



Adobe Builders Ltd.

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adobe SUFIYANA

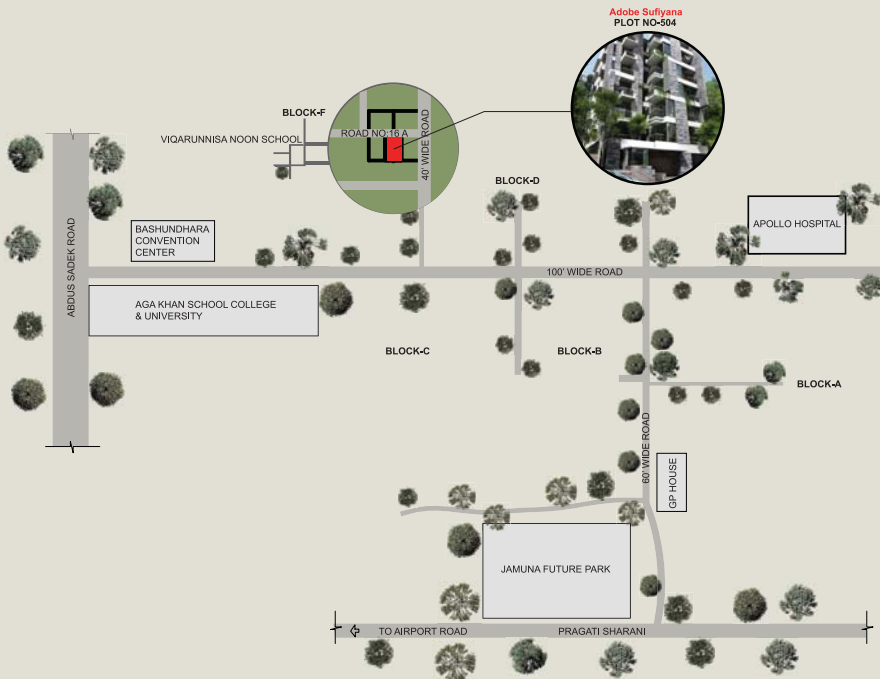
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MEMBER REHAB

PROJECT FOOTFALLS

- project name** : adobe sufiyana
- project location** : house no: 504, road: 16/a, block: f, east west property development (pvt) ltd.bashundhara, dhaka-1229.
- building type** : residential apartment
- land area** : 5.00 katha
- number of building** : 1 (one)
- number of floors** : 7 storied (G+6)
- number of apartments** : 11 (eleven) nos
- number of car parks** : 11 (eleven) nos
- apartment sizes** :
- type a : 1250 sft
 - type b : 1353 sft
 - combined(a+b) : 2503 sft

location map



PERSPECTIVE VIEW



01

A d o b e S U F I Y A N A

02

A d o b e S U F I Y A N A

GROUND

FLOOR PLAN



ENTRANCE

TYPICAL

FLOOR PLAN



04

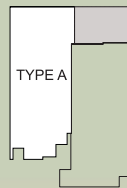
03

TYPE A

FLOOR PLAN



- 1. GUEST BED : 10'-0" X 10'-0"
- 2. LIVING : 10'-10" X 13'-7"
- 3. COMMON TOILET : 6'-3" X 5'-0"
- 4. KITCHEN : 6'-3" X 8'-4"
- 5. DINING : 13'-4" X 15'-7"
- 6. VERANDA : 6'-3" X 4'-7"
- 7. MASTER TOILET : 6'-3" X 5'-0"
- 8. MASTER BED : 10'-0" X 11'-8"
- 9. CHILD BED : 9'-7" X 12'-1"
- 10. CHILD TOILET : 4'-2" X 7'-6"
- 11. VERANDA : 3'-9" X 3'-9"
- 12. VERANDA : 5'-0" X 3'-9"



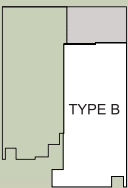
unit size: **1250** sft

TYPE B

FLOOR PLAN



- 1. GUEST BED : 10'-0" X 10'-0"
- 2. LIVING + DINING : 10'-0" X 30'-1"
- 3. VERANDA : 4'-11" X 5'-5"
- 4. TOILET : 7'-11" X 4'-2"
- 5. KITCHEN : 10'-0" X 5'-10"
- 6. CHILD TOILET : 6'-3" X 5'-0"
- 7. MASTER TOILET : 5'-10" X 5'-6"
- 8. CHILD BED : 10'-0" X 12'-0"
- 9. MASTER BED : 10'-0" X 12'-1"
- 10. VERANDA : 5'-5" X 3'-6"
- 11. VERANDA : 3'-9" X 5'-10"



unit size: **1253** sft

COMBINED UNIT (A+B)

FLOOR PLAN



unit size: 2503 sft



TYPE A

07

ROOF TOP



08

FEATURES & AMENITIES

Super Structure Materials

Cements: Scan, Seven ring, Holcim or equivalent
Steel: Anwar, RSRM, BSRM or equivalent 60 grade
Stone: Crushed stone for columns and beams.

Supervision: The foundation and superstructures are designed supervised by our in-house team of professional structural engineers from BUET and by third party experts.

Standard: Structural design parameters are based on the 'American Concrete Institute' (ACI) and the 'American Standards & testing Materials' (ASTM) codes.

Analysis: Structural analysis for designs is carried out by our in-house design team using the most cutting edge software.

Construction: The super structure is constructed with heavy reinforced cement concrete mixture (RCC)

Building Structure: The superstructure rests on a systematic structural combination of reinforced concerted frame structure with beam column and slab.
Slab: All floor slabs are RCC, (reinforced cement and concrete).

Soil Test: Sub-soil and composition testing and analyses are done by licensed third party companies.

Testing: A Comprehensive section-by-section testing of all steel reinforcements is conducted by our team of engineers.

Materials: All structural materials including steel, cement bricks, Sylhet sand and other aggregates are of the highest standard and screened for quality including laboratory testing.

Strength: Built to withstand cyclonic winds of up to 210 Kmph.

Earth Quake Resistance: Structurally designed to withstand earthquakes of up to 7 on the Richter Scale

The Building Entrance

All our buildings will have attractive, spacious entrance gates. Abundant covered car parking will be available. The driveway will be paved with pavement tiles. Our car parks will be designed with all security provisions and a comfortable driveway for easy access for the convenience of all residents and guests.

Lift, Lobby & Staircases

We will always use a top of the line elevator, exacting to international standards. All our building stair cases will be tiled. The landings on each floor will be paved with marble. The handrails will be of decorative stainless steel.

Apartment Layout and Interiors

All apartment in our buildings will have a well thought out and functional floor plan, designed by David Hunter Architects and a top notch RAJUK approved local architect. Our interiors will boast homogeneous floor tiles, imported switches, superior sanitary wares, fixtures, sliding aluminum windows, carefully fitted wooden door frames and a smooth finish plastic paint. Our floor plans will emphasize natural lighting, optimum ventilation with carefully arranged verandahs and windows.

Structural & General Engineering Features

At Adobe Builders we pay the utmost attention to detail which is the cornerstone of our strength.

Primary Apartment features

- >A solid teak main entrance door with a viewer, door knocker, Apartment number and Door handle with lock.
- >Floors will be paved with homogeneous tiles (12"X12") or (16"X16")
- >Smooth finish plastic paint on the walls and the ceiling, in soft colors.
- >Strong and durable veneered flush door shutters with French polish will be used for internal doors.
- >One side laminated flush door shutters will be used for bedroom verandahs, kitchen and bathroom.
- >Maid's toilet will have plastic door frame and OVC shutters.
- > Mortise lock on all doors.
- > Internal door frames will be of Shil Koroi or equivalent Wood.
- >Sliding glass windows with mohair lining and rainwater barrier in aluminum section.
- >Safety grills on windows.
- >All electric wiring, phone lines, gas and water lines will be concealed.
- >Concealed TV antenna lines in the master bedroom and living room.
- >Telephone connection points in the master bedroom and living room.
- >Imported electric switches, plug points and other fittings.
- >Energy saving light holders will be installed in the kitchen and the bathrooms
- >Provision with power points for air-conditioner in the master bedroom, the second bedroom and living room.
- >Intercom connection with the concierge.

Bathroom Features

- >RAK or equivalent combi closet in the master bath room as per availability.
- >Other bathroom will have RAK or equivalent commode, lowdown and basins.
- >Attractive floor and wall tiles in all bathroom walls up to full height.
- >Belgian mirrors in all bathroom.
- >Shower tray in the master bathroom.
- >Shower area in the other bathrooms.
- >High Quality chrome plated fittings.
- >Push shower with combined bib cock provision in all bathroom.
- >Concealed hot and cold water lines in master bathroom and second bathroom.
- >Separate plug points for geyser provision.
- >Maid toilet floor and wall tiles up to 5 feet height with long pan and moving shower.

Kitchen Features

- >Concrete platform along one wall at 3 feet height from floor level with homogeneous tiled worktop.
- >Double burner gas outlets over concrete platform to support burners.
- >Homogeneous floor tiles.
- >Seven feet ceramic tiles running along the kitchen counter top wall.
- >Concealed hot and cold water lines.
- >One high polish counter-top stainless steel sink with mixer.
- >One raised glazed tiled sink in the kitchen for down wash area in the kitchen verandah for washing post.

TERMS & CONDITIONS

Application:

Application for allotment of apartment should be made on the prescribed form duly signed by the applicant.

Payment:

The buyer will make the payment as per payment schedule through, A/C payee cheque, bank draft or by pay- order in favor of "Adobe Builders Ltd." Payment from overseas in US Dollars or Euro are to be calculated at the prevailing official conversion rate to Bangladesh taka on the date of encashment. The minimum payment for any booking of an apartment is 30% of the total negotiated price.

Delay of Payment:

The allottee undertakes to pay delay charge at the rate of 1% per day on the amount of payment, delayed beyond the due date. If the payment is delayed for 45 days, the company has right to cancel the allotment without any notice to the allottee. In as such deposited amount will be refunded after sale out of the same apartment to a new buyer, and amount of 5% of the total price [mentioned in the booking agreement] will be deducted from the buyer's deposit as incidental charge.

Documentation cost:

The buyer will pay stamp duties, registration fees, taxes, legal and Govt. charges, VAT and others miscellaneous expenses likely to be incurred in connection with the registrations of deed.

Incidental expenditures:

Connection charges/fees, security deposits and other incidental charges related to gas, water, sewerage and electrical connection and any other utility services etc. are not included with apartment cost.

Adobe's Right:

The developer reserves the right to make any alternation, addition, omission, revision of the total or any part of the architectural and structural design or working drawing and limited changes can be made in specification for overall interest of the project with prior notice to the buyer or concerned authority

Handing over Possessions:

After full payments of installment and other charges possession of each apartment shall be handed over to the respect buyer. Until the dues are clear, possession of the apartments will be hold by the company.

Owner's association:

To manage the common facilities like the supply of electricity, water and sewerage and the overall maintenance of the building, an association of apartment Owners will be formed. All the Owner of apartments will be a member of the owners association, which will be formed by the owners of the apartments with the view of maintaining the general affairs of the complex for their common interest. All allottee's after full payment of installments and dues must become members of the association and abide by its rules for their common interest. Each allottee (for each allotment of apartment) must make an initial deposit of TK. 50,000.00 (Taka Fifty Thousand) only as Reserved Fund, out of which Tk. 25,000.00 (Taka Twenty Five Thousand) only will be kept with the company for 02 (Two) years and will be used for renovation/up gradation works like outside paint, logo repair etc. in the common areas of the project.