

সমতা অধিকতা দক্ষতা

আপনার বিনিয়োগ হোক
সকলের কাছে প্রশংসিত



Mahmud Homes Ltd.

Your Trusted Associate

MAHMUD SR
HOME

হোমসের হবে জয়

এই বাংলার বুকেতে
নিষ্কণ্টক জমিতে
শান্তির আবাস গড়তে চাই
প্রতিশ্রুতি আমাদের ধর্ম
সেবাই আমাদের আদর্শ
সন্তুষ্টি আমাদের লক্ষ্য
হৃদয়ের গভীর থেকে বিশ্বাস করি
হোমসের হবে জয় নিশ্চয় ॥

আবাসন শিল্পে শৈল্পিক সৃষ্টিতে
নিপুণতায় আমরা যে এগিয়ে যাব
হাতে হাত মিলিয়ে ভয় ভীতি ভুলে
আগামীর সূর্য ছিনিয়ে আনব
হৃদয়ের গভীর থেকে বিশ্বাস করি
হোমসের হবে জয় নিশ্চয় ॥

দক্ষ কারিগরের নিবিড় যত্নে
ভালবাসা আর আস্থা নিয়ে
কাঁধে কাঁধ মিলিয়ে পিছু টান ফেলে
স্বপ্নীল আবাস চাই যে গড়তে
হৃদয়ের গভীর থেকে বিশ্বাস করি
হোমসের হবে জয় নিশ্চয় ॥

কঠ শিল্পী : কনকচাঁপা
কথা : মোহাম্মদ শরীফ মাহমুদ
সুর সংযোজনা ও
সংগীত পরিচালনা: মইনুল ইসলাম খাঁন



Mahmud Homes Ltd.

Your Trusted Associate

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Our vision



We have started our humble journey in real estate business with a lot of well groomed experts gathered from some reputed and renowned real estate companies of the country. We have already taken fifteen (15) projects in the Dhaka city area in previous years.

Our motto is “not only business but to arrange convenient dwelling shelter for all walks of life at affordable and competitive price.”

Moreover we are empathetic to the misery and sorrows, joy and happiness of our valued customers and landowners.

We believe that we will thrive in size and celebrate diversity through the patronage of our valued clients and respectable landowners. As a whole we utter with confidence that your secured tomorrow is offered by us today.

Come, join us and make your dream true.

About us

“**Mahmud Homes Ltd**” is a well-established developer company in the real estate sector of Bangladesh, specialized in processing of various types of apartments. It is running with a competent team of leading experts. It has emerged as a pioneer trendsetter in the real estate sector of the country at present.

“**Mahmud Homes Ltd**” is very much delighted to attract your kind attention to the commencement of it’s projects located at various prime locations at Dhaka city area where quality is ensured in every step of constructions. Business is not our only goal, rather we are committed to arrange low-cost, comfortable and luxurious dwelling shelter to all walks of customers at a competitive price. It is because we understand the miseries & sorrows, joy & happiness of our valued customers. To satisfy both-our distinguished customers & land-owner we are committed to hand over the flats in due time also. Hence, you are most welcome to visit and talk to us, We are always at your service with good will. As a whole your secured tomorrow offered by us today. So we are looking forward to have you with us.



MESSAGE OF MANAGING DIRECTOR

We all know that overpopulation of Dhaka city posits the growing demand of housing but the land available to be used for this purpose is limited. Our business concern “**Mahmud Homes Ltd.**” is trying to provide a pleasant solution to address the issue. Our motto is to give a stunning and clean city with modern residential facilities to our next generation. Inspired by this ideology, we have established “**Mahmud Homes Ltd.**” I am personally grateful to all of you for assisting us to develop and implement real estate projects in accordance with the highest technical standards and plans to realize its objectives and meet the expectations of our customers. Hope you will continue your support in future, and we will try our best to give you a better living place in future by creating innovative and distinguished living place for you all. (Insha-Allah)

Sincerely Yours

Mohammad Sharif Mahmud

MBA (HRM)

Founder & Managing Director, Mahmud Homes Ltd.

Managing Director, T. A. Landmarks Ltd.

Director (Marketing), T. A. Builders Ltd.



Few of our COMPLETED PROJECTS



T. A. Abdul hai Garden
(6 Storied Residential Building)
Nurer Chala, Gulshan, Badda, Dhaka



T. A. Hena Nelay
(6 Storied Residential Building)
New Circulr Road, Maghbazar, Dhaka



T. A. Jahanara Villa
6 Storied Residential Building
Shahjadpur, Progoti Sarani, Gulshan, Dhaka



T. A. Maa Garden
(6 Storied Residential Building)
Road # 21, Block # A, Khilgaon, Dhaka



T. A. Shiraj Villa
(6 Storied Residential Building)
Road # 22, Block # A, Khilgaon, Dhaka



T. A. Jaan Villa
(6 Storied Residential Building)
Block # C, Tajmohal Road, Mohammadpur, Dhaka.



T. A. Tunir Bari
(9 Storied Residential Building)
North Goran, Khilgoan, Dhaka



T. A. Rahman Garden
(6 Storied Residential Building)
Modhubag, Dhaka



T. A. Syed Villa
(6 Storied Residential Building)
North Goran, Dhaka

ONGOING & UP-COMING PROJECTS



T. A. Majed Garden
(7 Storied Residential Building)
Green Way, Noyatola, Moghbazar, Dhaka



T. A. Mutalab Villa
(6 Storied Residential Building)
North Ullan, Rampura, Dhaka



T. A. Modina Bhaban
(7 Storied Residential Building)
West Rampura (Wapda Road), Dhaka-1219



T. A. Mofiz Uddin Garden
(7 Storied Residential Building)
Rampura Bazar, Rampura, Dhaka.



Mahmud SR Homes
(10th Storied Residential Building)
South Banasree, Dhaka.



KHILKHAT, DHAKA



KHILGOAN, DHAKA



AFTAB NAGAR, DHAKA



MODHUBAG, DHAKA

Mahmud SR HOMES

Block # C, Plot # 6 & 25, South Banasree
Main Road, Banasree, Dhaka-1219

Project Brief

Land Area : 7 katha

Building Hights : 10 Storied

Total Building : 01 Nos

Apartment Size : UNIT A-1250 sft
UNIT B-800 sft
UNIT C-1350 sft

Car Parking : 16 Nos

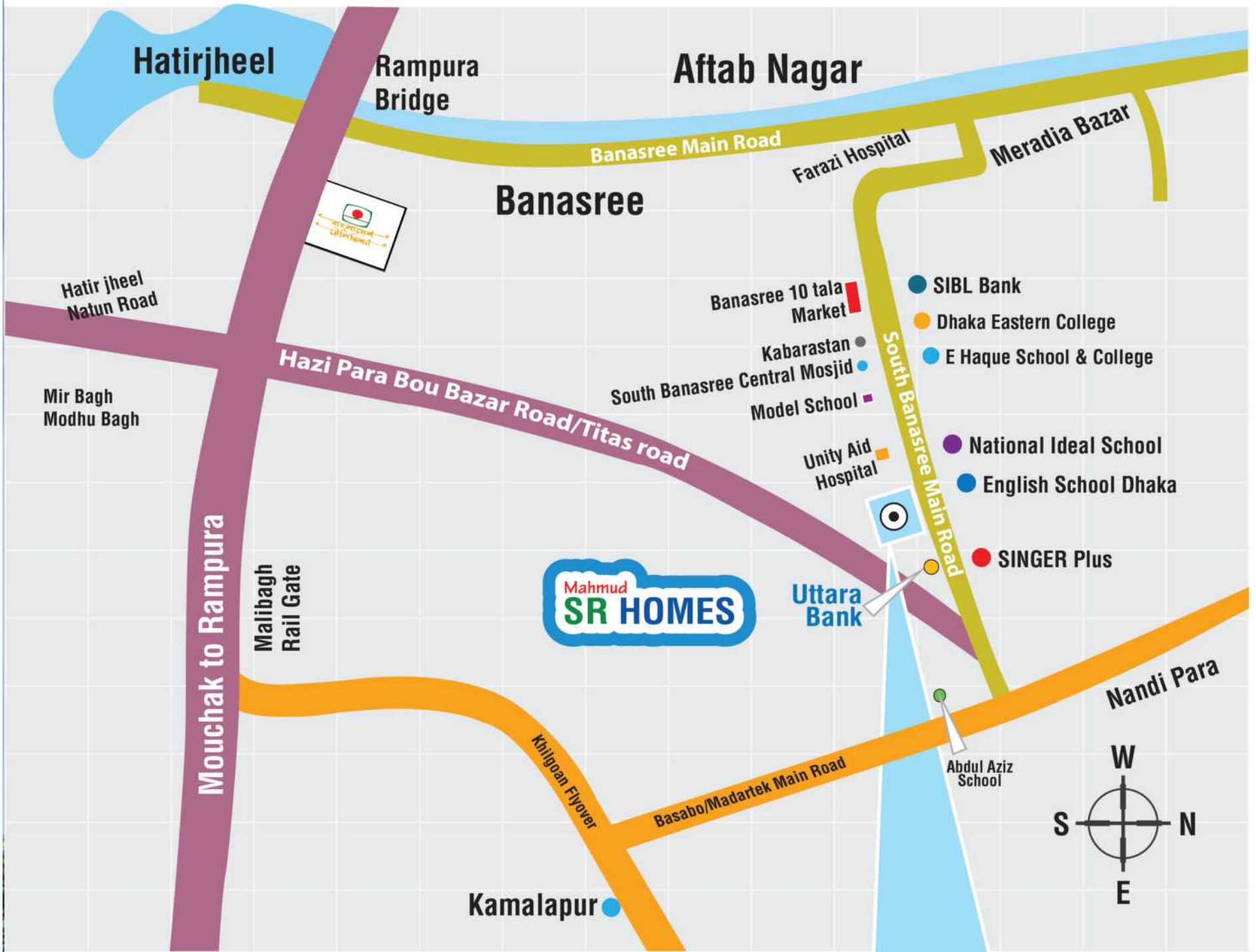
Total Apartment : 27

Handover Time : December, 2022
(Insha-Allah)



Block # C, Plot # 6 & 25, South Banasree
Main Road, Banasree, Dhaka-1219

Location MAP



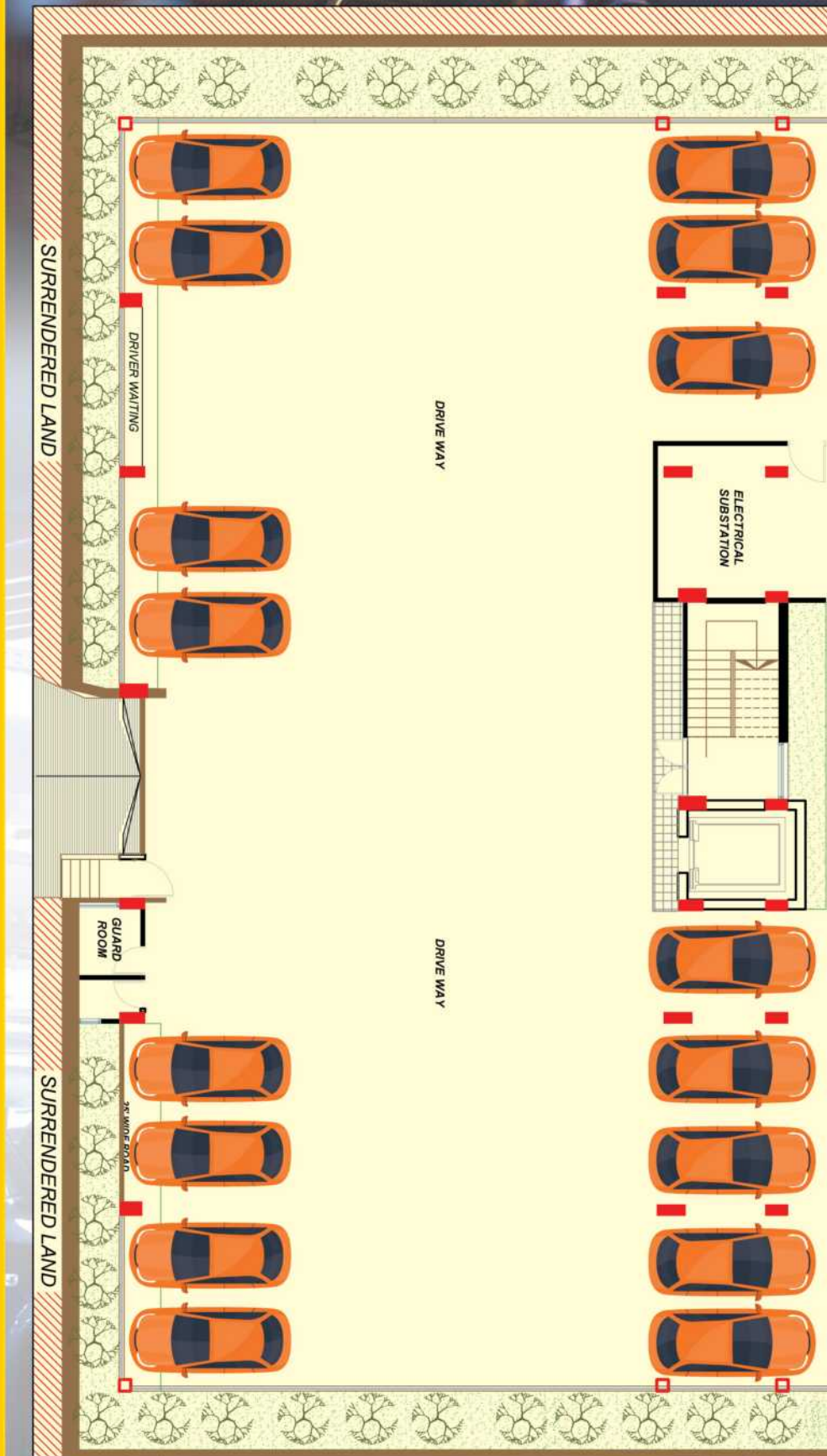
CAR PARKING

20' WIDE ROAD

20' WIDE ROAD

40' WIDE ROAD

▶ GROUND FLOOR PLAN

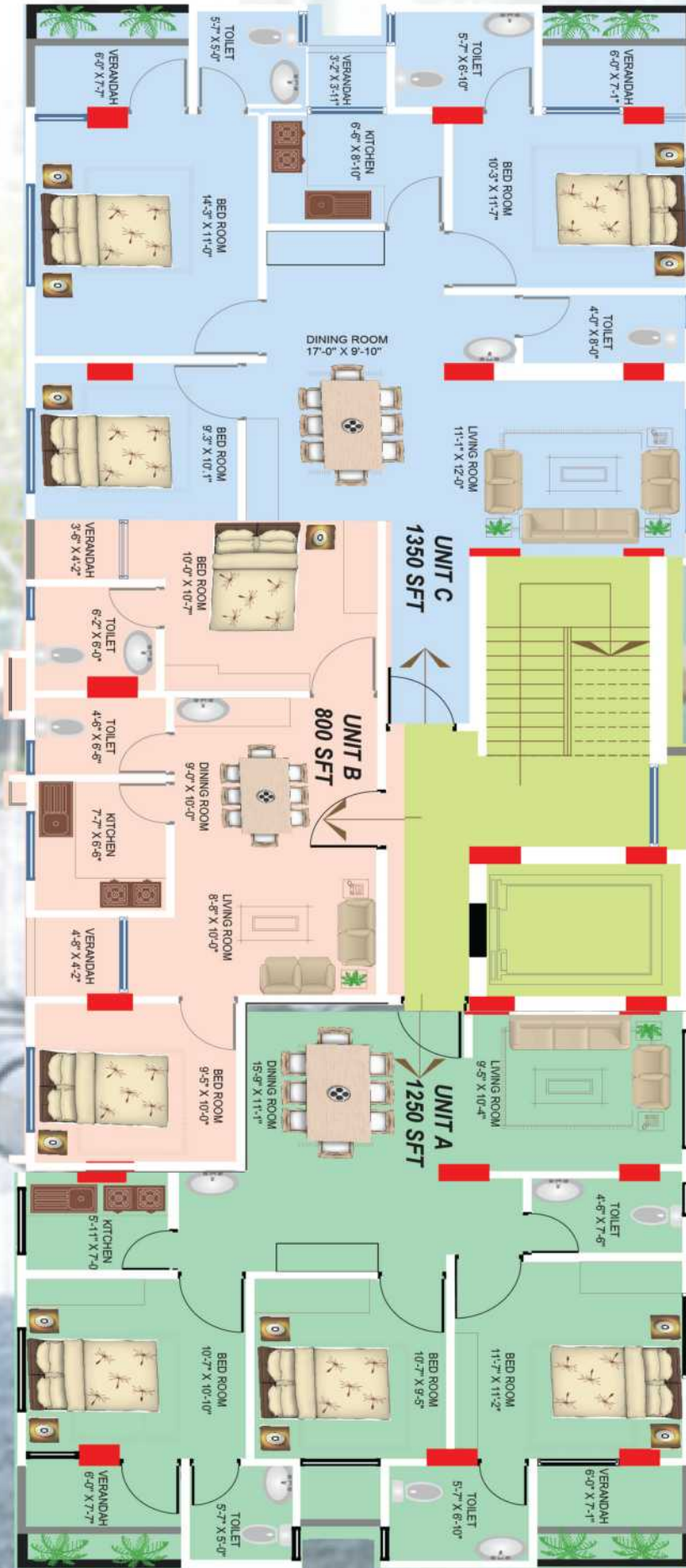


TYPICAL FLOOR PLAN

20' WIDE ROAD



20' WIDE ROAD



40' WIDE ROAD

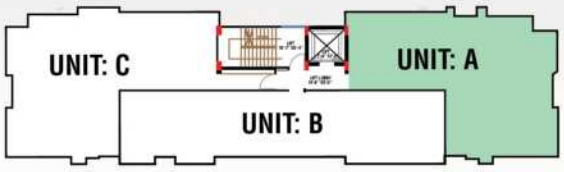


TYPE **A** 1250 sft FLOOR PLAN

South East Side



UNIT 'A' PLAN



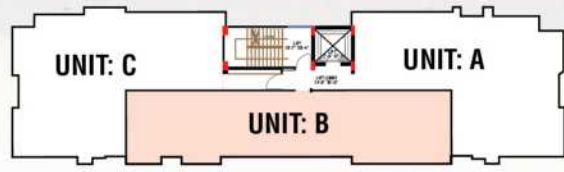
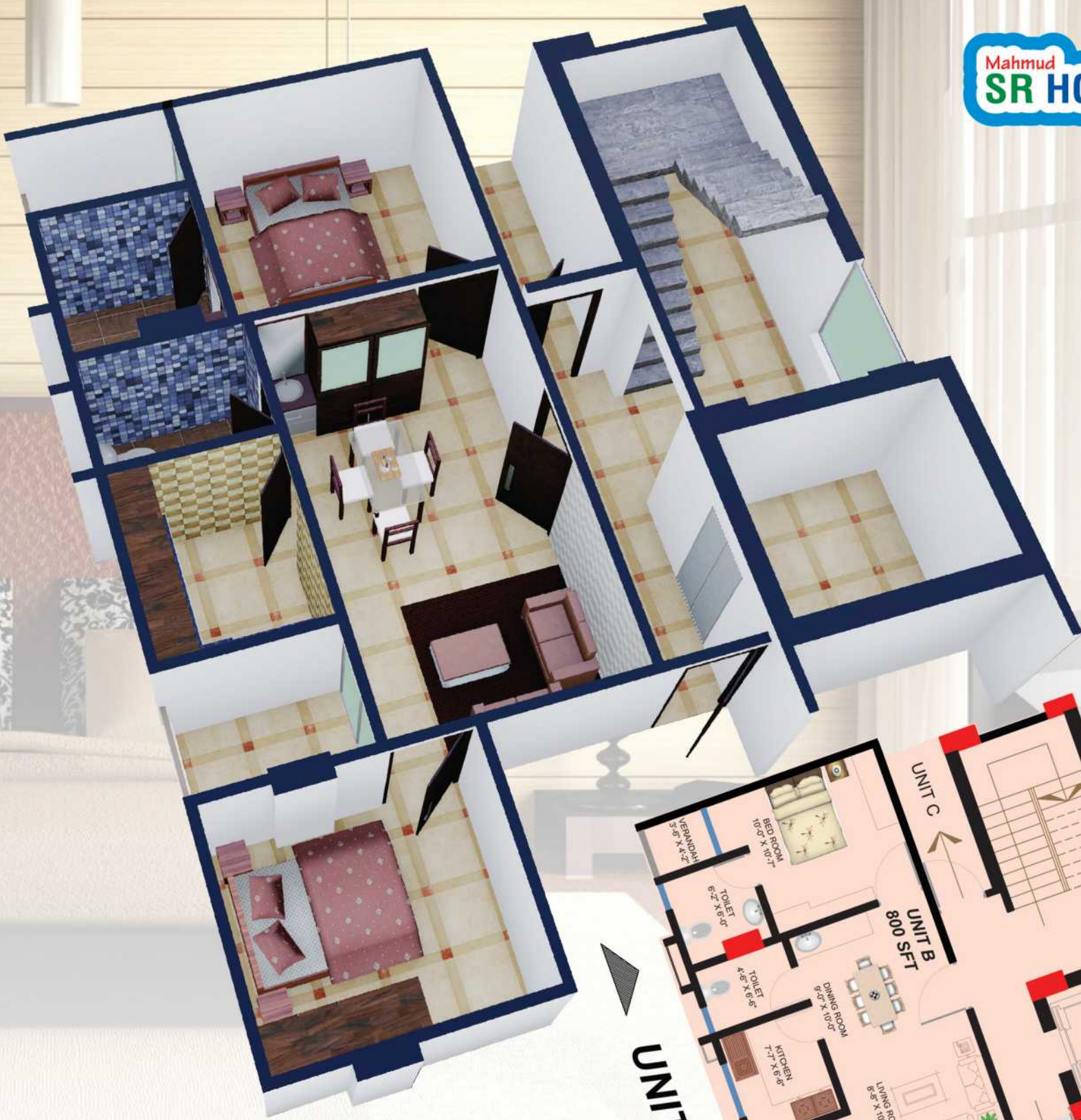
FLOOR PLAN

TYPE

B

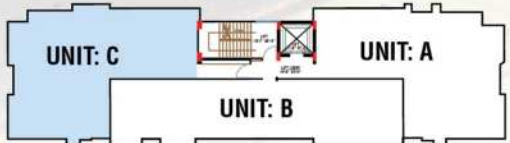
800 sft

100% South Side



TYPE **C** 1350 sft **FLOOR PLAN**

South West Side





FEATURES & AMENITIES OF THE BUILDING

Engineering Features:

- The building will be designed on the basis of American concrete Institute (ACI) code by specialized structural engineers and architects. The project is designed to withstand wind velocity of 200 kilometer per hour and earth quakes up to 7.5 Richter scale.
- Architectural planning and Structural design to be prepared by reputed and professional consultant.
- Structural design parameters based on American Concrete Institute (ACI) and American Standards of Testing materials (ASTM) codes.
- R.C.C. (reinforced cement concrete) frame structure sound and safe raft foundation.
- Best quality Brick chips, Sylhet sand, 40/60 grade deformed M.S rod and cement which are to be tested from BUET before use at site.
- Systematic structural combinations of steel reinforced concrete frame and shear wall core.
- Floor slabs are of reinforced cement concrete.
- Sub-Soil investigation and soil composition will be furnished comprehensively by latest testing equipment and laboratory techniques.
- Comprehensive section by section checking and testing of all steel reinforcement by professional Design and Supervising engineers.

Major Structural Materials:

- **Steel:** Deformed bar 60 grade steel. Manufactured by (Kabir/Rahim/BSRM/Akij Steel Re-Rolling Mills Ltd.)
- **Cement:** Super Crete Cement/ Bashundara/ Akji /Mir/ Fresh.
- **Bricks:** 1st Class Brick
- **Brick Chips:** Chips from 1st Class Brick and Picket of proper size, grade & strength.
- **Stone Chips:** Stone Chips from Sylhet Boulders having proper size, grade & strength.
- **Sand:** F.M. = 2.5 for Concreting & F.M. = 1.5 for Plastering.

Supervision:

- Direct supervision at every stage of construction will be conducted by experienced Engineers to ensure highest quality workmanship.
- Full supervision and quality assured by the expert who has practical experience in supervision and quality assurance manager of the "**Mahmud Homes Limited**".
- Civil Engineers will be engaged for full time supervision.

Building Entrance:

- Secured decorative MS & SS combination gate with lamp as per the elevation & perspective of the building.
- Attractive brass plate / chrome plate Apartment Logos on Tiles base.
- Prestigious Main Gate and designed boundary wall.
- Comfortable internal driveway made of concrete with related design pavement block/tiles.
- Separate Mailbox.
- Driver's sitting arrangement.
- Guard post & Guard room for accommodation.
- All sanitary pipes will be covered by pvc board in ground floor.

Reception Lobby:

- Reception Desk with intercom set.
- Tiles floor in reception area.
- Security guardroom and Drivers waiting area with common toilet.
- Decent look light fittings.
- Intercom system for the apartment.
- Sitting arrangement for the visitors.

Lift Lobbies & Staircases:

- Spacious lift lobby in each floor.
- Homogenous floor tiles in all lift lobbies and stair case with proper lighting system.
- Stair-case in tiles with easy Hand stair railing.

Lift:

- 01 (one) International Standard Lift. (Fuji/ Euro)
- Adequate Lighting.
- 08 (Eight) persons Capacity.
- Fast & reliable service to residents on all floors.
- Decent look cabin.

Roof Top:

- Community room (Tiled floor) with toilet.
- Protective parapet wall.
- Playable open space for the children.
- Cloth drying area.

Doors:

- Decorative Imported Door/Mehogany wood main entrance door with brass plated apartment number, chain, check viewer, calling bell switch, apartment no. and safety lock.
- Bathroom doors of durable PVC with matching color.



- Veneered door Shutter with doorframe for internal rooms. All internal doors with good quality round /cylindrical lock with French polish for internal doors & kitchen.(According to 1st party chosen)

Windows:

- Silver colored aluminum (3mm thick) fitted glass (PHP/Nasir/Others) Standard safety grills in all windows with matching enamel paint.
- Gate: Main Gate will mode by MS & SS combination Entry gate (front side) & Reception platform will be decorated by 1' X 1' block tiles.

Walls and Partitions:

- Internal & outer wall of 5" thick.
- Wall surfaces of smooth finished plaster.

Room Finishes:

- Homogenous Tiles in all floor (24x24).(Fuwang, RAK,CBC - Price Floor-60/= & Wall-35/=)
- Plastic paint in all internal walls and ceiling of soft colors.

Verandah Railing:

- Well designed with 0.5" G I pipe up to 2'-6" hightbest architectural view.

Outside Paint:

- Exterior wall of Durocem / weather proof paint (Berger/Asian /Dulax).

Bathroom Features:

- Commode and basin in master & child bathroom, other toilet with long pen and lowdown.
- Wall tiles in all bathrooms up to ceiling height (Fuwang/ RAK/ CBC).
- Non slip floor tiles in all bathrooms (Fuwang /RAK/CBC).
- Basin mirrors of good quality with overhead lamp point.
- Good quality CP fittings i.e. towel rail, soap cases and tissue paper holder (Sharif /Nazma/ Lucky/ Modina/ Sattar).
- Exhaust fan point.
- Concealed hot and cold water supply line in master bathroom.
- Storage space over toilets with cat door/shutter.

Electrical Features:

- Best quality wires. (Paradise/ BRB/Rfl).
- Good quality switches and sockets (MK-China).
- Separate Electric distribution box for each apartment.
- All power outlets with earth connection.
- Concealed intercom lines each apartment.

- Provision for Air conditioner in 1 (One) Bedroom.
- Telephone socket and Concealed satellite TV cable in living room.
- Power points for TV, Refrigerator, Washing Machine, Oven etc.

Kitchen Features:

- Double burner gas point over tiles topped platforms.
- One high polish stainless counter top steel sink with sink cock.
- Homogeneous floor tiles (Fuwang / RAK / CBC).
- Provision for exhaust fan.

Generator:

- One residential canopy (soundproof) diesel generator for operating in case of power failure to cover 2 (Two) point in each apartment and with imported automatic start system & appliance.
- Emergency power in lift, Staircase, Pumps, Lobby, Intercom service, Common spaces like Car parking spaces, Reception area, Security room and Main gate.

Utility Connections:

- Water line connection from WASA with a common WASA meter for the total complex.
- Individual double burner Gas Connection from TITAS Gas.
- 220/440 V power connection and all apartments will have independent electric meter up to 4 KW (Approx) load sanction.
- Connection costs for Land Owners Apartments will be borne by the Developer.
- Individual DESA meter for each apartment.

Other Inclusions:

- Engineering treatment in roof top to protect from overheating.
- Parapet wall of adequate height in rooftop.
- Under ground water reservoir for 3 days and roof top water reservoir for 1 days water storage.
- Good quality water pumps (Pedrolo / Gaji /Rfl).
- Standby water pumps for emergency (Pedrolo / Gaji /Rfl).
- Fire extinguisher in each floor landing.

Association Fees:

Like the other Apartment Owner Association Fees for common service and common utilities cost for operation of the complex will be borne by the land owners after hand over of all the apartment and formation of Owners Association. Any other monthly service charges will also be borne by all Owners of the apartments proportionately.



TERMS & CONDITIONS

Application:

Application for allotment of apartments should be made on the prescribed form, duly signed by the applicant along with 30% of total value as booking money.

Payment:

All kind of payment i.e. Token Money, Booking Money, monthly installment, bank loan & closing payment etc. shall be paid through Account payee cheque / TT / DD or pay-order in favour of the "**Mahmud Homes Limited**". In case of payment for any emergency situation, Customer shall pay the amount (in cash) personally to the concerned authorized person at the office of the Developer.

Agreement:

Payment made 30% of total value to the company & the allottee will be required to execute an agreement to safeguard the interest of the allottee as well as the company.

Company's Right:

"**Mahmud Homes Limited**" reserves the right to make any alteration, addition, revising & omission of the total or any part of the architectural & structural design or working drawing & limited change can be made in specification for overall interest of the project with any prior notice to the buyer or any legal authority.

Owner's Association:

The buyer must undertake to become a member of the owner's association, which will be formed by the owners of apartment with the view of maintaining the general affairs of the complex for common interest. Association fees are not include with the apartment space cost. The buyer will also make this payment.

Documentation Cost:

The valued customer shall bear all expenses in connection with the execution of the letter of conveyance for transfer of the apartment in his/her/their favour, such as, Non Judicial Stamp,

Gain tax, Registration fees, VAT, etc. or any other charges, fees, duties that may be incurred in connection therewith and all incidental cost thereto and consequential thereupon.

Money Refund:

If the valued customer surrenders the allotment and or wants to cancel this allotment letter, refund of the amount if any, to be made by the company to the valued customer after deducting of a stipulated service charge at the rate of 10% (Ten percent) only on the deposited amount within 3 (Three) months.

Extra Areas:

The area of the apartment may vary, on final measurement at the time of handing over the physical possession to the customer, in case of such variation in measurement, the customer shall pay for increased area of apartment at original contracted rate and in case of decreases or increases, proportionate refund will be made at original contracted rate or cost to the customer from the amount deposited against the apartment.

Ownership Transfer:

Before obtaining the REGISTERED SALE DEED from the Company, incase of changing Apartment ownership, Apartment location, the customer shall have to pay Tk. 100.00 (One Hundred Taka) only per sft. to the Company (but incase of spouse, parents or children, the Customer shall have to pay Tk. 20.00 (Twenty Taka) only per sft.). Only in case of death of the Customer, the nominee(s) will automatically get the allotted plot in his/her/their name or according to the party transfer policy and the nominee(s) will bear all the cost related to it.

Others Condition:

The allotted Apartment is solely for the purpose of construction of Commercial Cum residential building only. The customer is forbidden to utilize his/her/their Apartment / building for any commercial purpose.