

Member REHAB



M. ISLAM FOUNDATION LTD.

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Amrupali Tower at Wari, Dhaka

Welcome to *Amrupali* *Tower* at Wari, Dhaka

M. ISLAM FOUNDATION LTD is a beacon to the world of Luxury and comforts. This is the doorway to a life that you have always wished for a trendy life mixed and matched with wholesome luxury and superb style. What draw both of your attention admiration are the magnificence and beauty of the project. At the same time it mirrors the contemporary architecture trend that believes in creation of ornament using the structure and theme of the building rather than the exterior gaudy ornamentation.





Light up your home

- Master Switch for light, fan in foyer living, dining and family lounge.



... What sets us different

there are many features of M.Islam Foundation Ltd. that stand us different from the general. At **Amrupali Tower**, we imagine, we create and we search to find leadership development and strategic change solutions from around. Our solutions are distinctive because they are designed for integrated impact that involves all functional levels.





1780 SFT



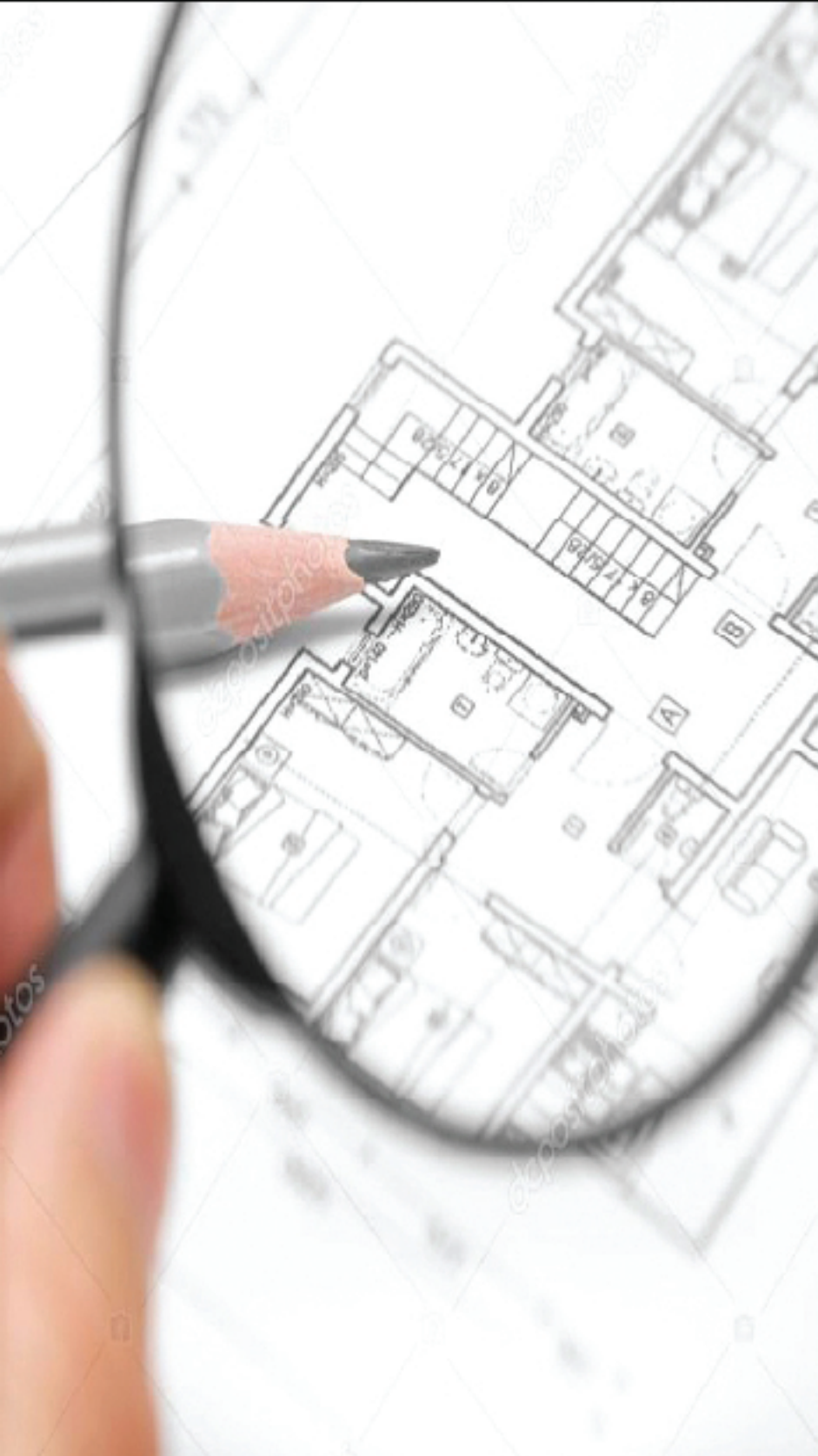


... Home, Sweet home

Mid pleasures and pleasures though we may roam, Be it ever so humble, there's on place like home, A charm from the sky seems to hallow us there, Whhich, seek through the world, is ne'er met with elsewhere.

Home, sweet home!





INCIDENTAL COSTS

Utility connection fees, flat owners cooperative society one time deposit, material cost and other incidental changes and costs relating to gas, water, sewerage, power connection etc. are not included in the price of the apartment. The buyer shall make those payment to the authorities concerned. Expenditure on these accounts may be initially paid by the owner, apartment owner shall reimburse the amount before taking possession of the apartment.

CANCELLATION BOOKING

In case of any cancellation of booking an apartment by a client, the amount deposited will be refunded after selling of the apartment to the new buyer and on deduction of incidental charges of TK 2,00,000/- (Taka Two Lac) only.

HANDOVER OF POSSESSION

The possession of the apartment will be handed over on receipt full payment and on completion of all works as per time schedule of the Company.

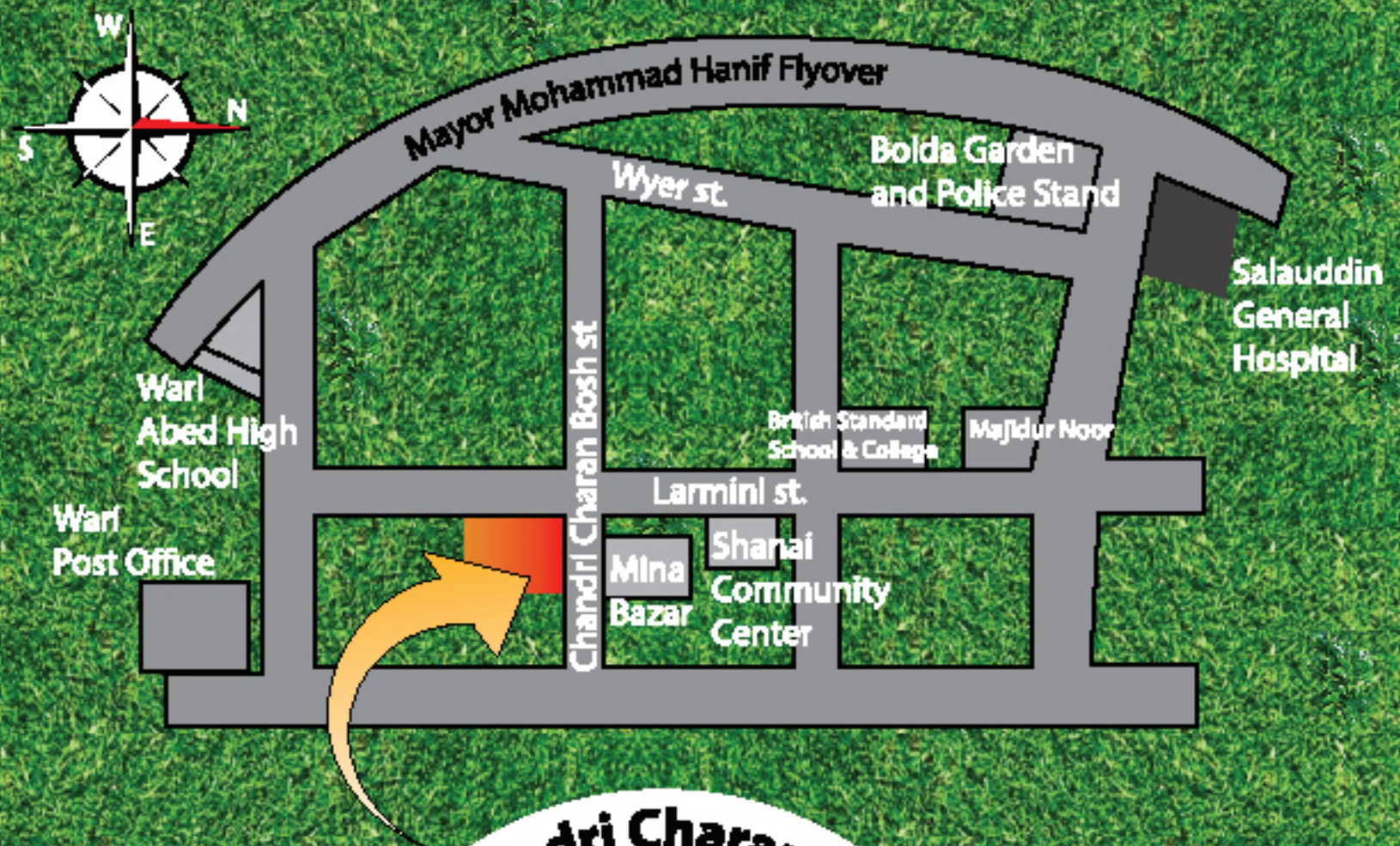
APARTMENT OWNER'S WELFARE SOCIETY

The buyer must become a member of the owner's cooperative which will be formed by the buyers of the apartment and duly registered for the management of the common services such as pumps, electric generator and annual maintenance of the building etc. Each buyer of the apartment shall deposit TK 15,000/- (Taka Fifteen Thousand) only for annual common service expenses. The monthly utility service expenses will be borne by the owners as per requirement, which will be decided by the Company until formation of owner's co-operative society.

TIME OF COMPLETION

The time of completion of the project is 36 month. The time so fixed is extendible if becomes necessary on account of act of God. Natural calamity, strikes, civil commotion or any other reason beyond the control of the Company.

LOCATION MAP



3/4 Chandri Charan Bosh st







View of *A*mrupali *T*ower at Wari, Dhaka

Introduction

M. ISLAM FOUNDATION LTD. (MIFL) is one of a fast growing company in real estate sector, especially in developing quality apartment complexes. Its mission is to involve itself in making the dreams come true of its valued clients through providing quality apartments at reasonable & desired price. Its vision is to set an example in real estate sector & ultimately become one of a leading housing company of Bangladesh through the utilization of innovative entrepreneurial acrobatics.

M. ISLAM FOUNDATION LTD. always undertakes projects at the most prestigious location with nice panoramic view all around. **MIFL** gives utmost priority to ensure quality of the building materials and finishing products to get the longest durability as well as customer's hearty gratification.

We are so much delighted to bring your notice to the announcement of our projects at Chandelibagh, Shantinagar, Annapali Tower at 3/4, Chendrichaman Bosh Street, Wari, Dhaka. The project is located in a quiet and clam environment, away from hustle and bustle of the city crowd, yet so close to all important places someone needs to go easily & quickly.

To create value, perform all the duties in a desired way and safety of our valued clients, our efficient team of Engineers, Architects and other expertise has been working hard since inception.

Reasons behind choosing M. ISLAM FOUNDATION LTD.

Ensure Honestly, integrity and respect to the customers.

Promise to handover projects in time.

Ensure after sales service.

Excellent business ethics.

Comfortable design and well engineered projects.

Committed to handover clear and justified documentation.

Assure to using quality raw-materials used in the project.

Project at a Glance

Project Name	: Annapali Tower
Project Address	: 3/4, Chendrichaman Bosh Street, Wari, Dhaka-1203
Nature	: Residential Building
Storey	: 10
Land Area	: 6.40 K.
Parking	: Ground Floor- 9 Nos & Basement - 9 Nos.
Lift	: 2
Basement Floor	: Single Basement
Apartment Size	: Type - A - 1780.00Sq.ft., Type - B - 1780.00Sq.ft.
Stair	: 1 Main Stair
Apartment Contains	: 3 Bed Room, 3 Toilets, Living Room, Family Living Dining Room, 3 Verandah, Kitchen, S. Bed, S. Toilet.
Rajuk Approval No.	: 25.39.0000.131.33.085.19
Developer	: M. ISLAM FOUNDATION LTD.





FEATURES

STRUCTURAL

1. R. C. C framed structure on isolated footing.
2. Stone chips shall be used in foundation, grade beams & columns. 1st class picket chips for other R. C. C work.
3. 60 grade deformed mild steel bar of required strength will be used as per design for reinforcing work.
4. Solid brick shall be used for inner and outer walls.
5. Parking floor will be cast finished.
6. All structures has been designed according to ACI building code (WSD/USD method) & Bangladesh National Building Code (BNBC).

BATHROOM

1. Best quality sanitary wares.
(Option for foreign fixtures on additional costs).
2. Glazed tiles (BISF/ RAK or equivalent) in bathrooms full height.
3. All bathrooms with non slip floor tiles.
4. Best quality fittings.
5. Separate plug points for geysers in master bathrooms.

KITCHEN

1. One platform top with tiles.
2. Double burner gas outlet.
3. 12" x 12" Homogenous tiles floor,
Tiles on wall up to 7' Height
4. Concealed hot and cold water lines.
5. One stainless steel sink with swan neck bib cock.
6. Exhaust fan.

OPTIONAL (may be provided on additional costs)

1. Sliding fly proof net with aluminum panel in windows.
2. Light fittings & other electric fixtures.
3. Cabinets in dining room, Kitchen & bedroom.
4. Aluminum shower case, bathtub & bathtray.
5. Bontile paint, luxury silk paint in walls.
6. Anti burglar alarm.
7. Water heater/ geyser.
8. Automatic door closer.

* Available Facility of Fire Extinguishers.



BASEMENT FLOOR PLAN





GROUND FLOOR PLAN

AMENITIES

GENERAL

- 1.The ground floor if reserved reception (common), parking and other utility services
- 2.Standard quality lift.
- 3.Generator for operating the lift, Water pump, lighting in the common place and 2 point in each apartment in case of power failure.
- 4.Spacious entrance and driveway with security provision.
- 5.One Management Room.

ARCHITECTURAL

- 1.Solid decorative wooden main door with security chain, check viewer and door lock.
- 2.All windows will be 4" aluminum framed sliding shutters with 5mm tinted glass and M.S. Grill.
- 3.Internal doors will be veneered shutters with French polish/ enamel paint with shilkarai or equivalent chowkat/ frame.
- 4.All bath room doors will be plastic door.
- 5.All door of each flat will be fitted with mortise lock.
- 6.24" x 24" Standard (RAK or Equivalent) Floor Tiles And 8"x12" Wall Tiles. kitchen & Toilet Floor Tiles 12" x 12"
- 7.Exterior surface of the building will be painted with weather coat, interior walls & ceiling with Plastic paint, main lobby and stair case will be painted with plastic paint.

TECHNICAL

- 1.Required size underground and overhead water reservoir with water lifting pump.
- 2.Concealled electric, phone, water and gas line.
- 3.Individual electric meters for all apartments.
- 4.BRB Cables & M.K. Electric Switches or equivalent.
- 5.Adequate plug points for air conditioners, geysers, fans, telephones, TV/ STV connections etc.

*** Any other features desired by the owner may be provided on payment of the cost if that is technically feasible.

