

Matrichaya

Golden Pavilion

@ Naria, 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 Ltd. 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. Within a few days it

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 momentous concerns for comfy and amusing living. Keeping this fact in mind, **Matrichaya properties Limited.** always choose projects in the most prominent locations surrounded by natural beautiful views.

Regarding building materials **Matrichaya properties Limited** always gives the highest priority to ensure the quality of building material 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 Hydrant and other natural calamities have become prime concern under the hood of EHL as we care for you.

Our challenge is to turn your dream into reality. Our efficient expertise's, team of engineers, architects along with the whole **Matrichaya properties Limited** family are striving to give you the best through delivering top quality apartments according to their 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,"



Project Information

LOCATION : Naria(Near Pani Bhaban), Shariatpur

NATURE : Residential Building

STOREY : Ground + 09 Floor

FACING : South-East

LAND AREA : 32.73 Katha

NO. OF APARTMENT : 108

NO. OF CAR PARKING : 33

NO. OF ELEVATOR/LIFT : 03

Common features

Reception Desk, Guard Post,
Electro-Mechanical Room,
Guard & Caretaker Accomodation
at Ground Floor, Plantation,
Children Play Area, Community
Space, Machine Room & Cloth
Drying Area at Roof Top.



APARTMENT SIZE :

Tower 1

Type-A 1455 sft
Type-B 1467 sft
Type-C 1315 sft
Type-D 1255 sft

Tower 2

Type-A 1455 sft
Type-B 1467 sft
Type-C 1315 sft
Type-D 1255 sft

Tower 3

Type-A 1455 sft
Type-B 1467 sft
Type-C 1315 sft
Type-D 1255 sft

Golden Pavilion

ROOFTOP FEATURES

- Lime terracing of adequate thickness for heat protection.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.
- Greenery, water body & deck as per design.
- BBQ Zone



A well-connected residential location offering convenient access to essential destinations and everyday amenities.

The project is situated along Naria-Chakdha Road, with nearby Pani Bhaban, residential landmarks, mosques, schools, markets, and other important facilities.

Golden Pavilion

Golden Pavilion

LOCATION MAP



A Premium Project

ELEVATION & ENTRANCE



Where contemporary architecture meets timeless elegance. Golden Pavilion presents a striking modern elevation and an inviting entrance, thoughtfully designed with refined details, premium aesthetics and a strong sense of arrival. Every element reflects our commitment to creating a distinguished residential experience.

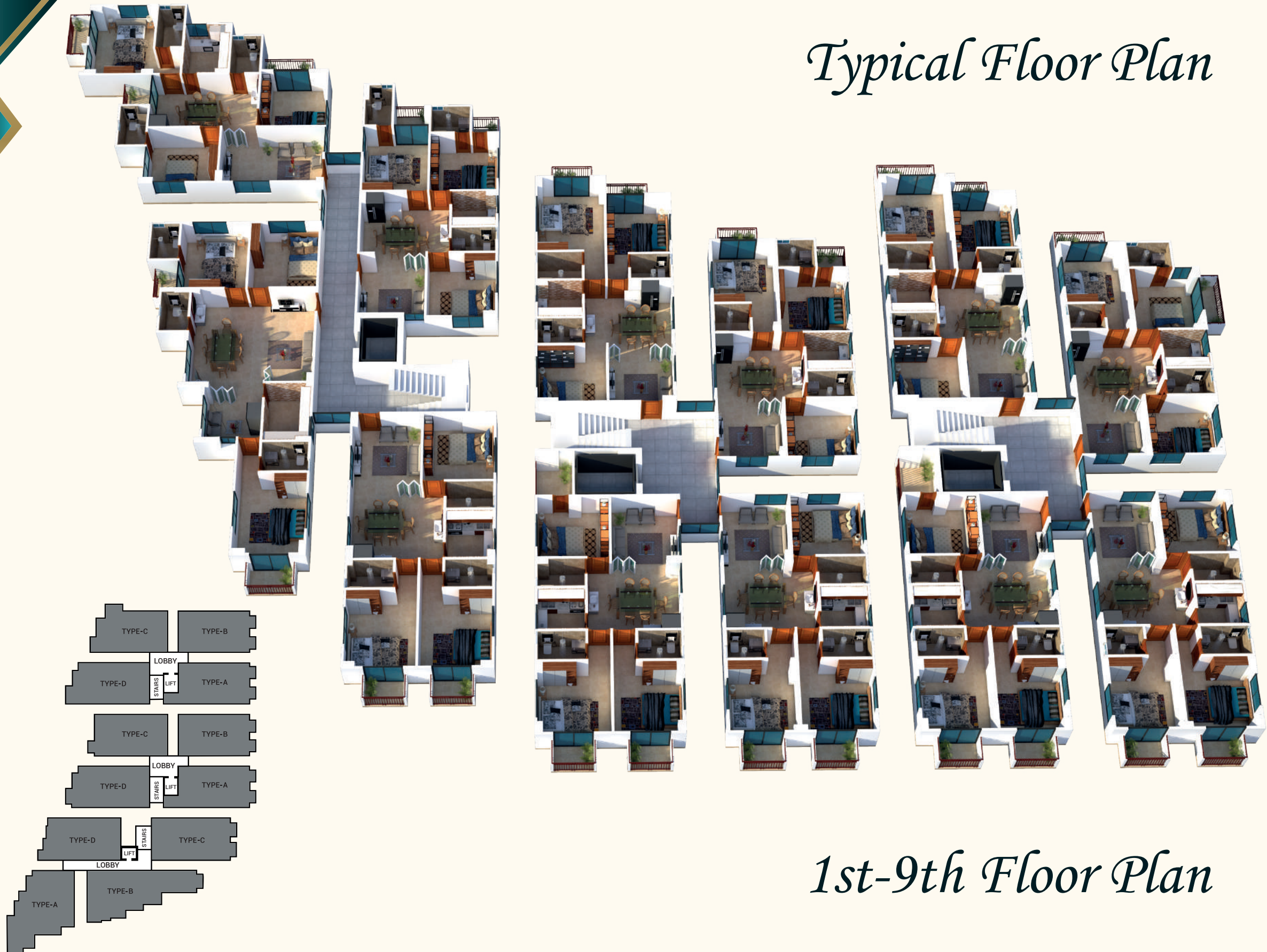
Ground Floor Plan



GROUND FLOOR FEATURES

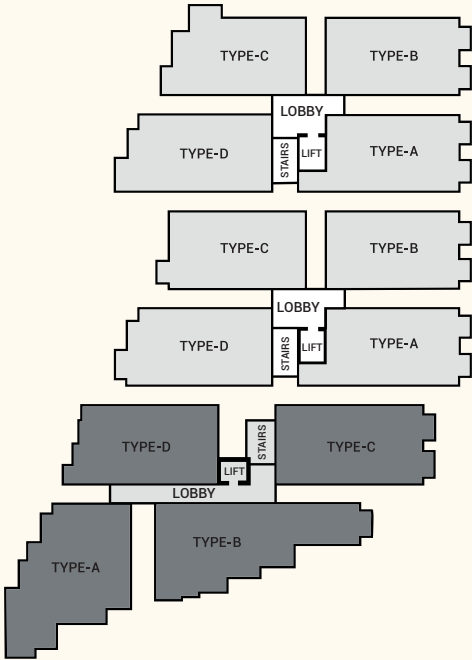
- The approach ramp will be finished with high-quality tiles.
- Beautiful landscaping with greenery and planters will be provided on the ground floor.
- Dedicated garbage bins will be provided for easy access by residents and garbage collectors.
- A dedicated waiting area will be available for drivers.
- Intercom connection from the concierge to all apartments will be provided.
- CCTV security coverage will be provided throughout the building perimeter, boundary wall and common areas.
- A modern super shop will be available on the ground floor.

Typical Floor Plan



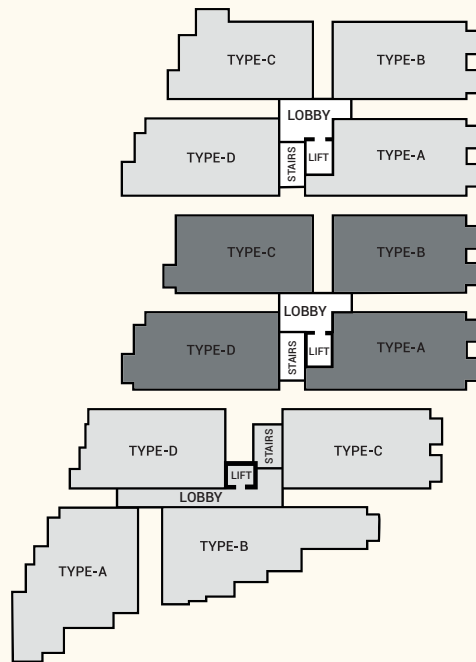
1st-9th Floor Plan

Typical Floor Plan



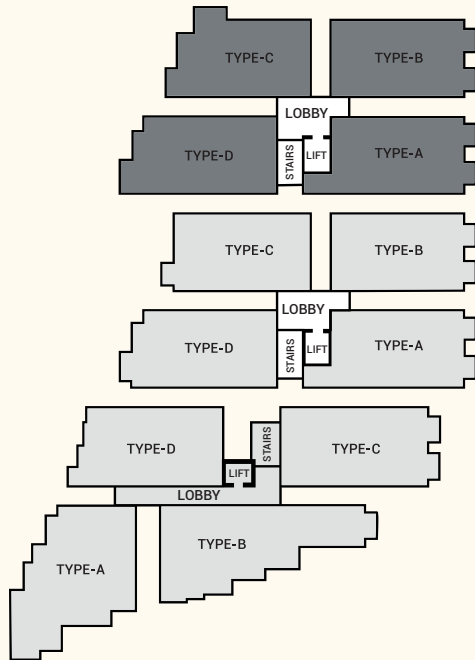
*Tower-1
1st-9th Floor Plan*

Typical Floor Plan



Tower-2 1st-9th Floor Plan

Typical Floor Plan



Tower-3 1st-9th Floor Plan



A Premium Project - - - - -

Apartment Features :

Floors:	24"x24" mirror polished imported tiles in foyer, bedrooms, living, dining cum family lounge/dining cum living & all verandahs. Kitchen verandah and utility/staff room with non-slippery tiles matched to the floor scheme.
Main Door:	Solid Chittagong Teak 3'-9"x 7' main entrance door with door chain, apartment name plate, door handle with smart Fingerprint access door lock with one look over camera and 2-way voice support function.
Internal Doors:	Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier, and Fly-proof netting.
Sliding doors & windows:	Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier, and Fly-proof netting.
Basin Provision:	Provision for basin at dining area.
Security and Safety:	Safety grills on windows & full height grill on kitchen verandahs.
Painting:	Smooth finished plastic paint on all internal walls & ceilings.
Electrical:	Imported gang type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all beds, living cum dining area as per Electrical Design. Internet connection point in living cum dining area. Staff calling bell switch in master bedroom. Remote control light and fan switch in living cum dining area.
Lights:	Provision for wall brackets in all bedrooms, living, dining cum family lounge/living cum dining and common area. Appropriate lighting in bathrooms, kitchen, staff bed & verandahs.
Cable connections:	Concealed television line in all bedrooms and living area.

Bathroom Features :

Door:	Laminated door shutter with Teak Chamber solid door frames.
Sanitary ware & C.P fittings:	Imported Sanitary ware. C.P fittings and accessories are made in Bangladesh.
Shower area:	Customized shower area with curtain rail as per design.
Tiles:	Wall & Floor tiles are made-in-Bangladesh.
Counter tops & basins:	Marble countertop imported cabinet basin in master bathroom, other bathrooms will have imported pedestal basin as per developer's choice. Mirrors in all bathrooms.
Waterline:	Concealed hot & cold waterlines in all bathrooms including staff bath.
Staff Bathroom:	Wall & floor tiles with long pan & moving shower all made-in-Bangladesh

Kitchen Features :

Platform:	Granite in kitchen countertop.
Wall & floor Tiles:	Wall tiles (up to 7' height) and floor tiles made-in-Bangladesh.
Waterline:	Concealed hot & cold waterline.
Sink:	Single bowl sink.
Gas Connection & Detector:	LPG connection for oven/stove with gas leakage detector to prevent re hazard.

Lift, Lobbies & Staircases

- A high quality 8 passenger capacity lift (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, mirrors on the wall, hand phone, stainless steel mirror etching nish on the doors at the ground oor and hairline nish on other Floors
- Tiled staircase for easy maintenance and a clean look.
- Tiled oors with attractively designed lift walls will complete the elegant look of lift lobbies on every oor.
- Lift to have Plasma Air inside lift cabin.
- Sliding window in stair landing to ensure light and ventilation.

Generator :

- A diesel run emergency auto start/stop canopied generator will be imported from Europe for use in case of power failure with:
 1. Engine-Perkins/Cummins or good quality as per developer's choice.
 2. Alternator- Stamford/ Mecc-Alte or good quality as per developer's choice.
- Generator will support the following:
 1. Lift, water pump and lighting in common space and stairs.
 2. One light and one fan point in every room (including staff bed), one light point in kitchen and all bathrooms.
 3. One point for refrigerator and one point for television.

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.
- One standby water pump for emergency.

Note: All optional work or additional ttings and xtures (according to customers' choice) may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through bti is also available at an extra cost



Terms & Condition



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 whatsoever. Investor willing to pay onetime 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 Ltd. makes this payment directly to the concerned authorities and the investor shall reimburse the amount on actual basis to Matrichaya properties Ltd.

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.

Owner's 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 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.

Corporate Office

Matrichaya Properties Ltd.

Nasir Uddin Tower (10th Floor), 104/1,
Kakrail, Ramna, Dhaka-1000.

Mob: 01927700971 - 9 , matrichaya01@gmail.com

Branch Office

Matrichaya Bhaban

Naria Pawrasava (Oposite Naria
Rest House),Naria, Shariatpur

Hotline : 01719-032694, www.matrichayabd.com



General Disclaimer:

Information contained in this brochure is subject to change. The measurements are approximate. Illustrations provided are only to facilitate presentation. Apartments are sold unfurnished. Furniture and fixtures are not part of the offer or contract. Features and amenities may vary as per availability based on market prices/design requirement/price fluctuation