

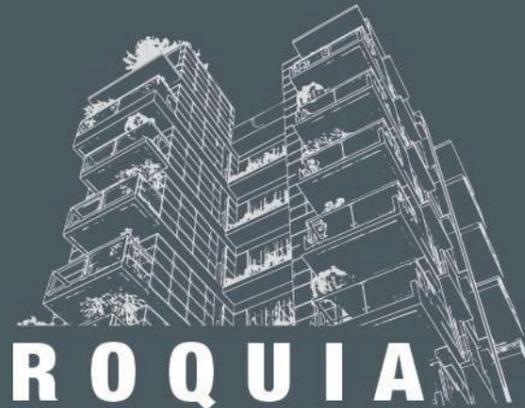
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**ASSURE**  
G R O U P

ISO 9001: 2015 QMS Certified



**ROQUIA**  
**ASSURE**  
**SKYLINE**

Plot # 4, Road # 7/A, Sector # 03, Uttara  
Dhaka, Bangladesh

AN EXCLUSIVE RESIDENTIAL PROJECT OF  
**ASSURE DEVELOPMENT & DESIGN LTD.**  
[www.assuregroupbd.com](http://www.assuregroupbd.com)

# Project Information

## PROJECT NAME

**ROQUIA ASSURE SKYLINE**

## PROJECT ADDRESS

Plot # 4, Road # 7/A, Sector # 03, Uttara  
Dhaka, Bangladesh

## NATURE

Residential

## STORIED

Ground + 8 Living Floor

## LAND AREA

5.00 Katha (More or Less)

## FACING

South

## NO OF APARTMENTS

8 Nos.

## NO OF ELEVATOR/LIFT

1 No.

## APARTMENT SIZE

2254 SFT

## APARTMENT CONTAINS

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

## COMMON FEATURES

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

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



# Introduction

It is a great deal of pleasure to introduce our new project, **ROQUIA ASSURE SKYLINE** at Plot # 04, Road # 7/A, Sector # 03, Uttara, 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.

**ROQUIA ASSURE SKYLINE** 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.







Perspective View of **ROQUIA ASSURE** SKYLINE

# Ground Floor Plan



# 1st Floor Plan

Floor Area :2254 Sft.

Terrace : 119 Sft.

Total Area :2373 Sft.



## Axonometric View



# Axonometric View



# Typical Floor Plan

Floor Area :2254 Sft.



**ROQUIA**  
**ASSURE**  
**SKYLINE**

Live an enhanced lifestyle



# Roof Top Plan



# Features & Amenities

## BUILDING ENTRANCE

Secured, decorative and stylish main gate with a combination of S.S, M.S, wood and other materials as per architectural design and perspective view of the building.

Stylish and decorative Logo (**ROQUIA ASSURE SKYLINE**) with attractive background (Granite, CNC and small fountain) and ACP / stainless steel made address plate, To-Let plate at suitable location in front of project (As per architectural design).

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 architectural design).

Common area will be designed by the Architect with high class features as per the design of the landscaping.

## CAR PARKING & DRIVEWAY

Comfortable and functional driveway and easy ramp with 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 architectural design).

One parking area may be reserve as per developers prerogative.

## RECEPTION

An elegantly designed reception lobby with Exclusive Tiles in the floor (depends on space and as per Architectural design).

Visitor's seating facilities (depend 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.

A/C Provision (As per requirement).

Notice board, Emergency number plate & Logo of Assure at suitable location.

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

## STAIR & LOBBY

Marble at Ground to 1st floor lobby and AKIJ/DBL/RAK/Equivalent Non skid (12"x24") Tiles on stair lobby from 1st to roof top (as per Architectural design).

Marble on Ground floor lift wall and AKIJ/DBL/RAK/Equivalent Rustic Tiles on other floors lift wall (as per Architectural design).

Wooden (Teak Chamble) hand rail with stair railing (MS & SS combination) through the stair case and king post at ground floor (as per Architectural design).

## LIFT

01 (one) superior 08 passengers capacity lift.

Brand: Fuji / GYG / Sigma /Equivalent (China).

Lift will be with –

- VVVV
- Inverter
- Voltage Stabilizer
- Adequate lighting, photocell sensor and emergency alarm.
- Well finished door, cabin and mirror itching on the wall
- Capacity to serve resident of every floor
- Hatch door of lift to be SS mirror itching finish in every floor.

## GENERATOR

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

The generator will have-

- Engine- Perkins/ Cummins /Equivalent.
- 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
- 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's-

- 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 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 mounted hand set at suitable location in each Apartment.

## CABLE TV

Cable TV provision with multi-channel capacity from commercial cable operator in living room, Master and 2nd 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 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.

Safe Child play area (as per design and depends on space).

## ROOF TOP

Aesthetic and durable finished roof top, with Non Skid tiles over 3-inch layer roof treatment by special type CC casting with chemical to make the roof water proof and to decrease heat.

Entrancing planter and seating space at suitable location at roof top. Protective parapet wall and adequate lighting facilities.

Attractive green area / planter as per Architectural design.

Water proof finished roof top with well-designed rain water drainage system.

Cloth drying area in suitable location.

Safe Child play area (as per design and depends on space).

## DOORS

Main door: Decorative door shutter will be of Hatil / Equivalent with -

- Imported handle lock
  - Door chain
  - Eye viewer
  - Apartment number plate
- Wall covered Main door frame (Section: 11.25"x2.25") will be of Teak Chamble. All internal door frames (Section: 5.75"x2.25") will be of Teak Chamble/Equivalent. All bath rooms' door frames are will be of Teak Chamble and sections will be of Assure standard.

All internal door shutters will be of decorative Veneer flash door.

All bath rooms door shutter will be of water proof wooden lamination.

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

## WINDOWS

Assure standard MS grill at every window made of 1/2 inch solid square bar. 4-inch Charcoal gray color aluminum section (ALTEC/ BTA / KAI / Equivalent) with 5 mm clear glass with mosquito net.

Water protection 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.

## WALLS

Good quality 1st class auto / 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

## FLOOR & VERANDAH

Mirror Polish 24x 24 inch China / 32"x32" Bangladeshi / Equivalent Tiles in general floor.

4-inch skirting will be provided.

## PAINTING & POLISHING

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

Lacquer Polished Doorframes and Shutters.

Exterior Wall will be of Weather coat paint (Berger / Asian / Equivalent).

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

Main Gates-Spray finished with duco paint.

Column protective metal corners painted with Synthetic Enamel Paint (Berger / Elite / Asian / Equivalent).

## ELECTRICAL

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

Individual circuit breaker as per electrical design.

Standard SDB (Havels / Equivalent).

Air condition provision in all bed rooms, living and dining room with proper drainage system and outdoor unit placing system.

One two pin and one three pin socket at all bed rooms, Living, dining and Kitchen.

One two pin socket at all bath rooms for electric razor (Except maid bath).

One refrigerator and one deep freezer point at dining space (depends on space).

Washing machine point at suitable location (subject to space accommodation and design)

All electric outlets will be connected with earthing.

All electric cable will be of BRB or BBS/ Equivalent and switch sockets of ABB / Equivalent.

All circuit breakers will be of ABB / Equivalent.

Calling bell provision at main entry.

## KITCHEN

Impressive and comfortable Granite finished work top.

Full height wall tiles (12 x 24) all through the walls (China / Equivalent). Matching floor tiles (China/Equivalent).

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

Double gas burner provision.

Concealed hot and cold water line provision.

One single bowl single tray high quality stainless steel sink with sink mixer.

Two electric power points on work top for electrical appliances.

Exhaust fan provision at suitable location.

Kitchen hood provision.

All others CP fittings will be of Cotto / Equivalent.

Water filter provision will be provided.

# Features & Amenities

## BATH ROOMS

### MASTER BATHROOM :

Separate shower zone will be provided at Master bath made of tiles barrier with sliding tempered (10mm) glass (Assure standard), cabinet basin with Marble work top and high standard commode with flashing system (WC) (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 / Equivalent). Full height China / Equivalent 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. Exhaust fan at suitable location.

### PARENT'S BATHROOM :

Separate shower zone will be provided at Parent's bath made of tiles barrier with sliding tempered (10mm) glass (Assure standard), cabinet basin with Marble work top and high standard commode with flashing system (WC) (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 / Equivalent). Full height China / Equivalent 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. Exhaust fan at suitable location.

### CHILD BATHROOM :

At child bath to be provided pedestal basin 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, push shower, moving shower etc. by Cotto / Equivalent. Bathroom accessories (Basin shelf, Soap case, towel rail & paper holder) are made of stainless steel (Cotto / Equivalent). Full height China / Equivalent wall tiles (12" X 24") with border & decor and matching floor tiles will be provided in the Guest bath. One large mirror will be provided in the Guest bath. Exhaust fan at suitable location.

### COMMON BATHROOM :

Separate shower zone will be provided at Common bath made of tiles barrier with sliding tempered (10mm) glass (Assure standard), cabinet basin with Marble work top and high standard commode with flashing system (WC) (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 / Equivalent). Full height China / Equivalent 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. Exhaust fan at suitable location.

### DINING BASIN

Cabinet Dining basin with marble counter top at dining area with light point. Full height China/Equivalent 12"x20" wall tiles at dining basin. Hot and Cold water line provision with Cotto/ 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

Deformed Bar Manufactured By RSM/BSRM/AKS/KSRM/GPH/Equivalent .

#### CEMENT

Manufactured by Crown/ Seven Rings/ Lafarge/ Shah/ Metrocem/ Bashundhara/ 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 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 & Condition

## RESERVATION :

Application for allotment of apartment in **ROQUIA ASSURE SKYLINE** 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".

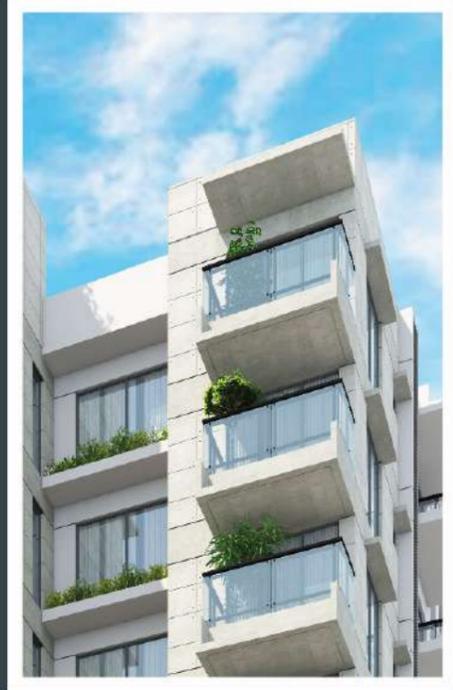
## OWNER'S ASSOCIATION :

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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