home for peace . . .

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ASSURE
GROUP

ISO 9001: 2015 QMS Certified

ASSURE Shetara

Plot # 582, Road # 20, Block # J
Bashundhara R/A, Dhaka, Bangladesh

AN EXCLUSIVE RESIDENTIAL PROJECT OF

ASSURE DEVELOPMENT & DESIGN LTD.

www.assuregroupbd.com

Project Information

PROJECT NAME

ASSURE ***Shetara***

PROJECT ADDRESS
Plot # 582, Road # 20, Block # J
Bashundhara R/A, Dhaka, Bangladesh

NATURE
Residential

STORIED
Ground + 8 Living Floor

LAND AREA
5 Katha (More or Less)

FACING
South

NO OF APARTMENTS
8 Nos.

NO OF ELEVATOR/LIFT
1 No.

APARTMENT SIZE
1985 SFT

APARTMENT CONTAINS
03 Beds, 03 Baths (02 Attached), 03 Ver, Living, Dining, Family Living, Kitchen with ver, Maid's Toilet.

COMMON FEATURES
Guard Post, Waiting, Caretaker Room, Generator Area, Sub Station, Gas Riser at Ground Floor.

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

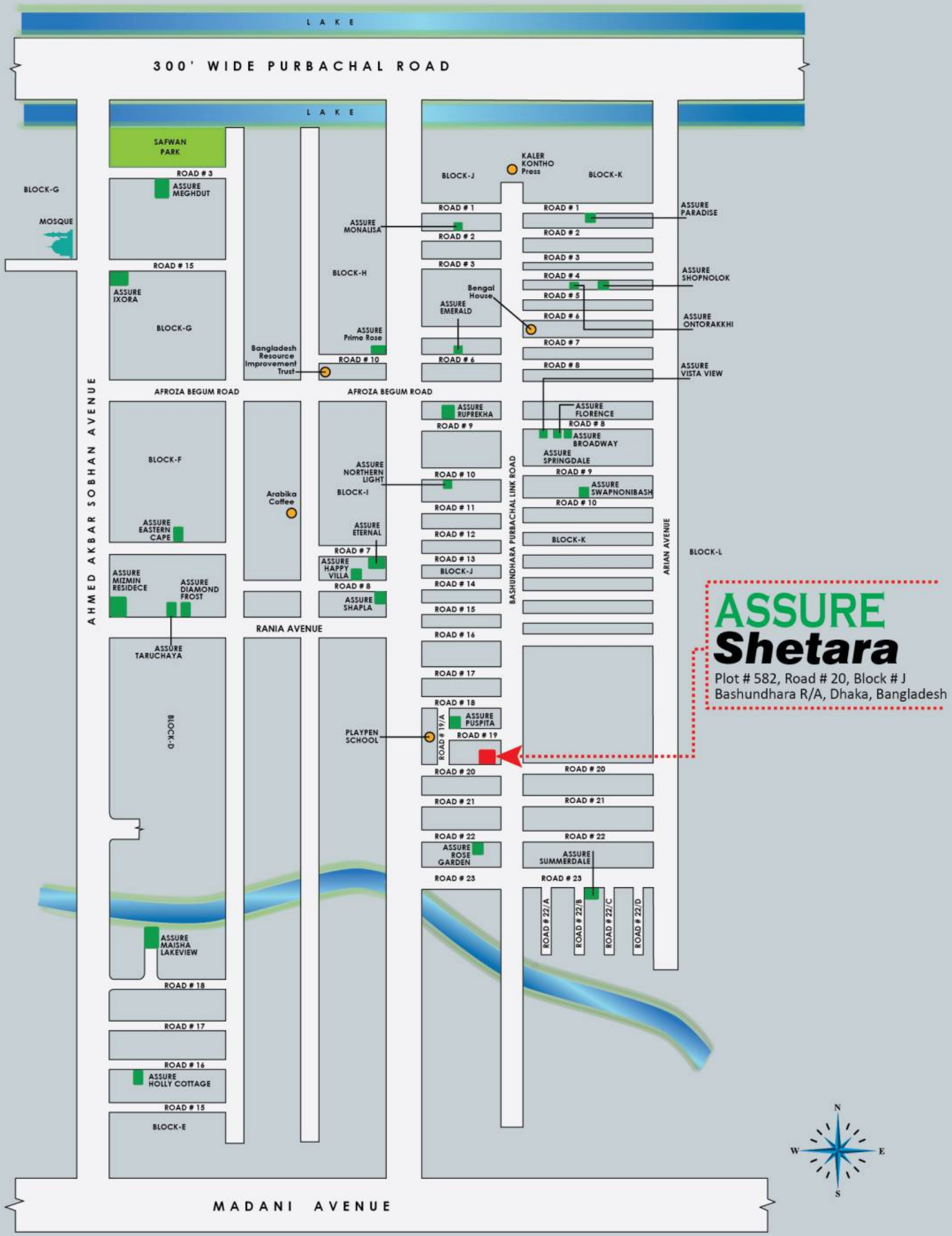
Introduction

It is a great deal of pleasure to introduce our new project, ASSURE ***Shetara*** at Plot # 582, Road # 20, Block # J, 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 ***Shetara*** 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

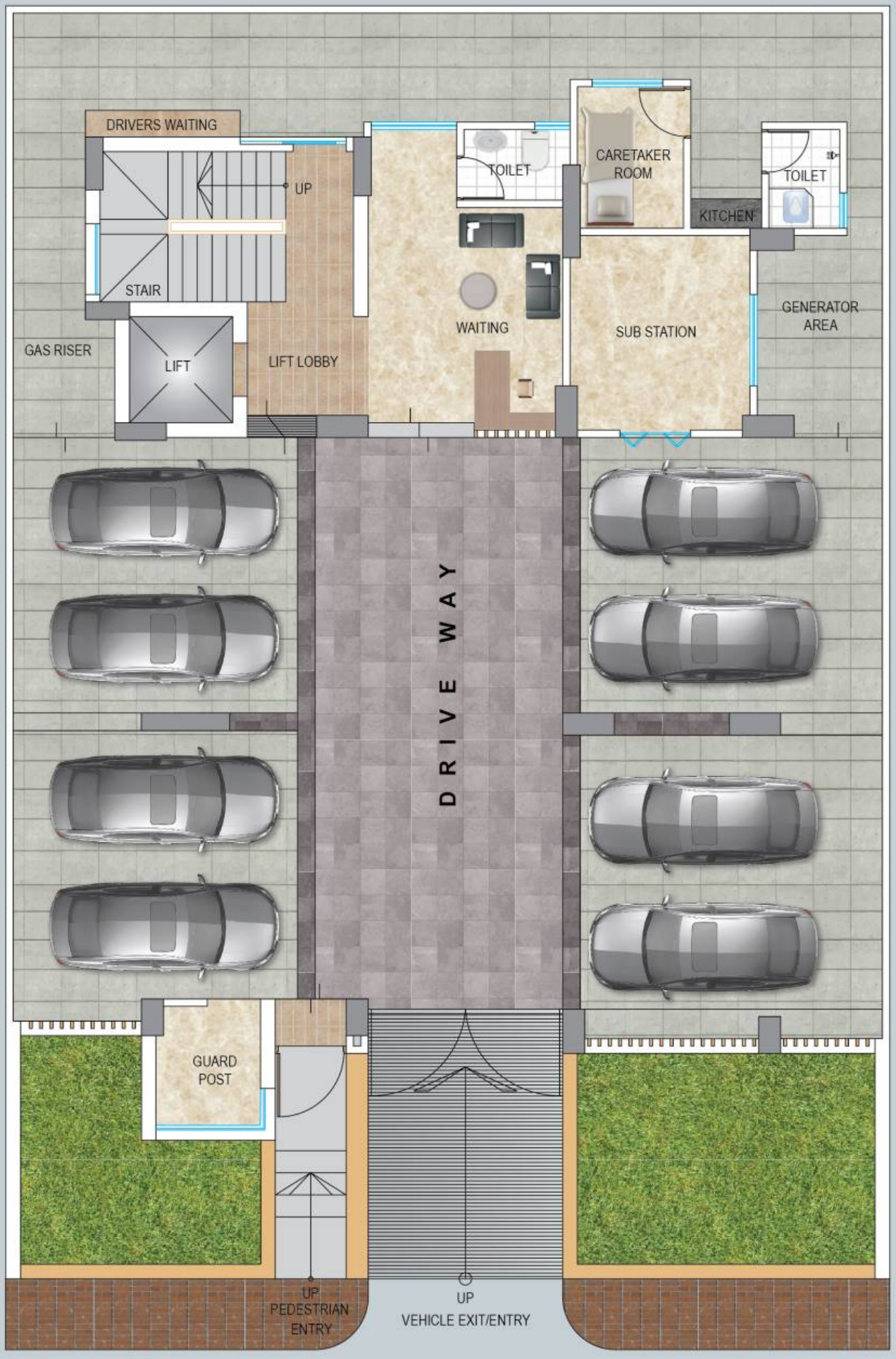


ASSURE Shetara

Plot # 582, Road # 20, Block # J
Bashundhara R/A, Dhaka, Bangladesh

Perspective View of ASSURE *Shetara*

Ground Floor Plan



25' WIDE ROAD

1st Floor Plan

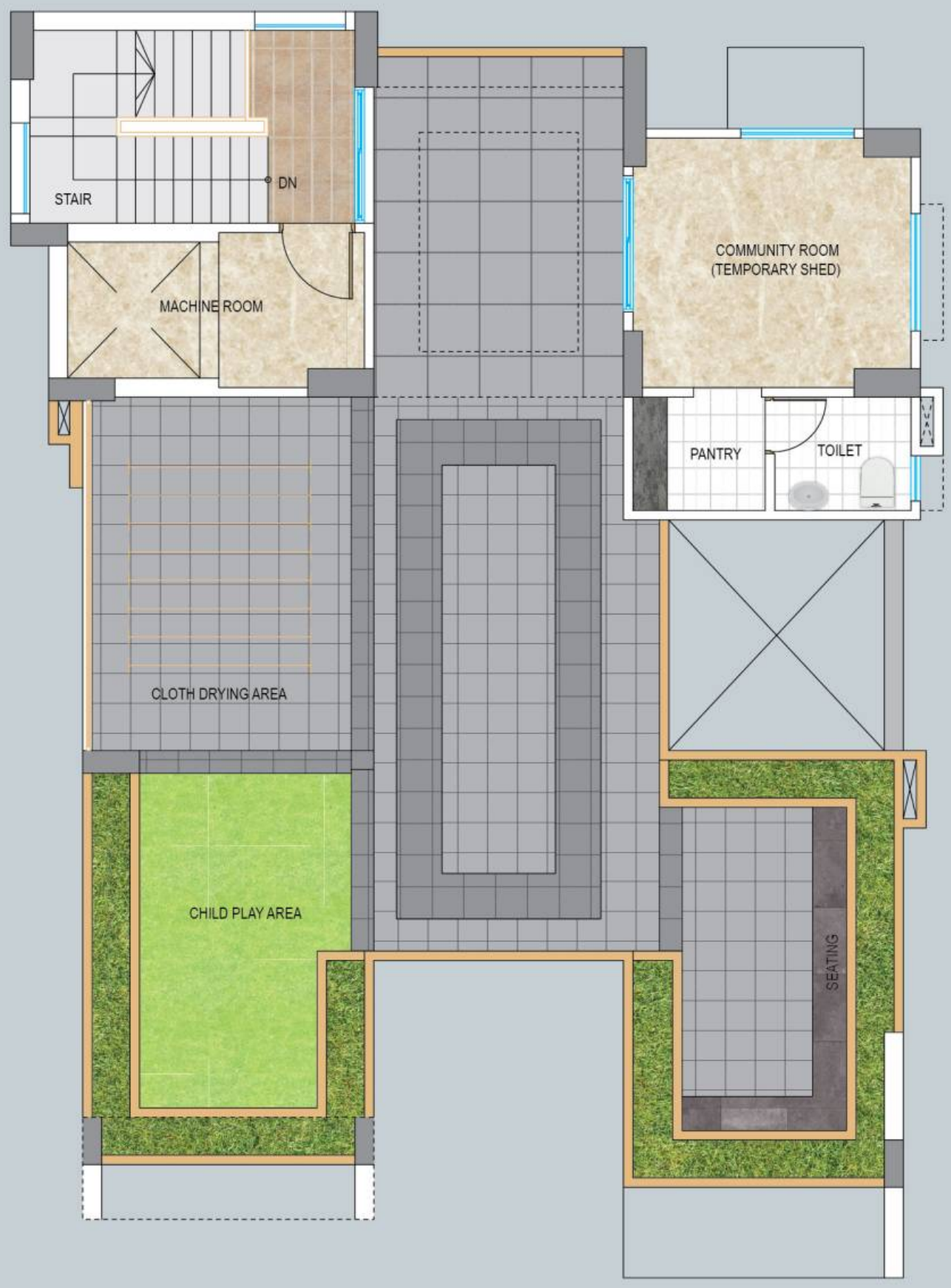
Floor Area : 1985 sft.
Terrace : 301 sft.
Total Area : 2286 sft.

Axonometric View

Typical Floor Plan

Floor Area : 1985 sft.

Roof Top Plan



Birds Eye View of ASSURE *Shetara*

Features & Amenities

BUILDING ENTRANCE
Secured, decorative and stylish main gate made of a combination of M.S and other Materials depend upon Architectural design and perspective view of building.

Stylish and decorative Granite Logo (ASSURE ***Shetara***) with attractive background, To-Let plate at suitable location in front of project.
Attractive and captivating planter with adequate lighting in front of building (As per design).
Guard Post at suitable location at the entrance of the building (As per design).
Common area will be constructed to highlight the vertical architectural features and landscaping of the building.

CAR PARKING & DRIVEWAY
Comfortable and functional driveway with full pavement tiles.
Protective metal column guard and security grill with fiber sheet over boundary wall.
Reserved car parking with proper marking and car parking number plate.
Wheel guard for safety parking (if required).
Adequate lighting at parking and driveway area.
Impressive planter adjacent to boundary wall (As per design).
Safe height from road level to avoid flood water and easy ramp with pavement tiles.
One parking area may be reserve as per developers prerogative.

RECEPTION
An elegantly designed reception lobby with Homogenous Tiles in the floor (depends on space and as per Architectural design).
Decorative ceiling with lights as required will be used to enhance the grandeur of the lobby.
Impressive and workable reception desk (As per Architectural design).
Visitor's sitting facilities at reception area (depends on space).
Intercom connection with each apartment from reception.
Notice board at suitable location.
Focus will be on energy saving lights inside the building wherever possible.

STAIR & LOBBY
None skid (AKIJ/DBL/RAK/Equivalent) Tiles (12 x 24) at Ground floor to roof topstair lobby (as per Architectural design).
Mirror Polish/Rustic Tiles (AKIJ/DBL/RAK/SEquivalent) on ground floor to top floor lift wall (as per Architectural design).
Wooden (Teak Chamble) hand rail (French polished) with MS stair railing through the stair case and king post at ground floor (as per Architectural design).

LIFT
- 01 (one) superior 08- passengers capacity lift.
- Brand: Canny/Joylive/Tahsinko/Equivalent.
- Lift will be with-
  A) VVVF
  B) Inverter
  C) Adequate lighting, photocell sensor and emergency alarm.
  D) Well finished door, cabin and mirror itching on the wall.
  E) Capacity to serve resident of every floor.
  H) Hatch door of lift to be SS mirror itching finish in every floor.

GENERATOR
- 01 (one) Canopied Generator will be provide to ensure un-interrupted power supply.
- The generator will have-
  A) Engine- Perkins/Equivalent (China).
  B) Alternator- Stamford or Mecc-alte
  C) Rating- as per calculated requirement.
  D) Capacity- as per requirement.
- The Generator will support back-up electricity supply and will serve-
  A) Lift
  B) Water pump
  C) Lighting in common space and stairs
  D) One light and one fan point of all bedrooms, Living room, Dining room and one light point in kitchen and all bathrooms of each apartment.

SUB-STATION
A Sub-station will be provided on the ground floor.

Sub Station Equipment-
- Transformer - rating as per requirement
- HT Switch Gear (LBS), if required
- Power Factor Improvement (PFI) Plant (If required)
- Drop Out Fuse (DOF).
- Lightening Arrestor (LA)
- Heat Shrinkable kit.

WATER RESERVOIR & 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 mounted hand set at suitable location in each Apartment.

TELEVISION
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.

TELEPHONE
Telephone line provision in living room by high quality telephone socket and cable.

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 wall.
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 and durable finished roof top, with pavement tiles over 3-inch layer roof treatment by special type CC casting with chemical to make the roof water proof and decrease heat.
Entrancing planter and seating space at suitable location at roof top.
Protective parapet wall and adequate lighting facilities.
Water proof finished roof top with well designed rain water drainage system.
Tiles finished seating space and pavement tiles finished jogging truck.
Cloth drying area are provided at suitable location.
Safe Child play area (as per design and depends on space).

DOORS
Main door: Decorative door shutter will be of (T.T.I) with-
- Imported handle lock
- Door chain
- Eye viewer
- Apartment number plate

Main door frame (Section: 5.75"x2.25") made of Teak Chamble/Equivalent.
All internal door frames are (Section: 5.75"x2.25") made of Teak Chamble/ Equivalent.
All bath rooms' door frames are made of Teak Chamble/Equivalent and section will be Assure standard.
All internal door shutters will be veneer flash door.
All bath rooms door shutter will be PVC lamination.
All door frame and shutter will be finished by high quality French polish.

WINDOWS
Assure standard MS grill at every window made of ½ inch solid square bar.
4-inch charcoal grey aluminum section (ALTECH/KAI/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 will be sliding as per Architectural design.

Features & Amenities

WALLS
1st class auto brick/hollow brick for internal and external wall.
Smooth plaster finished with paint.
Exterior wall will be of 5 / 10 inch brick wall subject to architectural design.
Internal wall will be 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
Mirror Polish tiles (24 x 24) in general floor (RAK / DBL / AKIJ / Equivalent)
4-inch skirting will be provided.

PAINTING & POLISHING
Soft Color plastic paint in all internal walls and ceilings. (Berger/ Elite/Asian/Equivalent)
French Polished Doorframes and Shutters.
Exterior Wall will be of Master coat paint (Berger /Elite/Asian/ Equivalent).
Grilles and railing-Synthetic Enamel Paint. (Berger /Elite/Asian/ Equivalent)
Boundary Gates- Spray finished with docu paint.
Column protective metal corners painted with Synthetic Enamel Paint. (Berger/Elite/Asian/Equivalent).

ELECTRICAL
Concealed electrical wiring and using high quality PVC pipe all over the building.
Individual circuit as per electrical design.
Standard SDB (Havels/ Protec /Equivalent).
Air condition provision all bed rooms, living room & dining room with proper drainage system and outdoor unit placing system.
One two pin& one three pin socket at all bed rooms, living room, dining and kitchen.
One two pin socket at all bath rooms for electric razor. (Except maid bath room)
One refrigerator and one deep freeze point at dining space (as per design).
Washing machine point at suitable location (subject to space accommodation and design).
All electric outlets connected with earthing.
All electric cable will be of BBS/PARTEX/SQ/BIZLI/Equivalent.
All Switch socket will be ART DNA/ Aulmo/Energy Super/Equivalent.
All circuit breakers will be of Havels/Chint/Equivalent.
Calling bell provision at main entry.

KITCHEN
Impressive and comfortable Granite finished work top.
Full height wall tiles (12 x 20) all through the walls (RAK / DBL / AKIJ / Equivalent).
Matching floor tiles (16 X 16) (DBL / RAK / AKIJ /Equivalent).
Washing corner at verandah or under sink with tiles finished and well drainage system.
Double gas burner provision.
Concealed hot &cold-water line provision.
One single bowl single tray (40 inch) high-quality stainless-steel sink with sink mixer (Sattar / Sharif / Equivalent)
Exhaust fan at suitable location.
Kitchen hood provision.
All others CP fittings are Sattar / Sharif /Equivalent.
Water filter provision will be provided.

BATH ROOMS

MASTER BATHROOM
Separate shower zone will be provided at Master bath made of tiles barrier with sliding glass (Assure standard), cabinet basin with Marble work top and high standard commode with flashing system (WC)(RAK/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 high-quality stainless steel. Full height wall tiles (12 X 20) and matching floor tiles (16 X 16) (RAK/DBL/AKIJ/Equivalent) will be provided in the master bath. One large mirror will be provided in the master bath. Exhaust fan at suitable location in Master bathroom.

PARENT'S BATHROOM
Separate shower zone will be provided at Parent's bath by made of tiles barrier, cabinet basin with Marble work top and high standard commode with flashing system (WC)(RAK/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 high-quality stainless steel. Full height wall tiles (12 X 20) and matching floor tiles (16 X 16) (RAK/DBL/ AKIJ/ Equivalent) will be provided in the Parent's bath.One large mirror will be provided in the Parent's bath. Exhaust fan at suitable location in Parent's bathroom.

CHILD BATHROOM
Separate shower zone will be provided at Child bath by made of tiles barrier, pedestal basin and high standard commode with flashing system (WC) (RAK /Equivalent). Only cold-water line provision with conceal stop cock, pillar cock, bib cock, 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 (16 X 16) (RAK/ DBL/AKIJ/ Equivalent) will be provided in the Child bath. One large mirror will be provided in the Child bath. Exhaust fan at suitable location in Child bathroom.

SERVANT/MAID BATHROOM
Servant/Maid bathroom to be provide standard size pan (RAK/Equivalent). Only cold-water provision with conceal stop 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 servant / maid bath. One standard mirror will be provided in the servant bath.

DINING BASIN
Cabinet Dining basin with Marble counter top at dining area with light point.
Full height wall tiles (12 x 20) all through the counter top (RAK / DBL / AKIJ / Equivalent)
Only cold-water line provision with Sattar / Sharif /Equivalent 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
All reinforcement is 72.5 grades deform.
Brand: AKS / RSM/ KSRM/ Metrocem/Equivalent.

CEMENT
Brand: Lafarge Supercrete/Seven Rings/Crown/Shah/AKIJ/ Bashundhara/ Equivalent (For Major Structure) i.e., Foundation, Collum, Beam, etc.
Brand:Fresh/Metrocem/Bengal/Anwar/MIR/Amancem/ Equivalent (For others work).

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

BRICKS
1st class auto/Hollow brick.

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

Night View of ASSURE Shetara

RESERVATION
Application for allotment of apartments in ASSURE ***Shetara*** 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 thereto.

ALLOTMENT
After receipt of the application and booking money, ASSURE DEVELOPMENT & DESIGN 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 pay 9% money of the 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 favour of ASSURE DEVELOPMENT & DESIGN LTD. Foreigners and Non-Resident 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 the dates of the 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 possession of the apartment 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 paid, possession of the apartment will be held by the company.

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

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

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 apartment owner may have to deposit an amount of money as per association decision.

NOTE
Other financial terms and conditions will be followed according to Company rules.
Client will not enforce any change in building elevation. Upgradation of different finishing material will be done on the basis of additional payment.

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ASSURE DEVELOPMENT AND DESIGN LTD.

Hotline: 16271

Since 2007 ®

ASSURE GROUP

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