



**Corporate Office:**

Cosmopolitan Centre (3rd Floor), 22/2, Babor Road, Block-B, Mohammadpur, Dhaka-1207  
Cell# 01730 455 578, 01730 455 583, 01730 455 584, Phone# 8141119, Fax# 880-2-9103469  
e-mail: oclbd1@yahoo.com, Web: onlinegroupbd.com

# Online Muktara Monjil

A luxurious apartment at Lalmatia

**Online Properties Ltd.**  
(A sister concern of ONLINE GROUP)



## Preface

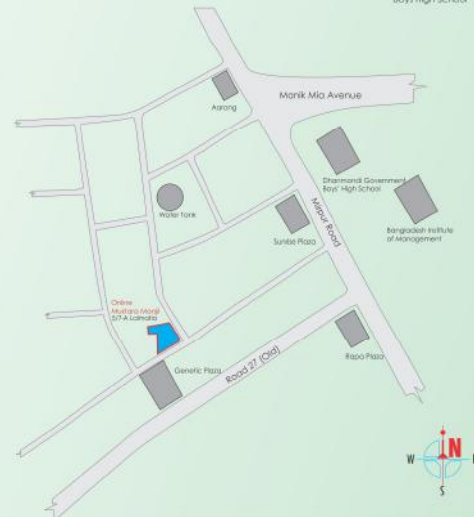
We are very much delighted to bring your notice to the announcement of our project at Matikata in Dhaka Cantt. The most sought after location of the city dwellers, "Online Muklara Monjil" by name, the project is located on Plot No.5/7-A, Lalmafia Dhaka.

Location in a quiet and calm environment, away from the hustle and most prestigious location, with beautiful panoramic view all around. Yet its too close to all important places of the project to go easily and quickly.

The plot south facing corner plot over looks wide road. This is the place where you will find your dream home into reality. The place almost pollution free with a calm and quiet environment. While designing architect put most of his efforts on maximization of the fractional aspects keeping in mind the aesthetic sense. Exclusive apartments with in seven storied and all car parking facilities. A symbol of perfect contemporary architecture, equipped with modern stylish and elegant fittings and fixings.

## Location Map

### Neighbors



## Project at a glance

Project name	: Muklara
Address	: 5/7-A Lalmafia
Land Area	: 4 katha
No Of Building	: 1 nos
Building Height	: Ground+7th floor
No Of Apartment	: 11 nos
Size Of Apartment	: 1960sft, 1035sft, 925sft.
Work Starts	: Jan 15
Expected handover	: July 17

Online  
Muklara Monjil

## Ground Floor

Total Area: 2860 Sft



## 1st, 4th, 6th, 7th Floorplan

Total Area: 1960 sft

Type A: 1035 sft  
Type B: 925 sft



## 2nd, 3rd, 5th Floorplan

Total Area: 1960 sft.



## Type A

Total Area: 1035 sft.



## Type B

Total Area: 925 sft.



## Type C

Total Area: 1960 sft.





## Features & Amenities

### APARTMENT LAYOUTS

Advantage will be maximized especially in relation to the daylight and outside view. Cross ventilation will be ensured throughout the apartments as far as possible. Privacy will be emphasized in the layout so that the master and 2nd bed room is located away from the guest/ child bedroom and main entrance areas.

### STRUCTURAL & GENERAL ENGINEERING FEATURES

Structural design parameters based on American Concrete Institute (ACI) and American Standard of Testing Material (ASTM) codes and BNBC.

Structural design will be made by taking into earthquakes consideration.

Sub-Soil investigation and soil composition will be comprehensively analyzed by latest testing equipment and laboratory techniques.

Heavy reinforced cement concrete foundation.

Total foundation and superstructure design and supervision will be executed by a team of reputed and professional structural design engineers.

Systematic structural combination of steel reinforced concrete frame shear wall core will be maintained.

Reinforced cement concrete floor slabs. Comprehensive section-by-section checking and testing of all steel reinforcement supervised by professional designers / structural engineers.

All structural materials including steel, cement, bricks, Sylhet sand other aggregates, ECT of the highest standard and screened for quality including laboratory testing.

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

Systematic major testing of concrete and other completed works will be tested from reputed quality control laboratories.

### MAJOR STRUCTURAL MATERIALS

#### STEEL:

60/40 Grade Deformed Bar. Manufactured by BSRM, AKS, MAGNUM steel etc or other equivalent high standard steel mills.

#### CEMENT:

Manufactured by-  
Premiere Cement, Scan cement, Bangladesh Ltd. (Scan Cement), Premier Cement, Shah Cement, Bashundhara Cement Trading Company Ltd. (King Brand) Or any other Equivalent High Standard Bangladesh Manufacturer.

### AGGREGATES

Stone chips /vologori will be used in footing & column.

High strength ¾"th stone chips for other R.C.C work (as per design & specification).

#### BRICKS:

First Class standard Bricks (Gazipur / Savar / Dhaka/Narayanganj).

#### SAND:

2.5 FM Course Sand, (Sylhet) for Concrete, 1.25 FM Medium sand.

#### GROUND FLOOR

#### BUILDING ENTRANCE:

Heavy secured entrance gate with decorative lamps and brass plate logo of the complex. Spacious entrance & decorative ceramic design paved driveway.

#### CAR PARKING:

Car parking will be clearly defined and marked with apartment numbers to avoid confusion.

#### SECURITY ARRANGEMENT

Guard post for 24 hours security will be provided.

#### WALLS:

5" thick solid brick walls well burnt 1st class bricks. Proportion 1:4 using clean medium sand.

#### DOOR & WINDOWS:

Decorative main entrance door with Door chain, Check viewer, Handle locks, Security locks, Stopper.

Apartment number in brass plate.

Internal door strong veneer push door shutter with French polish. Plastic door shutter for all bath rooms.

All internal door frames Mahogany/ Jam wood/ Shikora (As per seasonal availability).

All doors will have with best quality push Locks.

Sliding aluminum window section 4" complete with 6 mm. white glass.

Safety grill with matching color enamel paint in all windows.

## Features & Amenities

### BATHROOMS:

Sanitary wares in all bathrooms (Local made Ceramics wares available in the market).

Sanitary chrome plate fittings in all bathrooms (company standard).

Tiles on wall up to false ceiling (Local made Ceramics tiles available in the market).

Glazed floor tiles for all bathrooms wall matching (Local made Ceramics tiles available in the market).

Company standard Pedestal basin in Master bathroom 2nd & 3rd bathrooms.

Company standard mirror, glass self, towel rail, toilet paper holder, soap cates in all bathrooms.

Provision for hot and cold water supply and 2nd bath.

Company standard pan with lowdown 2nd bath.

Company standard commode with lowdown in master bath.

### KITCHEN:

R.C.C shelf over the work top.

Glazed wall tiles up to 7'-0" height (over the work top) Homogeneous floor tiles (local tiles available in the market).

Provision for exhaust fan.

One high polished stainless steel counter top sink with mixer (single bowl single tray).

Provision for one double burner gas cooker.

### ELECTRICAL:

MK Type electrical switches, sockets & plug points.

Independent electric meter for each apartment.

Electrical distribution box with main Circuit Breaker in each apartment.

Concealed electrical wiring.

All power outlets with earthing connection.

Provision for Air conditioner in master bed & 2nd bedroom.

Provision for TV & Satellite dish antenna connection in living room and master bed.

Electrical cable Paradise / BRB/Supershine or any equivalent available in the market.

Provision for Telephone line in master bed and living room.

### FLOORS:

Company standard RAK, CBC, Modhumoti or equivalent local available tiles.

### STAIR:

Stair SS handle with ss. post support.

### PAINTING & POLISHING:

Weather coated paint on outside walls (Berger/ Elite/ Aqua/ Asian) Smooth finish with high quality plastic paint off white color on wall and white color in ceiling.

French polish for door frames & shutters.

Electro-mechanical Facilities.

### GENERATOR:

One stand by Emergency Brand New Generator, in case of power failure, for operating:

Lift, Water pump, Lighting in common spaces and stairs, Emergency.

### WATER PUMPS:

Two nos best quality water pumps (Pedrolo, SAER or equivalent).

### INTERCOM SYSTEM:

Intercom telephone system connecting each apartment to the reception desk or guard post.

### TRANSFORMER:

As per adequate load.

### OPTIONAL:

Homogeneous tiles, marble, granite on floor counter slab, bathtub, cabinet slab, hot and cold water line, shower tray, fly-proof net. Electrical fixtures/fittings, window/doors etc. may be provide on cost basis paid by the flat owner.

Modification internal of any item of work may be executed on cost basis paid by the flat owner.

The developer company shall reserve the right bring about changes in the Specification for the benefit of the project.

### FLOOR FINISHING:

The entry level floors will be furnished with gorgeous tiles, while all other floors furnished with best quality Ceramic tiles.

### FIRE SAFETY:

Fire Extinguisher in Each floor.

### LIFT:

Brand : One nos best quality China made (as per developer choice).

Speed: 1 Meter per sec.

Drive System: AC speed.

Capacity: 08 (Eight) Persons.

## Perspective View of Online Muktaara Monjil



## Terms & conditions

1. Application for allotment of apartments should be made on the prescribed application form duly signed by the applicant .The company has the right to accept or reject any application without assigning any reason thereto.
2. Payments of booking money, installments, car park costs, additional works and other charges shall be made by Bank Draft or Payorder against which respective receipt will be issued.
3. Payments of installments and other charges are to be made on due dates. The company has the right to cancel the allotment for non payment of dues by the allottee as per the payment schedule beyond 30 (thirty) days by giving the allottee 30 days notice of cancellation. However, such notice is not mandatory on the company if the allottee has defaulted on payment on the due date by more than 30 days on two instalments. In such cases, on the third default of more than 30 days, the company may cancel the allotment without serving any notice to the allottee .
4. After making payment of the booking money, the allottee must make subsequent payment of the 1st installment as per the payment schedule given by the company. If the allottee fails to make the payment of the 1st installment within the stipulated time after payment of the booking money or wishes to surrender his/her allotment then the allotment of the apartment will be cancelled and 10% of the amount paid by the allottee will be deducted.
5. Connection fee, security deposit for Water, Gas, Electricity and incidental costs relating to these are not included in the price of apartment.
6. The allottee will pay stamp duties, registration fees, VAT, documentation charges and other miscellaneous taxes and expenses to be incurred in connection with the deed of conveyance (sales deed). Only the actual sums shall be charged.
7. The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of the company, like force majeure, natural calamities, political disturbance, strikes, changes in the fiscal policy of the state etc.
8. The company may make minor changes in the design both architectural & structural of the project should these become necessary limited changes in the specification and facilities may be made by the company for overall interest of the project .
9. The possession of the apartment shall be duly handed over to the allottee on completion and full payment of installments and other changes. Till then the possession will rest with the company.

