

home for peace . . .

Since 2007 TM  
**ASSURE**  
G R O U P  
ISO 9001: 2015 QMS Certified

ISLAM  
**ASSURE**  
HERITAGE



AN EXCLUSIVE RESIDENTIAL PROJECT OF  
**ASSURE DEVELOPMENT & DESIGN LTD.**

[www.assuregroupbd.com](http://www.assuregroupbd.com)



# Project Information

## Project Name

ISLAM **ASSURE** HERITAGE

## Project Type

Commercial cum Residential

## Project Address

Plot no-26, Shah Makhdum Avenue, Sector-13,  
Uttara, Dhaka, Bangladesh.

## Land Category

Rajuk Approved Commercial Land

## Land Area

5 Katha (More or Less)

## Facing

West

## Storied

Basement + Ground Commercial Floor +  
2 Commercial Floors + 3 Living Floor

## Commercial Floors

Ground Floor to 2nd Floor

## Lift

1 Nos. Passenger Lift

1 Nos. Car Lift

## Commercial Floor Area

Ground : 1261 Sft.

1st & 2nd Floor : 2875 Sft.

## Parking

Basement





# Introduction

It is a great deal of pleasure to introduce our new project, **ISLAM ASSURE** HERITAGE at Plot no-26, Shah Makhdum Avenue, Sector-13, Uttara, Dhaka, Bangladesh; one of the best commercial area in the capital city.

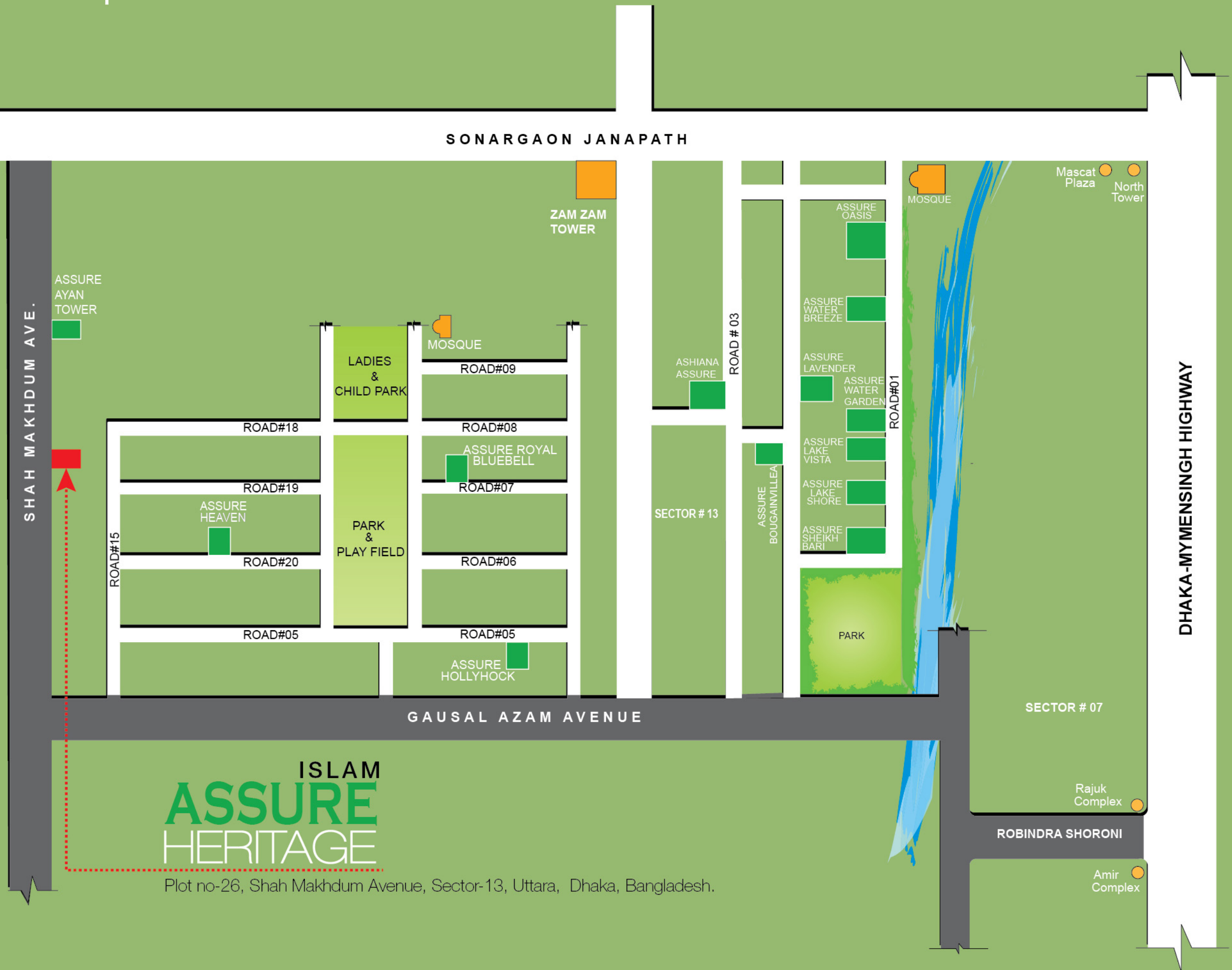
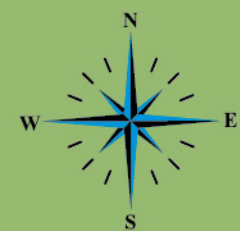
While designing architect put the best effort on maximization of functional aspects as well as the aesthetics of the project, creating necessary comfortable space. The floors in this complex are expression of contemporary architecture, equipped with modern, stylish, elegant fittings and fixture.

**ISLAM ASSURE** HERITAGE is a Commercial Complex featuring all the modern facilities and amenities which you would demand of a office suited to your modern lifestyle. Our attention to detail is obvious in the architecture with contemporary design flair, incorporating all the functionality of each individual surrounding and proximity to civic center all together creates a unique site of its type that one would love to make own business address.





# Location Map







Perspective  
View

ISLAM  
**ASSURE**  
HERITAGE

ISLAM  
**ASSURE**  
HERITAGE

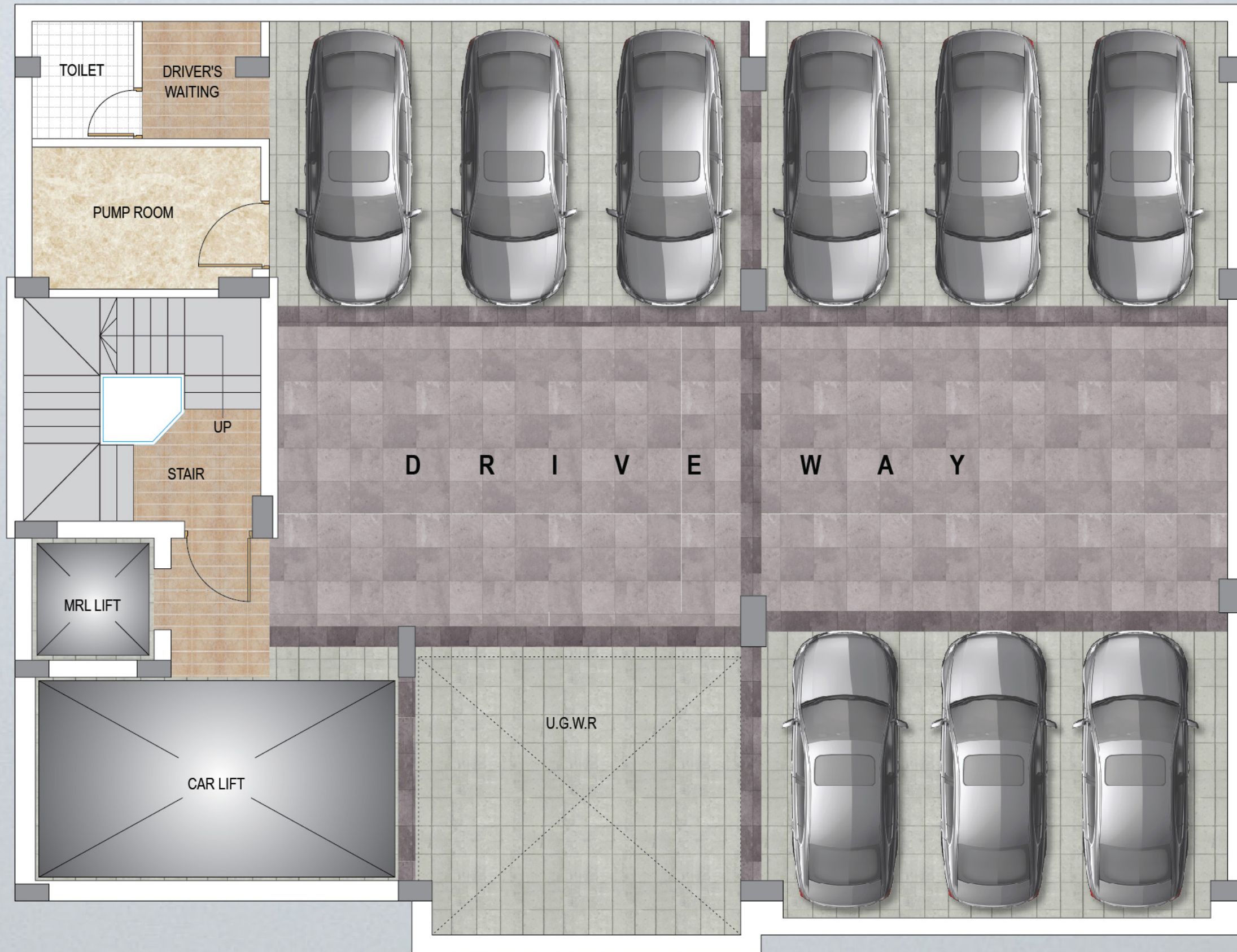


# Basement Car Park with Car Lift





# Basement







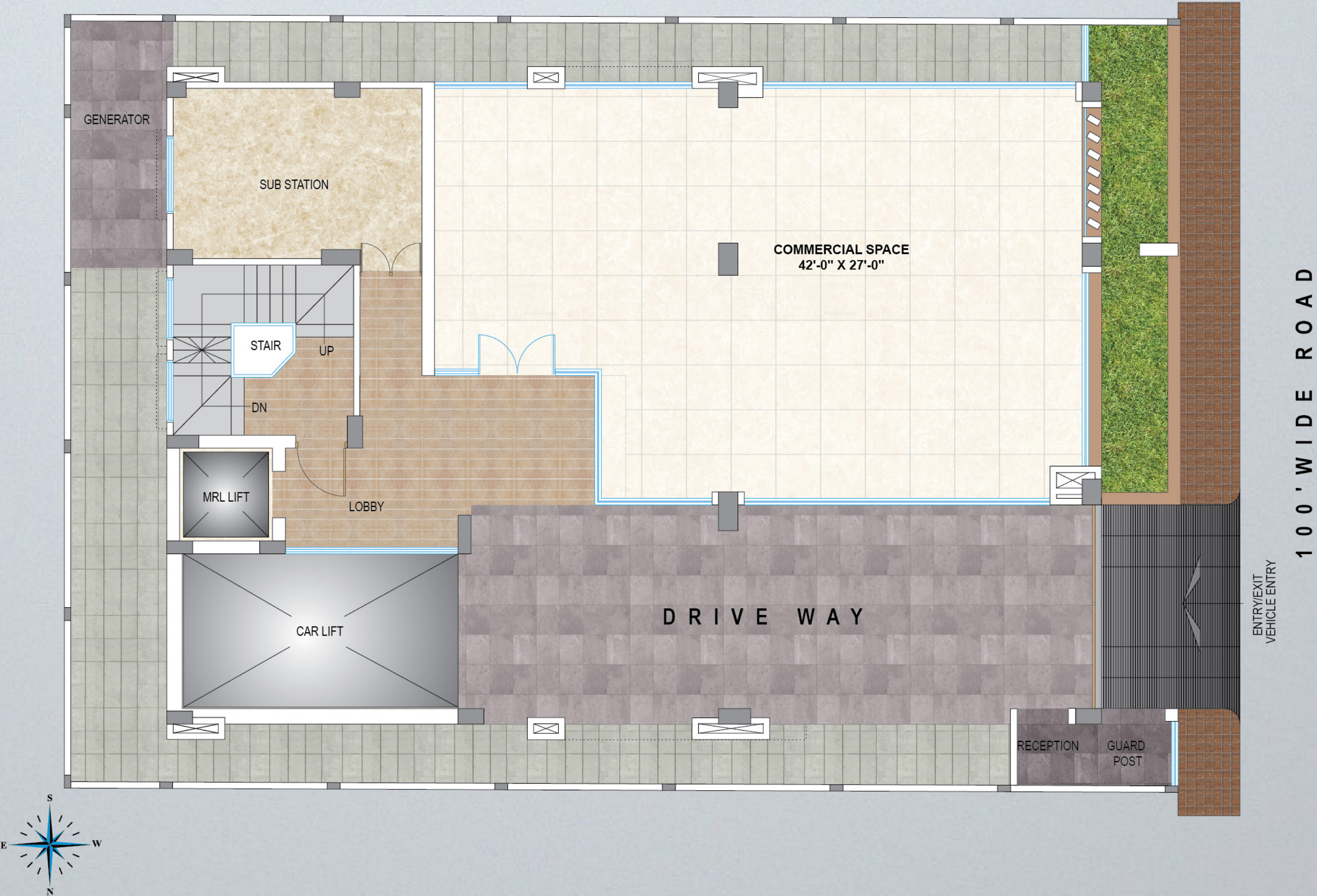
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# Ground Floor Plan

COMMERCIAL SPACE 1261 Sft.





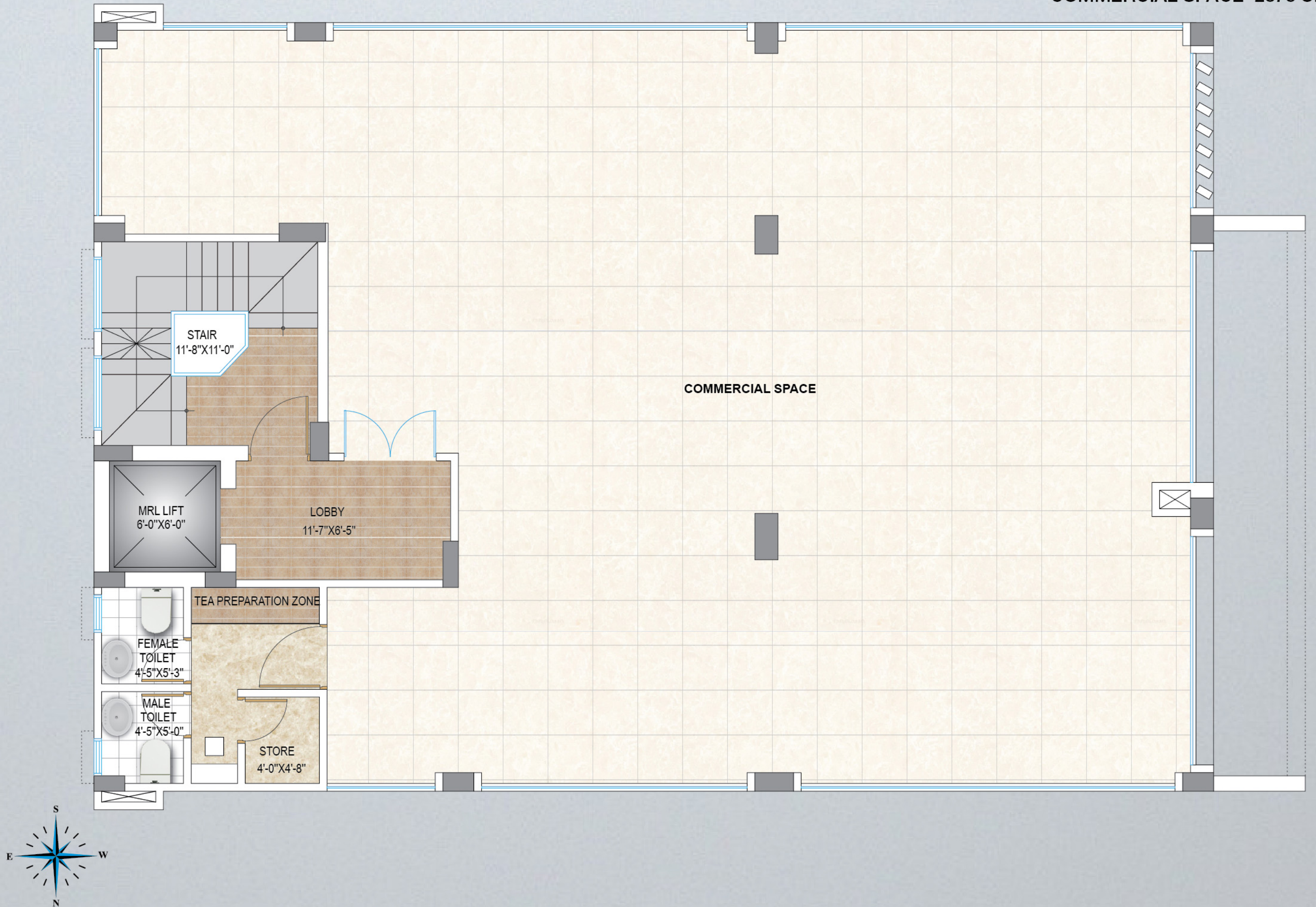


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# 1st & 2nd Floor Plan

COMMERCIAL SPACE 2875 Sft.





# Building Entrance

Secured, decorative & stylish main gate made of a combination of M.S/S.S, wood & others materials depend upon Architectural design & perspective view of building.

Stylish & decorative logo (Islam ASSURE Heritage) with attractive background (granite/ marble/ glass) and Metal/ S.S decorative address plate, To-Let plate at suitable location in front of project.

Attractive & captivating planter with adequate lighting in front of building.

Guard post at suitable place in the entrance of the building.

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

# Car Parking & Driveway

Comfortable & functional driveway with full pavement tiles.

Protective metal column guard & security grill with fiber sheet over boundary wall.

Reserve car parking with proper marking & car parking number plate.

Striking & decorative false ceiling with adequate lighting at parking & driveway area.

One parking area may be reserve as per developers prerogative.

# Stair/ Lobby

Luxurious stair lobby finished with Mirror polish china tiles at ground floor lobby up to 1st floor stair & Fu-wang tiles at 1st floor to roof top stair lobby.

Marble on ground floor lift wall & Rustic and mirror polish tiles of others floor lift wall.

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

Decorative Stair railing with combination of Grill and wood.

# Lift

- 01 (One) superior Eight (8) persons capacity lift.
- Brand: Fuji/Equivalent.

Lift will be with -

- A) VWF
- B) Inverter
- C) Adequate lighting, Photocell sensor & Emergency alarm.
- D) Well finished door, cabin and mirrors on the wall.
- E) Capacity to serve resident of every floor.
- F) Handphone
- G) Hatch door of lift to be SS mirror etching finish in every floor.

# Generator

One canopied, soundless & sufficient capacity generator for uninterrupted power supply (Ricardo/Perkins/Equivalent) to cover the common facilities (Lift, water pump & common space light).

# 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.







Night View  
ISLAM  
**ASSURE**  
HERITAGE



# With Value Added Special Modern Features

## Water Supply Water Reservoir And Water Pump

Sufficient capacity UGWR and OHWT to fulfill water requirement and fire support box 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.





# Terms & Conditions

## **RESERVATION :**

Application for allotment of apartment/ commercial space in ISLAM **ASSURE HERITAGE** 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, booking money and downpayment, **ASSURE DEVELOPMENT & DESIGN LTD.** will issue/execute an agreement for allotment and payment schedule. The applicant/ allottee shall continue payments as per the schedule of payment.

## **ALLOTMENT TRANSFER :**

Until full payment of all installment and other charges and completion of registration; the allottee shall not have the right to transfer the allotment to a third party. In case of transfer before registration, allottee shall have to follow the company's rules and regulations.

## **PAYMENT :**

All payment of booking money, installments, additional works and other charges should be made in favor of **ASSURE DEVELOPMENT & DESIGN 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 payments.

## **SCHEDULE OF PAYMENTS :**

That the allottee must strictly adhere to the schedule of payments indicated in this allotment agreement.

## **LOAN FACILITIES :**

The allottee will be allowed to avail Housing Loan for the purpose of purchasing the apartment/commercial space if the concerned bank/ FI deem fit and proper by assessing the credibility of the allottee(s).

## **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 for allotment, registration and transfer etc.

## **DEVELOPER'S RIGHT :**

The company reserves the right to make changes in both architectural and structural design of the project as deem fit and proper by the company.

## **POSSESSIONS :**

The possessions of the apartment/commercial space will be handed over to the allottee after completion of the apartment/commercial space and after full payment of the installments and other charges.

## **DESIGN CHANGE :**

During the construction work, all allottee/client are allowed to contact in writing with **ASSURE DEVELOPMENT & DESIGN LTD.** within stipulated time about any changes of the allotted apartment/ commercial space.

## **CUSTOMER CARE :**

After executing and signing of Agreement for Allotment, honorable allottees/clients will contact with the Customer Care Department of the company for any kind of customer service related queries and requirements. Companies dedicated Customer Care Department is always ready to give their post sales services to the Honorable apartment/ commercial space allottees of the project building.

## **INTERIOR & SERVICE :**

Company will also provide interior solution services to the allottees/clients of the project building for transforming allottees/clients ordinary spaces into a cozy and extra ordinary living spaces.

## **AFTER HANDOVER SERVICE :**

This Building will be maintained by the company. This maintenance period will be commenced immediate after "One year of free maintenance period after the handover date".

## **OWNER'S ASSOCIATION :**

Company will form a Owners Association, and the allottees/clients will become a member of that Owner's Association of the project building with the view to maintain the general affairs of the project building, and all the allottees/clients will have to abide by the rules, regulations, by laws of that association.

## **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.





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**Disclaimer:**

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