MOTALEB SARKER TOWER

Modern Life
Better Future



MABRUR
PROPERTIES LTD
We build your dream.

PRIME LOCATION

SAFE & SECURE

MODERN LIVING

TRUSTED DEVLOPMENT



LOCATION MAP





TYPICAL FLOOR

4 BEDROOMS, 4 WASHROOMS, 3 BALCONY
1 LIVING, 1 DINING
SPECIOUS KITCHEN, ADEQUATELY VENTILATED
CROSS CIRCULATIONS, EASE OF CIRCULATIONS
NO UNDER UTILIZED SPACES, MODERN AMENITIES

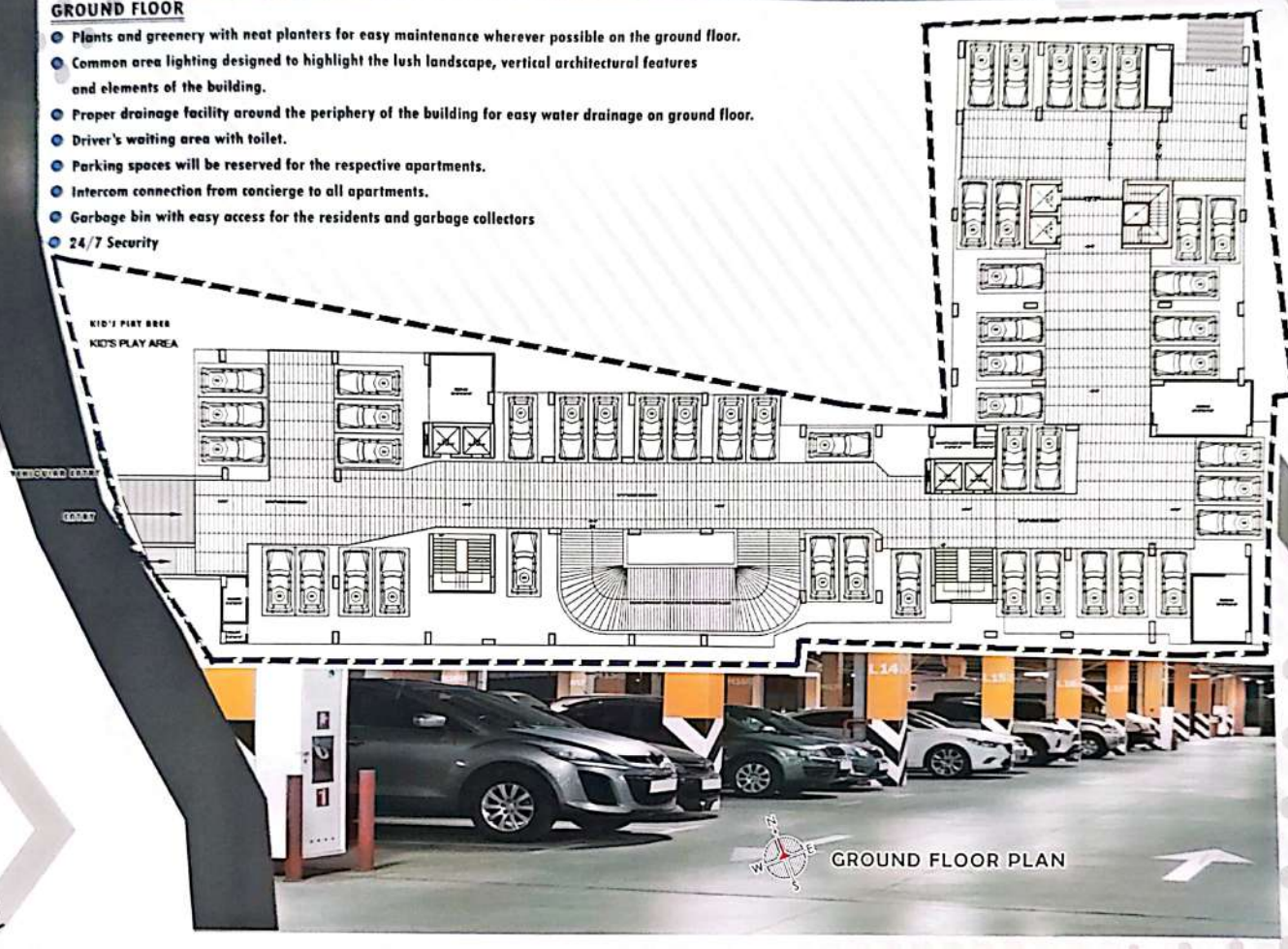


Project Brief

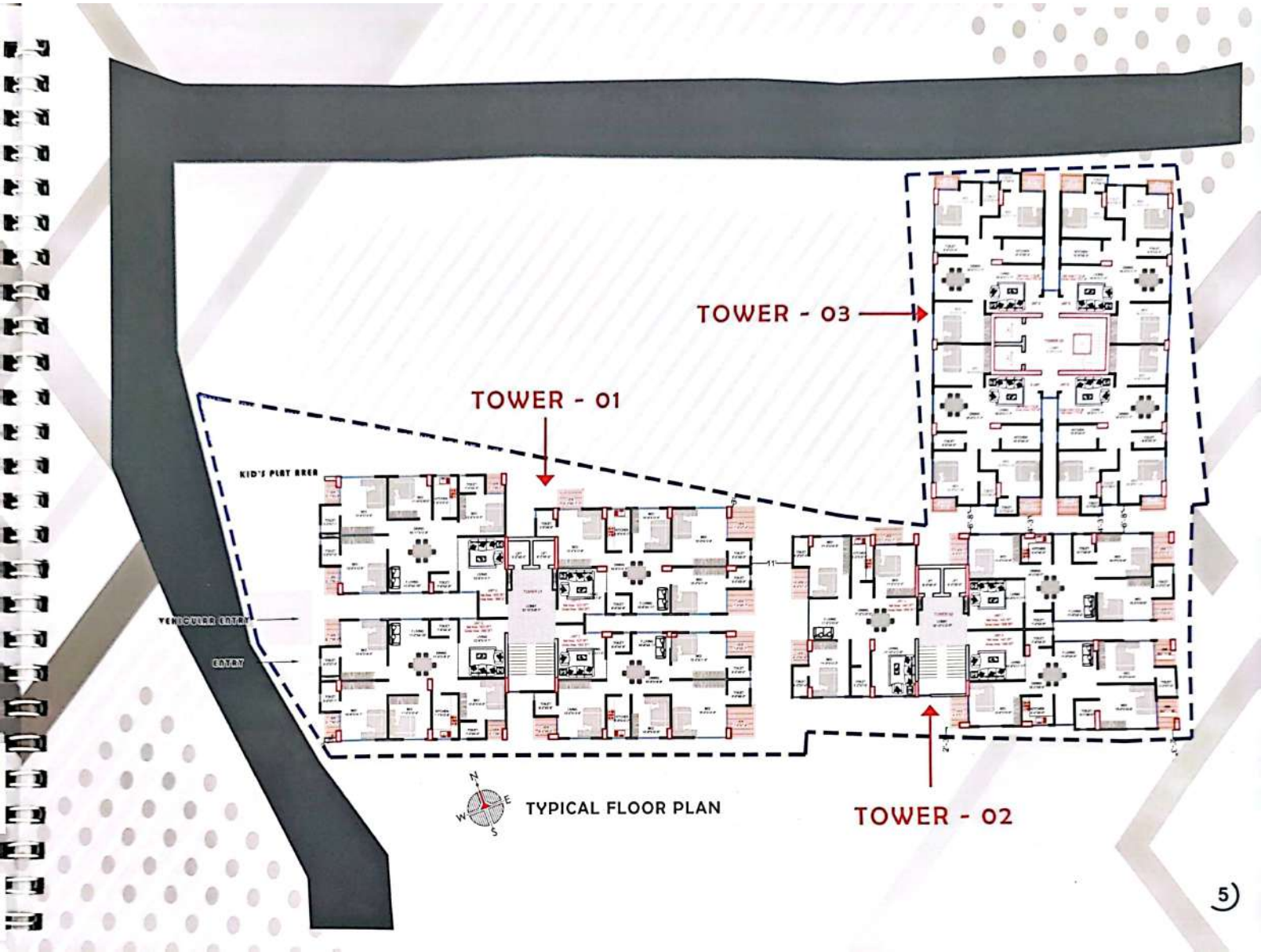
Project Name	:	Motaleb Sarker Tower
Address	:	House # 07, Road # 02, Ward # 53, Haji Arab Ali Member Road, Diabari, Turag, (West side of Uttara North Metro Station), Dhaka-1230.
Project Type	:	Residential
Apartment Size	:	
Tower - 01		TYPE - A = 1868 SFT. TYPE - B = 1868 SFT TYPE - C = 1868 SFT. TYPE - D = 1868 SFT
Tower - 02		TYPE - A = 1658 SFT TYPE - B = 1658 SFT TYPE - C = 1658 SFT
Tower - 03 Only Land Share		TYPE - A = 1252 SFT TYPE - B = 1252 SFT TYPE - C = 1252 SFT TYPE - D = 1252 SFT
No. of Apartments	:	132 nos. (12 Floors x 11 Apartments)
No. of Floors	:	Ground Foor + 12 Floors Apartment
Handover	:	30th December '2030.

GROUND FLOOR

- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Common area lighting designed to highlight the lush landscape, vertical architectural features and elements of the building.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Driver's waiting area with toilet.
- Parking spaces will be reserved for the respective apartments.
- Intercom connection from concierge to all apartments.
- Garbage bin with easy access for the residents and garbage collectors
- 24/7 Security



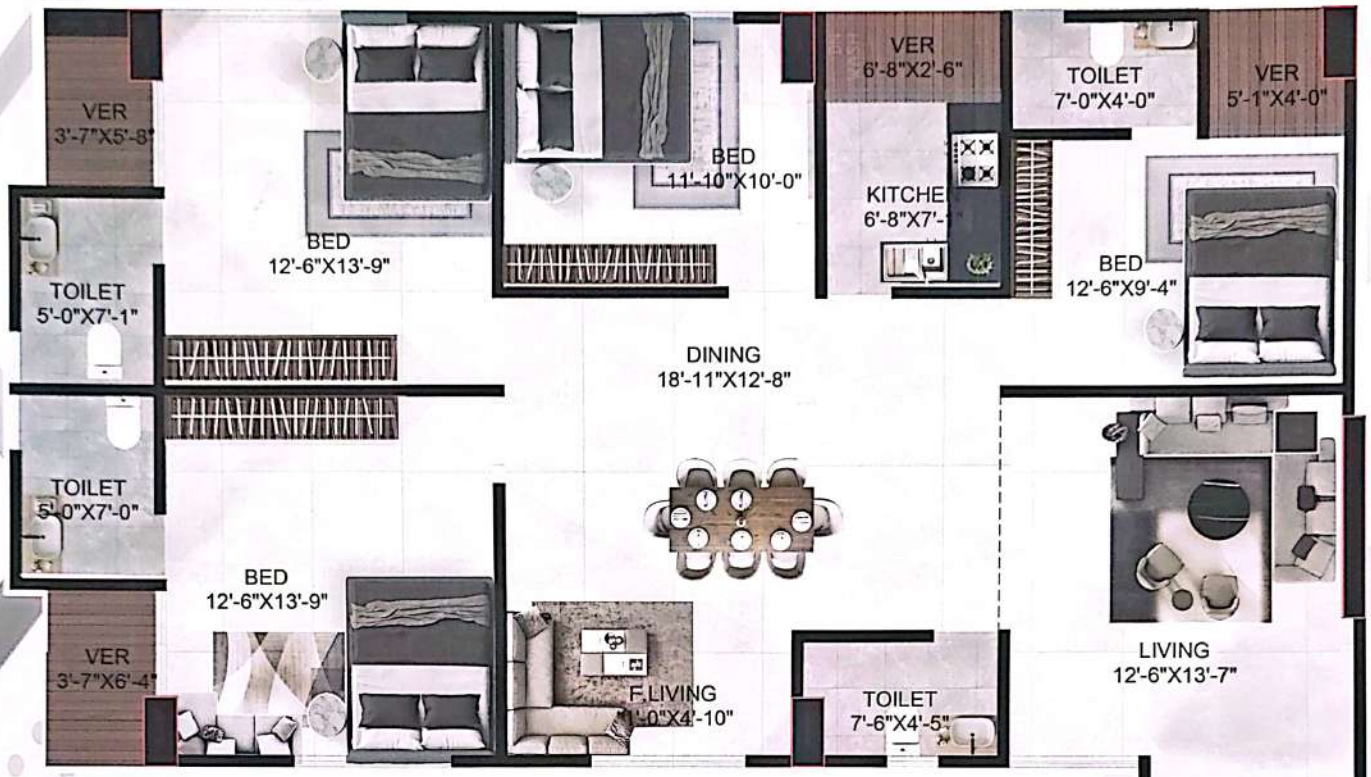
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

MOTALEB SARKER TOWER





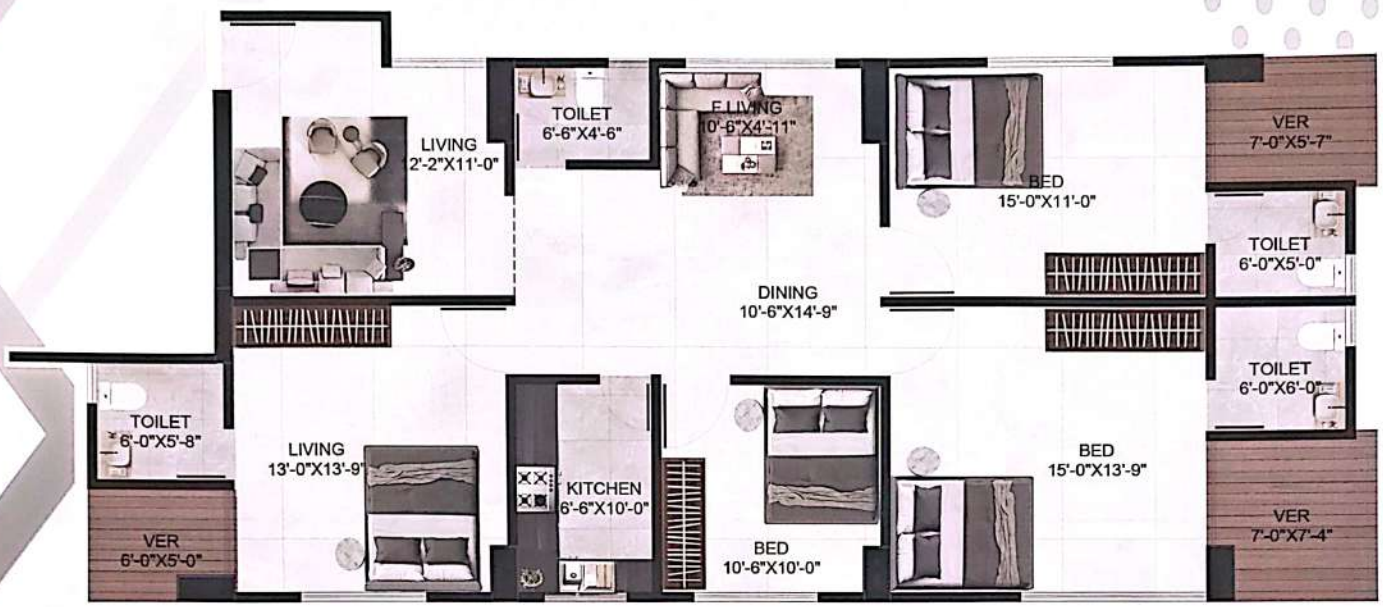
TYPICAL UNIT PLAN A (TOWER 1)

Net Area : 1625 sqft
Gross Area : 1868 sqft



TYPICAL UNIT PLAN B (TOWER 1)

Net Area : 1625 sqft
Gross Area : 1868 sqft



TYPICAL UNIT PLAN C (TOWER 1)

Net Area : 1625 sqft
Gross Area : 1868 sqft



TYPICAL UNIT PLAN D (TOWER 1)

Net Area : 1625sqft
Gross Area : 1868 sqft

TYPICAL UNIT PLAN A (TOWER 2)

Net Area : 1442 sqft
Gross Area : 1658 sqft





TYPICAL UNIT PLAN B (TOWER 2)

Net Area : 1442 sqft
Gross Area : 1658 sqft



TYPICAL UNIT PLAN C (TOWER 2)

Net Area : 1442 sqft
Gross Area : 1658 sqft

Features & Amenities

GENERATOR

A diesel run emergency auto start/stop canopied generator will be imported Fuji / Rich Power for use in case of power failure with :

1. Engine good quality as per developer's choice.
2. Alternator- Good quality as per developer's choice.

Generator will support the following :

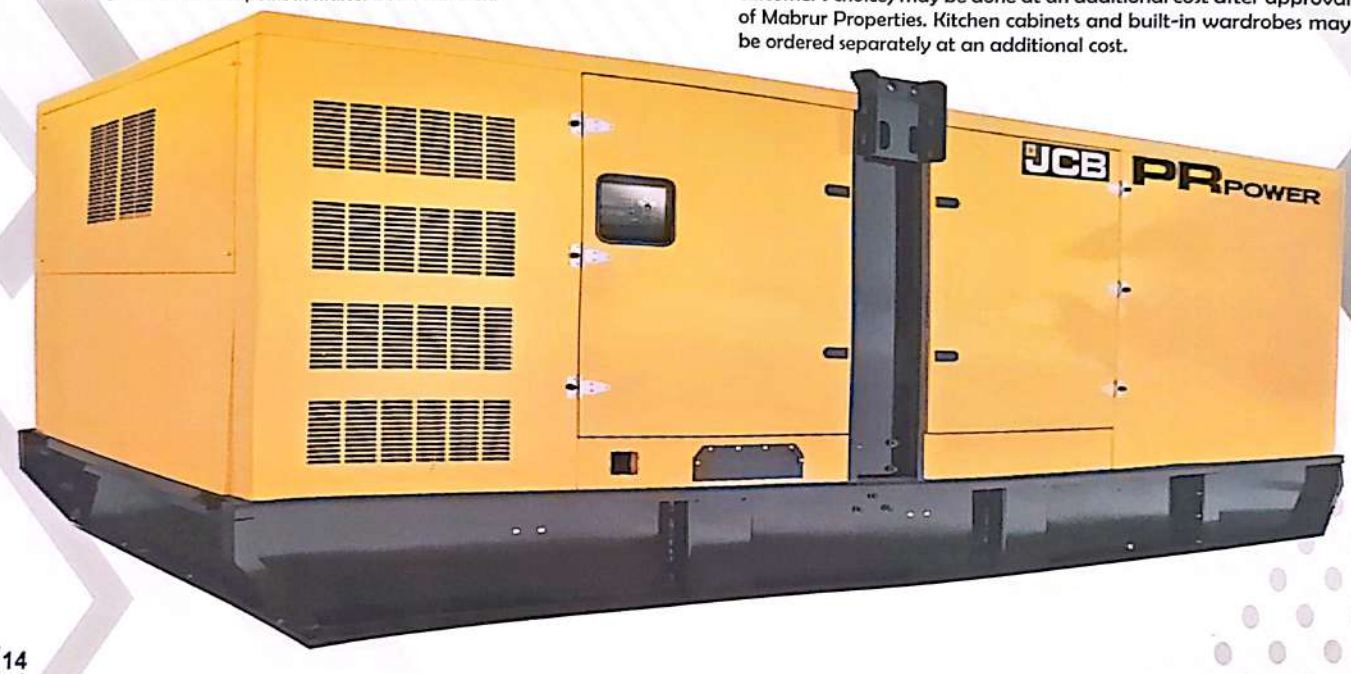
1. Lift and lighting in common space and stairs.
2. One light and one fan point in Master Bed & Kitchen.

WATER

- Underground water reservoir with lifting pump to store two days' consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half day requirement.

NOTE :

All optional work or additional fittings and fixtures (according to customer's choice) may be done at an additional cost after approval of Mabrur Properties. Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost.



Features & Amenities

APARTMENT FEATURES :

- **Floors :** 24"X24" Mirror Polish Tiles RAK / Star / CBC / Equivalent in all Bed Room, Foyer, Living, Dining cum Family Lounge and all Verandahs.
- **Main Doors :** Mehegoni 3'-6"X 7'-0" Main Entrance Door with Door Chain, Check Viewer, Door Knocker, Apartment Name Plate, Handle Door Lock.
- **Internal Doors :** Mehegoni 3'-4"X 7'-0" Door Chowkat, High French Polished Veneer Flush Door Shutters for all Internal Doors except Bathrooms.
- **Basin Provision :** Provision for Basin at Master Bed and Dining Area.
- **Sliding Doors & Windows :** Sliding Glass Windows and Doors Used As Per Floor Plan, Complete with Mohair Lining, Rainwater Barrier and Fly-Proof Netting.

  Security and Safety : Safety Grills on Windows.
- **Painting :** Smooth Finished Plastic Paint on all Internal Walls & Distemper in Ceilings
- **Electrical :** Imported Gang Type Electrical Switches, Plug Conditioners with Power Points in all Bedrooms, Living & Dining Area as per Electrical Design. Telephone & Internet Connection Point in Family Lounge/Dining Area. Standard Calling Bell Switch in Master Bed Room.
- **Light :** Provision for Wall Brackets in all Bedrooms, Living, Appropriate Lighting in Bathrooms, Kitchen, Standard Bed & Verandahs.
- **Cable Connections :** Concealed Television Line in Master Bedrooms and Living Room.

BATHROOM FEATURES:

- **Door :** Plastic Composite Door with all Necessary Accessories.
- **Sanitary Ware & C.P fitting :** Sanitary ware Sharif / Satter / Equivalent Fittings and accessories are made in Bangladesh.
- **Tiles :** Floor & Wall Tiles RAK / Star / CBC / Equivalent.
- **Water Line :** Concealed Hot & Cold waterlines in Master Bed & Kitchen.

KITCHEN FEATURES:

- **Wall & Floor Tiles :** Floor & Wall Tiles RAK / Star / CBC / Equivalent. Wall Tiles (Up to 7'-0" Height)
- **Water Line :** Concealed Hot & Cold Water line.
- **Sink :** Double Bowl Sink.
- **Gas Connection & Detector :** LPG connection for oven/stove with Gas
  leakage detector to Prevent Fire Hazard.

LIFT, LOBBIES & STAIRCASES:

- 8 Passengers high quality lift. The lifts will be from reputed international manufacturer as per Developer's choice to be installed with Auto Voltage regulator, Inverter, Adequate lighting, Full-height photocell sensor and emergency alarm.
- Tiled staircase for easy maintenance and a clean look.
- Sliding window in stair landing to ensure light and ventilation.

Terms & Conditions

Allotment of Apartment

Interested buyers must submit an application for allotment in the prescribed Application Form along with all true information and the DOWN PAYMENT (Minimum 30% of the agreed price). The company has the right to accept or reject any application without assigning any reason whatsoever.

The allotment will be made on "first paid, first served" basis. However, higher amount of Down Payment will be given more preference in selection of interested buyers.

The allotment will be given in Company Letterhead. A Purchase Agreement will be signed after collecting 51% of the total payment from the Buyer.

Schedule of Payment

The buyers must strictly adhere to the mutually agreed SCHEDULE OF PAYMENT of installments to ensure timely completion of the construction. Any delay in payment will make the buyer liable to pay a Delay Charge @ 3% per month on the amount of payment delayed, effective from the scheduled date up to 60 days. Such delays shall not be allowed more than twice for a buyer. If the payment is delayed beyond 60 days, then the company shall have the right to cancel the allotment with 1 week's written notice. In an event of such cancellation, the amount already paid by the buyer will be refunded after resale of the same apartment and collection of the refundable amount from the next allottee. If the buyer Chooses, the amount can be refunded within 1 month of cancellation after deducting a penalty fee of Tk. 5 (five) Lac only. The same refund rules would apply for the buyers who may voluntarily cancel their reservation at any point after 3 months of their allotment for any personal reason.

Allocation of Car Park

Selection of Car Parks for the apartment will be done on a "first paid, first served" basis. A buyer can Choose or confirm preferred car park from the available free parking spots only after full payment of all installments along with any other charges (extra works, utility fees etc.).

Company's Right

The Company reserves the right to accept or reject any application for allotment.
Buyers are liable to pay for any change or modification in specifications requested by them. Company reserves the right to refuse any such request that may affect building façade, exterior of Apartment and service systems, etc.

The Company reserves the right to modify the standard specifications and features due to Non-availability, shortage of supply, hike of market price, architectural
consultant's suggestion or Overall standardization/benefit of the project.

The Company reserves the right to revise the apartment prices in light of the contemporary Market standard in unanticipated cases of exorbitant price escalation of building materials, Massive economic deflation or, such substantial changes in the financial scenario.





PRAYER HALL



BBQ ZONE



ROOF GARDEN



COMMUNITY HALL

Our On Going Project :



Uttara, Diabari

Mabrur Tower 1



Uttara, Diabari

Matri Chaya 6



Uttara, Diabari

Matri Chaya 2



Uttara, Diabari

Green Park



Uttara, Diabari

Modern City 1



Uttara, Diabari

Modern City 2

Upcoming project

GAUSIA SQUARE

Bhulta Gausia

Land Share Sale



MOTALEB SARKER TOWER



MABRUR
PROPERTIES LTD
We build your dreams.

WEBSITE

FACEBOOK

Diabari Palace : House # 10, Road # 02, Ward # 53,
Haji Arab Ali Member Road, Diabari, Turag,
(West side of Uttara North Metro Station), Dhaka.

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