

ASH *Mahbub Tower*

@ Plot No# 45, Road# 01, Block# K, Sector# 01, Aftab Nagar R/A, Badda, Dhaka-1212.

a project of
ASH Development Ltd.

Introduction

ASH Development Ltd.

ASH Development Ltd. want's to leading developer company in Bangladesh. With our strong adherence to ethical business practices, **ASH Development Ltd.** has rapidly acquired a public image as a "**Quality, Constancy, Reliability**".

We appreciate your time to learn more about **ASH Development Ltd.** and how we can serve you. Appropriate clear concept utilizing Quality, Constancy, Reliability ever is the main Principle of our company. Its our pleasure to present our company and to deal transparently with you about our ambitious range of projects in Bangladesh and beyond. We believe in creating a home based on understanding of customer needs and preferences. **ASH Development Ltd.** are developed only after extensive market research is carried out to determine customer needs and projects are designed and implemented as per customer preferences. The use of high quality construction materials, timely completion of projects, clear titles, and transparent documentation make **ASH Development Ltd.** the first choice of our customers.

In all of our project we ensuring peace of mind during and after construction we have highly qualified professional architects, project managers, engineers, supervisors, quality controllers who ensure only excellence is achieved whilst building your apartment prosed engineers.

KEY INFORMATION

Project Name	: ASH Mahbub Tower
Project Address	: Plot No# 45, Road# 01, Block# K, Sector# 01 Jahurul Islam City, Aftab Nagar R/A, Badda, Dhaka-1212.
Nature of Building	: Residential.
Storey	: 9 Storied (G + 8).
Land Area	: 3.5 Katha
Apartment	: 8 Nos.
Parking	: 7 Nos.
Lift	: 1Nos. (8 person)
Apartment Size	: 1775 Sqft. (appx.)
Stair	: 1(One)
Apartment Contains	: 3 Bedrooms, 3 Bath Room, Living Room F.Living, Dining Room, Kitchen, 4 Veranda.
Developer	: ASH Development Ltd.

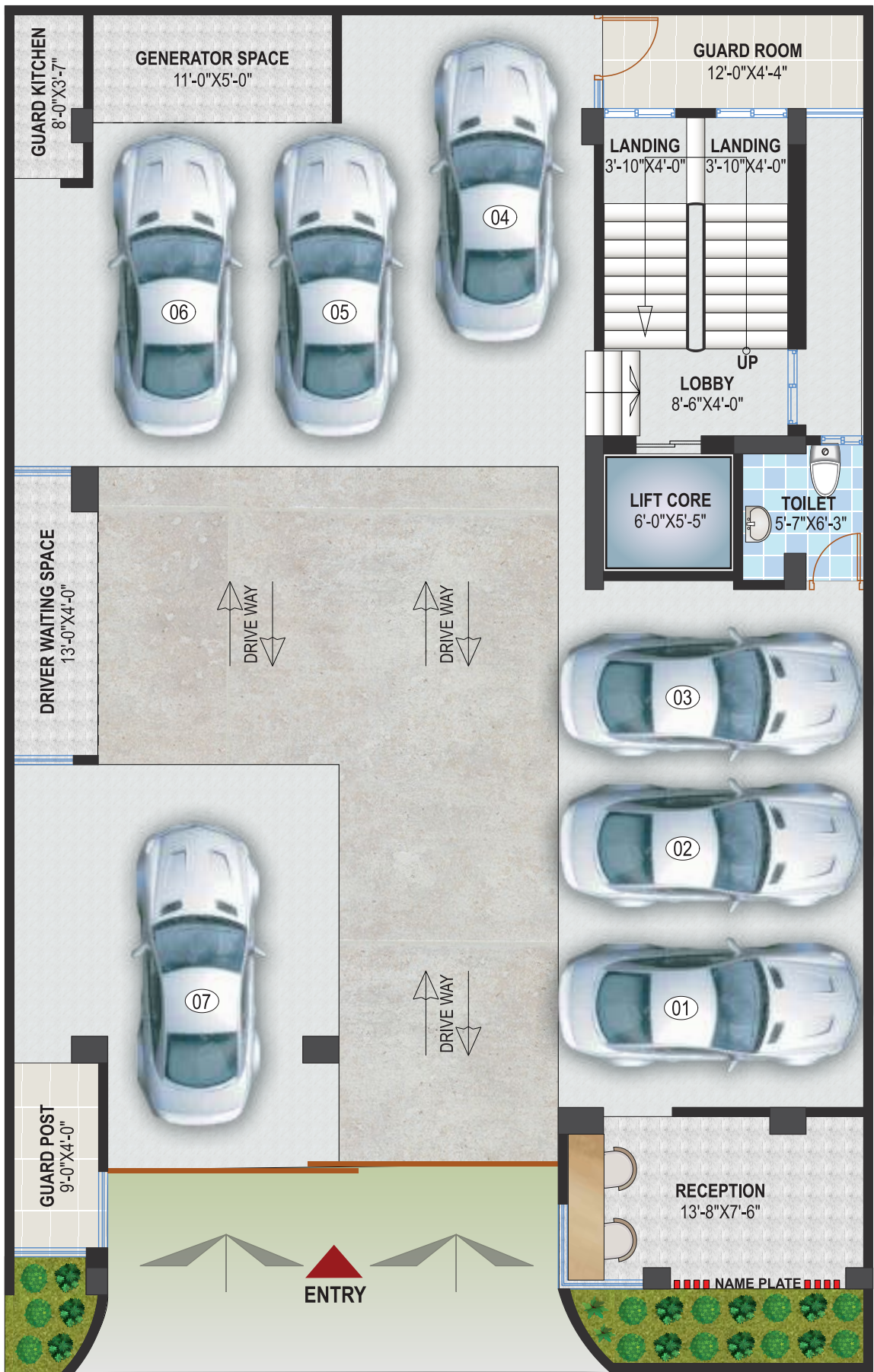


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Mahabub Tower
Plot No# 45, Road# 01, Block# K, Sector# 01
Jahurul Islam City, Altab Nagar P/A, Badda, Dhaka-1212.



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www.ashbd.com

GROUND FLOOR PLAN



PROPOSED 25'-0" WIDE ROAD (AT NORTH)



TYPICAL FLOOR PLAN



EXZONO VIEW



Aparment Size

1775 Sqft. (appx.)

Floor Details:

- 3 BED ROOM
- LIVING & F.LIVING
- DINING
- 3 TOILET
- KITCHEN
- 4 VERANDAH

Location map



ASH Mahbub Tower

Plot No# 45, Road# 01, Block# K, Sector# 01
Jahurul Islam City, Aftab Nagar R/A, Badda, Dhaka-1212.

Google Map

23.763978, 90.451633

Structural & Engineering Features

- Building will be planned and designed by qualified professional Architects and structural design Engineers.
- For all service connections and disposals (sewerage, solid waste, etc) British American /BNBC building-codes will be followed.
- Structural design parameters will be based of American Concrete Institute (ACI) and American standards of Testing Materials(ASTM) And BNBC Codes.
- Sub-Soil investigation and soil composition has analyzed from laboratory.
- Building will be comprised of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering systematic and wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional design and supervising engineers.
- All structural materials including steel 60/72 grade (400w/500w), (BSRM/KSRM/RAHIM/AKS Steel) deformed bar, cement (Insee, Supercrete, Seven Rings), bricks (1st class machine made auto brick), Durgapur coarse sand, etc. will be of highest available standard.

SUPERVISION:

Direct supervision at every stage of construction will be conducted by experienced B.Sc Engineer's to ensure highest quality of workmanship. well Qualified Engineers will be engaged for full time supervision.

Features & amenities

INDIVIDUAL AMENITIES OF APARTMENT:

Doors:

- Solid wood Decorative (Chittagong teak wood) main entrance door with impressive Door Lock.
- Door chain check viewer, calling bell Switch, Brass Plate, apartment number Etc.
- All Door frame will be Iron Wood/Iebek mehegoni tree wood.
- Flash door shutters with French polished in internal rooms and verandah.
- lock in all doors (China).
- All toilet doors will be PVC (United door/RFL door/Lira door/Glass door).
- All verandah doors with outer side water proof Laminated.

Windows:

- Aluminum Sliding windows, mohair lining and rain water barrier.
- In aluminum section as per Architectural Design of the building.
- Clear Glass (5mm Thickness)
- Safety Grills in all windows with matching enamel paint.
- Safety Grills in verandahs.(Except front Verandahs)

Walls and partition:

- External and Internal wall 5" thick, 1st class bricks.
- Wall surfaces will be finished smooth plaster.

Room Finishes:

- Homogeneous floor (24'x 24") tiles in all rooms and verandahs (RAK/Charu/CBC).
- Plastic paint in all internal walls and ceiling of soft colors.
- French polish in door frames & shutters. Out side Paints:
- Exterior walls of weather proof paint. (Berger/Asian Paints)

Toilet Features:

- RAK commode, lowdown and basin (Karla) or as per availability and choice of developer in all Bathrooms.
- Wall tiles in bathrooms up to full height (12'x 24"/12'X20"/10'X16"), (RAK/Akij/Charu/DBL)
- Floor tiles 12'x12"/Matching floor.
- Basin mirrors of good quality with overhead lamp.
- Porcelain Soap cases, and towel rails etc. in all bathrooms.
- Provision of concealed hot and cold water line in all bathrooms.
- Good quality CPVC fittings.(Local made "Najma / Sattar / Sharif Etc.)
- Storage space over toilets.

Structural & Engineering Features

Kitchen:

- Provision of double burner gas outlets over concrete platform in individual apartment.
- Wall tiles up to 7 feet height 12''X24''/12''X20'' (RAK/CBC/Akij/Etc.)
- Matching homogeneous Floor tiles.
- Good quality single bowl stainless steel sink.

Electrical Features:

- MK type (China)/Click/winner/super star electrical switches and sockets.
- Separate Electric distribution for each apartment.
- All power outlets with earthing connection.
- Verandahs with suitable light point.
- Concealed intercom line.
- Concealed satellite TV cable in the Living and master bed room.

COMMON FACILITIES OF THE COMPLEX

Building Entrance:

- Secured decorative S.S gate with lamp as per the elevation & perspective view of the building,
- Attractive apartment logos.
- Comfortable driveway.
- Guard post.
- Reception room

Reception Lobby:

- Impressive reception desk with intercom set & CCTV control panel.
- Specious lift lobby in each floor.
- China tiles in all lift, lobbies and staircase with proper lighting system.

Lift:

- 1 (one) Brand new imported lift for 8 passenger's capacity.

Roof Top:

- Cloth drying area, BAR-B-Q corner & Confarence room.

Utility connections:

- Water line connection from WASA & 3 phase electricity connection from DESCO main line.

Client Service:

- Preparation of By—Laws and committee formation of apartment owners association.
- 6 (six) month service for supervision, repair and rectification of technical defect.

Other inclusions:

- Parapet wall of adequate height in rooftop.
- Under ground and rooftop water reservoir for 3 days water storage.
- Pedrollo/Gazi/Marquis/RFL water pump.
- Emergency supply through generator for lighting in common space, stairs, lift, 7 LED light and 5 fan for every apartments.

Exceptions:

- Provision for Light fittings, Air-condition, Kitchen hood, Kitchen counter, Kitchen cabinet, Geyser Curtain rail.
- Satellite Cable connection Telephone Connection. Solar panel Connection & any other items not specified above.
- Fire extinguisher option will be provided.

Terms & Conditions

Reservation

Application for reservation of an apartment in ASH Development Ltd. must be made on the prescribed application form, duly signed by the applicant, along with earnest money. The company reserves the right to accept or reject any application without assigning any reason there to.

Allotment

Allotment will be made on First-come first serve basis.

Allotment Transfer

Until full payment of all installment and other charges. The buyer shall not have the right to transfer the allotment to a third party.

Payments

All payment of booking installment, additional works and other charges shall be made by cross cheque, Bank draft or pay order in favor of ASH Development Ltd. against which proper receipt will be issued. If the gross area of the apartment varies subject to the design of the apartment complex, subsequently the cost of the apartment will vary according.

Schedule of Payment

The Buyers must strictly adhere to the schedule of payment to ensure timely completion of the construction work. Delay in payments beyond the schedule date will make the allottee liable to pay a dealy charge if the payment is delayed beyond 60 days. The company shall have the right to cancel the allotment. in such an event the amount paid by the allottee will be founded after deducting Tk. 5,00,000/- (Five Lac) only after resale of the apartment.

Loan

Should the allottee desire a housing loan at the time of allotment. The company will do all that is possible to help secure the loan.

Registration Cost

The buyer shall bear all cost relating to cost of stamps, tex, vat, registration fees and related legal fees etc. Only the actual sums shall be charged. The company will make necessary arrangements for all such formalities.

Utility Cost

Utility connection fees, security deposits and incidental expenses/charges relating to gas, water, sewerage, and power connections are not included in the price of the apartment. The Company will make those payments directly to the concerned authorities on all allottee s account the allottee shall have to pay those charges proportionately on actual cost bests before taking possession of the apartment.

Design Change

ASH Development Ltd. reserves the right to make any alteration, addition, omission, revising of the total or any part of the architectural design or working drawing and limited changes can be made in specification for overall interest of the project without any prior notice to the buyer L/O, or any legal authorities.

Hand Over

The possession of the apartment and car parking spaces shall be handed over to the allottee on full payment of installments and other charges and dues, prior to this, the possession of apartment will rest with the company.



HOTLINE

01712 655 001, 01718 655 194
01614 411 444, 01821 403 646



ASH DEVELOPMENT LTD.

Project Office

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