



mostaq palace



comfort & safety

o.k. properties limited

message

Message

From The Desk of Honorable Managing Director



Kazi Rafiqul Islam

Dear Patrons:

As-Salamu-Alaikum-Wa-Rahmatullah!

By the grace of Almighty Allah, O.K. Properties Limited had been established in January of the year 2000 with a view of "Comfort & Safety" in the construction of "Luxurious & Quality" residential apartments and Commercial spaces in various prime location of Dhaka city. In today's day and age, a number of companies have engaged themselves in the real estate sector for the mitigation of housing accommodation.

O.K. Properties Limited has a royal plan to introduce innovative ideas to represent buildings, comprising of all modern facilities for the comfort of clients.

O.K. Properties consists of a highly qualified, experienced, dynamic and inspired management team of Engineers, Architects, Marketing and other professionals.

Our aim is to develop quality housing & commercial properties with high standards at reasonable prices, to achieve customer contentment to respect and comply with Safety, Environmental and legal requirements.

We plan to build a "Satellite Town" in the near future for the "Middle class earning Citizens" of Bangladesh.

We at O.K. Properties are loyal to endow the best real estate investment opportunities, which convene customer expectation through creativity, continual development, professionalism, sincerity and reliability.

We hope that you will continue to support us in all our future Endeavour with your inputs. We value your views immensely for the successful building of our county's real estate sector. Our Motto means, "Your safety- we make into comfort".



Kazi Rafiqul Islam

Ex.MP Bogra-1

Chairman: O.K. Enterprise (PVT) Ltd.

Director: RANS Real Estate Ltd.



INTRODUCTION

Mostak Place is one of the most luxurious residential apartment projects of O.K. Properties Limited. Going to be launched in Kalabagan area. One of the most sought-after locations elite coterie. Excellent road network, amenities and daily necessities, all within a few minutes' walk and those are the things that have made this project unique to live in.

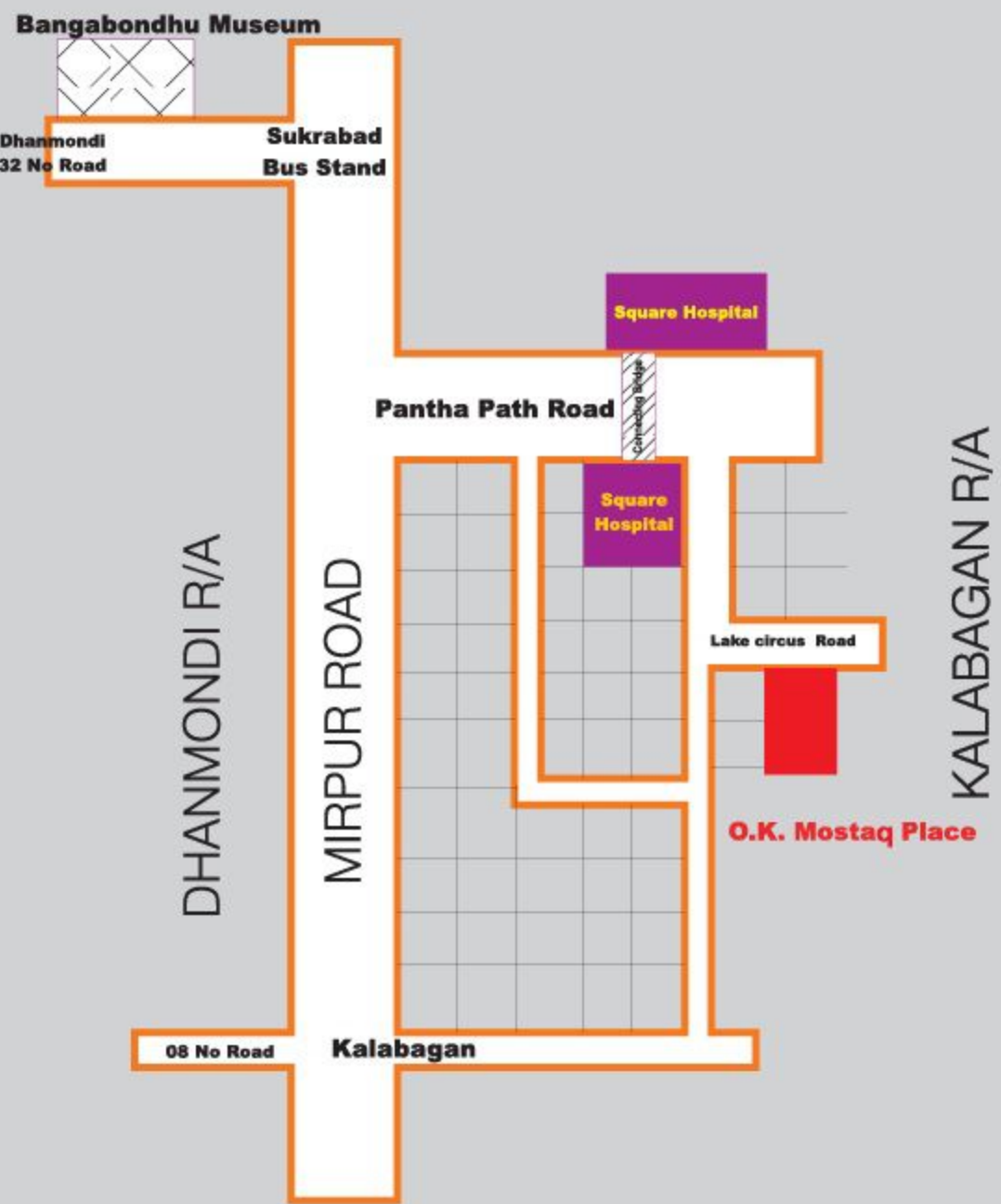
The inhabitants of O.K. Mostak Place can fulfill their dream by the Architectural design with maximization of functional aspects and aesthetic of O.K. Mostak Place.



PROJECT OVERVIEW

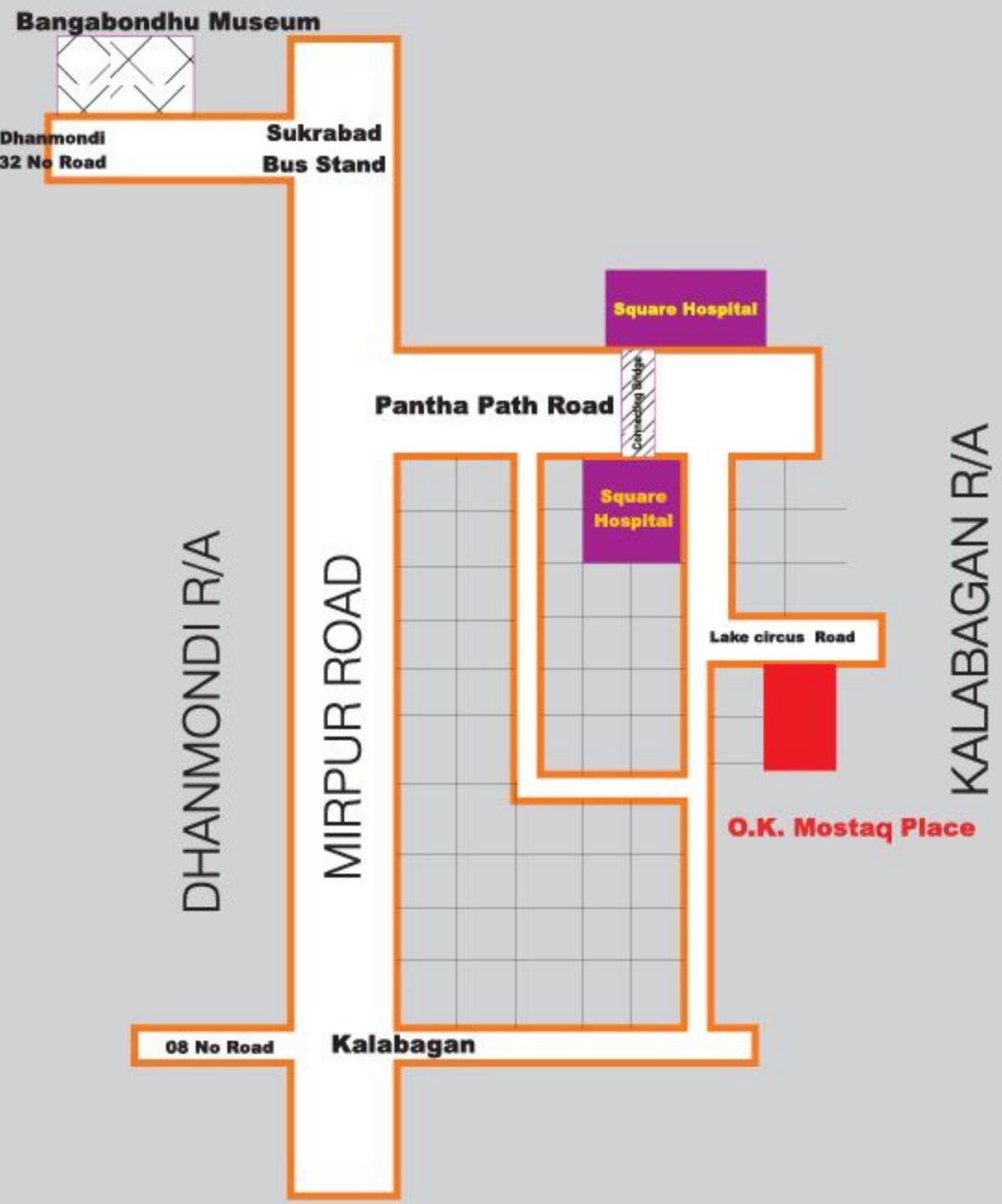
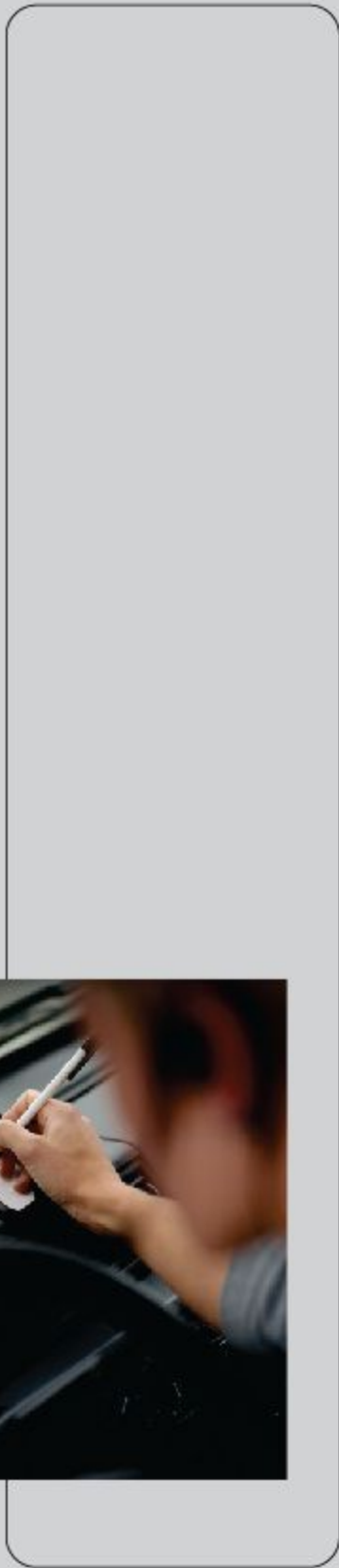
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| Project name | : Mostaq Place |
| Project location | : 29/1/A Lake circus, Kalabagan, Dhanmondi, Dhaka-1205 |
| Land area | : 329.80 sq m |
| No. of building | : One |
| Building heights | : Ground floor + 7 Floors |
| No. of Apartments | : 14 no's |
| Size of Apartments (±) | : 1350 sft & 1340 sft |
| Car parking space of each Apartment | : One. |
| Work starts | : September 2012 |
| Expected Handover | : August 2015 |
| Consultant | : Arch Lab. |

LOCATION MAP



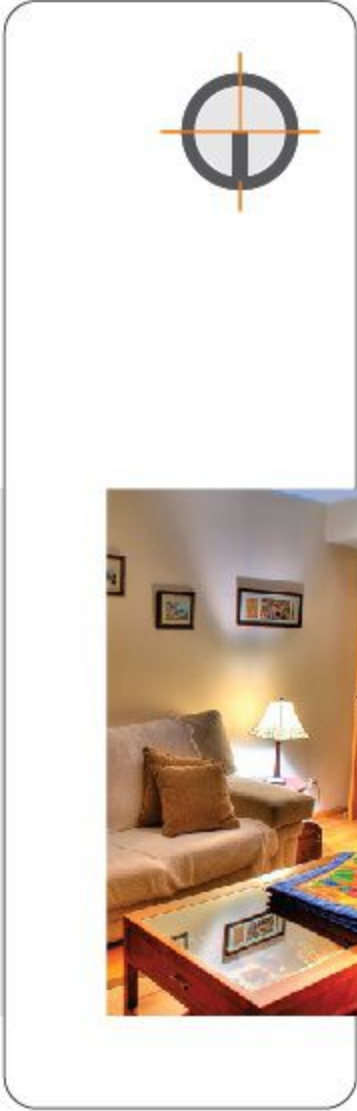
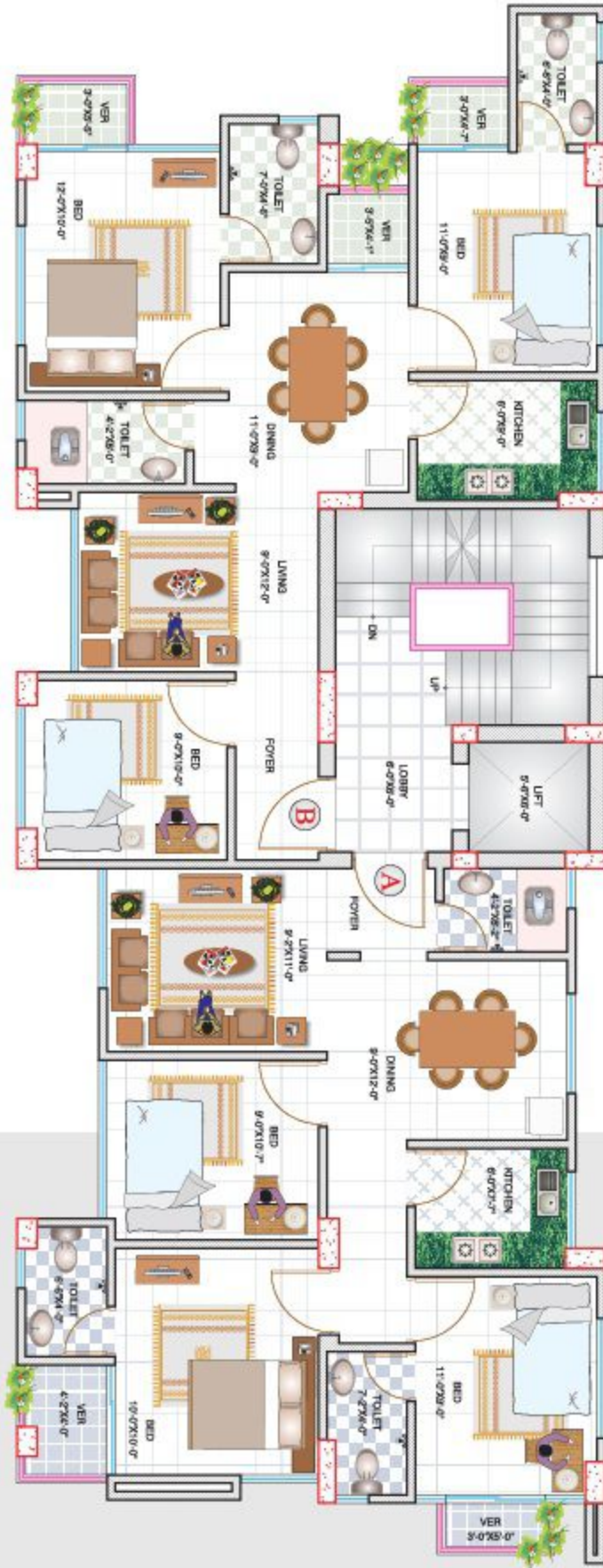
29/1/A Lake Circus, Kalabagan

LOCATION MAP



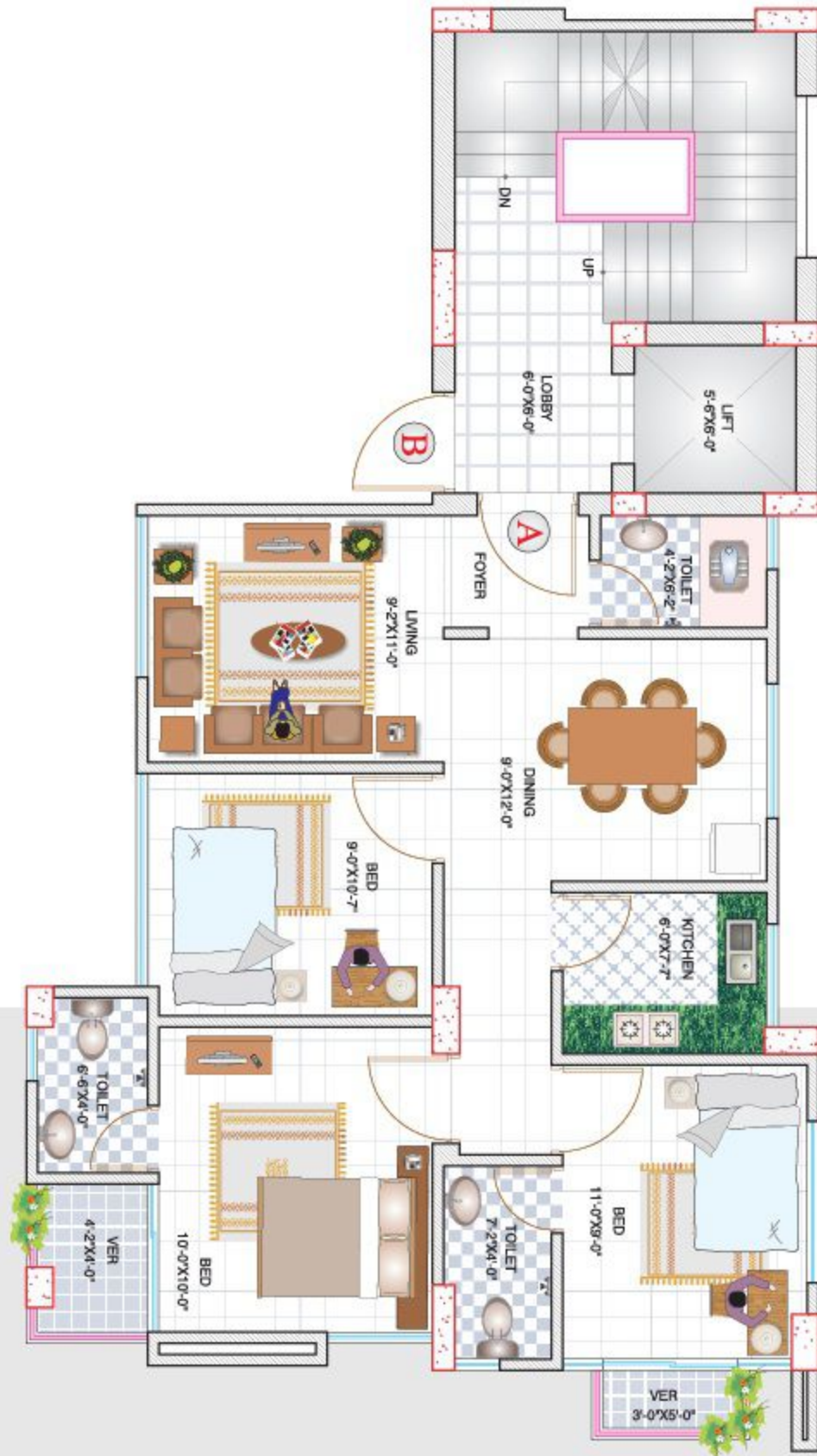
29/1/A Lake Circus, Kalabagan

TYPICAL FLOOR PLAN



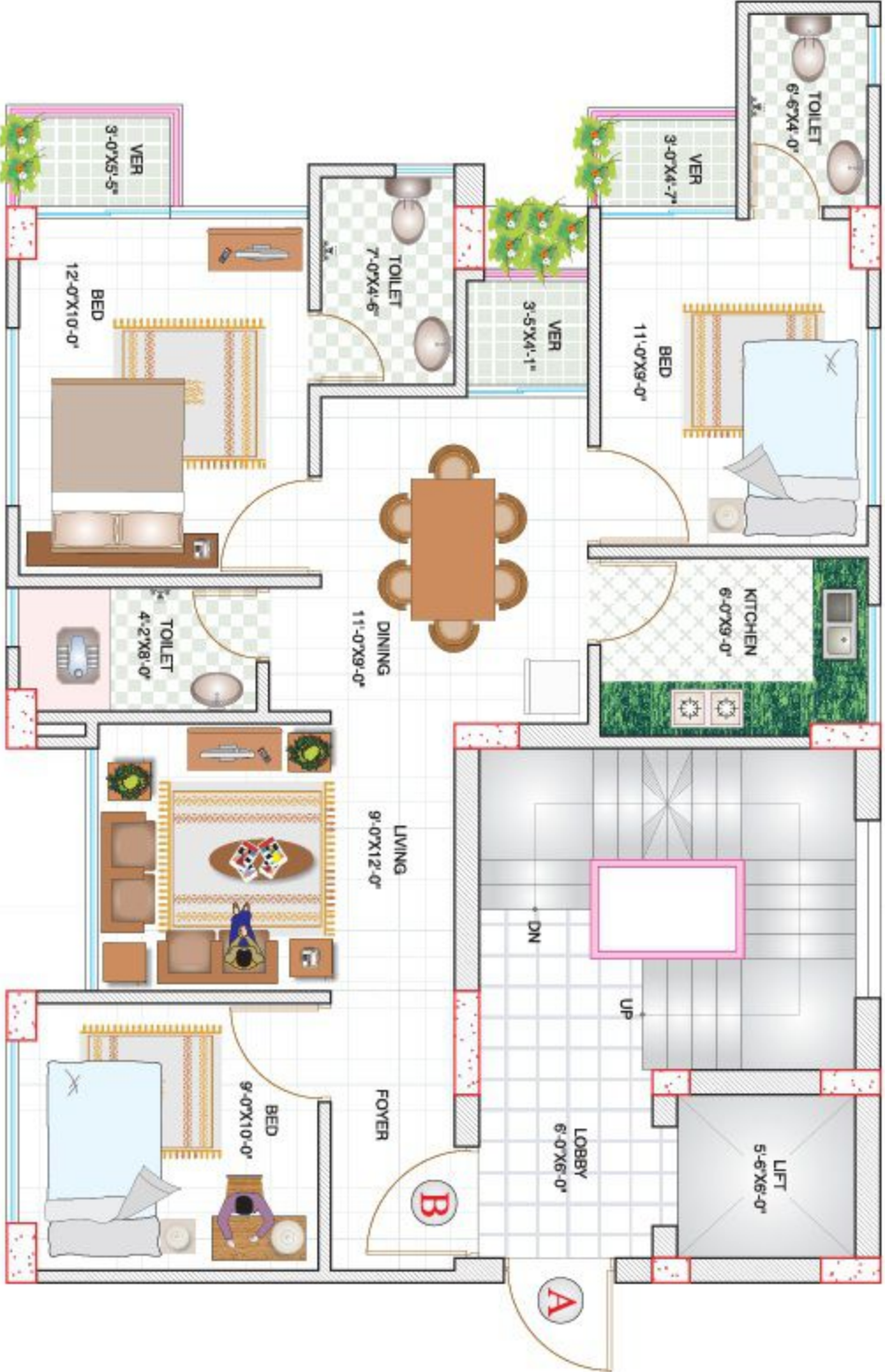
TYPICAL FLOOR PLAN

TYPE: A:1350 SFT

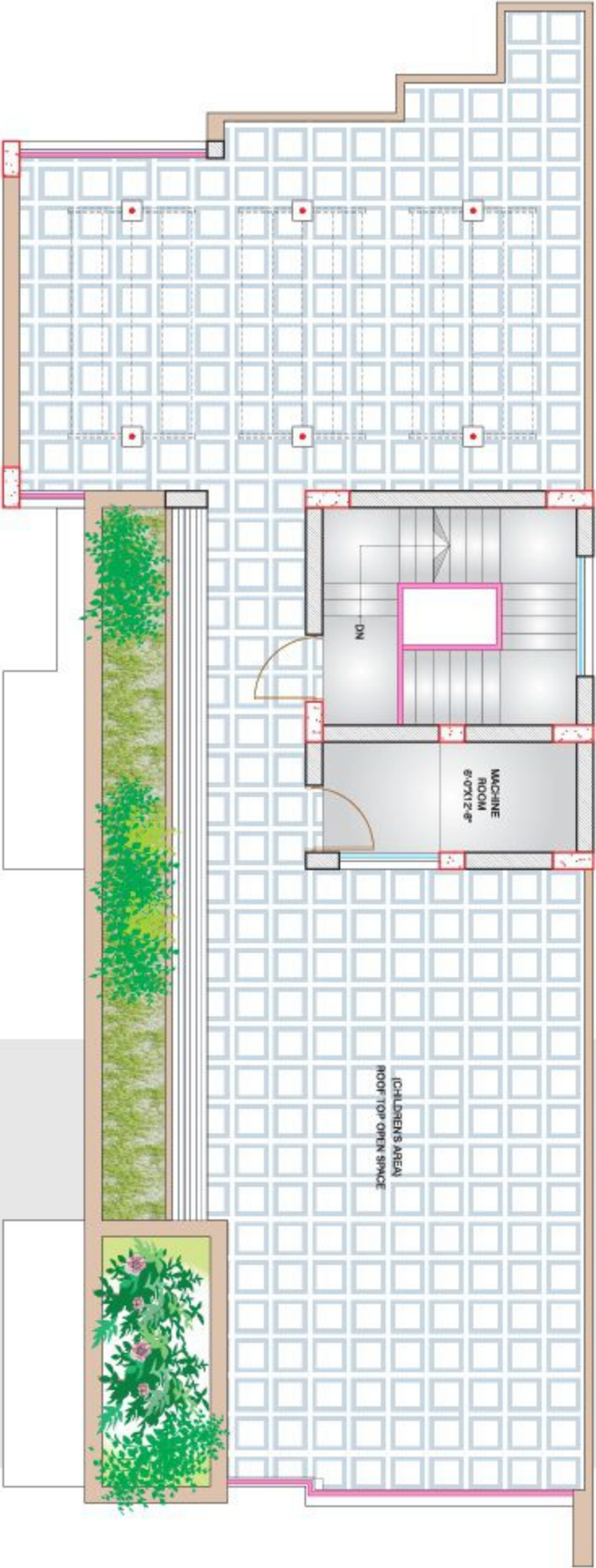


TYPICAL FLOOR PLAN

TYPE: B: 1340 SFT



ROOF PLAN



FEATURE & AMENITIES

MAIN ENTRANCE FEATURES

- Solid Teak, Solid Teak decorative door shutter, Superior quality door security handle lock, Metal door chain, Check viewer, French polish

INTERNAL DOOR

- Solid Gamari / Mehgoni / Shill koroy Door frame, Strong and durable wooden teak veneer door shutter, French polish, Superior quality cylindrical lock for all bed rooms

FLOOR FINISH (ALL HOMOGENOUS)

- Homogeneous tiles of local origin 16"x16" RAK / China Bangla or Approved quality, 4" Glazed tiles skirting RAK or Approved quality

WINDOWS

- Windows of Aluminium 4" section (BD Thai/Kai/Chung Brand)
- 5mm clear glass, Mosquito net (Aluminum), Security grill (Flat bar)

MASTER BATHROOM FEATURES

- Essentially correct and uniform slope on floor towards water outlet.
- Upvc plastic doors made BD.
- Local origin Glazed wall tiles (8"x12") and floor tiles (12"x12") RAK/ China Bangla or Approved quality.
- Fittings and fixture of high quality local made (Sharif / Sattar / Leo/Muntaha or equivalents).
- Extended Mirrors in front of wash basin.
- Concealed hot & cold water lines in Master Bath room.
- Suitable local white tiles on floor and wall up to 7 feet in maid's toilet with commode, shower of local made (RAK).

COMMON BATHROOM FEATURES

- Essentially correct and uniform slope on floor towards water outlet.
- Upvc plastic doors made BD.
- Local origin Glazed wall tiles (8"x12") and floor tiles (12"x12") RAK/ China Bangla or Approved quality.
- Fittings and fixture of high quality local made (Sharif / Sattar / Leo/Muntaha or equivalents), Extended Mirrors in front of wash basin.
- Suitable local white tiles on floor and wall up to 7 feet in maid's toilet with Long pan, shower of local made (RAK).

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FEATURES & AMENITIES

KITCHEN FEATURES

- Floor tiles ((12"x12") of local origin (RAK/ China Bangla or Approved quality)
- Platform with work top along with the sink line covered by local origin tiles
- Provision for double burner gas outlet over the platform, One stainless steel sink (single bowl)
- Local wall tiles up to 7 feet height from floor (RAK/ China Bangla or Approved quality)
- Provision for exhaust fan, Provision for emergency light in 1 Point.

PAINTING:

- Smooth finish high quality plastic paint on interior walls & ceilings
- Enamel paint on Bathroom & Kitchen ceiling, Enamel Paint on Grills & Gate
- Soft colour high quality weather proof painting on outside walls

MISCELLANEOUS FEATURES

- All electrical wirings, phone lines, gas (as per government rules) & water lines etc. will be concealed.
- Concealed TV Antenna line provision at two location of each apartment.
- All apartments will have electrical meters.
- One telephone connection points in living room/ drawing room.
- Intercom with connection to concierge desk.
- All electrical switches, plug-points of foreign origin. (MK or MEM Foreign made)
- Provision for air conditioners in one bedroom.

GENERAL AMENITIES

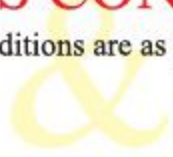
- Reception area in the ground floor along with individual mailboxes, registers docks etc.
- Elaborate intercom system to connect each apartment with the guard room.
- Covered car parking space in ground floor with easy driveways.
- Superior quality 8 (eight) person lift with adequate speed to serve the residents at floor along attractive proper lighting, emergency alarm & escape provision from reputed international manufacturers (Korea).
- Underground water reservoir of adequate storage capacity with one main lifting pump.
- One standby generator for use of the lift, water pump, stair & common space and security lights, One light in living room & one light in master Bed in each flat.

STRUCTURAL AND ENGINEERING FEATURES

- All external & internal walls will be five inches.
- Using latest testing equipment's and laboratory techniques, sub-soil investigation and soil composition are comprehensively analyzed.
- All the apartments related to structural design based on American Standard of Testing Materials and American Concrete Codes.
- Comprehensive section – by section testing and checking of all steel reinforcement by professional designer and supervising engineer.
- All structural members such as columns, beams, slabs and stairs with high strength reinforced cement concrete
- All construction materials used including cement, bricks, steel, Sylhet sand, local sand and other aggregates etc. of the quality and screened properly as per specification
- To ensure highest quality of workmanship in construction direct supervision is made at site by a group of qualified Civil Engineers and Architects.

TERMS CONDITIONS:

Terms & Conditions are as per company rules and real estate acts 2010



সংসদ-১৯৭৯ (বিধি ১০ নম্বর)
১৯৭৯-৮০ (বিধি ১০ নম্বর)

রাজধানী উন্নয়ন কর্তৃপক্ষ
উন্নয়ন নিয়ন্ত্রণ শাখা

সংসদ-১৯৭৯ (বিধি ১০ নম্বর) ১৯৭৯-৮০ (বিধি ১০ নম্বর) ১৯৭৯-৮০ (বিধি ১০ নম্বর)

নির্মাণ অনুমতি পত্র
Occupancy Type: A-2

সংসদ-১৯৭৯ (বিধি ১০ নম্বর) ১৯৭৯-৮০ (বিধি ১০ নম্বর) ১৯৭৯-৮০ (বিধি ১০ নম্বর)

নির্মাণ অনুমতি নম্বর: ৩৭৯/১/১-১৬৫/১১

১. এই নির্মাণ অনুমতি পত্রটি শুধুমাত্র নির্মাণের জন্যই প্রযোজ্য এবং নির্মাণের পরে এটি বাতিল হয়ে যাবে।
২. এই নির্মাণ অনুমতি পত্রটি শুধুমাত্র নির্মাণের জন্যই প্রযোজ্য এবং নির্মাণের পরে এটি বাতিল হয়ে যাবে।
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(স্বাক্ষরিত করুন)
নির্মাণ অনুমতি পত্র

১৯৭৯-৮০ (বিধি ১০ নম্বর) ১৯৭৯-৮০ (বিধি ১০ নম্বর) ১৯৭৯-৮০ (বিধি ১০ নম্বর)

Membership Certificate

REHAB

This is to certify that
O. K. Properties Limited
is a member of the
REAL ESTATE & HOUSING ASSOCIATION OF BANGLADESH
Membership No. **814/2010** Valid upto **December 31, 2012**

(স্বাক্ষরিত করুন)
(Masrul Haamid, MP)
President

(স্বাক্ষরিত করুন)
(Mirad Iqbal Chowdhury)
General Secretary

**RAJUK APPROVAL
DOCUMENT &
REHAB CERTIFICATE**



mostaq palace



O.K. Properties Limited

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