

home for peace . . . .



I S L A M  
**ASSURE**  
C E N T E R



Future of Business @  
Bir Uttam AK Khandakar Road, Mohakhali C/A

A PLATINUM COMMERCIAL PROJECT OF  
**ASSURE BUILDERS LTD.**

# ASSURE



**"GOOD BUILDINGS  
COME FROM  
GOOD PEOPLE,  
AND ALL PROBLEMS  
ARE SOLVED BY  
GOOD DESIGN."**

**STEPHEN GARDINER**



**“THERE IS LITTLE  
IN THE ARCHITECTURE  
OF A CITY THAT IS  
MORE BEAUTIFULLY  
DESIGNED  
THAN A TREE.”**

**JAIME LERNER**

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# Project Information

## Project Type

Commercial

## Project Address

Plot - 91, Mohakhali Commercial Area, Dhaka- 1212

## Land Category

RAJUK Approved Commercial Land

## Project Category

Platinum

## Land Area

9.11 Katha

## Facing

South, East & North Corner

## Storied

03 Basement + G + 23 Commercial floor

## Commercial Floors

G + 23 floor

## Elevator/ Lift

3 Nos.

## Commercial Floor Area

**Ground** : (1897 sft.)

**1st Floor** : (4119 sft.)

**2nd Floor** : (4889 sft.)

**Typical Floor** : (4244 sft.)

## Parking

B1+B2+B3

A symbol of pride and innovation makes

ISLAM **ASSURE** CENTER unique

Integrating the best new engineering and technological practices and innovations for sustainability are guaranteed. Sustainable construction techniques, durability, minimum to low maintenance ensures environment friendly impacts. The magnificent architecture, flawless workmanship and advanced features are few to mention. The grand lobby, the bright and airy premises, the smooth elevators enhance the levels of comfort on every step.

We focus on creating a collaborative and stimulating work environment for your business

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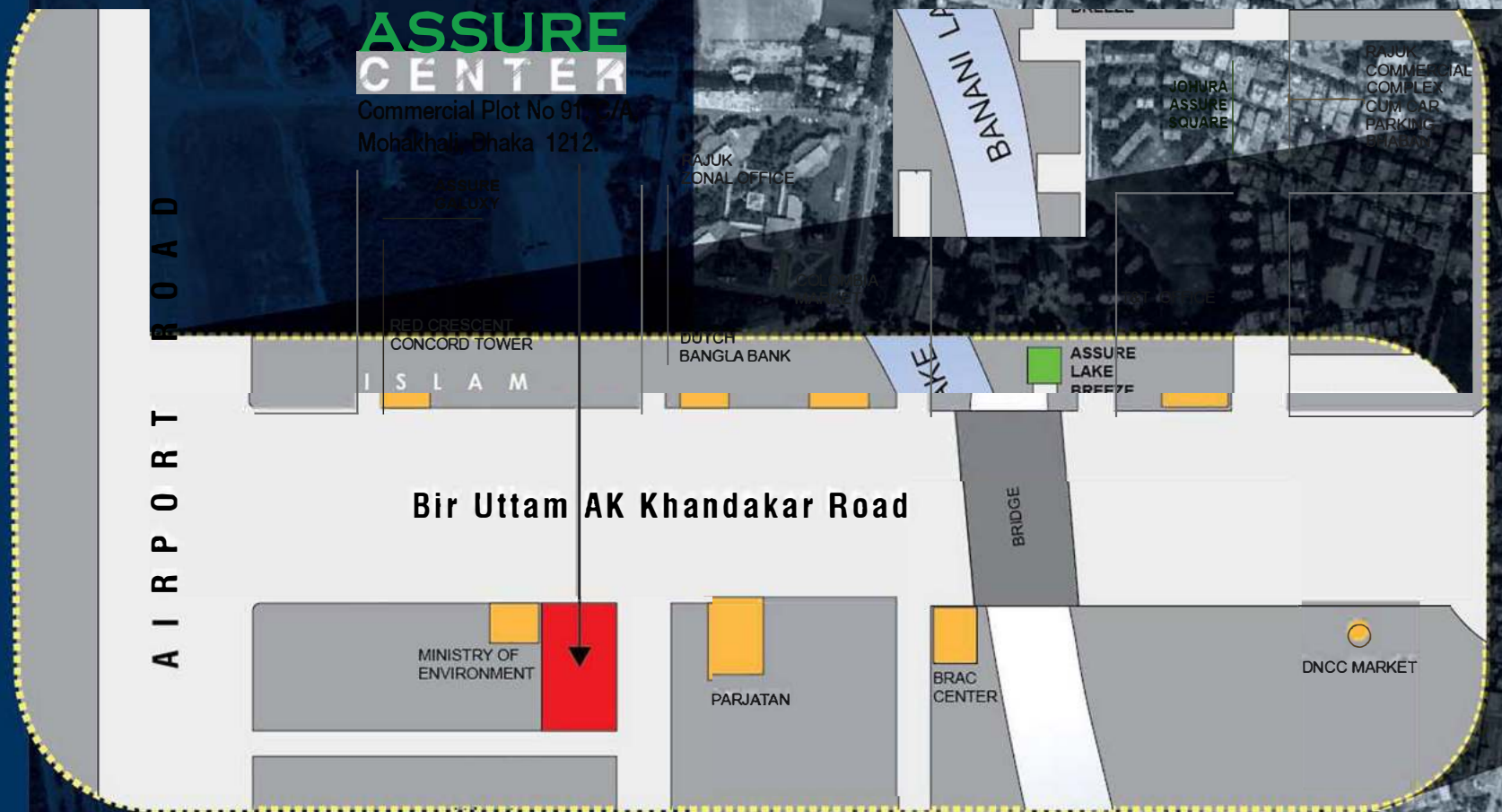


ASSURE CENTER

ASSURE

# One Location Hundreds of Facility

ISLAM ASSURE CENTER is located at the heart of Mohakhali, The commercial hub of Bangladesh. With accessibility to all mass transport systems, it's a prized location & a favorable choice for the business. The complex is fully equipped to embody the trends & nature of localized business practices...





A I R P O R T R O A D

Kemal Ataturk Avenue

Gulshan Circle

Gulshan Avenue

Banani Lake

Jahura Assure Square

Assure Lake Breeze

T&T Office

ISLAM ASSURE CENTER

Bir Uttam AK Khandakar Road

Gulshan Circle

ASSURE HEAD OFFICE

Hatirjhil

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ASSURE  
CEN





# Building Entrance

Luxurious front elevation of the building will have a combination high standard building materials (Concrete, Slate stone, Tiles with double height spaces Sand stone, Cladding brick, Texture paint, Aluca bond, Glass S.S plate etc) subjected to architectural design fare face.

Decorative address plate, To- let plate, key box, letter box as per architectural design.

Greenery enhanced entrance professionally designed with a green area water body (as per available space) with water proof halogen lights which sets the tone of landscaping and use of rockery throughout the building.

Artistically crafted logo with possible combination of brushed aluminum, glass, marble or granite use for the project name, address and easily visible company logo on the font facade.

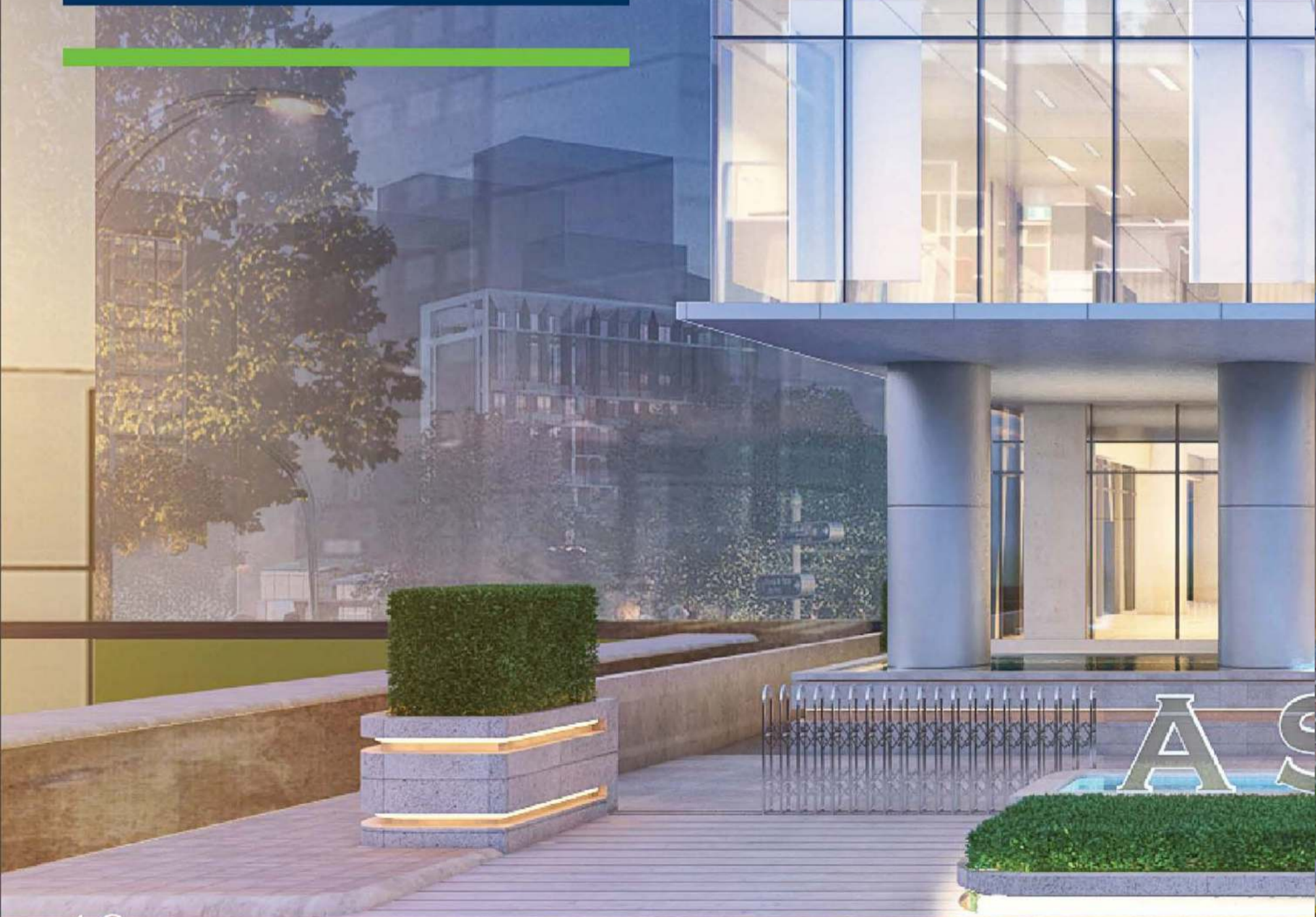
Common area designed to highlight the landscaping and the vertical architectural features of elements of the building.

The building will be surrounded with a secured and well painted or as per architectural design with multi-colour/ texture paint.

The building will have a heavy ornately designed entrance gate.

C.C TV Provision.

Automated Boom Gate for car entry



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# Car Parking & Driveway

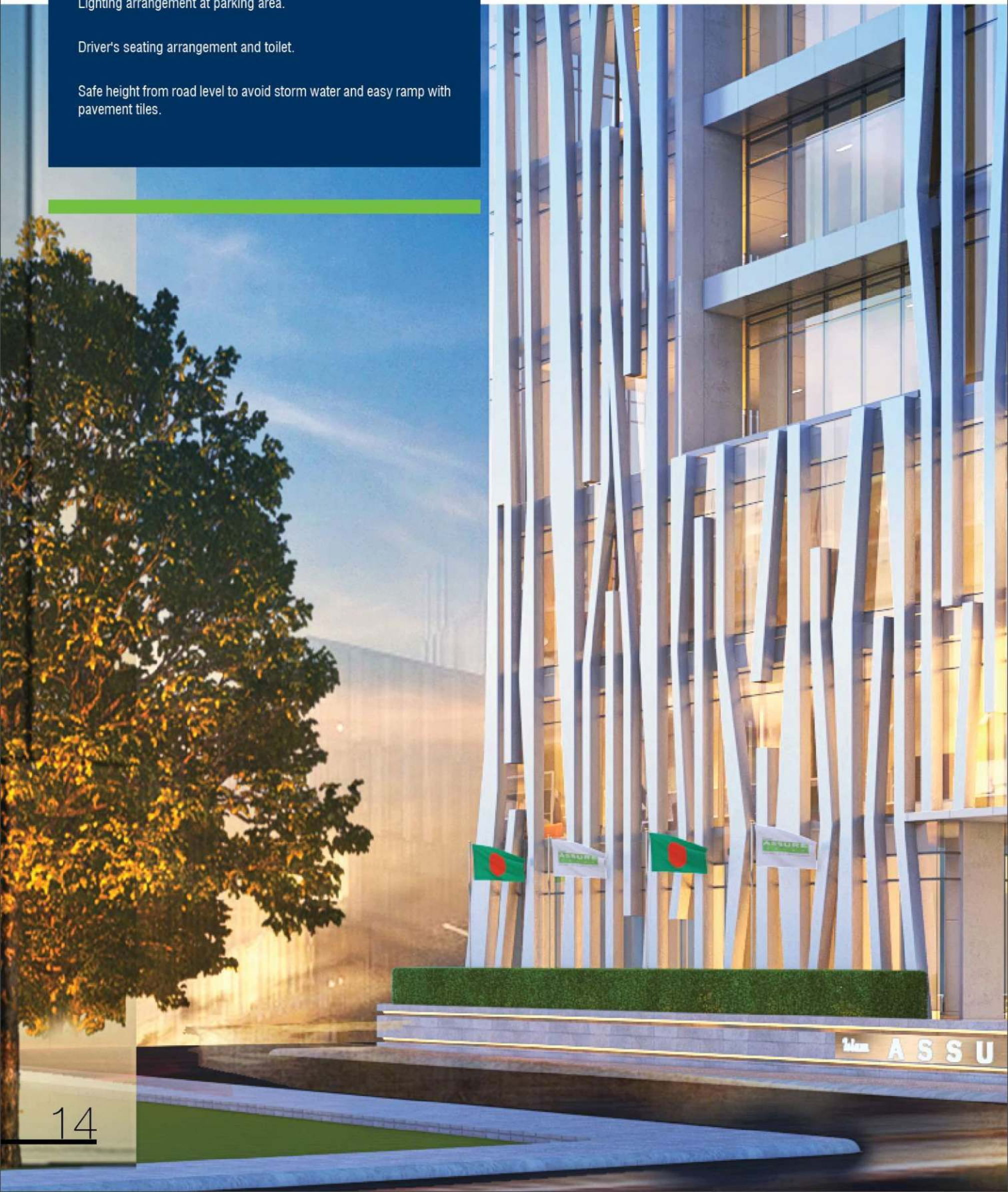
Functional and comfortable drive away with decorative pavement tiles in whole Basement floor.

Making plate of car parking with acrylic Designed tiles and metal on Basement floor column.

Lighting arrangement at parking area.

Driver's seating arrangement and toilet.

Safe height from road level to avoid storm water and easy ramp with pavement tiles.



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# Stair/ Lobby

Luxurious stair lobby finished with Marble/ Granite at ground floor to Roof Floor.

Granite/Marble on lift wall at all floors as per Architectural design.

Decorative Stair railing with combination of SS and wood.

# Lift

03 (Three) nos. Two for Passenger Lift (10 passenger lift) and another Stracher Lift. Brand: GYG/Equivalent (European Standard).

Lift will be with -

- A. Inverter
- B. Adequate lighting, photocell sensor & emergency alarm.
- C. Well finished door, cabin and mirrors on the wall
- D. Capacity to serve office of every floor
- E. Hand phone
- F. Hatch door of lift to be SS mirror etching finish in every floor.
- G. Auto stop next possible floor system in case power fails.
- H. Voltage Stabilizer.

# Generator

02 (Two) Canopied Generator will ensure un-interrupted power supply.

The generator will have -

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

# Sub-station

A Sub-station will be arranged on the ground floor.

Sub Station Equipments-

- 1. Transformer - rating as per equipment
- 2. HT Switch Gear (LBS), if required
- 3. Power Factor Improvement (PFI) Plant
- 4. Drop Out Fuse (DOF),
- 5. Lightening Arrestor (LA)



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# With Value Added Special Modern Features

## Water Supply Water Reservoir And Water Pump

Sufficient capacity UGWR and OHWT to fulfill water requirement of the building.

Minimum three days storing capacity UGWR and one day capacity of OHWT. Connected from WASA.

Well finished plaster with under water tiles tank to ensure safe drinking water.

Provided HP European origin water pumps (Pedrollo) 02 nos. (01 standby).

Systematic water meter pit with water meter. Systematic and technically provided water line for sufficient pressure of water.

Washing provision of both UGWR and OHWT with overflow system.

## Fire Detection & Protection System

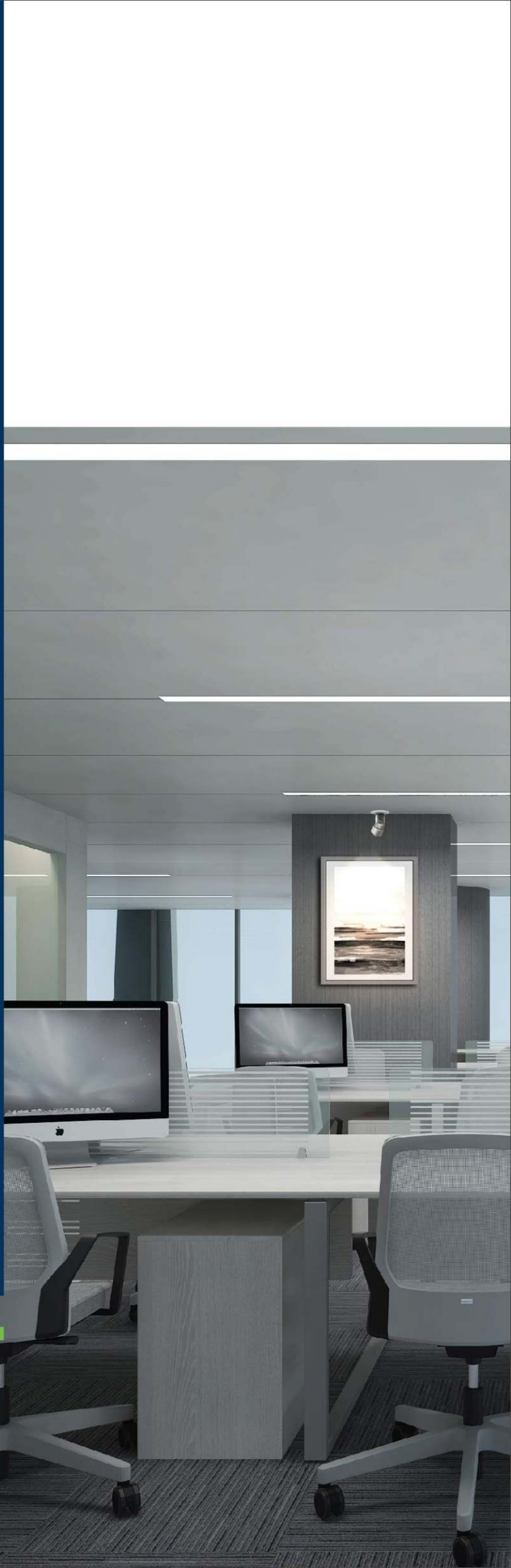
- Sprinkler
- Smoke Detector
- Fire Escape
- Fire Extinguisher

## Electricity Supply

- Electricity connection from DESCO / DPDC.
- Individual digital energy meter for each office floor.
- LT meter will be provided at meter room.
- Individual meter for common area.
- MDB for whole building and SDB for each office.
- Functional wiring of whole building.

## Sewerage System

Connected to WASA sewerage line. Sufficient slope sewerage line. Sufficient quantity inspection pit and a well functioning master pit.



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“GREAT BUILDINGS  
THAT MOVE THE SPIRIT  
HAVE ALWAYS BEEN RARE.  
IN EVERY CASE THEY ARE  
UNIQUE, POETIC,  
PRODUCTS OF THE HEART.”

ARTHUR ERICKSON

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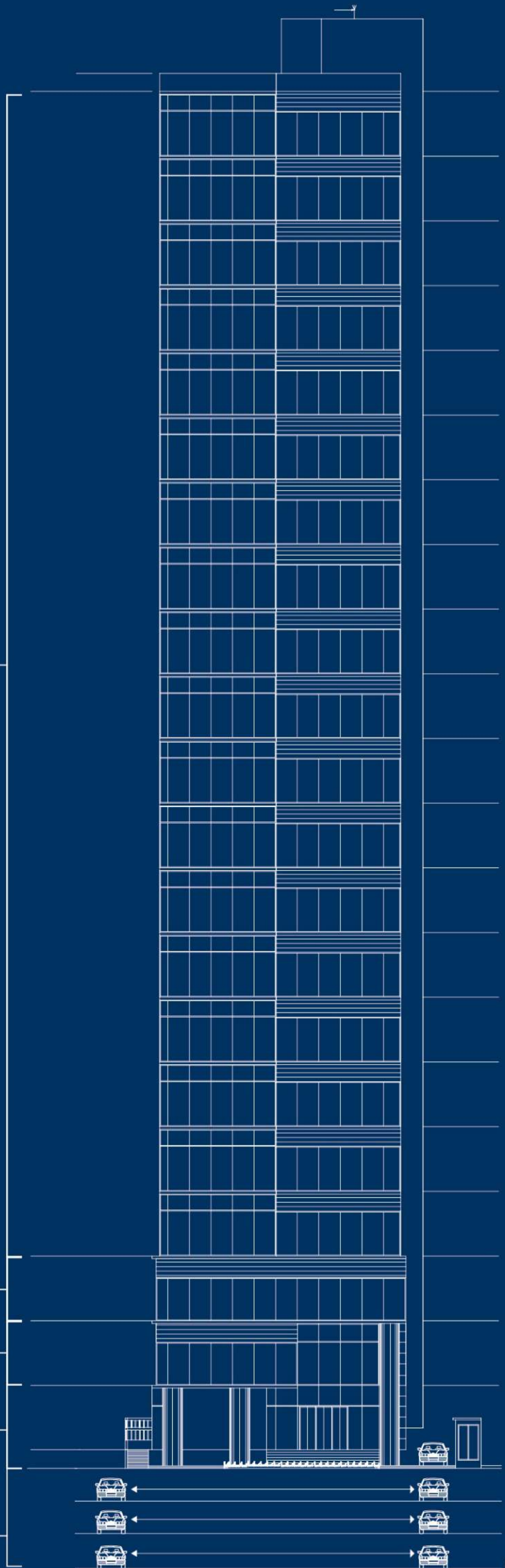
3 rd to 23 rd Floor  
(4244 sft. Commercial Space)

2nd Floor  
(4889 sft. Commercial Space)

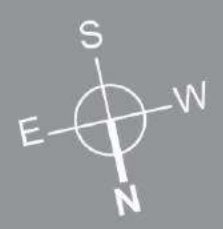
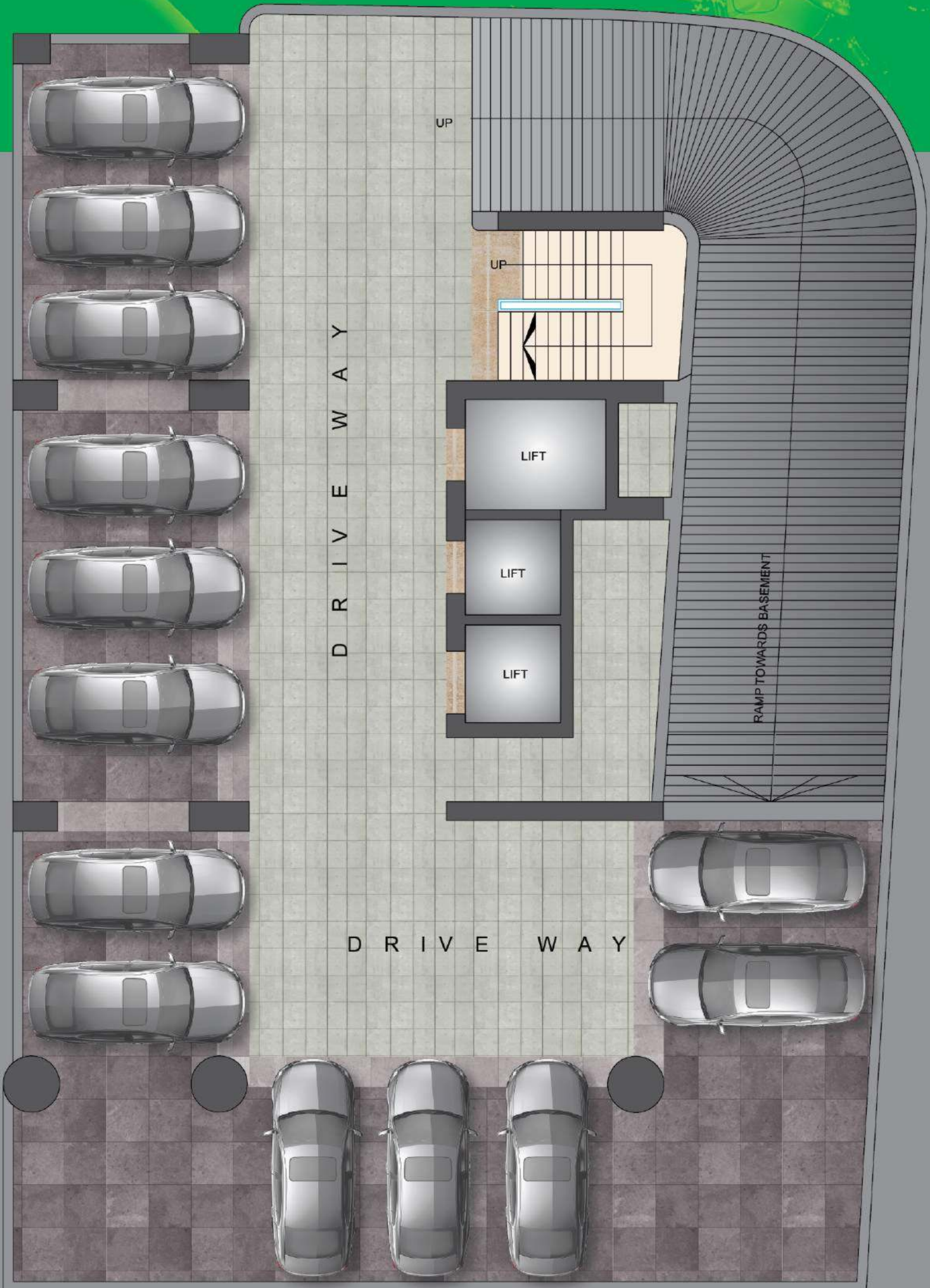
1st Floor  
(4119 sft. Commercial Space)

Ground Floor  
(1897 sft. Commercial Space  
Car Drop Area, Reception, Office Space, Waterbody,  
Green Area)

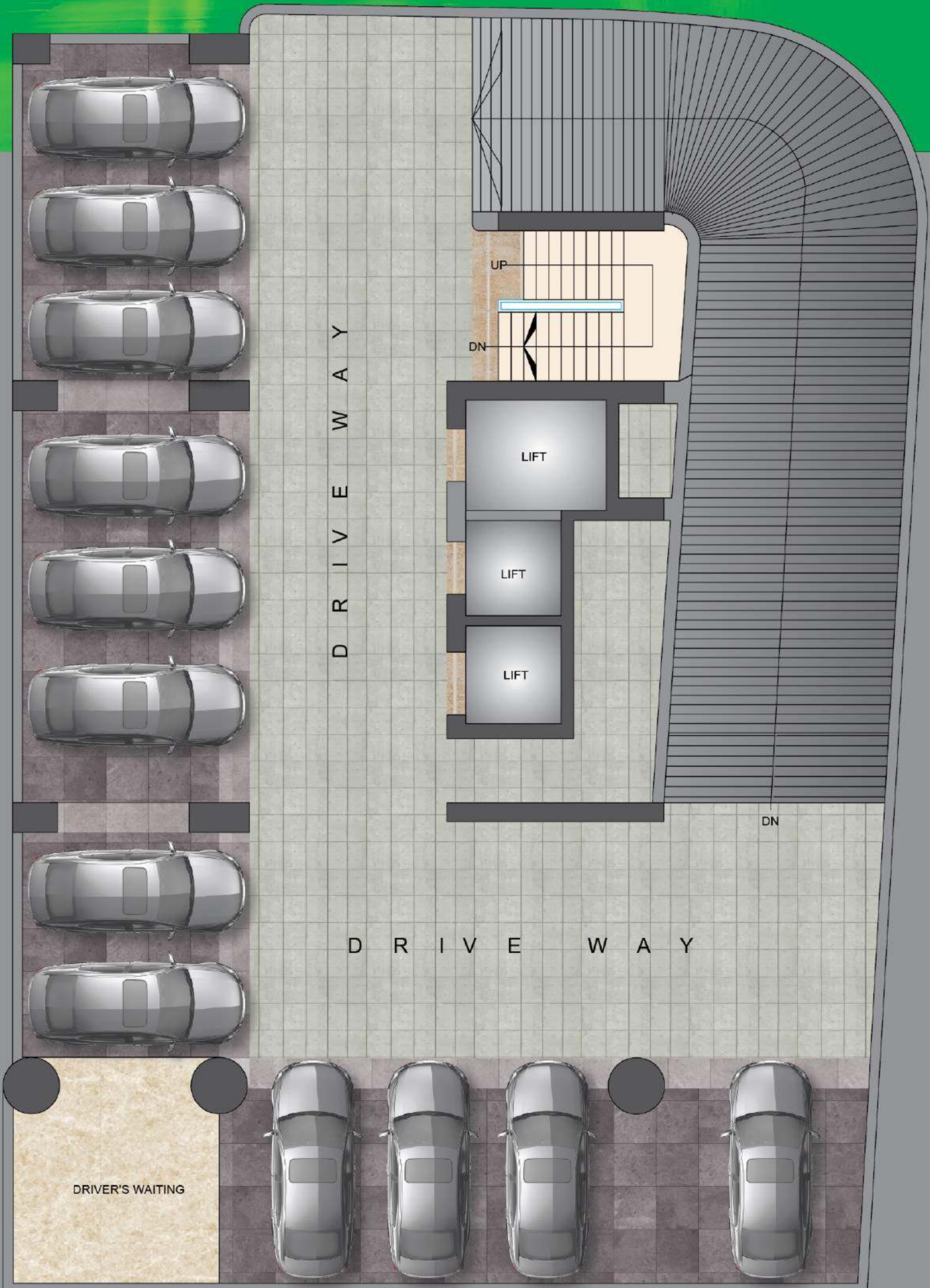
3 Basement Car Park



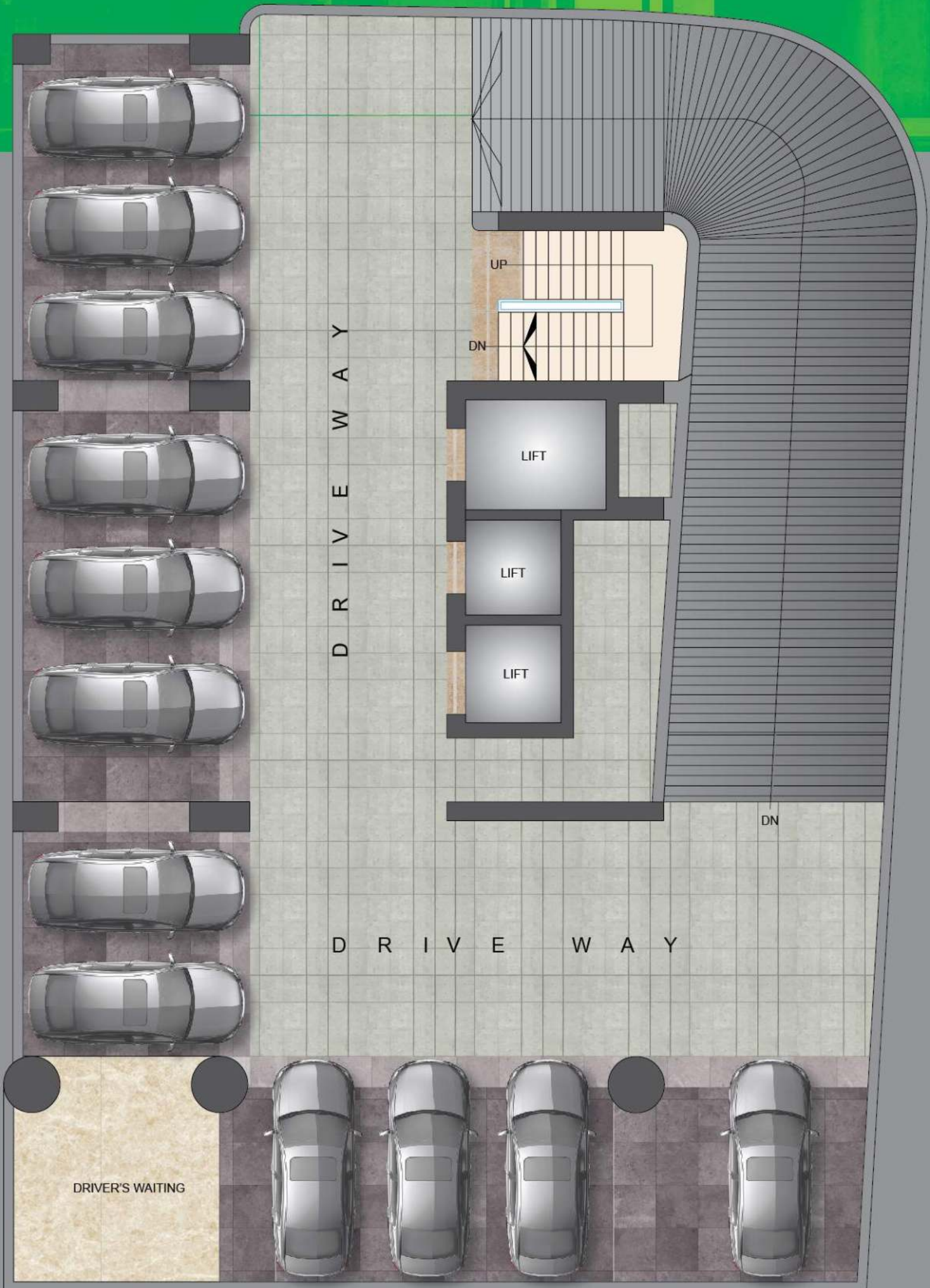
# Basement 3



Vergiftungsgefahr  
Motor abstellen



# Basement 1



# Ground Floor Plan

Commercial Space - 1897 sft.

20' WIDE ROAD

40' WIDE ROAD

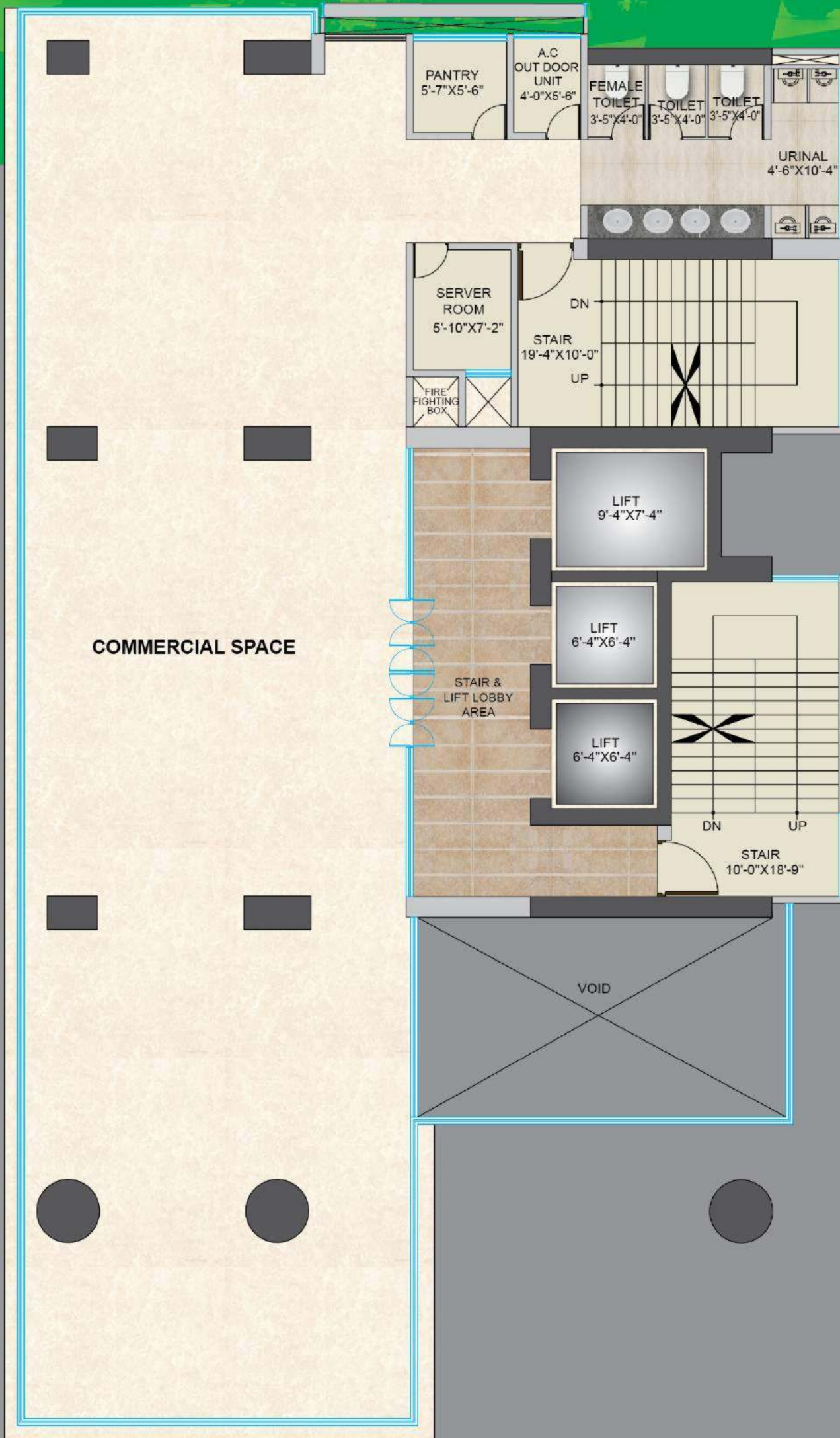


80' WIDE BIR UTTAM AK KHANDAKAR ROAD



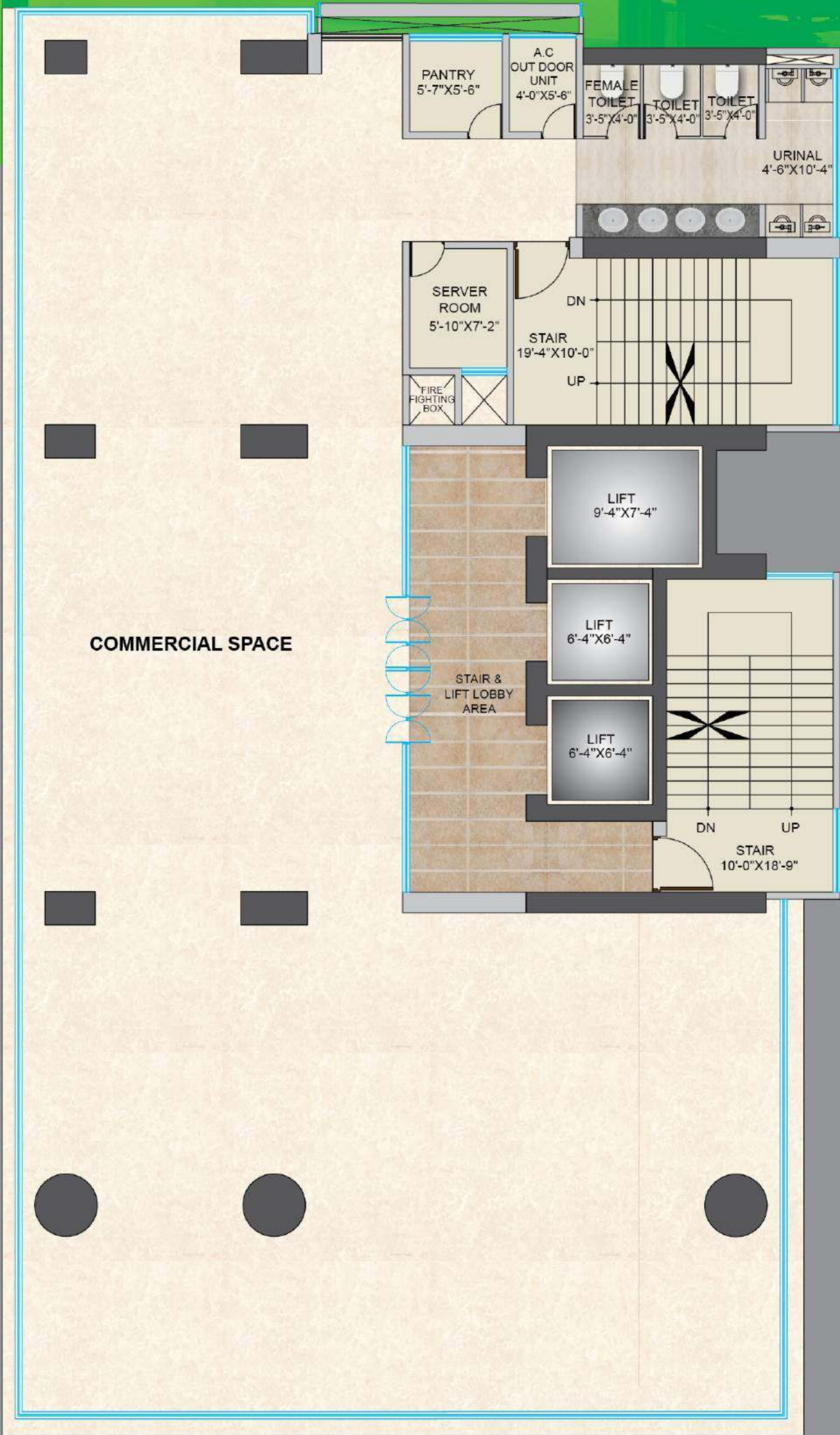
# 1st Floor Plan

Commercial Space - 4119 sft.



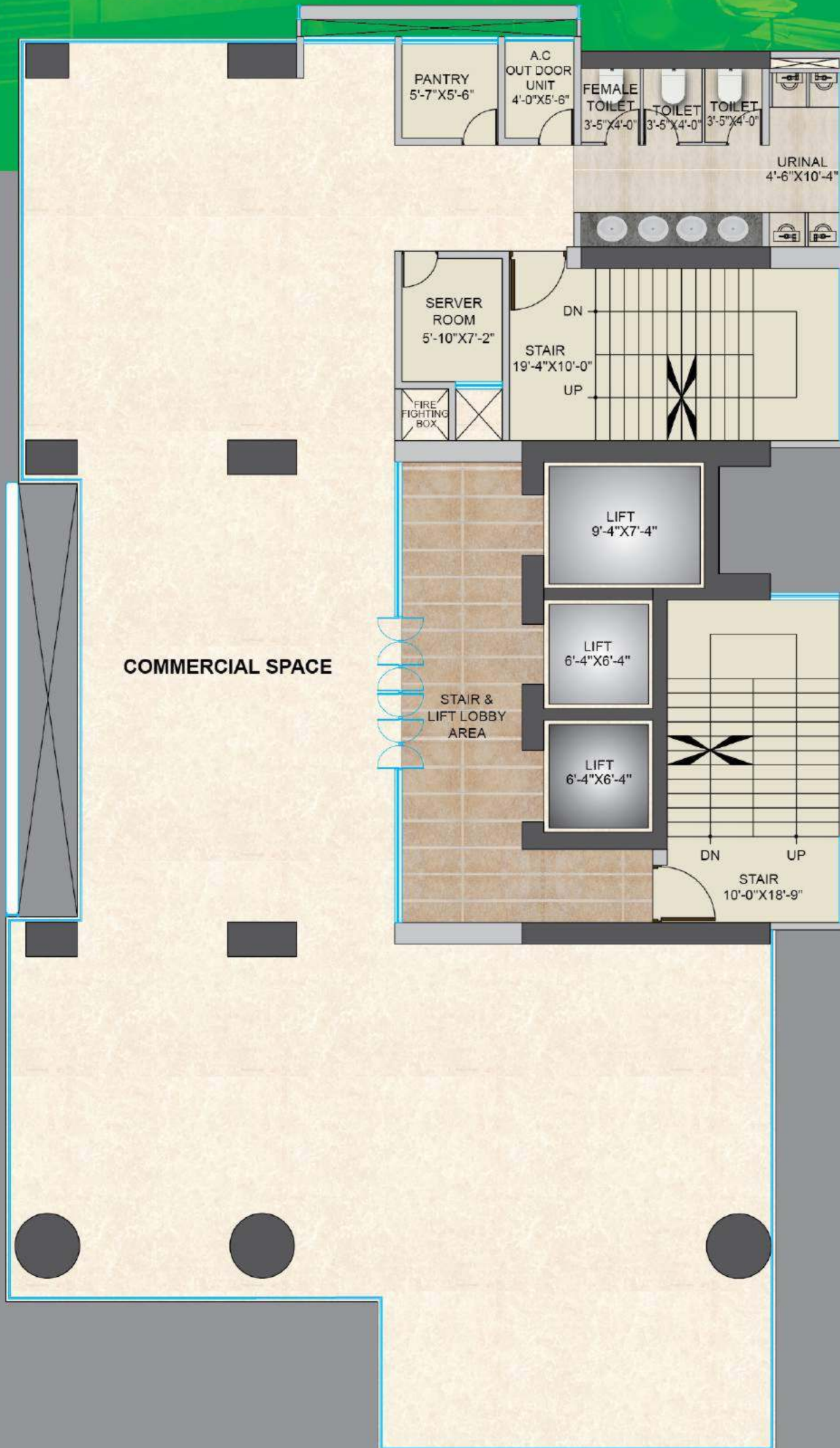
# 2nd Floor Plan

Commercial Space - 4889 sft.

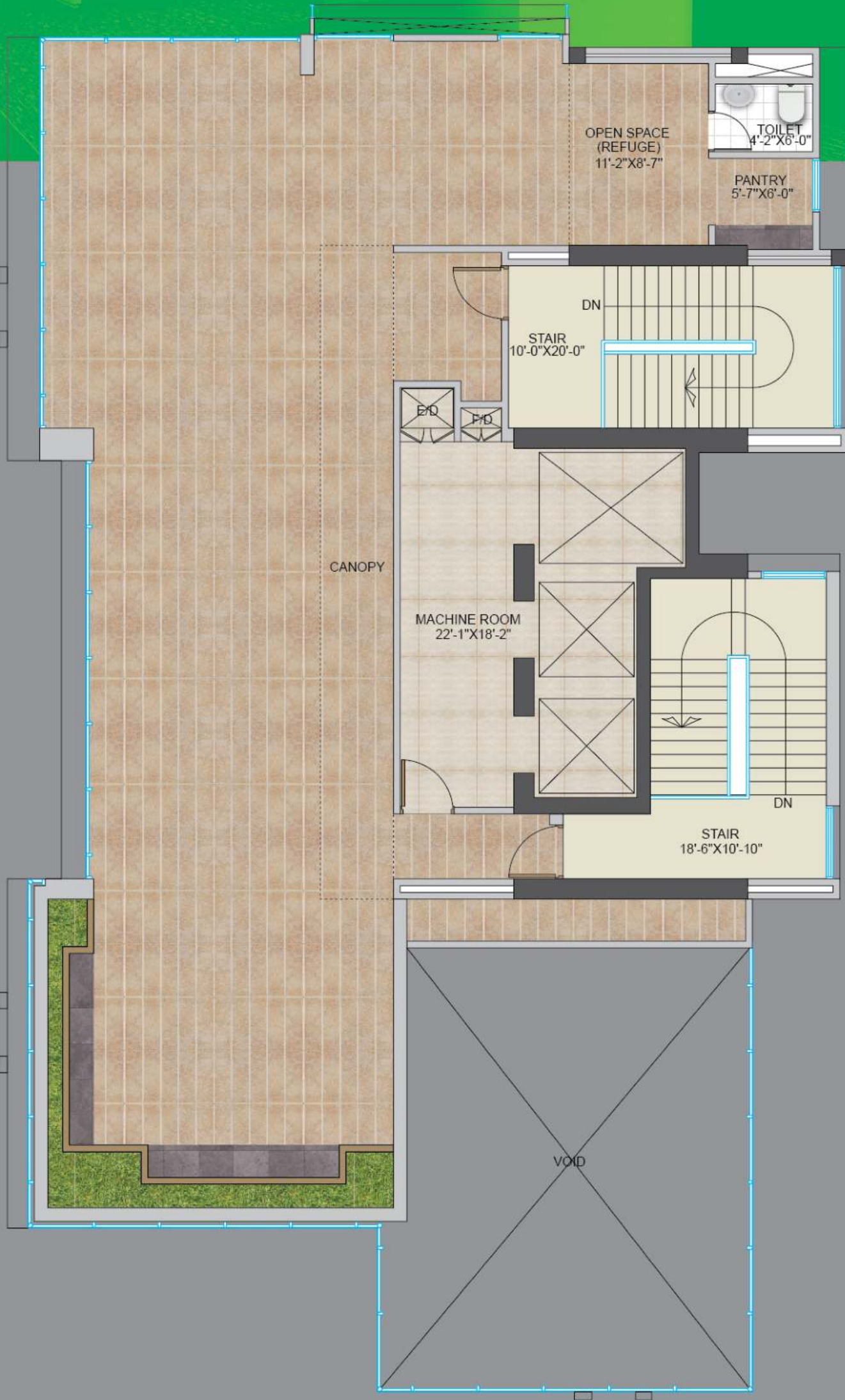


# Typical Floor Plan

Commercial Space - 4244 sft.



# Roof Top Plan



# Terms & Conditions

## RESERVATION

Application for allotment of commercial space/ floor in **ISLAM ASSURE CENTER** 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 and booking money, **ASSURE BUILDERS 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 be paid 9% money of 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 favor of **ASSURE BUILDERS 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 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 possessions of the commercial space/ floor 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 not paid, possession of the apartment will be hold by the company.

## DESIGN CHANGE

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

## CUSTOMER CARE

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

## INTERIOR & SERVICE

Assure also provides interior solution for making your ordinary spaces transform into a cozy and extra ordinary living spaces.

## 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 commercial space/ floor owner may have to deposit an amount of money as per the floor owner's association decision.

## NOTE

*Other financial terms and conditions will be followed according to the 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.*

Since 2007

TM

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ISO 9001: 2015 QMS Certified

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MEMBER REHAB RAJUK ENLISTED

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