

Location Map



MATRICHAYA PROPERTIES LTD

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Matrichaya

Bismillah Tower

A Life Time of Luxury



Luxurious apartment @ Shariatpur

preface

Assalamu Alaikum

Dishari Group believes that journey of a thousand miles starts with a single step. Dishari was established in the year 2000 with the aim to complete this journey with honesty and passion.

Matrichaya properties Limited is a sister concern of **Dishari Group**. It is a steadily growing developer company in The Real Estate Sector of Bangladesh, concentrating on developing land and apartments at various prime locations in Dhaka as well as others parts of the country.

Our projects will be the role model in the **Real Estate Sector of this country**. Insha Allah our innovative skill and our entrepreneurial ability will shepherd us to become one of the leading Housing Companies in Bangladesh.

Our strive to achieve distinction, perfection and constant development of ideas make us different from others. We believe that our focused mentality in choosing the location, designing the project, choosing the right materials will make our projects different in every segment of the industry.

The location of the apartment is one of the most important concerns for comfortable living. Keeping this fact in mind, **Matrichaya properties Limited** always chooses projects in the most prominent locations surrounded by natural and beautiful views.

Regarding building materials, **Matrichaya properties Limited** always gives the highest priority to ensure the quality of building materials and finished products with longest durability to ensure safety, security and satisfaction of its valued customers. Issues like tolerance of earthquake up to Richter Scale 8.0, fire safety and other natural calamities is our prime concern because we care for you.

Our challenge is to turn your dreams into reality. Our efficient expert team of engineers, architects as well as the whole **Matrichaya properties Limited** family are striving to give you the best, through delivering top quality apartments according to your desires at reasonable price.

In a nutshell; "We will strive till the end Insha Allah to give you the rarest things in today's world - peace, tranquility, security and sense of belongingness because we believe in you."



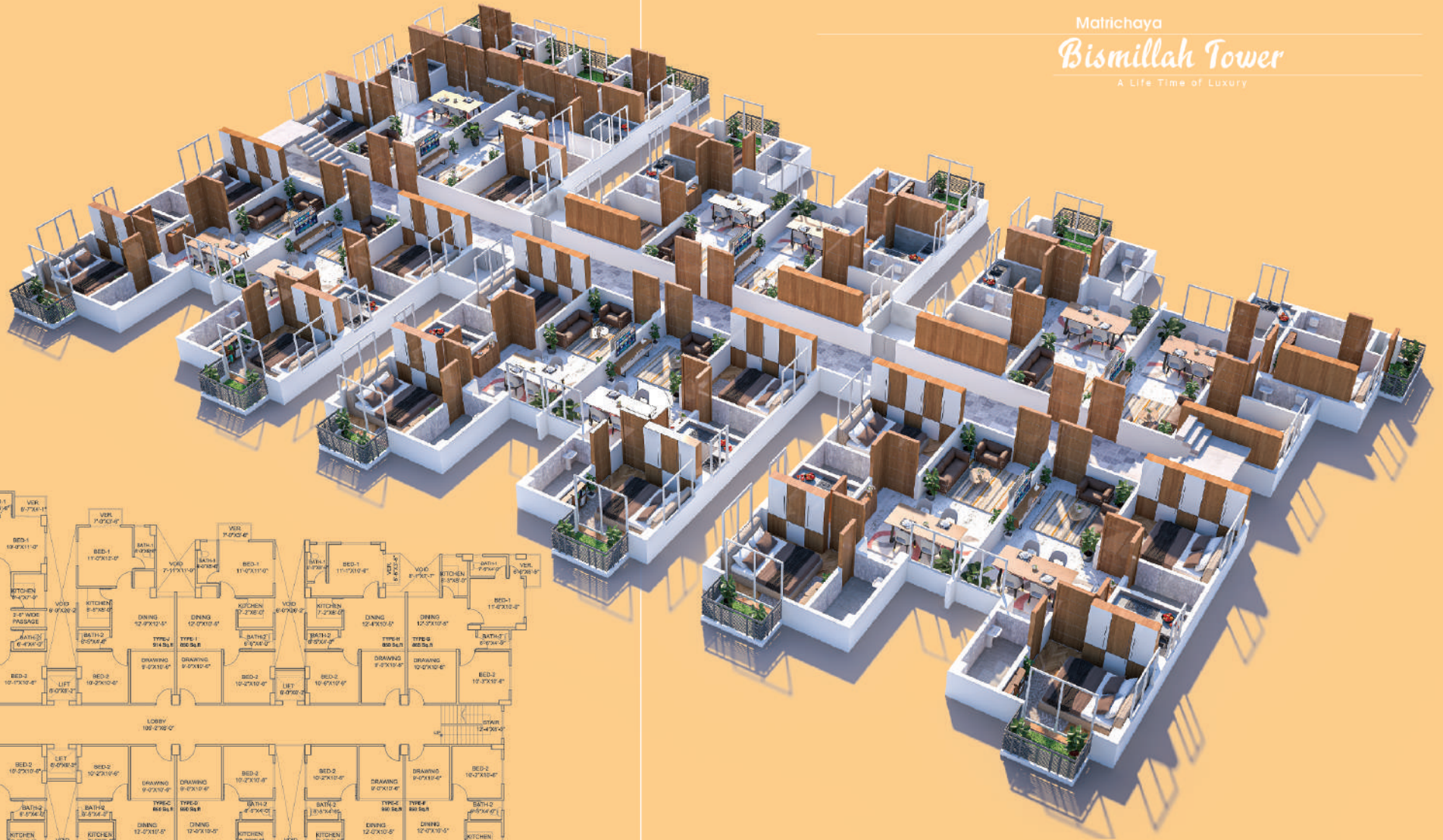
Matrichaya
Bismillah Tower
A Life Time of Luxury

Project at a Glance

Project Name	: Matrichaya Bismillah Tower
Location	: Naria Paurashava, Naria, Shariatpur.
Land Area	: 17.75 KATHA
Face	: South East Corner Plot
Stroied	: 07 (Seven)
No. Of apt	: 72 NOS
Size	: 850 sft. - 1145 sft.
Parking	: 28
Lift	: 8 PERSONS (3 LIFT)
Duration	: 3 Years
Starting Time	: August 2023
Hand over	: July 2026



Mairichaya
Bismillah Tower
 A Life Time of Luxury



GENERAL AMENITIES

1. Heavy secured gateway with decorative lamps and brass plate logo of the Complex in "Matrichaya Bismillah Tower"
2. Spacious entrance and driveway with security arrangement for control of incoming and outgoing persons, vehicles, goods etc. installing c.c. camera.
3. Main lobby and Reception area in secured premises with an impressive Concierge table completed with personal mailboxes, Register, etc.
4. Car parking in covered and protected ground floor for residents with Comfortable driveways.
5. Staircase with easy to climb steps and adequate lighting.
6. Protective parapet wall in rooftop.
7. Elaborate Intercom system to connect each apartment to the concierge table.
8. One standby emergency generator for operating in case of power fail of :
9. The lift, The water pump, Lighting in common spaces and stairs.
10. One Superior quality high speed lift from reputed manufacturer to be with: (China)
11. Capacity of lifting 8 (Eight) passengers. (3 lift) - Adequate lighting
12. Well-furnished and attractive doors and cabin.
13. Attractive and very standard space for prayer in the parlance area. Islamic teaching for all apartment holders children.
14. Children play area.
15. In the top roof a reception area will be establish for only to apartment holders function it be maintain by the committee of the apartment association.

Generator:

Standby soundproof generator.

Reception Area:

Reception Table. - Tiles in floor
Driver's waiting room with Guard room, Bathroom and kitchen facilities.



SALIENT FEATURES

Building Entrance:

An impressive entrance gate with "Matrichaya Bismillah Tower" insignia welcomes one to this contemporary apartment complex. The heavy secured gateway leads to a spacious covered parking floor.

Reception lobby:

An elegantly designed main reception lobby decorated with tiles, personalized mailboxes and a stylish reception table for visitors. Check-in-out and noted in a register with mobile no.

Lift, Lobbies and Staircase:

A major element of convenience and comfort is the lift, which has been matched to the best in the apartment standard. The staircase is located and easily accessible with easy to climb stairs.

Apartment layout:

The total lay out has been thoughtfully designed to maximize the Advantages especially in relation to the daylight and the cross Ventilation throughout conforming greater privacy.

Apartment foyer:

An elegant entrance door opens to a stylish foyer, which is designed to maintain the privacy from unknown guests.

Optional features:

Various interior designing and additional facilities fittings and fixtures as per choice of allotted may be arranged at cost basis upon approval of "Matrichaya Bismillah Tower".

STRUCTURAL & GENERAL ENGINEERING

1. Structural Design parameters based on American Concrete Institute (ACI) And American Standards of Testing Materials (ASTM) Codes.
2. Sub-Soil Investigation and Soil composition comprehensively analyzed by Latest testing equipment's and laboratory techniques.
3. Heavy Reinforced Cement Concrete Foundation.
4. Total foundation and superstructure Design and Supervision by a team of reputed and professional Structural Design Engineers.
5. Systematic Structural Combination of Steel Reinforced Concrete Frame Shear wall Core.
6. Reinforced Cement Concrete Floor Slabs.
7. Comprehensive Section-by-Section Checking and Testing of all Steel reinforcement by professional design and Structure Engineers.
8. Structure capable of withstanding earthquakes measuring up to 8.0 on Richter scale.

Major Structural Materials:

- Cement: Crown/ Scan/Seven Ring/Shah and Equivalent grade.
- Steel: BSRM/BSI/RSM / AKS (40/60/75 Grade)/ Equivalent (Tested by Buet)

- Chips : Stone Chips : Bholagonj, Sylhet
- Bricks : Standard Brick : Good quality 1st class bricks.
- Coarse Sand : Sylhet, Coarse Sand.
- Sand : Local sand : Good quality local sand.

All Structural Materials including Steel, Cement, Bricks, Sylhet Sand and other aggregates etc. Of The highest standard and screened for quality including Laboratory Testing.

Direct supervision at every stage of construction by team of experienced and qualified Civil Engineers to ensure highest quality workmanship.

Systematic Testing of concrete and other completed work samples at every stage from quality Control laboratories.



SPECIFICATION

Functional area of Apartment

Three bedrooms: Master bed, Children Bed, Guest Bed/General Bed, Two attached Bath and One Common Bath. Dining, Living Kitchen, Two Verandahs,

Doors & Windows:

Main door decorative + design+ others plain/Mahagoni/Gamare and shutter of seasoned teak Solid imported decorative Main entrance door with:

- Door chain
- Check viewer
- Solid brass doorknocker.
- Apartment No. in brass plated
- Doors handle.
- All Doors with good quality Mortise Lock Bronzed Aluminum fittings.
- Sliding windows with 5 mm glass completed with mohair lining and rain water barrier in 3 inch's Aluminum section.
- Good quality lock in windows.
- Internal doors are made of Strong and durable Veneered flush door with French polish.
- All internal doorframes are of Mehgani/ Garjan as per seasonal availability.
- Grills Square bar with matching color Enamel paint (Berger/Elite/equivalent) in all Windows.

Floors

1. Tiles in floor, (RAK/Great Wall/ABC/ Equivalent). 24"x24"
2. Tiles in stair and lobby, (RAK/Great Wall/ABC/ Equivalent) 16"x16"

Bathrooms

1. Sharif/ Satter/ R.A.K/ China great wall Equivalent standard fittings and fixtures.
2. Glazed tiles in bathrooms up to ceiling height (R.A.K/ABC/ Equivalent).
3. All bathrooms with floor tiles (R.A.K/ABC/ China-Bangla/Mir/Equivalent).
4. Standard size mirrors in bathrooms with overhead lamps.
5. White Enamel paint on ceiling to prevent dirt and dampness.
6. Pedestal basin in all bath Room.
7. Inner side laminated waterproof PVC door. (RFL/Partex/ Equivalent)
8. Concealed hot and cold water lines in master bath only.
9. Nicely arranged bathroom fittings and fixtures.
10. Essentially correct uniform floor sloped toward water outlet.

Electrical

1. Best quality electrical switches, circuit breakers, plug points and other Fittings (MK Type-TCL/ china/Bangladeshi equipments).
2. Light fixture in stair and lobby.
3. Independent electric meter in each apartment.
4. Electrical distribution box with Main Switch.
5. Concealed electrical wiring (BRB/Singer/Sunshine/Equivalent).
6. All power outlets with earthing connection.
7. Provision for air conditioner in master bed.
8. Emergency power in lift, lobby, intercom service, common spaces like car parking, reception area, security room and main gate.
9. Concealed fan hook, Cable TV outline in master bed, living room.

Walls

- 1) All walls are standard 5" brickwork.
- 2) Roof top parapet wall.

Kitchen

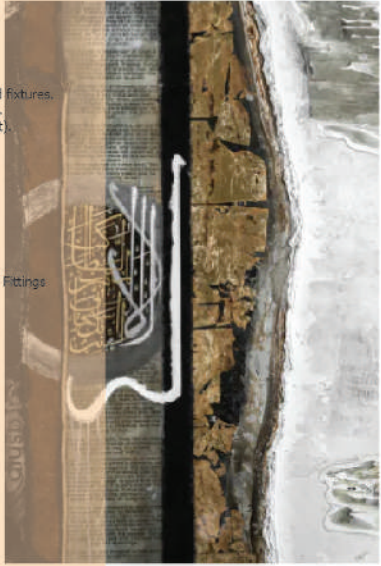
1. Tiles (RAK/Great Wall/ABC/ Equivalent) in kitchen floor.
2. Provision for exhaust fan.
3. One high polished stainless counter top steel sink RFL/ Taiwan.
4. Concrete shelf at 2.5 feet height from floor level with tiles worktop.
5. 7 feet band of wall tiles (R.A.K/ Great Wall/ Equivalent) running on walls along the sink and gas cooker.
6. Provision for double burner gas outlet.

Painting & Polishing

1. Super a close paint on outside walls (Berger/Asian/Elite/equivalent).
2. Smooth finished and soft colored plastic paint on internal walls and Ceilings (Berger/Asian/Elite/equivalent).
3. Enamel paint on the ceiling color match with Bathroom tiles (Berger/Asian/Aqua/Equivalent).
4. Verandah railing according to the design of perspective.

Utility lines (Water & Gas)

1. Two best quality water pumps (one standby) (Gazi/RFL/Pedrolo/Equivalent).
 2. Water reservoir designed as per consumption of the apartment population.
 3. Titas gas approved concealed gas line layout design.
 4. Concealed Gas and Water lines.
 5. Gas pipeline connection from Titas Gas distribution system as per total calculated consumption with adequate safety measures.
 6. Approved quality Titas gas materials (Titas Gas supplied).
- At present Bangladesh government has stooped for new connection of Titas Gas line in all apartment houses. However, we ensure you if All Govt. fees VAT and incidental costs to be borne by the Allottee. **Matrichaya properties Limited** will make security deposit for Gas (if govt. permission) Electricity, only. WASA and incidental expenses directly to the concerned authorities. The Allottees have to pay it on actual basis.



Terms & Conditions



Terms & Conditions

Application: Interested client(s) will submit application in prescribed form supplied by the company duly signed by the investor(s) along with Booking Money and other necessary documents. The company has the right to accept or reject any application without assigning any reason whatever. Investor willing to pay ontime payment or a huge amount in at a time will be given preference.

Allotment: Allotment will be made on first-come-first-served basis. Upon acceptance of Application, Booking Money, Down Payment and other necessary papers, Matrichaya properties Limited will issue an allotment letter in favor of the applicant. This will include the payment mode, which the investor should follow on receiving the allotment letter. The investor is not entitled to transfer, sale, mortgage the apartment to third party till the apartment handed over to them with registration.

Payment: A/C payee cheque or Bank Draft or Pay-Order or Cash in favor of "MATRICHAYA PROPERTIES LIMITED." should make all payment. Investors(s) residing abroad may remit payments by TT, DD or Online. Matrichaya properties Limited expects the investor strictly adhere the payment schedule settled earlier. This must be mentioned here that timely completion of the project is entirely depended upon the timely payment of the investor(s). The investor is liable to pay a delay charge of 2% per month on the defaulted amount. If the payment is delayed beyond 30(Thirty) days MATRICHAYA has the right to cancel the allotment. In case of cancellation of allotment or surrender of apartment, due refund will be made after deducting the Booking money and realizing the refund amount from the new investor.

Matrichaya's Right : The Company has the right to accept any application or allotment. It also reserves the right to make changes in both Architectural and Structural design of the project if necessary. Limited change can be made in specifications for overall interest of the Project. Color of Verandah railing, grill, Thai aluminum, glass etc. may vary from the perspective shown in the brochure.

Hand over: The possession of the apartment will be made within 48 (forty eight) months with a grace period of 6 (six) months from the date of starting the construction works, except for reasons beyond control of Matrichaya properties Limited viz. Force majored, natural calamities, political disturbances, strikes, Acts of God etc. This hand over will only be made after receiving the installments in full.

Utility Connection: Connection fee, security deposit for water, gas, electricity and incidental costs are not included in the apartment price. **Matrichaya properties Limited** makes this payment directly to the concerned authorities and the investor shall reimburse the amount on actual basis to **Matrichaya properties Limited**.

Transfer of Ownership: Proportionate share of indivisible land as well as apartment will be registered in favor of each investor as per the current rules and regulations of Ministry of Works.

Transfer cost : All costs related to transfer of ownership like stamp duties, registration fee, VAT, Govt. Tax, documentation charges, incidental expenses would be borne by the investor on actual basis.

Owners' Association: The investor must undertake to become a member of the Owners' Association, which will be formed by the owners of the apartment's holder with the view to maintaining the general affairs of the complex for common interest. Each apartment owner must initially deposit Tk. 50,000/- (Fifty thousands) to the reserve fund of Apartment owners association.

N.B.: In case of non availability of the materials mentioned in the Proposal equivalent materials in Terms of quality and price available in the market will be used and **MATRICHAYA PROPERTIES LTD.** reserves the sole discretion to determine standard of construction as well as finishing materials. We always ensure you the highest quality and assignment & mutually make a nearest & dearest.