



Newsletter

MAY 2018

PROPERTY
IN FOCUS
ENCLAVE
IN DHANMONDI





BUILDING
HOMES & CREATING
HAPPY MEMORIES FOR

35

YEARS
IN DHAKA

14

YEARS
IN CHITTAGONG

5

YEARS
IN COMILLA



building
technology
& ideas ltd.®

in pursuit of excellence...



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bt Newsletter

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A photograph showing the silhouettes of construction workers on a building site at sunset. The workers are positioned around a structure with vertical rebar, and the sky is a mix of orange, yellow, and blue.

Ensuring quality and sustainability since 1984

bti garnered its name as a trusted real estate company as it fulfills consistently the commitment to its customer of timely handover and quality construction. Even when the entire real estate sector was in turbulence, the position of bti remained steadfast. In this highly competitive era of marketing, where there are more than 2000 real estate companies, bti still retains its leading position in the market due to its efficient and effective organization culture and practice.

In this month's issue of newsletter, we have included an interview with Md. Ziaur Rahman, who is the Executive Director of the Audit Department. In this month's property of focus, you will learn about one of our latest Premium Collection projects - Enclave in Dhanmondi. You will also find a home buying guide that informs you about important documents to check before buying an apartment. Apart from these, read about our upcoming projects, latest events such as the bti Open 2018, Boishakhi Utshob 1425 and many more. We have also initiated a Customer Club section which will feature the achievements of our valued customers with an aim to make the newsletter more interactive. Happy reading!



In Talk with Md. Ziaur Rahman Executive Director of Audit Department

Audit Department is an important part of every organization for maintaining the transparency and quality of the product in order for the organization to succeed and sustain. In this month's issue of newsletter, we conversed with Md. Ziaur Rahman - Executive Director of Audit Department. He talked about his experience and shared his insights on the organization culture of bti.

How long have you been at bti and how has been your experience here?

I joined bti sometime in November 2003 so that makes it near about 15 years. It has been a great experience working here. I was truly impressed with the organization culture of bti, seeing the organized and disciplined structure, especially in a local company at that time. I have also had great support from everyone, which made working here very smooth. Also, another remarkable aspect of the organization is its focus on honesty and integrity. It is one of the company's core values, which creates a healthy working environment. bti is also a great place for career development as it has a homegrown management if one works with sincerity and honesty as I, myself started here as a senior executive and now I am an executive director and I am not a lone example of this. The organization inspires everyone working here to give their best and succeed both professionally and personally.

“The cost control is not only beneficial for the company but also for the customers.”

Could you tell us about some of the key functions of the audit department?

The audit department has a wide variety of roles – we do not focus on any one particular aspect but rather we are involved with each and every department including construction, procurement, marketing, sales, cost of capital of sales, land verification and vetting, inventory audit, bank reconciliation audit, and so on to ensure an ethical environment, quality product and help the organization to succeed. For example, we carry out market surveys to ensure the standard of a material to be used in construction and then we also verify that particular material is being

used in our construction and matches with the approved sample so that our product is of the highest quality.

The brand promise of bti is delivering quality and on time handover. What role does the audit department play to uphold these two commitments?

As I have already mentioned, one of our main objectives is to ensure an ethical environment so that the highest quality is maintained. We are not only involved with product quality but we also work in close liaison with team members of other departments to ensure quality of work and maintain transparency in all aspects. Our department acts as a preventive guide to future problems and tries to resolve those effectively and efficiently so that all the procedures can be done within the timeframe. We also monitor construction work, especially before slab casting. We check if there are any problems in structural design and take corrective measures early on so that the customers do not suffer.

How do you balance quality and cost control?

We always give quality the utmost priority. Cost control does not mean compromising with the quality rather it means cutting down unnecessary cost. For instance, from surveys, if we find two materials of standard quality but the pricing varies due to goodwill, we assist in using the alternative. We also verify vendor quality so that approved materials are taken only from those who provide quality products. In case of cost control, we focus on two important things, which include inventory and wastage. We try to ensure we do not have excess inventory and wastage in construction is always minimized.

How does the cost control benefit the customers?

The cost control is not only beneficial for the company but also for the customers because if we can reduce the manufacturing cost, it will also decrease the average price, which is beneficial for the customers. But again, of course, pricing depends on various other factors such as location, specifications, current market trend, etc. We always try to justify our product price and give quality the utmost priority.



5 Important Documents to Check for Home Buyers

Owning a home is a cherished dream for many of you, but it can easily turn into a nightmare if you fall under the trap of a fraudulent seller. In order to avoid such misfortunes, it would be prudent of you to take the time to carry out due diligence to ensure authenticity of the property before signing any kind of deal. Here is a checklist of 5 important documents you should verify before you seal the deal.

Sale Deed

A Sale Deed is the most crucial legal document for a property buyer as it acts as evidence of sale and transfer of property ownership from the seller to the buyer. The Sale Deed comprises information pertinent to the transaction, such as name of the parties signing the agreement, their address, signatures of concerned parties and authorities. It is of great significance to the buyers because without it, the sale will not be valid.

Title Deed

When buying a property, it is essential that you check the authenticity of the Title Deed. For this, a search needs to be conducted in the relevant Sub Registry Office, which keeps records of all registered deeds. Alternatively, it can also be obtained by paying a small government fee to the concerned Registrar. Real estate experts recommend searching up to 10 years of records. This will show if the property had been previously transferred or mortgaged.

Mutation Document

The Mutation Document is another important document which is a legal identification document for the property buyer. It acts as a proof of the transfer or change of title in the records of the local municipal body for the concerned property after ownership has been transferred. It contains detailed information about a specific property including the building size, location, owner's name, etc. This

document is issued by the jurisdictional municipal corporation. It is a crucial document as it is necessary to include the name of the new owner in Government Khatiyon to establish the new property ownership.

Record of Rights/ Khatiyon

Record of Rights or Khatiyon is a document which helps in identification of land. The document is prepared through a field survey with the objective to determine possession, ownership, and evaluation of Land Development Tax. The survey khatiyon is classified into CS Khatiyon, RS Khatiyon, SA Khatiyon, etc. It is an important document which facilitates the investigation of the title.

Approved Building Plan

Before any construction can commence, a property developer needs to have approval from concerned authorities. In Bangladesh, there are several bodies in different zones, such as RAJUK for Dhaka, CDA for Chittagong, and so on. It is a vital document to check for ensuring the design is in compliance with building code. It is of utmost importance to check the sanctioned plan as this document is a preliminary requirement for any building to be constructed on a plot.

If you have done your due research and verified the above-listed documents before buying your dream home, you can rest assured that your home buying would be a smooth sailing journey. Apart from this, you should also check credentials of the sellers to avoid getting scammed.



ENCLAVE in Dhanmondi

A Premium Collection project, Enclave enriches your lifestyle with a fine blend of luxury and comfort in the prestigious location of Dhanmondi 9/A. A miniature city on its own, the neighborhood of Dhanmondi lets you dwell in an area vibrant with life and colors.

The area is a hub of several reputed English medium schools like Scholastica, Academia, European Standard School, Sunnysdale, Mastermind, besides having reputed medical facilities such as IBN Sina Hospital, Bangladesh Medical College, and many more. The neighborhood is also popular for its plethora of shopping centers such as Meena Bazar, Rapa Plaza, Plaza A.R, Metro Shopping Mall, Almas Super Shop. Besides, the location also boasts a number of fine dining restaurants such as Star Kabab, Cilantro, KFC. Other attractions of Dhanmondi include the serene Dhanmondi Lake as well as Robindro Shorobor - a cultural hub of the city.

Apart from its convenient location, this 10-storied building enchants you with its stunning exterior façade as well as spacious interiors crafted meticulously so that you live in a healthy atmosphere. Indulge in serenity in

double-unit apartments with each unit having 2245 sft, 3 bedrooms, and 3 bathrooms. All the apartments receive ample light and ventilation with full-height windows and strategically placed voids.

Enclave also treats you to a luxury apartment living experience with a host of modern features including 2 high quality lifts, CCTV, ample parking space in basement and ground floor, modern fire protection system, and much more. You can also relax in your own private retreat on the rooftop with greenery and sitting arrangement, which can be turned into a party space for special gatherings with its dedicated BBQ zone.



Handover Ceremonies

Receiving the handover of your dream home is no doubt a celebratory occasion and at bti, we try to ensure that we make this day one of the happiest days of your life so that you get to cherish your homeownership experience with us.



Rawshan Ara Begum and family receive handover of apartment unit in The Crescent



Malik Hafiz Alam and family receive handover of apartment unit in The Accord

Post-Handover Meeting



We care for our customers even after they have received the handover of their apartment. We hold post-handover meeting to ensure our customers are satisfied in their new homes and try to resolve any problems immediately. Here is a snapshot of one of our recent post-handover meetings with apartment owners of Orchard Place.

Camelia

IN KALABAGAN

Camelia, situated in the well-connected area of Kalabagan, welcomes you to a contemporary home with easy access to daily amenities. The neighborhood encompasses all the required conveniences for a smooth life including schools, hospitals, and recreation centers. A 9-storied edifice with 3 units per floor, Camelia ensures you get to live harmoniously within a community of like-minded people. To give you flexibility, Camelia lets you choose from three floor types- A, B, and C with apartment sizes ranging from 1407 sft – 1640 sft. It is also a south-facing structure ensuring your home stays bright and airy. The rooftop is an exquisite retreat, where you can relax amidst natural greenery or celebrate special occasions with your loved ones in the community hall. Camelia promises to be a safe abode for your family with security features like CCTV monitoring, modern fire protection system, and much more so that you live with the assurance of utmost safety.



Joint Venture Agreements



Land signing ceremony of Ambiance – a 10 katha land in Boro Moghbazar, Dhaka



Land signing ceremony of Dolce Vita – a 21.32 katha land in Joarshahara, Dhaka



Land signing ceremony of Burano – a 5 katha land in Lalmatia, Dhaka



Land signing ceremony of La Montana – a 36.15 katha land in Moghbazar, Dhaka



bti hosts Boishakhi Utshob 1425 for the customers

building technology and ideas ltd. celebrated the arrival of Bengali New Year in a grand style in Boishakhi Utshob 1425, where all the customers and their families were invited to enjoy the Bengali tradition. The celebration included various attractions to entertain the customers and their families. There were over ten different stalls offering glass bangles, sweets, bioscope display, and so on. All the customers participated in the program with their families and the kids, who were overjoyed at the colorful display. They thanked bti for hosting such a grand get-together and remarked on the customer-centricity of the organization. Senior officials, including Mr. Shamsul Amin, Executive Director of Customer Service Department, besides other officials were present in the ceremony to make it a successful one.

Customer Club



Congratulations to

Md. Abu Jafor Miah, one of the apartment owners of Premier Plaza, who became the General Secretary of Greater Khulna Samity - Dhaka for 2018-19. We wish him all the best in his future endeavors. Greater Khulna Samity- Dhaka is an organization established to foster brotherhood and friendship among the people of Khulna, Bagerhat, and Satkhira through various socio-cultural activities, seminars, and symposiums.

**YOUR AD
WILL BE HERE!**

[Size: 3 col X 4 inch]

**Advertise Your
Products in bti
Newsletter!
Free for the next 2
months!**

We are taking FREE Classified Ads for our issues of June and July 2018. So hurry before you lose this golden opportunity and reach out to a wider target audience! You can use this space to advertise anything you might have for sale – from clothes to jewellery to electronics to home décor items.



Kazuki Higa of Japan becomes the winner of bti Open 2018

bti Open, the four-day international golf tournament, concluded on 27th April, 2018 at KGC with Japan's Kazuki Higa becoming the winner with a three-shot victory at 17-under-par (271) while Malcolm Kokocinski of Sweden and Miguel Carballo of Argentina shared the third position. Bangladesh Zamal Hossain Mollah secured the second place at 14-under-par (274).

This was the sixth edition of bti Open, Tri-sanctioned by Professional Golf Tour of India (PGTI), Bangladesh Professional Golfers' Association (BPGA), and Asian Development Tour (ADT) with bti being the title sponsor. bti has been an active supporter of promoting golf in the country and providing a platform for potential golfers to showcase their talent.

The tournament comprised both professional and amateur golf players from 14 countries and featured a total of 132 players from Bangladesh, India, Sri Lanka, Thailand, USA, Australia, Singapore, Argentina, Japan, Malaysia, Finland, besides several other countries and had a prize purse of BDT 50 lacs.





bti arranged Sales Summit on 26th April, 2018 at Istanbul Restaurant, where the outstanding sales achievers and supporters were awarded for their excellent performance. All the high officials including Mr. H M Tarikul Kamrul – Chief Operating Officer, Noor E Alam Siddike- Executive Director, Sales, besides other officials were present to celebrate the success of the entire team. Here are a few snapshots from the event.

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 **16604**

Our other SBUs



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