



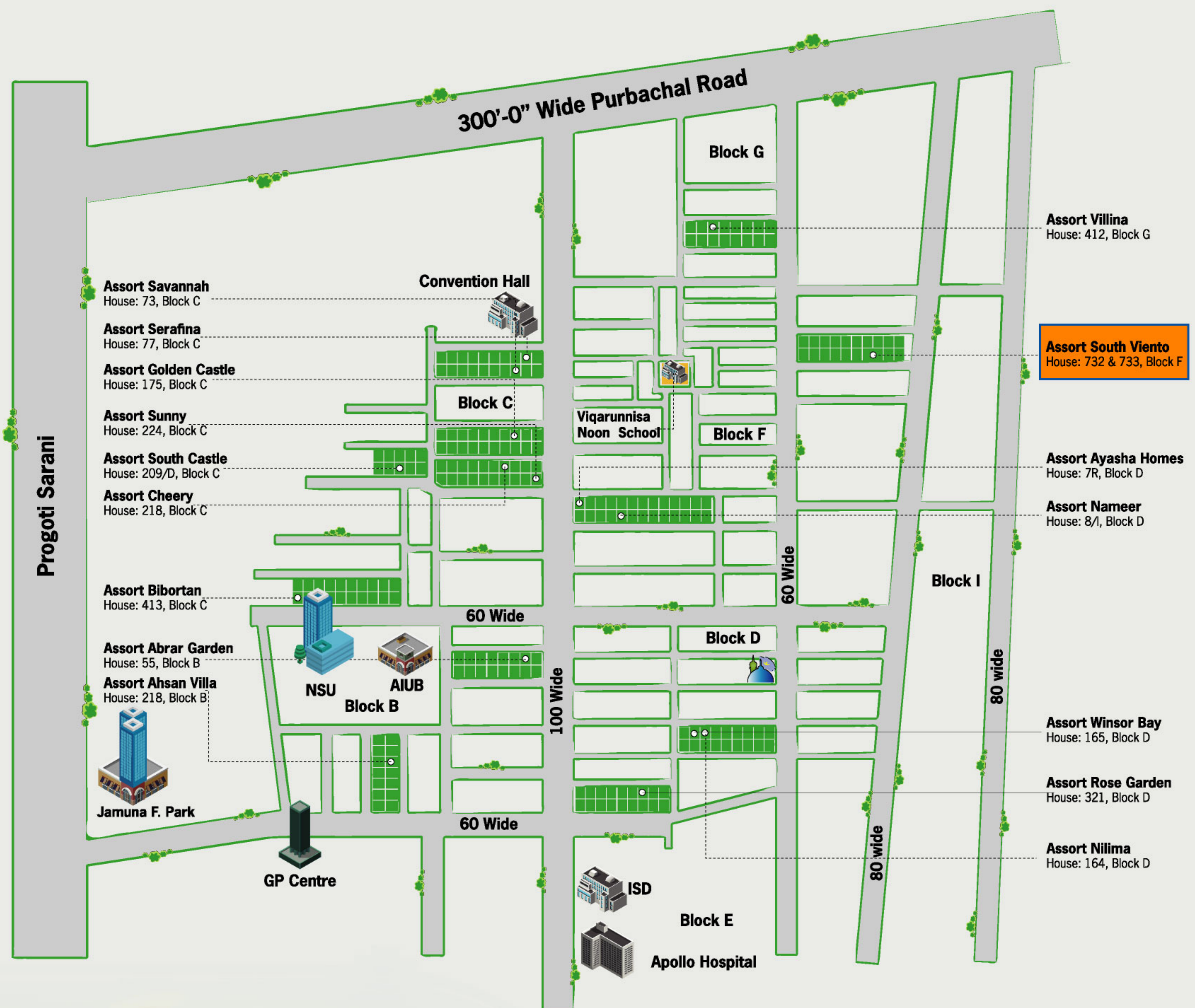
# Assort *South Viento*

this project of ASSORT HOUSING AND ENGINEERING LTD.

# location map

## Dear Prospective Buyer(s)

Assort South Viento is a Premier apartment complex of Assort Housing & Engineering Ltd. at Plot # 732 & 733, Road 22, Block-F, Bashundhara, Dhaka. The aesthetic view of this project is the combination of most modern and contemporary architecture which have been designed by one of the very renowned Architects having extensive designing experience in modern apartment buildings. The striking aspects of this Project are- South Facing, beside green, calm and quite area and also it has been designed in such a way that all side of the apartments are open to sky for sufficient light and air as 50% space of the total plot area is left open. This is for you and your next generations unique address in Dhaka City and a calm and quite place to live in. The location of the complex invites you to the whispering of the fresh air and to breathe in for healthy life.



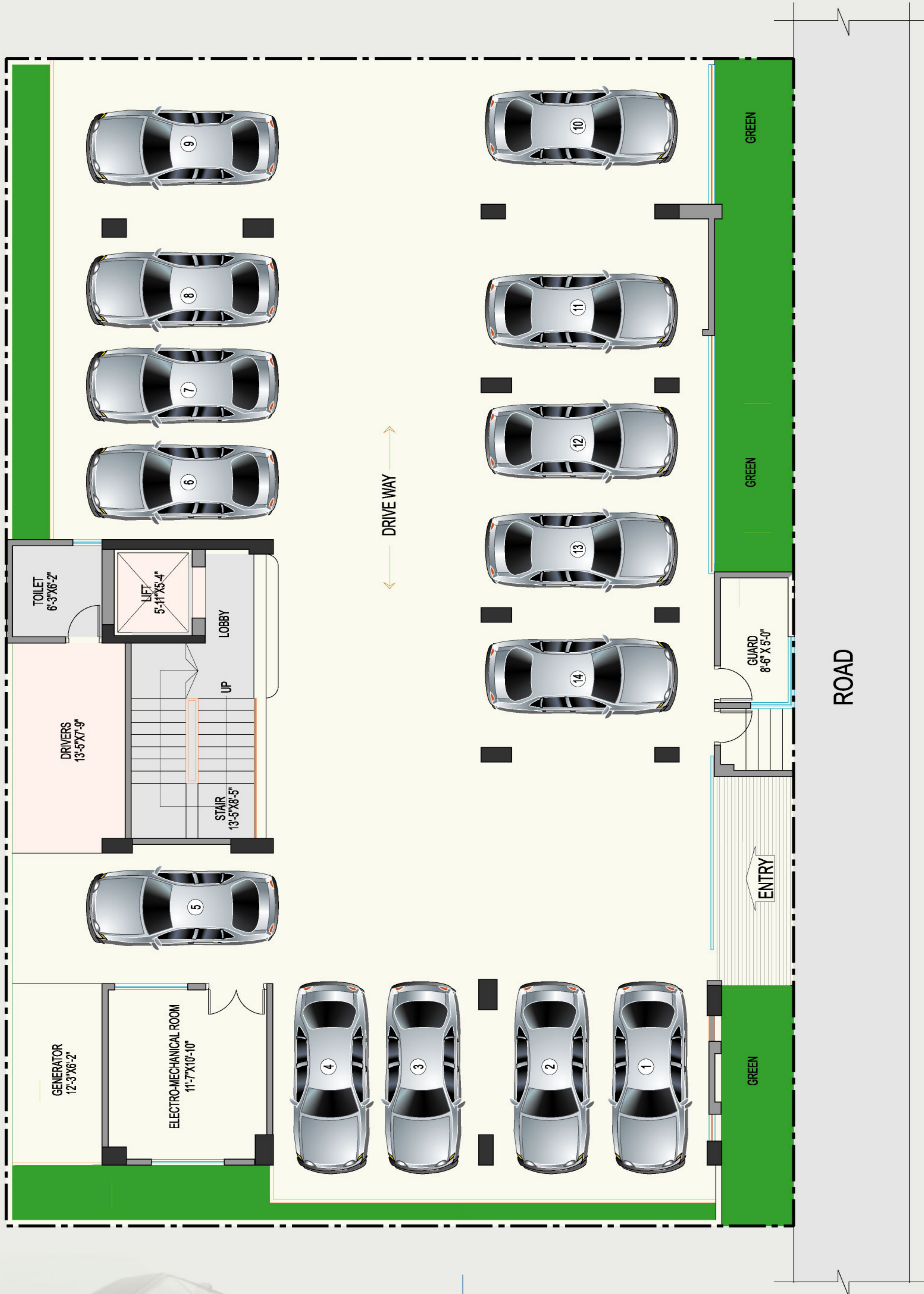
- Assort Villina  
House: 412, Block G
- Assort South Viento**  
House: 732 & 733, Block F
- Assort Ayasha Homes  
House: 7R, Block D
- Assort Nameer  
House: 8/1, Block D
- Assort Winsor Bay  
House: 165, Block D
- Assort Rose Garden  
House: 321, Block D
- Assort Nilima  
House: 164, Block D



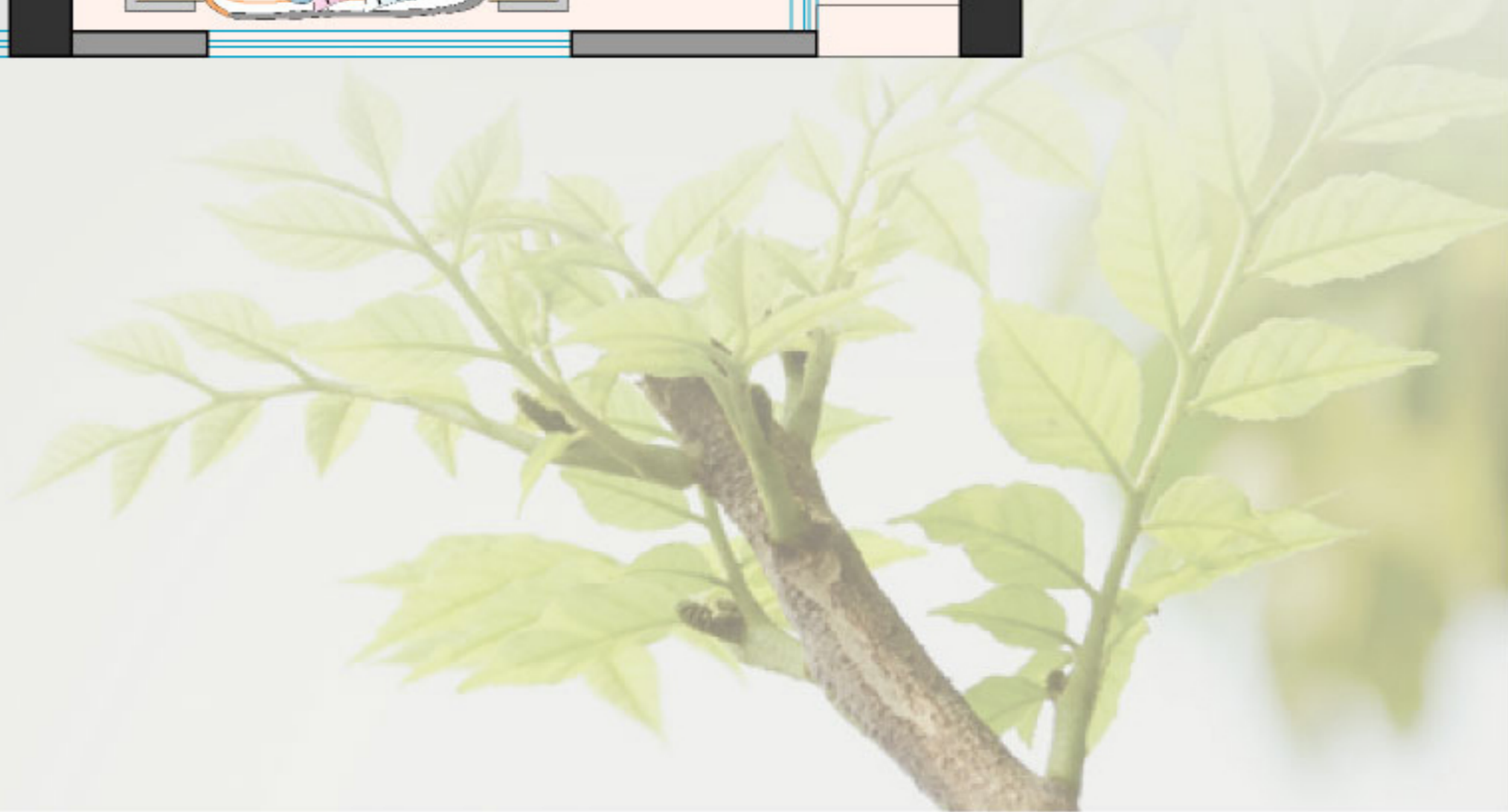
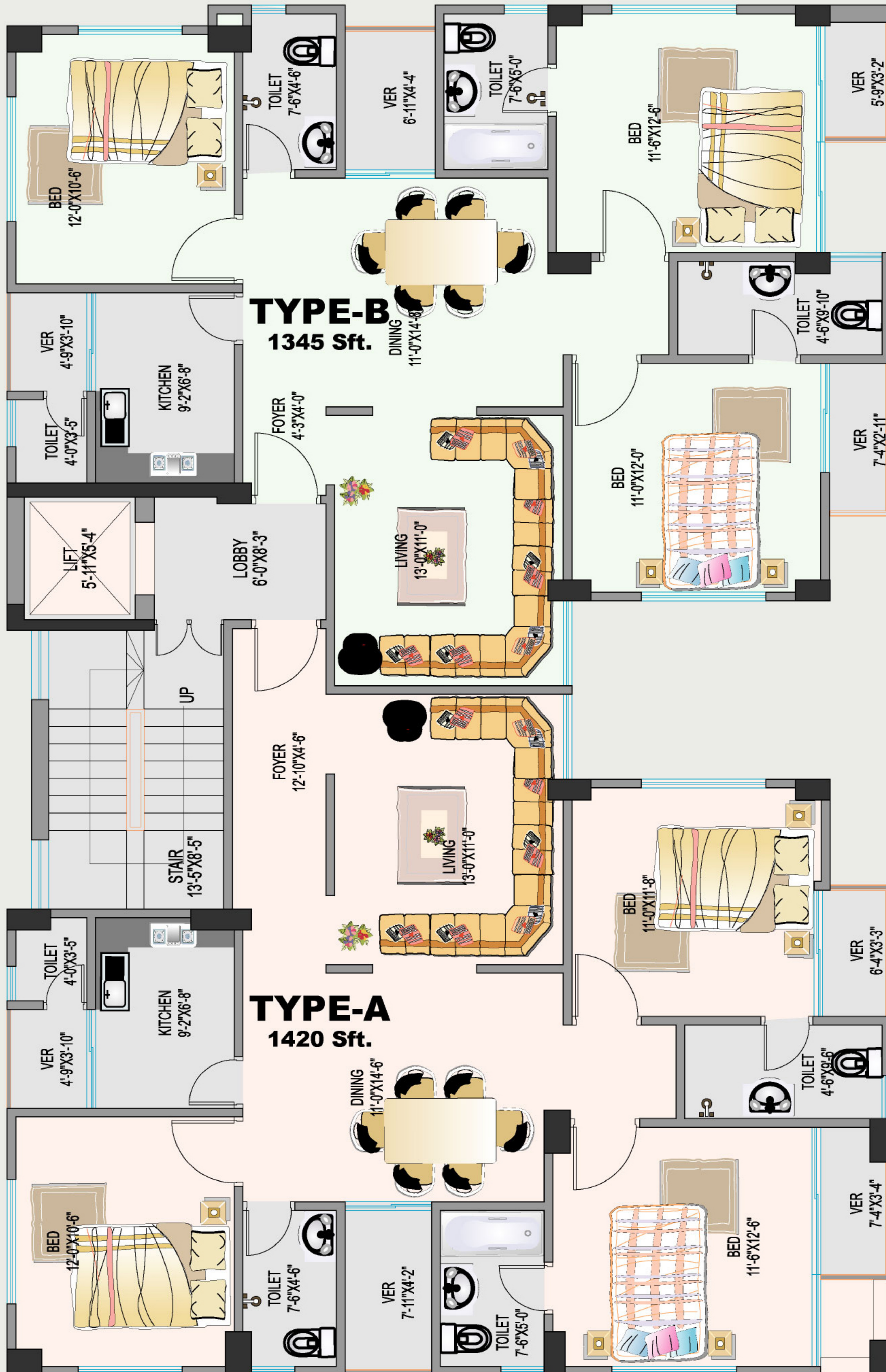
# Assort *South Viento*



carparking

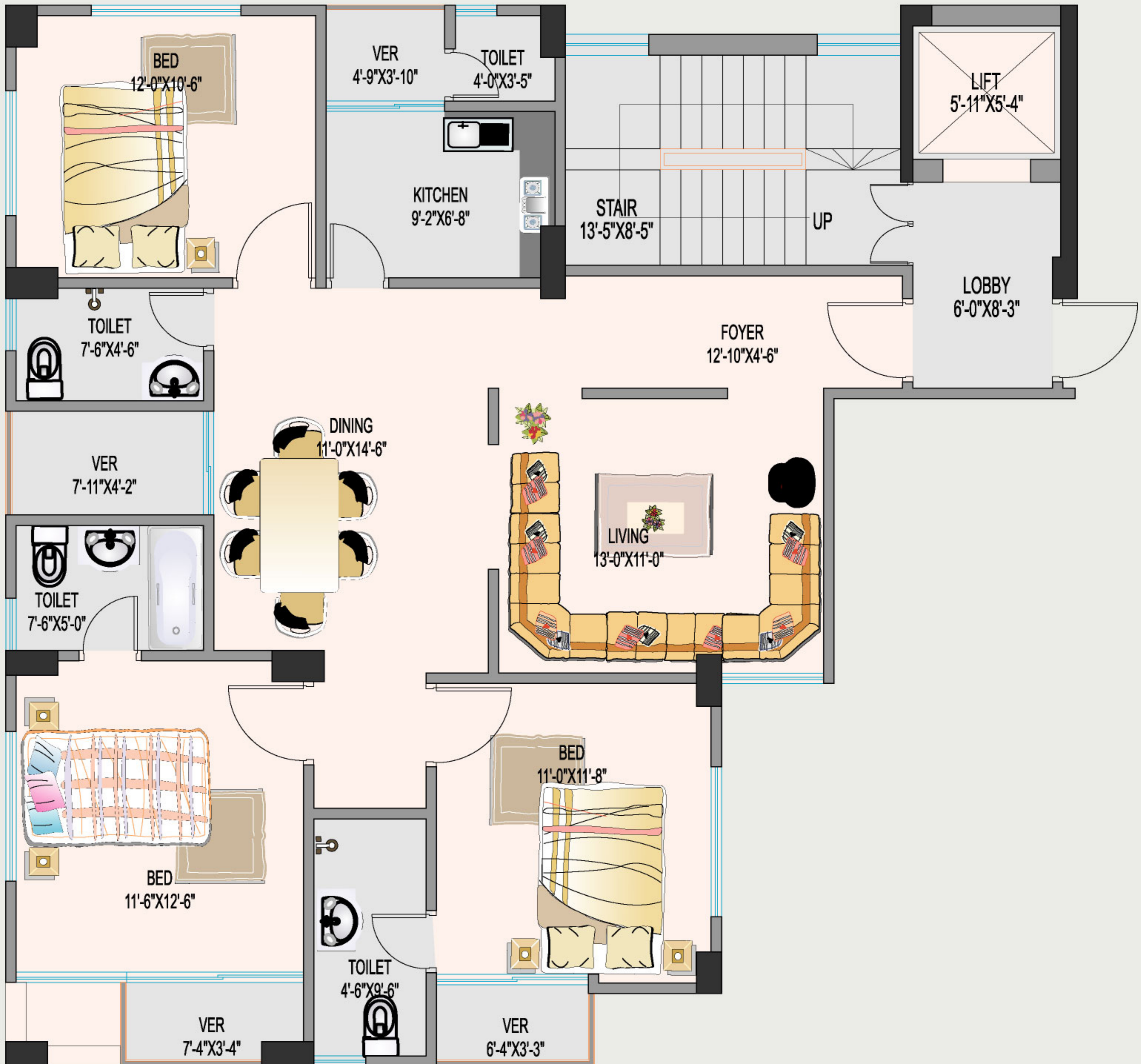


typical floor plan (2nd to 7th floor)



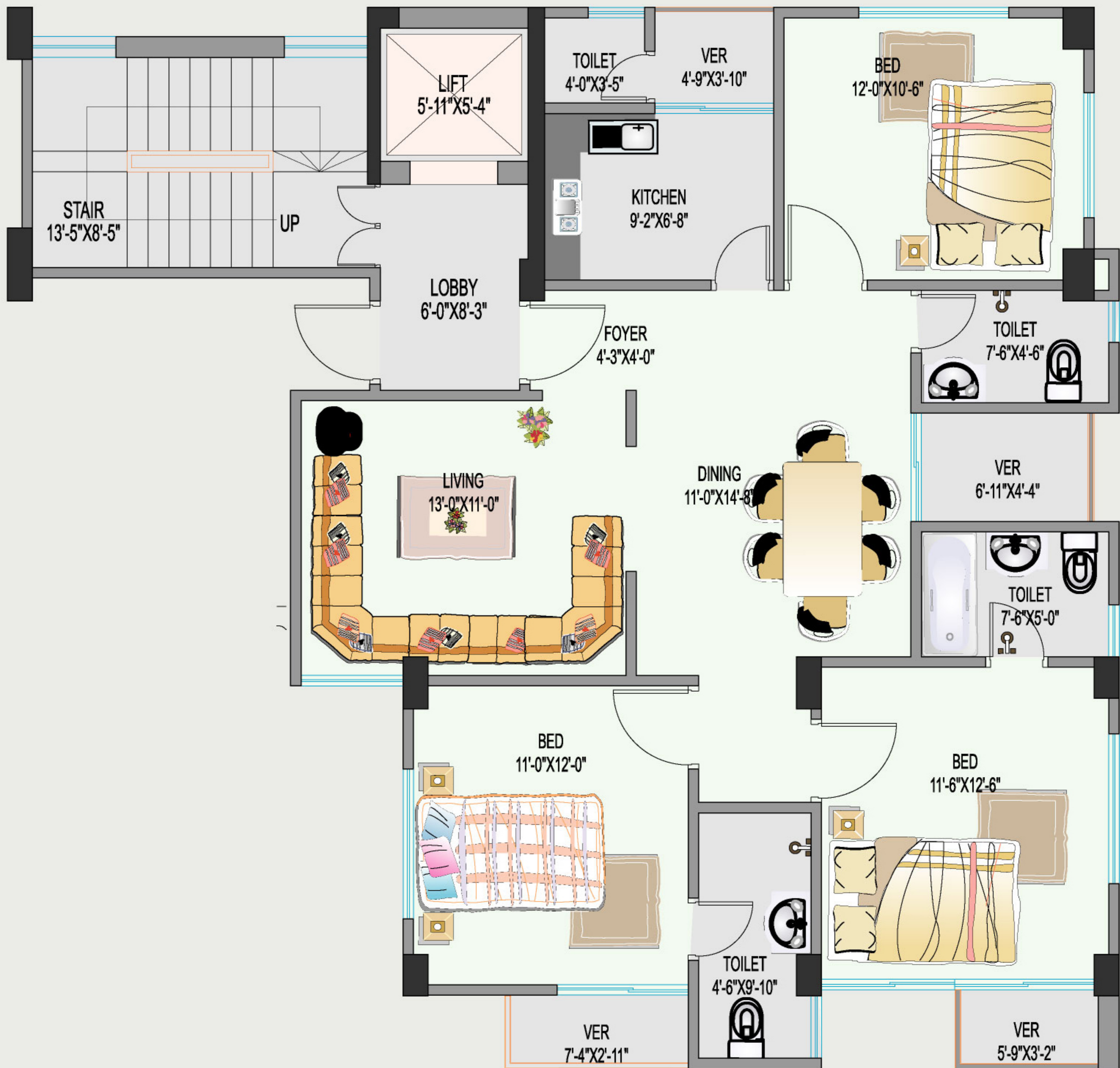
type A-1420 Sft.

Assort  
south viento

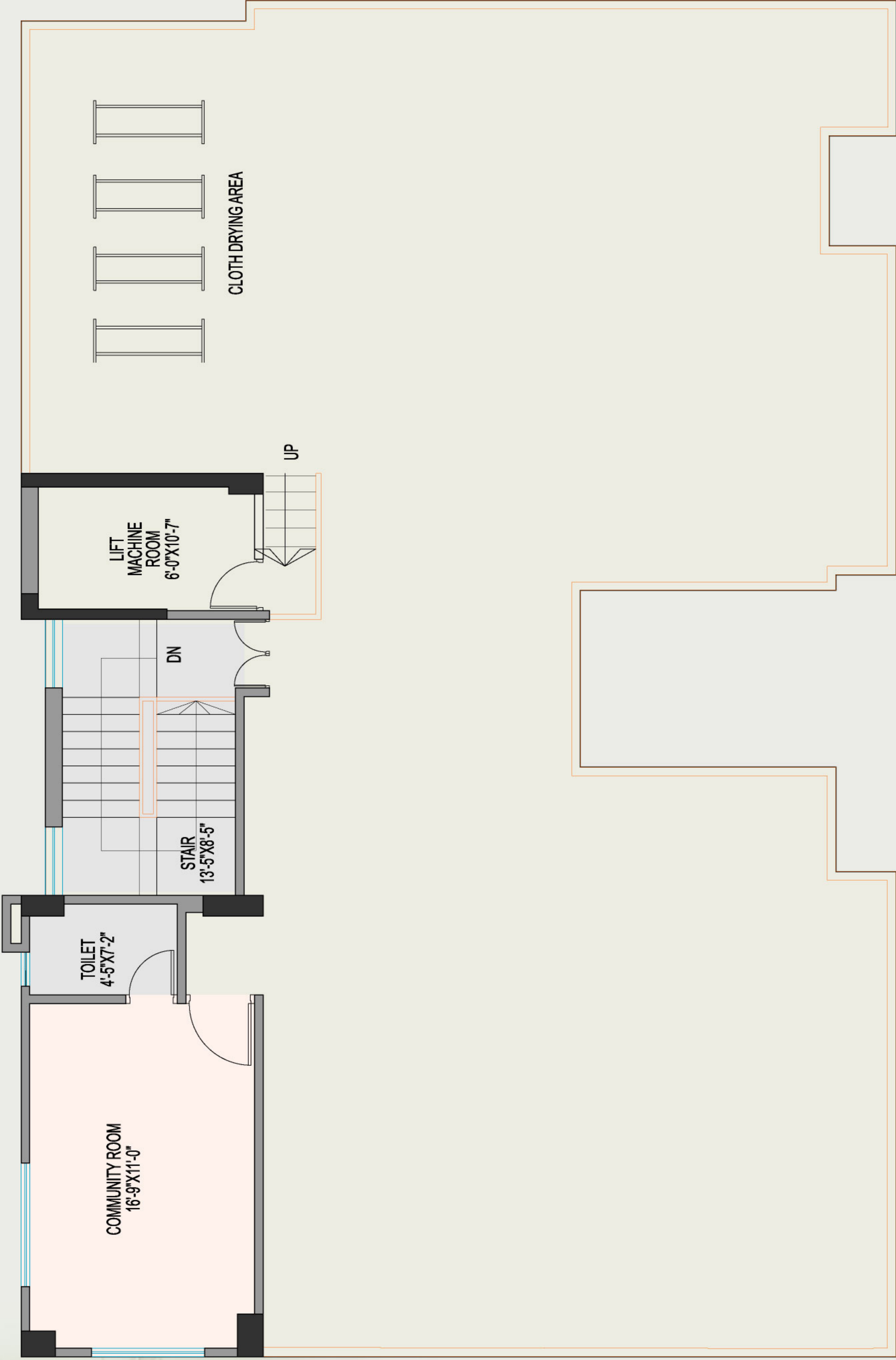


type B-1345 Sft.

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roof plan





# specification

## MAIN ENTRY & RECEPTION AREA OF THE PROJECT

- ◇ Secured decorative M.S gate with necessary Electrical fixtures & fittings as per design.
- ◇ Project name & logo on Tiles.
- ◇ Spacious internal driveway.
- ◇ Security guard room.
- ◇ Reception desk with Glass top/Marble top.
- ◇ RAK / China (24"x24") Homogenous Mirror polished floor tiles in the ground floor lobby area and lift wall.
- ◇ Toilet for Visitors/Building staff.
- ◇ Light Fittings.
- ◇ Drivers waiting room.
- ◇ Fire Extinguisher.

## LIFT

- ◇ European Standard Lift. (United / Sunny or Equivalent)
- ◇ Adequate lighting.
- ◇ Fast, reliable and stop over in each apartment floor.

## LIFT LOBBIES & STAIRCASES

- ◇ Suitable hand rail in stair.
- ◇ Spacious lift lobby in each floor.
- ◇ Floor tiles in all lift lobbies (RAK / Star Homogenous).
- ◇ Stair tiles in all staircases ( RAK / Star Homogenous or Equivalent).

## APARTMENT LAYOUTS

- ◇ Will be maximized advantages, especially in relation to the daylight and outside view.
- ◇ Privacy will be emphasized in designing the layout.

## ROOF TOP

- ◇ Protective parapet Wall with Railing.
- ◇ Cloths drying area/ line.

## GENERATOR

- ◇ Stand by Generator to cover Lift, Pumps, Common Lights.
- ◇ Covered All Lights and Fans in each Apartment.

## WATER PUMPS

- ◇ European Origin Pedrollo, RFL or Equivalent pump (one Unit).

## WALLS

- ◇ Good Quality 1st Class Bricks.
- ◇ Smooth Finish Walls.
- ◇ External and internal walls will be 5" thick.

## WINDOWS

- ◇ Sliding Windows as per Architectural Design of the Building.
- ◇ 5 mm thick glass.
- ◇ Rain Water barrier in 4" Aluminum Sections.
- ◇ Safety Grills in all windows and verandahs.
- ◇ Provision for fly proof net.

## PROVISION FOR CABLE TV AND TELEPHONE CONNECTION

- ◇ Provision for connection of satellite dish antenna with multi channel capacity from the commercial cable TV operator. Connections in Master Bedroom and Living Room.

## INTERCOM

- ◇ Best Quality and Standard.
- ◇ To connect each Apartment to Guard Room

## FLOOR & VERANDAH

- ◇ Floors in Tiles Off White Mirror Polish Homogenous Size: 24"x24" China or Equivalent. (Price Tk. 100 Per Sft.)
- ◇ All verandah in floor tiles. Size: 24"x24" China or Equivalent. (Price Tk. 100 Per Sft.)

## ELECTRICAL

- ◇ MK Type Hager or Equivalent Electrical Switches, Plug Points and other Fittings.
- ◇ All Power Outlets with Earthing Connection.
- ◇ 2 AC Provision for Each Apartment.

## DOORS :

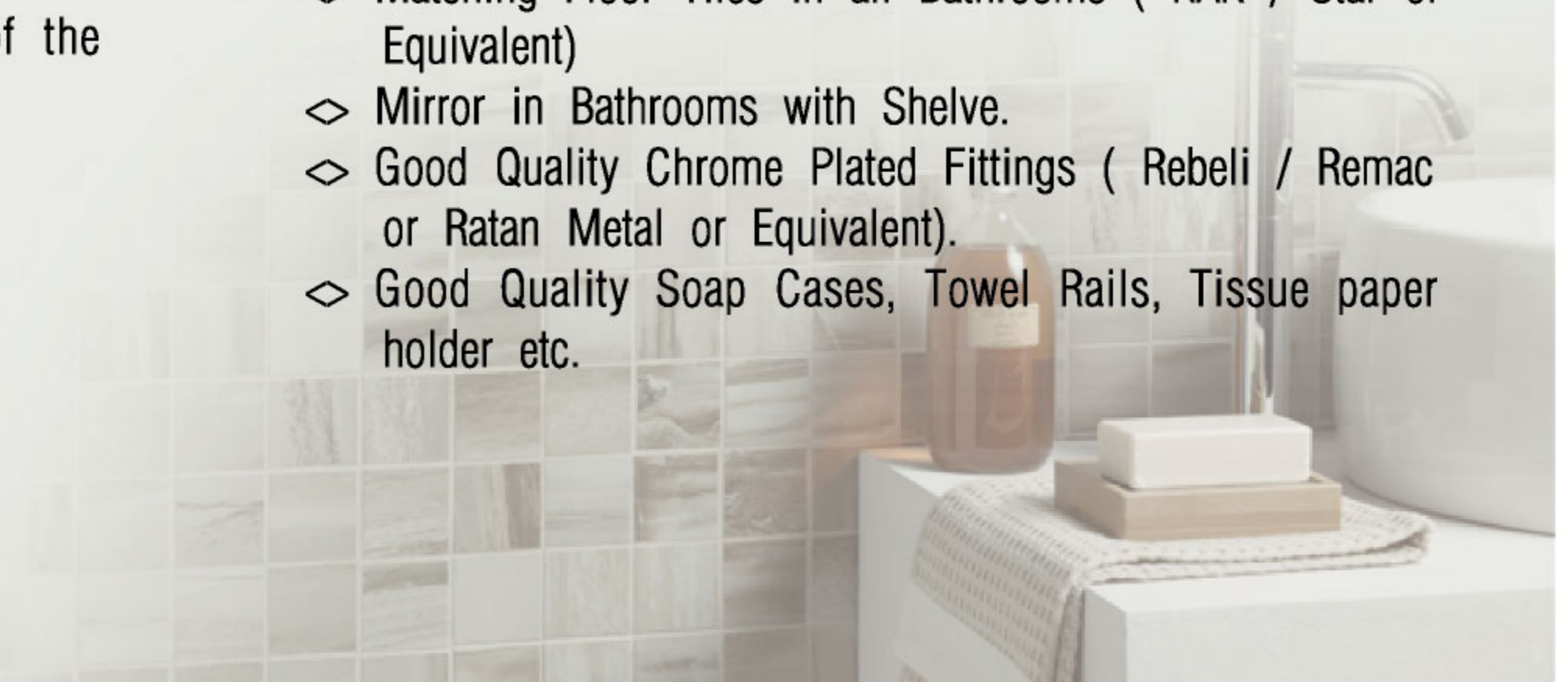
- ◇ Solid Decorative Imported Main Entrance Door.
  - (a) Door Chain.
  - (b) Check Viewer.
  - (c) Calling Bell Switch of Good Quality.
  - (d) Apartment Number in Brass / Crafted.
  - (e) Safety Lock.
- ◇ Internal Doors of Strong and Durable veneer Flush door.
- ◇ Shutters with Good quality Polish.
- ◇ All Internal Door frames are made of Mehogoni.
- ◇ All Bathrooms Door are made of Solid (Gamari) Wood.

## PAINTING & POLISHING:

- ◇ Plastic Paint in all internal walls and ceilings with soft distemper (Berger / Asian / Elite or Equivalent).
- ◇ Quality polished Doorframes & Shutters.
- ◇ External Walls will be Weather coated paint ( Berger / Asian / Elite or Equivalent).

## BATH ROOMS

- ◇ Essentially correct Uniform Floor Slope towards Water Outlet.
- ◇ Good Quality Sanitary Wares in all Bathroom ( RAK-Karla / Star or Equivalent).
- ◇ Good Quality Glazed Ceramic wall Tiles (12"x20") in all Bathrooms. RAK / Star or Equivalent. Price Tk.65 Per Sft.
- ◇ Matching Floor Tiles in all Bathrooms ( RAK / Star or Equivalent)
- ◇ Mirror in Bathrooms with Shelve.
- ◇ Good Quality Chrome Plated Fittings ( Rebeli / Remac or Ratan Metal or Equivalent).
- ◇ Good Quality Soap Cases, Towel Rails, Tissue paper holder etc.



# specification

- ◇ Good Quality Basin in all Bath Except Servant Toilet ( RAK-Karla )
- ◇ One Bathtub in Master Bathroom with accessories.
- ◇ Shower and Lowdown.
- ◇ Concealed Hot and Cold Water lines in Master Bath & Child Bath.

## GENERAL AMENITIES OF THE COMPLEX

- ◇ Car Parking area is Covered & Protected in Ground Floor with Spacious Driveways.
- ◇ Electricity Supply from DESCO / DESA source with separate Main cable.
- ◇ Sufficient water supply connection from WASA as per total calculated consumption.

## UTILITY LINES:

- ◇ Electricity supply will be of individual Apartment-wise Meter and connection for the project.
- ◇ Water Supply and Sewerage will have common meter connection for the project.
- ◇ Gas supply will be individual Apartment-wise Double Burner Connection. ( Subject to Govt. Policy & Permission )

## KITCHEN:

- ◇ Impressively granite tiles top Platform.
- ◇ Upto 3 feet wall tiles (12"x20") in front of worktop. (RAK / FU-WANG or Equivalent)
- ◇ Double Burner Gas Outlet. ( Gas connection is Subject to Govt. Policy & Permission)
- ◇ Matching Floor Tiles (RAK or Equivalent)
- ◇ Concealed Hot and Cold Water Lines.
- ◇ One Stainless Counter-top Steel Sink with Mixer. (Single Bowl)
- ◇ Suitably Located Exhaust Fan Provision.
- ◇ Washing corner in Kitchen Verandah.
- ◇ Electric points for running mixer, micro-wave oven etc.

## STRUCTURAL AND GENERAL ENGINEERING FEATURES

- ◇ Structure designed to withstanding Earthquakes of prevalent intensity according to Bangladesh National Building Code (BNBC).
- ◇ Total Foundation, Superstructure Design an Supervision is done by a team of reputed and professional Structural Design Engineers.
- ◇ Structural Design Parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- ◇ Structural Analysis for Design utilizes with the latest Methodology.
- ◇ Heavy Reinforced Cement Concrete/Pile Foundation.
- ◇ Systematic Structural Combination of Steel Reinforced Concrete Frame.
- ◇ All Floor Slabs Solid Reinforced Cement Concrete.

- ◇ Sub-Soil Investigation and Soil Composition comprehensively analyzed.
- ◇ Comprehensive Checking and Testing of all steel reinforcement by professional Design and Supervising Engineers / BUET.
- ◇ All Structural Materials including Steel, Cement, Bricks, Sylhet Sand, Local Sand and other Aggregates etc. of highest available standard and screened for quality.
- ◇ Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers / Consultants to ensure Highest Quality of Workmanship.
- ◇ Construction Site Equipment employed includes Vibro-hammers, Mechanical Rollers, Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibrators, Water Pumps, Material Handling Equipment, Leveling Instruments, theodolite etc.
- ◇ Systematic Testing of concrete and other completed work samples at every stage from Quality Control Laboratories (BUET).
- ◇ Protection from Cyclone Winds according to BNBC code incorporated in structure design.



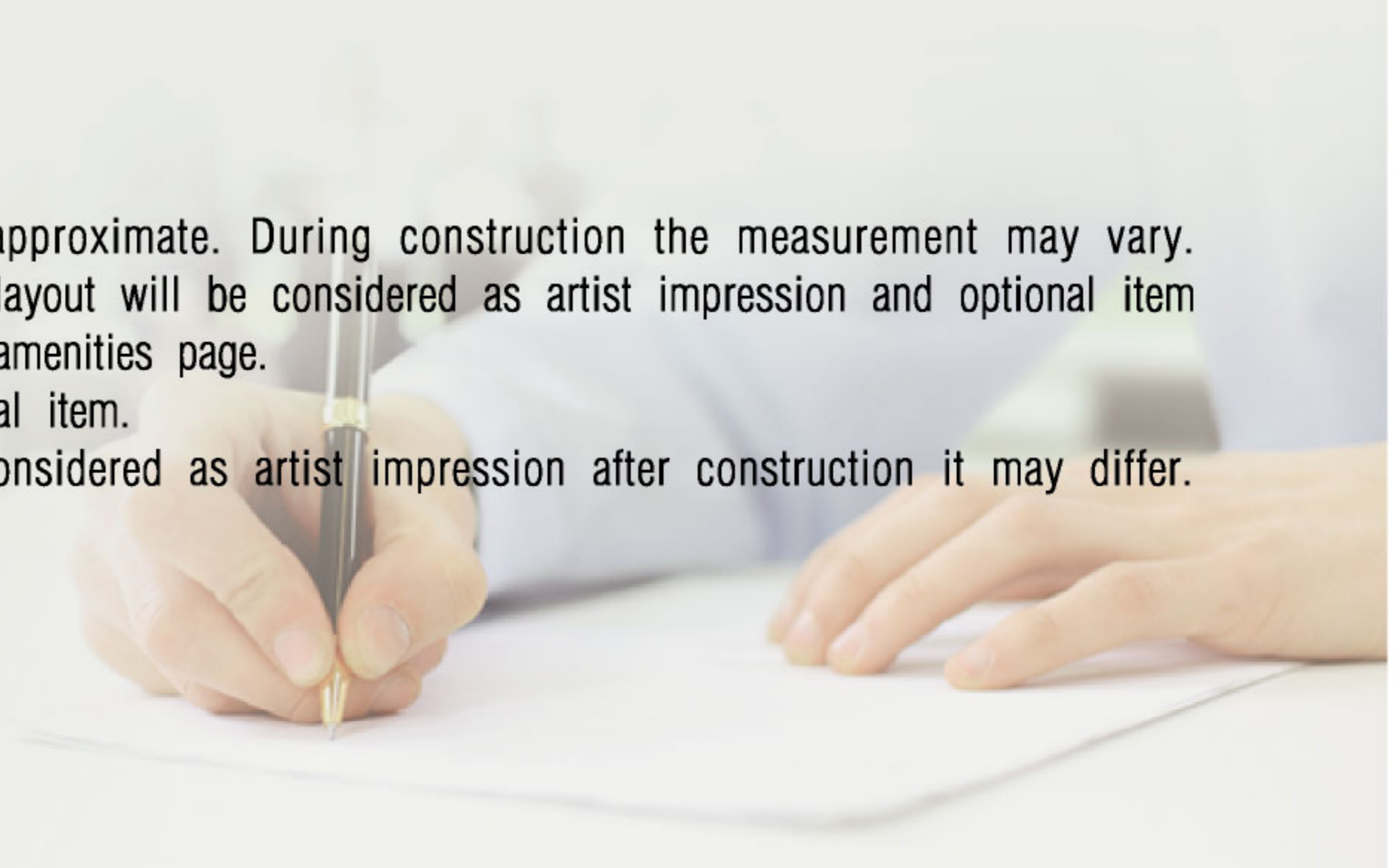
## terms & condition



1. Application for allotment of an apartment should be made in the prescribed form duly signed by the applicant.
2. The purchaser will make the payment as per payment schedule.
3. Payment shall be made by way of Bank Draft, Pay order, Cheque in favour of Assort Housing & Engineering Ltd. against which respective receipts will be issued to the allottee / purchaser.
4. Connection charges / fees, security deposits and other incidental charges / expenses relating to gas, water sewerage and electric connection etc. are not included in the price of the apartment. The allottee / purchaser shall have to make these payments as per Agreement.
5. Because of any unavoidable reason or to strike-the best interest the developer reserves the right to make limited changes in the specification, design and/or layout of the apartments and other facilities.
6. The allottee undertakes to pay delay charge at the rate of 3% per 30 days on the amount of payment delayed beyond the due date. The company reserves the right to cancel the allotment if the payment is delayed beyond 45 days after a notice of reminder is duly served upon the allottee at the address given in the application form. In such case, buyers deposited money will be refunded after resale of the cancelled apartment to a new buyer. But an amount of Tk.3, 00,000/- (Taka Three lac) only will be deducted from the buyers deposited amount for incidental charges.
7. The possession of each apartment shall be handed over to the allottee / purchaser on completion of apartment and after full payment of installment and other charges / dues. Until and unless the dues are cleared, possession of the apartment will be held by the Company.
8. The allottee / purchaser 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 the Sale Deed.
9. The completion of the project may be affected by unavoidable circumstances beyond the control of the company like natural calamities, political disturbance and change in government policy etc.; in that case allottee / purchaser shall not demand anything in any form of compensation.
10. If for any reason, beyond the control of Assort Housing & Engineering Ltd. the implementation of ASSORT SOUTH VIENTO is abandoned, Company will refund to the allottee the entire deposited amount within 90 (ninty) days from the announcement made to this effect. In this eventuality, the allottee will not be entitled to any other legal claims or compensation whatsoever.
11. The buyer will form a Flat Owners Association for the security and maintenance of the building for which a sum of Tk.50, 000/- (Taka Fifty thousand) only will be paid to the Company. The Company will transfer the amount to the buyer's Association.

### Disclaimer:

- > All measurements given in the layouts are approximate. During construction the measurement may vary.
- > All furniture, fixture and fittings shown in the layout will be considered as artist impression and optional item and standard item is given in the features and amenities page.
- > All decorative tiles will be considered as optional item.
- > Perspective view shown on the brochure is considered as artist impression after construction it may differ.



[www.assorthousing.com](http://www.assorthousing.com)



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