

# MAYA



# Adobe Builders Ltd.

*Introducing*  
"Adobe MAYA"

Dear Home Owner,

We are proud to present our new apartment development project, ADOBE MAYA. The location of this project is in the BADDA area of Dhaka, a stone's throw from DIT 1, Gulshan.

ADOBE MAYA is located near Gulshan 1, on the eastern bank of Gulshan Lake. The Apartment sits at a very strategic location, which gives you easy access to the city and to all urban facilities like education, health, transportation and recreation.

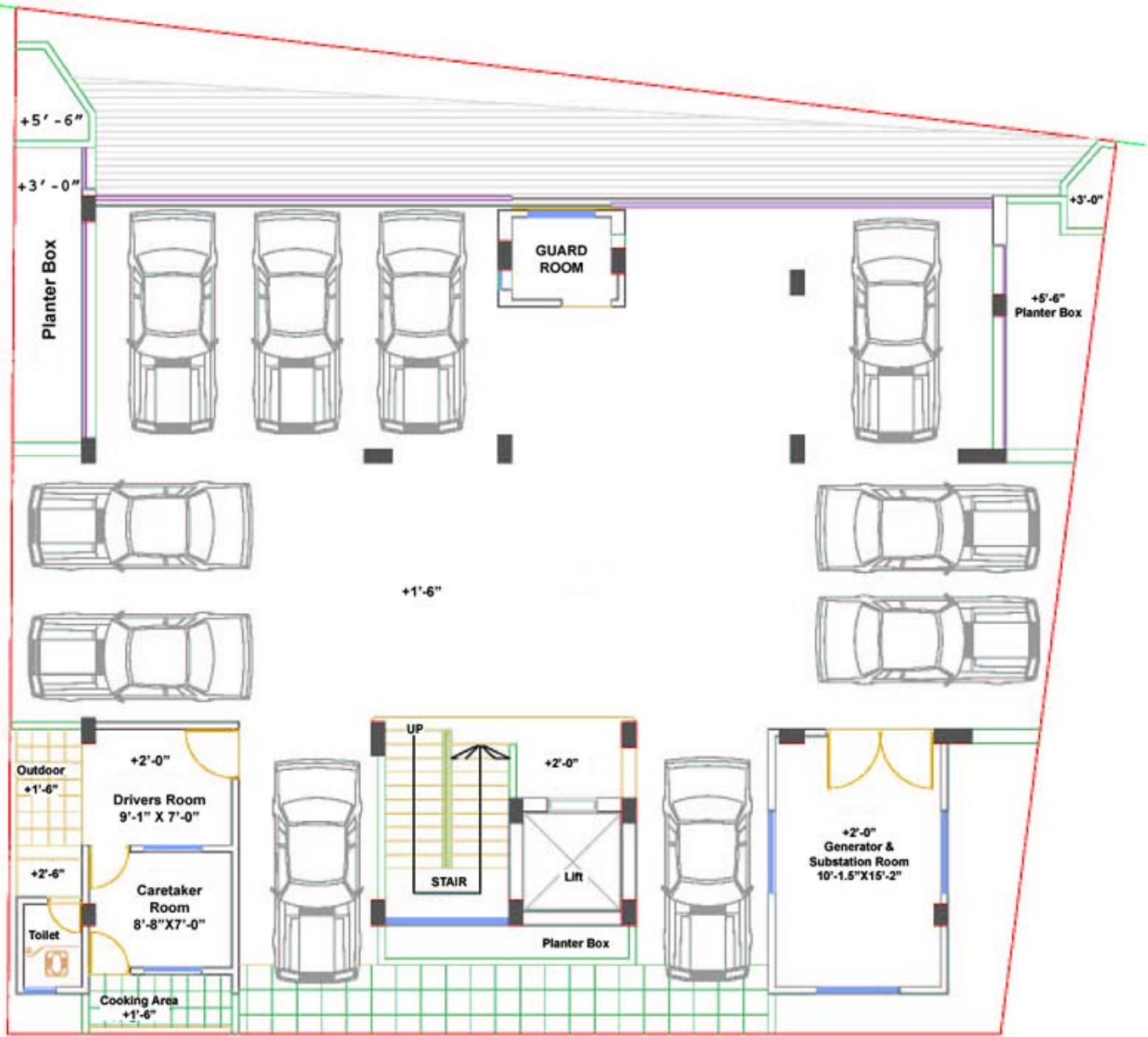
ADOBE MAYA is a building designed with the family's comfort in mind. The Architect was asked to design a "HOME" and not an apartment. This "HOME" should be ideal for living your dream.

ADOBE MAYA is designed with your happiness and safety in mind. This structure is engineered to withstand cyclonic winds of upto 180 kmph and earthquakes measuring 7.5 on the richter scale.

ADOBE MAYA is a house waiting for you to make into a home. So take your first step to a better life and contact us. We assure you of our highest cooperation in every step of this process.

ADOBE MAYA is a home for the family and it is waiting for you

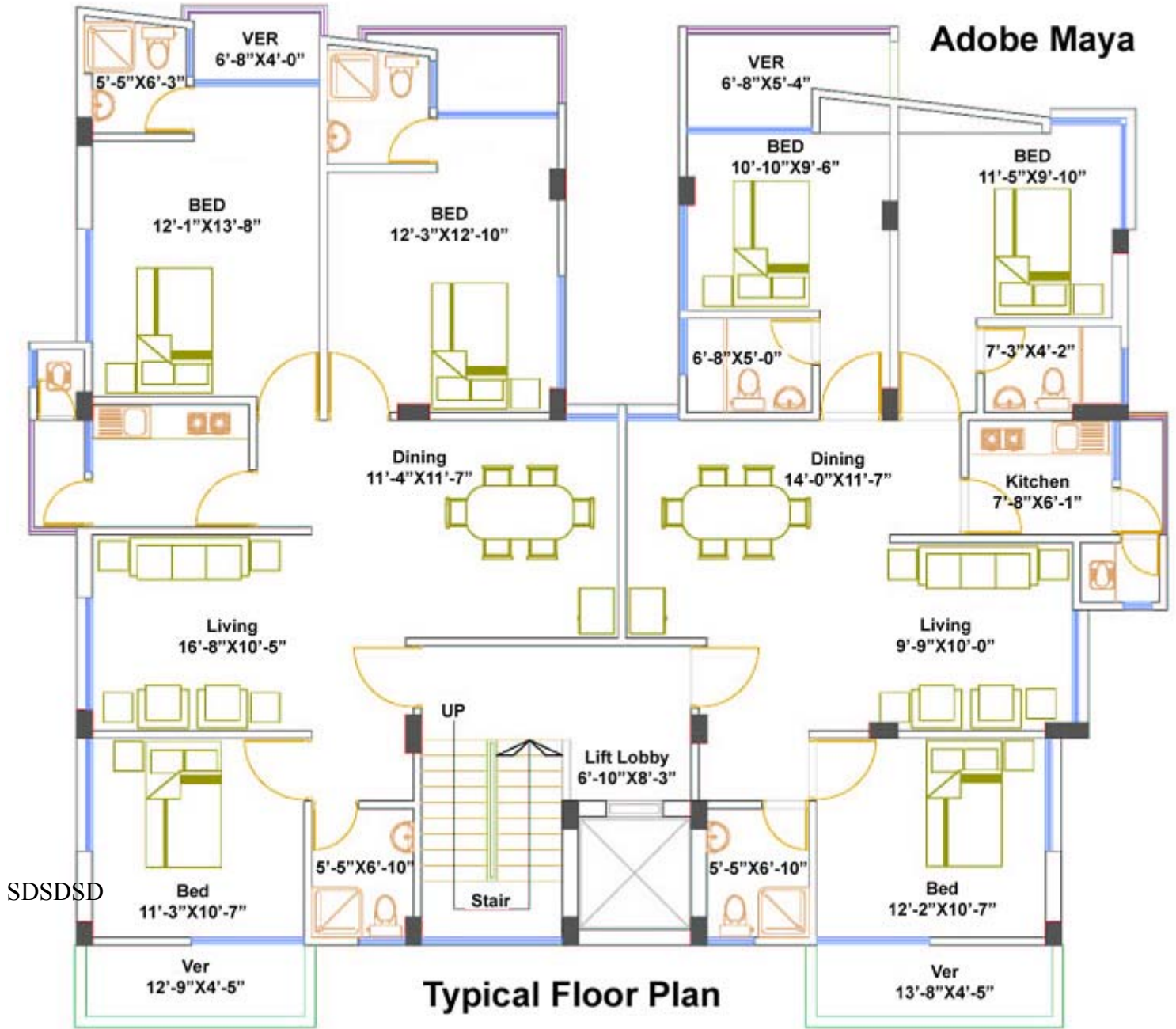
# Adobe Maya



Ground Floor Plan



# Adobe Maya



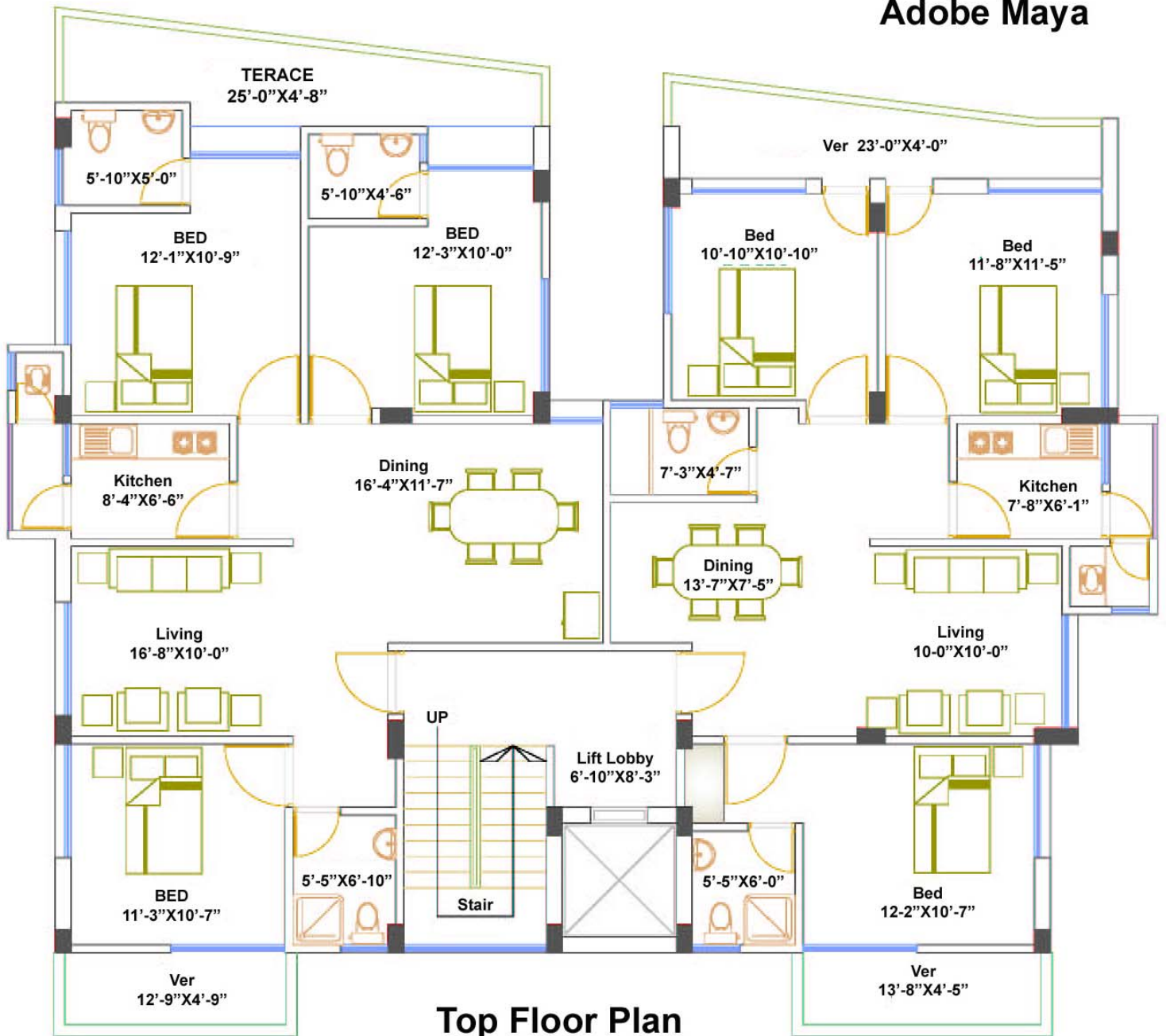
Typical Floor Plan

Type A

Type B

SDSDSD

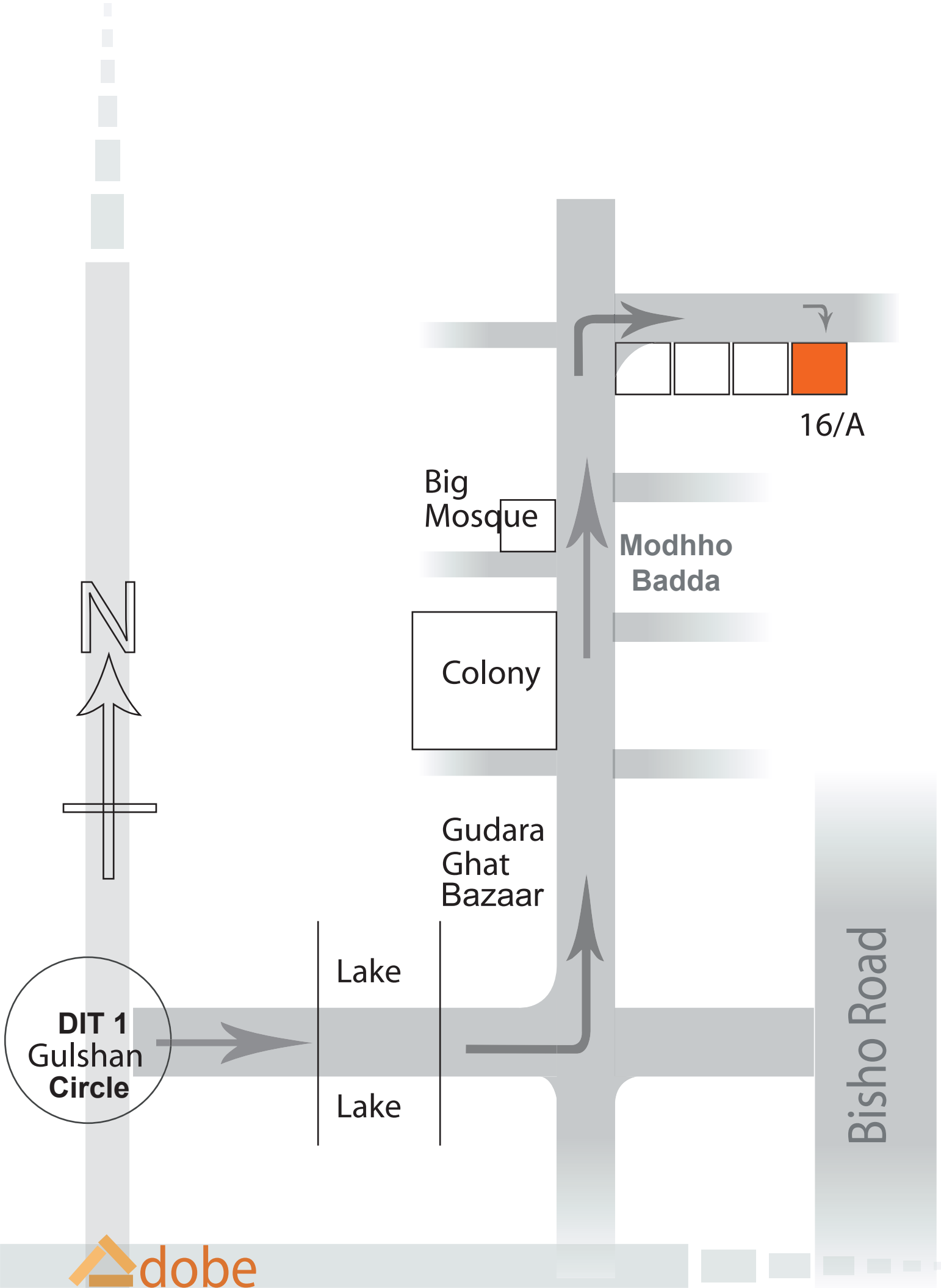
# Adobe Maya



Type C

Top Floor Plan

Type D



N

16/A

Big Mosque

Modhho Badda

Colony

Gudara Ghat Bazaar

Lake

Lake

DIT 1 Gulshan Circle

Bisho Road

## A BRIEF DESCRIPTION OF THE COMPLEX

### General Features of the Apartments

This will be a six storied structure. The ground floor will consist of parking spaces and the subsequent floors will house residential apartments. There will be a total of 10 apartments, size and types are listed below. There will be a staircase and a six passenger lift for access to all the floors. A spacious and grand lobby will welcome all visitors. The macro engineering design ensures a well lit and ventilated living space with plenty of natural sunlight and breeze.

### Type Breakdown

Types	Size	Number of Units
Type-A	1490sft (Approx)	04
Type-B	1360sft (Approx)	04
Type-C	1360sft (Approx)	01
Type-D	1360sft (Approx)	01

### Features of Apartment:

- Three Bedrooms (Master bed, Children s bed, Guest bed).
- Three Toilets (2 attached with bedrooms and 1 with common access).
- Spacious Living area.
- One Dining area.
- One spacious Kitchen.
- Four wide Verandahs.
- One servant bath

### Construction Period:

- 24 months from December 2007.

### Price and Payment Schedule:

- Price and Payment schedule will be mentioned in the deed of agreement.



## **GENERAL AMENITIES OF THE COMPLEX**

- Designated car parking with easy access.
- A guarded and secure entry point for visitors and residents.
- The entrance way will be well decorated.
- A drivers' waiting space will be available including a restroom.
- A well protected electric room for housing the generator.
- Power will be supplied by DESCO (220/440 V) with independent cabling.
- WASA will provide the supply connection and sewerage outlet facility.
- An underground sewerage tank will be connected to the main line.
- Dual water lines will be provided to facilitate the installation of heating apparatus.
- Gas line connections will be provided by TITAS as per consumption.
- A six person capacity imported lift will be installed.
- Residents can communicate via the intercom system.
- Cabling for cable TV and Telephones will be provided.



## STRUCTURAL ENGINEERING FEATURES

### Basic Structure:

- The foundation, the superstructure, will be completed by a well reputed and professional team.
- Structure and Design will conform to the Bangladesh National Building Code (BNBC).
- The frame, the beam, the slab and the column will be of RCC.
- The foundation will be laid down only after a complete sub soil test.
- Structural Design criteria will meet the American Concrete Institute (ACI) and the American Standard of Testing Materials (ASTM).

### Major Materials:

- Steel            60 Grade Deformed Bar will be use (Anwar).
- Cement        International quality Cement (SCAN Cement).
- Bricks          Best quality available 1st class.
- Chips          Stone Chips will be used as per structural design requirements.
- Sand            Local and Sylhet .

All materials including Steel, Cement, Bricks, Brick Chips, Sylhet Sand and other aggregates will be of Developer's standards.

### Supervision System:

All stages of the construction will be supervised by an in-house team of Project Managers, Engineers and the consulting architectural firm. The Architectural Firm is Architekton.

## MAIN FEATURES OF APARTMENTS

### Doors:

- All door frames will be made from Mahogany wood.
- Main entrance door shutter will be made from Teak Chamblee wood.
- Toilet and other doors will be made from Veneered Materials or Plastic.

### Windows:

- Sliding windows with a provision for a mosquito net.
- 5 mm thickness glass with mohair lining.
- Safety grills in all outer windows.

### Floors:

- Floor will be finished with mosaic or (12"x12") R.A.K Homogeneous tiles.

### Paint & Polish:

- All walls and ceilings will be painted with Plastic Paint.
- Exterior walls will be painted with Weather Coat.
- Grills and Verandah railings will be painted with Enamel Paint.
- All doorframes and shutters will be Polished.

### Electrical:

- Foreign MK type Switches, Plugs and Light points will be used.
- Electrical distribution box with Circuit Breaker.
- Phone lines, TV lines will be concealed.
- Each apartment will have a separate Electrical Meter.

### Bathroom:

- R.A.K Ceramics 8"x 12" tiles will be used for the walls and 12"x 12" for the floors.
- R.A.K. Ceramics will be used for the Commode and the Basin.
- NAZMA/SHARIF brands will be used for sanitary fittings.

### Kitchen:

- Double burner gas outlet.
- R.A.K Ceramics Homogeneous 12"x 12" will be used for the floors for the floors.
- R.A.K Ceramics 8"x 12" tiles will be used in the front upto 7' height.
- High polish stainless steel counter top and sink.
- Exhaust fan.
- A tile finished washing area in the kitchen verandah.

### Utility Lines:

- A common meter will be installed for the water supply
- A common connection will be installed for the sewerage.
- Gas connection from TITAS.

### Optional:

All additional works, fittings, fixtures, floorings and options can be installed at the cost to the buyer and approved by Adobe Builders.

## GENERAL TERMS & CONDITIONS

### **Application:**

Application for allotment of apartments should be made on the prescribed application form duly signed by the applicant along with the Earnest money. Adobe Builders Ltd. has the right to accept or reject any application without any reason.

### **Allotment:**

On acceptance on any Application and Receipt of the Earnest money, Adobe Builders Ltd. will execute an allotment agreement with specific terms & conditions. This contract will be and by the Applicant and Adobe Builders Ltd. Allotment of Apartments will be made on a first come first serve basis.

### **Mode of Payment:**

Payments of Earnest Money, Installments, Car park cost, and Additional costs shall be made by either an Accounts Payable Cheque or a “Bank Draft”/”Pay Order” in favor of “Adobe Builders Ltd.”. A Money receipt will be provided for each payment to the applicant. Payments made in cash with proper receipt will also be accepted. Bangladeshis residing abroad may remit payments by TT or DD or directly through a Banking channel.

### **Schedule of Payment:**

Installation payments and all other charges must be paid by the due date. The company may issue reminders to the allottee but, notwithstanding the issue of any reminders, the allottee must adhere to the schedule of payment to ensure timely completion of the project. Delay in payments beyond the due date will make the allottee liable to pay a ‘delay charge’ of 0.1% per day on the amount of the payment delayed.

### **Cancellation of Allotment:**

In case of surrender or cancellation of the allotment by the allottee or non-payment of installment, the company reserves the right to cancel the allotment. In such event, the refund amount will total all payments made by the allottee, minus the earnest money

Continued

## GENERAL TERMS & CONDITIONS (Continued)

### **Utility Connection:**

Connection fees, Security deposit and incidental expenses / charges relating to Gas, Water, Sewerage and Electric connections are not included in the price of apartments. Adobe Builders Ltd. will make these payments directly to the authorities concerned, on the allottee(s) account. The allottee will be billed proportionally on actual costs basis.

### **Documentation charges & Govt. Taxes:**

The allottee will pay stamp duties, registration fee, documentation charges and any other taxes and miscellaneous expenses likely to be incurred in connection with the Allotment Agreement, Registration and Transfer etc. at actual.

### **Hand Over:**

The possession of each apartment and parking space shall be duly handed over to the allottee on completion of installments, dues and other charges. Until that time, possession will rest on the ADOBE BUILDERS LTD. Construction is to be completed within 24 months starting from December 2007. The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of The ADOBE BUILDERS LTD. These are instances of force majeure, natural calamities, political disturbances, material scarcity, price escalation, strikes and changes in the fiscal policy of the state etc.

### **Transfer of Ownership:**

Proportionate share of individual land as well as the apartment or apartments will be registered in favor of each allottee as per the current rules and regulations of the concerned authority or authorities.

### **Owner's Co-operative Society:**

The allottee(s), after full payment of dues, will elect from among themselves a Board of Management for managing the general affairs in the common interest. Each allottee must deposit Tk. 20,000/= for each allotment of apartments towards the Reserved Fund for initial common service expenses of the Complex/Project.



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