

# ASH *Mother June*

@ South Pirerbag, Nearly 60 Feet Road (Bhanga Bridge & Amtola Bazar), Mirpur, Dhaka-1216.





# Introduction

## ASH Development Ltd.

**ASH Development Ltd.** wants to be a leading developer company in Bangladesh. With our strong adherence to ethical business practices, **ASH Development Ltd.** has rapidly acquired a public image as a partner for “**Quality, Constancy, and Reliability**”. Our main Principles are Quality, Constancy and Reliability.

It's 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.** has been developed after extensive market research to determine the customers' needs. Projects are designed and implemented as per customers' 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 our entire project we ensure peace of mind during and after construction, we have highly qualified, professional architects, project managers, engineers, supervisors, quality controllers, safety officers, workers who ensure that only excellence is achieved whilst building your apartment.

## KEY INFORMATION

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|                    |                                                                                                               |
|--------------------|---------------------------------------------------------------------------------------------------------------|
| Project Name       | : <b>ASH Mother June</b>                                                                                      |
| Project Address    | : Abdul Goni Road, Nearly 60 Feet Road, Bhanga Bridge and Amtola Bazar<br>South Pererbag, Mirpur, Dhaka-1216. |
| Nature of Building | : Residential.                                                                                                |
| Storey             | : 8 Storied (G+7).                                                                                            |
| Land Area          | : 6.50 Decimal                                                                                                |
| Apartment          | : 14 Nos.                                                                                                     |
| Parking            | : 7 Nos.                                                                                                      |
| Lift               | : 1Nos.                                                                                                       |
| Apartment Size     | : Type A-1010 sft, Type B- 1010 sft ,                                                                         |
| Stair              | : 1Nos.                                                                                                       |
| Apartment Contains | : 3 Bed, 2 Bath, Living Cum Dining, Kitchen & 2 Veranda.                                                      |
| Developer          | : <b>A S H D e v e l o p m e n t L t d .</b>                                                                  |

# ASH *Mother June*



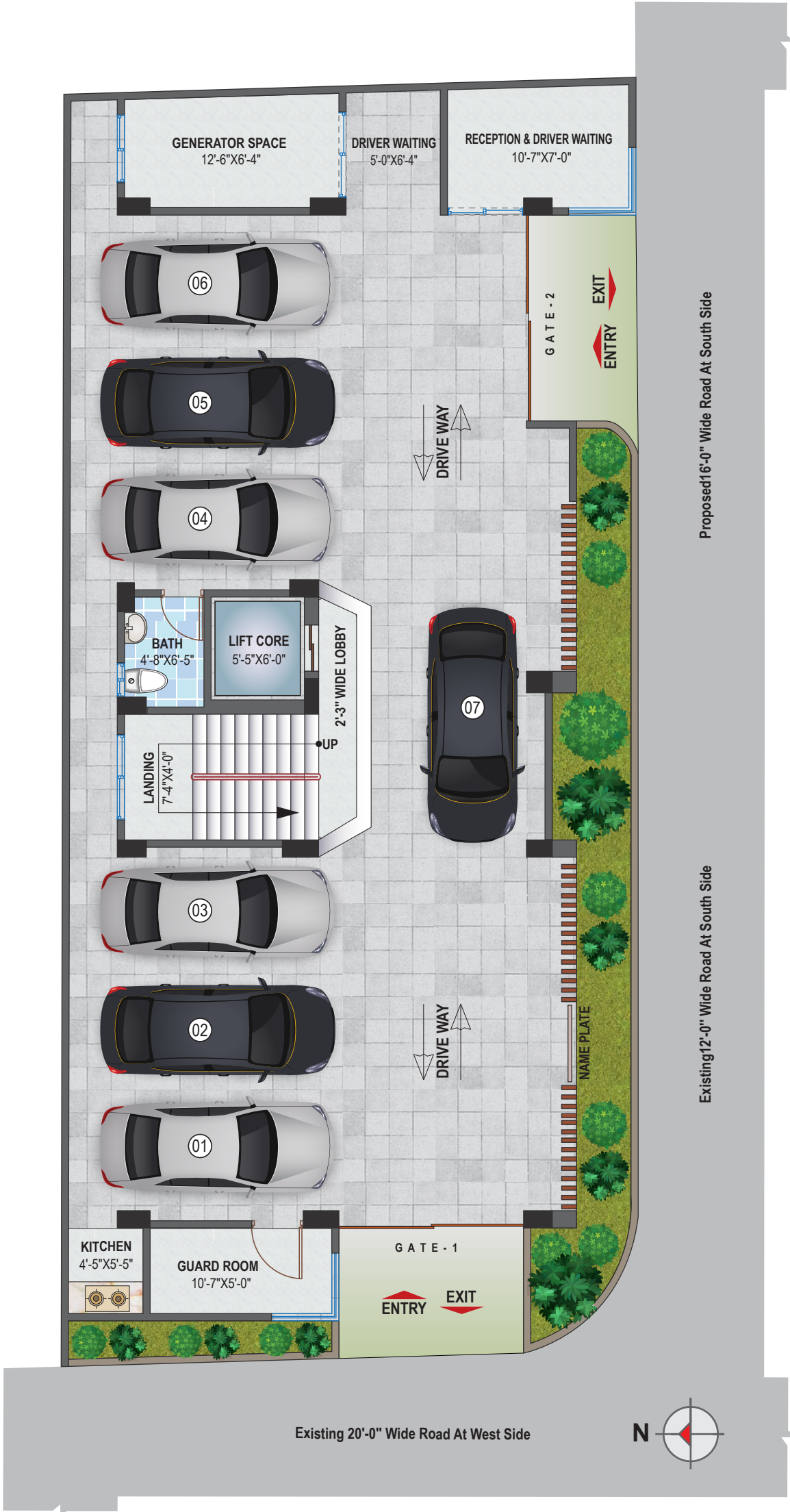


DEVELOPER'S  
**04** PARKING

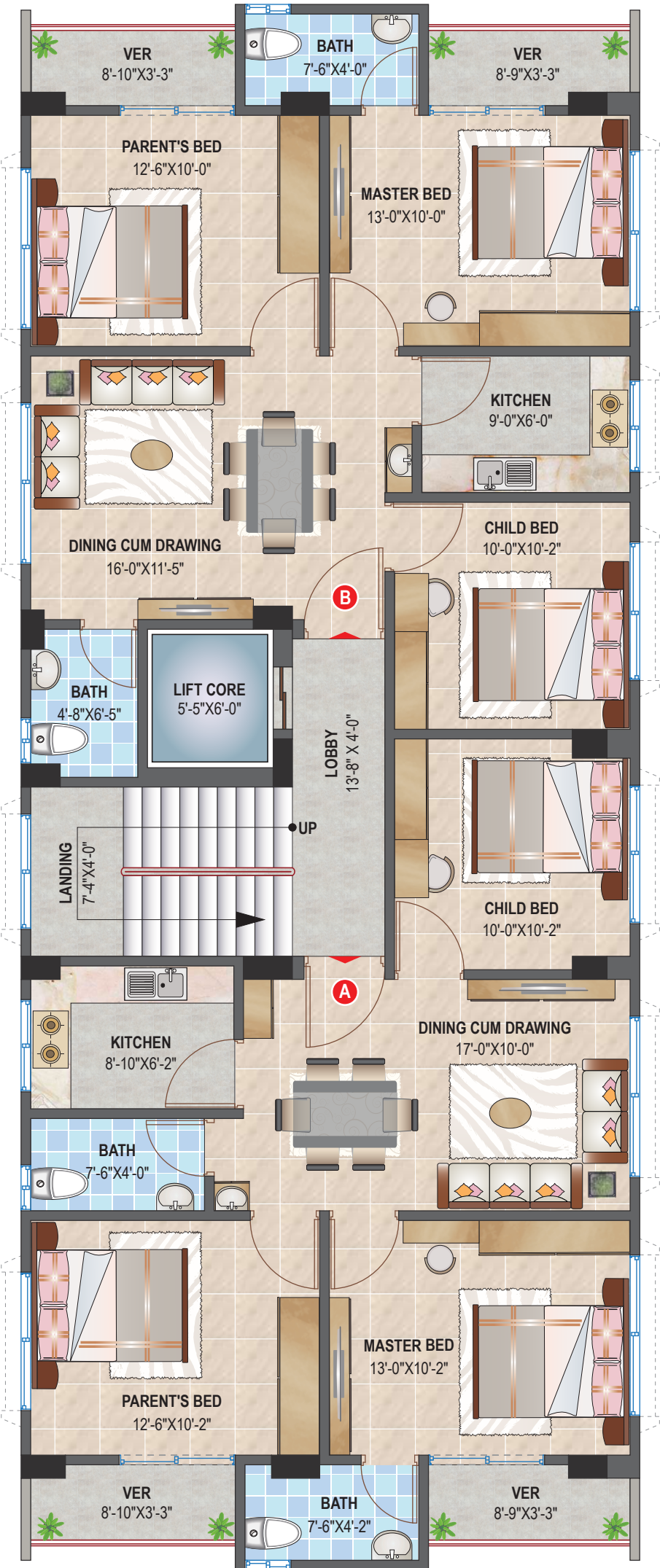
LAND OWNER'S  
**03** PARKING



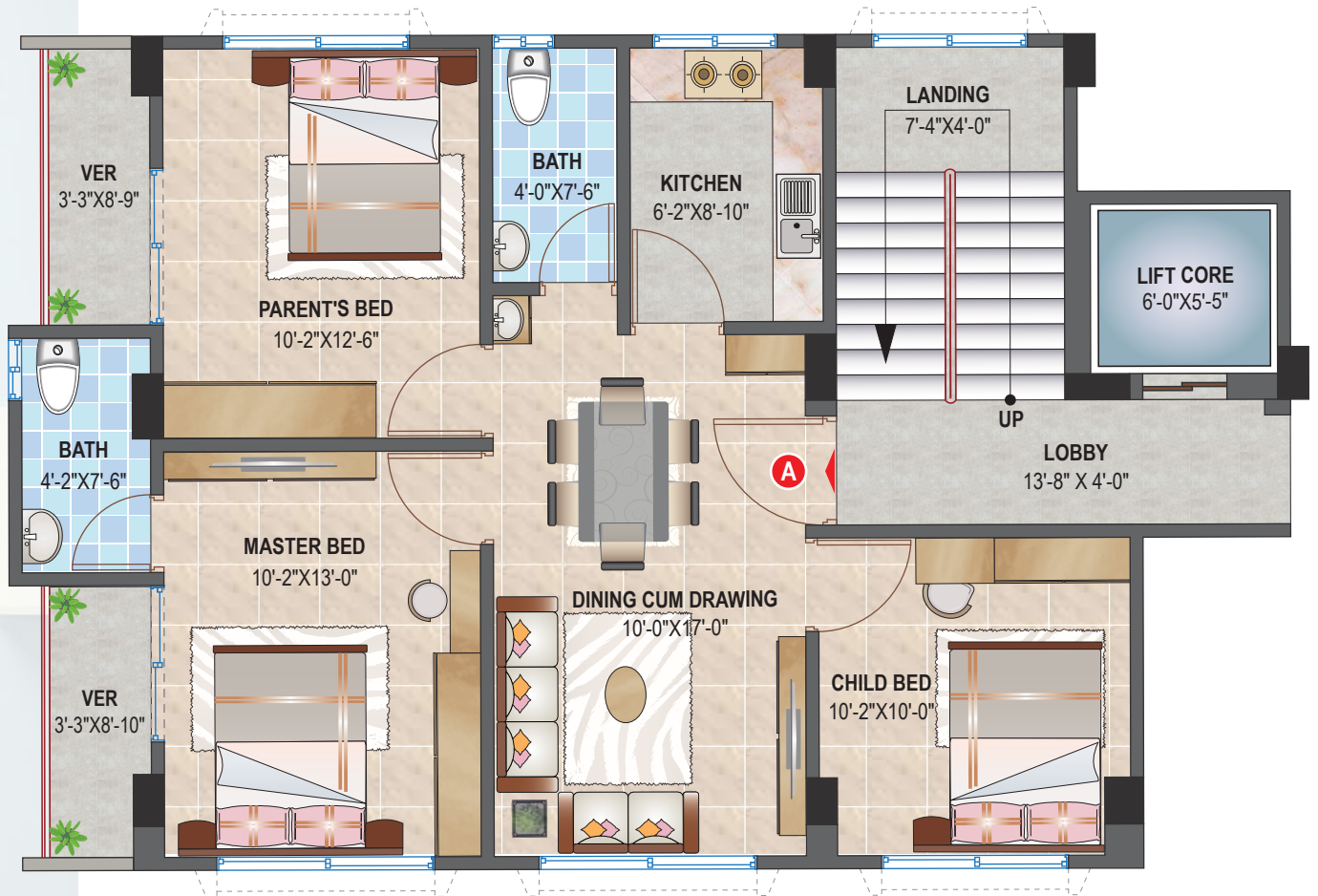
GROUND FLOOR PLAN



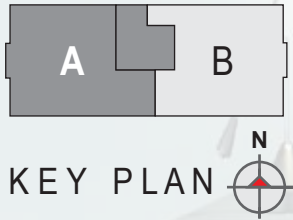
TYPICAL FLOOR PLAN



# TYPICAL FLOOR PLAN



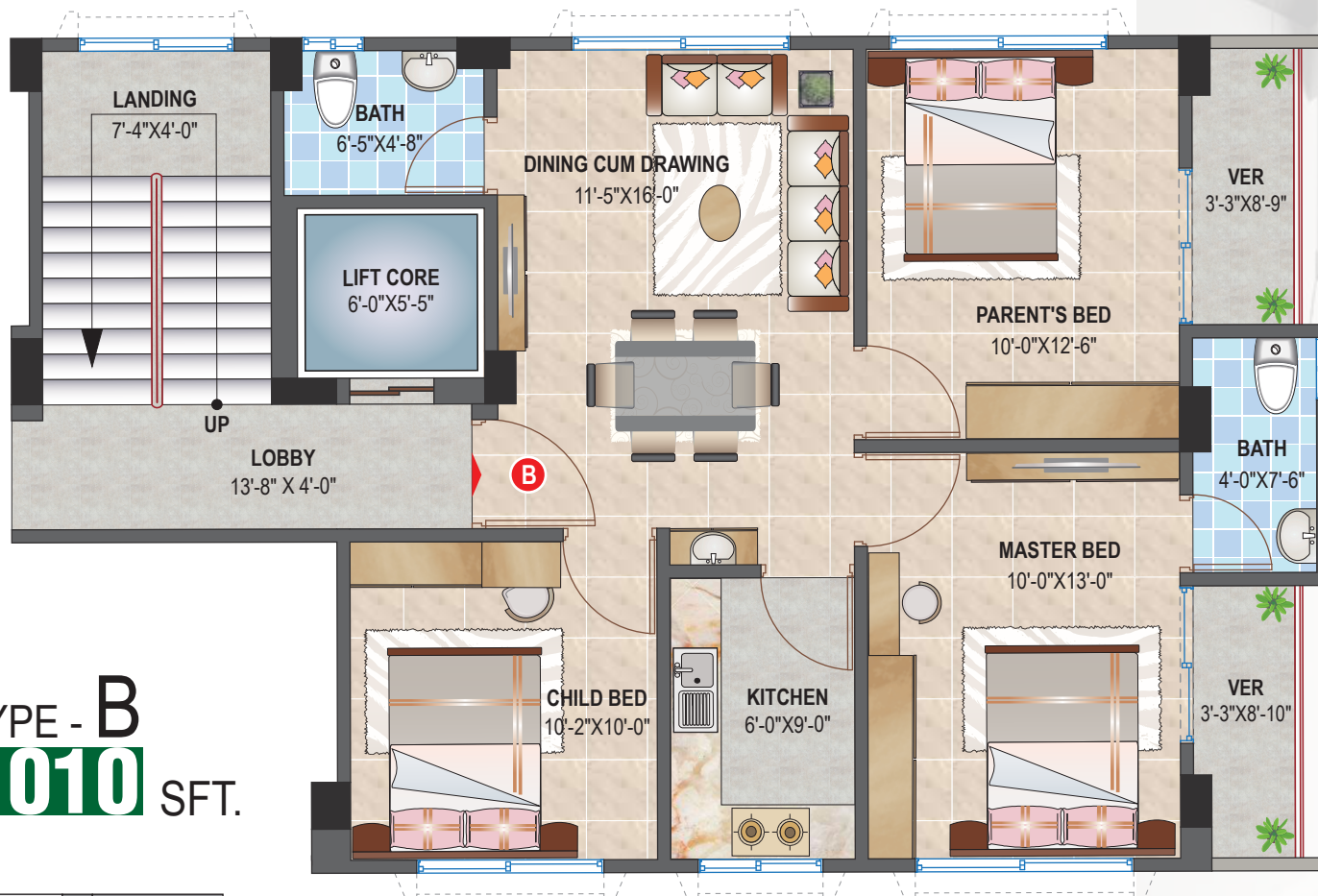
TYPE - A  
**1010** SFT.



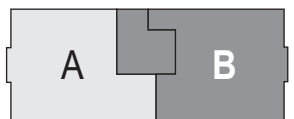
**FLOOR CONTAINS**

3 BED ROOMS | 2 TOILETS | 2 VERANDAHS | LIVING CUM DINING | KITCHEN

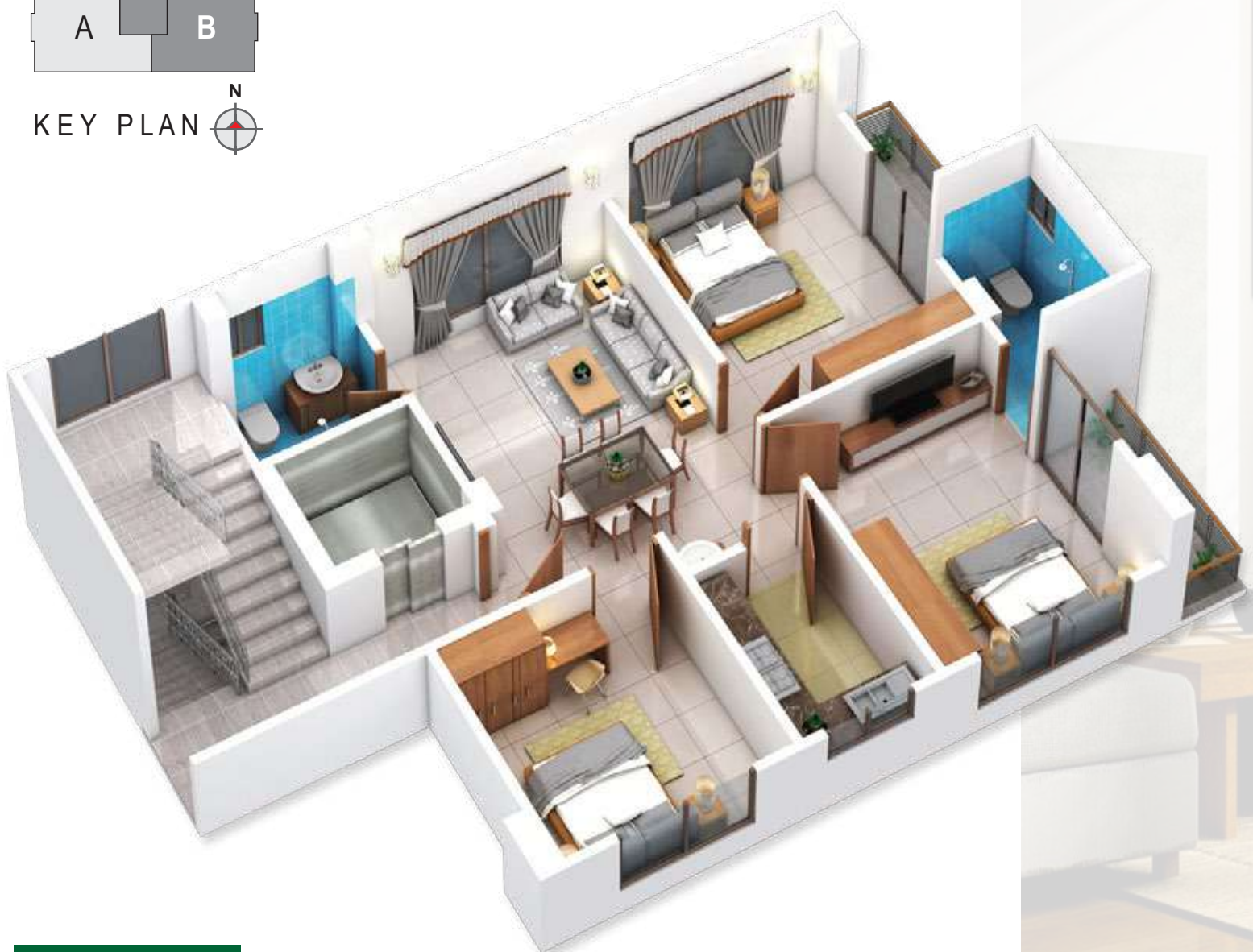
# TYPICAL FLOOR PLAN



TYPE - B  
**1010** SFT.



KEY PLAN 



## FLOOR CONTAINS

3 BED ROOMS | 2 TOILETS | 2 VERANDAHS | LIVING CUM DINING | KITCHEN

# Location Map





# & Features & Amenities



- Building planned and designed by qualified professional Architects and structural 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 BNBC and American Concrete Institute (ACI) and American standards for Testing Materials.
- Sub-Soil investigation, laboratory testing, soil composition will be analyzed by Geotechnical Engineers.
- Building will be comprised of reinforced cement concrete (R.C.C) foundations, columns, beams and slabs considering seismic and wind effect with modern design software. (ETABS, SAP-2000, Stab Pro)
- 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/ZSRM Steel) deformed bar,
  - Cement (Bashundhara, Akij, Insee, Supercrete, Seven Rings, Shah)
  - Bricks (1st class brick For wall & Quality picket for Slab casting )
  - Coarse sand, Durgapur/ Sylhet /Sherpur sand etc. will be of highest available standard.

## **SUPERVISION:**

Direct supervision at every stage of construction will be conducted by experienced Civil Engineer's to ensure highest standard of works. Experienced and Qualified Engineers will be engaged for 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/Shilkoroi/ Mehegoni tree wood.
- Flash door shutters with French polished in internal rooms.
- Round Lock in all doors (China).
- All toilet doors will be PVC (United door/RFL door/Lira door).
- All verandah doors will be PVC doors/ Aluminum sliding.

#### **Windows:**

- Aluminum Sliding windows, mohair lining and rain water barrier.
- In aluminum section as per Architectural Design of the building.
- Clear Glass (5mm Thickness)
- 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 (40Cmx40Cm) tiles in all rooms and verandahs (RAK/Charu/CBC/DBL/ Akij).
- Plastic paint in all internal walls and ceiling of soft colors. ( Barger /Ashian Paint ).
- French polish in door frames & shutters. Outside Paints:
- Exterior walls of weather proof paint. (Berger/Ashian Paints)

#### **Toilet Features:**

- RAK or equivalent commode, lowdown and basin (Karla/ equivalent) or as per availability and choice of developer in Master Bathroom.
- RAK /Rosa/ Equivalent Low Pan, lowdown and basin (Karla/ equivalent) or as per availability and choice of developer in Others Bathroom.
- Wall tiles in bathrooms up to full height (30CmX50Cm/25CmX40Cm ). (RAK/Akij/Charu/DBL/ Equivalent)
- All Bathroom Floor tiles 30CmX30Cm /Matching floor.
- Basin mirrors of good quality with overhead lamp.
- Soap cases, and towel rails etc. in all bathrooms.
- Provision of concealed hot and cold water line in all bathrooms.
- Good quality CPVC Pipe and. (Ira/ NPoly / RFL/Equivalent)
- Fittings Bibcock, Shower etc. Chrome plated (Najma / Sattar / Sharif)
- Storage space over the toilets.





# & 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 payment 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 accordingly.

**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 delay 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 refunded 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 help to secure the loan.

**Registration Cost:**

The buyer shall bear all cost relating to cost of stamps, tax, 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 allottees' account the allottee shall have to pay those charges proportionately on actual cost basis 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.





# & Features & Amenities

**Kitchen:**

- Provision of double burner gas outlets over concrete platform in individual apartment.
- Wall tiles up to 7 feet height (30CmX50Cm/25CmX40Cm). (RAK/CBC /Akij/DBL/ Equivalent.)
- Matching 40Cmx40Cm homogeneous Floor tiles.
- Good quality single bowl stainless steel sink (RFL/Steltech / Equivalent).

**Electrical Features:**

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

**Common Facilities of the Complex:****Building Entrance:**

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

**Reception Lobby:**

- Impressive reception desk with intercom set & CCTV control panel.
- Spacious lift lobby in each floor.
- 24"X24" Homogeneous tiles in all lift, lobbies and staircase with proper lighting system.

**Lift:**

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

**Roof Top:**

- Cloth drying area, BAR-B-Q corner & Conference 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 to 4 days water storage.
- Gazi /Marquis/RFL/ equivalent water pump.
- Emergency supply through generator for lighting in common space, stairs, lift, 6 LED light and 4 fan for every apartments.
- CCTV to cover Ground floor

**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.

## OUR **Somes Project**



ASH **Mahbub Tower**



ASH **Arcadia**





**HOTLINE**

**0189 627 5010, 0189 627 5001  
0189 627 5000, 01614 411 444**



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