

Building Excellence with Precision.

Apartments · Landowner Joint Ventures · Commercial · Engineering & Consultancy

A multidisciplinary engineering, construction and consultancy firm — and the developer behind ten addresses across Dhaka, each delivered with the carpet area, the price and the handover date in writing.

NILIMA EDGE · BASHUNDHARA R/A · HANDOVER 2027

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WHAT THE NAME STANDS FOR

E
Engineering
Civil, structural and architectural expertise under one roof.

D
Development
Apartments, joint ventures and commercial floors, delivered as a developer.

G
Governance
Transparent, accountable management of every taka and every day.

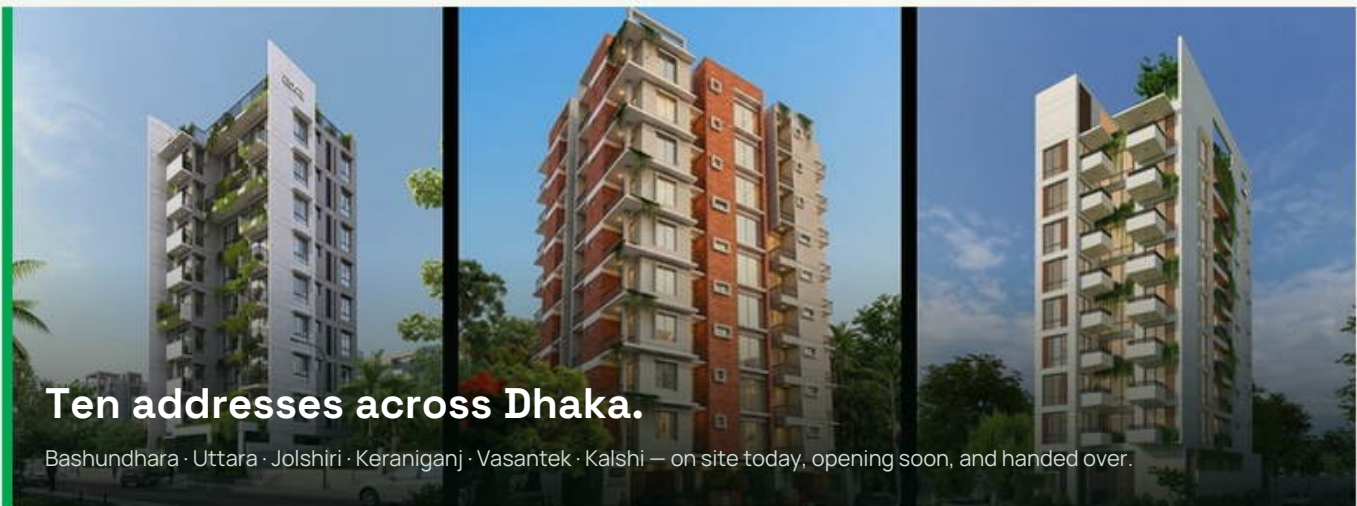
E
Excellence
High standards in every deliverable — from drawing to handover.

EDGE = Engineering | Development | Governance | Excellence

Four words, one standard: the engineering to design it, the capability to develop it, the governance to account for every taka, and the discipline to finish it well.

“Building Excellence with Precision”

Our tagline — and the brief for every site we run.



COMPANY OVERVIEW

Engineering, construction and consultancy — one firm.

EDGE Constructions & Consultancy is a multidisciplinary engineering, construction, and consultancy partnership firm committed to delivering innovative, sustainable, and high-quality infrastructure solutions.

The firm integrates expertise across civil engineering, architecture, project management, and creative design, enabling it to provide comprehensive services from concept development to project completion.

With a leadership team combining technical excellence, strategic governance, execution capability, and creative innovation, EDGE ensures that every project is delivered with precision, efficiency, and uncompromising quality.

EDGE positions itself as a reliable partner for infrastructure development, serving both public and private sector clients with professionalism and integrity.

17+

Projects delivered

17+

Apartments handed over

35+

Landowner partnerships

15+

Years of experience

WHO WE WORK FOR

**Public and private clients, landowners, and the families
and businesses who buy what we build.**

- Apartment buyers and NRB investors
- Landowners in joint ventures
- Corporate and commercial tenants
- Government and public-sector bodies



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www.edgeconstructionbd.com

House 165/3, Akash Anubhab, Matikata MP Checkpost, Dhaka Cantonment, Dhaka-1206, Bangladesh

"Building Excellence with Precision"

The standard every site, drawing and agreement is held to.

OUR VISION

To become a leading and trusted engineering, construction, and consultancy firm in Bangladesh, recognized for delivering innovative, sustainable, and high-quality infrastructure solutions.

OUR MISSION

**What we set out to do,
every day and on every site.**

- 01 To deliver engineering and construction excellence through professional expertise
- 02 To ensure efficient, transparent, and accountable project management
- 03 To provide innovative and client-focused design solutions
- 04 To contribute to sustainable infrastructure and national development
- 05 To establish long-term partnerships based on trust and performance

Written into the agreement,
not into the brochure.

CORE VALUES

FIVE, HELD ON EVERY SITE

01 Integrity

Transparency and ethical practice

02 Excellence

High standards in all deliverables

03 Innovation

Modern and creative solutions

04 Client Commitment

Focused on satisfaction and value

05 Sustainability

Responsible development

The people who sign their name to it.



CHAIRMAN

Lt. Col. Sardar Md. Rezaul Haque (Retd.)

Strategic Leadership | Governance & Administration Expert

MDS (Master of Development Studies), Bangladesh University of Professionals (BUP)
Graduate, Bangladesh Military Academy

Lt. Col. Sardar Md. Rezaul Haque (Retd.) serves as the Chairman and head of EDGE Constructions & Consultancy. He oversees administration, accounts, audit, and overall governance of the organization.

A graduate of the Bangladesh Military Academy, he brings a distinguished military background combined with academic expertise in development studies. He possesses extensive experience in project management, human resource management, and organizational leadership.

As a Commanding Officer, he successfully raised a Border Guard Bangladesh (BGB) Battalion and managed 17 projects simultaneously, demonstrating exceptional coordination, discipline, and leadership.

His strategic oversight ensures institutional strength, transparency, and effective governance within the firm.



MANAGING DIRECTOR

Engr. Md. Salman Farsi

18+ Years of Experience | Construction & Development Specialist

B.Sc. in Civil Engineering (MIST)
MBA (Reputed University)

Engr. Md. Salman Farsi serves as the Managing Director of EDGE Constructions & Consultancy and is the central driving force behind all operational activities of the firm.

A graduate of the Military Institute of Science and Technology (MIST), complemented by an MBA from a reputed university, he brings over 18 years of extensive experience in the construction and development sector.

He has served as a Senior Engineer at Bangladesh Export Processing Zones Authority (BEPZA), where he gained valuable experience in industrial infrastructure development and compliance-driven construction environments. He also has extensive experience working with reputed private organizations.

His professional exposure includes work on building structural safety initiatives under International Labour Organization (ILO), further strengthening his expertise in safety compliance and structural integrity.

As Managing Director, he is fully authorized and responsible for overall operational management, ensuring efficiency, quality, and timely delivery of all projects.

THE BOARD

Five partners, five disciplines — one signature on every handover.

TRAINED AT

BUP • BANGLADESH MILITARY ACADEMY • MIST • BUET • UNIVERSITY OF DHAKA



DIRECTOR – PROJECT MANAGEMENT & IMPLEMENTATION

Mamun Khan

Construction Entrepreneur | Execution Specialist

Mamun Khan is an accomplished businessman with strong experience in construction and development, particularly in piling and implementation works.

He is responsible for execution and implementation of all EDGE projects, ensuring timely and efficient delivery.



DIRECTOR – DESIGN & CLIENT COORDINATION

Ar. Md. Raihan Razzaq

Architect (BUET) | Design & Planning Specialist

Ar. Md. Raihan Razzaq is a graduate of Bangladesh University of Engineering and Technology (BUET) and an accomplished architect with extensive experience in architectural design and planning.

He is currently associated with Navana Real Estate Ltd., one of the leading real estate organizations in Bangladesh, where he has been involved in high-quality residential and commercial development projects.

At EDGE Constructions & Consultancy, he leads design development and client coordination, ensuring that all projects are functionally efficient, aesthetically refined, and aligned with client expectations.



DIRECTOR – BRANDING & AESTHETICS

Md. Mahbub Rahman Khan

Fine Arts Graduate (University of Dhaka) | Creative & Development Design Expert

Md. Mahbub Rahman Khan is a Fine Arts graduate from the University of Dhaka and one of the most experienced creative contributors in the development and design domain.

With a strong background in aesthetic design, branding, and visual communication, he plays a crucial role in shaping the visual identity and presentation of projects undertaken by EDGE.

He is entrusted with enhancing the aesthetic, branding, and market appeal of all projects, ensuring that each development stands out with a distinctive and competitive edge.

ORGANISATIONAL STRUCTURE

THREE TIERS • ONE LINE OF ACCOUNTABILITY



Governance sets the standard, operations carries it to site, and each director owns one discipline end to end.

Four disciplines, one accountable team.



01

Construction & Engineering

Buildings and infrastructure, built by our own engineers.

- Residential and commercial buildings
- Industrial construction (EPZ-type projects)
- Infrastructure development
- Structural strengthening



02

Consultancy Services

Design and feasibility, from first sketch to tender.

- Architectural design
- Structural design
- Feasibility studies
- Cost estimation & BOQ



03

Project Management

One accountable team from planning to quality control.

- Planning & scheduling
- Supervision
- Contract management
- Quality control



04

Development Advisory

The numbers before the decision.

- Project feasibility
- Investment planning
- Development consultancy

AND AS A DEVELOPER

The same team develops its own addresses.

Apartment development

Homes planned around daylight, cross-ventilation and honest square footage — built to a handover date we put in writing.

Landowner joint ventures

Your land, our capital and engineering — share ratio, unit numbers and handover date fixed in the agreement.

Commercial & mixed-use

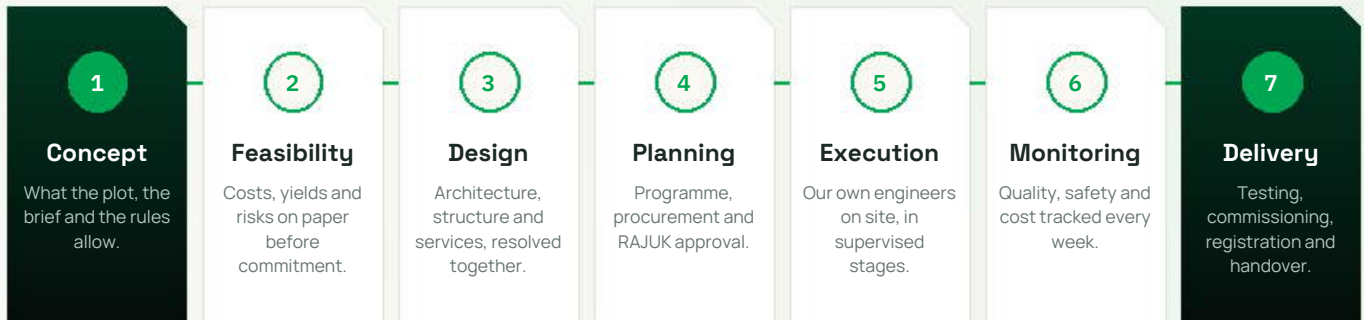
Whole-floor offices and showrooms designed for footfall, parking and separated services — built to let and to hold value.

Ten addresses across Dhaka — pages 10 to 20.

NILIMA EDGE • BASHUNDHARA • HANDOVER 2027

One chain, from concept to delivery.

CONCEPT • FEASIBILITY • DESIGN • PLANNING • EXECUTION • MONITORING • DELIVERY



ENSURING

• Efficiency

• Cost control

• Quality

• Timely completion

HANDED OVER • DREAM ROSE, VASANTEK

Progress you can come and see.

Owners are welcome on our sites at any stage – which is exactly why they are run properly every week. Dream Rose went from a six-katha plot to twenty-seven handed-over homes in 22 months.

PLOT

6 katha

BUILDING

10 Storeys

HOMES

27 Apartments



DELIVERY



A named project manager

One person stays accountable to you directly, from booking to handover.



Monthly progress reports

Dated site photographs, a video walkthrough and a written note on your floor.



Site visits, welcome

Come and see the work at any stage – owners never need an appointment.

Built properly, and shown to be.

QUALITY, SAFETY & COMPLIANCE

Non-negotiable on every site.



Engineering quality assurance

Independent testing of materials and work at every stage.



Safety standards

Safe sites, trained crews and documented procedures.



Regulatory compliance

RAJUK, BNBC and every permit, approval and inspection on file.



Environmental responsibility

Responsible sourcing, waste control and greener buildings.

COMPETITIVE STRENGTHS

Why clients choose Edge.

01 Strong multidisciplinary leadership

Governance, engineering, execution, architecture and design on one board.

02 Technical + strategic + creative integration

Structure, services and architecture resolved on the drawings.

03 Industrial and development experience

EPZ-grade industrial work alongside our residential portfolio.

04 Cost-effective execution

Our own teams and a single accountable programme keep budgets honest.

05 Quality and compliance focus

Materials, workmanship and permits documented floor by floor.

06 Transparent governance

Open books, written commitments and regular client reporting.

**The six reasons landowners and buyers
come back for a second project.**



ON SITE • DAKHIN NIBASH, UTTARA

Tested, documented, handed over with the file.

Every project leaves us with its own record: approvals, test certificates, as-built drawings and the written specification — the dossier a buyer, a landowner or a lender can check.

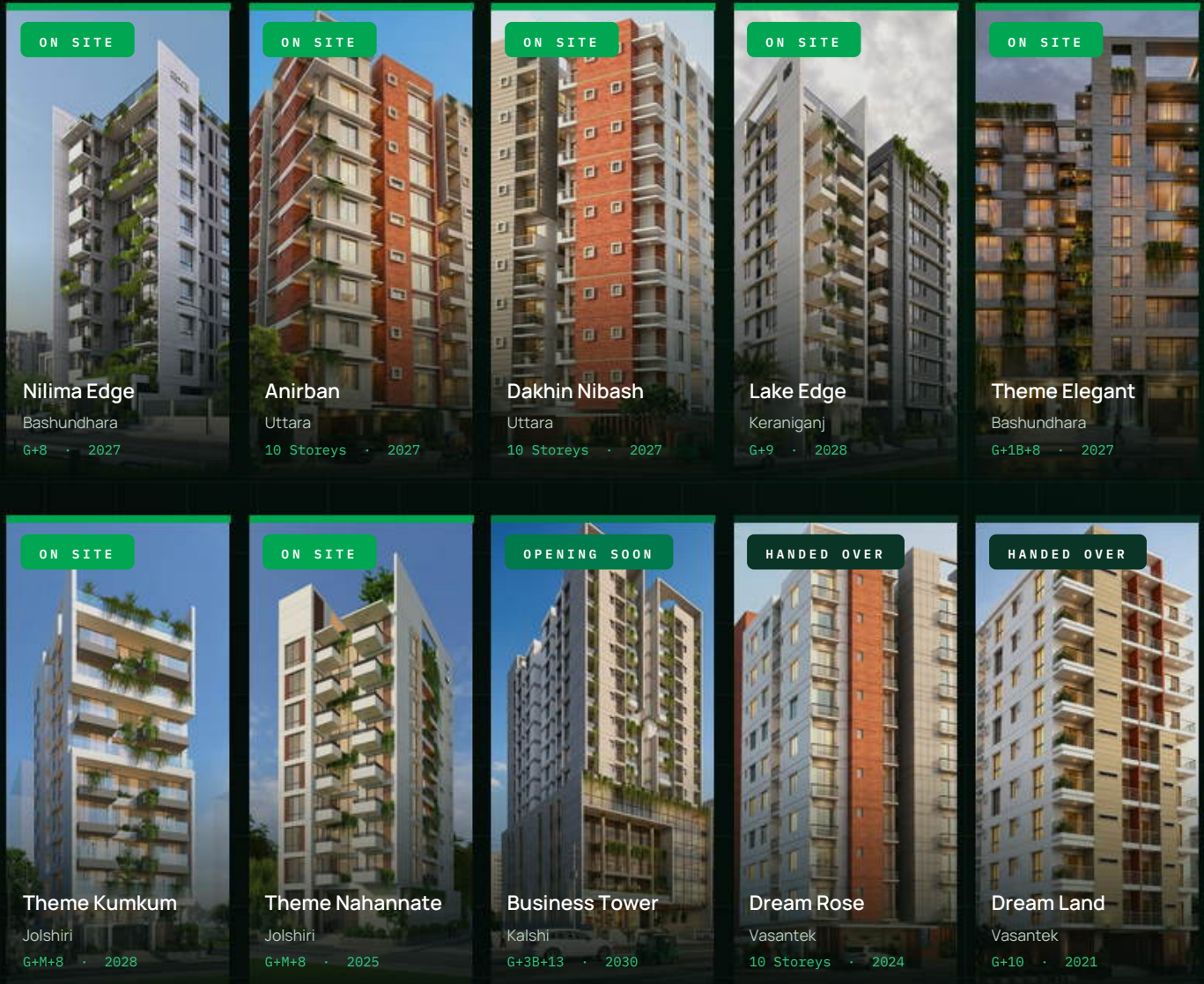
WHAT THE FILE CONTAINS

- RAJUK-approved plan
- As-built drawings
- Registered deed & mutation
- Material test certificates
- Written specification
- Warranty & defect-liability contact

OUR PORTFOLIO

Ten addresses across Dhaka.

7 on site · 1 opening soon · 2 handed over

Facts as published on edgeconstructionbd.com/projects

WHERE WE BUILD

Bashundhara

Nilima Edge, Theme Elegant

Uttara

Anirban, Dakhin Nibash

Keraniganj

Lake Edge

Jolshiri

Theme Kumkum, Theme Nahannate

Kalshi

Business Tower

Vasantek

Dream Rose, Dream Land



FLAGSHIP · NOW SELLING

Nilima Edge.

Bashundhara R/A, Block M, Dhaka

G+8 · 8 Apartments

1,687 – 1,750 sft · 4 katha plot

Handover 2027 · 24-month programme

One home to a floor, facing south, with a planted terrace deep enough to sit on – and every number in writing before you book.

THE PROJECT

A residence planned around light, air and a quiet street.

A G+8 residence on a four-katha plot in Block M of Bashundhara R/A – eight apartments of 1,687 to 1,750 sft, one to a floor, each facing south with a planted terrace deep enough to sit on. Basement parking for twenty cars. Handover 2027, on a 24-month programme.

- One apartment to a floor – no shared corridor
- South-facing living rooms and planted terraces
- Basement parking for twenty cars
- Handover 2027, on a 24-month programme
- Carpet area, price and handover date in writing before booking

AT A GLANCE

The facts a buyer asks for.

Exactly as they stand on the sanctioned plan.

LAND

4 katha

BUILDING

G+8

HOMES

8 Apartments

SIZES

1,687 – 1,750 sft

HANDOVER

2027

BUILD TIME

24 months

See the floor plans and the price list

BOOK A SITE VISIT

Call or WhatsApp +880 1704 757236 · www.edgeconstructionbd.com/projects/nilima-edge

02

Anirban

Uttara, Dhaka

ON SITE

Residential · 26-month programme

A corner plot, so every apartment takes light and air from two sides.

HANDOVER 2027

02



THE PROJECT

Ten storeys on an 8.5-katha corner plot in Block C, Uttara. Eighteen apartments of 1,650 to 2,150 sft with windows on two sides, half-basement parking, two lifts and a standby generator. Handover 2027, on a 26-month programme.

- Corner plot in Block C
- Half-basement parking
- Two lifts and standby generator

AT A GLANCE

LAND

8.5 katha

BUILDING

10 Storeys

HOMES

18 Apartments

SIZES

1,650 – 2,150 sft

HANDOVER

2027

BUILD TIME

26 months

Floor plans, the written specification and the price list are ready – call or WhatsApp

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UTTARA

03

Dakhin Nibash

Uttara, Dhaka

ON SITE

Residential · 24-month programme

ON SITE



Planned around the south breeze the name promises, over two basement levels.

HANDOVER 2027

THE PROJECT

Ten storeys on a ten-katha plot in Uttara – twenty apartments of 1,550 to 2,000 sft planned to face south for the light and the breeze the name promises, over two levels of basement parking. Handover 2027.

- South-facing homes
- Two-level basement parking

AT A GLANCE

LAND

10 katha

BUILDING

10 Storeys

HOMES

20 Apartments

SIZES

1,550 – 2,000 sft

HANDOVER

2027

BUILD TIME

24 months

Floor plans, the written specification and the price list are ready – call or WhatsApp

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UTTARA

04

Lake Edge

Modhu City, Bosila, Keraniganj, Dhaka

ON SITE

Residential · 30-month programme

**A bored-pile foundation,
load-tested before the frame
went up.**

HANDOVER 2028

04



THE PROJECT

A G+9 residential building on eight katha in Modhu City, Bosila — twenty-seven compact family apartments of 1,310 to 1,420 sft on a bored-pile foundation that was load-tested before the frame went up. Handover 2028.

- Bored-pile foundation, load-tested before the frame went up

AT A GLANCE

LAND

8 katha

BUILDING

G+9

HOMES

27 Apartments

SIZES

1,310 – 1,420 sft

HANDOVER

2028

BUILD TIME

30 months

Floor plans, the written specification and the price list are ready — call or WhatsApp

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KERANIGANJ

05

Theme Elegant

ON SITE

Bashundhara R/A, Block M, Dhaka

Residential · 30-month programme

ON SITE



Larger family homes,
two to a floor, over their
own basement parking.

HANDOVER 2027

THE PROJECT

G+1B+8 on a ten-katha plot in Block M, Bashundhara R/A: larger family homes of 1,980 and 2,360 sft over a basement parking level. Handover 2027, on a 30-month programme.

- Basement parking
- Larger family apartments

AT A GLANCE

LAND
10 katha

BUILDING
G+1B+8

HOMES
Two homes per floor

SIZES
1,980 & 2,360 sft

HANDOVER
2027

BUILD TIME
30 months

Floor plans, the written specification and the price list are ready — call or WhatsApp

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BASHUNDHARA

06

Theme Kumkum

Jolshiri Abashon, Sector 12, Dhaka

ON SITE

Residential · 36-month programme

One 2,850 sft home to a floor, above a mezzanine level.

HANDOVER 2028

06



THE PROJECT

A G+M+8 residence on five katha in Sector 12 of Jolshiri Abashon — one 2,850 sft home to a floor above a mezzanine level. Handover 2028, on a 36-month programme.

- One 2,850 sft home per floor
- Mezzanine level

AT A GLANCE

LAND

5 katha

BUILDING

G+M+8

HOMES

8 Apartments

SIZES

2,850 sft

HANDOVER

2028

BUILD TIME

36 months

Floor plans, the written specification and the price list are ready — call or WhatsApp

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JOLSHIRI

07

Theme Nahannate

ON SITE

Jolshiri Abashon, Dhaka

Residential · 36-month programme

ON SITE



A single home on each floor —
no shared landing, no shared
wall.

HANDOVER 2025

THE PROJECT

A G+M+8 residence on five katha in Jolshiri Abashon — one 2,850 sft home to a floor above a mezzanine level, now in its final stage on site.

- One 2,850 sft home per floor
- Mezzanine level

AT A GLANCE

LAND

5 katha

BUILDING

G+M+8

HOMES

8 Apartments

SIZES

2,850 sft

HANDOVER

2025

BUILD TIME

36 months

Floor plans, the written specification and the price list are ready — call or WhatsApp

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JOLSHIRI

08

Business Tower

ECB Chattar, Kalshi Main Road, Dhaka

OPENING SOON

Commercial · 48-month programme

Three basement levels of parking under thirteen whole-floor offices.

HANDOVER 2030

08



THE PROJECT

Our first commercial tower: G+3B+13 on 10.5 katha at ECB Chattar on Kalshi Main Road – three basement levels of parking under thirteen office floors, designed for tenants who need a whole floor. Opening for booking ahead of a 2030 handover.

- Three basement levels
- Kalshi main road frontage

AT A GLANCE

LAND

10.5 katha

BUILDING

G+3B+13

FLOORS

13 office floors

SIZES

Whole-floor offices

HANDOVER

2030

BUILD TIME

48 months

Booking opens ahead of construction. Register your interest – call or WhatsApp

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KALSHI

09

Dream Rose

Vasantek, Dhaka

HANDED OVER

Residential · 22-month programme

HANDED OVER



Twenty-seven
three-bedroom homes,
handed over inside 22
months.

HANDED OVER 2024

THE PROJECT

Handed over in 2024: a ten-storey building on six katha in Vasantek with twenty-seven three-bedroom family apartments of 1,250 to 1,600 sft, completed on a 22-month programme.

- Three-bedroom family homes

AT A GLANCE

LAND

6 katha

BUILDING

10 Storeys

HOMES

27 Apartments

SIZES

1,250 – 1,600 sft

HANDED OVER

2024

BUILD TIME

22 months

Come and see it, and talk to the families living in it – call or WhatsApp

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VASANTEK

10

Dream Land

Vasantek, Dhaka

HANDED OVER

Residential · 30-month programme

Whole-floor living — one family, one floor, from 2,400 sft.

HANDED OVER 2021

10



THE PROJECT

A G+10 residential building on 4.5 katha in Vasantek, handed over in 2021 — whole-floor homes from 2,400 sft, delivered over 30 months and fully occupied.

- Whole-floor homes

AT A GLANCE

LAND

4.5 katha

BUILDING

G+10

HOMES

Full floors

SIZES

from 2,400 sft

HANDED OVER

2021

BUILD TIME

30 months

Come and see it, and talk to the families living in it — call or WhatsApp

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VASANTEK

Your land. Our development. Buy from abroad, safely.

FOR LANDOWNERS

A joint venture you can check, not just sign.

You contribute the land; we carry the design, the RAJUK approval, the construction cost and the risk. The finished apartments are divided in an agreed ratio, with your floors and unit numbers named in the deed.

- Free, no-obligation feasibility on your plot
- Written share ratio & signing money
- RAJUK approval managed end to end
- Your floors and unit numbers named in the deed
- Registration, connections & full documentation

FOR NRB BUYERS

Everything verified, nothing taken on trust.

Distance is the reason most overseas purchases go wrong. Our NRB service exists to remove that risk — with the approved plan, a fixed price list and progress evidence you can check from anywhere.

- Approved plan & ownership verified in writing
- Fixed price list and written specification
- Monthly dated photo & video reports
- Instalments tied to verified milestones
- Registration & handover handled by proxy



Anirban

Uttara, Dhaka
8.5 katha · 10 Storeys
18 Apartments
1,650 – 2,150 sft

Corner plot in Block C ·
half-basement parking ·
two lifts and standby
generator

HANDOVER 2027



Dakhin Nibash

Uttara, Dhaka
10 katha · 10 Storeys
20 Apartments
1,550 – 2,000 sft

South-facing homes ·
two-level basement
parking

HANDOVER 2027

THE JOINT-VENTURE JOURNEY

01 Feasibility

We study your plot and what the rules allow — free, with no obligation.

02 Agreement

Share ratio, signing money and the handover date, all in writing.

03 Construction

Our capital and our engineers on site, with monthly progress reports.

04 Handover

Your floors and unit numbers registered in your name, utilities connected.

FUTURE STRATEGY

From addresses to infrastructure.



CORPORATE IDENTITY

“Building Excellence with Precision”

WHAT THE NAME STANDS FOR

E Engineering **D** Development
G Governance **E** Excellence

A name that is also a checklist: every proposal, drawing and site is measured against the four words in it – and against the tagline that promises the fourth.

Public and private, residential and industrial — the same engineering, the same governance.

Enlistment with PWD, LGED and RAJUK opens the public sector; PPP structures pair our engineering with partners' capital; and the developer arm keeps building the addresses the firm is known for.

What we put in writing before you pay a taka.

Carpet area in writing

Stated before booking — not only the saleable figure.

A written specification

Brands and grades named on paper, never “premium imported”.

A dated handover

Written into the agreement, with instalments tied to milestones.

Care after the keys

Registration, mutation, utility connections and the defect liability year.

THE PROMISE

Carpet area, price and handover date — all in writing, before you pay a single taka.

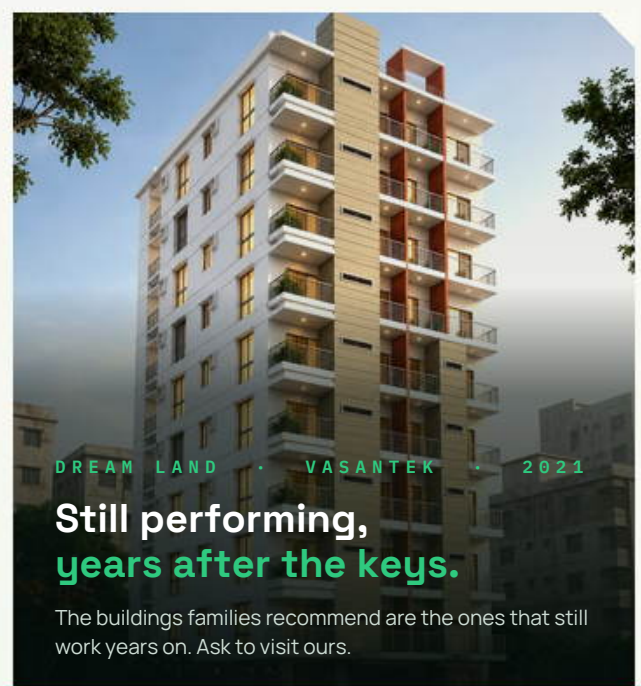
The three things buyers in Dhaka are most often asked to take on trust. We put them on paper.

WHAT YOU RECEIVE AT HANDOVER

- Registered deed and mutation in your name
- Gas, water and electricity connections completed
- As-built drawings and the written specification
- Warranty cards and the defect-liability-year contact
- Full document set — digital and in print

Then the defect-liability year: one call,
one named engineer, and the file stays open.

ASK FOR A SAMPLE HANDOVER FILE • +880 1704 757236



DREAM LAND • VASANTEK • 2021

Still performing, years after the keys.

The buildings families recommend are the ones that still
work years on. Ask to visit ours.

TALK TO US

Come and see what we have built.

Tell us what you are looking for – an apartment, a commercial floor, an engineering or consultancy brief, or a joint venture on your own land – and our team will respond within one business day.

PHONE

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WEBSITE

www.edgeconstructionbd.com

Book a site visit

Call or WhatsApp +880 1704 757236, or request a price list at www.edgeconstructionbd.com/contact



Nilima Edge
Bashundhara · 2027



Anirban
Uttara · 2027



Dakhin Nibash
Uttara · 2027



Lake Edge
Keraniganj · 2028



Theme Elegant
Bashundhara · 2027



Theme Kumkum
Jolshiri · 2028



Theme Nahannate
Jolshiri · 2025



Business Tower
Kalshi · 2030



Dream Rose
Vasantek · 2024



Dream Land
Vasantek · 2021