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MAX 
Naz Empori
from max btl



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PROJECT

MAX NAZ EMPORI

LOCATION

HOUSE # 302, ROAD # 19/B, NEW D.O.H.S, MOHAKHALI, DHAKA-1206

SITE

5 KATHA

TYPE

LUXURIOUS APARTMENT

DEVELOPER

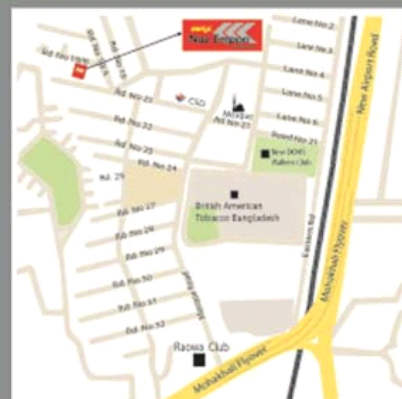
MAX BUILDING TECHNOLOGIES LTD.

Member **REHAS**

CONSULTANT

form.3 architects

15 (property pride) flat :: a road :: 8
dhanmondi n/a dhaka 1205 bangladesh



LOCATION MAP

exterior view of max naz empori



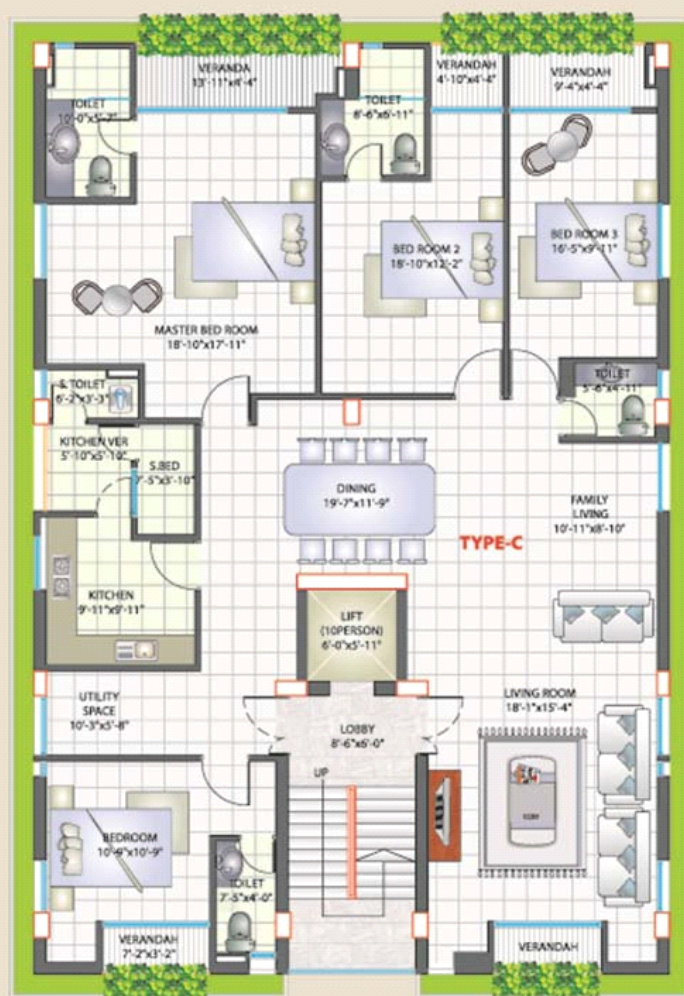
ground floor entrance view



GROUND FLOOR







SINGLE UNIT PLAN
TYPE C-2800 SFT



SELIENT FEATURES

Ground floor/ Building Entrance/Reception lobby:

Heavy secured entrance gate with Security guard post, Reception lobby and well designed reception Desk Intercom, spotlight etc. Visitors Seating Area, Comfortable Independent Car parking will be clearly defined and marked with apartment numbers to avoid any confusion. Caretaker's room with toilet, Plants corner, Driver's resting area, Transformer room, Generator room, Light Fittings and Foot Light, Painting/Art work on walls.

Roof Top:

Community Meeting Room (Supposed to approved by the cantonment board) Cloths drying area, Provision for B - B - Q area, Protective parapet Wall, Gardens with planters & lighting, sun deck, decorative tiles flooring as per Architectural design.

Lift Lobbies & Staircases:

Spacious lift lobby in each floor, Tiles in all lift lobbies, Stair tiles in staircases, Suitable Light Fitting. In front as per Architectural design

FEATURES & AMENITIES

Floor:

General Floor: Imported 24"x24" homogeneous tiles from china (Formal sitting, Dinning all Beds & Verandah)

Walls:

Exterior wall for bed room & living room are 10" thick for heat redicing thickness and internal wall thickness will be 5"

Windows:

5 mm thickness glass with mohair lining, Rain water barrier in 4"Aluminum section (BTA/KAI/FU WANG), Safety Grills in all windows Veranda/Balcony, Mosquito net in all windows.

Doors:

Main Entrance Door Frame and Shutter:

Solid decorative Burma Teak/Segun door as per Architectural design with Door chain, Cheek viewer, Apartment Number plate, Door handle with lock, Security lock.

Internal Door Frame & Shutter:

Imported Veneered Flash Door & Teak, Chamblee frame.

Servant Door frame / Shutter:

Imported Veneered Flash Door & Teak, Chamblee frame with water proof/ lacquer polished.

Painting & Polishing:

Fair face & brick cladding for Exterior wall, Plastic paint for interior wall and in ceiling. Enamel paint for grill, Entrance gate. French polished Doorframes & Shutters.

Kitchen:

R.C.C self for oven and sink with marble top, Glazed tiles in walls and non-slip tiles in floor (RAK or equivalent), One stainless counter top stee sink (Malaysia), Double burner with gas outlet, Provision for hot and cold water (mixture), LP Gas Provision for Kitchen, Kitchen cabinet.

Toilet:

Commode, basin, mixture and other fittings will be provided Master toilet(RAK or equivalent). Provision for hot and cold water (mixture) in Master & 2nd toilet Commode/Pan, basin and other fittings will be provided 2nd & common toilet (RAK or equivalent). Glazed colored wall tiles (RAK or equivalent) up to ceiling and non-slip homogeneous floor tiles For Master, 2nd & common toilet, Pan & basin and other fittings will be provided Maids toilet (BISF), Wall tiles (China Bangla/Great Wall or equivalent) up to ceiling and non- slip homogeneous floor tiles for Maids Bath. Bathroom Accessories: Imported, Push Shower: Imported, Bathroom Mirror with Frame: Imported, Designer Towel Rail: Imported, Soap Cases: Imported.

Electrical:

Mk electrical Switches, Plug Points and other Fittings. All power Outlets with Earthing Connection. Air condition line in all bed rooms and drawing room. Sub-station/Transformer as per requirement of total Load, Electrical distribution box with main Circuit Breaker in each apartment Light fixtures in Stair and Lobby. Independent Electric Sub-Meter for each Apartment, Concealed Electrical Wiring / Cable (BRB/ Singer/Paradise/ Eastern), Concealed Fan hook. Telephone line in master bed and drawing room, Plug points for refrigerator/freezer/ Iron/Computer etc. Tube light / energy saving light in all rooms, toilet, verandah etc



FEATURES & AMENITIES

Stair:

Wide staircase with natural ventilation, Stair rail with bar post support as per Architectural design, Stair & lift lobby with proper security, Floor Tiles (RAK or equivalent), Lift front wall exclusive tiles/fair face as per Architectural design.

Generator:

0 KVA one standby auto generator with canopy incase of power failure for operating: Lift, Water pump, light, fan, TV and 1 AC in each Apartment and common & community space, Origin: USA / UK / Europe, Starting System: Auto Starter.

Fire safety:

Fire extinguisher in ground floor according to the necessary fire fighting requirement.

Lifts:

(one) international standard lifts Made in Spain/Korean/Europe, 8 Persons, Brand: LG/ORONA/OTIS/ or 'equivalent, (Origin & Manufactured from Europe/USA), Speed: 1 Meter per sec. Driver System: AC-2speed or VVVF (Variable voltage & Variable Frequency), Emergency Landing: Stand-by Battery Support with Auto Switch.

Water Pumps:

Two Units, Brand-Pedrola/Gazi, Individual underground and Over-head water reservoirs will have adequate storage capacity considering domestic use and fire fighting demand.

Intercom:

Good Quality and Standard (Panasonic or Equivalent), To connect each Apartment to the concierge Desk.

Cable TV and Telephone Provision:

Provision for connection of satellite dish antenna in all Bedrooms & Family Living including. Provision for parallel Telephone connection in Master Bedroom, child bed & Family Living Space. Provision for Broad Band Connections (Wiring) in all Bedrooms & Family Living.

GENERAL AMENITIES COMPLEX

- . Electricity Supply approx 220V / 440V from DPDC source with separate Main cable and LT Panel/Distribution Board.
- . Water Supply Connection from WASA sufficient as per Total Calculated consumption.
- . Underground Water Reservoir with one Main lifting Pump and Standby Pump.
- . Sewerage System planned for long-term requirement.
- . Gas Pipeline Connection from TITAS Distribution System as per Total Calculated Consumption.
- . Adequate Safety Measures Incorporated if authority permits & provide LPG system.
- . Termite Protection Treatment of Ground Floor.
- . A fire Extinguisher on each floor lift Lobby.
- . Decorative General Notice Board with lights at the ground Floor Lobby.
- 0. Personalized Mail Boxes for each Apartments.
- 1. Logo of the Complex.

STRUCTURAL AND GENERAL ENGINEERING FEATURES

Total Foundation and Superstructure Design and Supervision by a team of reputed and professional Structural Design Engineers. Structural Design Parameters based on American Concrete Institute (ACI) and BNBC codes. Structural Analysis for Design carried out by EXACT method that utilizes the latest Computer Software's. Heavy Reinforced Cement Concrete Foundation. Floor slabs all Reinforced Cement Concrete. Sub-Soil investigation and Soil composition comprehensively analyzed by latest testing equipment and laboratory techniques. Comprehensive section-by-section checking and testing of all steel reinforcement by professional Design and supervising Engineers. All structural material including Steel, Cement, Bricks, Sylhet Sand and other Aggregates etc of highest standard and screened for quality including laboratory testing (BUET). Modern construction site equipment employed includes mechanical Rollers Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibrators, Water Pump, Material Handling Equipment, Leveling Instruments, Throdolite etc. Protection from Cyclonic Winds up to prevalent speeds incorporated in structure design. Structure designed to withstand Earth quakes of prevalent intensity.

FEATURES & AMENITIES

Application

All interested buyers will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the specified apartment and earnest money. Allotment will be made on first come first served basis. Buyers wishing to make one-time payment in full shall be given a special discount on the price of the apartment. Allotment of apartment is made and confirmed only upon receipt of the earnest money. The company reserves the right to accept or reject an application any reason thereof.

Payment

The purchaser will make the payment as per payment schedule. All payments should be made through A/C payee cheque or bank draft or pay order or cash in favor of Max Building Technologies Ltd. Payments from overseas in US Dollars will be calculated at the prevailing official conversion rate to Bangladesh taka on the date of encashment.

Signing of deed of agreement

After confirmation of allotment the buyer has to kindly sign the deed of agreement within 30(thirty) days from the date of making the payment of earnest money.

Delay in payment

The schedule agreed in the agreement of allotment all payments by the allottee shall be the essence of the contract. It is agreed that the allottee will pay a delay charge of 3% per days on the amount of payment delayed to the developer. If a payment is delayed beyond 45 (Forty five) days the developer may exercise its right to cancel the allotment. In the event of cancellation, an amount of Tk. 1,00,000/= (one lac) will be deducted from the allottee's deposited amount for incidental charges. In the event of cancellation of allotment the allottee's deposited amount (after deduction) will be refunded by installments after selling of the same apartment to a new buyer.

Possession

The Possession of the apartment will be handed over to the purchaser after completion of the apartment and other charges. Unit and unless the dues are not paid. Possessions of the apartment will be held by the company.

Eureka right

The company reserves the right to make change in both architectural and structural design of the project. Limited change can be made in specifications for overall interest.

Transfer and registration cost

The company will make registered deed of sale in favor of the buyer after receiving the price in full. The buyer shall bear all costs relation to stamp charges/papers and all taxes (such as transfer fee, stamp Duty, Gain tax, Registration fee, vat etc) registration of deed of sale on valuation of the space with proportionate share of land, power of attorney if any, legal costs VAT or any other taxes imposed by the Government in connection with transfer of the apartment.

Incidental cost

Connection charge/expenses relating to gas water, sewerage and electric connection etc, are not included with the price of apartments. The buyer will also make these payments proportionately.

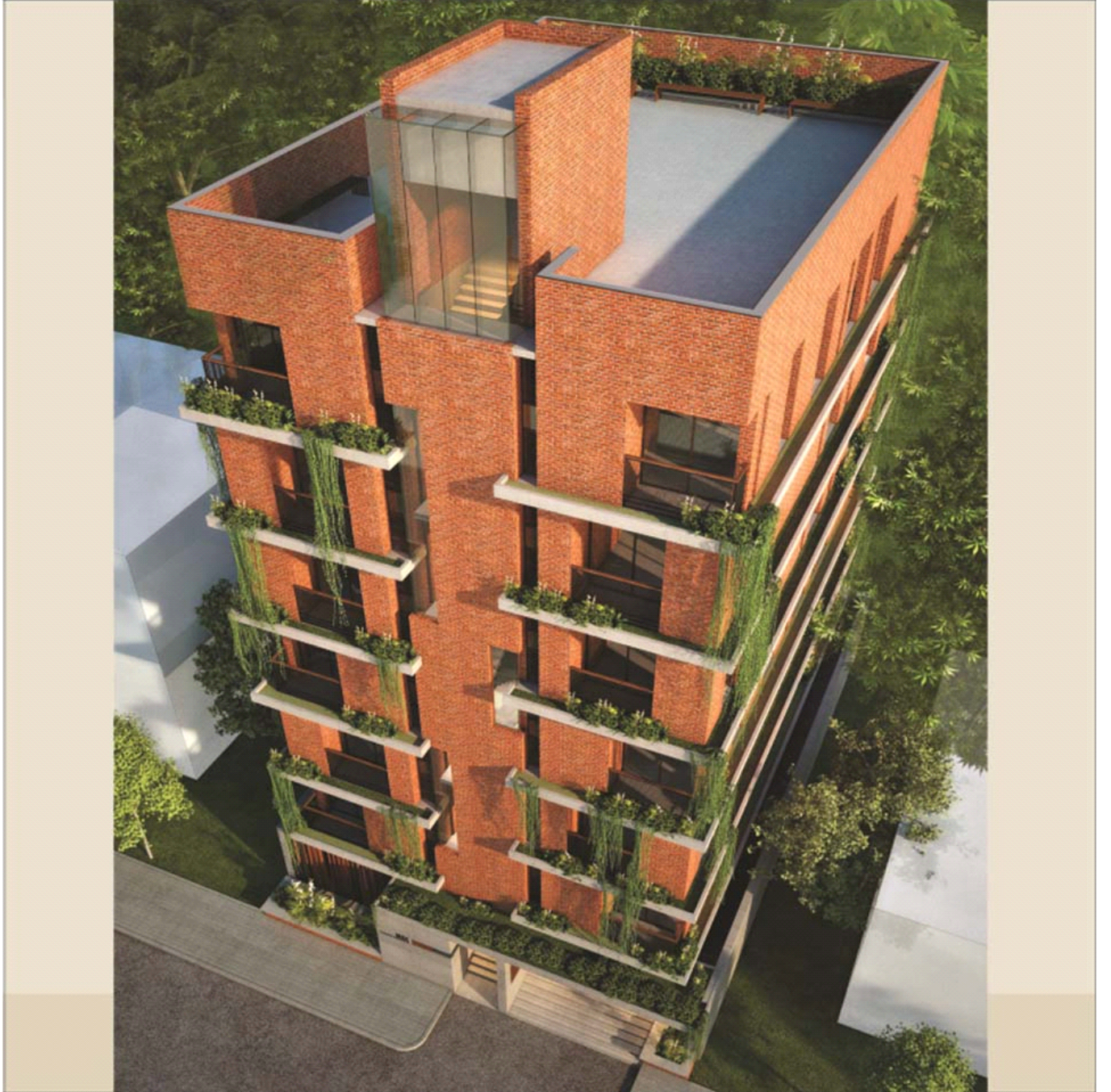
Force measures

In the event of natural calamities, civil war, war or any act beyond the control of the company shall not be liable for any result for delay or abandoning the project.

Owner's association

Maintenance of all common services and facilities after completion of the project will be done by respective owner's co-operative society which will be formed in due time. Each apartment owner will deposit Tk. 25,00/= (twenty five) thousand only to the company for the reserve fund of the society before taking possession of space. Income of reserve fund shall be used for maintenance and repair of common facilities of the project. Normal monthly establishment expenses including electric charge for lift. Common area water pumps etc. Shall be borne by each owner of the apartment proportionately as fixed by the society.

TERMS & CONDITIONS





Max Building Technologies Ltd.

Head Office:

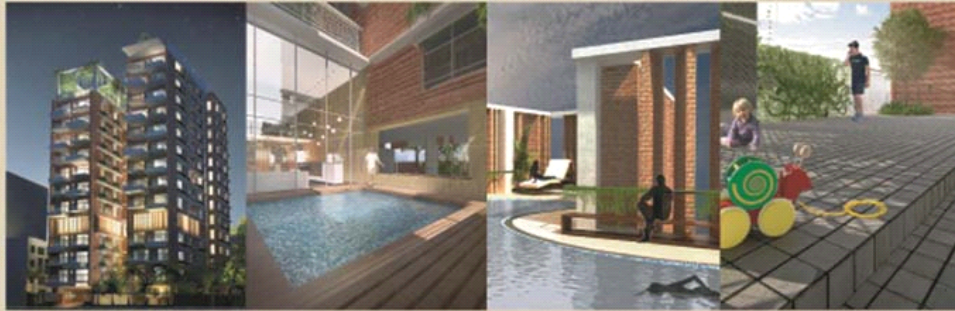
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Corporate Office:

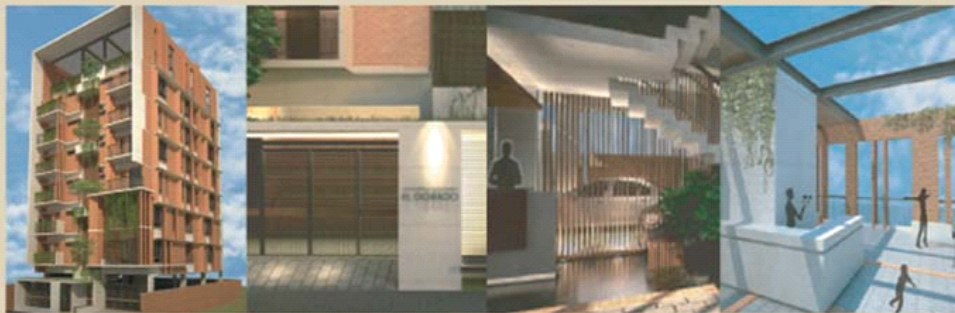
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MAX BAITUL MAHMOOD @ LALMATIA

OUR PROJECTS



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