



he journey began in the year 1997; When Total Holdings Ltd was incorporated to undertake construction business. The company was stand by Sadequl Amin Khan, a first generation entrepreneur, an MBA (IBA) by qualification and a visionary. With nearly two decades of experience in real estate development, Sadequl Amin Khan as Managing Director of Total Holdings Ltd forefront of the real estate industry through building world class residential and commercial project.

In the span of a few years, Total Holdings Ltd has experienced exponential growth and Success. The company is currently working in multiple real estate project across the capital. Total Holdings Ltd has progressed with leaps and bounds in the last decade and is already makings it's felt across the city.

Today, Total Holding enjoys a reputation of beings one of Bangladesh's leading real estate developers with an indelible focus on customer satisfaction. Total Holdings has adopted quality system standards that integrate technological and design innovations with a strong technical base to provide state of the art real estate options.



Since commencing business nearly one decade Total Group has made tremendous progress in the Real Estate and Manufacturing Sector.

Total Real Estate has been working towards establishing new standards in the construction of luxury apartments. The primary focus has been to try and to maintain a harmonious relationship with our customers and providing apartments within reach of customer income level. We have developed on a state of art for in modern building construction, which enable customer for comfortable living with modern amenities. Our building projects are always environmental friendly. We give our highest preference on growing trees, green lawns and plantations on the ground floor and roof areas of projects.

Our sister concern Quality Can Industries and Total Can & Closer are dominating in metal Can, Plastic Packaging and Label printing industries of Bangladesh.

Total Group intends fully to capitalize on the company's growth in the last decade.

I would like to thank our customers for your continued support enabling us to achieve such high standards.



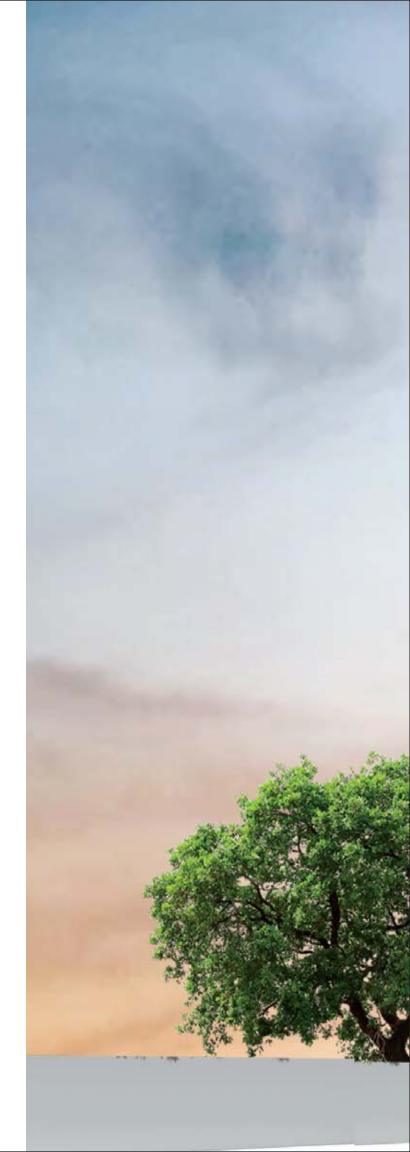


ADDRESS OF PROJECT: 6/1 & 6/2 R.K MISSION ROAD GOPIBAG, MOTIJHEEL.



FOR LOCATE MAM KINGDOM IN SECONDS









LOCATION MAP



MAM KINGDOM

Address of project: 6/1 & 6/2 R.K Mission Road Gopibag, Motijheel.

BUILDING ENTRANCE



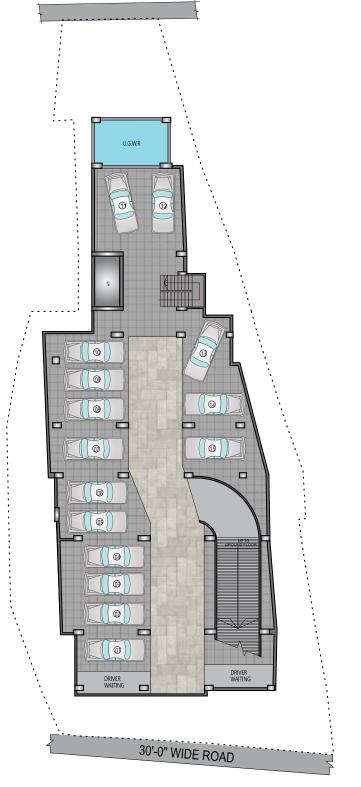
- Secured decorative MS gate with lamp as per the elevation & perspective view of the building.
- Attractive Apartment Logos.
- Comfortable internal drive way in Ground floor.
- Security Guard post.
- Reception area.
- Kitchen area for the Security.
- Bath room for the Security and Drivers.

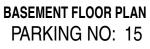


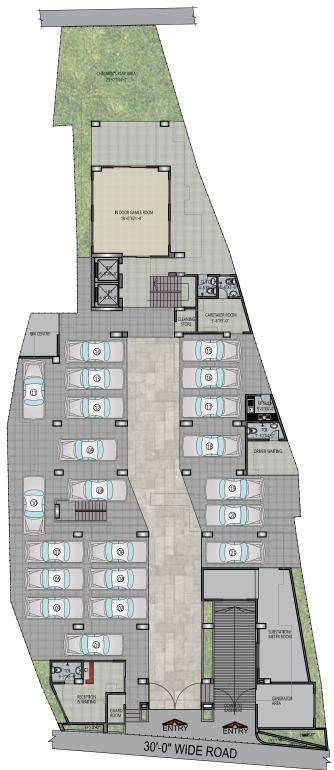








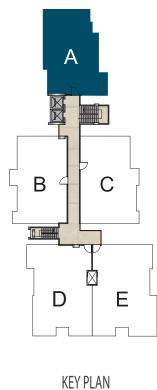




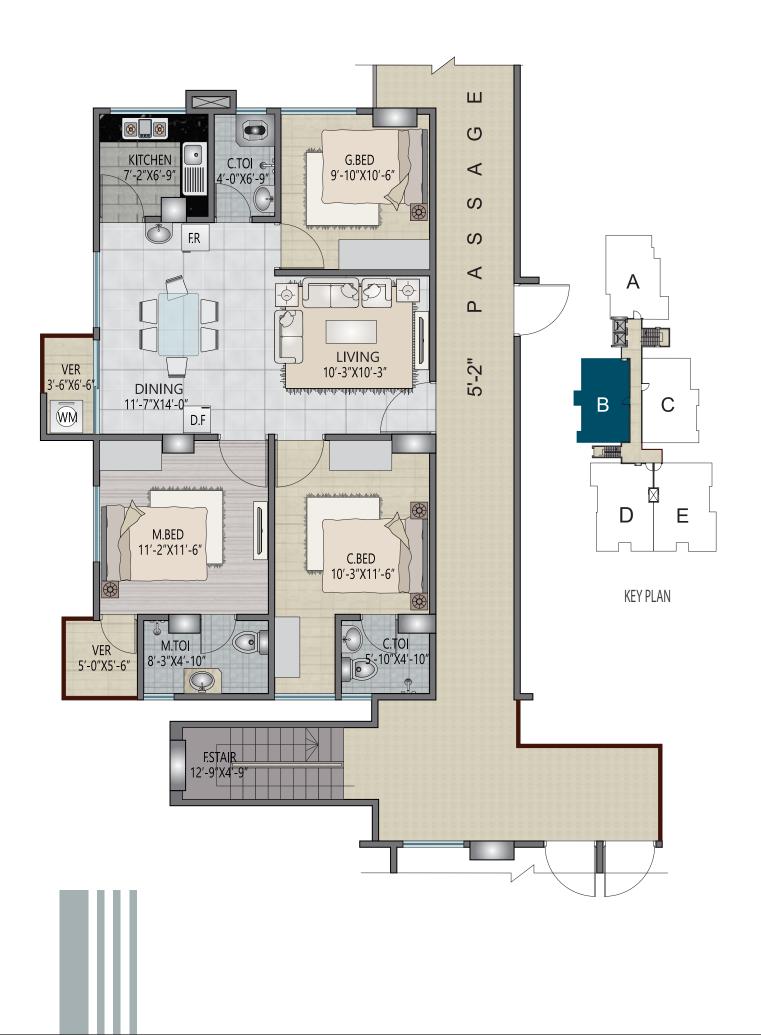
GROUND FLOOR PLAN PARKING NO: 21







TYPE-B 1325 SFT TYPICAL FLOOR PLAN



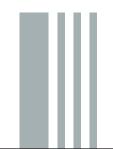


N TYPE-D 1510 SFT TYPICAL FLOOR PLAN









N ROOF PLAN





ROOF TOP FEATURES







COMMON TO ALL RESIDENTS

LIFT

- Lift from reputed international manufacturers company, Sigma/ LN. Fuji or Equivalent.
- 8(Eight) Person capacity passengers Lift 2 (Two) nos.
- Adequate lightings and safety.
- Fast and reliable service to residents on all floors.
- RAK/Great Wall/Sun Power/Star ceramic wall tiles will be used in front of all landing door panels.

LIFT LOBBIES & STAIRCASES

- Spacious lift and stair lobby in each floor.
- Great Wall/Fu-Wang/ Equivalent homogeneous floor tiles in all staircases.
- RAK/Great Wall/Sun Power/Star ceramic/ Equivalent homogeneous floor tiles in all lift lobbies.
- Fire extinguisher in each floor and lift machine room.

APARTMENT LAYOUTS

- The design will maximize advantages, especially in relation to the daylight and outside views.
- Privacy will be emphasized in designing.

GENERATOR

- One standby foreign diesel generator. (Perkins/ Ricardo).
- Capacity to cover lift, water pumps, common lights.
- And three lights, three fans and one calling bell point in each apartment.
- All Light and fan point in each Apartment.

WATER PUMPS

one stand by pump motor.

INTERCOM:

- Imported brand intercom system.
- To connect each apartment to the concierge desk and common area reception, community room and guard room.
- Good quality telephone set for each apartment.

FEATURES & AMENITIES OF THE APARTMENT

DOOR FRAMES

- Main entrance doorframe will be of Ctg. Teak finished with polish.
- Other Internal doorframes will be of Mehogoni finished with polish.
- Bathroom doorframe will be plastic (RFL/Partex/United).

DOOR SHUTTERS

- Solid decorative main entrance door will be Ctg. Teak with polish.
- Internal doors will be veneer flush door of Garjon/ Ctg. Teak (Partex / Super board) with polish
- All bathroom and verandah doors will be plastic (RFL/Partex/United/Pvc shutter).
- Imported handle lock for main door.
- Door Chain for main door.
- Check viewer for main door.
- Doorknocker for main door.
- Apartment number for main door.
- Vertical tower bolt with main entrance door
- Imported round lock with internal door (except bath room)
- Tower bolt for bathroom and verandah door.

WINDOWS

- Sliding aluminum windows with silver color sections.
- Clear glass of 5 mm thickness.
- Rain water barrier inside of 4" aluminum sections.
- Safety grills in verandahs and external windows (Except front verandah).

RAILING

Stair railing will be of SS pipe / MS pipe.

WALLS

- 5" thick brick wall with 1st class bricks.
- Smooth finish walls.

FLOOR & VERANDAH

- RAK/Great Wall/Sun Power/Star ceramic homogeneoustiles (24" x 24") in all floors and verandahs.
- Skirting will be 4" height.

PAINTING & POLISHING

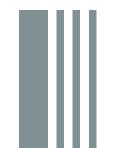
- Smooth finish plastic paint on all internal walls and ceilings in soft colors (Berger/Asian/RAK).
- Polished doorframes and shutters.
- Exterior wall will be weather coat paint (Berger/Asian/ RAK).



ELECTRICAL



- All electrical wirings, phone lines, satellite TV lines will be concealed.
- Cable will be BRB/Paradise/SQ/BBS/Equivalent
- MK type imported electrical switches and sockets.
- Provision for fancy light fixtures in all rooms.
- Separate electric distribution box for each apartment.
- Separate electric meter for each apartment.
- All power outlets with earthling connection.
- Provision for Air-conditioners in 02 nos Master Bed Room, 2nd Bed room and 01 nos Drawing Room.
- Telephone connections with parallel points in master bedroom and Drawing Room.
- Satellite TV cable connections in master bedroom and living cum drawing room.
- Verandahs with suitable light points provision.
- Calling bell provision to kitchen.



BATHROOM



- Essentially correct uniform floor slope towards water outlet.
- RAK (Karla) model/equivalent commode with lowdown and pedestal basin in master bathrooms.
- RAK (Asian) model/equivalent long pan with ceramic lowdown and pedestal basin in common bathrooms.
- Sharif/Sattar brand chrome plated fittings (local) in all bathrooms.
- Chrome plated soap cases and towel rail (local) in all bathrooms.
- RAK/Great Wall/Sun Power/ Star ceramic wall tiles (10" x 13") will be used in all bathrooms up to full height.
- RAK/Great Wall/Sun power matching ceramic floor tiles (16" x 16") will be used in all bathrooms.
- Mirrors in all bathrooms with overhead lamps provision.
- Concealed water supply line with the provision for hot and cold water system in master bath and attach bath.

UTILITY CONNECTION

- Electricity & Gas supply will be of individual apartment-wise meter and connection.
- Water supply and Sewerage will have common meter connection for the project.
- All utility connection will be depending on government rules and regulations.

CLIENT SERVICE

• Preparation of by-laws and committee formation of Apartment Owners Association.

KITCHEN



- RAK/Great Wall/Sun Power/Star ceramic wall tiles (10" x 13") up to 7'-0" height only from worktop.
- RAK/Great Wall/Sun Power/ Star ceramic homogeneous floor tiles (16" x 16") will be used.
- Concrete platform with Granit top.
- Double burner gas outlet for each apartment.
- One stainless steel single bowl sink with sink mixture provision hot and cold water line .
- Suitably located exhaust Fan.



STRUCTURE MATERIALS

- 3/4" down stone chips will be used in used in Foundation and column.
- 1st class brick chips will be use in beam slab stair except foundation and column.
- 60 grade (400W) deformed bar will be used in all structure (Rahim/BSRM/AKS).
- Cemex/Supercret/Shah/Equivalent cement will be used in all structure.
- Good quality Sylhet sand and local sand will be used.

STRUCTURE DESIGN

 Building will be designed as per Bangladesh National Building Code (BNBC) considering earthquake and wind load.



GENERAL AMENITIES OF THE COMPLEX

- Electricity supply approx 220V/440V from DPDC as per required sub-station source with separate main cable and LT Panel/Distribution Board.
- Reserved car parking in damp protected ground floor for residents with comfortable driveways.
- Water supply connection from WASA sufficient as per total calculated consumption.
- Underground water reservoir with one main lifting pump and standby pump.
- Gas pipeline connection from TITAS Distribution System as per total calculated consumption.





The buyer will make the payment schedule. All Payments of booking money, installments additional works and others charges shall be made by cross cheque. Bank draft pay order in fever it Total Holdings Ltd. Foreighment and Bangladeshis residing abroad may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh bank as one the date of application and subsequently in the date of installments paid.



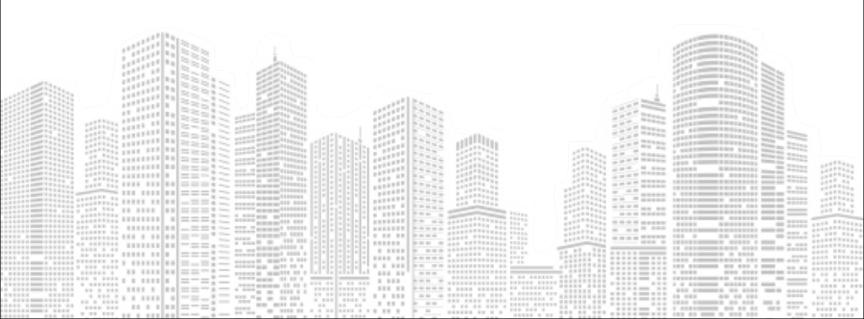
SCHEDULE OF PAYMENT

The allot must follow the payment schedule as per allotment letter/agreement. Delay in payments beyond the schedule date will make the allotted liable to pay a delay charge of 2.45% per month on the amount of payment delayed. If the payment us delayed beyond 60 days, the company shall have the right to cancel the allotment in such an event the amount paid by the allotter will refunded after deducting 10% of the tot a receivable amount only after resale of the apartment.



DESIGN CHANGE

After taking over apartment of the project, the allot tee must consult with Total Holdings Ltd. Prior to undertaking structural or layout changes with the building complex. Failure to do so will be the sole risk of the allottee.





Total Holdings Ltd.
Total Real Estate Ltd.

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