



# Introducing

Adobe Teras is located at Modhubazar Dhanmondi residential area of Dhaka city.

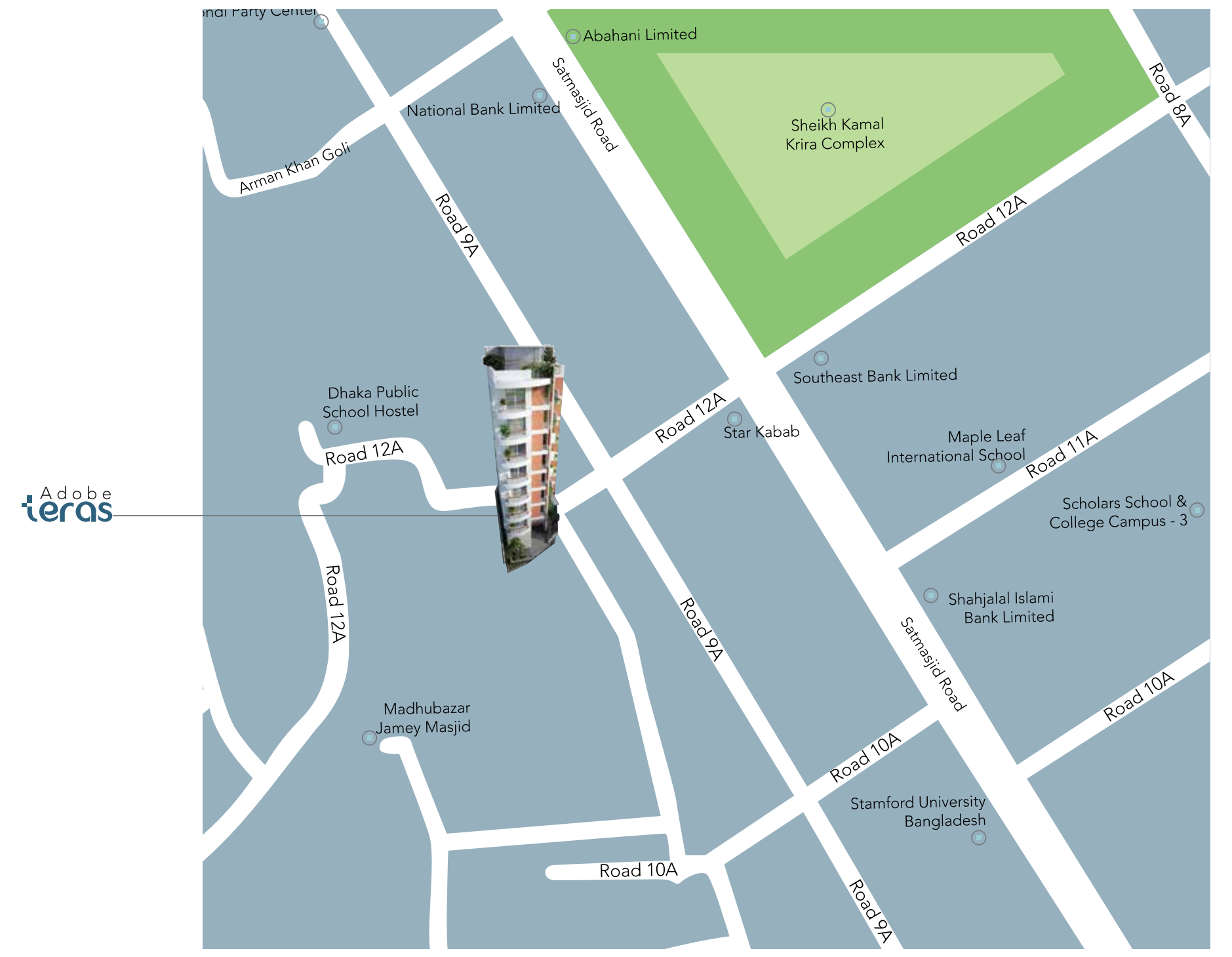
The site is positioned in a strategic location of Dhanmondi form where large openers of Dhanmondi could be enjoyed. We have provided a good investment opportunity along with modern living standard. The design, quality of construction and pricing of each apartment are the testimonies of our dedication to our clients.

“Adobe Teras” is a nine storied aesthetic beauty. It is a one-unit apartment building. It has total 07 apartments from 1st floor to 7th floor to meet the demand of different people who are connoisseurs of modern living. It provides the facility of standby Generator, Lift, Intercom connection from reception to every apartment, car parking in the ground floor with easy access from the road through security gate, and full time security.





Project Details	
Project Name	: Adobe Teras.
Project Address	: H/n: 183, Rd no: 12/A, (Dhanmondi Star Kebab Adjacent Road) West Dhanmondi, Dhaka.
Land Area	: 3.17 Katha.
Parking	: 07 ( Seven).
Particulars of Building	: Ground + Mezzanine+ 07 (Seven).
Apartment Nos'	: 07 (Seven).
Apartment Size	: 1500 Sft(Gross)
Ground Floor	: Lift Lobby with waiting Area.
Roof floor	: Designed Roof top with Multipurpose Lounge.







## living with a distinct style

# features

### The Building Entrance

All our building will have attractive, spacious entrance gates. Covered car parking will be available. The driveway will be paved with pavement tiles. Our car parks will be designed with all security provisions and a comfortable driveway for easy access for the convenience of all residents and guest.

### Lift, Lobby and Staircases

We will always use a top of the line elevator, seeking for an international standard. All our building stair cases will be tiled. The landings on and mild steel from ground floor will be paved with marble. The handrails will be of decorative stainless steel.

### Apartment Layout and Interiors

All apartments in our buildings will have a well thought out and functional floor plan, designed by NANDONIC Upodesta Ltd. a contemporary design based studio. Our interiors will boast homogeneous floor tiles, imported switches superior sanitary wares, fixtures, sliding aluminum windows, carefully fitted wooden door frames and a smooth finish plastic paint. Our floor plans will emphasize natural lighting, optimum ventilation with carefully arranged verandahs and windows.

### Structural and General Engineering Features

At Adobe builders Ltd, we pay the utmost attention to details, which is the corner stone of our strength.

### Primary Apartment Features

- A solid teak main entrance door with a viewer, door knocker, Apartment number and Door handle with lock.
- Floor s will be paved with homogeneous tiles (12` x 12`) or (16` x 16`)
- Smooth finish plastic paint on the walls and the ceiling, in soft colors.
- Strong and durable veneered flush door shutters with French polish will be used for internal doors.
- Flush door shutters will be used for kitchen and bathrooms.
- Maid's toilet will have plastic door frame and PVC shutters.
- Internal doorframes will be made of shil koroï or equivalent wood.
- Sliding glass on window with mohair lining and rainwater barrier in aluminum section.
- Safety grills on windows.
- All electric wiring, phone lines, gas and water lines will be concealed.
- Concealed TV antenna lines in the master bedroom and in the living room.
- Telephone connection points in the master bedroom and in the living room.
- Imported electric switch, Socket, plug point and others fitting.
- Energy saving light holders will be installed in the kitchen and the bathrooms.
- Provision with power points for air conditioner in the master bedroom, the second bedroom and living room.
- Intercom connection with the guardroom.

### Bathroom Features

- Totto or equivalent combine set (Basin and Water Closet) in the master bathroom as per availability.
- Other bathrooms will have RAK or equivalent commode, lowdown and basins.
- Attractive floor and wall tiles in all bathroom walls up to full height.
- Superior quality mirrors in all bathrooms.
- Shower tray in the master bathroom.
- Shower area in the other bathrooms.
- High quality chrome plated fittings.
- Push shower with combined bibcock provision in all bathrooms.
- Concealed hot and cold water lines in master bathroom
- Separate plug points for geyser provision on master toilets.
- Maid's toilets have long pan, spout and moving shower.

### Kitchen Features

- Concrete platform along one wall at 33" height from floor level with stone cladded worktop.
- Double burner gas outlets over concrete platform to support burners.
- Homogeneous floor tiles.
- Best quality (RAK/Eqv) ceramic tiles running along the kitchen counter top wall.
- Concealed hot and cold water lines (if client asks for).
- One high polish counter-top stainless steel sink with mixer.
- One down wash area in the kitchen for washing pots.

## multipurpose lounge on roof top

On the rooftop of TERAS you will get a multi purpose lounge and rooftop garden with panoramic views of Dhanmondi . This exclusive part of the building is ideal for a get together or meeting or a Bar-B-Q Party. So owners can pick which one is ideal for their needs.

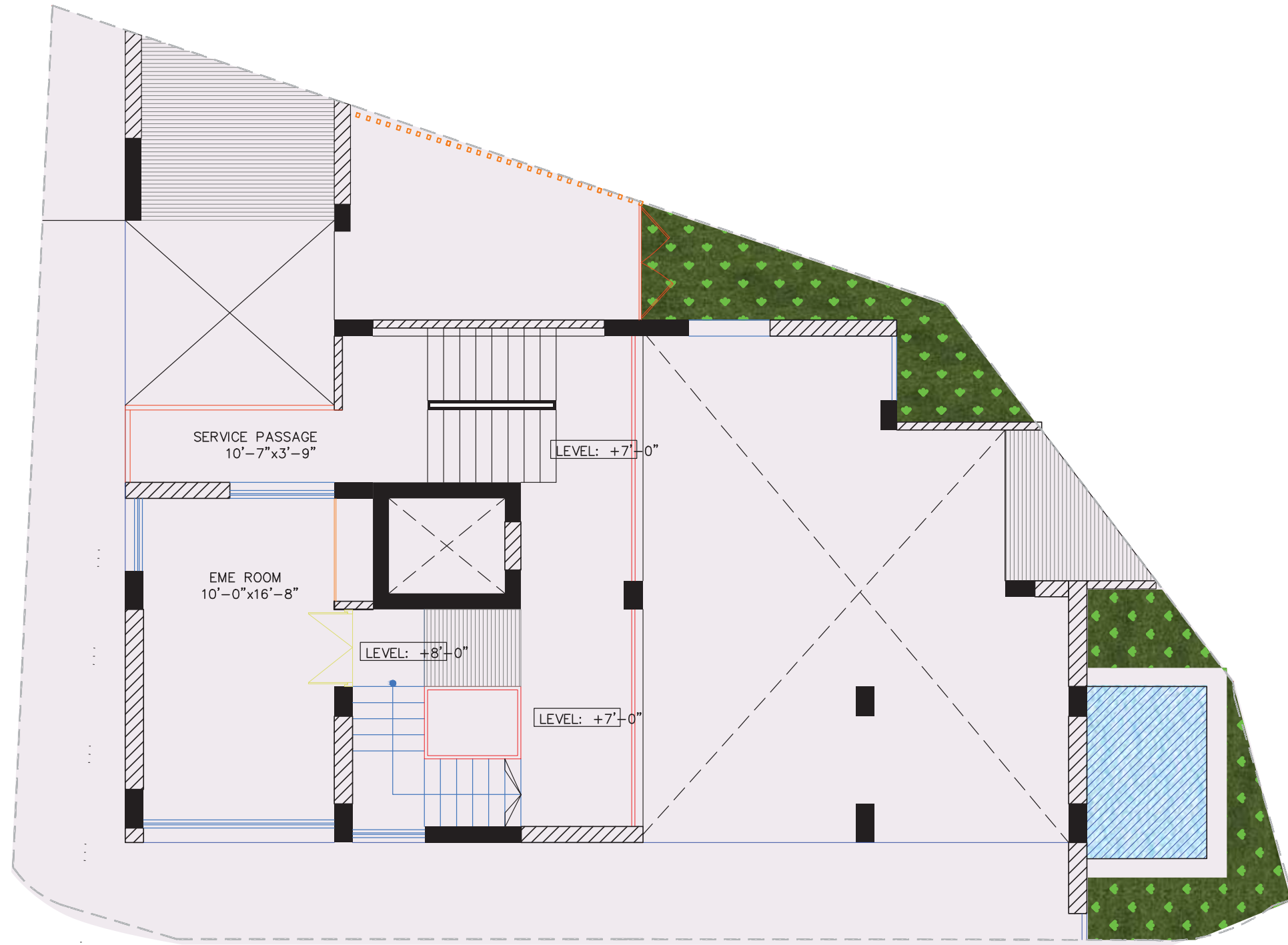


# apartment layouts



GROUND FLOOR PLAN ( 07 CAR PARKS )



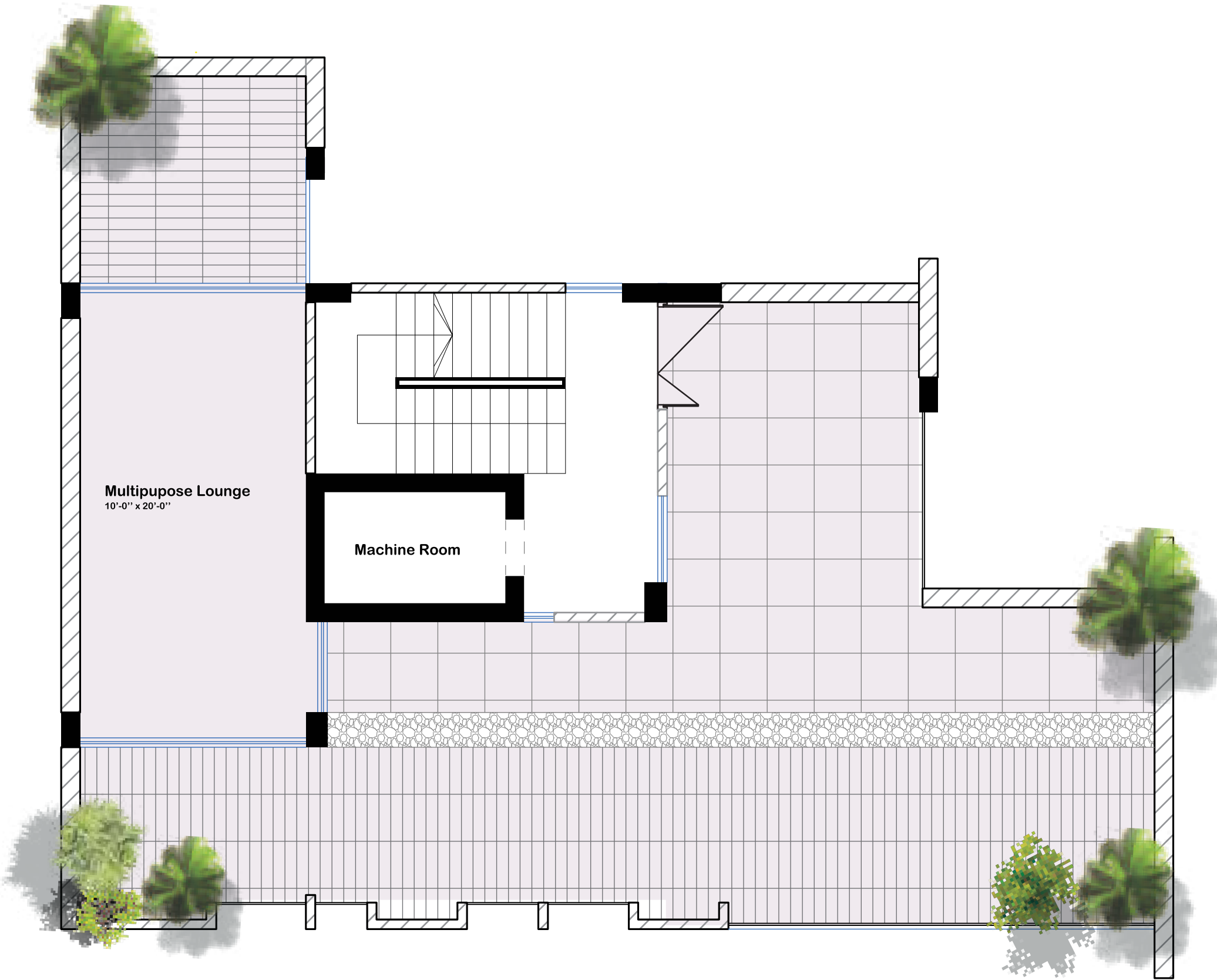


MEZZANINE FLOOR PLAN



TYPICAL FLOOR PLAN (1<sup>st</sup> to 7<sup>th</sup>)

Apartment Size : 1500 Sft. (Gross)



**ROOF FLOOR PLAN**

# terms and conditions

**Application:**

Application for allotment of apartment has to be made on the prescribed form duly signed by the applicant.

**Payment:**

The buyer will make the payment as per payment schedule through, A/C payee cheque, bank draft or by pay-order in favor of Adobe Builders Ltd. payment from overseas in US Dollars or Euro are to be calculated at the prevailing official conversion rate to Bangladesh Taka on the date of encashment. The minimum payment for any booking of an apartment is 30% of the total negotiated price.

**Delay of Payment:**

The allottee undertakes to pay a 'delay charge' at the rate of 1% per day on the amount of payment delayed beyond the due date. If the payment is delayed for 45 days, the company has right to cancel the allotment without serving any notice to the allottee. In such case, the deposited amount will be refunded after sale out of the same apartment to a new buyer, and an amount of 5% of the total price [mentioned in the booking agreement] will be deducted from the buyer's deposited amount as incidental charge.

**Documentation Cost:**

The buyer will pay stamp duties, registration fees, taxes, legal and Govt. charges, VAT and others miscellaneous expenses likely to be incurred in connection with the registrations of deed.

**Incidental Expenditures:**

Connection charges/fees, security deposits and other incidental charges related to gas, water, sewerage and electrical connection and any other utility services etc. are not included with apartment cost.

**Adobe's Right:**

The developer reserves the right to make any alternation, addition, omission, revision of the total or any part of the architectural and structural design or working drawing and limited changes can be made in specification for overall interest of the project with prior notice to the buyer or concerned authority.

**Handing Over Possessions:**

After full payments of installment and other charges possession of each apartment shall be handed over to the respective buyer. Until the dues are clear, possession of the apartments will be hold by the company.

**Owner's Association:**

To manage the common facilities like the supply of electricity, water and sewerage and the overall maintenance of the building, an Association of Apartment Owners will be formed. All the owner of apartments will be a member of the owners association, which will be formed by the owners of the apartments with the view of maintaining the general affairs of the complex for their common interest. All allottee's after full payment of installments and dues must become members of the association and abide by its rules for their common inters. Each allottee (for each allotment of apartment) must make an initial deposit of TK. 50,000.00 (Taka Fifty Thousand) only as Reserved Fund, out of which Tk. 25,000.00 (Taka Twenty Five Thousand) only will be kept with the company for 02 (Two) years and will be used for renovation/up gradation works like outside paint, logo repair etc. in the common areas of the project.



A Scenic view of Dhanmondi could be enjoyed from Adobe Teras roof