

MHMM

*Royal
Rose*






Welcome to a realm where innovation converges with quality, design seamlessly integrates with meticulous planning, and each project narrates a tale of excellence. MHM Properties Ltd., headquartered in the dynamic city of Dhaka, stands as a distinguished real estate development company that has consistently redefined the urban landscape since its establishment in 2011.

At MHM Properties, our trajectory has been defined by an unwavering commitment to perfection. Throughout the years, we have steadfastly pursued the delivery of visionary projects that exceed expectations. We take pride in meticulously crafting spaces that not only showcase our expertise but also resonate with the distinct aspirations of our esteemed clients and customers.

What distinguishes us is our unwavering dedication to pushing boundaries in construction, design, and planning. Beyond being builders, we are creators who approach each development as a masterpiece. Our projects bear the signature of superior construction techniques and distinctive design elements, setting unprecedented benchmarks in the realm of real estate.

The background features a large, solid maroon circle in the upper left corner. To its left, a series of vertical stripes in maroon and gold extend from the top to the bottom of the page. The rest of the background is a light cream color with a subtle, abstract pattern of maroon and gold shapes.

Guided by a deeply analytical approach, sustainability lies at the core of our ethos. From project acquisition to development and asset management, every decision is guided by environmental consciousness and a commitment to responsible practices. Our team of accomplished management executives, bound by a shared entrepreneurial spirit, embodies this ethos in every aspect of our operations.

Recognizing that our success hinges on understanding our clients' needs and desires, our team of passionate professionals is finely attuned to the market pulse. This enables us to deliver bespoke solutions that align with the dynamic demands of the contemporary landscape. Our track record of unwavering commitment to our promises serves as a testament to our dedication to those we have the privilege to serve.

As you peruse this brochure, you are invited to immerse yourself in a world where imagination seamlessly intertwines with reality, architecture harmonizes with nature, and MHM Properties Ltd. stands as your trusted partner in transforming dreams into tangible addresses. Join us as we persist in constructing not just structures, but enduring legacies.

Welcome to the future of real estate – Welcome to MHM Properties Ltd.

AT A GLANCE

PROJECT NAME

MHM ROYAL ROSE

DEVELOPER

MHM PROPERTIES LIMITED

STRUCTURAL ENGINEER

ENGR. GOUTAM KUMAR SHARMA

ARCHITECT

MHM PROPERTIES LTD.



LOCATION

Plot: 4009,
Road: 8,
Block: M,
Bashundhara R/A

FACILITIES

3 Beds, Living, Dining,
3 Bathrooms,
3 Verandas, Kitchen

RECREATIONAL SPACE

Community Hall at
Rooftop with Garden,
Decorative Reception as
per Architectural
Designed, Lucrative Front
view with Garden.

TOTAL LAND

4 Katha

PARKING

7 no. (Approx.)

LEVELS

8 (Eight) Storied

SIZE OF APARTMENT

Type A- 1800sftv

LIFT

Capacity: 8 Person

**CCTV SURVEILLANCE,
FIRE EXTINGUISHERS.**





Herfy, Pizzaburg,
Burger King, Cheez,
Pizza Hut,
Dhali Food Court,
Chef's Table Courtside,
Tabaq.



Playpen School,
Sunnydale School,
International School Dhaka,
Ebenezer International School,
North South University,
Independent University of Bangladesh,
American International University
Bangladesh



Evercare Hospital,
Tayef Medical Center,
Baridhara General Hospital,
International Health Center



K Block Mosque,
Baitus Sobhan Jame Mosque,
Mufti Abdur Rahman
Jame Mosque



DBBL, MTB, UCB,
IFIC Bank, BRAC Bank,
EBL, Bank Aisa, Dhaka Bank



Dhali Fitness Center,
MM6 Fight Club,
Future Fitness Gym,
Jams Badminton Playground,
Fit and Fitness, The Stadium

Purbachal Expy

Reverie School

Bungalow Bari

Pink City Model Town

Road No. 8

M H M

Royal
Rose

S Din Dental Care

Road 24

Block L

Block M

TYPE A

1800SFT





3 BEDS
LIVING
DINING
3 BATHROOMS
3 VERANDAS
KITCHEN

FLOORS

24''x24'' mirror polished tiles
(RAK/STAR or Equivalent) in the
bedrooms, living room, dining, and all
verandas floors and skirting.

12''x12'' Homogeneous tiles
(RAK/STAR or Equivalent) in stairs.

12''x12'' Homogeneous tiles
(RAK/STAR or Equivalent)
in all stair lobby, lift lobby's floor.



DOORS & WINDOWS

Solid Segun decorated main entrance door with apartment numberplate, check viewer, stylish handle lock, magnet stopper with other necessary fittings.

All internal door frames are made of Mahogany as per seasonal availability.

Internal doors are 7' height solid and durable Partex/AKIJ/Super or Equivalent Veneered Flush door with French polish.

4" Aluminum sliding windows & mosquito net with 5mm Black/white glass, complete with mohair lining & rainwater barrier.

Good quality PVC doors & Frame in toilets.

All doors are fitted with a good quality round door lock and rubber stopper.

Good quality locks in aluminum windows and doors.

Full Height Safety grills on windows and half height safety railings in verandas.



WALLS

Walls below ground are waterproof RCC.

Exterior walls are 5'' brickwork (as per architect drawing) with cement and sand plaster.

All interior walls are also 5'' brickwork with fine & smooth plaster.



BATHROOMS

Glazed 12'' x20'' ceramic wall tiles (RAK/STAR or Equivalent) in all bathrooms up to ceiling height.

All bathroom floor tiles are 12'' x12'' matching (RAK/STAR or Equivalent) Homogeneous tiles.

Pedestal basin and commode in two bathrooms, long pan in other bathrooms.

Concealed Hot & Cold waterlines in one bathroom.

RAK/Rosa/Stella or Equivalent Branded Basin, Commode, Long pan & High quality sanitary fittings in all bathrooms.

High-quality soap case, towel rail, toilet paper holder, and glass shelf in all bathrooms.

Mirrors in all bathrooms with overhead lamps.



KITCHEN

Kitchen counter with a tiled countertop at 2.75 feet height from floor level.

The kitchen counter wall will be covered by 12''x20'' ceramic tiles (RAK/STAR or Equivalent) up to seven feet in height.

12''x12'' Homogeneous floor tiles (RAK/STAR or Equivalent) in kitchen floor & veranda

Stainless steel sink (Single bowl- single tray).

Provision for double burner gas outlet; (Connection depends on Govt. approval).

Tiled dish wash area under the sink in the kitchen and veranda.



PAINTING

Asian weather coat paint on exterior walls.

Smoothly finished and soft off-white/white colored plastic paint (Asian Paint) on all interior walls & ceiling.

Hand polish paint on all wooden doors & wooden frames.

High-quality enamel paint (Asian Paint) on grills and other metallic surfaces.

Safety grills are painted with matching color enamel paint in all windows and verandas.





ELECTRICAL:

Good quality electrical piano-type switches;
Original MK steel box for electrical switches, plug points,
and other fittings.

Individual electric meter & connection for each
apartment.

Individual electrical distribution box/SDB with main circuit
breaker and other required circuit breakers for each line.

All electrical wirings in apartments/building are
concealed.

BRB/BBS/RR Kabel or equivalent cable is used for all
electrical wirings.

An adequate number of power points and fan hooks for
ceiling fans in each room.

Three lights and one fan provision for each bedroom.

Adequate number of lights and fan provisions for living and dining room.

Provision for Air Conditioner connection in the two bedrooms.

Water geyser point in two bathrooms.

One Freezer & One washing machine provision for each Apartment, one computer power point in childbed.

One light point and one exhaust fan provision in the kitchen.

One light point in each toilet, one light point in verandas.

Two-pin power point provision with every switchboard.

Provision for TV, Satellite Dish, and Telephone lines in the living room.

Generator power supply for adequate number of lights & fans for each apartment.



AMENITIES OF THE APARTMENT

GROUND FLOOR

Secured and elegant gateway with decorative lamps, name, and address of the complex.

Well-decorated reception desk.

Homogeneous tiles (RAK/STAR or Equivalent) with decoration in the reception.

Decorative lighting in the reception area.

Very Lucrative spacious entrances as Architectural Designed and wide driveways with pavement tiles.

Drivers' sitting area, Caretaker/Guard Room & Toilet.

Parking spaces will be reserved & marked with numbers according to the allotment.

Spacious passenger drops off area.

AMENITIES OF THE APARTMENT

SECURITY

CCTV surveillance in the entrance and ground floor are.

PABX system will be installed, which connects each apartment from the reception desk or guard post.

Guard post with intercom connection for 24-hour security.

Secured boundary wall to protect unwanted entry & exit.

Guard Room to monitor CCTV and entry/exit to the building.

Fire extinguisher for each floor of the whole building.

AMENITIES OF THE APARTMENT

ROOFTOP

- Rooftop protected with 4'' parapet wall around the periphery;
- Spacious community hall for multipurpose use;
- Lime terracing of adequate thickness for protection against heat;
- Green plantation surrounding a rock fountain and seating area with underflow lighting to enlighten the view of the rooftop;

LIFT

- One Brand-new High quality lift (Made in China) of 08 person's capacity shall be installed in the building (as per architectural design);

AMENITIES OF THE APARTMENT

WATER

Underground water reservoir with lifting pump to store two days' consumption capacity, an overhead water tank above the rooftop.

Best quality water pumps with standby facilities (Gazi/ Marquis or equivalent brand).

GENERATOR

One standby AutoStart emergency generator of Perkins/Fujian Power or equivalent (made in China). Soundproof/ canopy water-cooled diesel engine system of (as per load calculation) KVA capacity will be installed on the ground floor.

The generator will have adequate power to operate a lift, water pump, lighting in common areas, stair and an adequate number of light points and fan points in each apartment in case of power failure.

SUBSTATION & TRANSFORMER

All necessary equipment/accessories of the substation set will be installed on the ground floor in the substation room.

IEC, BSTI & BUET certified soundless transformers will be installed of (as per load calculation) KVA.

LT Panel	:	ABB(Italy)
PFI Panel	:	EPCOS (Germany)
Cable	:	BRB/BBS/RR Kabel

Note: Items specified in this annexure will be supplied as per market availability. In case of non-availability or shortage of supply of any specific item(s), equivalent items (in terms of price and quality) will be used per MHM Properties' selection. All optional or additional fittings and fixtures (according to customers' choice) may be done at an additional cost after approval from MHM Properties Ltd.

STRUCTURAL & GENERAL ENGINEERING FEATURES

Sub-soil investigation and soil composition comprehensively analyzed by the latest testing equipment and laboratory techniques.

Structural design parameters based on the American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) code.

Total sub-structure and superstructure design and supervision by a team of reputed and professional structural design engineers.

All structural materials, including steel, cement, bricks, Sylhet sand, stone/brick chips, other aggregates, etc. of a high standard and screened for quality, including laboratory testing.

Supervised at every stage by a team of experienced and qualified engineers to ensure the highest quality of workmanship.

Testing of concrete cubes & work samples at every stage from quality control laboratories.

Protection from cyclone winds up to 200 km/hr is incorporated in structural design.

The structure is designed to withstand an earthquake of 7.00 on the Richter scale.

The building is an RCC-framed structure with footings, columns, beams, slabs, etc. Outside walls are 5"/10" (as per Architect Drawing) thick and inside walls are of 5" thick bricks with plaster.

MAJOR STRUCTURE MATERIALS

Cement	: Seven Rings/Lafarge/Crown/Seven Horse/Premier or equivalent
Re-Bar	: Grade 60/72 Manufactured by- AKS/Rahim/KSRM/SAS/CSRM/VSL or equivalent
Bricks	: 1st Class Bricks
Sand	: Sylhet/ Local coarse, fine sand

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

AFTER-SALES SERVICE

MHM Properties Ltd. will provide the following after-sales services:

Preparation of bylaws and formation of Apartment Owners Association.

Supervision of apartment complex and repair/rectification of the technical defect (if any) by an engineer for three months after the project is handed over, and the developer will bear the cost.

MHM Properties Limited

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 **MHM**
P R O P E R T I E S

