

home for peace . . .

Since 2007

TM

ASSURE
G R O U P

ISO 9001: 2015 QMS Certified

ASSURE

Gulshan Grace

Plot# 46, Road# 18, Sector# 11, Uttara R/A
Dhaka, Bangladesh

AN EXCLUSIVE RESIDENTIAL PROJECT OF
ASSURE DEVELOPMENT & DESIGN LTD.

www.assuregroupbd.com

Project Information

PROJECT NAME

ASSURE *Gulshan Grace*

PROJECT ADDRESS

Plot# 46, Road# 18, Sector# 11, Uttara R/A
Dhaka, Bangladesh

NATURE

Residential

STORIED

Ground + 6 Living Floor

LAND AREA

3.5 Katha (More or Less)

FACING

South

NO OF APARTMENTS

6 Nos.

NO OF ELEVATOR/LIFT

1 No.

APARTMENT SIZE

1959 Sft.

APARTMENT CONTAINS

03 Beds, 04 Baths (03 Attached), 03 Ver , Living,
Dining, F. Living, Kitchen with Ver., Maid's Toilet.

COMMON FEATURES

Waiting Room, Guard Post, Caretaker Bed,
Generator Room at Ground Floor.

Community Space, Plantation, Cloth Drying Area
and Machine Room at Roof-top.



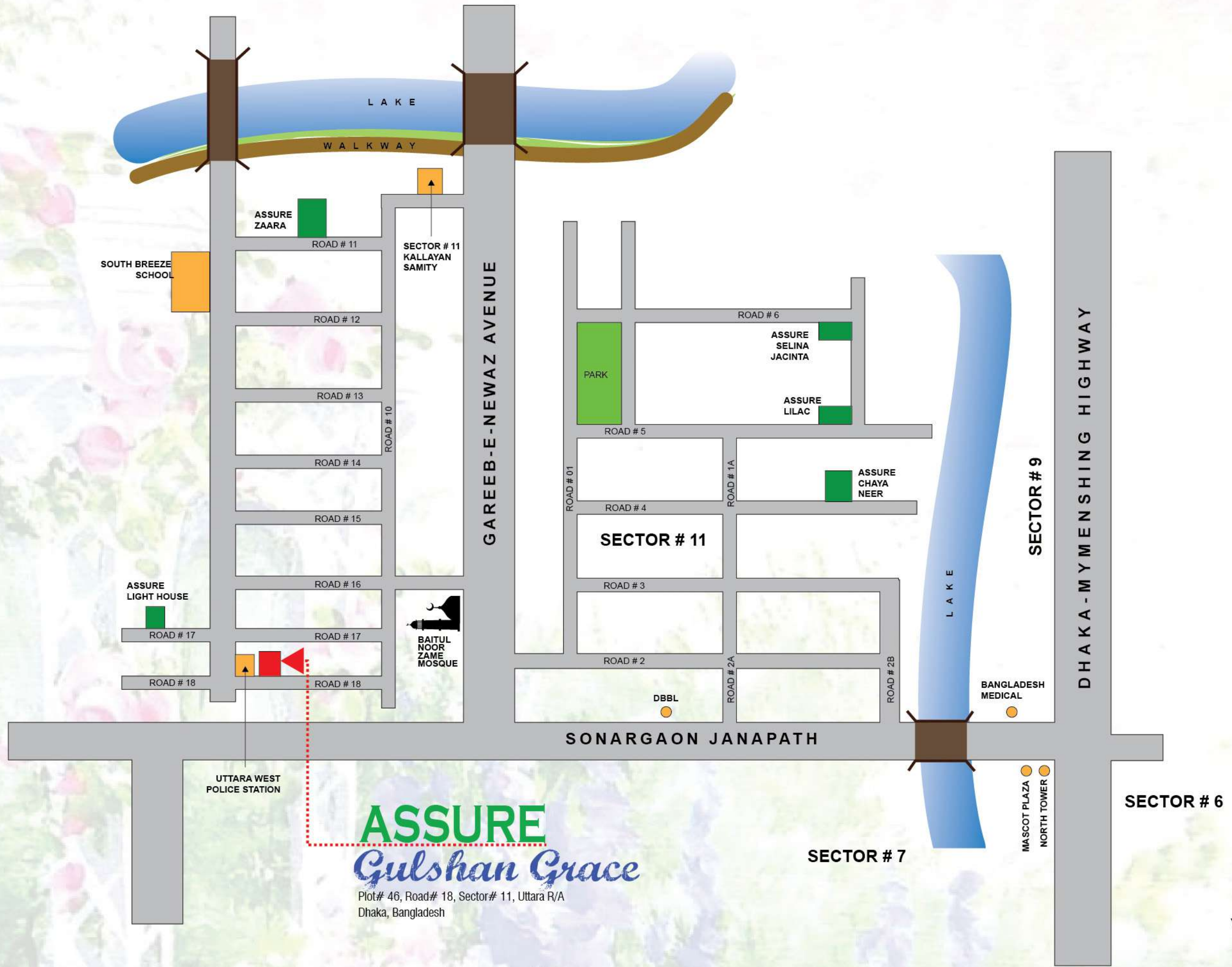
Introduction

It is a great deal of pleasure to introduce our new project, **ASSURE Gulshan Grace** at PPlot# 46, Road# 18, Sector# 11, Uttara R/A, Dhaka, Bangladesh; one of the most calm & quite residential area for peaceful living.

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 apartments in this complex are expression of contemporary architecture, equipped with modern, stylish, elegant fittings and fixture.

ASSURE Gulshan Grace is a Residential Complex featuring with all the modern facilities and amenities which you would demand of a home 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 live in.

Location Map





Perspective View of **ASSURE** Gulshan Grace

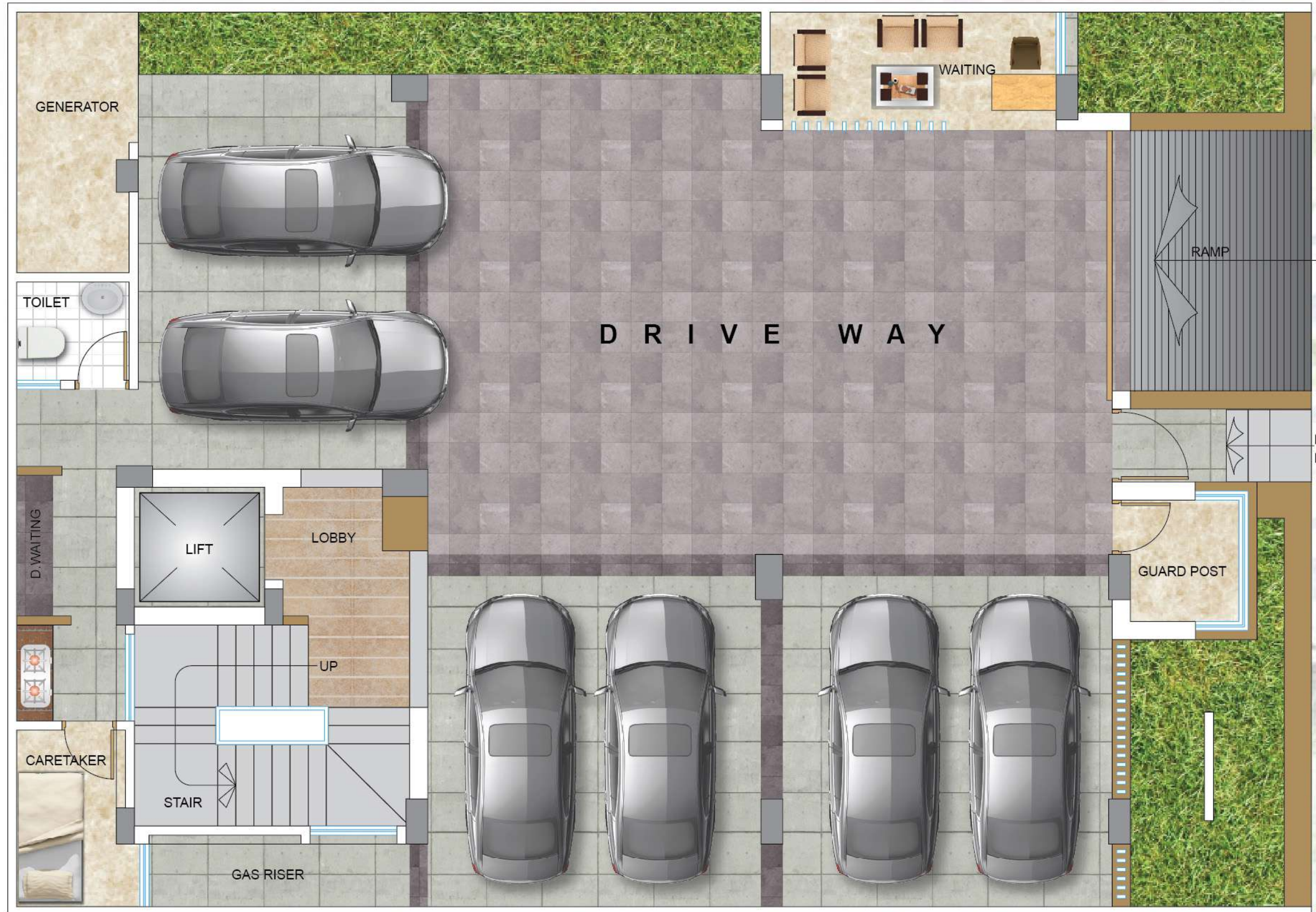
ASSURE

Gulshan Grace

Green Building and earthquake safe



Ground Floor Plan

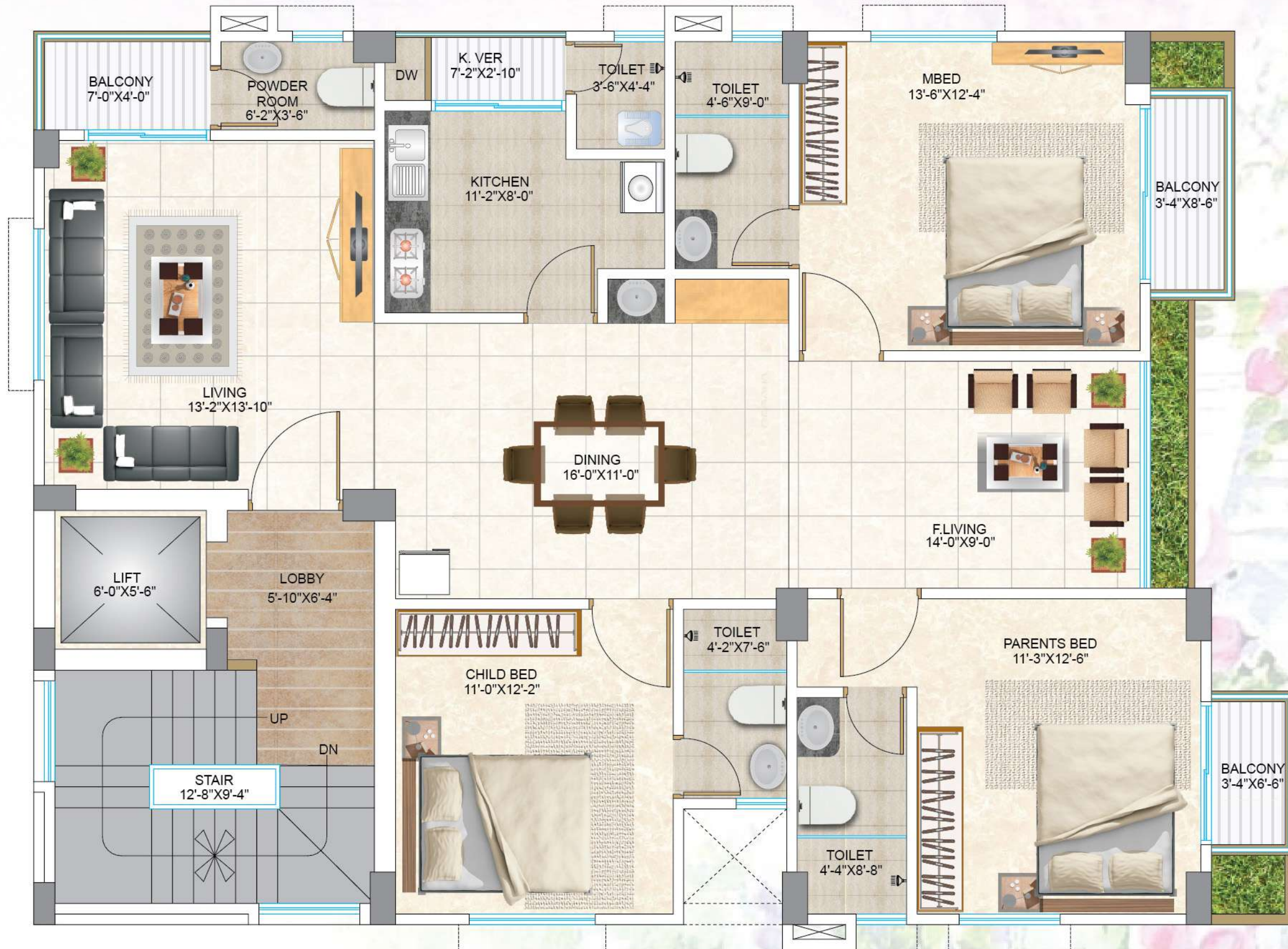




Axonometric View

1st to 6th Floor Plan

Floor Area : 1959 Sft.



ASSURE

Gulshan Grace

Live an enhanced lifestyle



Roof Top Plan



Features & Amenities

BUILDING ENTRANCE

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

Stylish & decorative logo (**ASSURE Gulshan Grace**) with attractive background and 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 designed to highlight the landscaping and the vertical architectural features of elements of the Building

Intercom connection with each apartment from guard post.

Focus will be on energy saving lights inside the building wherever possible

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.

RECEPTION

Impressive & workable Reception Desk as per Architectural Design.

Homogenous Tiles in floor reception area.

Decorative ceiling with lights as required will be used to enhance the grandeur of the lobby.

Visitor seating facilities at reception area.

Intercom connection with each apartment from reception.

Notice board at suitable location.

STAIR & LOBBY

Homogenous tiles at ground floor lobby & Fu-Wang/ Hua Thai homogeneous/ Akij/ DBL tiles at stair lobby from ground floor to roof top.

Mirror polish /Rustic tiles on ground floor to top floor lift wall.

SS hand rail with stair railing through the stair case & designed king post at ground floor.

LIFT

• One (01) superior Six(6) persons capacity lift.

• Brand: Fuji/Canny/Walton/JOylive/Equivalent.

• Lift will be with

A) VVVF

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) 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/Equivalent) to cover the common facilities (Lift, water pump & common space light) and (one) light and 1 (one) fan point in each bedroom, one (1) light point in living, dining, kitchen & each toilet..

WATER RESORVOIR & WATER PUMP

Sufficient capacity, leak proofed & hygienic R.C.C underground water reservoir (UGWR) & overhead water tank (OHWT).

Sufficient capacity two (02) unit water pumps (Pedrollo).

INTERCOM

Intercom system connected to each apartment from reception (Panasonic/Equivalent).

Master set with PABX system at reception and wall mount hand set at suitable location in each apartment

CABLE TV

Cable TV provision with multi channel capacity from commercial cable operator in living room and master bed room by high quality dish / TV socket and cable.

Individual dish junction box provision at ground floor for smooth and clear picture.

INTERNET

Provision for one Internet line in each apartment at suitable location.

GROUND FLOOR FACILITIES

Termite protection all through the ground floor & surrounding the boundary.

Guard room/ care taker room with toilet & kitchen, drivers waiting area with seating facilities at suitable location at ground floor depends on availability of space.

Car washing facilities near parking area.

ROOF TOP

Aesthetic & durable finished roof top with pavement tiles with three inch layer, roof treatment by special type CC custing with chemical to make the roof water proof & decreasing heat.

Entrancing planter & seating space at suitable location at roof top.

Landscaping for aesthetic purpose.

Protective parapet wall & adequate lighting facilities.

Cloth drying area are provided at suitable location.

DOORS

Main door : Imported decorative door shutter with-

• Imported handle lock

• Door chain

• Eye viewer

• Apartment number plate

Main door frame are Wall covered (11.5"x2.25") made of Teak Chamble/ Equivalent.

All internal door frames are (Section: 5.75"x2.25") made of Sheel Koroi/Teak Chamble/ Equivalent.

All bath rooms' door frames are made of Sheel Koroi/ Teak Chamble/ Equivalent wood and section will be Assure standard.

All internal door shutters will be teak Chamble veneer flash door.

All bath rooms door shutter will be PVC laminated.

All door frame and shutter will be finished by high quality French polish.

WINDOWS

Assure standard MS grill at every window.

4-inch silver color aluminum section (ALTEC/BTA / FU- WANG / Equivalent) with 5 mm clear glass and mosquito net provision.

Provision of water proofing barrier at bottom and two sides made of cement mortar.

Proper use of mohair and rubber to make the shutter air tight. All window shutters should be sliding as per Architectural design.

WALLS

Good quality 1st class auto brick for internal and external wall. Smooth plaster finished with paint.

Exterior wall should be provided 5 inch subject to architectural design. Internal wall 5 inch thick.

Chemical will be used to protect the wall from damp and salt. Water barrier at window seal and drip course at sunshade will be provided to protect rain water.

FLOOR

Homogenous 24x24 inch DBL/RAK/AKIJ Tiles in general floor. 4-inch skirting will be provided.

ELECTRICAL

Concealed electrical wiring by using high quality PVC pipe all over the building.

Individual circuit as per electrical design.

Standard SDB (Havels/Equivalent).

Air condition provision Master bed & Parents bed room with well drainage system and outdoor unit placing system.

One two pin all bed, dining and drawing and one three pin at each bed, Living, F. living, Dining and Kitchen.

One refrigerator phase, one AC point at dining space (as per design).

Washing machine point at suitable location (as per space accommodation and design).

All electric outlets will be connected with earthing.

All electrical cable will be BRB /BBS/ Partex.

Switch socket ART DNA/ Aulmo/ Equivalent.

All circuit breaker will be Havels/Equivalent.

Calling bell provision at main entry.

PAINTING & POLISHING

Soft Color plastic paint in all internal walls and ceilings. (Berger/ Equivalent)

French Polished Doorframes and Shutters.

Exterior Wall will be weather coat paint (Berger/Equivalent).

Grill and railing - Synthetic Enamel Paint. (Berger/Equivalent)

Main Gate- Spray finished with duco paint.

Column guard painted with Synthetic Enamel Paint. (Berger/ Equivalent).

KITCHEN

Impressive and comfortable granite finished work top.

DBL/RAK/AKIJ (12"x20") wall tiles full height through the walls.

Matching floor tiles (DBL/RAK/AKIJ).

Washing corner at verandah or under sink with tiles finished and well drainage system.

Double gas burner provision.

Single bowl single tray high quality stainless steel.

Sink mixer (Sattar/Equivalent).

Two electric point on work top for electrical appliance.

Exhaust fan provision at suitable location.

All others CP fittings are Sattar/Equivalent.

Hot and cold waterline provision.

Kitchen hood provision.

Features & Amenities

BATH ROOMS

MASTER BATHROOM :

Master bath with separate shower zone by made of tiles barrier, cabinet basin with tiles work top and high standard commode with water closets (RAK / Akij Equivalent). Hot & cold- water line provision with shower mixer with spout, basin mixer, angle stop cock, moving shower etc. by Sattar/Sharif/ Equivalent. Bathroom accessories (Soap case, towel rail & paper holder) are made of good quality stainless steel. Full height (RAK / DBBL/ AKIJ) wall tiles (12" X 20") and matching floor tiles (12" X 12") will be provided in the Master bath. One large mirror will be provided in the master bath.

PARENTS BATHROOM :

Parents bath to be provided cabinet basin with tiles work top and high standard commode with water closets (RAK / Akij/ Equivalent). Hot & cold- water line provision with shower mixer with spout, basin mixer, angle stop cock, moving shower etc. by Sattar/Sharif/ Equivalent. Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of high-quality stainless steel. Full height wall tiles (12" X 20") and matching floor tiles (12" X 12") will be provided in the Parents bath. One large mirror will be provided in the Parents bath .

CHILD BATHROOM :

Child bath to be provided pedestal basin and high standard commode with water closets (RAK / Akij/ Equivalent). Only cold water line provision with concealed stop cock, pillar cock, bib cock, moving shower etc. by Sattar/ Sharif / Equivalent. Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of high-quality stainless steel. Full height wall tiles (12" X 20") and matching floor tiles (12" X 12") will be provided in the Child bath. One large mirror will be provided in the Child bath.

POWDER ROOM (COMMON BATHROOM) :

Powder Room with pedestal basin and high standard commode with water closets (RAK / Akij/ Equivalent). Only cold water line provision with conceal stop cock, pillar cock, bib cock, angle stop cock, etc. by Sattar/Sharif / Equivalent. Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of good quality stainless steel. Full height (RAK / DBBL/ AKIJ) wall tiles (12" X 20") and matching floor tiles (12" X 12") will be provided in the Powder Room. One large mirror will be provided in the Powder Room.

MAID'S BATHROOM

Maid bathroom to be provide standard size pan. (RAK) Only cold-water provision with conceal stop cock, pillar cock, bib cock, angle stop cock, moving shower by Sattar / Sharif / Equivalent. Bathroom accessories (Soap case, towel rail, paper holder) are made of good quality local stainless steel. Full height wall tiles (12" X 20") and matching floor tiles (12" X 12") (RAK/ DBL/ AKIJ/ Equivalent) will be provided in the maid's bath. One standard mirror will be provided in the maid's bath.

DINING BASIN

Cabinet Dining basin with marble work top at dining area with light point.
RAK/ DBL/ Akij Wall tiles (12"X20") up to full height.
Only cold water provision with Sattar/Sharif CP fittings.





Features & Amenities

Total Foundation and Superstructure Design and Supervision by team of reputed and professional Structural Design Engineers.
Structural Design Parameters based on Bangladesh National Building Code (BNBC), American Concrete Institute (ACI), American Standards of Testing Materials (ASTM), British Standard (BS) and Indian Standard (IS) Codes. Structural Analysis for Design utilizes the latest Methodology.
Heavy Reinforced Cement Concrete Foundation.
Systematic Structural Combination of Steel Reinforced Concrete Frame and Shear wall Core.
Floor Slabs all Reinforced Cement Concrete.
Sub-Soil Investigation and Soil Composition comprehensively analyzed.
Comprehensive Checking and Testing of all steel reinforcement by professional Design and Supervising Engineers.
All materials including Steel, Cement, stone chips, Sylhet Sand and other Aggregates etc. of highest available standard and screened for quality .
Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of Workmanship.
Construction Site Equipment employed includes Vibro-hammers, Mechanical Rollers, Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibratos, Water Pumps, Material Handling Equipment, Leveling Instruments etc.
Systematic Testing of concrete and other completed work samples at every from Quality Control Laboratories.
Protection from Cyclone Winds up to prevalent speeds incorporated at structural design.
Structure designed will be flowed by Seismic zone of Bangladesh according to BNBC for Earth quake.

MAJOR STRUCTURAL MATERIALS

STEEL

Deformed Bar Manufactured By AKS/ KSRM/ Rahim/ GPH/ RSRM/ SSRM/ Equivalent .

CEMENT

Manufactured by Crown/ Seven Rings/ Bashundhara/ Lafarge/ Fresh/ Metrocem/ Amancem/ Equivalent.

AGGREGATES

Stone chips will be used for all major structure (foundation, columns, beams, slabs & water reservoir).

BRICKS

First Class coal burn auto bricks.

SAND

- I. Coarse Sand (FM-2.5 to FM-3.00)
- II. Fine Sand (FM-1.2 to FM-1.50)

UTILITY CONNECTIONS

Gas pipeline facility for each apatment will be provided, connections will depend on Government approval/ Sanction policy.
Double burner gas stove provision for each apartment.
LPG provision in case of unavailability of Government connection.
All Apartments will have Independent Electric meter.
A common WASA meter for total complex.

GENERAL AMENITIES OF THE COMPLEX

Electricity Supply approx 220V/440V from DESCO source with separate Main cable and HT Panel/Distribution Board.
Water Supply Connection from WASA sufficient as per Total Calculated Consumption.
Underground Water Reservoir with one Main Lifting Pumps and Standby Pump.
Sewerage System for long-term requirement.

Terms & Conditions

RESERVATION :

Application for allotment of apartment in **ASSURE Gulshan Grace** 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 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.

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 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.





ALL RIGHT RESERVED

Disclaimer:

This Brochure Is Exclusively Corporate Marketing Publication of
ASSURE DEVELOPMENT & DESIGN LTD.

Hotline: 09612 008800

Since 2007 TM

ASSURE
G R O U P

ISO 9001: 2015 QMS Certified

MEMBER REHAB RAJUK ENLISTED

www.assuregroupbd.com

Contact Us

01730088001, 01730088006, 01730088005, 01708146378, 01730088004, 01708146377
01730088003, 01729202007, 01730088002, 01708146380, 01708146375, 01708146376

Corporate Office: Jabbar Tower, Level-5 & 19, 42, Gulshan Avenue, Gulshan Circle-1, Dhaka-1212

Phone: +88-02-58812718, 58812719, 58812720, 9885763, 9850154

Fax: 88-02-9861341, Email: info@assuregroupbd.com

