

# Glorious Maple Garden



18 Flat



18 Car Parking



1850 sqft



Aftabnagar

Your **Glorious Home**  
Begins Here...



## Message From

## Managing Director

When I founded Glorious Apartments Ltd., my dream was simple — to help people find not just property, but a true place to call home. I am Shourab Munshi, and I believe that honesty, dedication, and trust are the foundation of every successful relationship. These values guide us in every project we undertake and in every promise we make to our clients.

Through our land development and apartment projects, we strive to turn aspirations into reality, creating homes that reflect comfort, security, and lasting value. At Glorious Apartments Ltd., we are not only building structures, we are building dreams, communities, and a brighter future for generations to come.

## Shourab Munshi

Managing Director  
Glorious Apartments Ltd.





# Map View



# Project at **a glance**

**Project Name:** *Glorious Maple Garden*

**Address:** *Plot -41 & 43, Block-F,  
Sector-2, Road-7, Aftabnagar,  
Dhaka-1212*

**Building Type:** *Luxury Residential*

**Unit Type:** *A & B*

**Size of Apt.  
Approx:** *1850 sft.*

**Total  
Parking:** *18 Nos*

**Building  
Height:**

*G + 9 Floors*

**Land Area:**  
*7 Katha*



**Structure:**

*Earthquake-Resistant  
RCC Frame*

**Orientation:**

*Ample Light &  
Airflow*



**Amenities:**

*Rooftop Garden,  
Community Lounge,  
24/7 Security, Standby  
Generator, Modern Lift*

**Location:**

*Prime Urban  
Neighborhood with Easy  
Access to Schools,  
Hospitals & Shopping*

# Ground Floor Plan



# Apartment

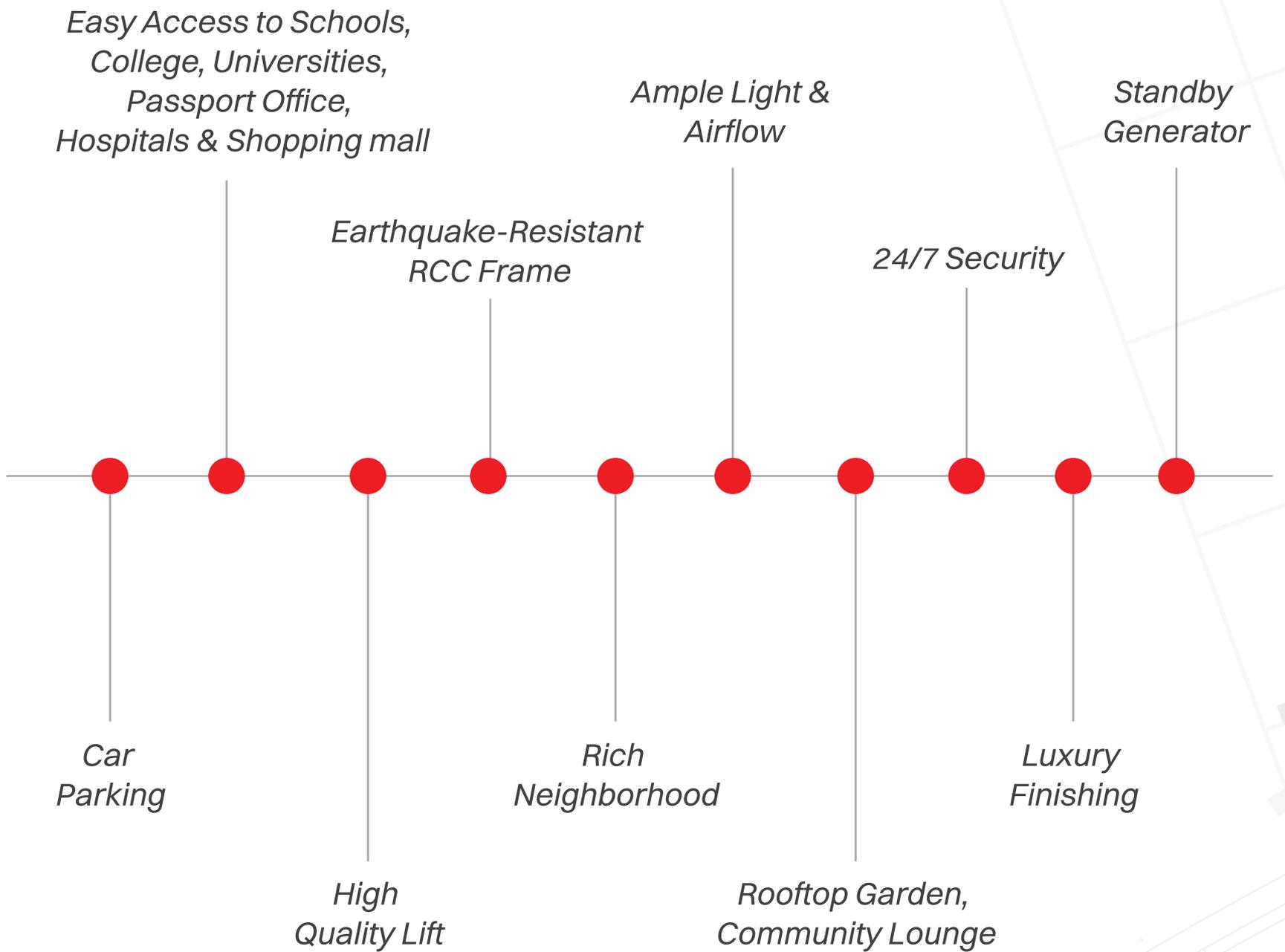
## Floor Plan

← 1850 SFT →





# Why choose us?







**Glorious Apartments Ltd.**

# Features & Amenities

## Cement

Crown, Fresh, Shah, Premier, or equivalent high-quality cement will be used for all structural and finishing works.

## Reinforcement

Extreme 500W/60/40 grade deformed bars as per structural design (BSRM, Rahim, Aks or equivalents).

## Brick Works

1st Class Auto Bricks will be used for all internal and external walls as per the approved architectural design.

## General Criteria

All architectural, structural, electrical, and plumbing designs are prepared by recognized firms based on survey and soil test reports. All R.C.C work will use  $\frac{3}{4}$ " downgraded stone chips. The R.C.C frame structure is designed as per BNBC and ACI codes considering earthquake load up to 7.5 Richter scale. All construction materials will be tested from BUET or other approved testing laboratories.

## Internal Doors

All internal doors will be durable and strong Partex flash doors or equivalent. Bathroom doors will be PVC waterproof with standard quality locks.

## Brick Works

1st Class Auto Bricks will be used for all internal and external walls as per the approved architectural design.

## Structure

All structural works are supervised by qualified structural engineers to ensure maximum strength and durability. Columns, beams, and slabs will be constructed with proper ratio of rod, cement, and stone chips ensuring high quality workmanship.

## Wall

All exterior and interior walls will be 5 inches thick, built with 1st class Auto Bricks. All walls will be plastered and finished after architectural and structural layout checking by Glorious Apartments engineers.

## Floor & Verandah

Attractive and durable 16"x16" Homogeneous floor tiles from RAK, Akij or equivalent brand will be used in all rooms and verandahs.

## Windows

Sliding aluminium windows with 5mm glass, mohair lining, and rainwater barrier inside 3-inch aluminium sections. Safety grills will be installed on all windows for security.

## Painting & Finishing

All walls and ceilings will have a smooth finish using Berger or equivalent plastic paint in soft colors. Door frames and shutters will have French polish. Exterior walls will be painted with Weather Coat or Master Coat (Berger/Asian Paint).

## Electrical Works

All electrical wiring and telephone lines will be concealed. Imported MK or equivalent standard electrical switches, plug points, fan dimmers, and fittings will be used. All power outlets will have earth connections. Provision for air conditioning in one bedroom and drawing room. Calling bell point will be provided.

## Plumbing & Sanitary

All bathrooms will have good quality RAK or equivalent sanitary wares and tiles. Master toilet will have high commode with lowdown, while other toilets will have pan with lowdown. All fittings (shower, stop cock, angle stop cock, bib cock, etc.) will be of standard national or imported brands.

## Kitchen

The kitchen will have a stylish platform with RAK or equivalent tiles. Wall tiles up to 7 feet high. Stainless steel sink with moving sink cock and provision for double burner and exhaust fan. Matching homogeneous floor tiles (RAK or equivalent) will be used.

## Water Supply & Gas Line

Individual gas and electricity meters for each flat. A common water meter will be installed for the project. Continuous water supply ensured by reserve tank and supply lines.

## Generator

A standby generator will supply backup power to lift, staircases, common areas, and limited light points inside the apartments.

## Lift

A high-quality passenger lift of a reputed brand will be installed ensuring safety and reliability.

## Security System

24-hour security system with CCTV monitoring and inter-com connection for each apartment.

## Construction Supervision

All construction works are carried out under direct supervision of experienced engineers from Glorious Apartments Ltd. to ensure structural strength, durability, and the highest quality standards.

# Features & Amenities







# Features

## ◆ Green Balcony Design

Every unit includes a private balcony with planters for fresh air and a touch of nature.

## ◆ Modern Architectural Style

Sleek exterior with a mix of white and brick textures for an elegant, timeless look.

## ◆ Natural Light & Ventilation

Large windows on every side ensure bright interiors and cross ventilation.

## ◆ Spacious Apartments

Thoughtfully designed floor plans maximizing usable space and comfort.

## ◆ Earthquake-Resistant Structure

Built with modern engineering standards for safety and durability.

## ◆ Rooftop Garden & Lounge

Beautiful rooftop area with greenery for relaxation, parties, or family gatherings.

## ◆ Secure Parking Facility

Ground-level and basement parking with easy access and 24/7 monitoring.

## ◆ 24/7 Security & CCTV Surveillance

Large windows on every side ensure bright interiors and cross ventilation.

## ◆ Power Backup & Lift Facility

Full backup for elevators and essential utilities.

## ◆ Prime Location

Conveniently located with easy access to schools, shopping, hospitals, and transportation.



# Terms & Conditions

## **Allotment of Unit:**

- Buyers must submit the application form with correct information.
- Minimum 30% Down Payment is required for unit confirmation.
- Allotment will be given on First Come, First Served basis.
- After receiving the Down Payment, the company will issue an Allotment Letter and sign the agreement.
- The company has the right to accept or reject any application.

## **Payment of Installments:**

- Buyers must follow the agreed Payment Schedule.
- Delay in payment will add a 0.1% per day late charge.
- If payment is delayed for more than 8 weeks, the company may cancel the allotment with 1-week notice.
- In case of cancellation, the paid amount will be refunded after resale of the same unit.

## **Company Rights:**

- The company may accept or reject any request for changes in specifications.
- Prices or specifications may change due to market conditions, material shortages, or design updates.
- The company may revise apartment prices if needed.

## **Loan / Mortgage:**

- Buyers may take loans from banks/financial institutions.
- The company will assist, but loan approval depends on the bank's rules and the buyer's credit score.

## **Transfer of Allotment:**

- Allotment cannot be transferred before full payment of installments.
- A 10% transfer fee will apply for any transfer request.

# Terms & Conditions

## **Other Costs:**

- Electricity, water, sewerage connection fees, security deposits, and government charges are not included in the unit price.
- Buyers must pay all government taxes, registration, and transfer fees.
- Any additional expenses made by the company must be reimbursed by the buyer.

## **Owners' Association:**

- After handover, an Owners' Association will be formed.
- The association will manage maintenance, security, and common services.
- Buyers must contribute to the Reserve Fund.

## **Project Timeline & Termination:**

- Piling Starts: June 2026
- Handover: June 2028 (Approx.)
- If the project stops due to natural disaster or uncontrollable reasons, the company may cancel the project.
- In that case, all payable amounts will be refunded within 3 months.
- No compensation will be provided beyond the refund.

## **Loan / Mortgage:**

- Buyers may take loans from banks/financial institutions.
- The company will assist, but loan approval depends on the bank's rules and the buyer's credit score.

## **General:**

- For full details of Terms & Conditions, Allotment, and Registration, please contact the Corporate Office.



Whatsapp

# GLORIOUS

---

## APARTMENTS LTD

Address: Paltan China Town (West Tower), Suite-19/1,  
Level-18, VIP Road, 67/1 Naya Paltan, Dhaka-1000.  
Cell: +88 01312075100, +88 01320795169