

A project of **Mariners Group**

**Dominate Real Estate, Beyond Just Buildings.
Create a Legacy of Wealth Without Interest.**

With Interest-Free Finance and Unshakable Values.
POWER WITHOUT DEBT BUILD A FUTURE THAT'S TRULY YOURS.



MOHS **ISLAMIC CITY**

Marine Officers Housing Settlement

**The Interest-Free Way to
Global Leadership.**

**Build Assets, Not
Liabilities. Grow Wealth,
Not Debt. Lead the
Interest-Free Movement.**

A New Era of Business
Where Ethics and Earnings Go Hand in Hand.

Your Business, Your Rules - Break Free from Interest,
Build Generational Wealth.

Join the Revolution

Where Finance is Fair, and Success is Shared.

Be the Founder of Your Dynasty

With Interest-Free Finance and Unshakable Values.

***Lead the Market,
Not Just Own Property.***

Forge an Interest-Free Empire.

Strong Communities Thrive When Money
Works for People, Not Banks.

Be an Owner, not a buyer

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Introduction



Welcome to **MOHS Islamic City** - A Perfect Islamic Lifestyle for You and Your Family!

Imagine a place where you can live peacefully, following Islamic values while enjoying all modern facilities. MOHS Islamic City is not just a housing project—it's a complete community designed for Muslims who want to live a balanced life according to Islam. Here, everything—from mosques and schools to hospitals, markets, and parks—is planned to make your life easy and halal.

In today's busy world, we all need a safe, clean, and well-managed place to live. MOHS Islamic City will provide everything you need:

Islamic Environment: Daily prayers, Quran classes, and halal lifestyle.

Modern Facilities: Good schools, hospitals, shopping areas, and security.

Strong Community: Friendly neighbors, Islamic events, and a united Muslim society.

This project is built with care by experienced developers who understand your needs. Whether you want a peaceful home for your family or a smart investment for the future, MOHS Islamic City is the perfect choice.

Come and be part of a true Islamic community—where faith and modern life go hand in hand!

MOHS
ISLAMIC CITY
Marine Officers Housing Settlement

Board of Directors



Chief Engr. MD. Abdur Rahman Patwary
Deputy Managing Director



Chief Engr. Kazi Khaled Mahmud
Director



Chief Engr. MD. Mushfiqur Rahman
Director



Capt. Ali Haidar Marup
Director



Capt. Md. Sajjadur Rahman
Director



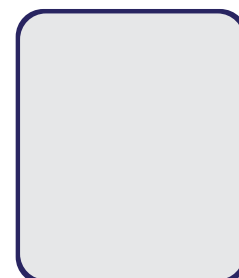
Capt. G M Noor E Alam
Director



Capt. H M Al Amin
Director

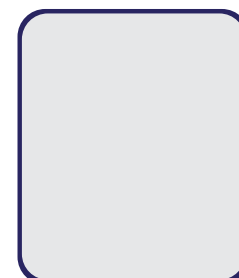


Marine Engr. Zubair IslamNayeem
Director



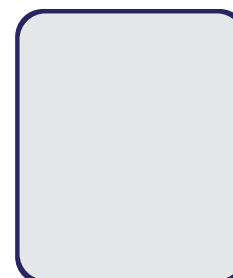
Full Name

Director



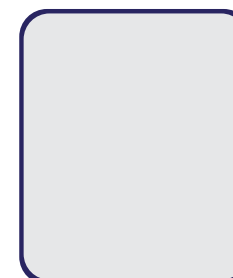
Full Name

Director



Full Name

Director



Full Name

Director

At **MOHS** Limited, every director is deeply committed to upholding an interest-free lifestyle and fostering an Islamic environment for the prosperity of future generations.

Membership in this community is not granted by mere desire, it is a privilege extended only to those who meet our defined criteria. Special consideration will be given to individuals earning Halal income, in alignment with our core values.

To our respected brothers: When you invest in this housing project, we encourage you to see yourselves not just as buyers, but as proud stakeholders and custodians of this visionary endeavor.



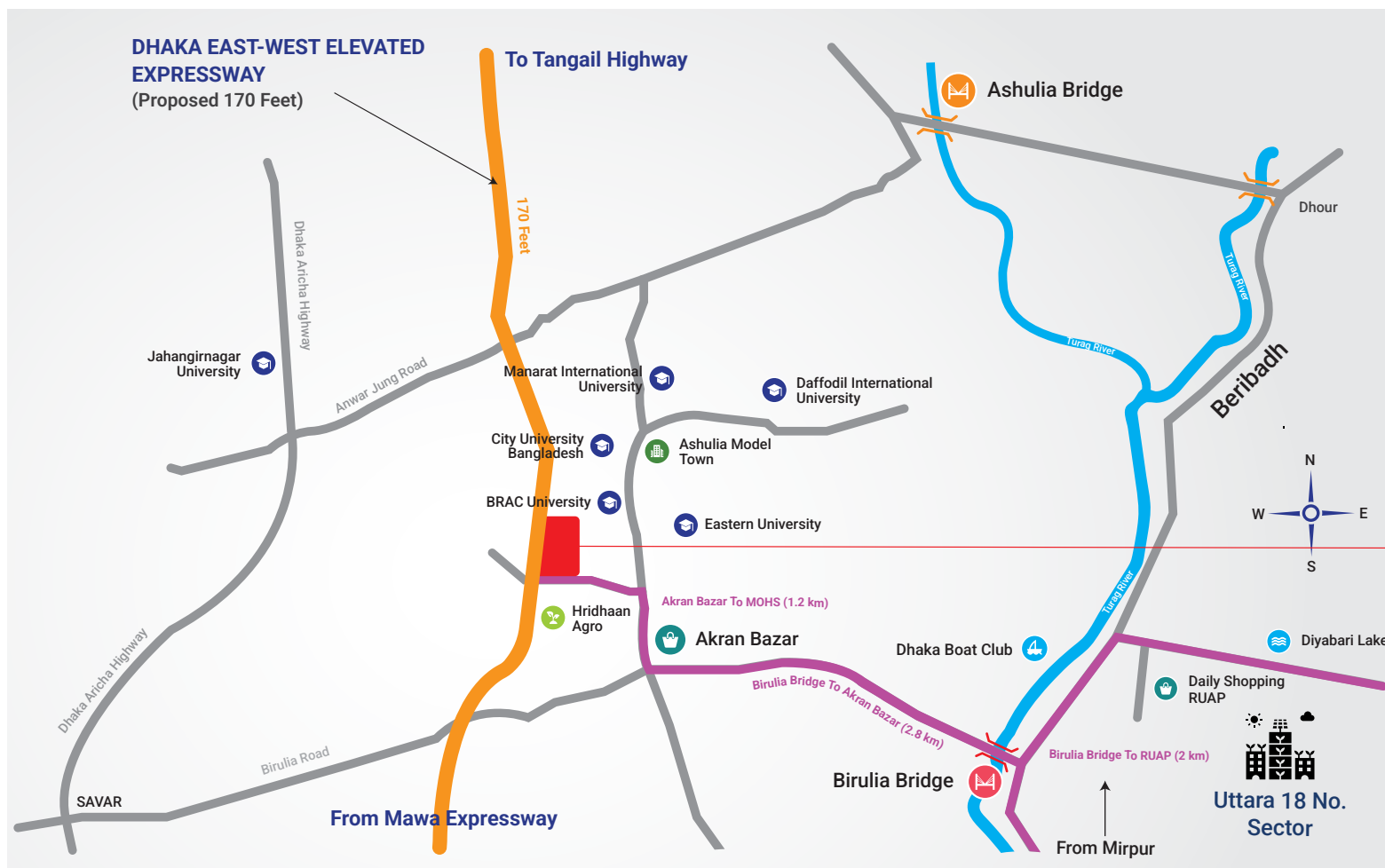
Mariners Group

MISSION

To provide 100% interest-free, Shariah-compliant housing solutions that empower individuals to own property with dignity, build generational wealth, and live in a vibrant, value-driven community guided by Islamic principles.

VISION

To become the leading model of ethical, interest-free real estate — where families thrive, faith and values shape every foundation, and ownership creates lasting legacies.



Your Future Begins At A Remarkable Address

Ideally located along one of the key arteries of Birulia-Savar, MOHS Islamic City ensures effortless connectivity to major landmarks including BRAC University, Eastern University, City University, Manarat International University, Daffodil University, Ashulia Model Town, Akran Bazar, Dhaka Boat Club & Uttara. Its strategic position provides seamless access to Uttara Metro Station, Airport and the proposed 170 feet Dhaka East-West Elevated Expressway. Designed with a focus on comfort and convenience, MOHS Islamic City offers premium amenities and modern facilities—an embodiment of elevated living, where every detail enhances your lifestyle.

A project of



Mariners Group

Safe Housing, Strong Education
A Foundation for the Future

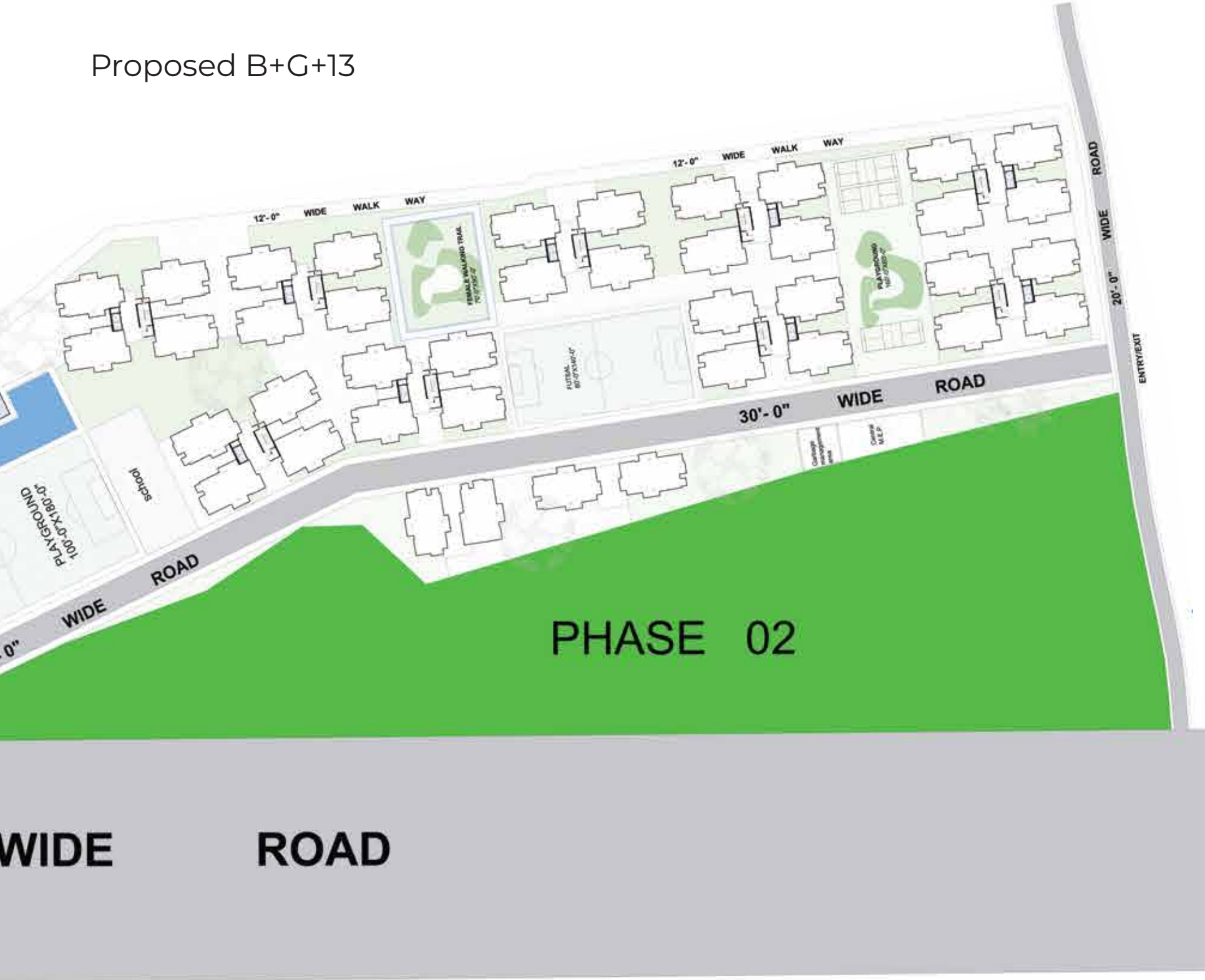
Universities Nearby

- BRAC University
- Eastern University
- City University
- Daffodil International University
- Manarat International University
- Ahasanullah University of Science & Technology
 - Asian University



PROJECT HIGHLIGHTS AT A GLANCE

Proposed B+G+13



Land Use & Development



Land Size	629 Katha (452,880
Residential Area	505 Katha (363,600 Sqft)
Commercial Space	49 Katha (35,280 Sqft)
School	5 Katha (3,600 Sqft)
Masjid Madrasa	14 Katha (10,080 Sqft)
Shopping Mall, Supermarket etc	20 Katha (14,400 Sqft)
Hospital & Others	10 Katha (7,200 Sqft)
Road Acquisition	75 Katha (54,000 Sqft)
Open Space	65-67%



Overview

Apartments

Total Apartments 16

Total Units 800 Units

Height Proposed 150 feet
RAJUK approved)
1,200–1,300 residential units
capacity.

Sizes Available:

- 1,150 Sqft
- 1,350 Sqft
- 1,800 Sqft
- 2,100 Sqft
- 2,750 Sqft
- 2,100 Sqft (Duplex)
- 2,700 Sqft (Duplex)
- 3,750 Sqft (Duplex)
- 4,200 Sqft (Duplex)
- 5,400 Sqft (Duplex)

- 450 Sqft (Studio Apartment)

(Separate parking for each apartment sizes)

Design Features All flats will have three open sides to allow natural light and to facilitate ample ventilation.



Facilities



Open Spaces & Green Living

- 60–65% open green space (excluding the 170 ft road & commercial zone)
- Separate walking tracks for men & women
- Landscaped gardens and tree-lined roads for a serene environment
- Designated area for women in the park
- Bicycle Tracks



Smart & Eco-Friendly Features

- Solar Power System
- EV Charging Stations
- Rainwater Harvesting
- Underground Utility & LPG Systems
- Waste Management Zones (color-coded)

Facilities



Lifestyle & Community Amenities

- School, Mosque, Madrasa
- Separate Prayer hall for men and women
- Hospital with ambulance & pharmacy
- Gym, Wellness Center, Swimming Pools (separate for men/women)
- Indoor Games Zone, Daycare, Library, Clubhouse, Event Hall
- Rooftop Restaurant, Green Roof Gardens



Sports & Recreation

- Basketball Court
- Tennis & Badminton Courts
- Large Field (for events, Eid gatherings etc)
- Children's Play Area
- Women's Park
- Senior Citizens' Lounge



Transport & Connectivity

- Our Own Shuttle Bus Service from MOHS to nearest Metro Station for Fast and Safe Transportation.
- EV-Charging stations in all parking zones
- Wide internal road with – Main: 170 ft
Connectors: 30 ft / 20 ft
- Dedicated bus bay for smooth public transport access
- Dedicated Car Wash Zone Area inside



Security, Maintenance & Technology

- 24/7 Security & Surveillance
- Intercom-Enabled Gated Entry
- Fire Safety & Emergency Exit Routes
- Coin-Operated Laundry & Car Wash Zones
- App-Based Service Requests
- Full-Time Power Backup & Purified Central Water Supply

Conceptual Floor Plan

Panama	20
Panama Duplex	21-22
Gibraltar	23
Gibraltar Duplex	24-25
Britannica	26
Britannica Duplex	27-28
Malacca	29
Malacca Duplex	30-31
Alaska	32
Alaska Duplex	33-34
Studio Apartment	35

Panama



This is a conceptual floor plan provided for illustrative purposes only. The layout, design, and dimensions may be subject to change during the development process. All measurements are approximate and not to scale.

1050 Sft

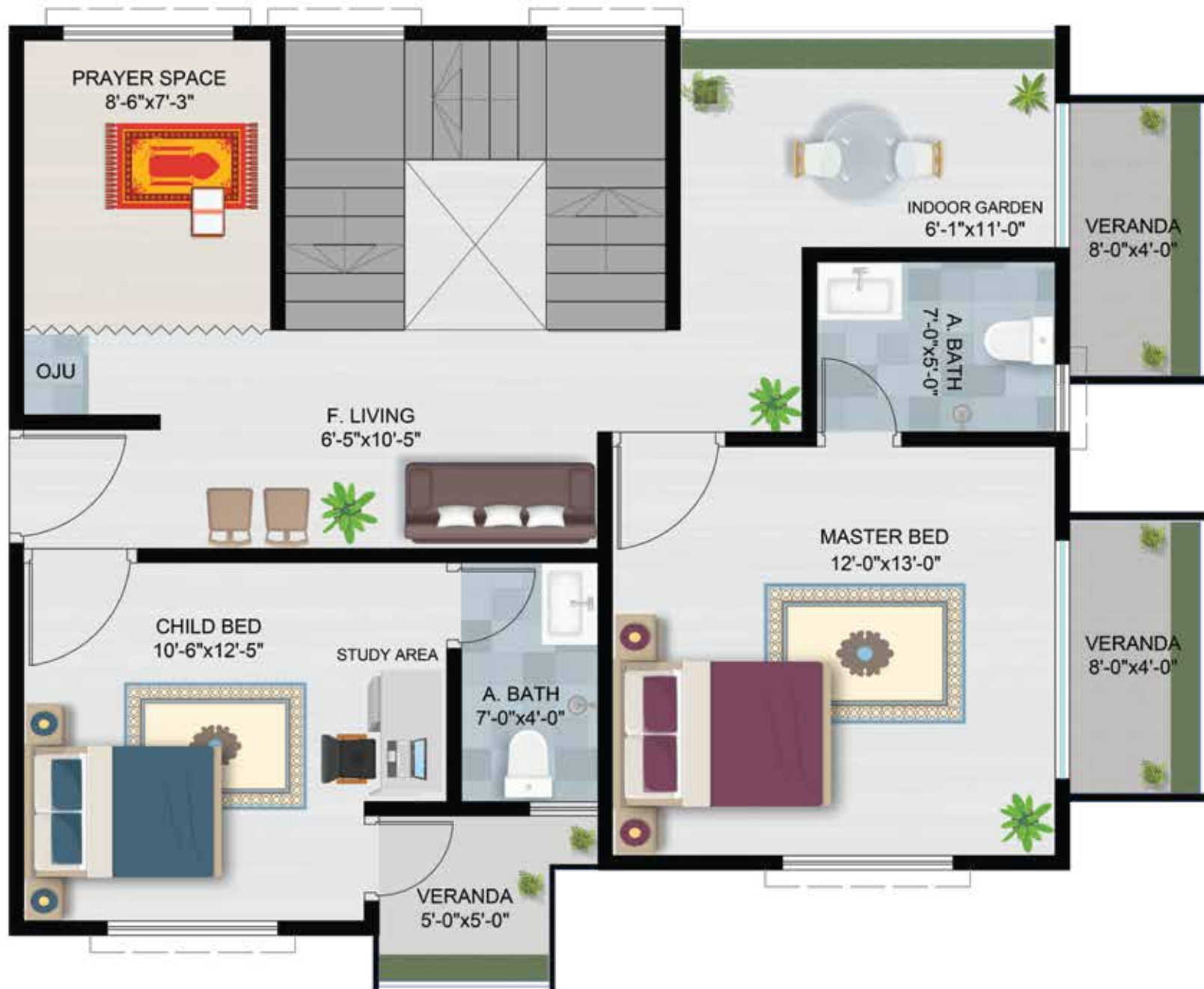
Panama Duplex- 1st Floor



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1050 Sft

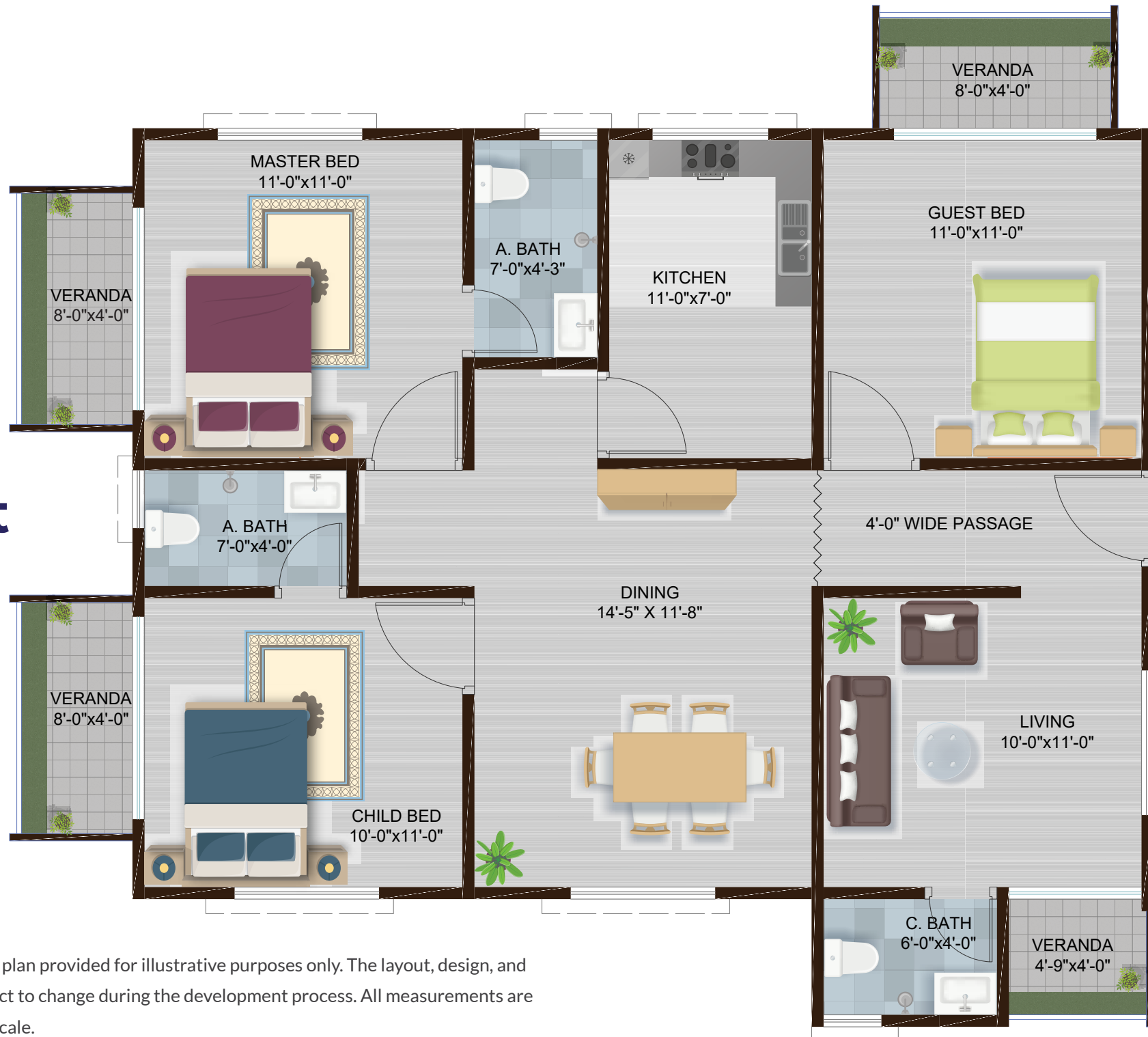
Panama Duplex- 2nd Floor



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1050 Sft

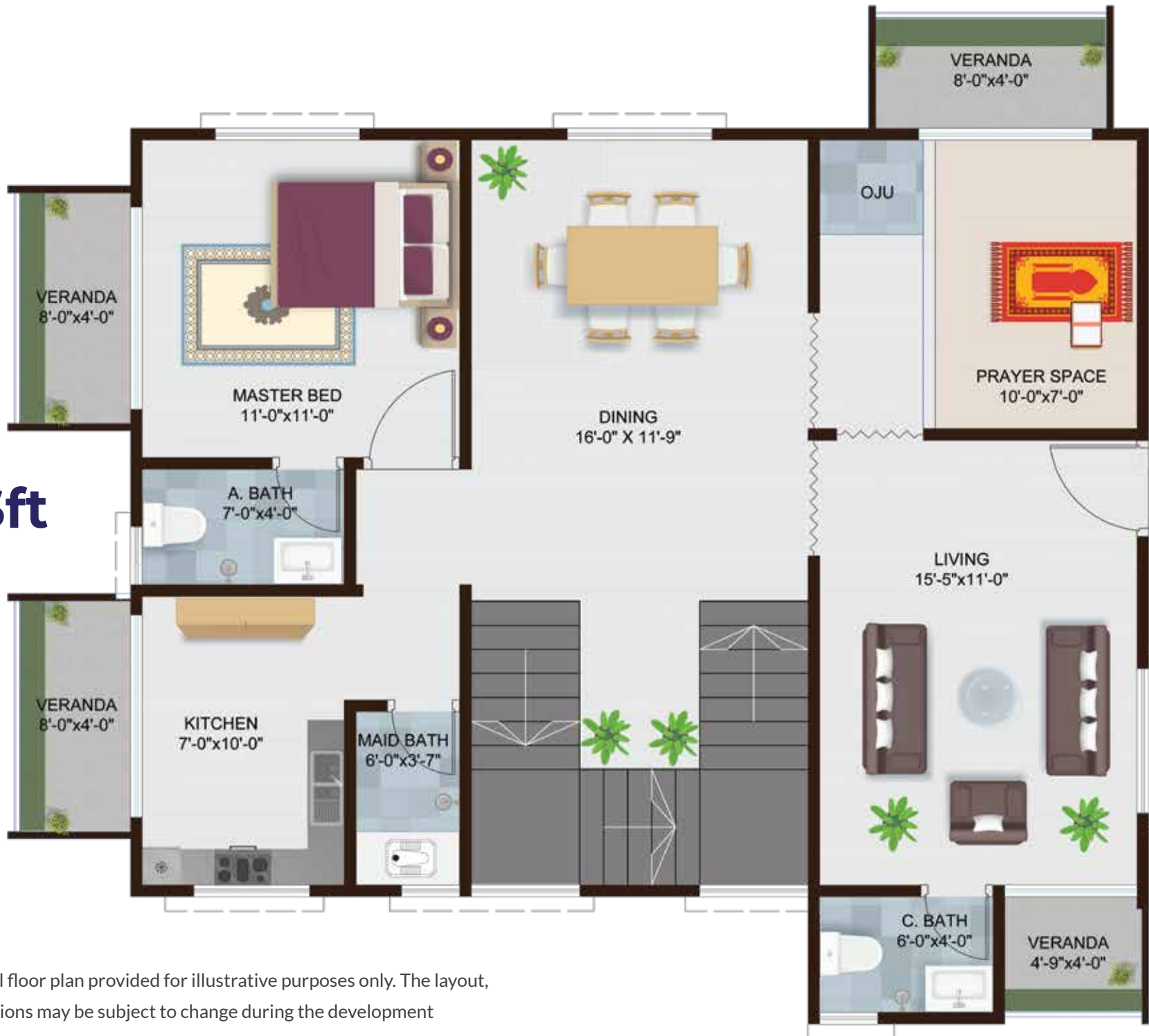
1350 Sft



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Gibraltar Duplex- 1st Floor

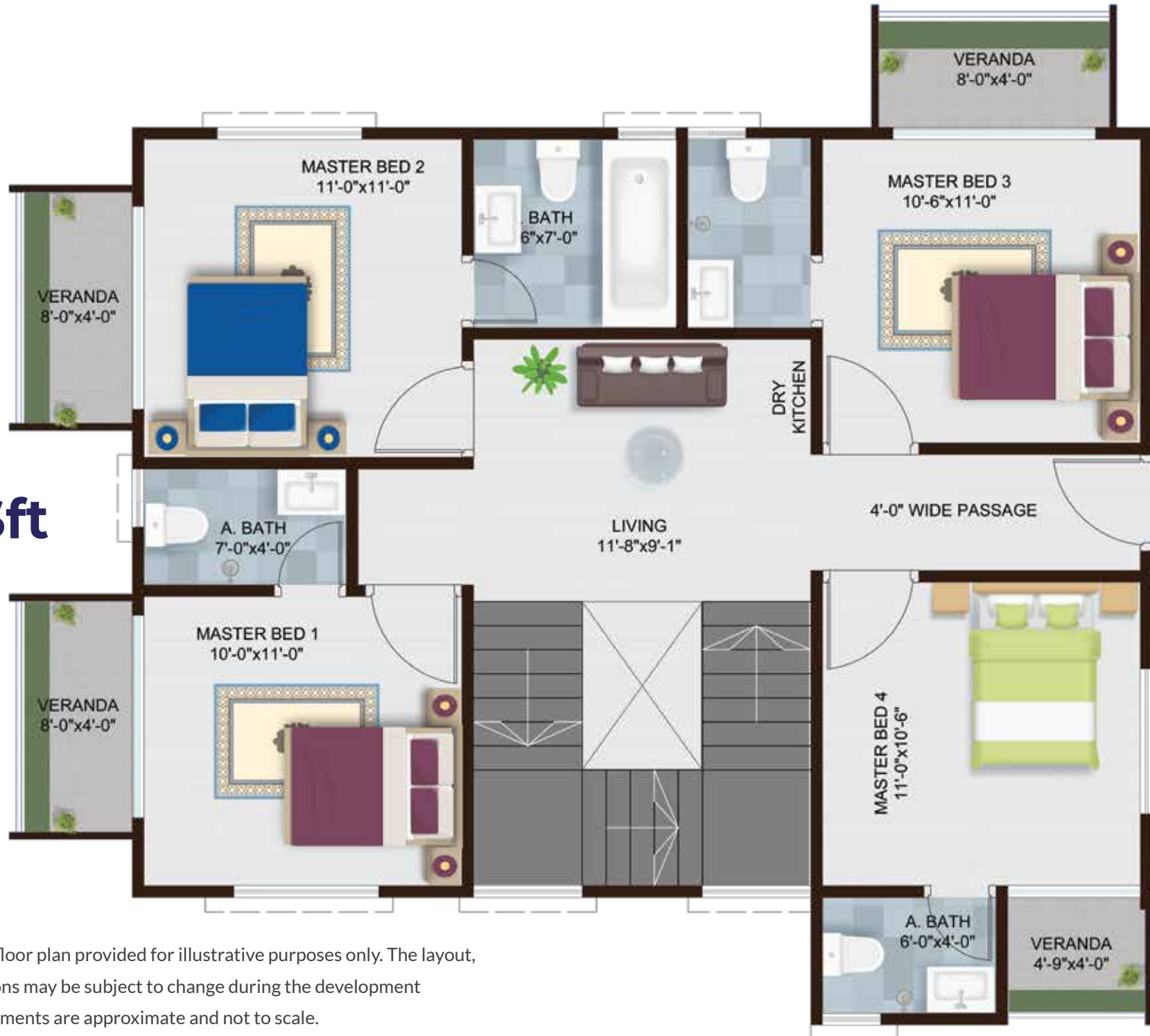
1350 Sft



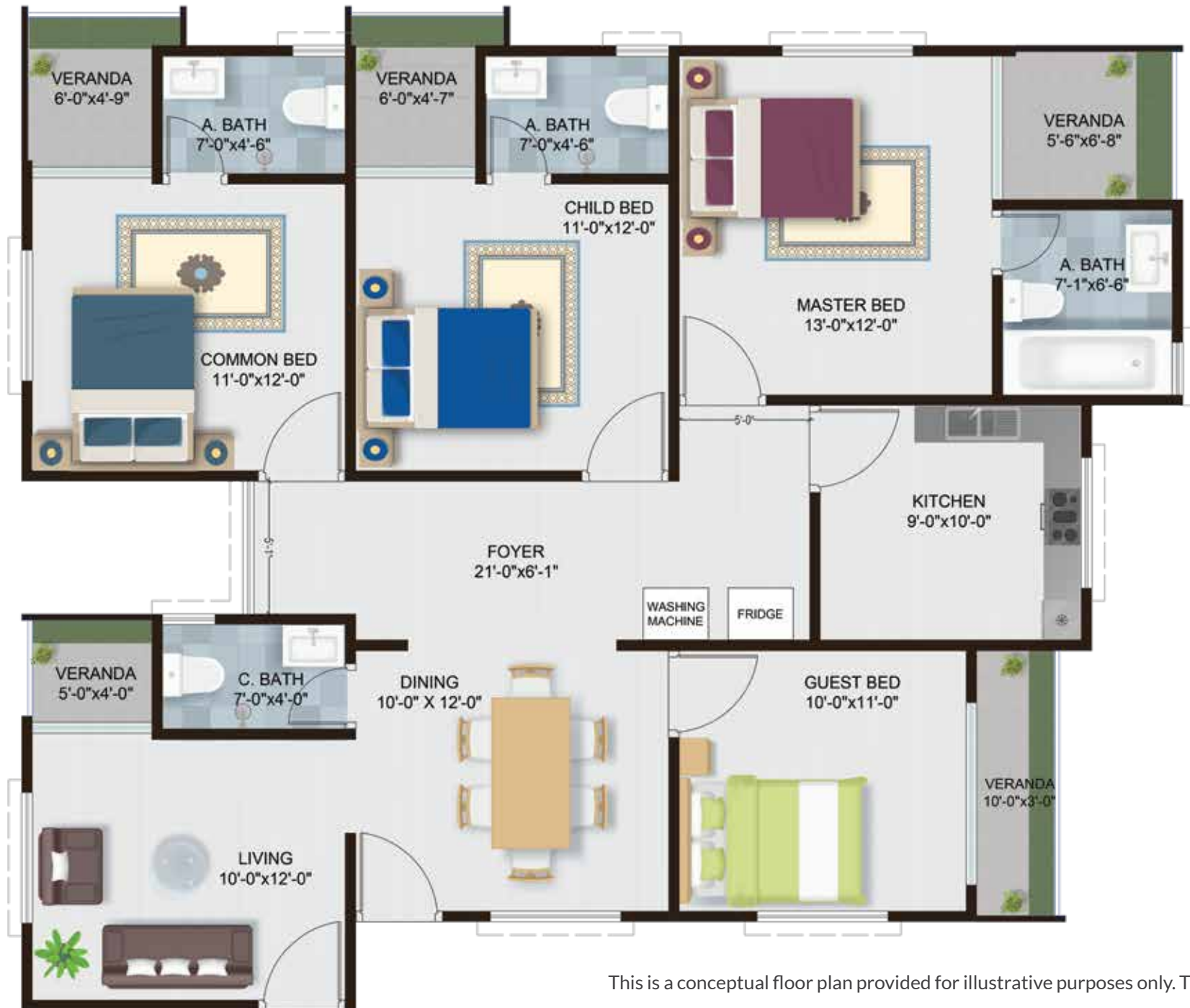
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Gibraltar Duplex- 2nd Floor

1350 Sft



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1800 Sft

Britannica Duplex- 1st Floor



1800 Sft

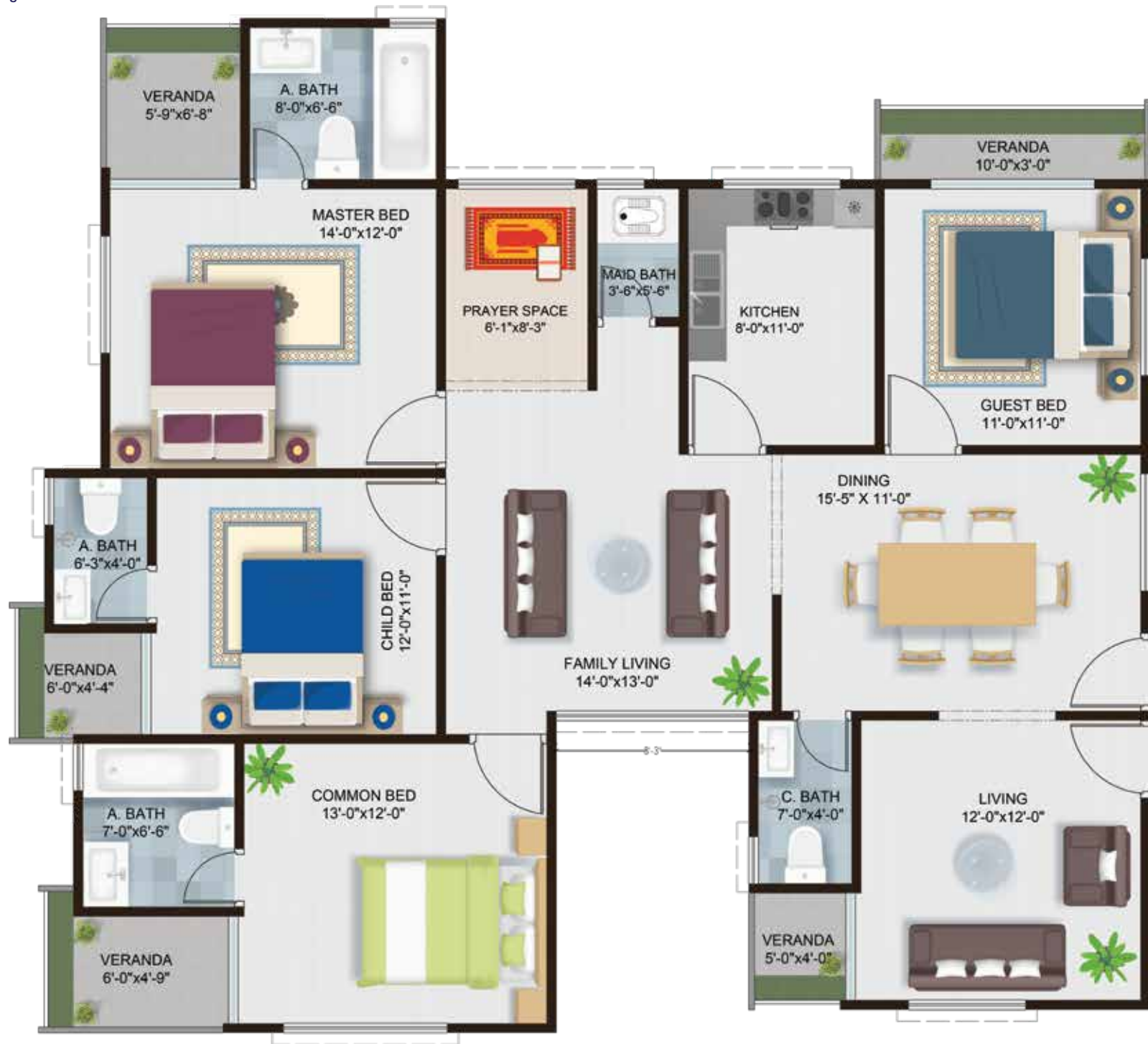
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Britannica Duplex- 2nd Floor



1800 Sft

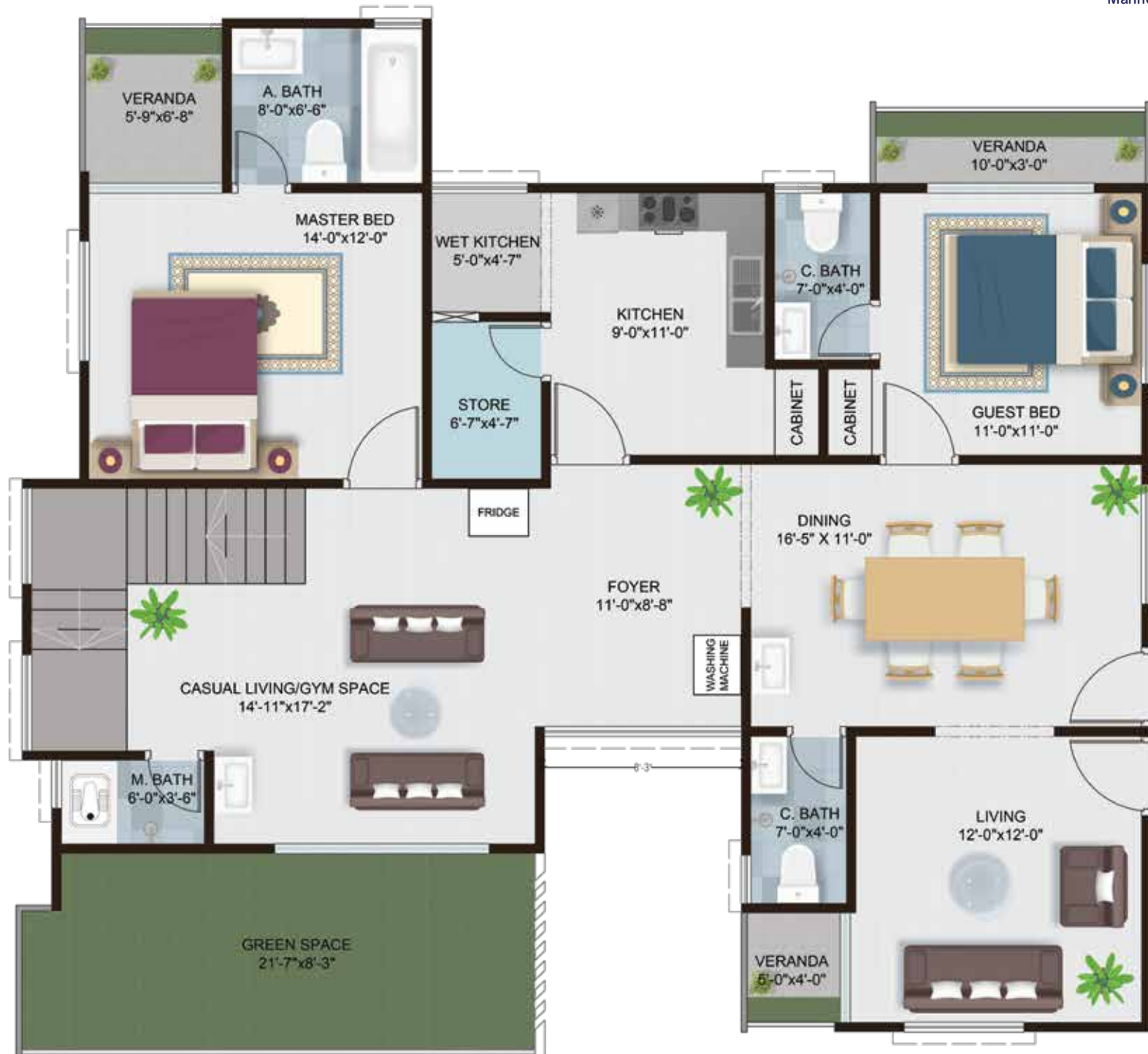
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2100 Sft

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Malacca Duplex- 1st Floor



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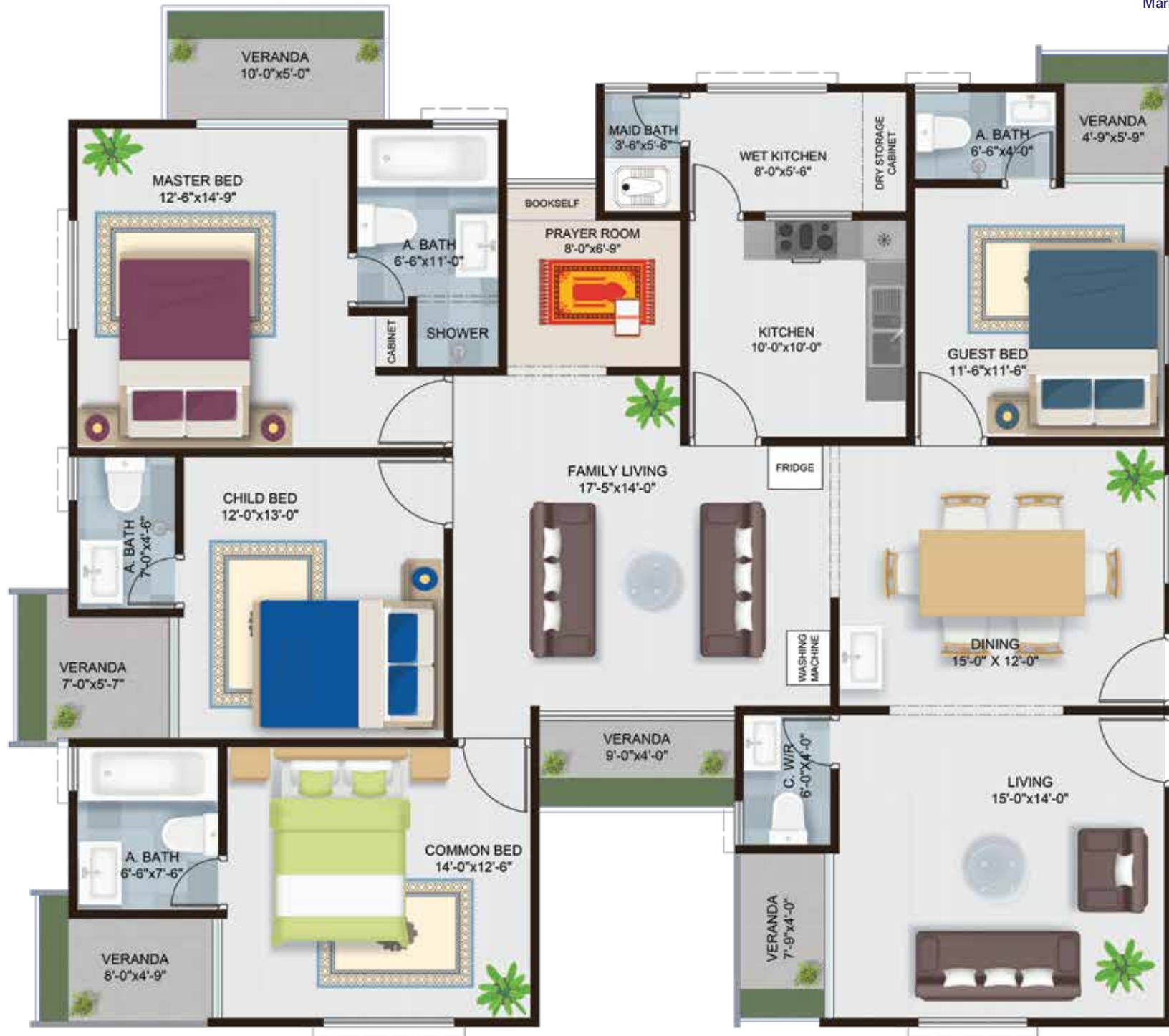
2100 Sft

Malacca Duplex- 2nd Floor



2100 Sft

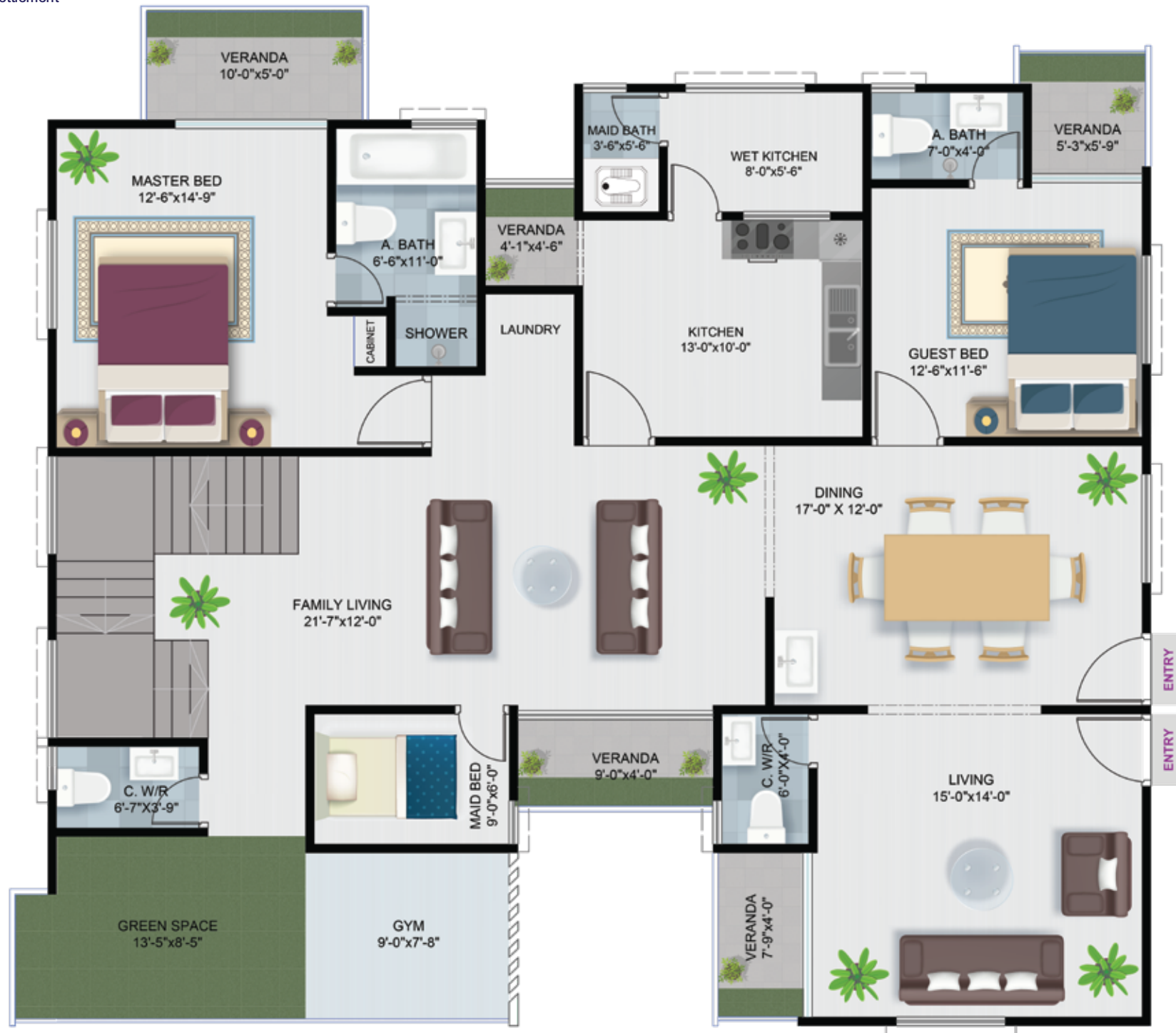
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2700 Sft

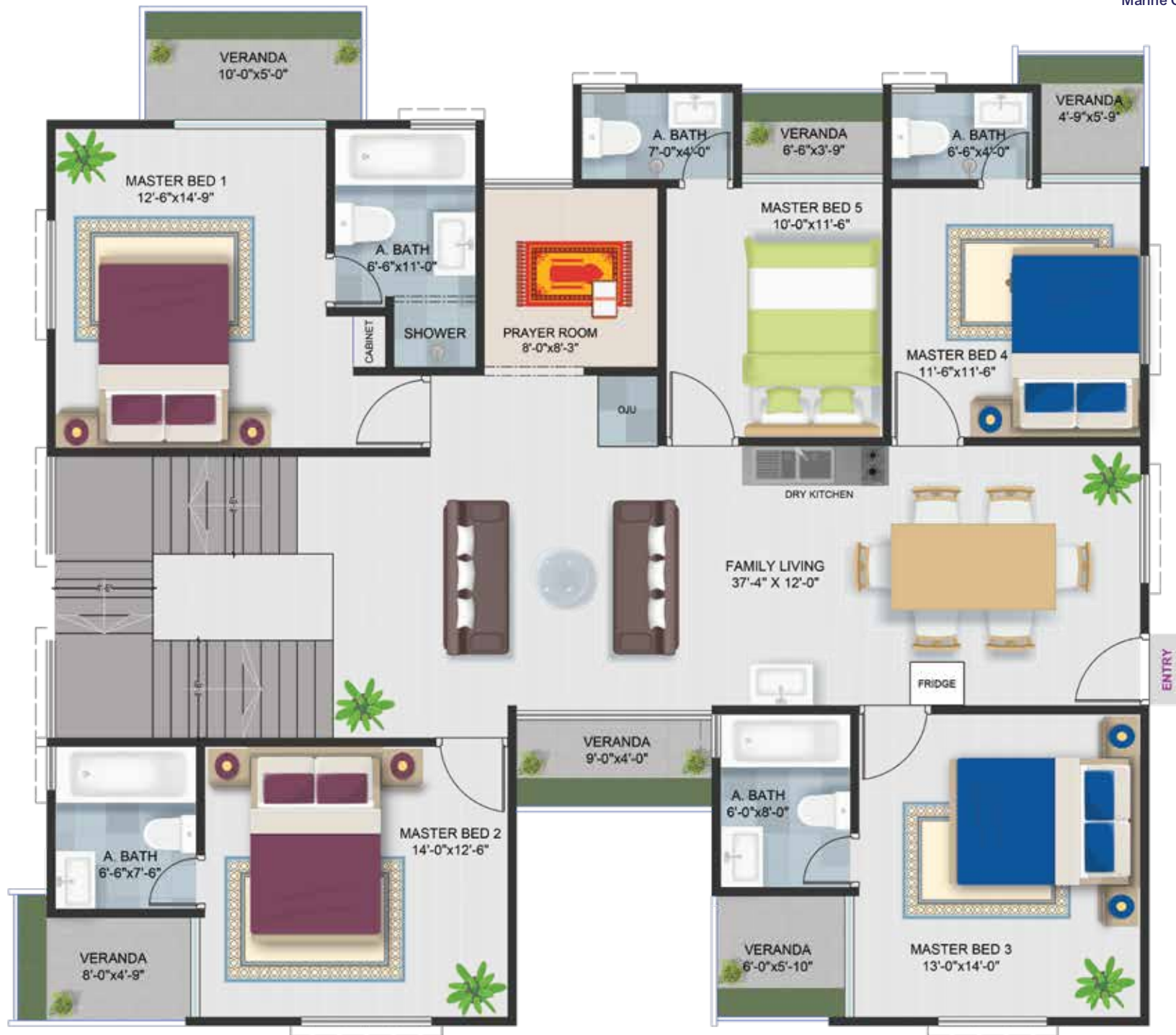
Alaska Duplex- 1st Floor



2700 Sft

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Alaska Duplex- 2nd Floor



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2700 Sft

Studio Apartment



450 Sft

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BUYER'S INFORMATION GUIDE

Apartment Allowcation Lottery System

Here's the structured breakdown of the MOHS Apartment Lottery System in points, aligning with standard housing society lottery procedures:

Phased Lottery Process

- Conducted in 3 sequential phases:
1st Phase & 2nd Phase & 3rd Phase
- Each phase follows the same apartment size order.

Apartment Size Priority (Per Phase)

Lottery sequence based on descending apartment size

- 5,400 Sqft (Duplex)
- 4,200 Sqft (Duplex)
- 3,750 Sqft (Duplex)
- 2,750 Sqft
- 2,700 Sqft (Duplex)
- 2,100 Sqft (Duplex)
- 2,100 Sqft
- 1,800 Sqft
- 1,350 Sqft
- 1,150 Sqft
- 450 Sqft (Studio Apartment)

General Lottery Rules

Transparent draw system (manual/computerized).

- Winners must confirm acceptance within stipulated time.
- Unallocated apartments roll over to the next phase.
- Applicants with pending installments will be considered at the final stage of the lottery process.

This system ensures fairness, transparency, and priority for timely payments. For any questions, please contact the MOHS Islamic City management. MOHS Management reserves the right to amend policies with prior notice.



Be an owner, not a buyer

General Terms & Conditions For Buyers

Late Payment Penalty

If any land-share holder fails to make payments for three consecutive months as per the agreement, a 6% service charge will be added to the outstanding amount when they resume payment.

Phase Downgrade Due to Non-Payment

If a buyer fails to pay for an apartment allotted in Phase 1 within the stipulated time:

- The unit will be shifted to Phase 2.
- If payments remain incomplete, the unit will be further downgraded to Phase 3.

Partial Payment Policy

If only a partial payment is made:

- The apartment will remain under the ownership of MOHS Management (Mariners Group) until the full payment is cleared.
- During this period, MOHS reserves the right to use or rent out the unit.
- Ownership will be transferred only upon full payment.

Voluntary Surrender & Reallocation Charges

If a land-share holder chooses to cancel their booked apartment:

- 1st Phase Surrender: 10% service charge will be deducted before reallocation.
- 2nd Phase Surrender: 15% service charge will be deducted.
- 3rd Phase Surrender: 15% service charge will be deducted.

After this, the apartment will be offered to the next eligible applicant.

Compliance & Final Authority

- MOHS Management reserves the right to update policies with prior notice.
- All disputes will be resolved based on the final decision of MOHS / Mariners Group.

This policy is designed to ensure transparency, accountability, and financial discipline throughout the apartment allocation process.





Thank You

www.mohsrealestate.com

 [/mohs.islamic.city](https://www.facebook.com/mohs.islamic.city)

For Any Queries

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