

home for peace . . .

Since 2007

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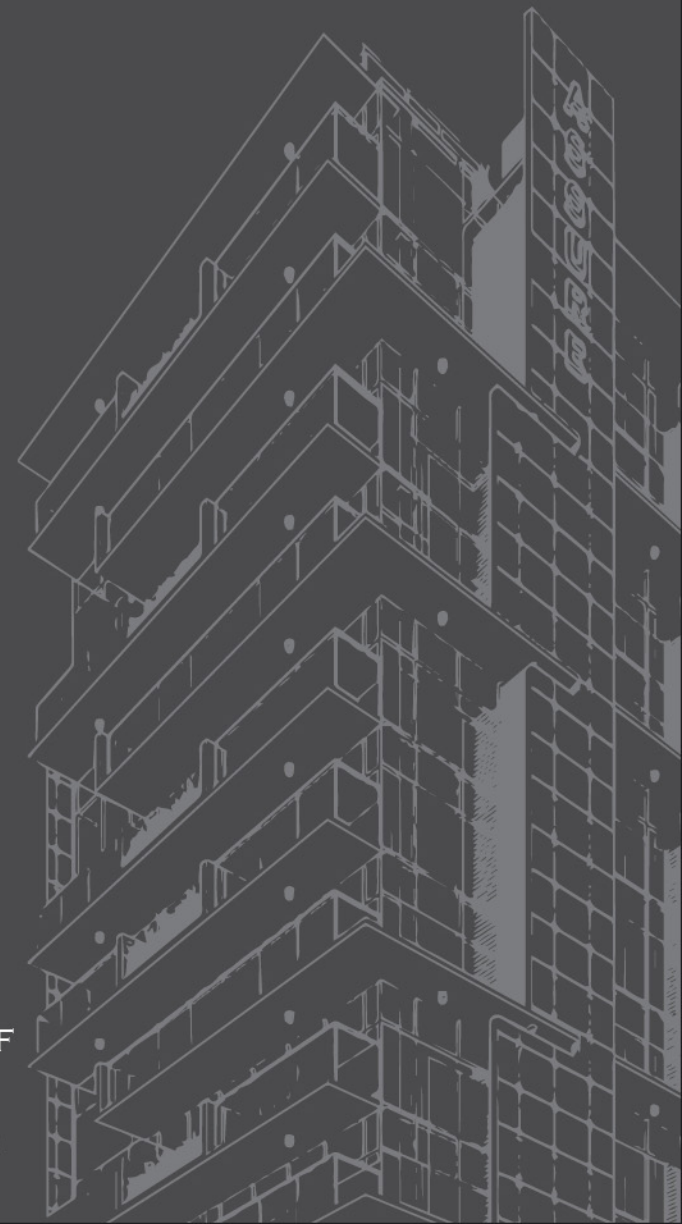


ISO 9001: 2015 QMS Certified

ASSURE

NORTH POINT

Plot # 18,20, Road # 02, Sector # 03, Uttara
Dhaka, Bangladesh



AN EXCLUSIVE COMMERCIAL PROJECT OF
ASSURE BUILDERS LTD.

www.assuregroupbd.com

Project Information

Project Name

ASSURE **NORTH POINT**

Project Type

Commercial

Project Address

Plot # 18,20, Road # 02, Sector # 03, Uttara
Dhaka, Bangladesh

Land Area

10 Katha (More or Less)

Facing

South + East Corner

Storied

02 Basement +G+ 13th Commercial floor

Commercial Floors

G+ 13th floor

Elevator/ Lift

3 Nos. (One Capsul Lift)

Commercial Floor Area

Ground	: Type A - 414 sft. Type B - 1125 sft. Type C - 500 sft.
1st Floor	: 4393 sft.
2nd to 4th, 6th & 11th Floor	: Type A - 2171sft. Type B - 2171sft.
5th, 7th to 10th & 12th Floor	: 4334 sft.
13th Floor	: Type A - 2171sft. Type B - 2171sft.

Roof Top Garden Restaurant : 3428 sft.

Parking

B1+B2



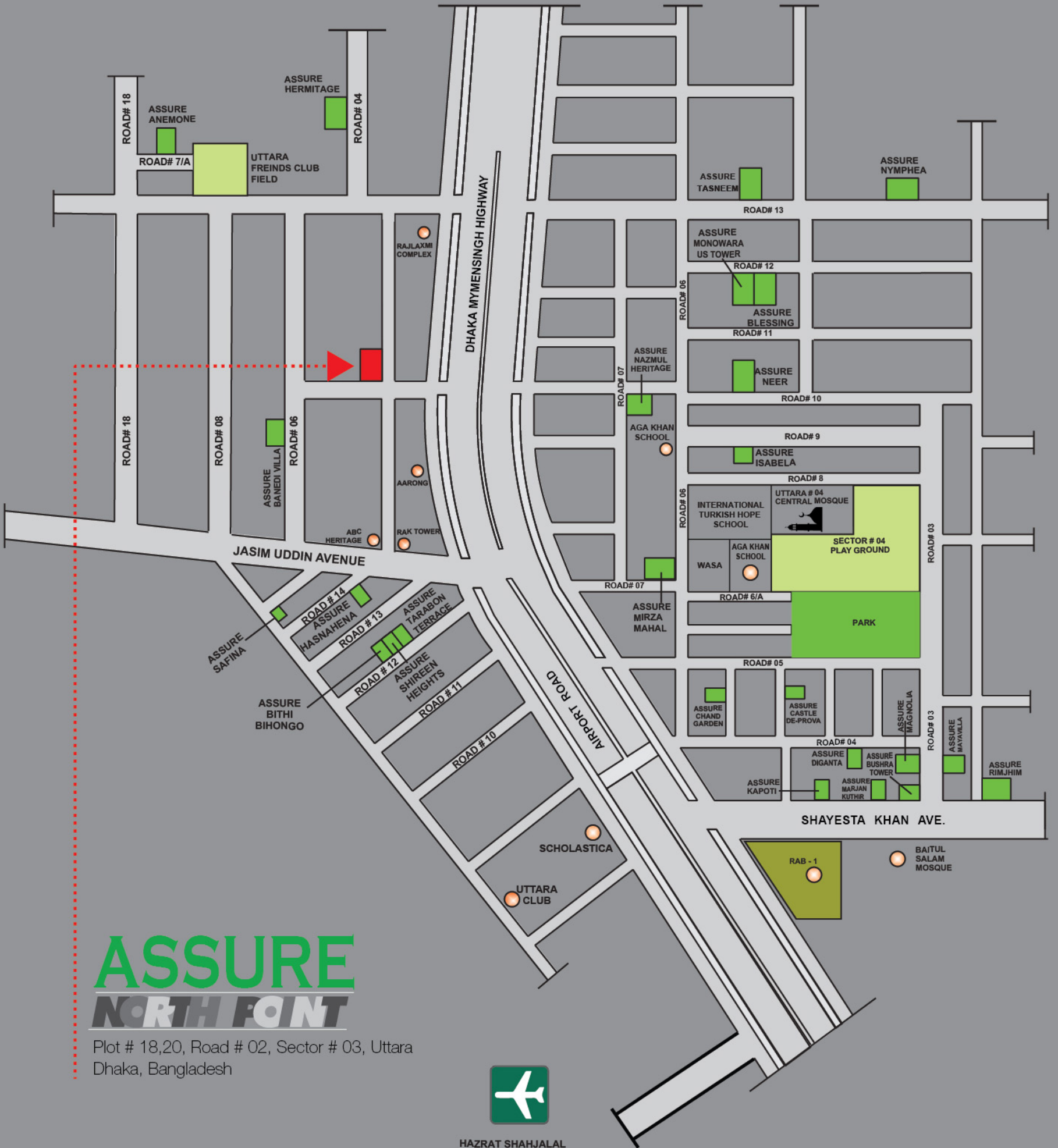
Located in the heart of Uttara, the most attractive commercial hub of the capital, **ASSURE NORTH POINT** is an architectural landmark and serves as a model for future commercial buildings. It would effectively create a new benchmark for development and baseline for sustainable performance for the commercial office market in the largest urban region.

The project will contain maximum daylight, minimum solar heat gain and reduce mechanical air conditioning by installing state of the art technologies and adapting model for green development strategies that will benefit the environment.



One Location **Hundreds of Facility**

ASSURE NORTH POINT is located at Uttara, The commercial hub of Bangladesh. With accessibility to all mass transport systems, it's a prized location & a favorable choice for the business. The complex is fully equipped to embody the trends & nature of localized business practices...



ASSURE **NORTH POINT**

Plot # 18,20, Road # 02, Sector # 03, Uttara
Dhaka, Bangladesh



HAZRAT SHAHJALAL
INTERNATIONAL
AIRPORT





Building Entrance

Luxurious front elevation of the building will have a combination high standard building materials (Concrete, Slate stone, Tiles with double height spaces Sand stone, Cladding brick, Texture paint, Aluca bond, Glass S.S plate etc) subjected to architectural design fare face.

Decorative address plate, To- let plate, key box, letter box as per architectural design.

Greenery enhanced entrance professionally designed with a green area water body (as per available space) with water proof halogen lights which sets the tone of landscaping and use of rockery throughout the building.

Artistically crafted logo with possible combination of brushed aluminum, glass, marble or granite use for the project name, address and easily visible company logo on the front facade.

Common area designed to highlight the landscaping and the vertical architectural features of elements of the building.

The building will be surrounded with a secured and well painted or as per architectural design with multi-colour/ texture paint.

The building will have a heavy ornately designed entrance gate.

C.C TV Provision.

Automated Boom Gate for car entry

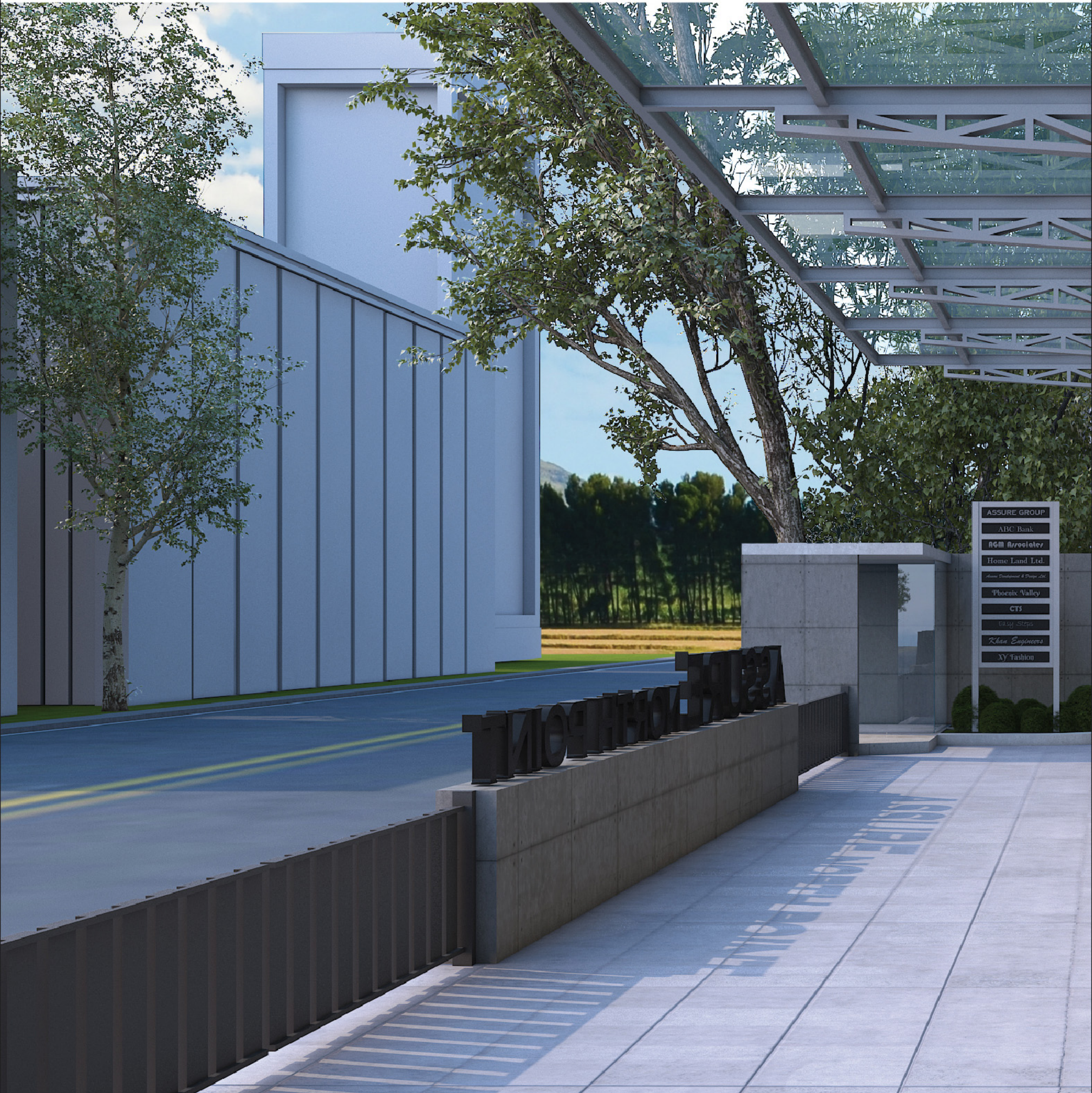




NORTH POINT

**A
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**NORTH
POINT**



- ASSURE GROUP
- ABC Bank
 - ACM Associate
 - Home Land Ltd.
 - Home Development & Design Ltd.
 - Phoenix Valley
 - CTI
 - City Centre
 - Khan Engineers
 - XY Fashion

Car Parking & Driveway

Functional and comfortable drive away with decorative pavement tiles in whole Basement floor.

Making plate of car parking with acrylic Designed tiles and metal on Basement floor column.

Lighting arrangement at parking area.

Driver's seating arrangement and toilet.

Safe height from road level to avoid storm water and easy ramp with pavement tiles.



Stair/ Lobby

Luxurious stair lobby finished with Marble at Ground to 1st Floor and non skid stair tiles from 1st floor to Roof Top.

Marble on lift wall at all floors as per Architectural design.

Decorative Stair railing with combination of SS, MS and wood.

Lift

03 (Three) nos. lift.

02 (Two) nos. 15 Passenger Lift and 01 (One) nos. 8 Passenger Capsul Lift.

Brand: Fuji/ Sigma/ Canny/ Equivalent.

Lift will be with -

- A. Inverter
- B. Adequate lighting, photocell sensor & emergency alarm.
- C. Well finished door, cabin and mirrors on the wall
- D. Capacity to serve office of every floor
- E. Hand phone
- F. Hatch door of lift to be SS mirror etching finish in every floor.
- G. Auto stop next possible floor system in case power fails.
- H. Voltage Stabilizer.

Generator

01 (One) Canopied Generator will ensure un-interrupted power supply.

The generator will have -

- 1. Engine- Cummins/Perkins.
- 2. Alternator - Stamford or Mecc-alte
- 3. Rating - as per calculated requirement.
- 4. Capacity - as per requirement.

Sub-station

A Sub-station will be arranged on the ground floor.

Sub Station Equipments-

- 1. Transformer - rating as per equipment
- 2. HT Switch Gear (LBS), if required
- 3. Power Factor Improvement (PFI) Plant
- 4. Drop Out Fuse (DOF),
- 5. Lightening Arrestor (LA)

FLOORS

Mirror polish 32"x 32" homogeneous floor tiles (China) in general floor.

4 inch skirting will be provided.





With Value Added Special Modern Features

Water Supply Water Reservoir And Water Pump

Sufficient capacity UGWR and OHWT to fulfill water requirement of the building.

Minimum three days storing capacity UGWR and one day capacity of OHWT. Connected from WASA.

Well finished plaster with under water tiles tank to ensure safe drinking water.

Provided HP European origin water pumps (Pedrollo) 02 nos. (01 standby).

Systematic water meter pit with water meter. Systematic and technically provided water line for sufficient pressure of water.

Washing provision of both UGWR and OHWT with overflow system.

Fire Detection & Protection System

- Sprinkler
- Smoke Detector
- Fire Escape
- Fire Extinguisher

Electricity Supply

- Electricity connection from DESCO / DPDC.
- Individual digital energy meter for each office floor.
- LT meter will be provided at meter room.
- Individual meter for common area.
- MDB for whole building and SDB for each office.
- Functional wiring of whole building.

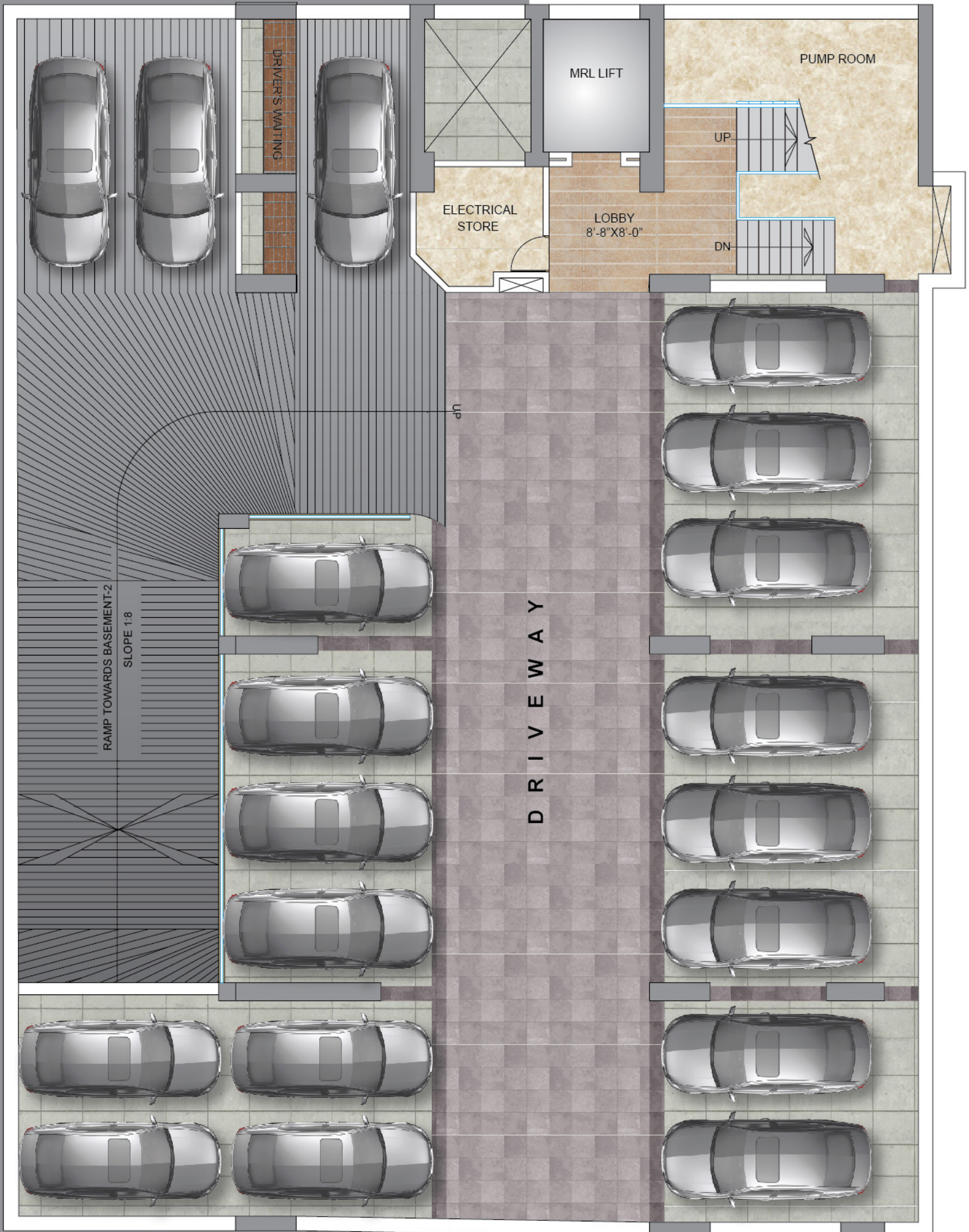
Sewerage System

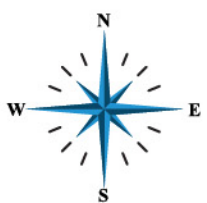
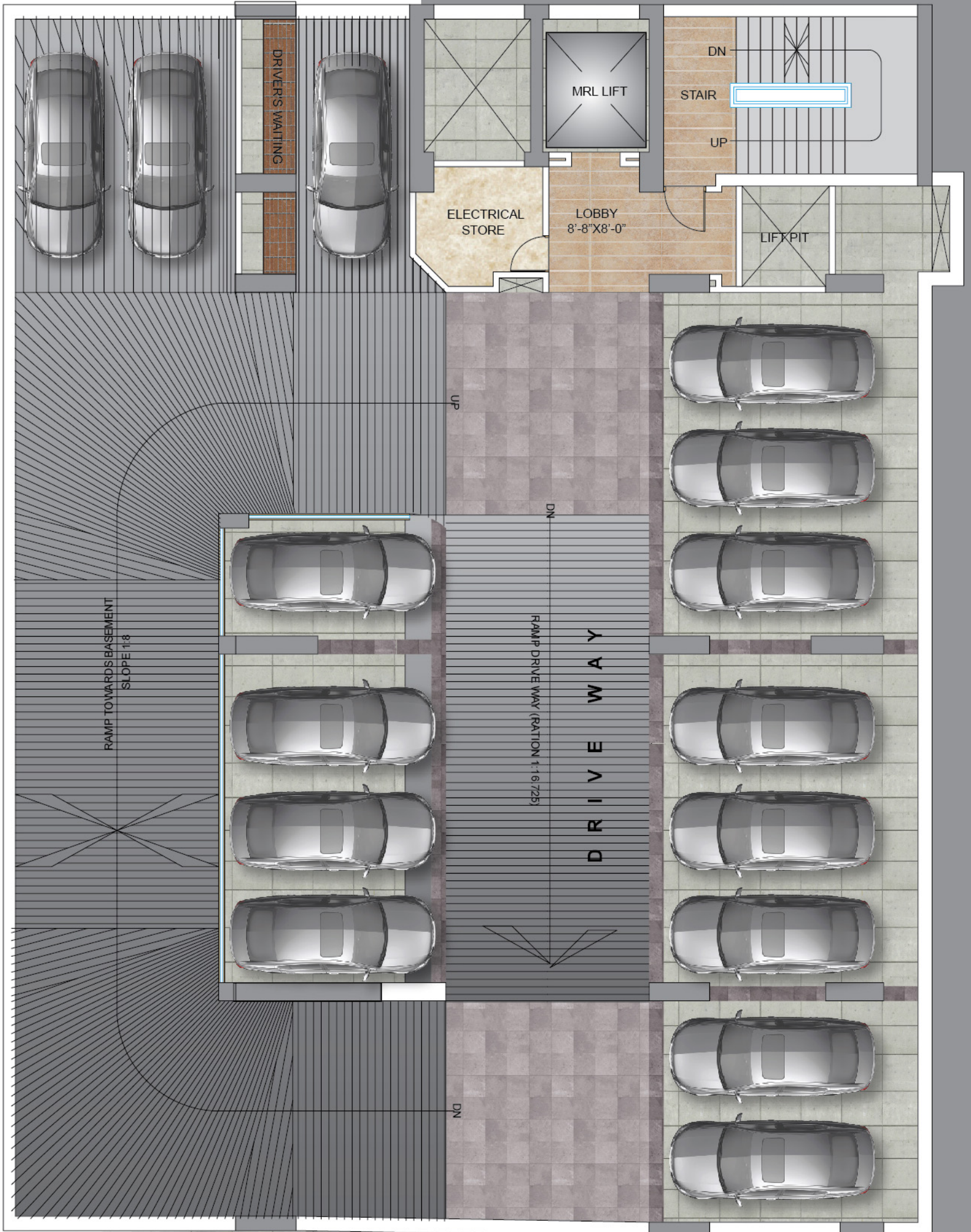
Connected to WASA sewerage line.

Sufficient slope sewerage line.

Sufficient quantity inspection pit and a well functioning master pit.

Basement 2



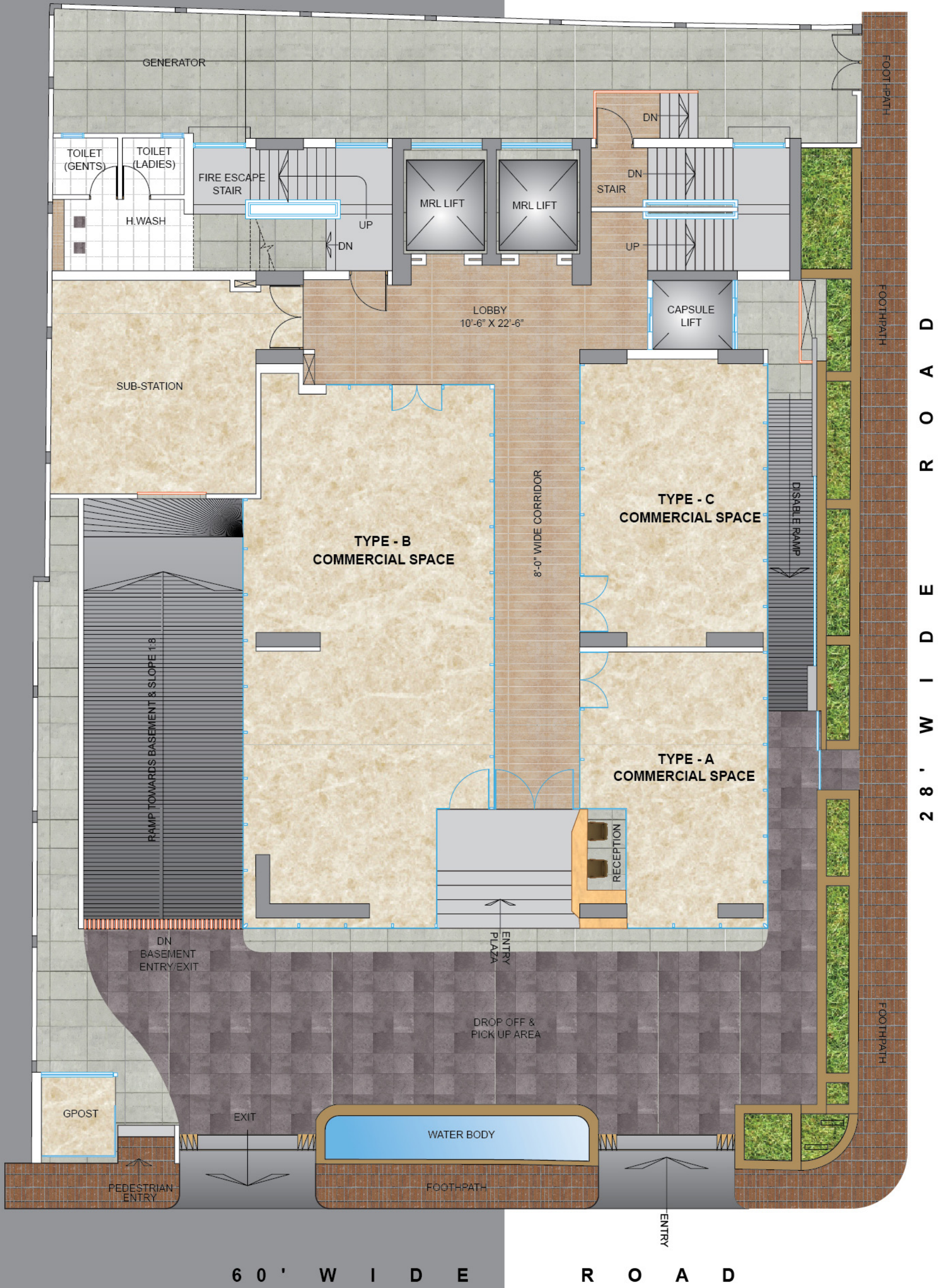


Ground Floor

Type A - 414 sft.

Type B - 1125 sft.

Type C - 500 sft.

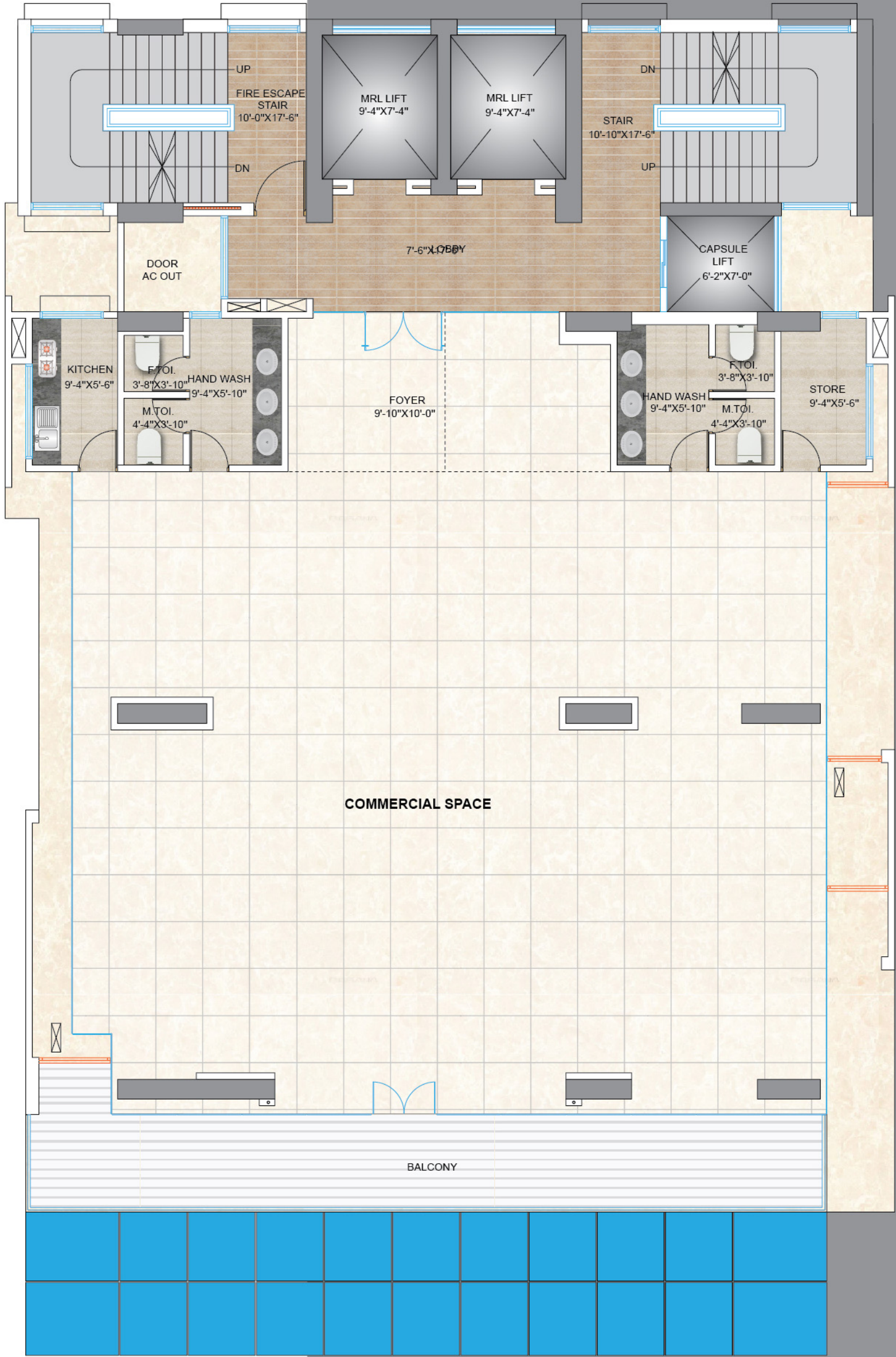


60' W I D E

R O A D

28' W I D E R O A D

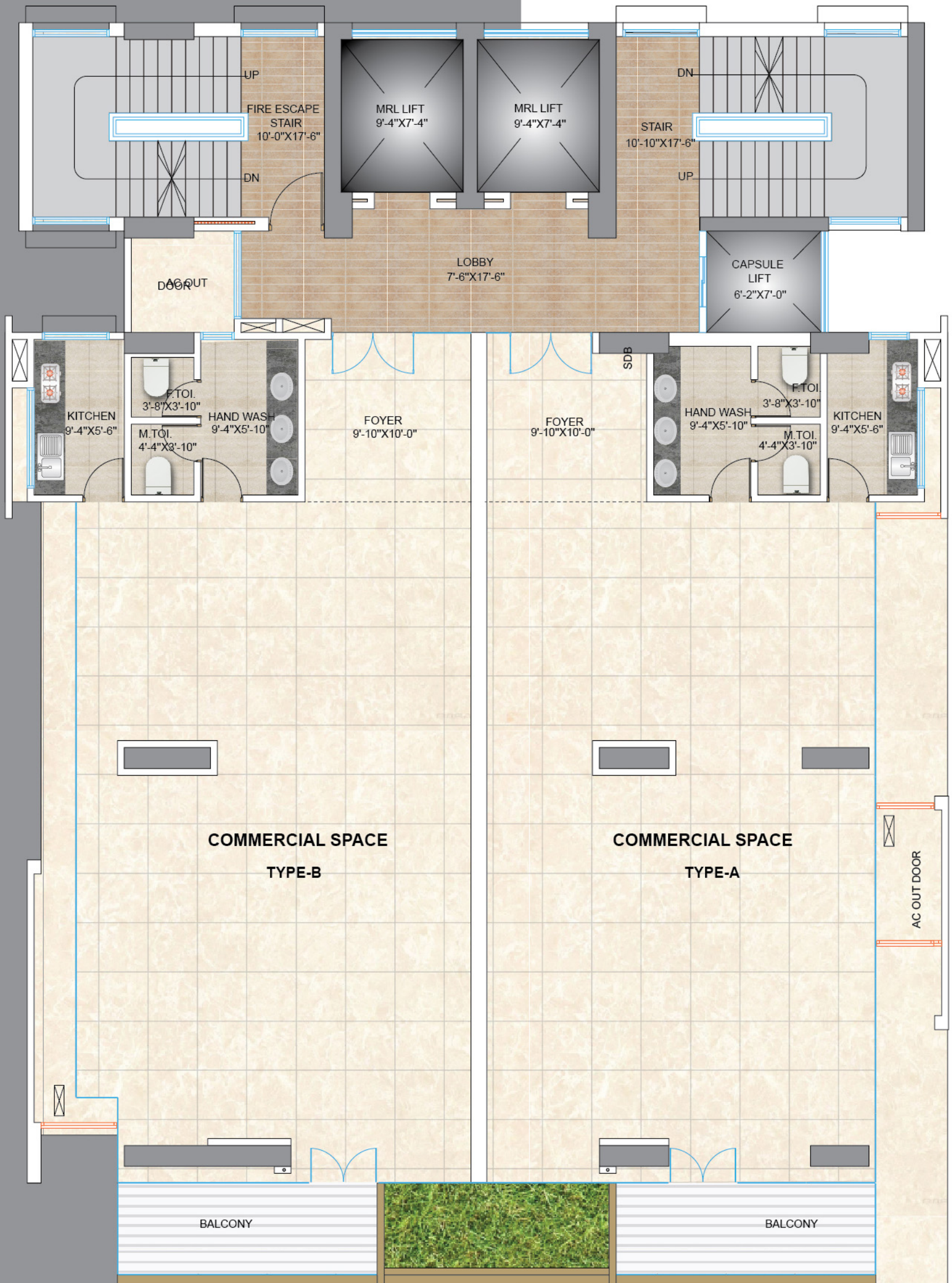


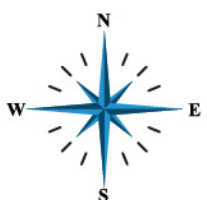
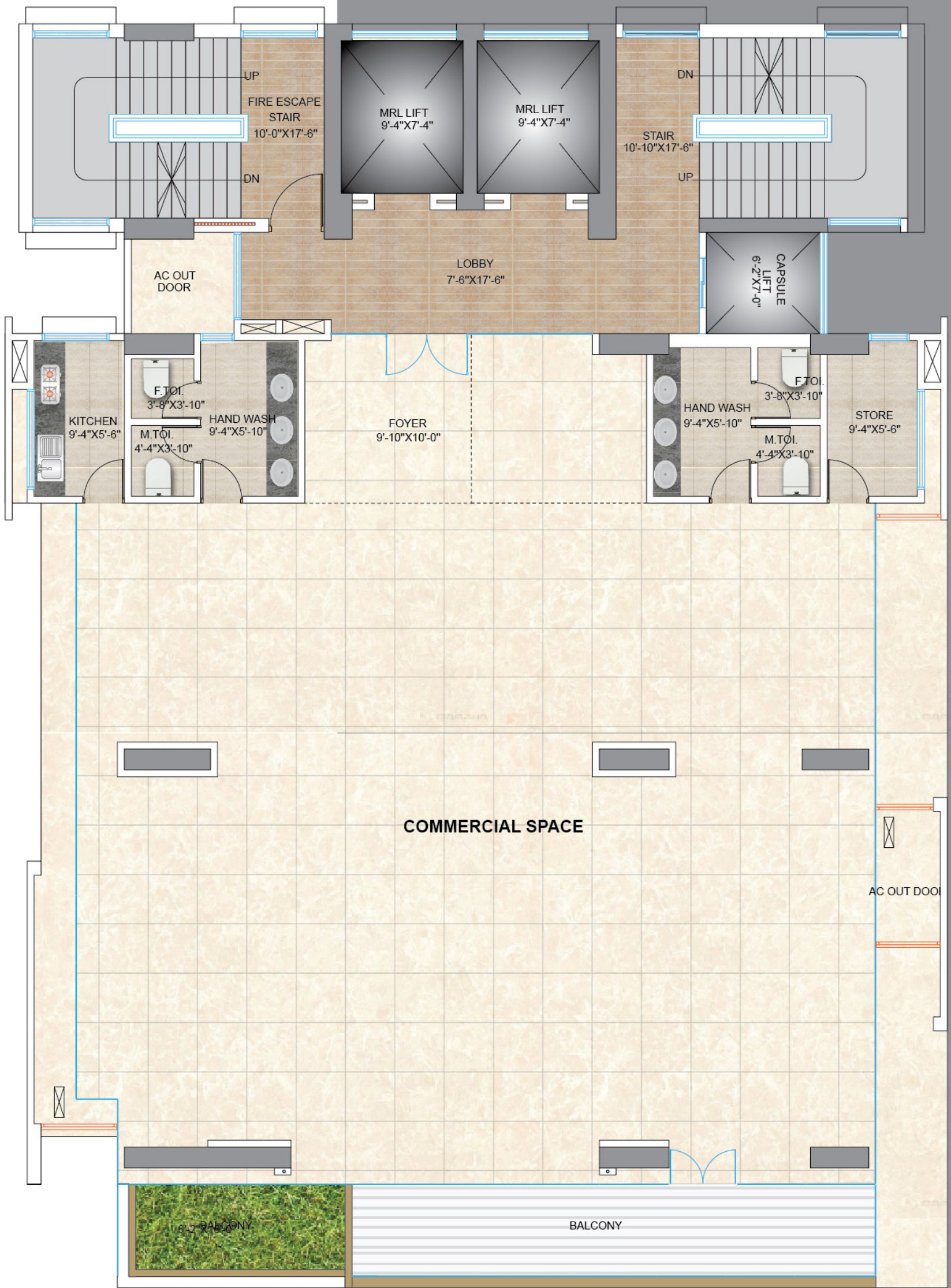


2nd to 4th, 6th & 11th Floor

Type A - 2171 sft.

Type B - 2171 sft.

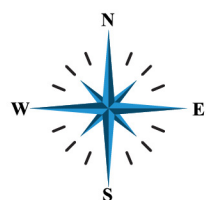
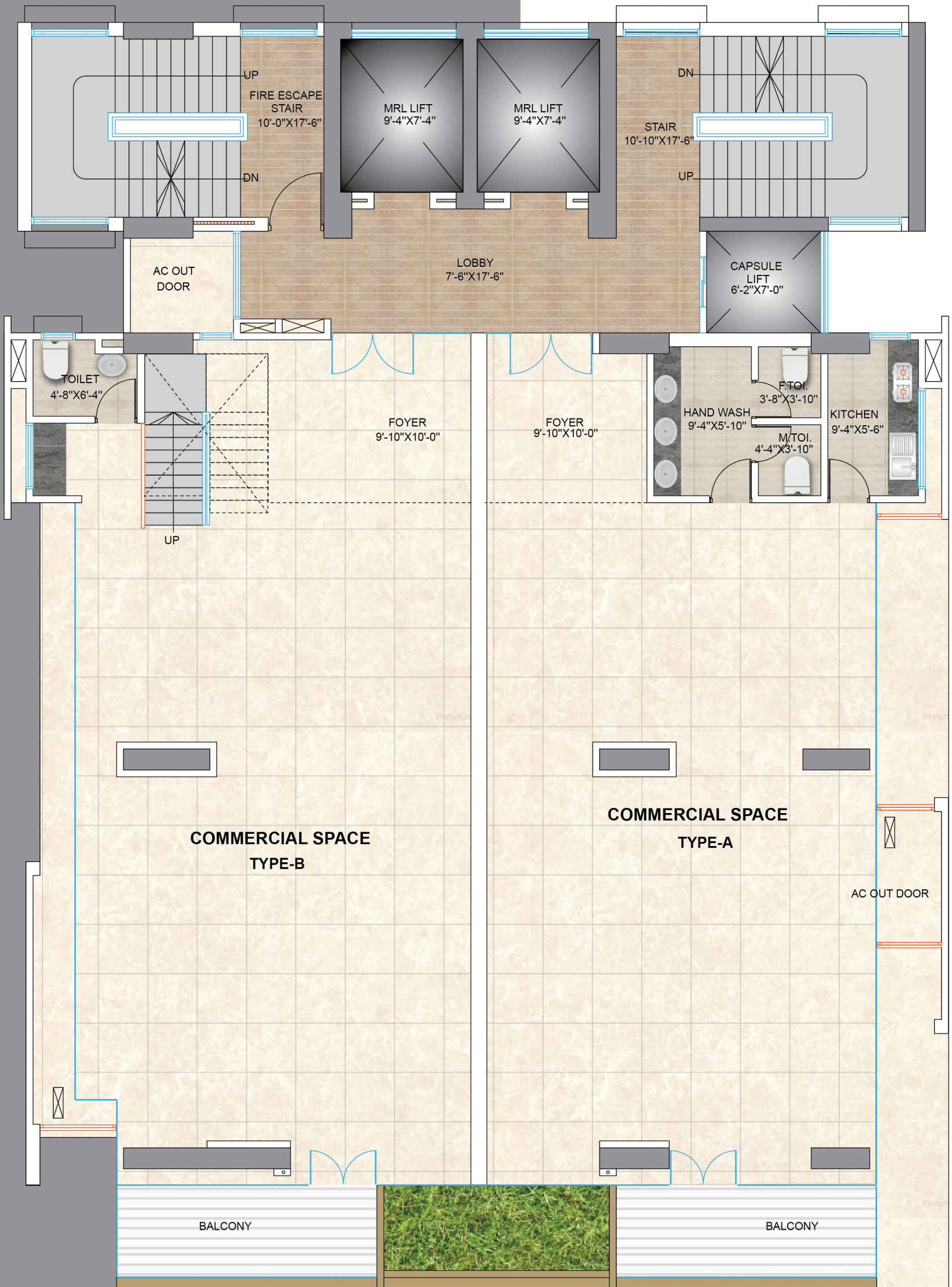




13th Floor

Type A - 2171 sft.

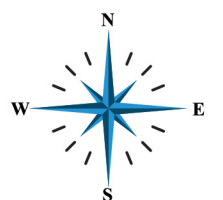
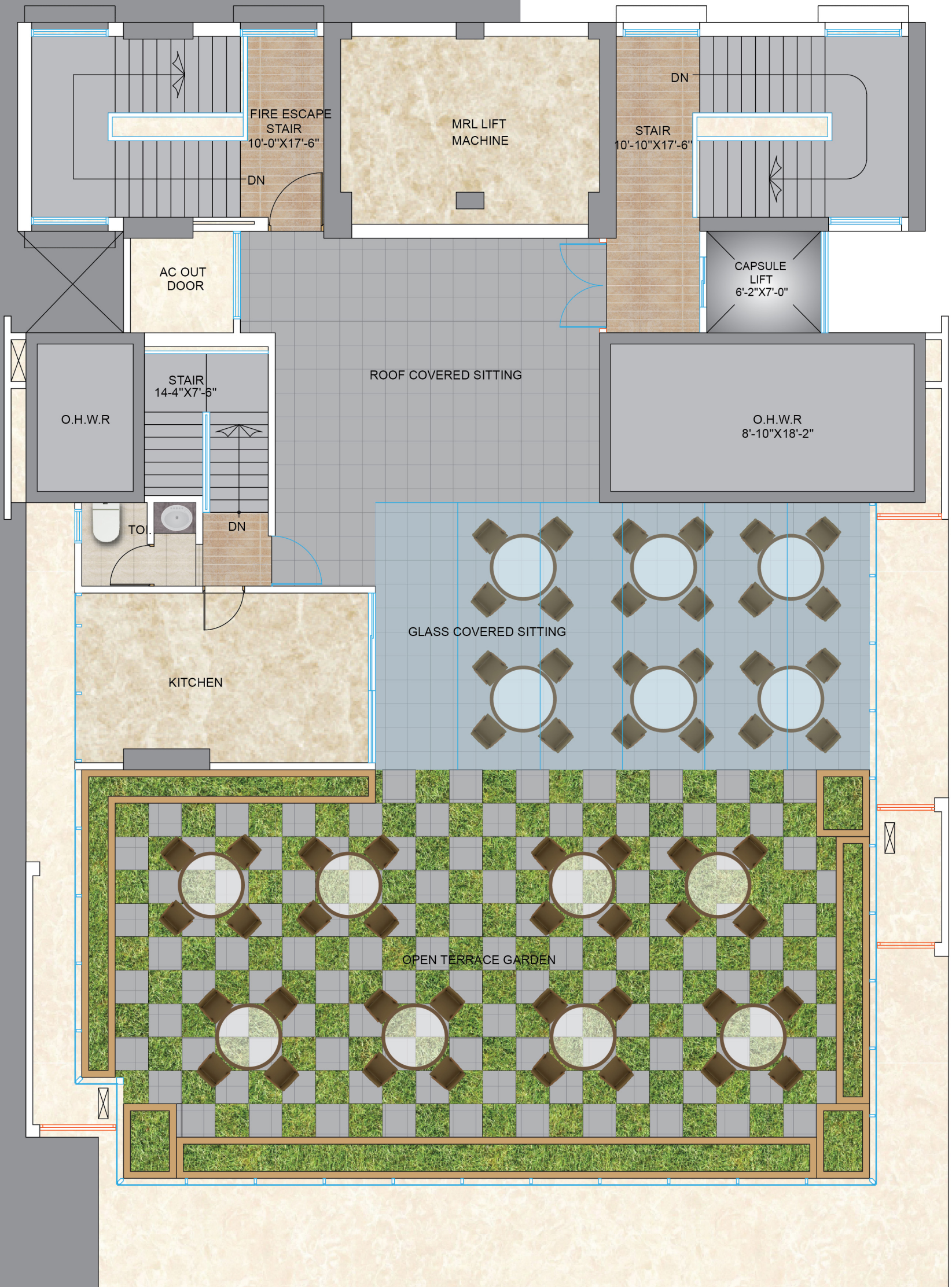
Type B - 2171 sft.





Roof Top Garden Restaurant

3428 sft.





Terms & Conditions

RESERVATION

Application for allotment of commercial space/ floor in **ASSURE NORTH POINT** should be on the prescribed application form, duly signed by the applicant along with the earnest money and other necessary documents. Allotment will be made on "first come first serve basis". The company reserves the right to accept or reject any application without assigning any reason there to.

ALLOTMENT

After receipt of the application and booking money, **ASSURE BUILDERS LTD.** will issue an allotment letter and payment schedule. The applicant/ allottee shall then start making payments as per the schedule of payment.

ALLOTMENT TRANSFER

Until full payment of all installment and other charges & registration; the buyer shall not have the right to transfer the allotment to a third party. In case of transfer before registration, buyer must be paid 9% money of total property value to the developer.

PAYMENT

All payment of booking money, installments, additional works and other charges should be made by A/C payee cheque or pay order or bank draft or cash in favor of **ASSURE BUILDERS LTD.** Foreigners and Non-Residence Bangladeshi may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on dates of installments paid.

SCHEDULE OF PAYMENTS

That the SECOND PARTY must strictly adhere to the schedule of payments indicated in this allotment agreement. Delay in payments beyond the schedule date will make allottee liable to pay a delay charges of 5% per month interest on the amount of payment delayed. If the payment is delayed for 30 days, the company shall have the right to cancel the allotment. In such case the amount paid by the allottee will be refunded after deducting 5% of the total sales price only after resale of the apartment.

LOAN FACILITIES

If the allottee desire a Housing Loan, the company will do all that is possible to help secure the loan.

DOCUMENTATION VAT & OTHER CHARGES

The allottee will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement, allotment, registration and transfer etc. Only the actual sums shall be charged.

DEVELOPER'S RIGHT

The company reserves the right to make changes in both architectural and structural design of the project.

POSSESSIONS

The possessions of the commercial space/ floor will be handed over to the purchaser after completion of the apartment and after full payment of the installment and other charges. Until and unless the dues are not paid, possession of the apartment will be hold by the company.

DESIGN CHANGE

During the construction work, all allottee must consult with **ASSURE BUILDERS LTD.** about any changes of both architectural & structural within the Apartment. Otherwise the developer well not be liable for any risk/damage due to lack of previous notice.

CUSTOMER CARE

After performing the deed of Agreement, flat purchaser will contact the Customer Care Department for any kind of co-operation as their requirements. The Customer Care Department is committed to serve each and every purchaser through their thick & thin.

INTERIOR & SERVICE

Assure also provides interior solution for making your ordinary spaces transform into a cozy and extra ordinary living spaces.

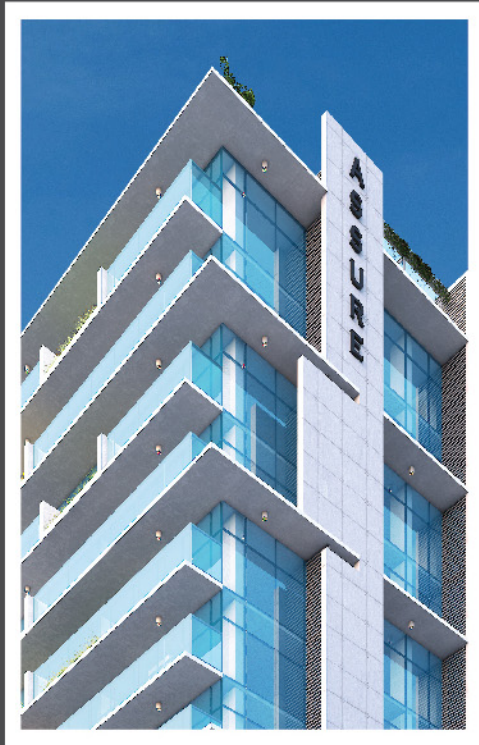
OWNER'S ASSOCIATION

The purchaser must undertake to become a member of the owner's association, which will be formed by the developer with the view of maintaining the general affairs of the complex interest. For reserve fund each commercial space/ floor owner may have to deposit an amount of money as per the floor owner's association decision.

NOTE

- *Other financial terms and conditions will be followed according to Company rules.*
- *Allottee/Client will not carry out any changes in the exterior perspective view or design of the project building including the allotted apartment/ unit.*
- *Upgradation of different finishing material will be done on the basis of additional payment.*
- *All the above terms and conditions including others are will be inserted elaborately in the Deed of Agreement for allotment as per company policy.*





ALL RIGHT RESERVED

Disclaimer:

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Hotline: 09612 008800

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