties Limited** prior to undertaking any structural or layout changes within the building complex. Failure to do so will be at the sole risk of the allottee.

CANCELLATION & ALLOTMENT TRANSFER POLICY

In case the allottee wants to cancel the apartment space or if s/he wants to change the allotment or transfer the allotment to other person (excluding first degree of blood i.e. husband-wife, father-mother, children) or company s/he shall be liable to pay to the company a service charge of 5% of total purchase price of the apartment space. Until full payment of all installment and other charges, the buyer shall not have the right to transfer the allotment to a third party.



Our Vision

- On Time Handover
- Quality Construction
- Hassle Free Development
- Exclusive Architectural Design

Land Wanted

- **01754 138347**
- **01795 568660**



8/19, Sir Sayed Road (2nd Floor) Behind the
Mohammadpur Old Police Station, Dhaka-1207

Phone : +88-02-41022778

Mobile : 01754 138347, 01795 568660, 01750 888413

E-mail : cemexpropertiesbd@gmail.com

Web : www.cemexproperties.net