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**ASSURE**  
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ISO 9001: 2015 QMS Certified

# ASSURE

## *Pink Pearl*

Plot # 165, Road # 04, Block # B  
Bashundhara R/A, Dhaka, Bangladesh

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

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

# Project Information

## PROJECT NAME

**ASSURE** *Pink Pearl*

## PROJECT ADDRESS

Plot # 165, Road # 04, Block # B, Bashundhara R/A  
Dhaka, Bangladesh

## NATURE

Residential

## STORIED

Ground + 9 Living Floor

## LAND AREA

5 Katha (More or Less)

## FACING

South West Corner

## NO OF APARTMENTS

9 Nos.

## NO OF ELEVATOR/LIFT

1 No.

## APARTMENT SIZE

1935 SFT

## APARTMENT CONTAINS

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

## COMMON FEATURES

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

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



# Introduction

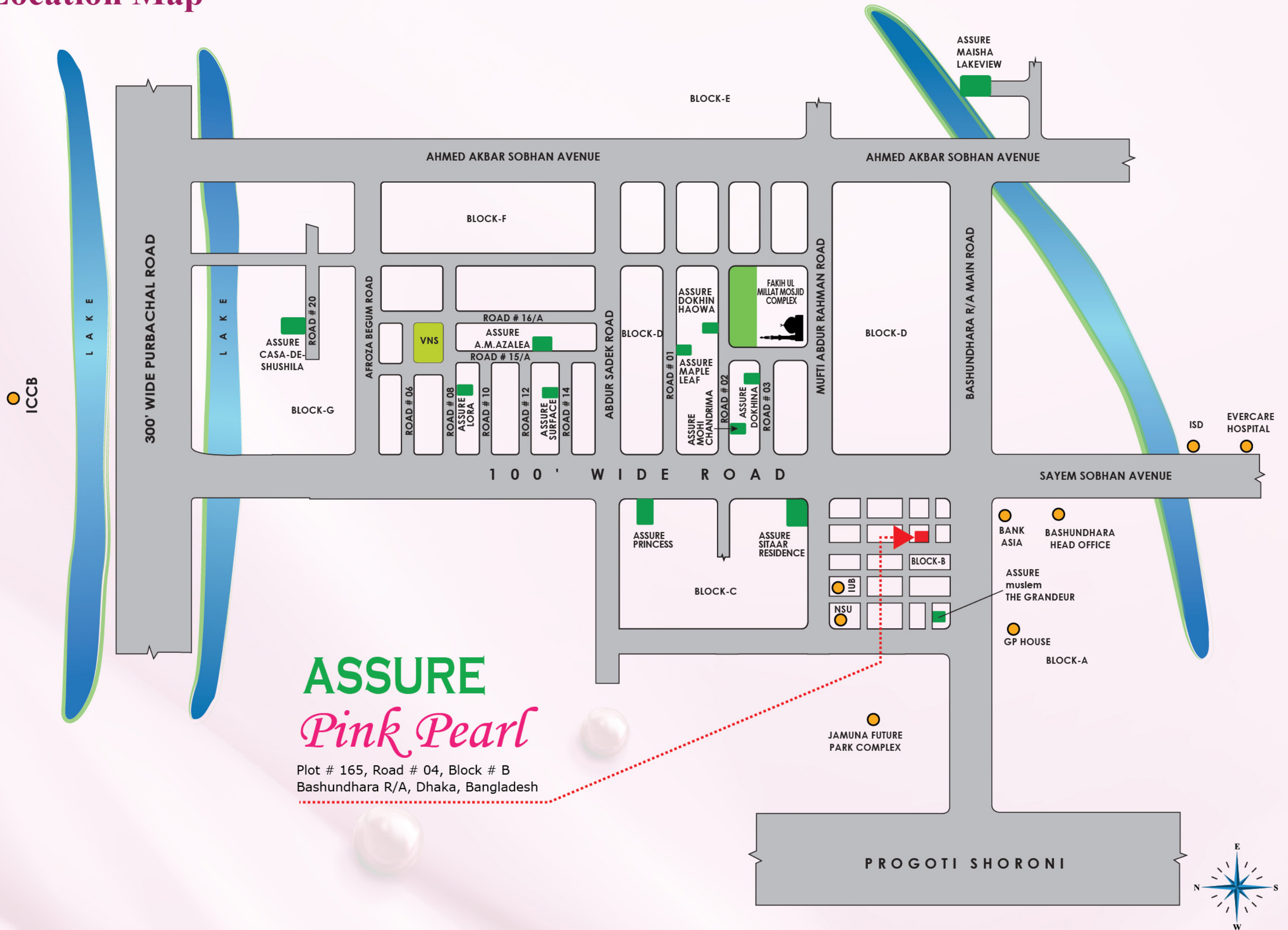
It is a great deal of pleasure to introduce our new project, **ASSURE *Pink Pearl*** at Plot # 165, Road # 04, Block # B Bashundhara R/A, Dhaka, Bangladesh; one of the most calm & quite residential area for peaceful living.

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 *Pink Pearl*** 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



## ASSURE *Pink Pearl*

Plot # 165, Road # 04, Block # B  
Bashundhara R/A, Dhaka, Bangladesh



Perspective View of **ASSURE** *Pink Pearl*

# Ground Floor Plan



# 1st Floor Plan

Floor Area : 1935 Sft.

Open Terrace: 628 Sft.

Total Area: 2563 Sft.







# 2nd to 9th Floor Plan

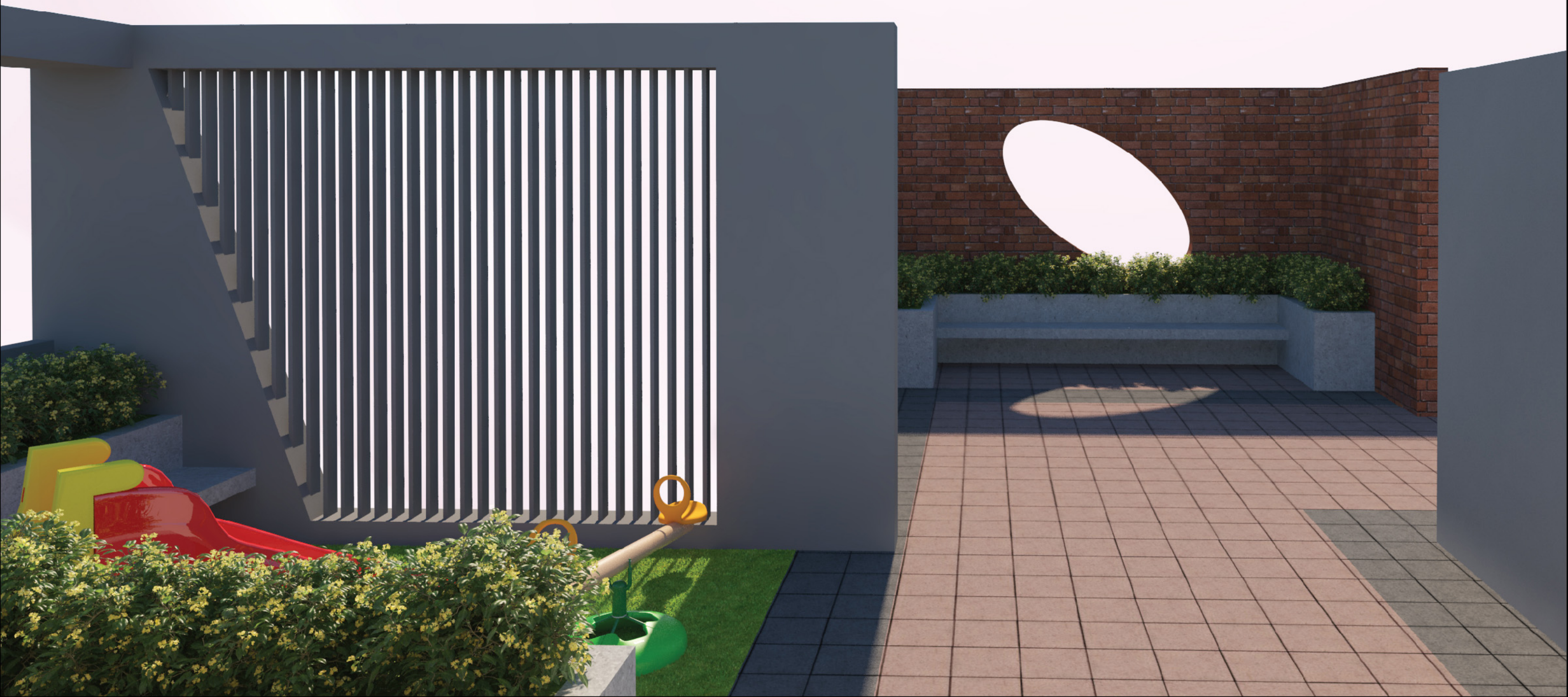
Floor Area : 1935 Sft.



**ASSURE**

*Pink Pearl*

Live an enhanced lifestyle



# Roof Top Plan



# Features & Amenities

## 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 (**ASSURE Pink Pearl**) 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.

## RECEPTION

An elegantly designed reception lobby with Mirror Polish RAK/AKIJ/DBL/ Equivalent Tiles in the floor (depends on space and as per Architectural design). Visitor seating facilities (depends on space) at reception area.

Impressive and workable reception desk with Marble/Granite work top (As per design).

Intercom connection with each apartment from reception.

Notice board at suitable location.

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

## STAIR & LOBBY

Mirror Polish RAK/AKIJ/DBL Tiles at ground floor lobby and Fu-Wang/Hua Thai Tiles on stair lobby from Ground floor to roof top.

Marble/Granite on Ground floor lift wall and Rustic/Mirror Polish RAK/AKIJ/DBL Tiles on others floor lift wall (As per design).

S.S hand rail with stair railing through the stair case and king post at ground floor. (as per design)

## LIFT

01 (one) superior 08 passengers capacity lift.

Brand: Canny/Sigma/Equivalent (Made in Korea).

Lift will be with -

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

## GENERATOR

01 (one) Canopied Generator will be provided to ensure un-interrupted power supply.

The generator will have -

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

The Generator will support back-up electricity supply and will serve -

- Lift
- Water pump
- Lighting in common space and stairs

## SUB-STATION

A Sub-station will be arranged on the ground fl Sub Station Equipments-Transformer - rating as per equipment HT Switch Gear (LBS), if required Power Factor Improvement (PFI) Plant Drop Out Fuse (DOF), Lightening Arrestor (LA) Heat Sink.

## 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

Cable TV provision with multichannel capacity from commercial cable operator in living room & master bed room by high quality dish / TV socket & cable. Individual dish junction box provision at ground floor for smooth & clear picture.

## 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.

## TELEPHONE

Telephone line provision in living room and master bed room by high quality telephone socket & cable. Individual telephone junction box provision at ground floor for smooth & clear sound.

## 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 with sculpture for aesthetic purpose.

Protective parapet wall & adequate lighting facilities.

Child play area and Cloth drying area are provided at suitable location.

## DOORS

Main door: Decorative Solid wood (Hatil /Partex /TTI /Equivalent) door shutter with -

- Imported handle lock
- Door chain
- Eye viewer
- Apartment number plate

Wall covered Main door frame will be of Chittagong Teak.

All internal door frames (Section: 11.5 x 2.25) will be of Teak Chamble wood/SheelKoroi/Equivalent.

All bath rooms' door frames are will be of Teak Chamble/ SheelKoroi/Equivalent wood and section will be Assure standard. All internal door shutters will be of Teak Chamble Veneer flash door. All bath rooms door shutter will be of water proof wooden Laminate.

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

## WINDOWS

Sliding Windows as per Architectural Design of the Building 5mm thickness clear glass with mohiar lining with Thai aluminum

Safety Grills in all Windows. Mosquito net provision only.

## WALLS

Good Quality first Class coal burn auto bricks/ Block Brick.

Smooth Finish Walls.

Exterior wall thickness will be 5"/ 10" and internal wall thickness will be 5V 10" according to architectural drawing & elevation.

## FLOOR & VERANDAH

Mirror polish 24"x 24" floor tiles (China) in general floor. 4 inch skirting will be provided.

## PAINTING & POLISHING

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

French Polished Doorframes & Shutters. Exterior Wall will be Weather coat paint (Berger/ Elite). Grilles and railing - Synthetic Enamel Paint (Berger/ Elite). Boundary Gates - Spray finished with duco paint. Column protective metal corners painted with Synthetic Enamel Paint (Berger/ Elite).

## ELECTRICAL

MK type/Art DNA Electrical Switches, Plug Points and other Fittings connectors' cables will be concealed.

All Power Outlets with earthing Connection.

Provision for Air-conditioners in all bed rooms & living room.

Electrical Distribution Box with Main switch.

All electric lines wiring would be concealed with PVC pipe.

All electric lines wiring would be concealed with BRB/BBS cable.

Circuit breaker from Havels/Equivalent. SDB from Havells.

2 nos 2-pin connection and Ino. 3-pin connection for each bed room, dining, living and kitchen.

2 nos 2pin connection for all bathroom for electric razor (except servant bath).

Washing machine one point at suitable area.

One Refrigerator and one deep freeze point at dining space.

Calling bell provision at main entry.

## KITCHEN

Impressively full counter top with Granite.

Double burner gas outlet with Ino kitchen hood provision.

RAK/DBL/Akij Wall Tiles (12"x24") full height all through the wall. Matching Floor Tiles (China).

Concealed hot and cold water line provision with mixer by Cotto.

One Stainless steel counter-top sink (Double bowl single tray) with Mixer by cotto.

Exhaust fan at suitable position.

# Features & Amenities

## BATH ROOMS

### MASTER BATHROOM :

Master bath to be provided separate shower zone by made of tiles barrier with sliding glass (Assure standard), cabinet basin with marble work top and high standard commode with water closets. (Cotto / Equivalent) Hot & cold-water line provision with shower mixer with spout, basin mixer, angle stop cock, push shower, moving shower etc. by Cotto / Equivalent. Bathroom accessories (Soap case, towel rail & paper holder) are made of stainless steel. (Cotto) Full height China wall tiles (12" X 24") with border & decor and matching floor tiles will be provided in the Master bath. One large mirror will be provided in the master bath.

### PARENT'S BATHROOM :

PARENT'S bathroom to be provided separate shower zone by made of tiles barrier with sliding glass (Assure standard), cabinet basin with marble and high standard commode with water closets. (Cotto / Equivalent) Hot & cold-water line provision with shower mixer with spout, basin mixer, angle stop cock, push shower, moving shower etc. by Cotto / Equivalent. Bathroom accessories (Soap case, towel rail & paper holder) are made of stainless steel. (Cotto) Full height China wall tiles (12" X 24") with border & decor and matching floor tiles will be provided in the parent's bath. One large mirror will be provided in the parent's bath.

### CHILD BATHROOM :

Child bathroom to be provided pedestal basin and high standard commode with water closets. (Cotto / Equivalent) Hot & cold-water line provision with shower mixer with spout, basin mixer, angle stop cock, push shower, moving shower etc. by Cotto / Equivalent. Bathroom accessories (Soap case, towel rail & paper holder) are made of stainless steel. (Cotto) Full height China wall tiles (12" X 24") with border & decor and matching floor tiles will be provided in the Child bathroom. One large mirror will be provided in the Child bathroom.

### COMMON BATHROOM :

Common bath to be provided high standard commode with water closets. (Cotto / Equivalent) Hot & cold water line provision with shower mixer with spout, basin mixer, angle stop cock, push shower, moving shower etc. by Cotto / Equivalent. Bathroom accessories (Soap case, towel rail & paper holder) are made of stainless steel. (Cotto) Full height China wall tiles (12" X 24") with border & decor and matching floor tiles will be provided in the common bath. One large mirror will be provided in the common bath.

### 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 (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.

China Wall tiles (12"X24") up to 7' height.

Only cold water provision with Cotto CP fittings.



Night View of **ASSURE** Pink Pearl



## 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 RSM/AKS/KSRM/GPH/BSRM.

#### CEMENT

Manufactured by Bashundhara/Seven Rings/Crown/ Lafarge

#### 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 apartment 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 Pink Pearl** 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".

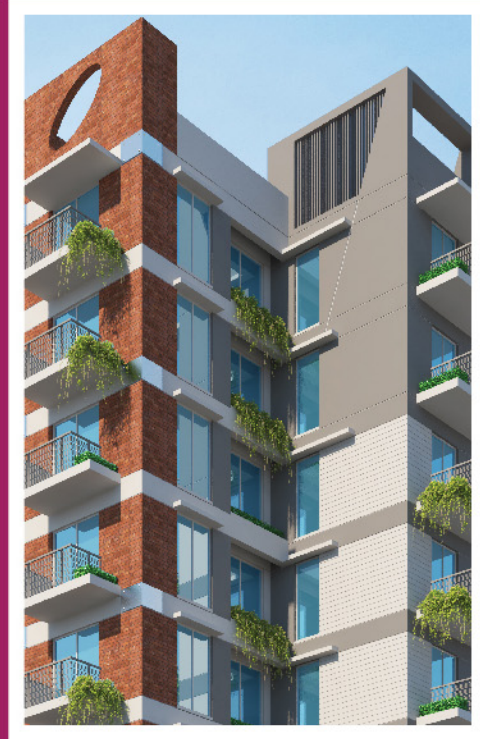
## OWNER'S ASSOCIATION :

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.





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**Disclaimer:**

This Brochure Is Exclusively Corporate Marketing Publication of  
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**Hotline: 09612 008800**

Since 2007 <sup>TM</sup>

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MEMBER REHAB RAJUK ENLISTED

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