
SUNLIGHT
BUILDERS
BUILDING A BRIGHTER TOMORROW
10-STOREY RESIDENTIAL BUILDING
MODERN LIVING
TRUSTED QUALITY
PRIME LOCATION
EXCELLENT AMENITIES
Aref Ali
Apartments
BDSUNLIGHT.com
info@bdsunlight.com
whats app: (609) 662-8514
2 Modern Lifts
Generator Backup
Car Parking
Community Hall (25–30 Persons)
Rooftop Clothes-Drying Area
House - 199, Road 9/A, West Dhanmondi, Dhaka 1209

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PRIME LOCATION

A Premium, Quiet Location

Steps Away From Main Dhanmondi

AREF ALI Apartments is located just a few minutes from Star Kabab and Abahani Field on Satmasjid Road. Enjoy a peaceful residential environment with the convenience of being close to top schools, hospitals, Unimart Supercenter and some of the best restaurants in town.



Reputed Schools | Leading Hospitals | Unimart Supercenter | Popular Restaurants | Peaceful Residential Area

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1ST TO 9TH FLOOR PLAN (4,900 SFT)

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GROUND FLOOR PLAN

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TYPE A – 3 BED
(1,700 SFT)

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TYPE A – 4 BED
(2,000 SFT)

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N
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S

TYPE B – 3 BED (1,421 SFT)

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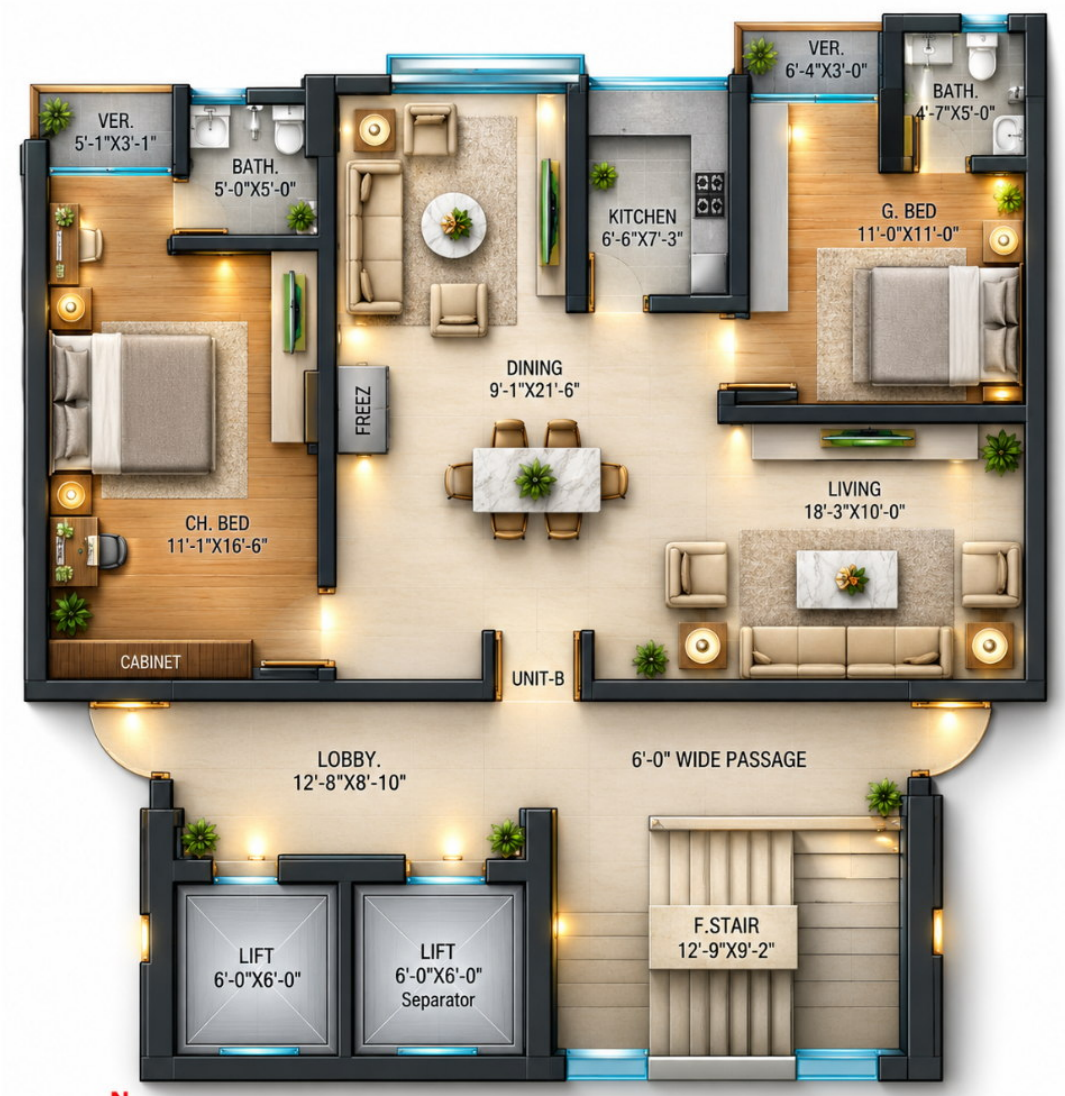

TYPE B – 2 BED (1,169 SFT)

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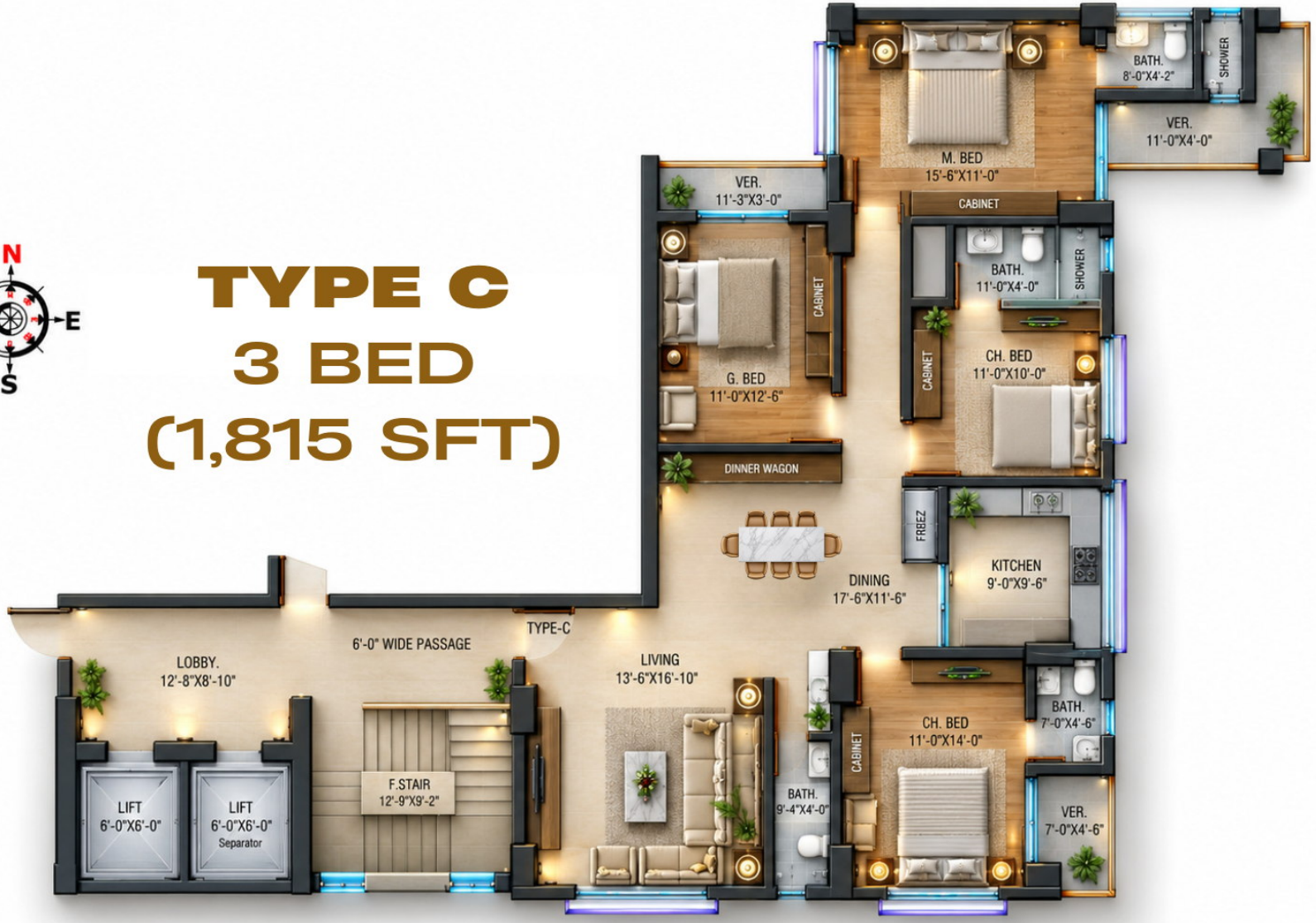
TYPE C
3 BED
(1,815 SFT)



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ROOF FLOOR PLAN

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Features & Specifications

Structural & Engineering

- R.C.C. framed structure designed by reputed professional structural engineers.
- Design and construction as per BNBC and ACI standards.
- Soil investigation and structural analysis for safety and durability.

Construction Materials

- High-strength deformed steel (e.g., BSRM/AKS/KSRM or equivalent).
- Quality cement (e.g., SCAN/CROWN/Mir or equivalent).
- 1st class bricks, selected stone chips and well-graded sand.
- All materials tested and used under expert supervision.

Doors & Frames

- Decorative solid wood main door with teak/Chittagong shegun finish and a secure door lock.
- Seasoned mahogany/Gorjon wood door frames.
- Veneered flush doors for bedrooms, kitchen and bathrooms (Partex/Akij or equivalent).

Windows & Ventilation

- Aluminium sliding windows (KAI or equivalent) with 5mm clear glass.
- Safety grills in windows and verandah.
- Provision for mosquito net.

Flooring & Wall Finishes

- 24" x 24" homogeneous floor tiles (RAK/STAR/Great Wall or equivalent) in all rooms.
- 12" x 24" glazed wall tiles in bathrooms and kitchen (RAK/CBC or equivalent).
- Smooth plastic paint on internal walls and Berger weather coat or equivalent on external walls.

Exterior & Finishing

- Attractive modern elevation with weatherproof painting.
- Verandah with durable and easy-to-maintain finish.
- Quality finishing throughout the building, ensuring a neat and elegant look.

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Features & Amenities — Living

Kitchen Features

- 16" × 16" floor tiles (RAK or equivalent) up to 7 ft and glazed wall tiles up to 7 ft height.
- Granite/stone countertop with stainless steel sink (single bowl).
- One double-burner gas stove.
- Provision for exhaust fan and kitchen hood.

Bathroom Features

- 10" × 16" ceramic wall tiles (RAK/Great Wall or equivalent).
- 12" × 12" non-slip floor tiles.
- Best quality sanitary fittings and accessories (local/imported).
- Provision for geyser in all bathrooms.

Electrical System

- Concealed electrical wiring with MK type switches and sockets (Energy PAC or equivalent).
- Individual meter for each apartment.
- Circuit breakers of a reputed brand (e.g., Siemens/Legrand).
- Provision for air-conditioning in bedrooms, living and dining.

Utilities & Connections

- WASA water connection with underground and rooftop reservoirs (for 3 days' storage) and pump.
- Titas gas connection (subject to government approval).
- Individual DESA meter for each apartment.

Lifts

- Two modern lifts, each with capacity for 6–8 persons (Fujii/Sigma or equivalent).
- Lift lobbies with elegant design and adequate lighting.

Generator

- Standby generator for essential common services: lifts, water pumps, staircase lighting, reception, security and common areas.
- In addition, backup supply for 2 lights and 2 fans in each apartment.

Car Parking

- One car parking space for each apartment (as per allotment).
- Spacious and well-organized parking area with easy access.

Reception & Security

- Attractive reception lobby with a reception desk.
- Intercom system from reception to each apartment.
- 24/7 security with CCTV surveillance and guard post.

Rooftop Amenities

- Dedicated clothes-drying area.
- Community hall for 25–30 persons, suitable for small gatherings.
- Rooftop with protective parapet wall and safe access.

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Terms & Conditions

01 Booking & Allotment

- Application for allotment to be submitted with the booking money.
- Allotment will be confirmed on a first-come, first-served basis.

02 Payment

- Payment to be made as per the agreed price and payment schedule (lump sum or installments) mentioned in the agreement.
- All payments to be made by Account Payee Cheque, Bank Draft or Bank Transfer in favor of Sunlight Builders Ltd.

03 Late Payment

- If any installment is not paid within 30 (thirty) days of the due date, a late fee of 5% on the due amount will be applicable.
- Failure to pay three (3) consecutive installments may lead to cancellation of the allotment.

04 Cancellation

- The allottee may cancel the booking within 7 (seven) days with full refund of the booking money.
- After 7 days, cancellation by the allottee or due to non-payment will result in deduction of 10% (ten percent) service charge from the deposited amount, and the balance will be refunded.

05 Refund

- In case the company is unable to complete the project for any unavoidable reason, all deposited amounts will be refunded in full to the allottee.
- Refunds, where applicable, will be made within a reasonable time as per the agreement.

06 Construction & Handover

- The construction of the 10-storey residential building is expected to be completed by 2029.
- A further grace period of 6 (six) months may be allowed, if required.
- Handover of the apartment will be made after full payment of all dues and completion of the project.

07 Registration & Related Charges

- The individual deed of sale (registration) will be executed after completion and handover of the apartment.
- Registration fees, government taxes, VAT (if applicable) and other legal charges shall be borne by the purchaser.

08 Maintenance & Owners' Association

- A one-time maintenance fund of Tk 50,000 (fifty thousand) per apartment shall be paid to the Owners' Management Society.
- After handover, each owner will pay a monthly maintenance subscription (to be fixed by the Society) for common services such as lifts, security, cleaning, generator, water pump, etc.

09 Dispute Resolution

- Any dispute arising from this agreement shall be resolved through arbitration in accordance with the Arbitration Act, as agreed by both parties.
- The decision of the arbitrator(s) shall be final and binding on both parties.

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