



*skvest
arwani
palace*



MESSAGE FROM CHAIRMAN

DEAR READERS,

S.K Holdings Ltd., real estate development company and a first-class contracting , has been steadily growing since its establishment in 2018. In today's competitive business environment, staying dynamic, embracing change, and seizing new opportunities at the right time are essential to excellence. From the very beginning, we have focused on strengthening our expertise in engineering, construction, and real estate development.



With a highly skilled workforce and a professional approach, **S.K Holdings Ltd.** has earned a reputation for quality, innovation, and reliability. We strive to set new benchmarks in the industry by adopting modern technologies, using environmentally sustainable construction materials, and delivering projects that contribute meaningfully to Bangladesh's infrastructure and urban development.

Since our inception, we have undertaken a wide range of projects, including high-rise buildings, residential and commercial complexes, infrastructure development, and real estate ventures. We have also diversified into related sectors such as construction materials manufacturing, tourism and hospitality, and affordable housing initiatives—always aiming to meet the evolving needs of our clients and communities.

Trust, integrity, and professionalism are at the core of everything we do. **S.K Holdings Ltd.** is committed to conducting business ethically, maintaining strong corporate governance, and fostering lasting relationships with our clients, partners, and employees. This commitment has earned us immense goodwill, forming a solid foundation for future growth.

Looking forward, we aim to reach greater heights by setting ambitious goals and delivering excellence in every project. Our ultimate mission is to improve the quality of life of the people of Bangladesh through sustainable, innovative, and high-quality construction and development.

I extend my heartfelt gratitude to our dedicated management team and staff across the country, whose efforts have shaped **S.K Holdings Ltd.** into a leader in real estate development and a first-class contracting company and Finally, I give thanks to Almighty Allah for His blessings and guidance, which have made our vision a reality.

Chairman
S.K Holding Ltd.

INTRODUCTION

S.K Holdings Limited

S.K Holdings Ltd. is one of the leading developer company in Bangladesh. With our strong adherence to ethical business practices, S.K Holdings Ltd. has rapidly acquired a public image as a "quality conscious and reliable developer".

We believe in creating a home based on understanding of customer needs and preferences. S.K Holdings Ltd. is developed only after extensive market research is carried out to determine customer need and projects are designed and implemented as per customer preferences. The use of high quality construction materials, timely completion of projects, clear titles, and transparent documentation make S.K Holdings Ltd. the first choice of our customers.

In all of our project we ensuring peace of mind during and after construction we have highly qualified professional Architects, project Managers, Engineers Supervisors, quality Controllers who ensure only excellence is achieved whilst building your apartment prosed Engineers.

Project..... INFORMATION.

Project Name

skvest awani palace

Project Address

Plot-1524, 1525, Block-I, Road-24,
Bashundhara R/A, Dhaka

Nature

Residential.

Storey

9 Storied. (G+M+8)

Land Area

8 Katha

No. of Apartment

16

Apartments Facing

North

Parking

16

Lift

1 Lift.

Stair

1 Stair.

Apartment Size

Type A-1925 Sft.

Type B-1900 Sft.

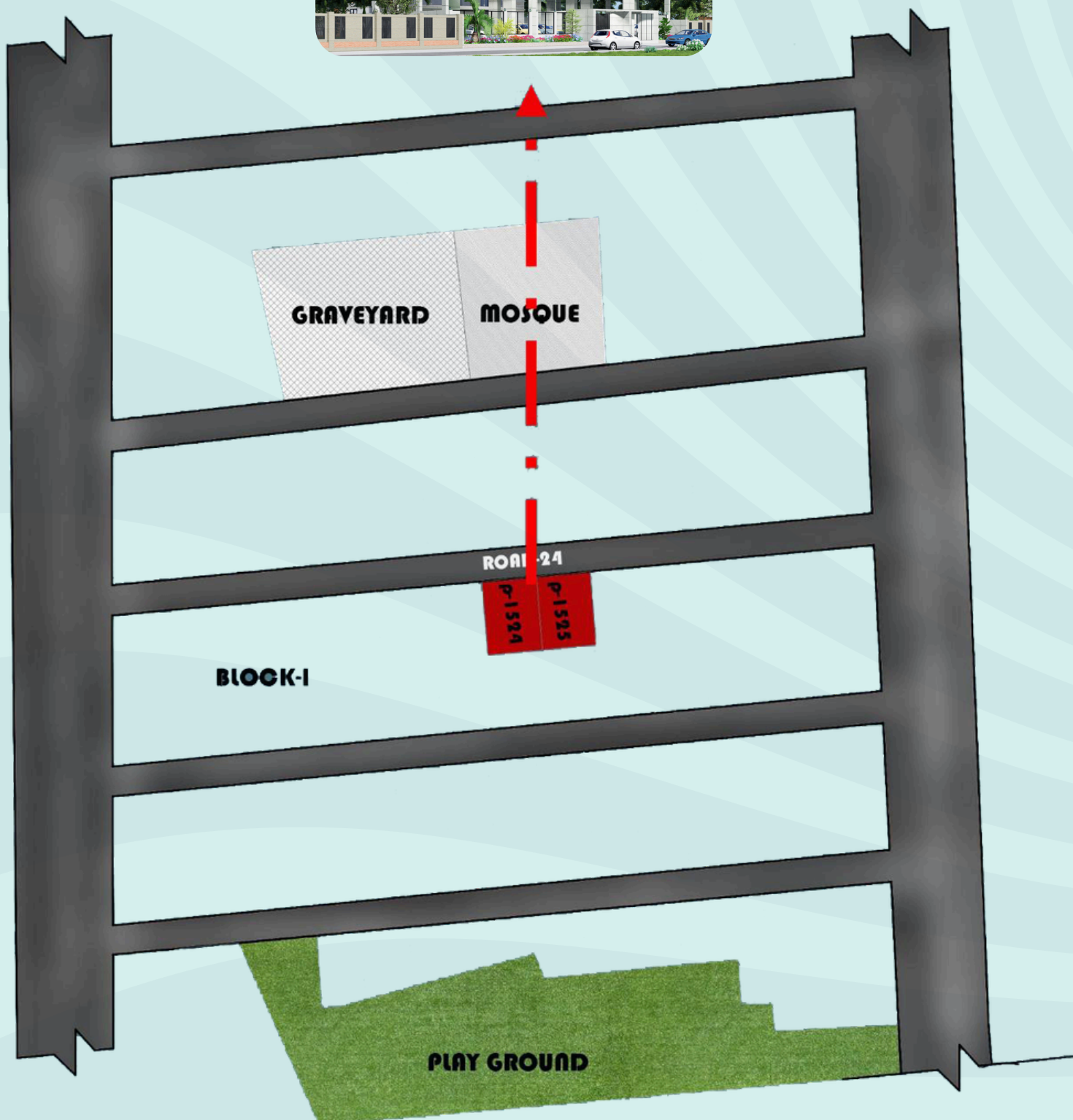


LOCATION MAP



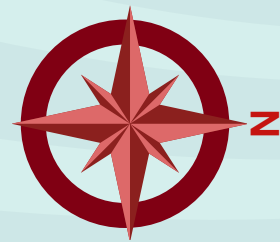
skvest awani palace

Plot-1524, 1525 Block-I,
Road-24, Bashundhara
R/A, Dhaka.





GROUND FLOOR PLAN





MEZZANINE FLOOR PLAN





TYPICAL FLOOR PLAN

Unit-A
1925 sft

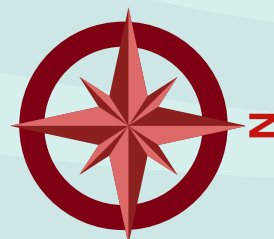


Unit-B
1900 sft





TYPICAL FLOOR PLAN



Unit-A 1925 sft

3 BED ROOM	LIVING & F.LIVING
DINNING	3 TOILET
KITCHEN	6 VERANDHA



TYPICAL FLOOR PLAN



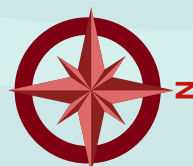
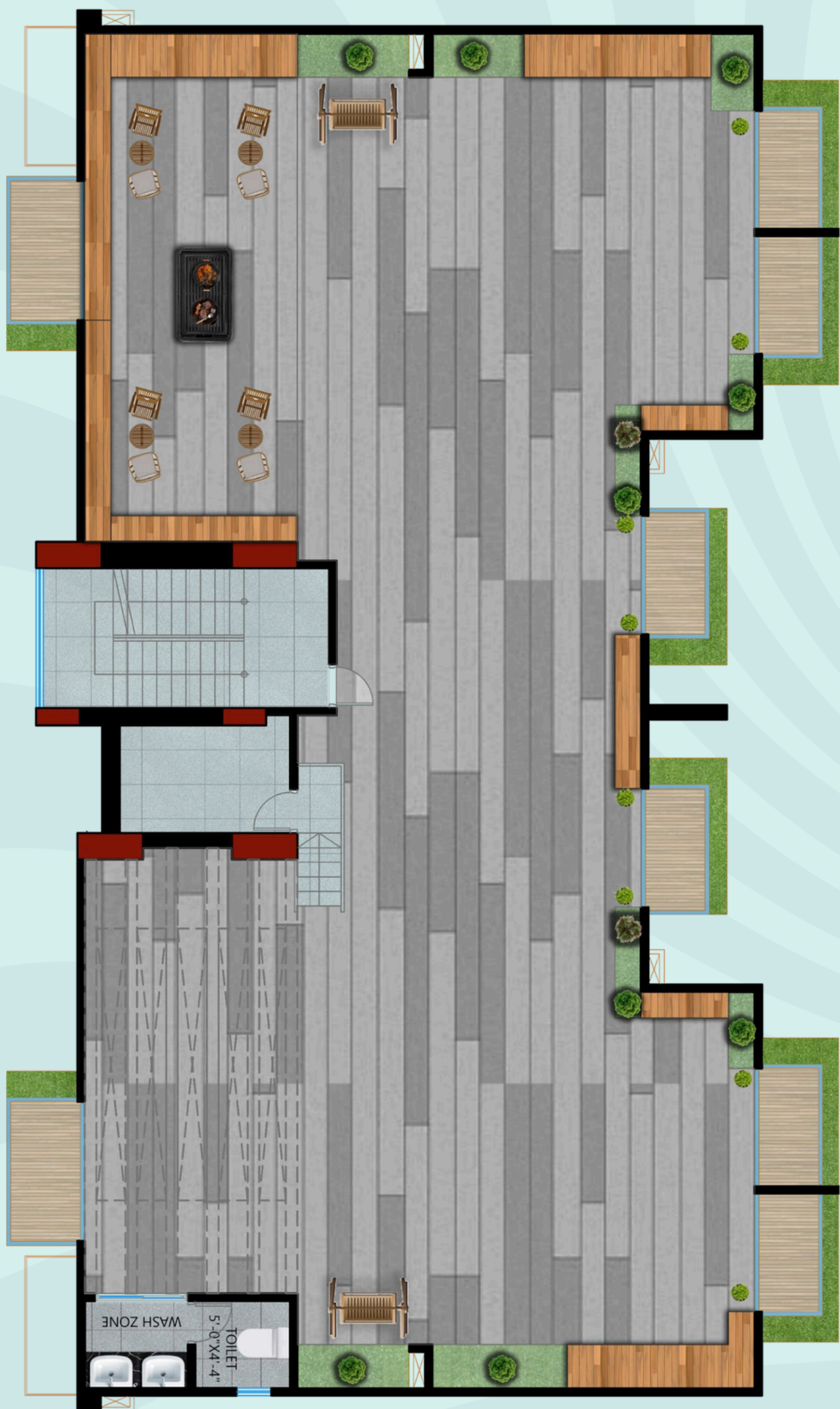
Unit-B 1900 sft



3 BED ROOM	LIVING & F.LIVING
DINNING	3 TOILET
KITCHEN	6 VERANDHA



ROOF PLAN



ROOF PLAN



Features & Amenities

- ✧ Building will be planned and designed by qualified professional Architects and structural design Engineers.
- ✧ For all service connections and disposals (sewerage, solid waste, etc) British American/BNBC building-codes 2020 will be followed.
- ✧ Structural design parameters will be based of American Concrete Institute (ACI) and American standards of Testing Materials (ASTM) And BNBC Codes 2020.
- ✧ Sub-Soil investigation and soil composition will be analyzed from laboratory.
- ✧ Building will be comprised of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering system attic and wind effect with modern design concept.
- ✧ Comprehensive checking and testing of all steel reinforcement will be conducted by professional design and supervising engineers.
- ✧ All structural materials including steel 75 grade S-500 (BSRM, AKS, KSRM, equivalent quality) deformed, cement (Shah, Bashundhara, Seven Rings, Fresh, Premier) (bricks 1st class), sylhet sand (2.5 FM), Stone (LC Black), etc. will be of highest available standard.

SUPERVISION:

- ✧ Direct supervision at every stage of construction will be conducted experienced Engineer's to ensure highest quality workmanship.
- ✧ Diploma & BSC Engineers will be engaged for full time supervision.

Features & Amenities

INDIVIDUAL AMENITIES OF APARTMENT:

Doors:

- ✧ Main door frame & shutter will be Segun with impressive Door Lock.
- ✧ Door chain check viewer, calling bell Switch, Brass Plate, apartment number Etc.
- ✧ Other door frame will be ShealKoroi / Mehagoni & shutter will be partex flash door.
- ✧ Toilet Doors shutter & frame local made by plastic.

Windows:

- ✧ Aluminum Sliding windows, mohair lining and rain water barrier. (without mosquito net).
- ✧ In aluminum section as per Architectural Design of the building.
- ✧ Clear Glass (5mm Thickness).
- ✧ Safety Grills in all windows with matching enamel paint.
- ✧ Safety Grills in verandahs (Except front Verandahs).

Walls and Partition:

- ✧ External and internal wall be 5" thick 1st class bricks.
- ✧ Wall surfaces of smooth finished plaster.

Room Finishes:

- ✧ Local Tiles floor (32" x 32" Homogeneous.) (RAK/ Great Wall / Star or Equivalent) in all rooms and verandahs.
- ✧ Paint in all internal walls and ceiling of soft colors. (Berger/ Equivalent).
- ✧ French polish in door frames & shutters. Out side Paints:
- ✧ Exterior walls of weather proof paint. (Berger/Elite or Equivalent).

Toilet Features:

- ✧ RAK Commode, lowdown and basin (Karla) or as per availability and choice of developer in all Bathrooms.
- ✧ Local wall tiles in bathrooms up to 7 feet height (12"x20") wall tiles and all toilet floor 16"X16".
- ✧ Basin mirrors of good quality with overhead lamp.
- ✧ Porcelain Soap cases, and towel rails etc. in all bathrooms.
- ✧ Maid's toilet with long pan and lowdown (BSF).
- ✧ Provision of concealed hot and cold water line in Master bathroom & Kitchen only.
- ✧ Good quality CP sittings (Local made "Najma/Sattar/Sharif or Equivalent.")
- ✧ Storage space over toilets.

Features & Amenities

Kitchen:

- ✧ Double burner gas outlets over concrete platform (RAK / Local Tiles and Equivalent) in individual apartment.
- ✧ Wall tiles (12"X12") up to 7 feet height RAK / Local and Equivalent) in front of concrete platform.
- ✧ Matching homogeneous Floor tiles (16"X16") (RAK / Star / Great Wall and Equivalent).
- ✧ Good quality stainless steel sink.

Electrical Features:

- ✧ MK type China electrical switches and sockets.
- ✧ Separate Electric distribution for each apartment.
- ✧ All power outlets with earth connection.
- ✧ Provision for Air-conditioner in Master Bed rooms only.
- ✧ Telephone socket in master bed and living room.
- ✧ Verandahs with suitable light point.
- ✧ Concealed intercom line.
- ✧ Concealed satellite TV cable in the Living and master bed room only.

COMMON FACILITIES OF THE COMPLEX

Building Entrance:

- ✧ Secured decorative M.S gate with lamp as per the elevation & perspective of the building.
- ✧ Attractive Apartment Logos.
- ✧ Comfortable Driveway.
- ✧ Guard post, etc.

Reception Lobby:

- ✧ Impressive reception desk with intercom set.
- ✧ Tiled-floor in reception area (Local 32" x 32" Homogeneous.) Lift lobbies & Staircases.
- ✧ Spacious lift lobby in each floor. RAK / Local Tiles and Equivalent into all lift, lobbies and staircase with proper lighting system.

Lift:

- ✧ 1 No's lift of 8 passenger's capacity (made in China).

Roof Top:

- ✧ Cloth drying area.
- ✧ Barbeque Zone.

Utility Connections:

- ✧ Waterline connection from WASA.
- ✧ Individual meter for each apartment from DESCO.

Client Service:

- ✧ Preparation of By-Laws and committee formation of apartment owners association.
- ✧ 1 (one) year service for supervision, repair and rectification to technical defect.

Other Inclusions:

- ✧ Pavement tiles in roof top to protect from overheating.
- ✧ Parapet wall of adequate height in rooftop.
- ✧ Under ground and rooftop water reserve for 3 days water storage.
- ✧ Good quality water pump.
- ✧ Generator of adequate capacity (made in China).
- ✧ Emergency supply through generator for lighting in common space, stairs, lift and all points in each apartment (Except power / AC point).

Exceptions:

- ✧ Light Fittings, Air-condition, Kitchen Hood or Kitchen Counter, Kitchen Cabinet, Greaser, Curtain Rail.
- ✧ Satellite Cable connection, Telephone connection, Solar Panel Connection, Gas connection & any other items not specified above.

Service Warranty

- ✧ After Apartment Handover the Developer Company will provide 10 Years of Plumbing and Electrical Service Warranty.



Corporate Office:

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