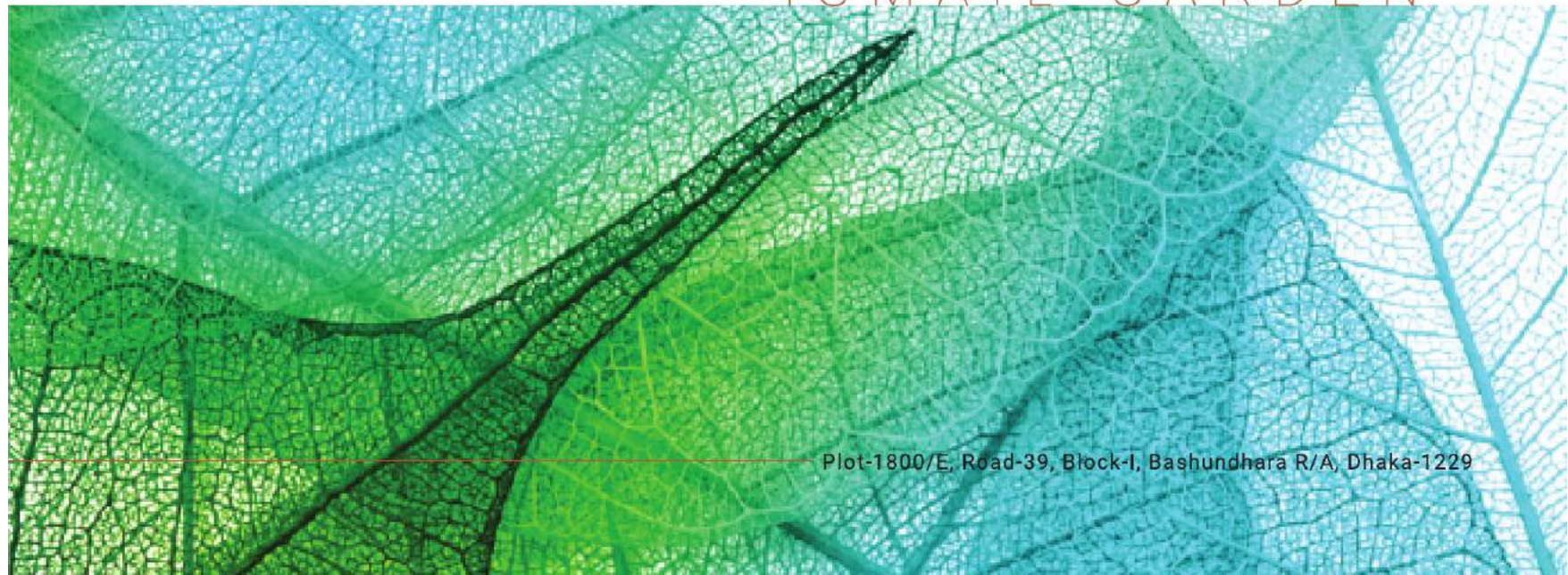


ARONNOK

ISMAIL GARDEN



Plot-1800/E, Road-39, Block-I, Bashundhara R/A, Dhaka-1229

DON'T BUY THE APARTMENT
BUY THE NEIGHBORHOOD

ARONNOK
welcome to ISMAIL GARDEN

Welcome to our exclusive residential project at Bashundhara R/A. Located in the heart of Dhaka city, Aronnok Ismail Garden is a prestigious address in a well-planned, secure and integrated urban enclave that offers door step access for working, shopping, dining, entertainment and natural lake and park. Welcome to ultra convenient city living in Dhaka.

The luxury apartment have been ingeniously designed with the needs and comfort of contemporary city living in mind. With flexible space that come with a beautiful entrance in the units, exclusive finishing and fixtures throughout facilities. Life at Aronnok Ismail Garden will be an exciting and fulfilling experience.



Crafting art of living . . .

Our mission is to build your home by crafting the necessities of living through contemporary green architectural concept within affordable budget.

We believe in . . .

- A strict Code of Ethics.
- Integrity, commitment to excellence.
- A professional attitude and personalized care.

Being a Graduate of BUET having wide range of experience in Modern Architectural concept; Award winning recognized architect both home an abroad.

Architect Md. Shahnawaz Bappy

Chairman
Aronnok Developments Ltd.

Being well-known personality in Bangladesh real estate sector; a Dhaka University Graduate; having 20 years of successful experience in Project Management, Sales leadership & Customer Satisfaction.

Md. Harun Ar Rashid

Managing Director
Aronnok Developments Ltd.

ENJOY LIVING IN
A SERENE NEIGHBORHOOD
WITH EASY ACCESS TO AMENITIES



Evercare Hospital Dhaka
Bashundhara Eye Hospital and Research Institute
D' Akbar Health Care Pvt. Ltd.
Diabetic Association of Bangladesh



International School Dhaka (ISD)
Hurdco International School
Playpen School
The Aga Khan School
Viqarunnisa Noon School & College
Sunnydale School
Independent University
Nort South University
American International University of Bangladesh (AIUB)



Bashundhara International Convention Center (BICC)
Jamuna Future Park
Swapno Super Shop
Apon Family Mart
Dhali Food Court & Coffee Shops



Bank Asia
Estern Bank Ltd.
DBBL
Mutual Trust Bank
IFIC Bank
City Bank etc.



Hazrat shahjalal International Airport
Metro Railway Station (Proposed)
Purbachal 300 feet Highway Road
100 feet Madani Avenue
Airport Railway Station

Aronnok Ismail Garden is situated in the quintessential area of Bashundhara R/A providing you with a serene home caressed by cross breezes and ample light. Having a spacious area with three side open roads, Aronnok Ismail Garden ensures you live in a healthy environment. This 10-storied residential building also comes with a host of modern amenities such as a open to sky rooftop with greenery and sitting arrangement, Community Hall, BBQ Zone and much more to give you an exemplary contemporary living experience.



BE THE CHOSEN FEW

Discover a life that is aspired by many, but lived by a few. Not just a leisurely temptation, Aronnok Ismail Garden indulges your impulses and imagination.



UNVEILING THE EXCLUSIVITY

Imagine a space that builds your confidence and provides the perfect foundation for a life well lived. A confluence of luxury, thoughtful design and your dreams and hopes, Aronnok Ismail Garden is for those who believe that life is too short for compromises.



BUILT IN FACILITIES ARE



50% Open Space



Rooftop Community Hall



Out Door AC Stand



Imported Lift



Good Quality Generator



Solar Panel On Rooftop



24 Hours CCTV Surveillance

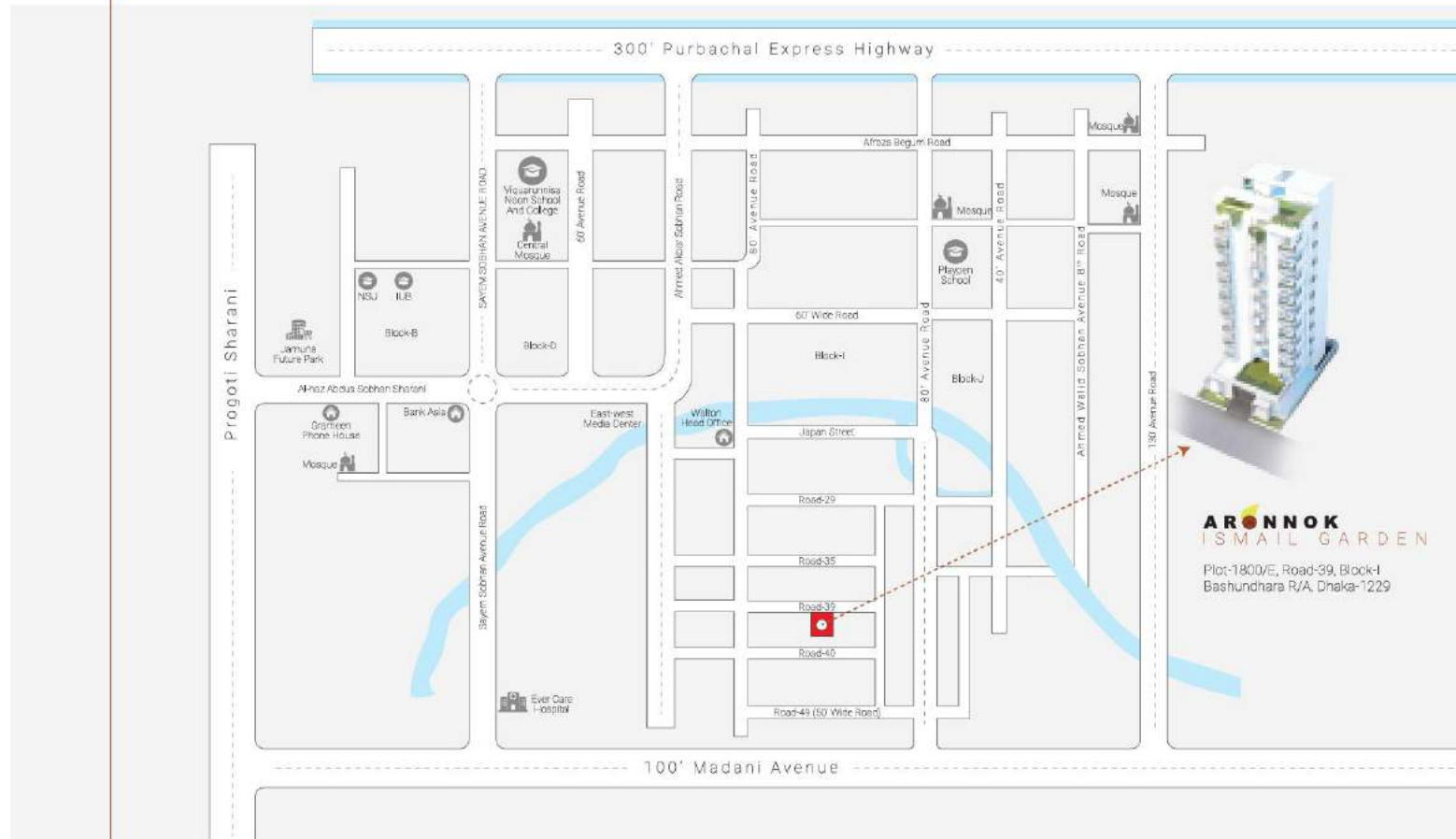


Full Coverage Wifi

NATURE IS EVERYWHERE

The color green is wonderfully soothing, working its way from your eyes to your mind and body, taking you towards a sense of calmness and peace. Live your life surrounded by impeccably designed green spaces that take you towards serenity and away from the toll of stress.

LOCATION MAP



WHERE LUXURY IS SETTLED WITH PRIDE

Become part of a thriving community of well-established individuals located at Bashundhara R/A, with some of the most desirable whereabouts only a stone's throw away. The search for a unique sensation of escaping the day-to-day and enjoying the privilege of residing at Dhaka growth corridor ends here.



PROJECT AT A GLANCE



Plot-1800/E, Road-39, Block-1
Bashundhara R/A, Dhaka-1229



Apartment Size - 1850 sqL
(approx.)



Built over 05 katha



North Facing Land



Full Residential



09 Nos Apartment



Single Unit Each Floor



G+09 (10 Storied Building)



09 Nos Car Parking
Spots on Ground Floor



3 Beds, 3 Baths, Living
Dining, Kitchen, 4 Verandahs
& Sarvent Toilet

EXCLUSIVELY DESIGNED
WAITING LOUNGE ON GROUND FLOOR

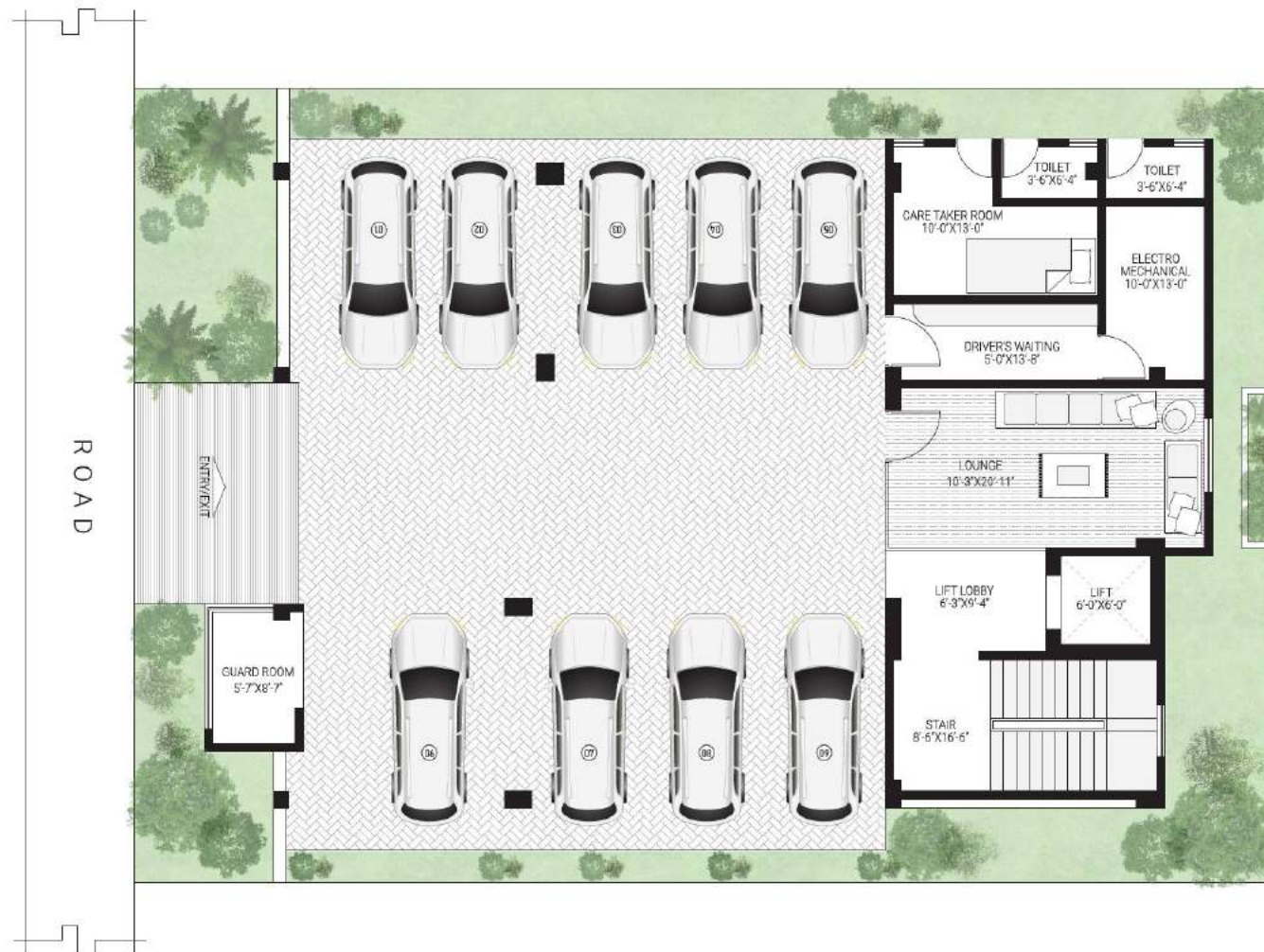


AT ISMAIL GARDEN, LUXURY HAS BEEN ELEVATED
TO A DIFFERENT LEVEL

Amenities merging lifestyle for the residents and guests have been designed to promote a supremely comfortable yet stylish lifestyle.

GROUND FLOOR PLAN

09 nos car parking



GROUND FLOOR FEATURES

- Electro-Mechanical Room
- Well Decorated Lounge
- Well Decorated Lobby
- Drivers Waiting Area
- Guard Post
- Green Area
- Caretaker Room
- 02 Nos Toilet



EXPERIENCE UNMATCHED LUXURY

with only one apartment on each floor in an
expanse of 1850 sft. what else can you expect?



ENJOY THE VIEW WITHOUT THE HEAT

Floor to ceiling double glazed windows and doors to retain the room
temperature and bring outdoors in.

TYPICAL FLOOR PLAN

Apartment size - 1850 sft. (approx.)

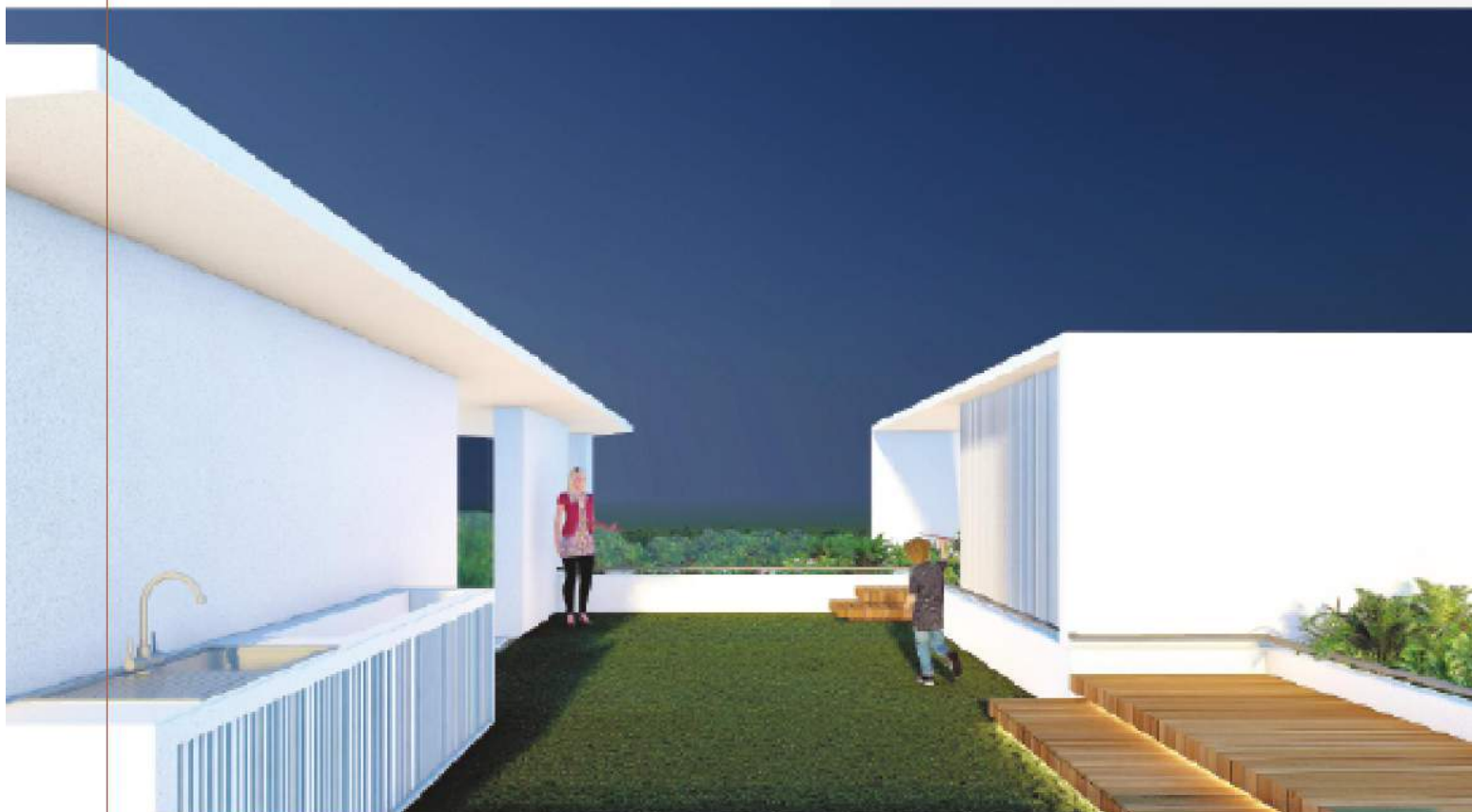


APARTMENTS ARRANGEMENT

- 03 Bedrooms
- 03 Bathrooms
- 04 Balconies
- Spacious Living Room
- Separate Dining Room
- Large Kitchen
- Store Room
- Cross Ventilation



EXPERIENCE UNMATCHED LUXURY



ROOFTOP OPEN TO SKY BBQ ZONE

ROOFTOP PLAN



ROOFTOP ARRANGEMENT

- Community Hall
- Rooftop BBQ Zone
- Seating Area
- Green Zone
- Cloth Drying Area
- Lift Lobby
- Lift Maintenance Room
- Open to Sky View



STRUCTURAL AND ENGINEERING FEATURES:

- Sub-soil investigation carefully carried out by an experienced and qualified firm using latest testing equipment with direct supervision and monitoring of Aroninok Development's Engineers.
- Structural Design parameters will be based on American Concrete Institute (ACI), American Society for Testing Materials (ASTM) and Bangladesh National Building Codes (BNBC).
- Structural design will consider wind velocity of 210 kmph according to BNBC.
- Earthquake resistance criteria according to BNBC standard for Seismic Zone-2 will be followed in designing the RCC Frame Structure.
- All architectural and structural design would be carried out by prominent architectural and structural consulting firm.
- Apart from prominent and highly qualified structural and architectural Consultants, Qualified and Experienced Engineer will be assigned for direct supervision at every stage of construction to ensure highest quality of workmanship.
- Modern construction site equipment employed includes steel cutting equipment, welding equipment, concrete mixer, concrete vibrators, water pumps, leveling equipment, steel shutter and steel scaffolding etc.

MAJOR STRUCTURAL MATERIALS:

- Heavy Reinforced cement concrete foundation.
 - All structural materials including steel cement bricks, Sylhet sand and other aggregates etc. of highest standard and screened for quality including laboratory testing.
 - Strength of concrete will be tested regularly from BUET (minimum concrete strength will be 3500 psi /as per required design strength in all column, beam and slabs).
- | | |
|------------|---|
| Steel | : 72.5/60 grade deformed bar (BSRM/RAHIM/SS Steel/ANWAR Equivalent) |
| Bricks | : First class machine made bricks |
| Cement | : Bashundhara/Shah/SevenRings/Fresh Equivalent. |
| Sand | : Sylhet sand & Local sand |
| Aggregates | : Best Quality Stone Chips. |

GENERAL FEATURES & AMENITIES OF THE PROJECT

ENTRANCE:

- Beautifully set Brand Logo & Project name as per design.
- Decorative and secured gate at entrance to the complex with CCTV surveillance.
- Matching illumination (as advised by project architect).

- Attractive exterior lamps, name/address plaque and decorative landscape features will be set up along the entrance area and rooftop.
- Pedestrian entry with highly secured entrance.
- Guard's enclosure with message window will be set up beside the entrance gate
- Interroom connection in concierge, guard room etc.

GROUND FLOOR:

- Driveway will be covered with decorative pavement blocks ensuring proper friction
- Adequate lighting arrangement in driveway, reception area & staircases
- Car parking areas will be marked maintaining required standard measurements.
- All pipes running overhead will be tastefully covered and concealed
- Adequate Firefighting system.
- Driver's waiting area, Caretaker room with kitchen & toilet
- Beautifully designed Garden, walkway

GUEST LOUNGE:

- Exclusively designed waiting lounge for guests.
- Provision for TV & WIFI
- Attached toilet facility

STAIRCASE & LIFT LOBBY:

- Lift lobbies & Staircase will be beautifully tiled.
- Stair railing will be designed of SS

APARTMENT LAYOUT:

- Total layout thoroughly arranged to maximize advantage, especially in relation to the daylight from all sides and cross ventilation throughout. Privacy has been emphasized by spreading the layout from end to end.

ROOF TOP:

- Secured gate will be provided at entrance to the open roof.
- Protective parapet wall maintaining safe height-level around roof top.
- The floor of rooftop will be finished with high quality pavement tiles.
- Bar-B-Q Pit with serving counter will be set up.
- Beautifully designed elevated roof garden will be provided.
- Clothes lines for drying wet clothes will be located in a secluded portion.
- A community Hall will be set up.
- A lightning arrestor will be set up.

UTILITY SERVICES

WATER SUPPLY :

- Submersible deep tubewell to supply fresh water to all apartments.
- One common meter for main connection from the respective authority
- Provision of hot & cold-water supply from individually located Geyser to Kitchen & Toilets except maid's toilet.
- Underground and overhead RCC water reservoir with Two (02) continuous & standby pumps (RFL/GAZI/Equivalent). Minimum 03 (Three) days emergency reserve capacity will be ensured.

GAS SUPPLY :

- Gas connection from TITAS (subject to permission from the Govt). Built in supply line will be set from Ground floor to kitchen.

ELECTRICITY SUPPLY :

- Residential power supply from DESCO.
- Individual Digital Meter for each apartment and separate digital meter for common use.

SEWEARGE SYSTEM :

- Planned for long term requirement

ADDITIONAL :

- Provision for Telephone and Cable TV Connection in master bed & living room.

FIRE PROTECTION :

- Fire extinguisher in each floor.

ELECTRO-MECHANICAL

LIFT :

- One 08 (Eight Person) capacity (LG / Sigma/ OTIS Equivalent) brand lift to be provided for the apartment complex.

GENERATOR :

- Standby Generator with Ricardo/ Perkins/Cummins/Equivalent Engine and BUILT-IN CANOPY of required capacity to serve Lifts, Pumps, Lobbies, 05 Lights & 05 Fan point in each apartment.

SUB STATION :

- Substation (Electromech/Energypac/Powerpac/Adex) comprising with Transformer, LT panel board, PFI panel etc. of required capacity will be installed for the apartment complex.

ELECTRICAL FITTINGS :

- Electrical switch, socket, plug, calling bell & other accessories (MK/Equivalent).
- All electrical wiring (BRB/Equivalent) will be concealed.
- Individual electric meter & electrical distribution box with main switch in each apartment with required circuit breakers.
- All bed rooms, living room, dining space, kitchen and toilets will have sufficient light points, concealed fan hooks and plug points. One suitable light point will be given in each verandah.
- Provision of CCTV in common areas of ground floor to ensure project security.
- Provision for Cable TV, connection in Master bed, and Living Room.
- Power outlets to be provided for electrical appliances at suitable locations.
- All power outlets with earthed connections.
- Designated space & suitable power points for Air-Conditioners in 02 Bed room & Living room.

DOORS :

- All door frames will be solid CTG teak wood.
- Solid CTG teak wooden decorative French polished main entrance door with handle & security lock, Tower bolt, Check viewer, Door knocker, apartment number plate, door chain.
- All internal door shutters will be veneer flash door (Partex/ Akiz/RFL).
- All bathroom and verandah doors will be laminated flash doors (Partex/Akiz/RFL)

WINDOWS :

- All windows will be 4" high bottom KAI/BTA/Chung Hua/Equivalent aluminium frame sliding shutter with 5mm thickness tinted/clear glass with rubber channel & mohair lining and MS solid square bar grill with mosquito net.

TILES SPECIFICATION :

- General/Main floor tiles will be 24" X 24" size RAK/Akiz/Equivalent mirror polish.
- All bathroom floor will be used 12" X 12" wall matching floor tiles & 10" X 13" RAK/Akiz/Equivalent matching wall tiles up to 7' height.
- Maid's toilet will be tiled on floor and walls by best quality tiles.
- Kitchen wall will be used 10" X 13" RAK/Akiz/Equivalent wall tiles up to 7' height all around wall and 12" X 12" floor tiles with color matching with wall tiles.
- Best quality RAK/Akiz equivalent stair tiles shall be used.

FEATURES & AMENITIES

SANITARY FITTINGS:

- Good quality RAK/Stella/Equivalent basin and high commode for bathroom and lowdown for servant bathroom.
- Hot and cold-water provision in all bathrooms except Servant Toilet.
- Standard size looking glass in all bathrooms with wooden frame.
- Best quality shower heads, towel rails, soap cases, tissue paper holder, glass shelf, stop cock, bib cock, will be provided in all bathrooms (Nazma/Sattar/Equivalent).
- Essentially correct uniform slope towards water outlet.
- Provision for exhaust fan in all bathrooms.

PAINTING SPECIFICATION:

- Weather Coat (Berger/Asian/Elite/Equivalent) on the exterior walls & boundary walls.
- (Berger Asian/Elite/Equivalent) on all internal walls & ceilings in soft color.
- Brilliant White Enamel Paint on ceiling of kitchen and bathrooms.
- Grills will be colored with enamel paint.
- Best quality French polished Door frames & shutters.

KITCHEN FINISHING:

- Built-in kitchen worktop with provision of under-counter cabinets.
- Kitchen wall will be tiled up to seven feet with 10" X 13" RAK/Akij/ equivalent.
- A Stainless-Steel counter top sink with best quality mixer will be provided.
- Provision for kitchen hood set up.
- Provision for exhaust fan set up.
- Tiled washing area (floor-level) with Bibcock will be provided at a corner of kitchen verandah for washing dish/groceries.

NOTE:

- Any optional work may be carried out by the Developer at an extra cost to the owner after negotiation/approval of both parties. In case of non-availability or shortage of supply of the materials mentioned in the proposal, equivalent materials in terms of quality and price available in the market may be used.





- Application for allotment of apartment should be made on the prescribed application form of the company duly signed by the applicant. ARONNOK Developments Ltd. has the right to accept or reject any application without assigning any reason thereto.
- On acceptance of an application, ARONNOK Developments Ltd. will issue/sign an allotment letter /agreement with the Purchaser.
- Allotment of the apartment will be made on first come first served basis.
- All payments of Down Payment, installments, Payment for additional works and other charges shall be made by Cheque or pay order in favor of ARONNOK Developments Ltd. for which respective receipts will be issued.
- All payments & charges are to be made on due dates. ARONNOK Developments Ltd. may issue reminders to the allottee but the allottee must adhere to the payment schedule of the allotment. In the event of cancellation, the amount paid by the allottee will be refunded after deducting 2% incidental charge upon the total sale value.
- Delay in payments beyond the due date will make the allottee liable to pay a delay charge 3% per month on the amount delayed. If the payment is delayed beyond 30 (thirty) days, ARONNOK Developments Ltd. shall have the right to cancel the allotment. In such an event the amount paid by the purchaser will be refunded after deducting 2% incidental charge upon the total sale value.
- ARONNOK Developments Ltd. and the purchaser will be required to execute an Deed of Agreement for safeguarding the interest of both parties.
- Minor changes in the specifications, design or layout of the apartments and other facilities may be carried out by ARONNOK Developments Ltd. for overall interest of the project.
- The possession of each apartment shall be duly handed over to the purchaser on completion of full payment of installments and other charges and dues.
- The Purchaser will pay stamp duties, registration fee, documentation charges, VAT, AIT and any other taxes and expenses likely to be incurred in connection with the deed of agreement, Allotment, Registration and Transfer etc. Only the actual cost shall be charged.
- After taking possession of apartment, the Purchaser must consult with ARONNOK Developments Ltd. prior to undertaking any structural or layout changes in the apartment complex.
- The work schedule has been methodically prepared to ensure both high quality and smooth progress of work. The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of ARONNOK Developments Ltd like force majeure, natural calamities, pandemic, political disturbances, materials scarcity or unrealistic price escalation, strikes etc.
- The Purchasers after full payment of dues will form a Board of Management for managing the general affairs of the complex. Initially each allottee must deposit TK 50,000 (Fifty Thousand) for each allotment of apartment to the Reserve Fund for common service expenses of the complex.

THANKING YOU...
ARONNOK DEVELOPMENTS LTD.



Corporate Office

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