

RELIANCE
MN Garden



Premier Luxury Apartments Bashundhara

project profiles

Project Name

Reliance MN Garden

Location

Plot: 415 & 416, Road 14,
Block "J"

Bashundhara R/A, Dhaka

Land Area

08 Katha

Storied

10 (Ten) South Facing

Number of Flat

17 (Seventeen)

Number of Parking

18 (Eighteen)

Apartment Size

Type A -1550 Sft.

Type B - 1550 Sft.

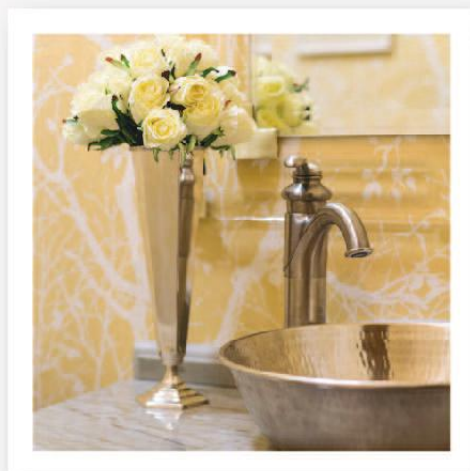
Type C - 3100 Sft.

Handover

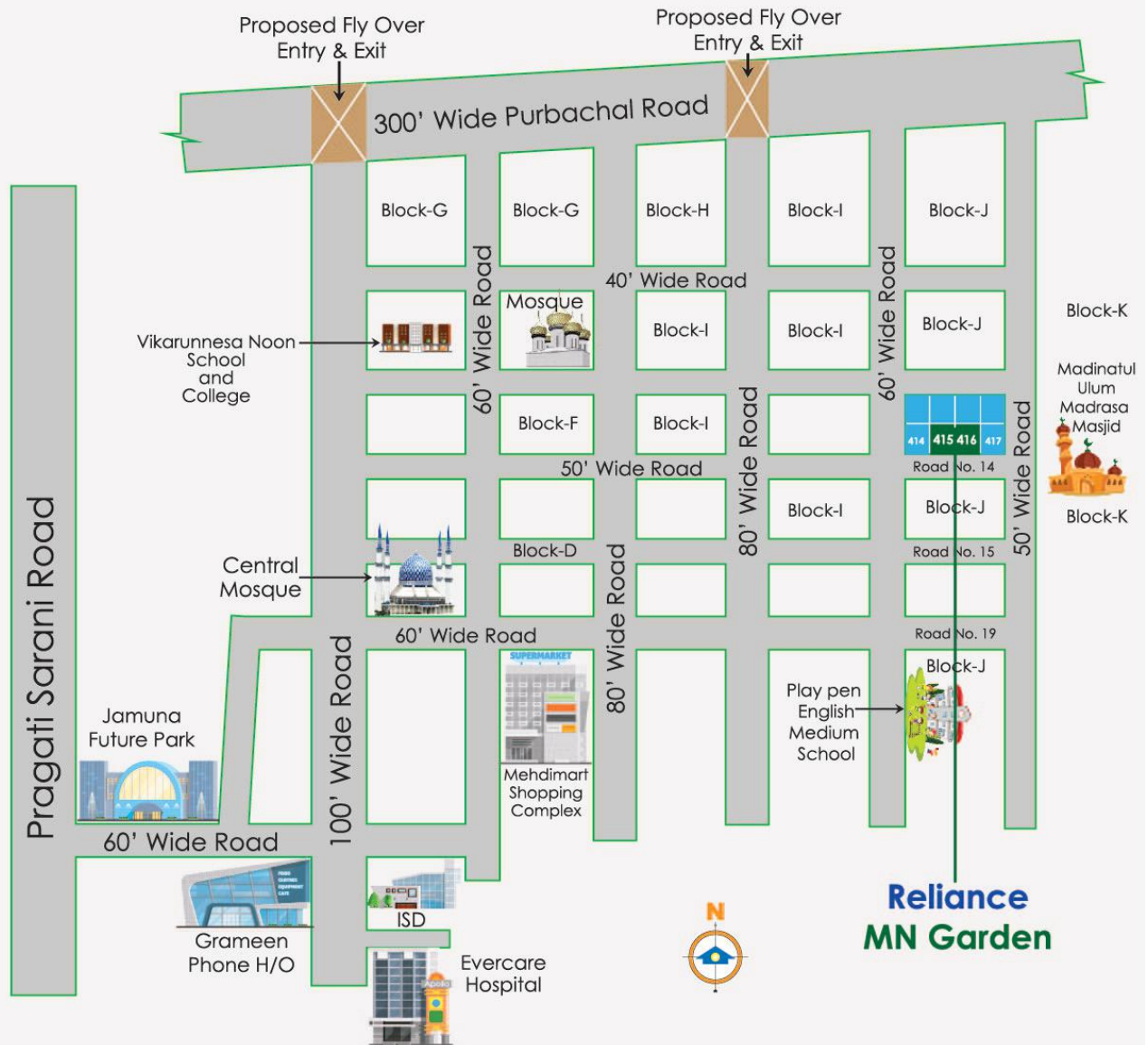
December 2023

Status

On Going



location map



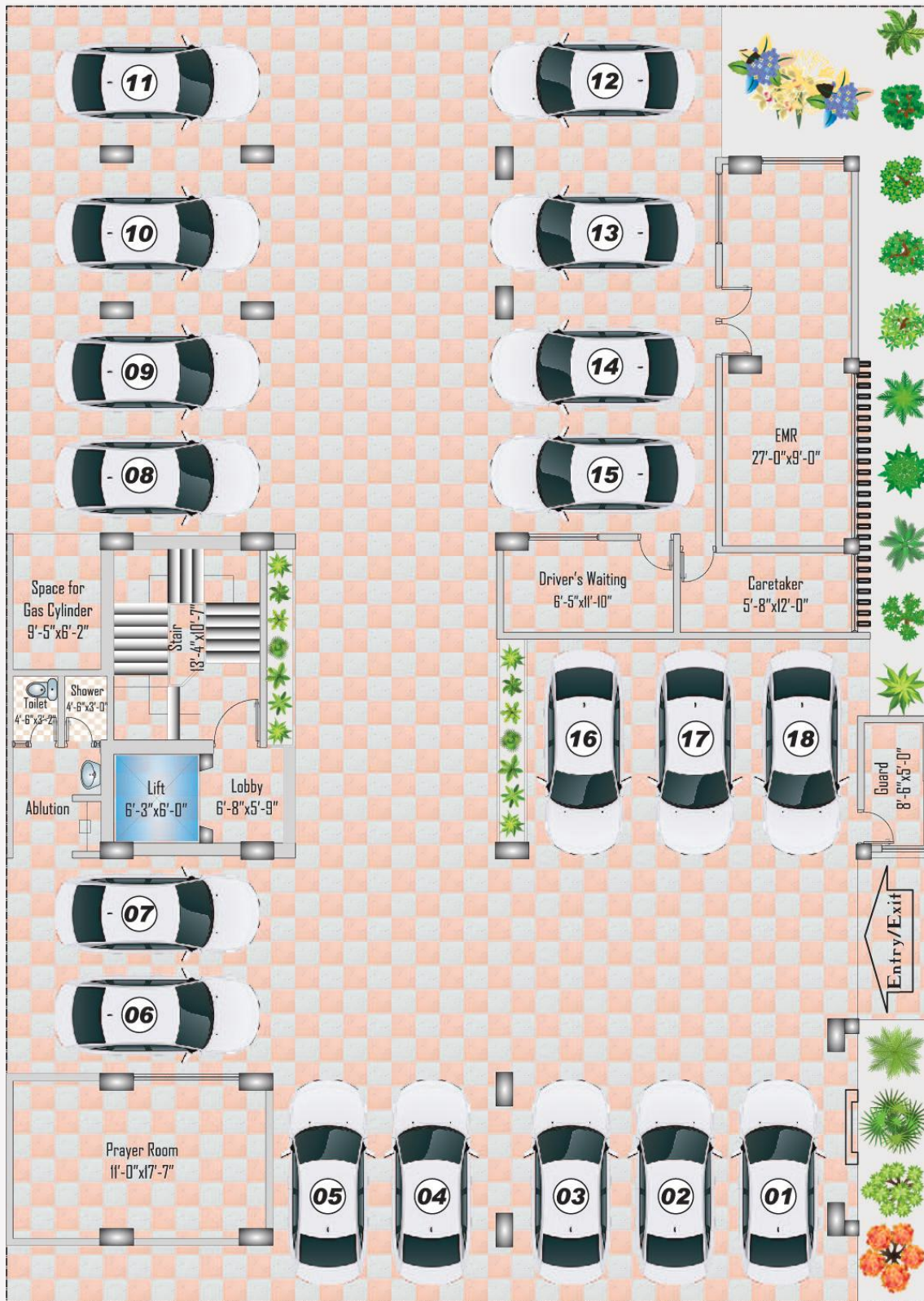
prestigious place of the country

Reliance MN Garden is another prestigious project of Reliance Holdings Ltd. One of the most prominent spot at **Plot: 415 & 416, Road 14, Block J**, at Bashundhara residential area, designed according to new Rajuk building code, 2008. It is just adjacent to Central Mosque and close to North South University, Independent University, Apollo Hospital, International School, Aga Khan School, Vikarunnesa Noon School & College and Play Pen English Medium School (5 to 10 minute walking distance). Like all our other project the design work of **Reliance MN Garden** has being under taken by reputable Bangladeshi architects in collaboration with British architects who have worldwide experience of state of the art design technology to make a building elegant, comfortable, earthquake proof and safe. The unique aspect of this development is that it has been designed to maximize the openness and be the subject of sufficient air, light and the open spaces. This is the place where you will find your dream home. We would like to request you to visit the site and go through the brochure which will provide you the details of the project. If you have any further queries please call our friendly marketing team or step in to our office. We are always ready for you.

Our reputation is built in quality, delivery on time, competitive pricing and our determination to fulfill our commitment, which makes us largest developer inside Bashundhara residential area with more than 50 projects.



car parking



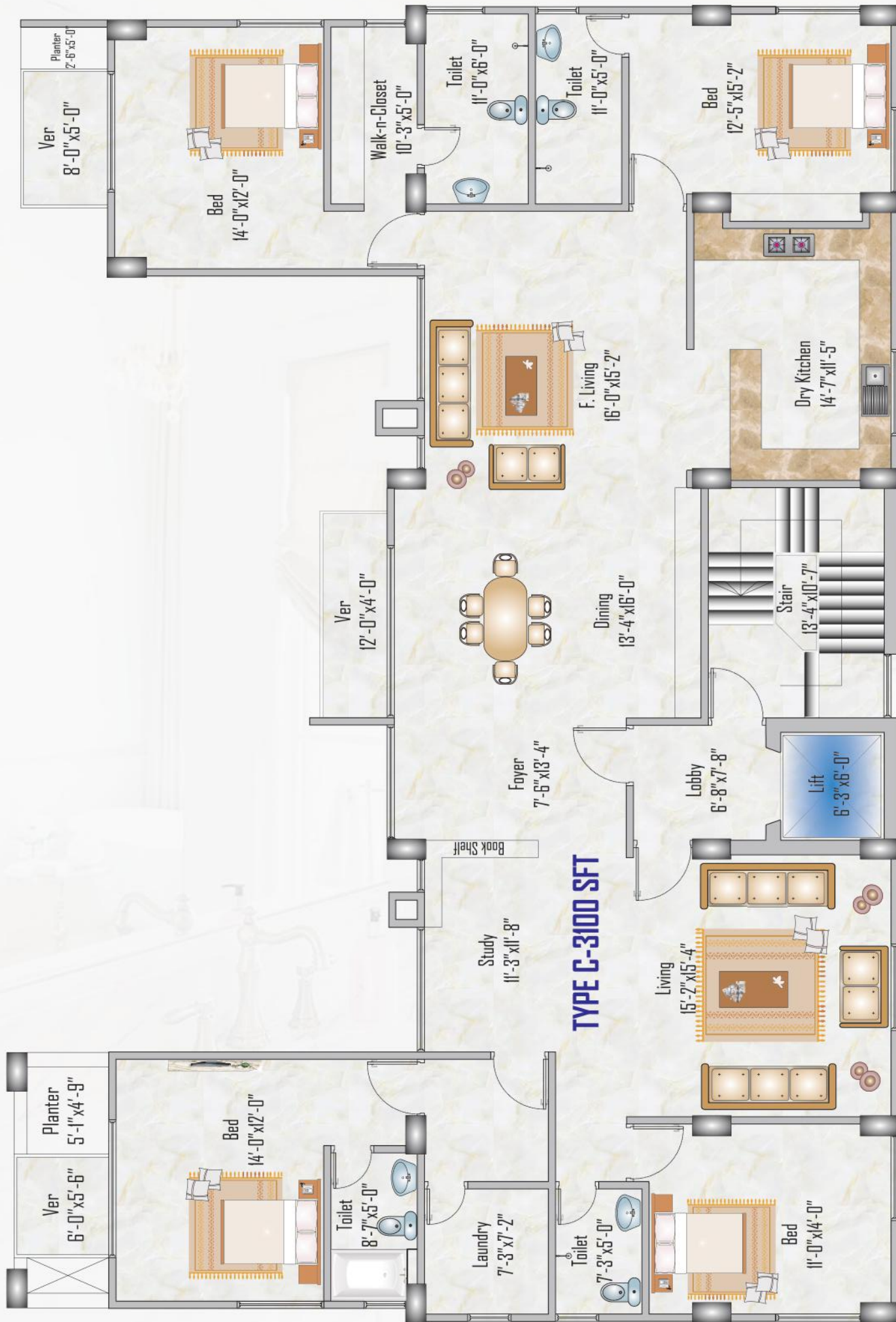
Ground floor plan



typical floor plan for type - A & B



typical floor plan for type - C



specification

Main Entry of the Project :

- Secured decorative gate with necessary fixtures & fittings as per design. (Sample Approved by Developer)
- Project name & logo on Alco bond with Light.
- Spacious internal driveway.
- Security guard room.

Reception Area :

- Reception desk with marble 24"x24" size mirror polish Chinese floor tiles in the reception area.
- Toilet for Visitors and Kitchen for Building staff.

Lift :

- Sigma (Former LG) Manufactured in China or equivalent. (8 Person)
- Adequate lighting
- Fast, reliable and stop over in each apartment floor.

Lift Lobbies & Staircases :

- Suitable hand rail in stair. Made of S.S. Pipe.
- Spacious lift lobby in each floor.
- 24"x24" Homogeneous floor tiles in all lobbies (RAK /MIR or Equivalent).
- Stair tiles in all staircases landing (RAK/ MIR / CBC/ Sun power or Equivalent, Homogeneous tiles (12"x12").

Apartment Layouts :

- Will be maximizing advantages, especially in relation to the daylight, air passage and outside view.
- Privacy will be emphasized in designing the layout so that the master and second bedrooms are located away from the guest bedroom and main entertainment area.

Generator :

- International standard Generator to run lift, water pumps & emergency light in apartment, stair & parking, 60 KVA with Perkins engine of UK / Cummins engine of USA
- Adequate lighting
- WiFi System.

Provision for cable TV and Telephone Connection:

- Provision for connection of satellite dish Line in Master Bedroom, 2nd Bed room & Living Room.
- Provision for telephone connection in Master Bed, living and dining room.
- Provision for CAT6/FTTX network connection from Ground floor reception to Dining/Living Room and Master Bed only.
- Intercom System.

Water Pumps :

- European origin pump 1(One) Pedrollo or equivalent as per requirement.

Roof Top :

- Protective parapet wall.
- Cloth Drying Stand.

APARTMENT INTERIOR

Main Doors :

- Solid Decorative Main Entrance Door shutter as per fixed design by developer made of Ctg teak and 11"x2½" wide Chowkat made of teak Chamble (As per approved developer)
 - (a) Door Chain
 - (b) Check Viewer.
 - (c) Apartment Number in Acrylic owner's name plate
 - (d) Safety Lock.
- Internal doors are of strong and durable Teak Chamble veneer flush door shutters with good quality polish.
- All Internal Door Chowkat are made of Teak Chamble. Size 6"x2½"
- All the bath room doors are made of good quality water proof flush door

Windows :

- 4" wide "Sliding aluminums Silver Color, (Chung Hua / Altech). Windows 5 mm Clear glass as per architectural design of the building.
- Safety grills in all windows made by half Inch solid square bar.
- Provision for mosquito protection net installation.
- All Verandah railing will be MS bar as per drawing

Walls :

- Good quality 1st Class Bricks to be used for all walls.
- Smooth plastered finish wall.
- Both the exterior and internal wall will be of 5" thickness.

Floor & Verandah :

- Chinese or Bangladeshi off white mirror polish (24"x24") tiles in all room & verandah floor except toilet, kitchen. (Sample Approved by Developer)

Painting & Polishing :

- Plastic Paint in all internal walls and ceilings color Offwhite Brilliant White (Elite / Aqua / Berger).
- Exterior wall will be weather coat paint (Berger/Elite/Aqua or Equivalent). (Color Approved by Developer)

specification

Electrical :

- MK Gang type electrical switches, plug points and other fittings (Brand eg from Energy Pac) or Equivalent.
- All power outlets with (earthling) connection.
- Provision for air-conditioners plug in master bedroom, 2nd bedroom & Living room.

Bath Rooms :

- Good quality glazed ceramic wall tiles (10"x13") without decor & border in all bathrooms (RAK, Mir or Equivalent).
- Essentially correct uniform floor slope towards water outlet.
- Essentially correct uniform floor slope towards water outlet.
- Homogenous floor tiles (12"x12") in all bathrooms (RAK /CBC / Mir / Sun power or Equivalent). (Sample Approved by Developer)
- Standard size mirror. 18"x24"
- Basin mixture, sink mixture, bib cock, bath mixture, moving shower Sattar / sharif. Engle stop cock will be (China).
- Good quality SS soap case, towel rail, tissue paper holder etc. (Local made)
- Good quality stand basin with commode RAK (Karalla Model) or Equivalent in all bath room except servant bath.
- Concealed hot and cold water lines in master bath & 2nd bath.

Kitchen :

- Impressively designed platform green Marble worktop limited space
- Provision 1 (One) point of gas outlet.
- Matching Homogeneous floor tiles (12"x12") (RAK / Mirror or Equivalent)
- Hot & Cold Water Line.
- One single bowel stainless counter-top steel sinks. (RFL / HATIL)
- Electric points for mixture, micro-wave oven etc.

Utility Lines :

- Electricity supply will be of individual apartment-wise meter and main connection will be DESCO.(Subject to connection from Govt.)
- Water supply and sewerage will have common meter connection for the project (Subject to Connection from WASA)
- GAS supply will be of individual apartment-wise double burner connection. (Subject to connection from TITAS)

GENERAL AMENITIES OF THE COMPLEX :

- Car parking area is covered & protected ground floor with R.C.C. floor paved with pavement tiles and spacious drive ways. (Sample Approved by Developer)
- Electricity supply from DESCO
- Sufficient Water supply connection from WASA, as per total calculated consumption.
- Underground water reservoir with one Main Lifting Pump.
- Gas pipeline connection from TITAS.
- Fire Extinguisher on ground floor. (2 Nos)

STRUCTURAL AND GENERAL ENGINEERING FEATURES :

- Structure Designed to Withstanding Earthquakes and cyclonic wind of prevalent intensity according to Bangladesh National Building Code (BNBC).
- Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers experienced not less than 10 (ten) years.
- Structural design parameters based on American Concrete Institute (ACI) and American standards of testing materials (ASTM) codes.
- Structural analysis & design using the latest computerized methodology.
- Heavy reinforced cement concrete foundation with piles & piles caps.
- Systematic structural combination of steel reinforced concrete frame.
- Floor slabs & beams with all solid reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed.
- Comprehensive checking and testing of all steel reinforcement by professional design and supervising engineers.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Necessary construction equipments and tools will be made available at site to ensure better quality of works and also for customer inspections.

Building Construction materials will be used as follows :

- Cement : Lafarge/Bashundhar/Sseven Ring
- Steel : 72-grade M.S. Rod manufactured by BSRM / AKS / KSRM
- Stone Chips : Bholagonj, Sylhet
- Bricks : Standard Brick: Good quality available 1st class bricks.
- Coarse Sand: Sunamgonj, Sylhet
- If any additional work do by Client must be paid by additional cost in favour of Company.

terms and condition

Application :

Application for allotment of apartment should be made in the prescribed form duly filled up by the applicant along with booking money. The company has the right to accept or reject any application without assigning any reason whatsoever.

Payment :

The purchaser will make the payment as per payment schedule mentioned in legal purchase agreement. All payments should be made in the form of Bank draft /Pay-order/ cheque in favour of **Reliance Holdings Ltd.** The purchaser is liable to pay a delay charge of 3% per month on the defaulted amount. If the payment is delayed beyond 2 (two) months, Reliance Holdings Ltd. has the right to cancel the allotment. In case of cancellation or surrender of allotment of the apartment, a refund of the deposited amount will be made after deducting of 10% or one lac taka, which one will be lowest as an incidental charge.

Reliance Holdings Ltd. Right :

The company has the right to accept or reject any application for allotment. It also reserves the right to make changes in both architectural and structural design of the project if necessary. In the event of unavoidable circumstance, the developer reserve right to make limited change in the specification, design and layout of the apartment and other facilities.

Project Hand Over :

The possession of each apartment shall be handed over to the allottee/purchaser after full payment of installment and on completion of apartment. The completion of the project may be affected by unavoidable circumstances beyond the control of the company like natural calamities, political disturbance, strikes, acts of God and change in Govt. policy etc. In such case the allottee / purchaser shall not demand any compensation.

Total cost of Flat :

The total cost of the flat includes :

- (a) Cost of apartment
- (b) Utilities connection Charge / fees like gas, water,sewerage and electricity ect.
- (c) Parking facility
- (d) Solar expenditure as per practical Cost.

Transfer of Ownership :

The apartment along with proportionate share of land will be registered in favour of each allottee / purchaser as per current rules & regulation of Government of Bangladesh.

Transfer Cost :

The buyer will pay stamp duties, registration fees, taxes, legal govt. charge, vat and other miscellaneous expenses that will be incurred in connection with registration of the flat.

Owner's Association :

The buyer must undertake to become a member of the owner's association which will be formed by the owners of the apartments with the view to maintain the general affairs of the complex for common interest. Each apartment owner must initially deposit Tk. 50000/- to the company's account for formation of owner's association before registration of flat. The company will transfer the whole deposited amount along with accounts of expenditure to the owner's association.

Legal Agreement :

The buyer and the developer will have to sign a formal legal agreement mentioning the terms & conditions in detail many of which have not been covered here.

Disclaimer

- All measurements given in the layouts are approximate. During construction the measurement may vary.
- All fitting, fixture and furnishing displayed on layout is considered as an artist impression.
- All decorative tiles will be considered as optional item.
- Perspective view shown on the brochure is considered as artist impression after construction it may differ.

some of our completed project



Reliance Al-Wadud Manor
@ Plot-189, Block "D",
Bashudhara R/A



Reliance Faisal Mansion
@ Plot-279, Block "C",
Bashudhara R/A



Reliance Golden Hut
@ Plot-651 & 652, Block "G",
Bashudhara R/A



Reliance Kazim Monjil
@ Plot-ka-67/7, Kalachandpur,
North Baridhara



Reliance Panorama Height
@ Plot-269, Road 13, Block "C",
Bashudhara R/A



Reliance Purobi Homes
@ Plot-3, Purobi Prangan Road,
Nurerchala, Badda



Reliance Touch Stone
@ Plot-411, Block "C",
Bashudhara R/A



Reliance Water Stone
@ Plot-30, Block "D",
Bashudhara R/A



Reliance Habib Garden
@ Plot no. 49, Block "D",
Bashudhara



Reliance Eva Neer
@ Plot-32, Road 14/3, Block "G",
Niketon, Gulshan



Reliance Nina
@ Plot-366, Road-9, Block "F",
Bashudhara R/A



Reliance Sarah Mansion
@ Plot-50, Road-11, Sector-04,
Uttara



Reliance Anuvab
@ Plot-51/A, Block "D",
Bashudhara R/A



Reliance Bakul Heights
@ Plot-237, Road # 2, Block "B",
Bashudhara R/A



Reliance Rose Garden
@ Plot-211, Block "C",
Bashudhara R/A



Reliance Nabin Heights
@ Plot-488, Road-16, Block-F,
Bashudhara R/A

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