



ADROIT HALIL TOWER

Plot-16, Road-01, Block- D, Kalowalapara
Mirpur-01, Dhaka-1216.



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**ADROIT
DESIGN'S
INTERIOR SOLUTION**

Design & Development
Building Construction
Interior
Office Space
Resort
Residential
Furniture
Showroom
All Kinds of Interior & Exterior



Flat- 01, (1st Floor), House- 331, 373,
Road- 05, Mirpur, DOHS, Dhaka-1216.
E-mail : adroitd.bd@gmail.com
www.adroitd.com
Phone: +8809 612 990 990



MESSAGE

Good day!

It is of great delight and pride to introduce our company **ADROIT HOME DESIGN LTD**, a well-known reputed real estate company in Bangladesh bringing this position with the shower of customer's love and endless satisfaction. **ADROIT** is a pre-eminent focused property company with a large, well-balanced portfolio comprised of residential and commercial and mixed used properties.

Our aim is to render quality and creative services to build with reliance like your desire. The primary approach of our company is based on the simple analogy that the success of our clients equates to our success as well and this shall be our guiding principle in every transaction.

ADROIT is composed of highly enthusiastic and experienced employees and is fully equipped with the latest technology to satisfy your needs and demands. Over the last decade we have been consistent in our objective of contributing to the growth and development of our national economy. We have gained extensive knowledge and insights into providing outstanding customer services by anticipating client needs.

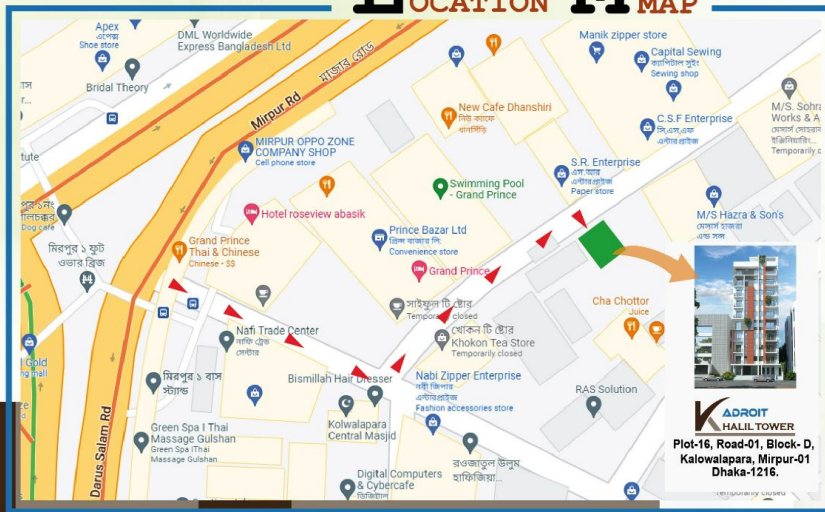
ADROIT is more often adaptable and given liberty more to customers for direct input on their choice and design and company have a flexibility offering and deep into their interest of the area. We build with trust and commitment considering both the land owner and client's forward thinking and try to touch with latest technological flavor and test brings us in this position today.

Through this foreword and the enclosed brochure, we fervently hope that you will have a clear insight into our company. Thank you for investing your time in reading this message. We build your dream making in the reality.

Kind Regards

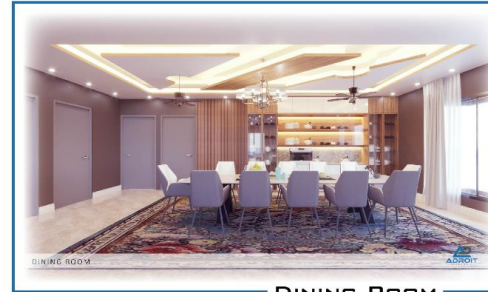
ADROIT HOME DESIGN LTD

LOCATION MAP

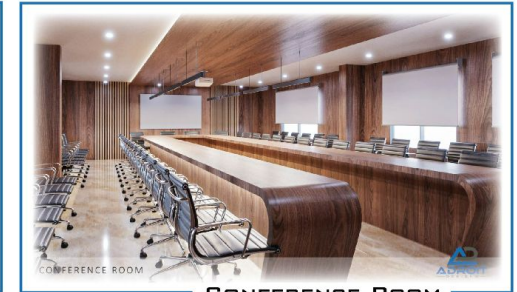


INTERIOR SOLUTION OFFICE & HOME

ADROIT
DESIGN'S



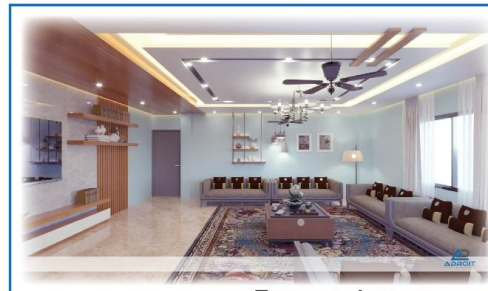
DINING ROOM



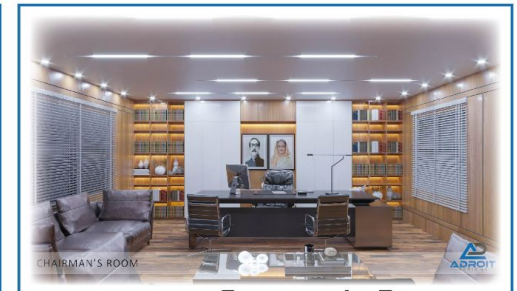
CONFERENCE ROOM



MASTER BED



FORMAL LIVING



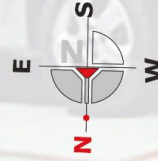
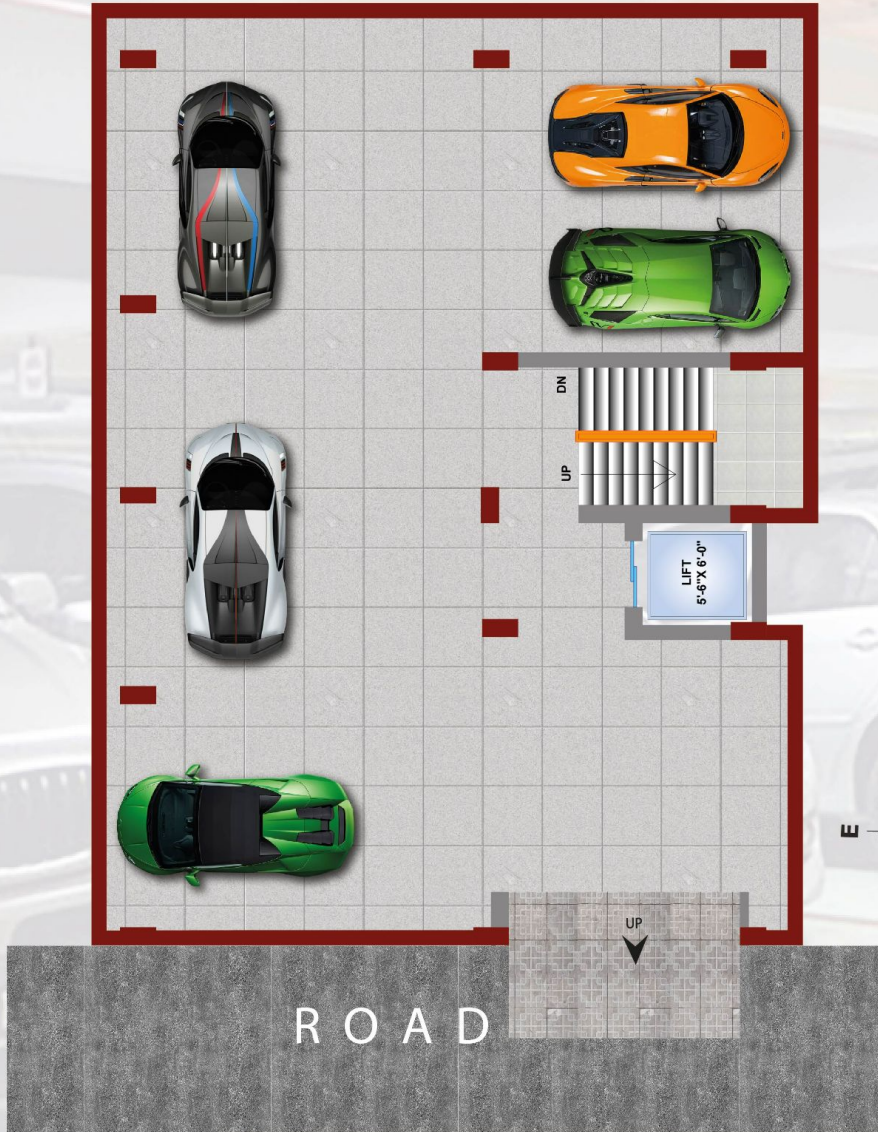
CHAIRMAN'S ROOM

TERMS & CONDITIONS

- Application for allotment of flat should be made on the prescribed application form duly signed by the applicant along with the booking money
- On acceptance of an application, the authority will issue an allotment letter with specific terms and conditions to the applicant. **ADROIT** HOME DESIGN LTD. and the allottee shall then start making payment at least 35% of total amount as Down Payment & rest of the payment of flat as per deed.
- All payments of booking money, down payment, installments, additional works and other charges shall be made by bank draft or pay order in favor **ADROIT** HOME DESIGN LTD. for which respective receipts will be issued.
- Payments of installments, car park costs and all other charges are to be made on due dates, the allottee must strictly adhere to the schedule of installments to ensure timely completion of the construction work.
- **ADROIT** HOME DESIGN LTD. authority has the right to accept or reject any application without assigning any reason thereto.
- Connection fees/charges, security deposits & other incidental expenses relating to gas, water sewerage and electric connections are not included in the price of the flat clients will pay additional charge for providing utility connections to the **ADROIT** HOME DESIGN LTD. authority.
- The authority may make minor changes in the specification, design and layout of the flat and other facilities in greater overall interest or any uneven situation.
- The possession of flat shall be handed over to the allottee on completion and on full payment of installments and other charges and dues. Till then the possession will rest with the authority.
- The Allottee / Buyer will pay Vat, Stamp duties, Registration fees, Documentation charges & other Miscellaneous expenses likely to be incurred in connection with the deed of agreement, allotment, registration & transfer etc. the costs incurred shall be changed.
- After taking over flat or the project. The allottee must consult with **ADROIT** HOME DESIGN LTD. authority prior to undertaking any structural or layout changes within the flat.
- The completion period of the construction of the project may be affected by unavoidable circumstances beyond the control of the authority like force majors, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the state etc.
- The buyer agrees to the employment of **ADROIT** HOME DESIGN LTD. services in order to maintain and keep the building services to highest standards.
- 5 to 20 years relaxation Bank loan from DBH/IDLC or any schedule Bank within short time.
- Legal facilities like Bank loan support, Registration, etc.
- All due Payment must be paid 03 months before handover of the flat.
- Out view of the project according to design can't be changed under any circumstances.



BASMENT FLOOR



FEATURES & AMENITIES

Doors:

1. Solid decorative wooden main door with security checkviewer & door lock.
2. All internal door will be good quality flash doors with moisture lock.
3. High quality plastic door with tower bolt will be proved in all bathroom.

Windows:

1. Sliding windows as per architectural design of the building.
2. 5 mm thickness glass with mohair lining.
3. 3" Aluminium sections with rain water barrier.
4. Best quality lock, wheel & accessories in windows.

Electrical Work:

1. Standard concealed wiring in PVC conduit for lights, fan, sockets & plug points etc.
2. Fan hooks in ceiling.
3. Provision of AC & Geyser point will be provided.
4. Provision of concealed satellite TV cable.
5. Plug point for refrigerators/ freezers, etc at convenient locations.
6. All 3 pin power outlets with earthing connection.
7. Electrical distribution box with main switch.



Bathroom Features:

1. High commode for one attach baths.
2. Good quality local made fittings which carries manufactures warranty.
3. Towel rail, paper holder, looking glass, soap case etc in bath.
4. Company standard good quality commode and lowdown.
5. Company standard good quality hand wash basin.
6. Company standard good quality glazed floor tiles (12"x12")
7. Company standard good quality glazed wall tiles up to 7 feet height (12"x20") Akij / Charu/DBL.
8. Good quality long pan as designed.

Kitchen:

1. Provision of double burner gas outlet over concret platform (Gas burner not included).
2. Provision of single bowl-single tray stainless steel sink.
3. Slab for sink & under gas burner will be local made glazed tiles.
4. Provide homogeneous tiles at floor .
5. Company standard good quality glazed wall tiles up to 7 feet height (12"x20") Akij / Charu/DBL.

Sanitary & Plumbing:

1. Concealed PVC & GI Pipe & fittings in walls & shaft as per requirement.
2. Good quality local fittings & fixtures.
3. Gas line will be provided by GI.

Building Entrance:

1. Secured main gate (as per company standard).
2. Comfortable internal driveway.
3. Guard post etc.



Floors:

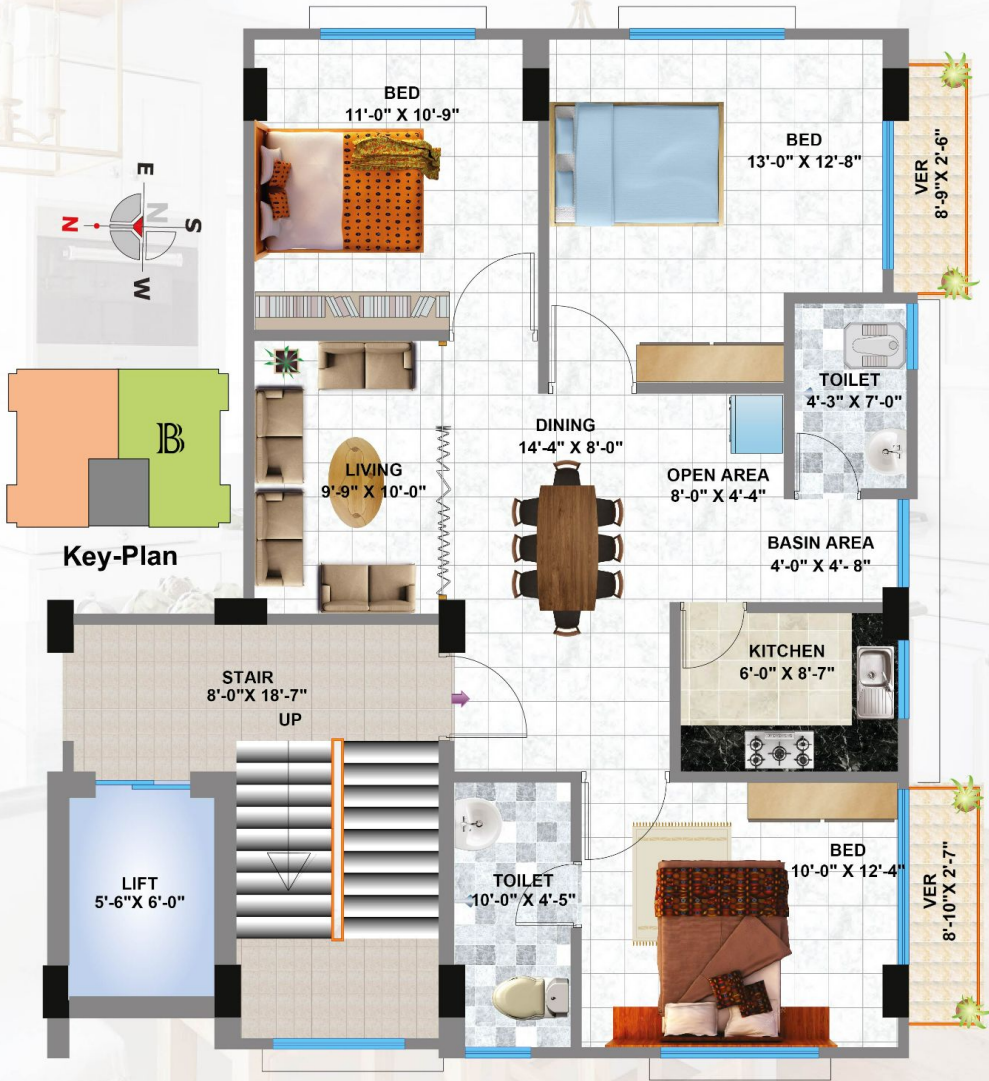
1. Company standard good quality glazed floor tiles. (Size: 24"x24" - Akij/Charu/DBL)



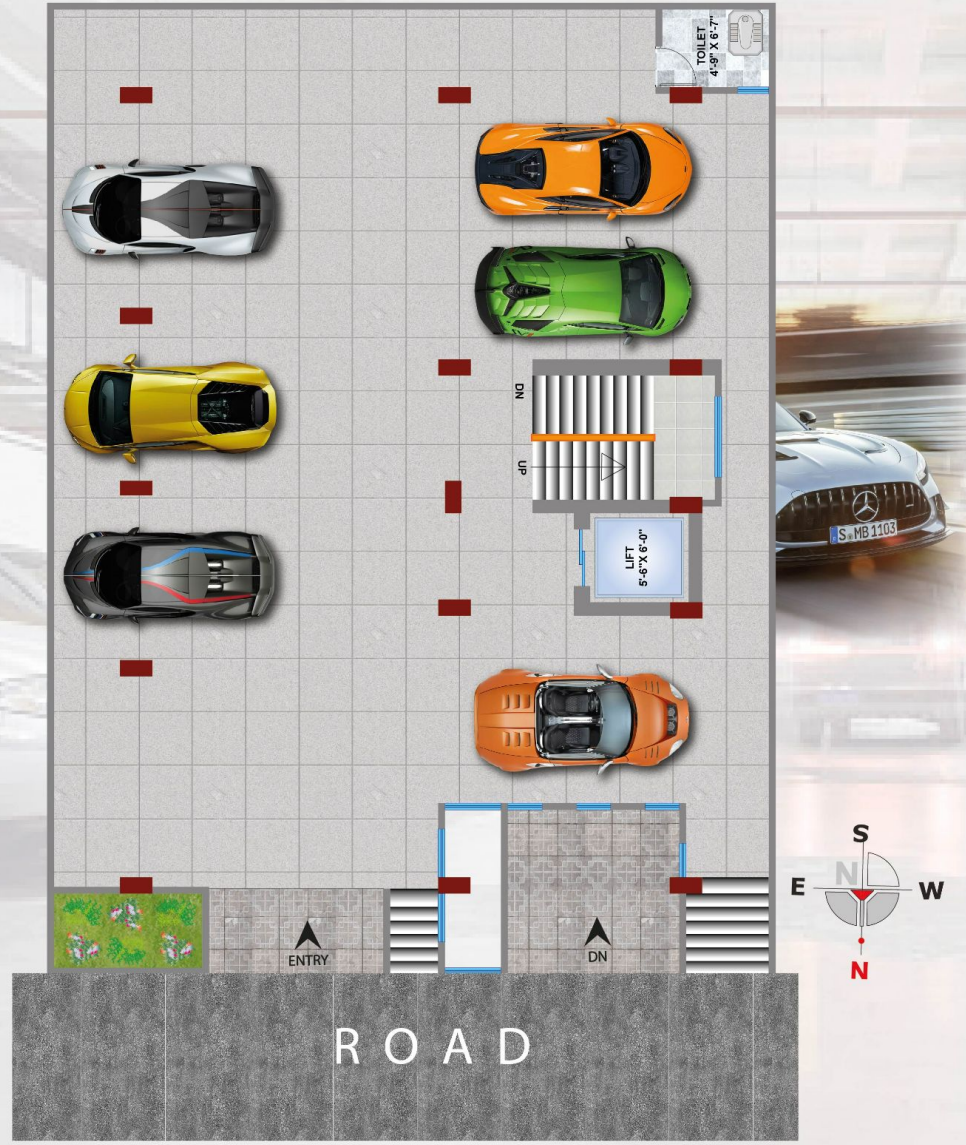
Utility Services:

1. Power supply by DPDC/DESCO.
2. Gas, water, sanitation & drainage system as per Govt. rules.
3. One emergency generator.
4. One Six (06) passenger capacity standard lift.
5. Intercom service from reception to all apartments.

TYPE = **B**
1150 sft.



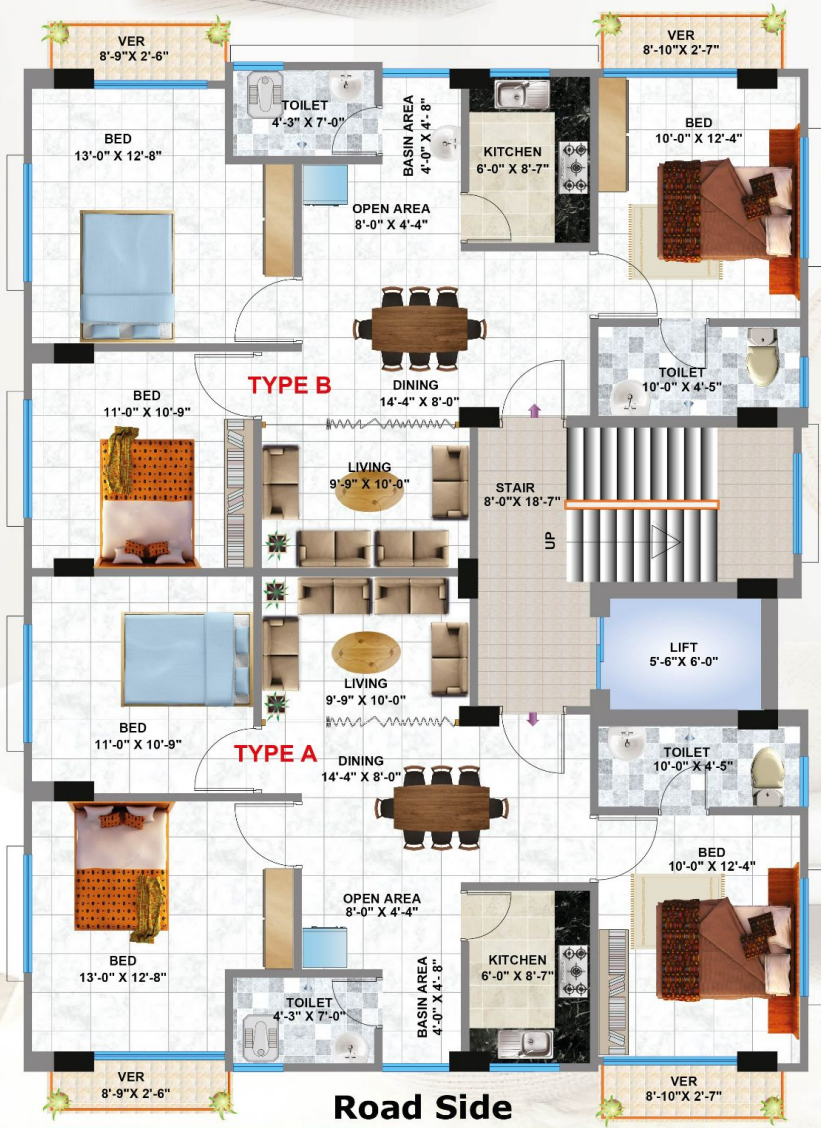
GROUND **F**LOOR





TYPICAL FLOOR

TYPE-A
1150 sft.



Road Side

