

An Exclusive Apartment Building @ Khilji Road, Mahammadpur, Dhaka.



CEMEX
MAHATAB
CASTLE

Let's Build for new Generation





PROJECT AT A GLANCE

Name of Project	: Cemex Mahatab Castle
Project Address	: 21/2, Khilji Road Mohammadpur Dhaka.
Project Type	: 10 (Ten) Storied (S+G+9) Residential Building
Project Developer	: Cemex Properties Limited
Project Land Area	: Katha
Ttal Unit of Project	: 22
Unit Type & Size	: 1st to 4th Floor 3 Unit Type A= 1340 sft. (South-West-Facing) Type B= 1310 sft. (South-Facing) Type C= 1375 sft. (West-Facing)
	: 5th to 9th Floor 2 Unit Type A= 1940 sft. (South-West-Facing) Type B= 1850 sft. (South-Facing)
Ground Floor Parking	: 12 Nos.
Semi-Basement Parking	: 14 Nos.
Facing	: East Facing
No. of Lift	: 1
No. of Stairs	: 1



Introduction

With immense pleasure we present our project **"Cemex Mahatab Castle"** representing Khilji Road Mohammadpur Dhaka's urban outlook and lifestyle. The endeavor is to create beautiful and comfortable homes within the reach of the city dwellers. Success is our pride and satisfaction is our pillar. The mission of the company is to ensure quality and to make a difference to the way of living. To fulfill the demand of our clients we are working with our efficient team of architects, engineers, corporate staffs and experienced management body. **"Cemex Mahatab Castle"** is one of the most prestigious projects of **"Cemex Properties Limited"** located at Plot No. 21/2, Khilji Road Mohammadpur Dhaka. It is a 10 (Ten) Storied (G+9) apartment building with all the modern amenities for living and an adequate parking space and many other facilities to make life peaceful and easier for you.



CEMEX MAHATAB CASTLE

Location Map



CEMEX
**MAHATAB
CASTLE**

PERSPECTIVE VIEW



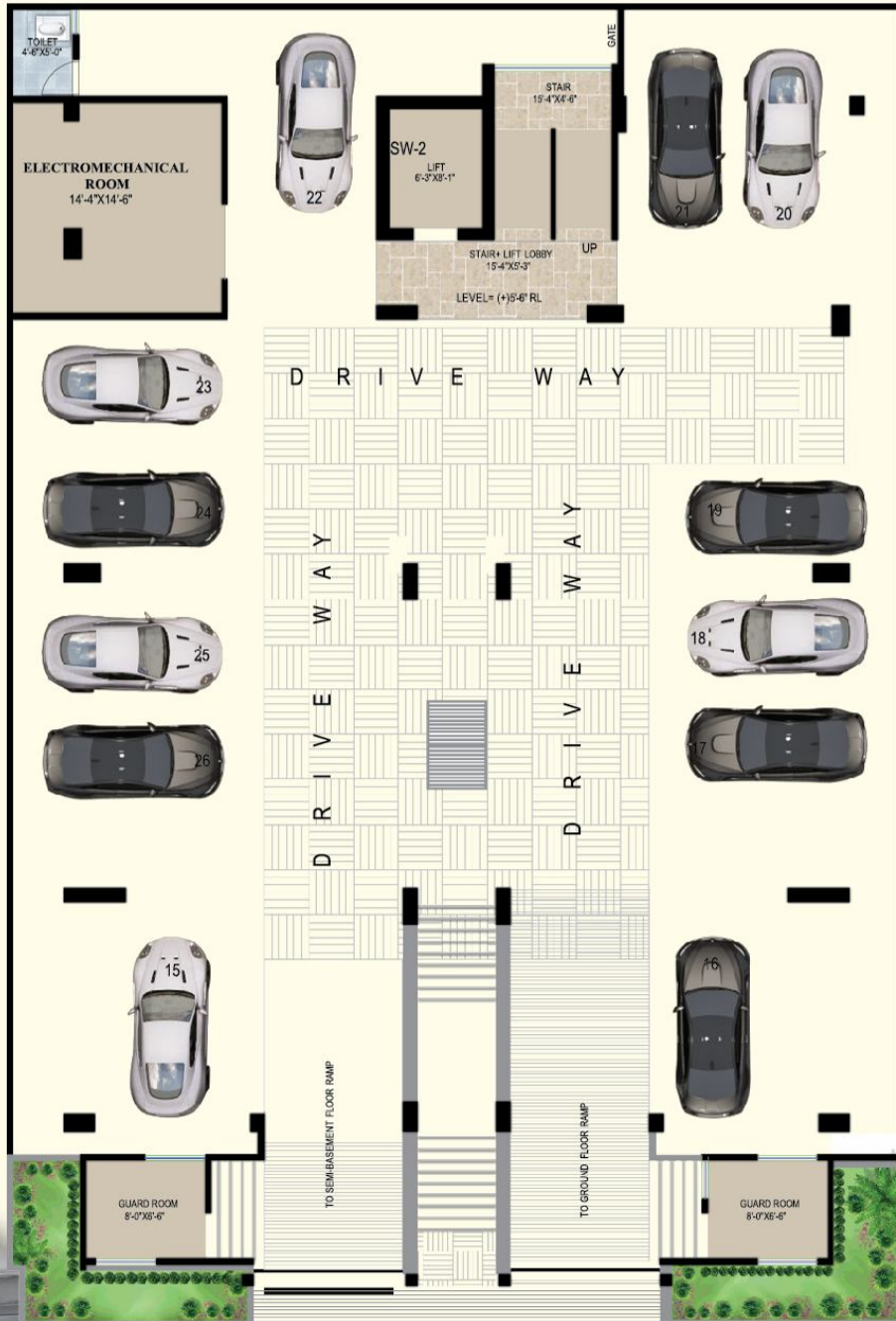
CEMEX
Mahatab Castle
PLOT NO-21/2,
Khatije Road,
Mohammadpur
Dhaka-1207

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CEMEX
**MAHATAB
CASTLE**
NIGHT VIEW



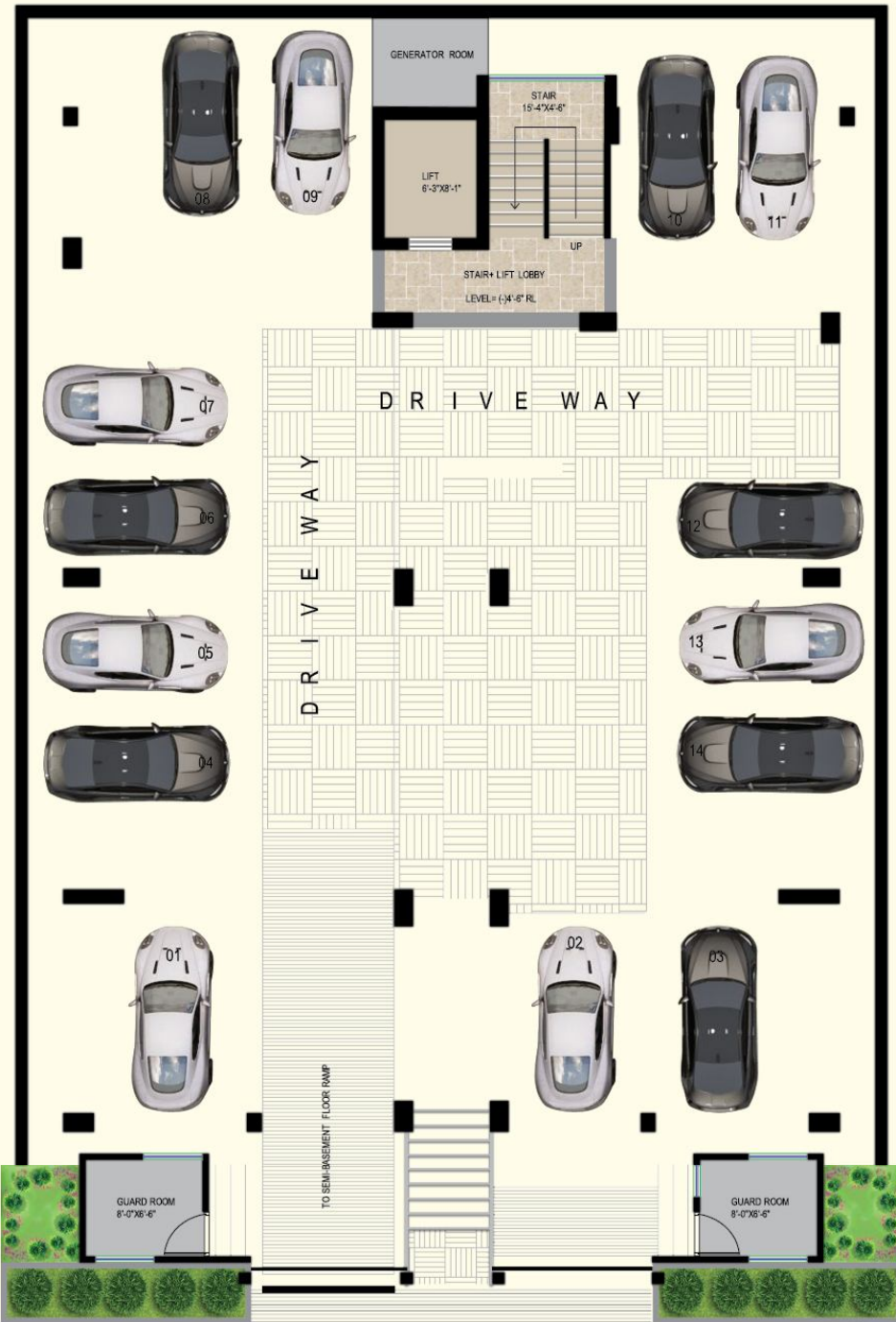
Ground Floor Parking 12 Nos



EXISTING ROAD WIDTH - 40'-0"



Semi Basement Parking 14 Nos



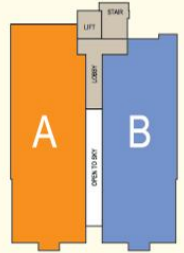
EXISTING ROAD WIDTH - 40'-0"



Typical Floor Plan

5th To 9th Floor 2 Unit

Type-A=1970 Sft Type-B=1850 Sft

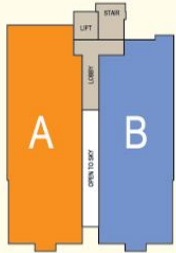


PROJECT KEY PLAN
5th To 9th Floor



EXISTING ROAD WIDTH - 40'-0"





PROJECT KEY PLAN
5th To 9th Floor

Typical Floor Plan

TYPE -A 1980 SFT

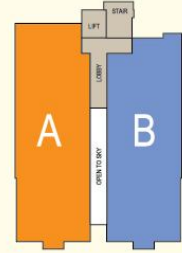


EXISTING ROAD WIDTH - 40'-0"



Typical Floor Plan

TYPE -B 1860 SFT



PROJECT KEY PLAN
5th To 9th Floor



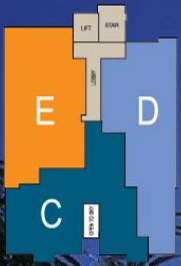
EXISTING ROAD WIDTH - 40'-0"



Typical Floor Plan

1st To 4th Floor 3 Unit

Type-C:1335 sft. Type-D:1335 sft. Type-E:1335 sft



PROJECT BEK RENT
1st To 4th Floor



EXISTING ROAD WIDTH - 40'-0"



Roof



EXISTING ROAD WIDTH - 40'-0"





Engineering Features

STRUCTURAL AND ARCHITECTURAL 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.
- * All structural design will be designed by reputed professional certified structural design engineer.
- * The building is planned and architectural designed by reputed certified professional architect.
- * Other design like Electrical, sanitary-plumbing, HVAC etc. will be designed by professional designer.
- * An experienced civil engineering supervising team will supervise the construction work all time.
- * All structural members have been designed on the basis of BNBC and ACI code.
- * All structural design will be on the basis of BNBC standard wind pressure and earthquake pressure.

MAJOR STRUCTURAL MATERIALS

- * Reinforcement:
72 grade (500W) deformed bar manufactured by SAS/ Rhim steel/ AKS/ RSRM/ KSRM or equivalent.
- * Cement:
Manufactured by Basundhara/Seven Ring/Shah/Lafarge/Fresh or equivalent.
- * Aggregates:
Boulder or LC stone chips for Foundations and Columns as course aggregates.
100% sylhet sand use in Foundations and Columns.
1st class bricks chips for beam, slab & oter structure
50% sylhet sand & 50% local sand use in all structure.
- * Bricks:
1st class well burned Bangla bricks for interior and exterior wall.



Features & Amenities

BUILDING ENTRANCE

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 stylish letter on attractive background.

- * Security control and guard room.
- * CC camera protected ground floor and entrance.
- * Toilet for guards and drivers in the ground floor.

RECEPTION

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

LIFT

Superior quality lift from reputed manufacturer of any Foreign country to serve residents at every floor Specious.

STAIR & LOBBY

Homogeneous nosing FuWan/X-monica/CBC of equivalent 12" X 12" stair tiles (step & riser) in staircase.

- * Designed stainless steel railing throughout the staircase.
- * Homogeneous nosing FuWan/X-monica/CBC of equivalent 16" X 16" floor tiles in all lobby and landing.
- * Adequate lighting in staircase.

GENERATOR

One standby 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.

WATER PUMPS

Sufficient capacity 01 (one) European origin Pedrollo/Equivalent centrifugal water pump.

ROOF TOP

- * Protective parapet wall.
- * Quality roof top finishers to make the roof as water proof area.
- * Engineering treatment for natural heating and water dampness.

DOORS

Main door:

- * Frame, Mehogani wood and deep & design shutter of seasoned Gamari wood, foreign door chain, check-viewer, Brass-knocker and brass plated Apartment number.

Internal Doors:

- * Frame seasoned mehogani/shilkori wood, Shutter Strong and durable veneer flush door.
- * Toilet & Verenda Door: Best quality solid plastic door.

WINDOWS

- * Sliding 3" aluminium section of KAI/NIKKI/ equivalent, (without mosquito net provision).
- * 5mm clear glass and best quality accessories (Vikers wheel, Sikon lock, all ss screw, best quality mohair lining)
- * Proper water barrier to protect rain water.
- * 5mm thickness flat bar's safty grills in all windows.

WALLS

- * Good quality 1st class bricks.
- * Smooth finish and stable walls.
- * Exterior and Interior wall thickness 5" including cement sand plaster.

GENERAL FLOOR AND VERENDA

- * 24" X 24" foreign standard local made FuWan/ X-monica/Grate wall/CBC or equivalent Homogeneous tiles & 4" skirting in all floor area.
- * Well designed 3'-6" height verenda maild steel made railing. Proper sloping for rain water and 6" barrier

BATHROOM

Glazed wall tiles (8"X12") size and matching homogeneous floor tiles of Fuwang/CBC equivalent in all toilets. Best quality sanitary wares as per company's standard. RAK (Karala) commode basin for master & child toilet, long pan provide in common toilet, Best quality head shower, mirror, soap holder, paper holder, towel rail of Bangladeshi origin, Hot & cold water lines for Master toilet with a plug point for geyser.

KITCHEN

- * Impressively designed mirror polish tiles work top with double burner gas outlet.
- * FuWan/X-monica or equivalent Homogeneous floor tiles (16"X 16") on kitchen Floor.
- * (8"X12") size glazed wall tiles provided 7'-0" height on all wall.
- * Concealed cold water lines with good quality sink.
- * Exhaust fan provision in kitchen.

CABLE TV PROVISION

Provision concealed for connection of satellite dish antenna with multi channel capacity from commercial cable TV operator in living and master bed room.

INTERNET

WiFi router provision at suitable place.
Internet connection provision at master bed.

INTERCOM

Good Quality and standard (Panasonic or equivalent) intercom system to connect each apartment from the reception desk.

WATER RESERVOIR

Water proof RCC water reservoir underground and sufficient capacity overhead water tank on the roof top with submersible pump.

UTILITY CONNECTIONS

- * All apartments will have independent Gas Connection for two burners.
- * All apartments will have independent Electric meter as per demand capacity load sanction.
- * A common WASA meter for total complex.

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

- * Kitchen: Cabinet, geyser point, Hot water line & mixer etc.
- * Bathroom: Cabinet, geyser point, Hot water line, mixer, bathtub & shower tray.
- * Door & Window: Fly Proof netting (mosquit net), aluminium section.
- * Tiles: floor and wall tiles work other than specified.
- * A/C: Provision for additional aircooler electrical outlet.
- * Any other item which is not covered under our standard specification.



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 reject any allotment without assigning any reason there to.

ALLOTMENT

After receipt of the application and full amount of booking money, Buildtech 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 Mahatab Castel**" starts on 01-06-2021. Work scheduled to be completed within 30 months from the date of commencement of work i.e. by 30/11/2023. 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.

Out Vision

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



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MEMBER REHAB

A Prestigious Project Of **CEMEX PROPERTIES LTD.**