

The top half of the image features a decorative background with a blurred floral pattern of purple and white flowers. Overlaid on this are several stylized house icons in various colors (white, yellow, green, pink, orange, blue) with vertical lines extending downwards. A large, semi-transparent circular graphic is centered in the upper right, containing the text.

ADROIT
Samsuddin
villa

The logo for ADROIT Home Design Ltd. features a stylized 'AD' monogram in blue and black above the company name 'ADROIT' in a bold, blue, sans-serif font. Below the name is the tagline '— Home Design Ltd. —' in a smaller, black, sans-serif font.

ADROIT
— Home Design Ltd. —

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Introduction

Adroit Home Design Ltd. is emerging as one of the leading real estate companies in Bangladesh. The company is managed by young dynamic professionals, working proactively in a challenging environment. **Adroit Home Design Ltd.** is committed to provide excellent service to its customers and to develop a corporate culture focused on quality in order to excel in its performance.

We are successfully developing residential projects in a number of different venues. We have endeavored to make a positive impact in all our projects and have utilized these experience to benefit clients and associates. This characteristic of molding each situation into a successful transaction has resulted in allowing use to emerge from the turbulent market and made us stronger than ever.

Location Map



Project Detail

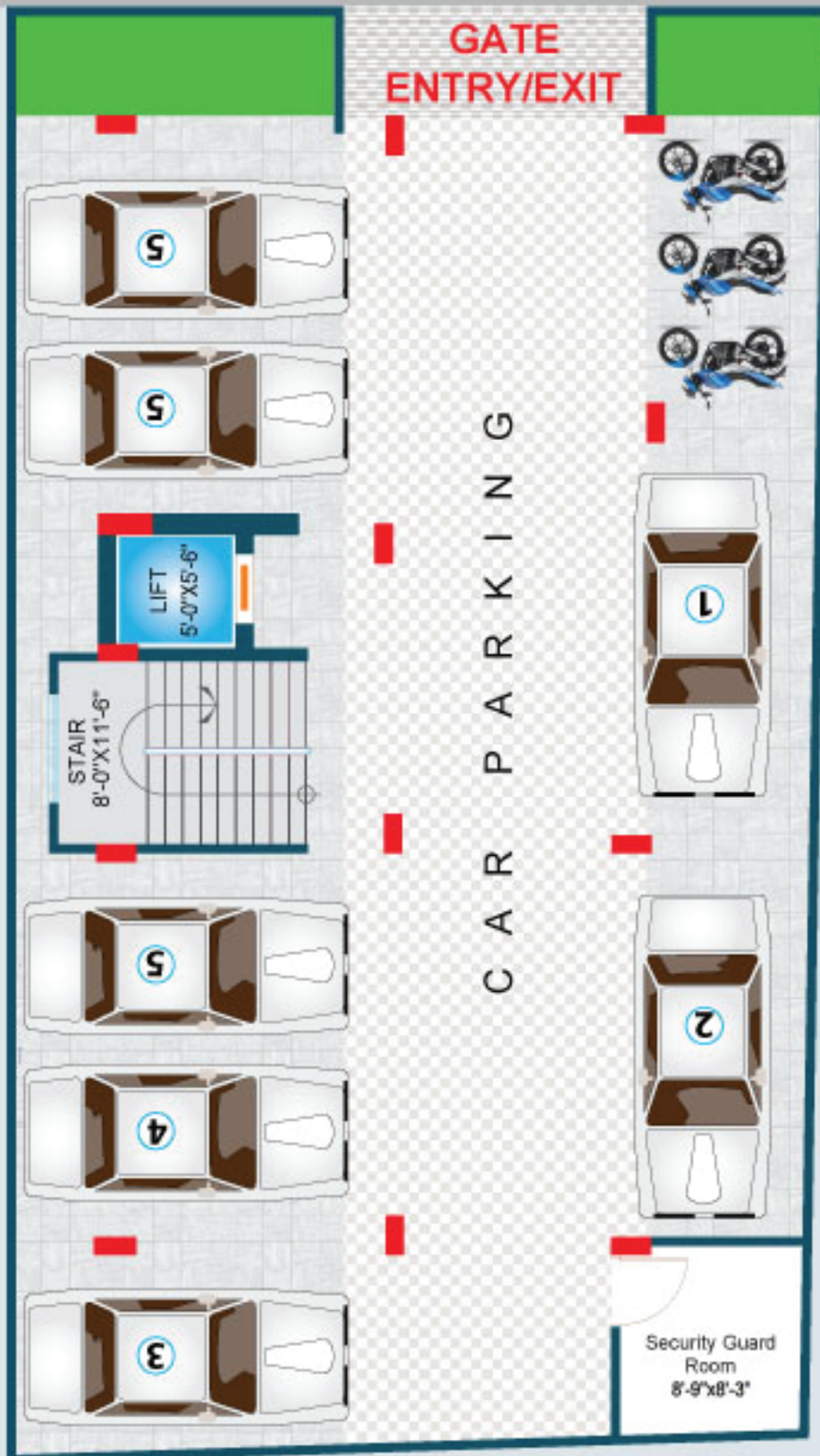
Project Name:	Adroit Samsuddin Villa
Address:	207 South Pirerbagh Mirpur, Dhaka.
Land Area:	3.50 Katha
Facing:	North Facing
Flat Size:	900sft. / 1800sft.
Storied:	8 Storied Building

Prespective View



Ground Floor Plan

20' WIDE ROAD



Typical Floor Plan (Single Unit)

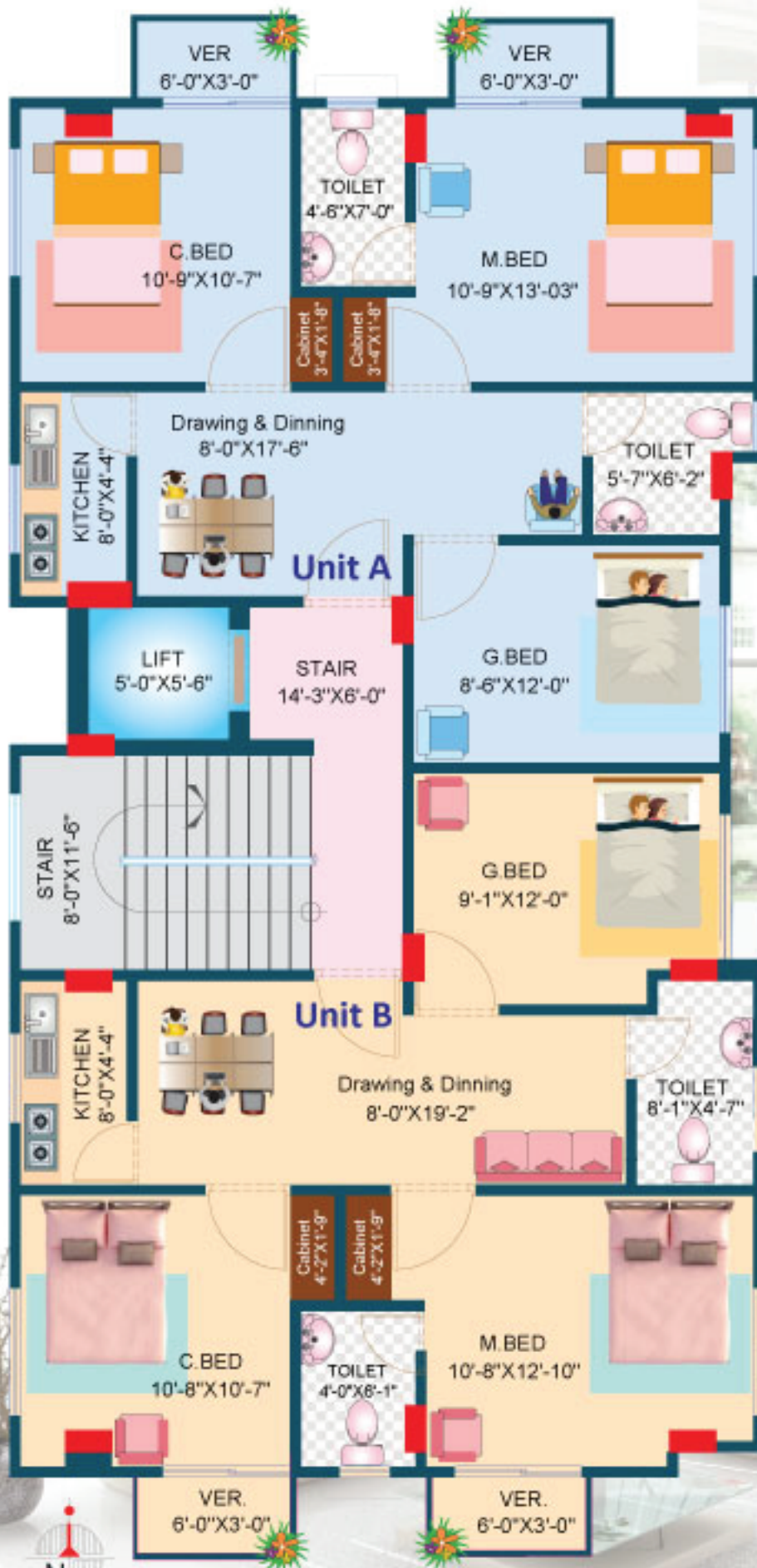
Flat Size:
1800 sft.

- ✓ **4 Bed**
- ✓ **4 Verandah**
- ✓ **4 Toilet**
- ✓ **Drawing**
- ✓ **Drawing**



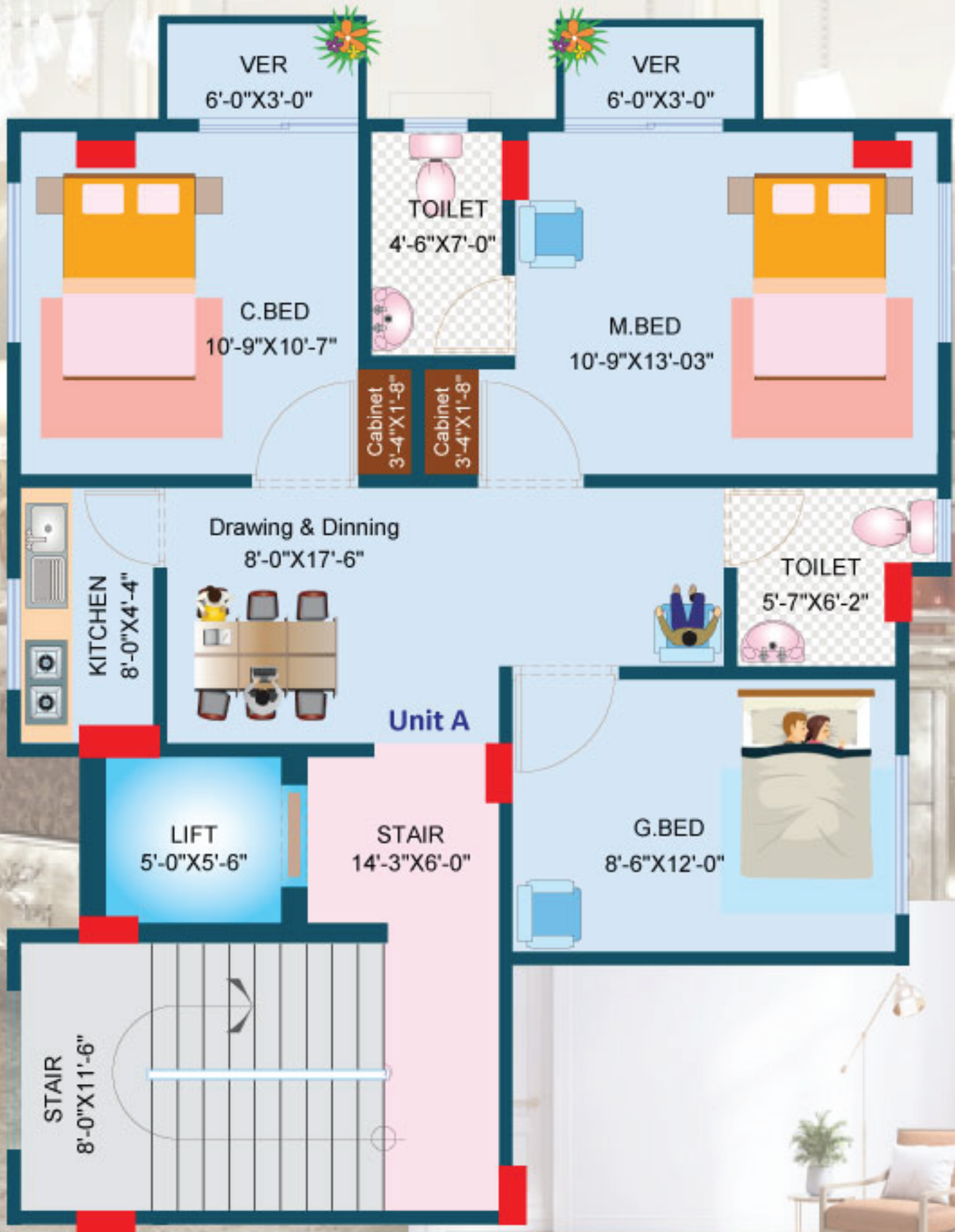
Typical Floor Plan (Dubble Unit)

Flat Size:
Unit A-900 sft.
Unit B-900 sft.



Typical Floor Plan (Unit-A)

Flat Size:
Unit A-900 sft.



Typical Floor Plan (Unit-B)

Flat Size:
Unit A-900 sft.





Features & Amenities

Walls

- * Internal and external wall of 5" thick first class brick.
- * Wall surfaces of smooth finished plaster.
- * Plastic paint in all internal and ceiling.
- * Exterior surface of the building will be snowcap/durance/ weather coat painted.

Floors

- * Fu-Wang/CBC/Great wall or equivalent (16"X16"), tiles will be provided. in all rooms & verandahs.

Bathrooms Features :

- * Bathrooms tiles up to ceiling height Fu-Wang/CBC/RAK/Great wall or equivalent (10"X16").
- * High commode in master bath, Pan in others bath will be used in every apartment.
- * Company Standard quality Basin in every bath.
- * Best quality sanitary fitting, shower head, soap case, towel rail and toilet paper holder in every bath.
- * Mirror in every bathroom.
- * Concealed water and waste lines.

Kitchen Features :

- * Fu-Wang/CBC/Great wall or equivalent tiles up to (10"X16") and floor ceramic tiles.
- * Double burner gas outlet on tiles finished platforms.
- * One high polish stainless steel sink.
- * Suitable located one exhaust fan provision.

Paint & Polishing :

- * Weather coat barzer/Elite/Roxy or equivalent will be used exterior surface of the building & Plastic paint will be used in ceiling.
- * French polish in door frame & shutter, Verandah railing according to the perspective view.



Features & Amenities

Door & Window

- * All door frames are made of mahogany/gamary.
- * Main door is decorative solid Chittagong Sagun with door knocker, check viewer, door handle, door chain and Internal doors will be designed flash door including lock.
- * Improved bathrooms door of durablr PVC with matching colour.
- * Sliding aluminium window frame with 5mm tinted glass and standard safety window grill.

Electrical Features

- * MK.MA or equivalent electrical switch socket & circuit breaker to be used every apartment.
- * Electric cable BRB/ BBS/Venus equivalent to be used.
- * Digital single phase meter Hosaf/Electro/Citizen to be used.
- * Separate electric meter, sub-distribution board for each apartment.
- * Air condition provision in master bed room for each apartment.

Car Parking & Driveway :

- * Reserved car parks with marking.

Lift Lobby & Stair

- * Tiles in floor of all lift lobby.

Roop Top

- * Standard height well designed parapet wall.
- * Cloth drying line for each apartment.

Lift

- * Brand new imported High quality lift.

Generator

- * Imported emergency generator. Generator will support lift, security and common area lighting and three light points & two fan points in each apartment.

General Trams & Conditions

APPLICATION

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

PAYMENT

The buyer will make the payment as per payment schedule. A/C payee cheque or bank draft or pay-order in favour of **Adroit Home Design Ltd.** payment from overseas US Dollars or EURO are to be calculated at the prevailing official conversion rate to be Bangladesh Taka on the date of payment.

DELAYIN PAYMENTS

The purchaser must strictly adhere to schedule of payment in installment to ensure timely completion of the construction, Developing in payment shall make the purchaser liable to excess 3% per month on the amount of payment delayed up to 90 (Ninety) days. If the payment is delayed beyond 90 days then the company shall have the right to cancel the allotment after a notice of reminder . In such cases at the rate of 10% to be deducted from the total apartment price & the rest amount to be refunded as per contract.

DEVELOPMENTS RIGHT

The developer reserve the right to make any alternation, addition, revising of the total or any part of the architectural and structural design or working drawing and limited change can be made in specification for overall interest of the project without any prior notice to the buyer or nay legal authority.

REGISTRATION COST

The buyer will pay stamp duties, registration fees. taxes, legal and govt. Charges, VAT and other miscellaneous expenses likely to be incurred in connection with the registration of deed.

INCIDENTAL& DEVELOPMENT COST

Connection charges/fees, security deposits and other incidental charges expose relation to gas, water, sewerage, electric connection and development cost etc. are not included with apartment cost. The buyer should make these payments.

POSSESSIONS

After full payment of apartment price and other chargers the possession of each apartment shall be handed over to the buyer. Until and unless dues are not clear, possession of the apartment will be held by the company.

OWNERSHIPTRANSFER/ SHIFTING

The buyer will have the option to transfer ownership or shift the apartment to any other project/building of the company by giving a sum of Tk. 50,000/- (fifty thousand) only for ownership transfer/shifting charge.

CHANGES

Minor changes may be incorporated by **Adroit Home Design Ltd.** in design and specification if necessary. Allottee/buyer shall also have the option to make minor internal changes within the possibilities and limitations of total building system & perspective view of the building.

OWNER'S ASSOCIATION

The buyer must undertake to become a member of the owner's association which will be the owner's of the apartment with the view to maintain the general affairs of the apartment complex for common interest. Each apartment owner must initially deposit Tk. 25,000.00 (Twenty five Thousand) only as reserve fund before taking over the apartment.



Adroit **নীড়**

224/3 South Pirebagh, Mirpur, Dhaka



Adroit **বসুমতি**

264 South Pirebagh, Mirpur, Dhaka



Adroit **Azim Palace**

224/3 South Pirebagh, Mirpur, Dhaka



Adroit **Azim Palace**

224/3 South Pirebagh, Mirpur, Dhaka



Adroit **নিবাস**

264 South Pirebagh, Mirpur, Dhaka



Adroit **Azim Palace**

224/3 South Pirebagh, Mirpur, Dhaka



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