



CONSORT
Builders & Properties

CONSORT *Riviera*
AFROZ
@ JOLSHIRI ABASHON



CONSORT BUILDERS & PROPERTIES

CORPORATE OFFICE :HOUSE NO: 55/D (GROUND FLOOR),
ROAD NO: 9/A , DHANMONDI , DHAKA.



Where Architectural Dreams Meet Reality

About Us

Consort Builders and Properties is a prominent and rapidly expanding real estate company that specialises in apartment building and craftsmanship. Consort builders and properties committed to innovation, goodness, sustainability, excellence, and integrity. In our pursuit of exceeding consumer expectations through our business practices, we are instilling a fresh energy in the real estate industry. This highly esteemed and affluent neighbourhood at Jolshiri Abashon is a perfect fit for Consort builders and properties's forward-thinking ethos.

The primary focus is to gather elements of sustainable living into each project, leveraging cutting-edge technologies and advanced equipment. In view of the sprawling population growth of the country, limitation in the availability of lands and open spaces in residential as well as commercial enclaves, they put substantial emphasis on conserving spaces and resources; bringing out the components of nature in building infrastructures. Through the infusion of biophilic design and architecture, the utilization of up-to-date technologies and the provision of superior brands in projects, Our development company offers modern conveniences and buildings that resonate with upscale living. **Consort Builders and Properties** delivers you the promised brands, unparalleled quality features and true value for money that creates aesthetically pleasing, comfortable and luxurious habitats for living.



A Message from the Managing Partner

Dear Future Residents and Partners,

It is with great pleasure that I welcome you to the journey of **Consort Builders & Properties**. We have embarked on this path with a commitment to modern architecture, sustainable construction, and quality living—bringing dreams to life.

As an architect with 13 years of experience shaping spaces, I've always believed buildings are more than concrete structures – they are living canvases that shape human experiences. At **Consort Builders & Properties**, we bring this philosophy to life in every curve, corner, and corridor of our first project in Jolshiri Abashon, **Consort Riviera AFROZ**.

Our debut project embodies architecture's holy trinity:

- ✓ **Functionality** – Scientifically designed living flows
- ✓ **Aesthetics** – Timeless designs that inspire
- ✓ **Sustainability** – From rainwater harvesting to solar integration

What makes your future home unique:

- ✓ **Architect-Led Construction** – Every detail crafted by design professionals
- ✓ **Climate-Responsive Design** – Natural ventilation optimized for tropical living
- ✓ **Future-Proof Spaces** – Smart home-ready infrastructure

My team – comprising experienced engineers and designers – shares one mission: to deliver global-standard living spaces rooted in Bangladeshi cultural context.

You're not just buying an apartment; you're investing in:

- ✓ **Biophilic Design Principles*** that connect you with nature
- ✓ **Community-Centric Amenities*** fostering neighbourly bonds
- ✓ **Legacy-Quality Construction*** that stands the test of time

From concept sketches to handing over your keys, we treat every home as if we were designing it for our own families. Welcome to where architectural passion meets responsible development.

Architect Ishtiaque Ahmad, MIAB

B. Arch (BUET); M. ARCH (BUET)

RAJUK & Cant. Board Enlisted.

Founder & Managing Partner,

Consort Builders & Properties

“ Let's Build Tomorrow's Heritage Today ”

AT A GLANCE



SECTOR : 16



ROAD NO. : 505F (40' wide road)
505 (60' wide road)



PLOT NO. : 002



LAND SIZE : 05 KATHA



FLAT SIZE : 2850 SFT.



BUILDING TYPE : G+M+8



BEDROOMS : 04



PASSENGER LIFT : 01



CAR PARKING : 08



Wellness Feature



CORNER PLOT



SOUTH FACED



DOUBLE HEIGHT ENTRANCE



MEZZANINE FLOOR



40' WIDE ROAD



60' WIDE ROAD



CAR PARKING



NEAR LAKE



LIGHT AND VENTILATION



WALKING TRACK



GREEN ZONE



ROOFTOP GARDEN AREA



OPEN TERRACE



GRAND RECEPTION



5 KATHA PLOT



VISITOR LOUNGE



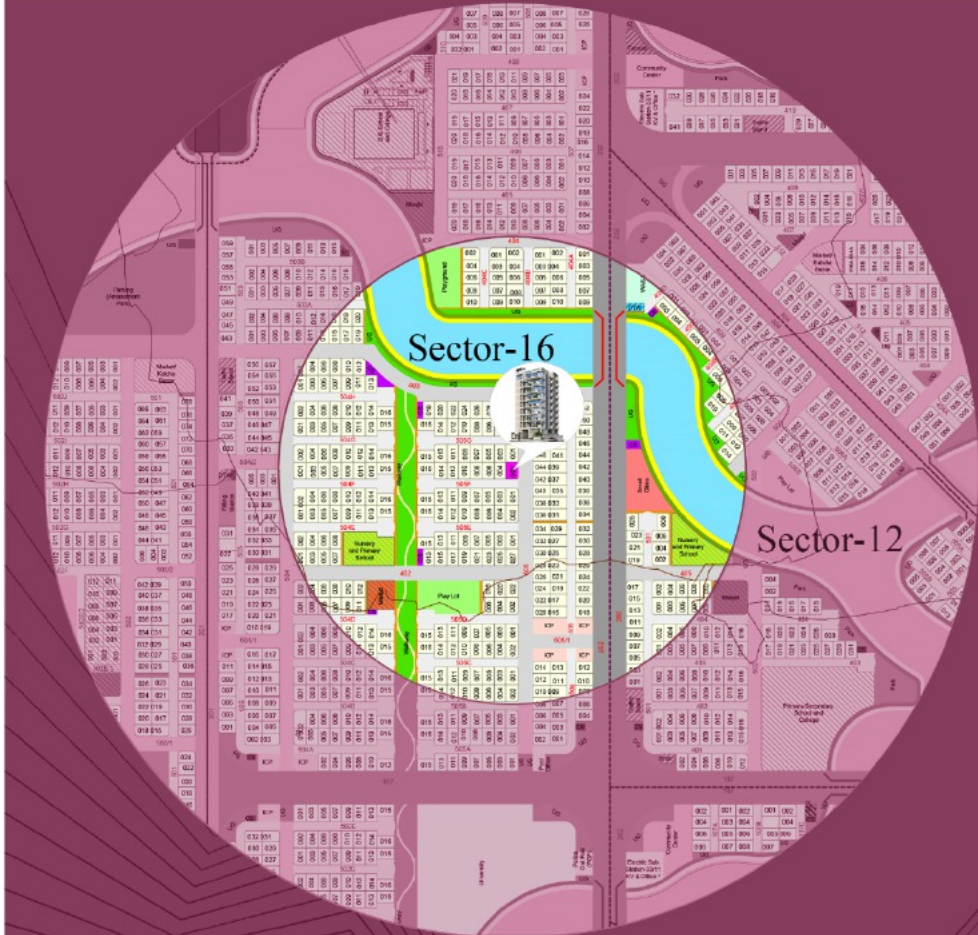
MOSQUE NEARBY



BBQ CORNER

CONSORT *Riviera*
AFROZ

Amenities nearby from your future HOME



5 Minutes walking distance

10 Minutes walking distance



Nursery and
Primary School



Small Clinic



BIS School
& College



Lake



Mosque



Park



Community Center



Amusement Park



Kacha Bazar



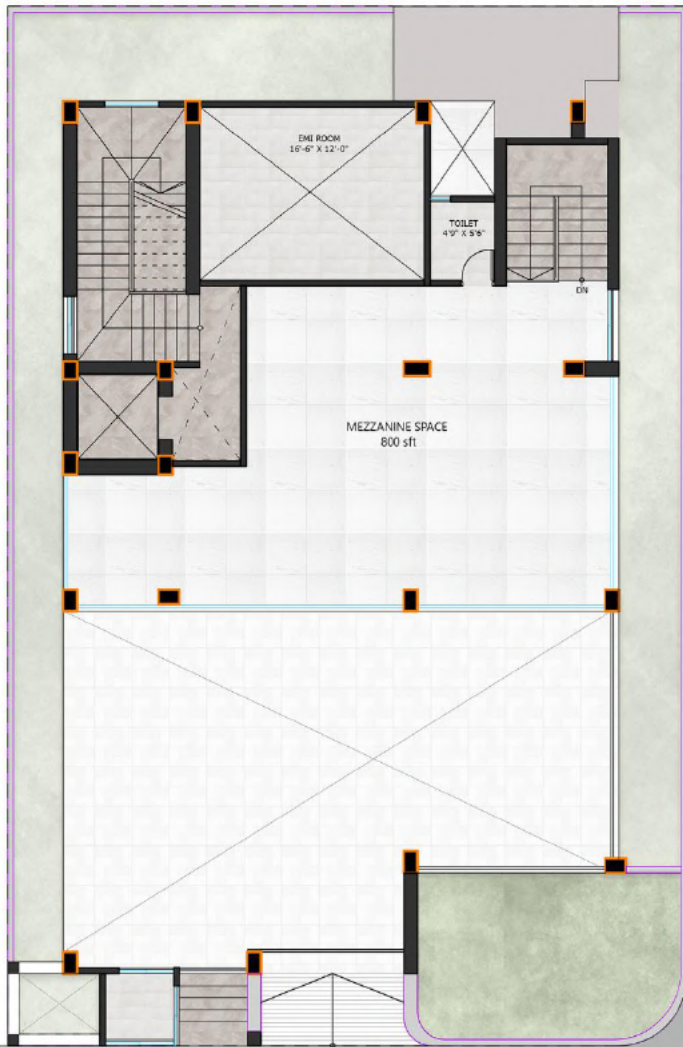
University



Temple



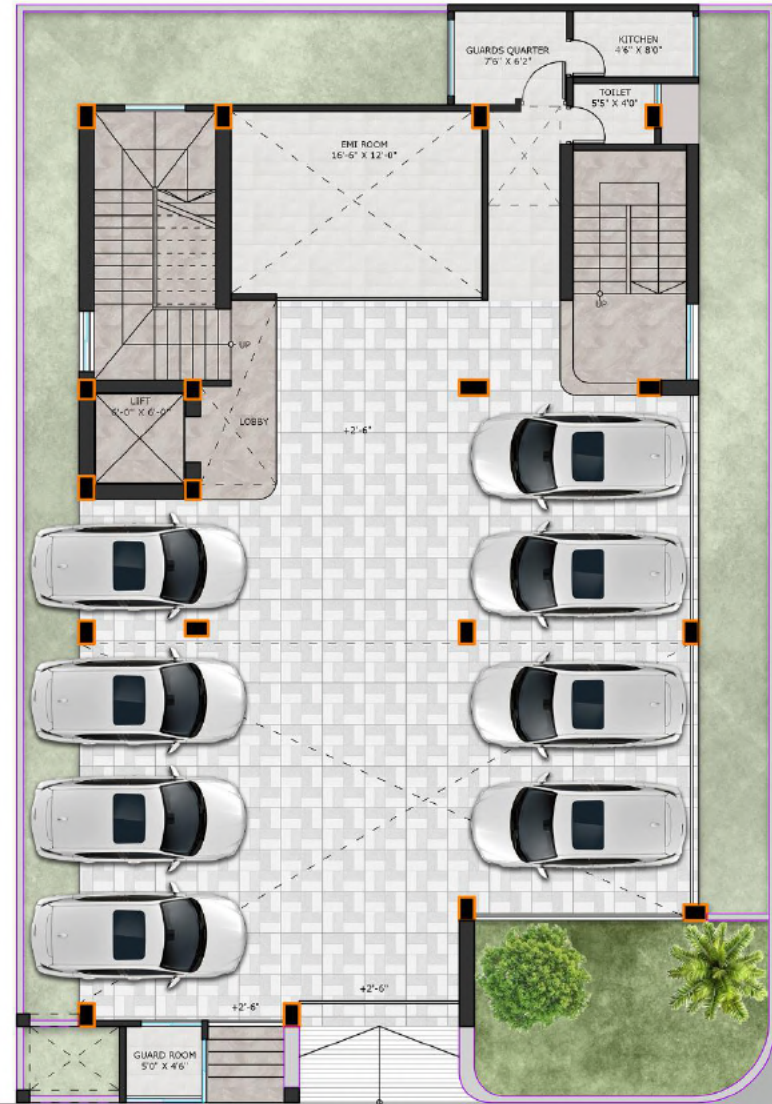
PARKING / MEZANINE VIEW



60 FEET WIDE ROAD

Entry/Exit
40 FEET WIDE ROAD

 MEZZANINE FLOOR PLAN



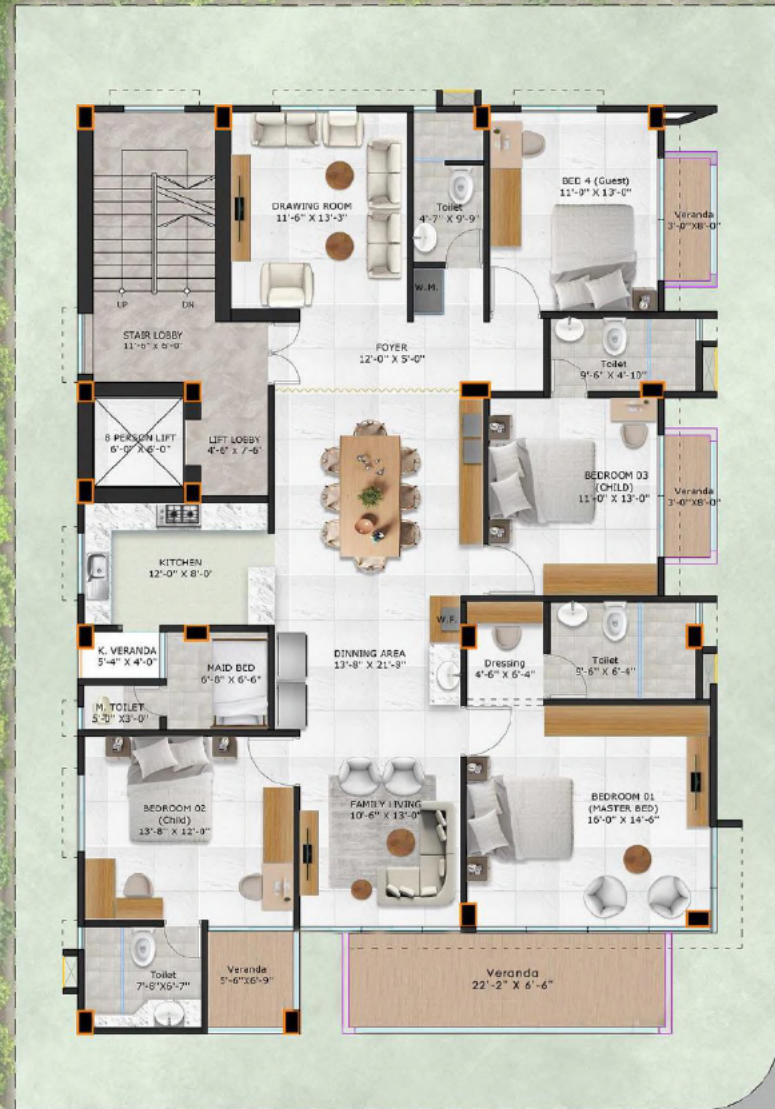
60 FEET WIDE ROAD

Entry/Exit
40 FEET WIDE ROAD

 GROUND FLOOR PLAN



40 FEET WIDE ROAD



60 FEET WIDE ROAD

40 FEET WIDE ROAD



TYPICAL FLOOR PLAN (TYPE 2)

Standard Features

1. Building Entrance :	- Decorative Gate with Light as per design - Logo on Polished Marble/Granite/Metal - Garden beside entrance as per elevation - Security post to provide 24 hours surveillance duty, as per Design - One Ceiling/Wall Fan for Security post	7. Generator :	- One brand new imported International standard generator residential Canopy System ,manufacturer warranty. - Engine: 50 KVA - Adequate KVA Capacity to cover lift, Water Pump, Common Light and one Light & one Fan in all Bedrooms, one Light in Kitchen, Dining, Living & All Bathroom.Powerpoint.
2.Car Park & Driveway :	- Comfortable internal driveway - Car wash point - Designed floor of paved tiles - MS/SS Column Guard on column at parking area - Reserved car parking marked with numbers - Electric Vehicle Charging Station	8. Water Pumps:	- Two imported pumps: one for full operation & one for standby support. - Brand: Gazi / RFL / Marquiz / Pedrol
3.Reception Lobby :	- Reception desk with Marble/Granite table top - Marble/Granite/Tiles in floor as per design - One Wall/Ceiling Fan	9. Rooftop:	- Protective Parapet Wall (As per Design) - Cloth Drying Hanger - Garden area and tiles top seating area (As per Design) - Non-slippery & weather-resistant homogeneous mat tiles.
4.Lift Lobby & Staircase :	- Good Quality imported Marble/Granite/Tiles - On Lift lobby wall as per design - Marble/Tiles for lift lobby floor as per design - Heavy duty 12"x24" stair tiles for all flights - Superbly proportioned staircases with decorative railings	10. General Floor:	Company standard imported double charged 32"x32" Mirror polished Tiles in Apt. floor
5.Lift :	- Imported international standard passenger lifts 8 Person capacity - Brand: Hyundai or same quality lift. - Designed cabin interior and ground floor entry door - ARD in built	11. Bathroom:	- Company standard imported commode and cabinet basin in master & 2nd Toilet. - Brand: American Standard/Jaquar/Inox - Company standard imported commode and pedestal basin in other toilets.Brand: American Standard/Jaquar/Inox except servant's toilet - Good quality Imported ceramic wall tiles (size: 12"x24") glossy/matt finish & matching floor tiles (size:12"x24") in all bathrooms except servant bath.
6.Apartment Layouts :	- The total layout has been thoughtfully arranged to maximize advantages, especially in relation to the daylight from all sides and cross-ventilation. - Privacy will be emphasized in designing the layout so that master & 2nd bedrooms are located away from the guest bedrooms and entertainment areas - The apartments are designed to take advantage of both the winter sunlight and cool summer breeze	12.General Amenities of the complex:	- Electricity supply approx. 220v/440v from DESA/DESCO source with separate main cable and LT Panel/Distribution Board - Water Supply Connection from WASA sufficient as per total calculated consumption - Underground water reservoir with one main lifting pump and one standby pump - Sewerage lines planned for compatible requirements. - Gas pipeline up to each apartment for natural Gas/LPG use - Termite protection treatment of ground - A fire extinguisher on each floor. - Security Alarm on Ground Floor.

TERMS AND CONDITION

Allotment of Apartment

Interested buyers must submit an application for allotment in the prescribed Application Form along with all true information and the DOWN PAYMENT.

The allotment will be made on "first paid, first served" basis. However, higher amount of Down Payment will be given more preference in selection of interested buyers.

The allotment will be given in Company Letterhead while the notarized Deed of Agreement will be signed after collecting 51% of the total payment from Buyer.

The company has the right to accept or reject any application without assigning any reason.

Schedule of Payment

The buyers must strictly adhere to the mutually agreed SCHEDULE OF PAYMENT of installments to ensure timely completion of the construction.

Any delay in payment will make the buyer liable to pay a Delay Charge @ 1% per day on the amount of payment delayed, effective from the scheduled date up to 60 days.

If the payment is delayed beyond 60 days, then the company shall have the right to cancel the allotment with 1 week's written notice. In an event of such cancellation, the amount already paid by the buyer will be refunded after resale of the same apartment and collection of the refundable amount from the next allottee.

If a buyer chooses, the amount can be refunded within 1 month of cancellation after deducting penalty fee of Tk. 5 (five) Lac only. The same refund rules would apply for the buyers who may voluntarily cancel their reservation at any point after 3 months of allotment for any personal reason.

Allocation of Car Park

A buyer can choose or confirm his/her preferred car park from the available free parking spots only when 75% of the total price has been paid.

No preference of selection will be given before verifying that payment.

Company's Right

The Company reserves the right to accept or reject any application for allotment.

Buyers are liable to pay for any change or modification in specifications requested by them.

Company reserves the right to refuse any such request that may affect building façade, exterior of apartment and service systems, etc.

The Company reserves the right to modify the standard specifications and features due to non-availability, shortage of supply, hike of market price, architectural consultant's suggestion or overall standardization/benefit of the project.

The Company reserves the right to revise apartment's prices in light of the contemporary market standard in unanticipated cases of exorbitant price escalation of building materials, massive economic deflation or such substantial changes in the financial scenario.

Loan/Mortgage

The buyers may avail Home Loan from banks/financial institutions by mortgaging the allotted apartment through a Tri-partite Agreement with the Developer.

The Developer will give necessary support to the buyer for processing the loan application whereas the final decision of sanctioning the loan depends on buyer's credit merits and loan-giver's discretion.

Buyer must start the loan sanctioning process with ample time in hand because no exemption of delay fee will be granted for any scheduled payment delayed due to the time required/delayed for loan processing.

Construction & Completion of Project

The responsibility of construction of the apartment & common premises according to the finishing specifications mentioned in this brochure rests with the Developer. But, the cost, quality, timely supply & finishing execution of any additional/alternate item of finishing would be considered as Buyer's own responsibility.

The project will be completed within 36 (thirty-six) Months from the date of construction. A grace period of 6 months will also be added to this period in case of unforeseen delays in one or more phases of construction.

Any delay for personal/additional interior works of an apartment or due to government agencies' negligence/bureaucratic process and the causes, which are beyond reasonable control.

Developer will be counted beyond this schedule.

Allotment Transfer

Until full payment of all installments, the buyer shall not have the right to transfer the allotment to a third party. Moreover, a Transfer Fee is payable to the Developer for transfer of allotment to a third party at any point of time before registration of the apartment.

Other Relevant Costs

Connection fees, security deposits and other charges and costs relating to Gas, Power Connections, Water & Sewerage are not included in the price of the apartment. The buyer shall make the payment directly to the authorities concerned. Should the company incur any incidental expenditure on these accounts, the buyer shall be liable to reimburse the proportionate share of that amount to the company. The buyer shall bear all costs relating to VAT on land and apartment, transfer and registration of apartment including the related incidental expenses.

Owners' Association

The buyer must undertake to become a member of the Owners' Association that will be formed by the buyers of the flats for maintenance, welfare and management of the Apartment Building.

Termination/Cessation of Project

For any reason that is beyond the control of the company including acts of God or economic depression, the company may abandon the Project and terminate the contract without any right of compensation by the allottee. In such an event, the company shall be bound to refund the buyer all monies that have been paid earlier within 3 months of official cessation of the project.



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