

**BEST-TECH**

# Snowdrop

Step into luxury:  
Your Dream home beckons







### Your Gateway to Premier Real Estate Excellence

Welcome to **BEST-TECH Properties Ltd.**, the foremost name in Real Estate excellence located in the vibrant city of Dhaka. Serving the entirety of Bangladesh, we specialize in comprehensive real estate solutions, encompassing both residential and commercial domains. With an illustrious tenure of nearly 14 years, our legacy positions us as the pinnacle of real estate companies in Bangladesh.

At **BEST-TECH Properties Ltd.**, we offer a spectrum of services tailored to cater to your every need. Whether you seek assistance in residential property transactions, property management services, or commercial ventures across the nation, our dedicated team stands ready to serve you with unparalleled expertise and commitment.

Driven by a steadfast commitment to expanding our vast network of real estate opportunities, we assure you of a seamless experience, whether you are looking to buy or sell property anywhere in the country. With a track record of excellence, **BEST-TECH Properties Ltd.** emerges as your trusted partner in every real estate endeavor.

### "We Bring Families and Homes Together."

It is with immense pleasure that we introduce our latest endeavor, **BEST-TECH Snowdrop** – an oasis of tranquility nestled in a serene residential enclave.

**BEST-TECH Snowdrop** presents a Residential Complex adorned with contemporary amenities and modern conveniences, meticulously crafted to complement your sophisticated lifestyle. Our architectural marvel reflects a fusion of timeless design aesthetics and functional brilliance, offering a harmonious blend of comfort and convenience. Situated in close proximity to essential civic

amenities, **BEST-TECH Snowdrop** stands as a testament to unparalleled living experiences, beckoning you to embrace a life of serenity and fulfillment.

Discover the epitome of residential excellence with **BEST-TECH Snowdrop** – where every detail is crafted to perfection, ensuring an unparalleled living experience that transcends expectations.



## Project Information

**PROJECT NAME**  
**BEST-TECH Snowdrop**

**PROJECT ADDRESS**  
Plot No # 01, Road No # 4/A, Block # G,  
Sector # 15, Uttara 3rd Phase, Uttara, Dhaka.

**NATURE**  
Luxury Type Residential Building.

**LUXURY AMENITIES & DESIGN FEATURES**  
High end Gymnasium, Luxurious Community Hall,  
Premium Elevators, Exquisite Rooftop Garden,  
Top-Quality Fixtures, and Beyond.

**STOREYS**  
Ground + 7 Living Floor

**ORIENTATION**  
Southeast Corner Plot  
South: Adjacent to a 60 Feet Road  
East: Adjacent to a 30 Feet Road

**LAND AREA**  
3 Katha

**NO of APARTMENTS**  
7 Nos.

**NO of Parking**  
6 Nos.

**NO of ELEVATOR/LIFT**  
1 Nos.

**APARTMENT SIZE**  
1660 Sq.ft.

**PARKING**  
Ground Floor

**APARTMENT CONTAINS**  
3 Bedrooms, 3 Bathrooms (2 Attached), 3 Verandas,  
Living Room, Dining Room, Kitchen.

**COMMON FEATURES**  
Garden Area, Guard Post, Generator Room,  
Caretaker Quarters, Driver's Lounge, Restrooms on  
Ground and Rooftop Floors, Community Area,  
Gymnasium, BBQ Zone etc.



## The Location

Located in Uttara, BEST-TECH SNOWDROP emerges as an iconic landmark in the making. Strategically positioned, conveniently located adjacent to Uttara North MRT Station, our project enjoys seamless connectivity to schools, shopping malls, hospitals, culinary food delights venues, and a diverse array of commercial establishments. The project's Unique Selling Proposition lies in its unparalleled "Finesse" in design, meticulously crafted to achieve exceptional standards. Collaborating with esteemed technical professionals across various domains ensures that **BEST-TECH Snowdrop** sets a new benchmark in excellence.

### BEST-TECH Snowdrop

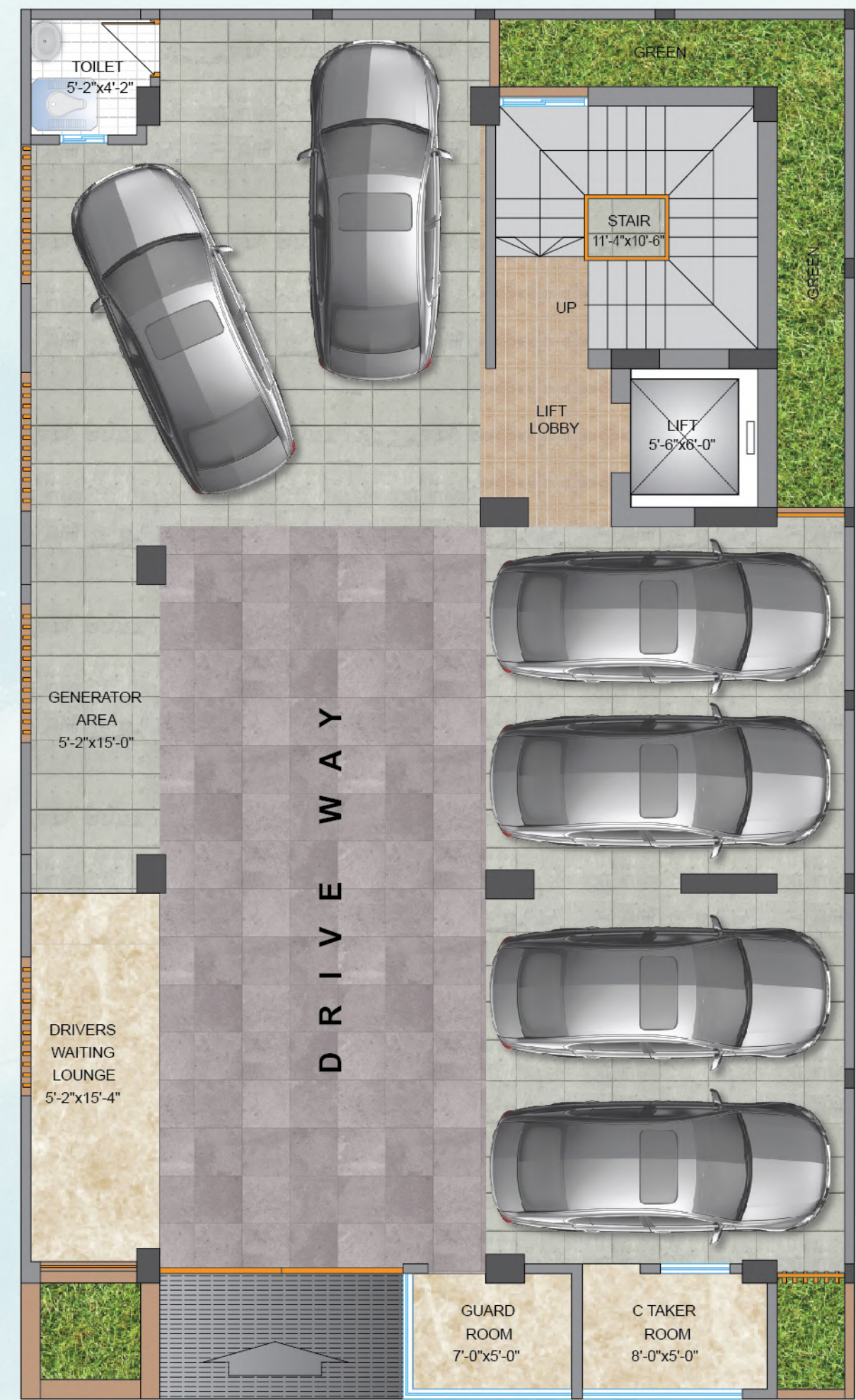
Plot No # 01, Road No # 4/A, Block # G,  
Sector # 15, Uttara 3rd Phase, Uttara, Dhaka.







60'0" WIDE ROAD



30'0" WIDE ROAD







# 1st, 2nd, 3rd, 6th & 7th Floor Plan

1660 Sq.ft.











**BEST-TECH**  
*Snowdrop*  
 Your Future is Here





# Salient Features of The Building

## Building Entrance:

A secured decorative gate featuring adequate lighting to enhance the elegance of the building.

Exclusive design elements such as a custom logo or building name to add a distinctive touch.

A spacious internal driveway for convenient access and maneuverability.

A smartly designed guard room to ensure efficient security operations.

Thoughtfully landscaped areas and gardens to enhance the aesthetic appeal of the surroundings.

Provision for CCTV cameras in strategic locations including the main entrance, parking area, and lift lobby for enhanced security surveillance.

The ground floor will feature a grand entrance with an elegant floor level design in accordance with Architectural standards.

Concealment of all types of pipes on the ceiling/under the roof of the ground floor to maintain a clean and polished appearance.

Designated car parking spaces marked with numbers corresponding to respective flats for organized parking.

Proper installation of light fittings, including imported chandeliers, above the driveway up to the reception area as per Architectural design.

Implementation of proper ventilation, natural lighting, and exhaust systems in compliance with Architectural standards.

Common toilet facilities provided for added convenience.

## Lifts

Quantity : One (1) High Standard Lift

Capacity : 8 Persons

Brand/Origin : Sigma/Hyundai (South Korea)

Speed : 1 to 1.2 meters per second

Drive System : AC/VVVF, Variable Voltage & Variable Frequency

Intercom : Available in Machine Room, Reception Lobby, Guard Room, and Lift

## Lift Lobbies & Staircases:

Spacious lift lobby in each floor.

## Tiles:

### Lift Lobbies:

Floor tiles in all lift lobbies available in sizes 24 x 24, 24 X 48, 36 x 36 (sourced from CHARU and imported tiles from China).

### Staircases:

Stair tiles in all staircases sized at 12 x 24(sourced from CHARU and imported tiles from China).

Granite/Marble tiles for the ground floor lift wall, with other floor lift wall tiles (sourced from CHARU and imported tiles from China).

### Floor & Verandah:

Mirror polished tiles for floors in sizes 24 x 24, 24 X 48, 36 x 36(sourced from CHARU and imported tiles from China).

Mirror polished tiles for verandahs in sizes 24 x 24 ,24 X 36(sourced from CHARU and imported tiles from China).

### Washrooms:

High-quality glazed wall tiles for washrooms in sizes 12 x 27, 12 x 24, 10 x 20(sourced from CHARU and imported tiles from China).

Matching floor tiles for all washrooms (sourced from CHARU and imported tiles from China).

### Kitchen:

Good quality wall tiles with full height coverage in sizes 12 x 27, 12 x 24, 10 x 20(sourced from CHARU and imported tiles from China).

Matching floor tiles for the kitchen (sourced from CHARU and imported tiles from China).

## Apartment Layouts:

The design prioritizes maximizing natural light and optimizing outside views to enhance the living experience. Additionally, privacy is paramount, with careful layout planning ensuring that the master and second bedrooms are positioned apart from the guest bedroom and main entertainment areas.

## Cable TV and Telephone Provision:

Provision for connecting satellite dish antenna with multi-channel capacity from the commercial cable TV operator in Master Bedroom and Main Living area. Provision for Telephone connection in the Living area.

## Generator:

KVA Capacity tailored to cover Lifts, Pumps, Common lights, as well as 3 lights & 3 fans in each apartment.

Generator set equipped with a Water-Cooled Diesel Engine System.

Engine: Ricardo.

Starting System: Auto starter (ATS).

## Water Pumps:

Two units (one serving as a standby).

Best quality Pedrollo pump utilized for optimal performance.

## Reception & Lobby:

The reception lounge will feature elegant mirror-polished tiles, enhancing the ambiance with sophistication.

A stylish and spacious concierge counter will be installed to meet the needs of receptionists.

## Roof Top:

The roof will feature a combination of color pavement tiles for both aesthetic appeal and durability, ensuring waterproofing and heat reduction.

Lime terracing will enhance the rooftop's aesthetics and functionality.

A protective and decorative parapet wall will be erected for safety and visual appeal.

The rooftop will host an exclusive garden arrangement with seating areas for relaxation.

A designated area for clothes drying will be provided for residents' convenience.

The rooftop amenities include a community room, RCC water tank, lift machine room, clothes drying area, green setting area, gym space, and BBQ zone, all complemented by landscaped surroundings.

## Intercom:

A good quality and standard intercom system (Panasonic) will be installed to connect each apartment to the reception desk.

## Rod:

BSRM

## Cement:

Structural Work: LAFARGE/SHAH/CROWN

Masonry Work: SEVEN RING /AKIJ /SHAH

## Doors:

Decorative and protective main entrance door crafted from 100% seasoned, machine-made solid wood or imported teak wood.

Equipped with:

- Door chain.
- Peephole.
- Calling bell switch of good quality.
- Apartment number & nameplate in brass or crafted design.
- Strong and decorative locking system with handles inside and outside.

Main door frames are 100% seasoned solid wood (Teak Wood or imported).

All internal and external door frames crafted from 100% seasoned solid wood (Teak Wood, Teak Chamble, or Mahogany Wood).

Internal and external door shutters made of strong and durable teak veneer flush doors sourced from reputable brands such as Partex, Akij, Amber, Super Door, or HATIL.

Washroom and veranda doors constructed from PVC Cosmic door, available from brands like Partex, Npoly, RFL, or HATIL.

All door locks sourced from imported brands for added security and reliability.







## Salient Features of The Building

### Windows and Sliding Door:

Sliding windows will be installed in accordance with the architectural design of the building.

Glass : 5 mm thickness tinted or mercury glass.  
Frames : Rainwater barrier provided in 4" aluminum sections sourced from reputable brands such as CHUNG HUA, KAI, or similar.

Safety Grills : All windows will be equipped with safety grills made of square bar or flat bar for enhanced security.

Mosquito Net Provision : All windows will have provisions for mosquito nets to ensure a comfortable living environment.

### Walls:

Constructed with good quality 1st class bricks and natural bricks.

Smooth finish walls throughout the building.

Exterior and internal wall thickness will be as per the design specifications.

### Painting & Polishing:

Internal walls and ceilings painted with plastic paint in soft colors from reputable brands like BERGER, ELITE, ASIAN.

Doorframes and shutters treated with French polish for a sleek finish.

Grills and railings coated with synthetic enamel paint from brands like BERGER, ROXY, ASIAN.

Front elevation adorned with proper decoration, possibly rustic tiles, while other walls coated with weather coat paint from reputable brands like BERGER, ELITE, ASIAN.

### Electrical:

High standard electrical switches, plug points, and accessories from reputable brands like Legrand, ABB, Schneider, etc.

Earthing connections for all power outlets.

Provision for split air-conditioners in master bedroom and second bedroom.

Suitable light points in verandahs.

Installation of sub-station/transformer as per DESCO guidelines.

High standard circuit breakers from brands like Legrand, ABB, Schneider, etc.

Decorative lighting system in staircases and lobbies.

Independent electric sub-meter for each apartment.

Electrical distribution box with main circuit breaker in each apartment.

Concealed electrical wiring/cable from brands like BRB, BBS, Partex, etc.

Installation of concealed fan hooks as needed.

Provision for AC outdoor settings.

### Wash Rooms:

Good quality sanitary wares sourced from brands like RAK, COTTO, COSO, or SOGO will be installed in all washrooms.

Overhead lamps accompanying mirrors in washrooms for ample lighting.

High standard CP fittings from brands like Sattar, Nazma, Revelry, some imported from China.

Master bath featuring a cabinet basin with marble/granite worktop.

Floor and wall tiles installed up to full height in all washrooms.

Provision for hot and cold-water lines in master bath and second bath.

Exhaust fan provisions in all bathrooms.

### Kitchen:

Impressively designed platform with granite worktop.

Double burner gas outlet.

Space provision for oven and blender.

Provision for hot and cold-water lines.

One stainless steel countertop sink with mixer.

Suitably located exhaust fan.

Washing corner in kitchen verandah.

Provision for kitchen hood.

## Features & Amenities of The Apartments

### GENERAL AMENITIES OF THE COMPLEX:

Proper lighting arrester with necessary earthing connection.

Reserved car parking with comfortable driveways in covered & protected ground floor.

Termite protection treatment of ground.

Attractive pavement tiles in parking area with elegant design.

Fire extinguisher on each floor stair area.

Stair railing will be made by SS/MS/Wood

Front veranda railing will be made tempered glass & stainless steel.

Water Supply Connection from sufficient source as per Total Calculated Consumption (as per Govt. Permission).

Underground Water Reservoir with one Main Lifting Pump and Standby Pump.

Sewerage System planned for long-term requirement.

Gas Pipeline Connection from TITAS Distribution System as per Total Calculated, Consumption, and Adequate Safety Measures incorporated (as per Government policy).

Logo of the Complex in Polished Granite / Glass.

Providing Column Safeguard in Parking Area

### STRUCTURAL AND GENERAL ENGINEERING FEATURES:

Total foundation and superstructure design and regular supervision by a team of reputed and professional structural design engineers.

Heavy reinforced cement concrete foundation.

Floor slabs all reinforced cement concrete.

Sub-soil investigation and soil composition comprehensively analyzed.

All structural materials including steel, cement, bricks, Sylhet sand and Stone 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 to ensure highest quality of workmanship.

Systematic testing of concrete and other completed work samples at every stage from quality control laboratories.

Structure design shall be done considering earthquakes.

RAJUK & BNBC-2020 guide line shall be followed in all kinds of design.



# Terms & Conditions

## RESERVATION:

Application for the allotment of an apartment in **BEST-TECH Snowdrop** should be submitted on the prescribed application form, duly signed by the applicant, along with the earnest money and other necessary documents. Allotment will be made on a "first-come, first-serve basis". The company reserves the right to accept or reject any application without assigning any reason thereto.

## ALLOTMENT:

Upon receipt of the application, booking money, and down payment, **BEST-TECH Properties Ltd.** will issue/execute an agreement for allotment and payment schedule. The applicant/allottee shall continue making payments as per the schedule of payments provided.

## ALLOTMENT TRANSFER:

Until full payment of all installments and other charges and completion of registration, the allottee shall not have the right to transfer the allotment to a third party. In case of transfer before registration, the allottee shall have to comply with the company's rules and regulations.

## PAYMENT:

All payments of booking money, installments, additional works, and other charges should be made in favor of **BEST-TECH Properties Ltd.** Foreigners and Non-Resident Bangladeshis may make payments in foreign exchange by TT or DD as per the exchange rate issued by Bangladesh Bank as on the date of application and subsequently on dates of installment payments.

## SCHEDULE OF PAYMENTS:

It is imperative for the allottee to ensure adherence to the payment schedule outlined in this allotment agreement.

## LOAN FACILITIES:

The allottee will be allowed to avail Housing Loan for the purpose of purchasing the apartment/commercial space if the concerned bank/FI deems fit and proper by assessing the credibility of the allottee(s).

## DOCUMENTATION, VAT & OTHER CHARGES:

The allottee will be responsible for paying stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges, and other miscellaneous expenses likely to be incurred in connection with the deed of agreement for allotment, registration, and transfer, etc.

## DEVELOPER'S RIGHT:

The company reserves the right to make changes in both architectural and structural design of the project as deemed fit and proper by the company.

## POSSESSIONS:

The possession of the apartment will be handed over to the allottee after completion of the apartment/commercial space and after full payment of the installments and other charges.

## DESIGN CHANGE:

During the construction phase, all allottees/clients are allowed to correspond in writing with **BEST-TECH Properties Ltd.** within the specified timeframe regarding any modifications to the allocated apartment.

## Modification Cost:

Any change to the external appearance of the building is not permitted. Buyers are kindly advised against proposing significant internal modifications. Modifications will not be accepted if they undermine the aesthetic harmony of the building. Buyers are required to promptly notify the company in writing of any proposed changes or modifications immediately after booking an apartment. Upon receiving details of the changes, the company will assess and communicate the costs involved. Subsequently, both the company and the buyer will sign an additional agreement regarding the modifications. Please note that changes or modifications will not be accepted after the deadline set by the company.

## CUSTOMER CARE:

After executing and signing the Agreement for Allotment, esteemed allottees/clients are encouraged to contact the Customer Care Department of the company for any customer service-related queries and requirements. The dedicated Customer Care Department is committed to providing post-sales services to the esteemed apartment allottees of the project building.

## INTERIOR & SERVICE:

The company will also offer interior solution services to the allottees/clients of the project building, aimed at transforming ordinary spaces into cozy and extraordinary living spaces.

## AFTER HANDOVER SERVICE:

The maintenance of this building will be undertaken by the company. The maintenance period will commence immediately after the one-year free maintenance period following the handover date.

## OWNER'S ASSOCIATION:

The company will establish an Owners Association, and the allottees/clients will automatically become members of this association. The primary purpose of this association is to oversee the general affairs of the project building. All allottees/clients are required to adhere to the rules, regulations, and bylaws set forth by the association.

## NOTE:

- All other financial terms and conditions will be in accordance with Company policies.
- Allottees/Clients are kindly reminded not to make any alterations to the exterior perspective.
- Upgradation of different finishing materials will be available upon payment of an additional fee.
- All the above terms and conditions, along with others, will be elaborated in the Deed of Agreement for allotment as per company policy.



## Our Completed Projects



**BEST-TECH The Alliance**  
Barahipur, Feni



**BEST-TECH Shomota Bhaban**  
Shanti Company Road, Barahipur, Feni



**BEST-TECH Ekota Tower**  
Cumilla Bus Stand, Trunk Road, Feni

## Our Ongoing Projects



**BEST-TECH Tulip**  
North Daktar Para, Feni



**BEST-TECH Lily**  
Shanti Company Road, Barahipur, Feni

## Our Upcoming Project



**BEST-TECH Blue Bell**  
Sector - 4, Uttara, Dhaka





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