



*delight*

**ADIL KUTIR**

*Aristocracy in dwelling*





## PREFACE

DELIGHT HOMES LTD., a new name in real estate arena, is dedicated to develop functionally and architecturally gorgeous buildings for your safe, comfortable and convenient living. Delight Homes Ltd. is committed for -

- unique design of the building conforming the space more lucrative, organised & functional
- best construction quality through using the best materials and close supervision of experienced professionals and
- affordable price.

"DELIGHT ADIL KUTIR" is one of the tastefully structured residential apartment building located at Aftabnagar, Badda, Dhaka. It offers a dream asset of secured living with modern amenities.



## *delight Adil Kutir*

Plot: 2 & 4, Road: 08,  
Block: K, Jahurul Islam City,  
Aftabnagar, Badda, Dhaka.

The South facing apartment building consists of comfortable sized rooms, toilet, kitchen and verandahs designed to meet your taste and give you a desirable home with family type environment. The building features Community Space for the Owners', Car parking, Reception and waiting, Lift and lift lobby and beautifully designed front Garden and Roof tops.

For the safety and convenience of the residents, we have gated entry with guard room and CC Camera for security checking. We have stand by generator for your comfort to make your living convenient during power failure.

The "Delight Adil Kutir" Apartment building is located within the close proximities of Schools, Colleges, Hospital, Medicine & Grocery Shops and Mosque.

This brochure will provide you all the relevant information of "Delight Adil Kutir". Your ideas and experiences are highly encouraged to share with us for further improvement of the project.

We hope you will have a joyous living at "Delight Adil Kutir". It will be one of our landmark projects.





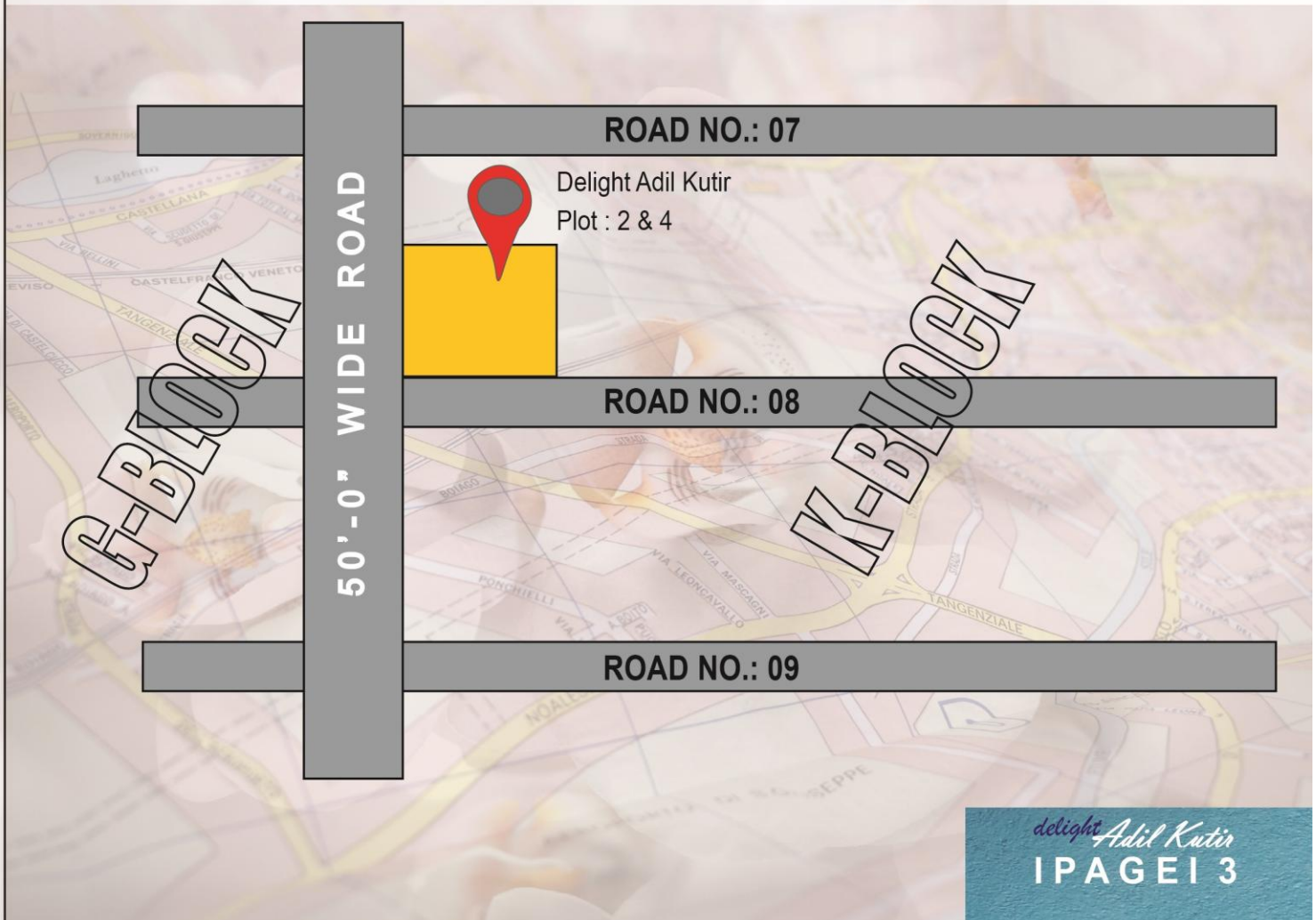
## PROJECT at a glance



### PROJECT INFORMATION

Project Name	: Delight Adil Kutir
Address	: Plot : 2 & 4, Road : 08, Block : K, Aftabnagar, Badda, Dhaka.
Land Area	: 7 Katha
Road Width	: 50'-0" and 25'-0"
Building Size	: G+8-Storied building, Three units per floor.
Apartment Size	: Type A : 850 SFT(Approx.) Type B : 880 SFT(Approx.) Type C : 1132 SFT(Approx.)
Facing	: South
Occupancy Type	: Residential Building.
Expected Handover	: June'2023.

### LOCATION MAP



PERSPECTIVE view

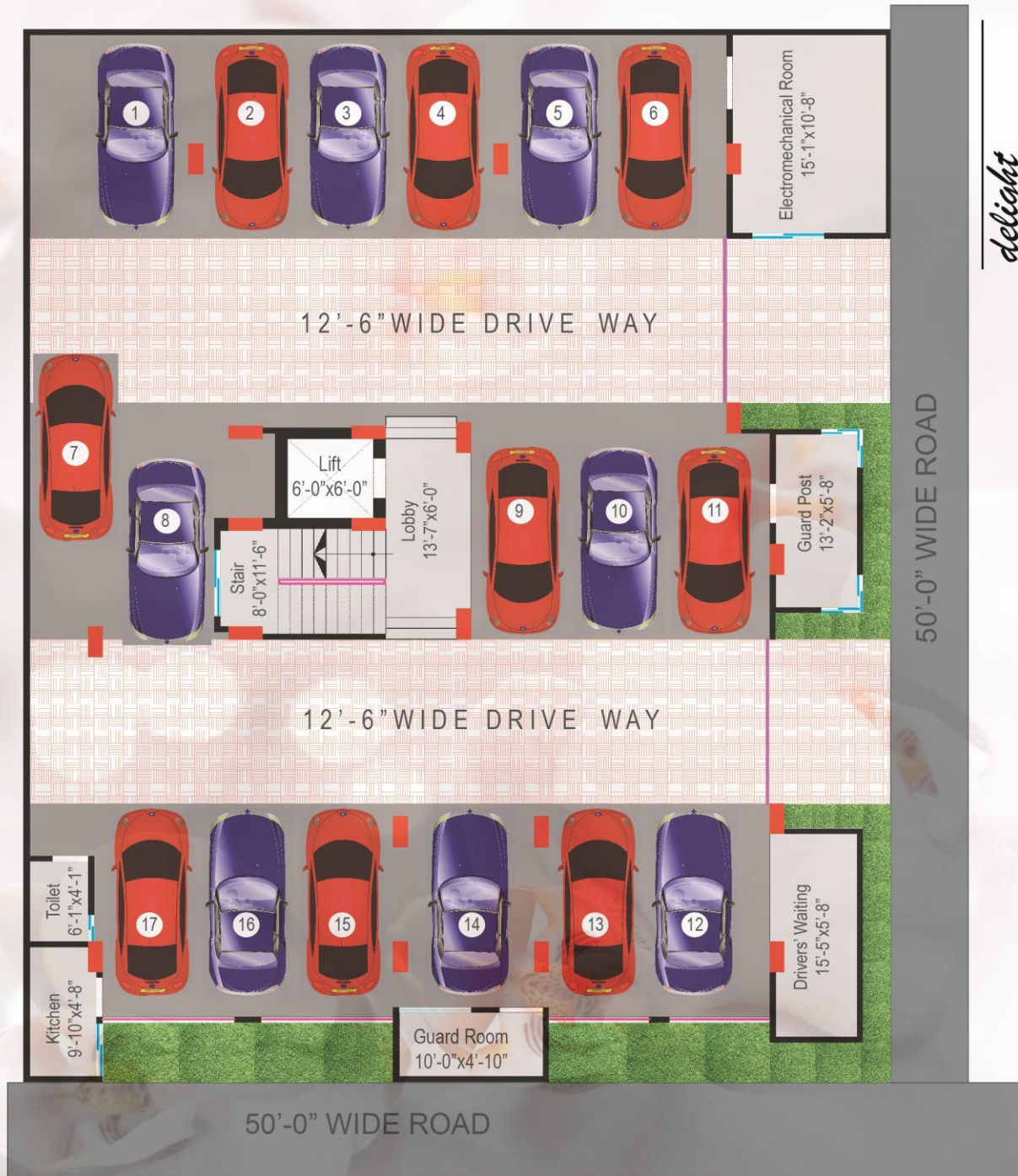


**3D VIEW**

*delight* Adil Kutir  
IPAGE I 4



# FLOOR plan



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**GROUND FLOOR of ADIL KUTIR**



## Ground Floor Plan

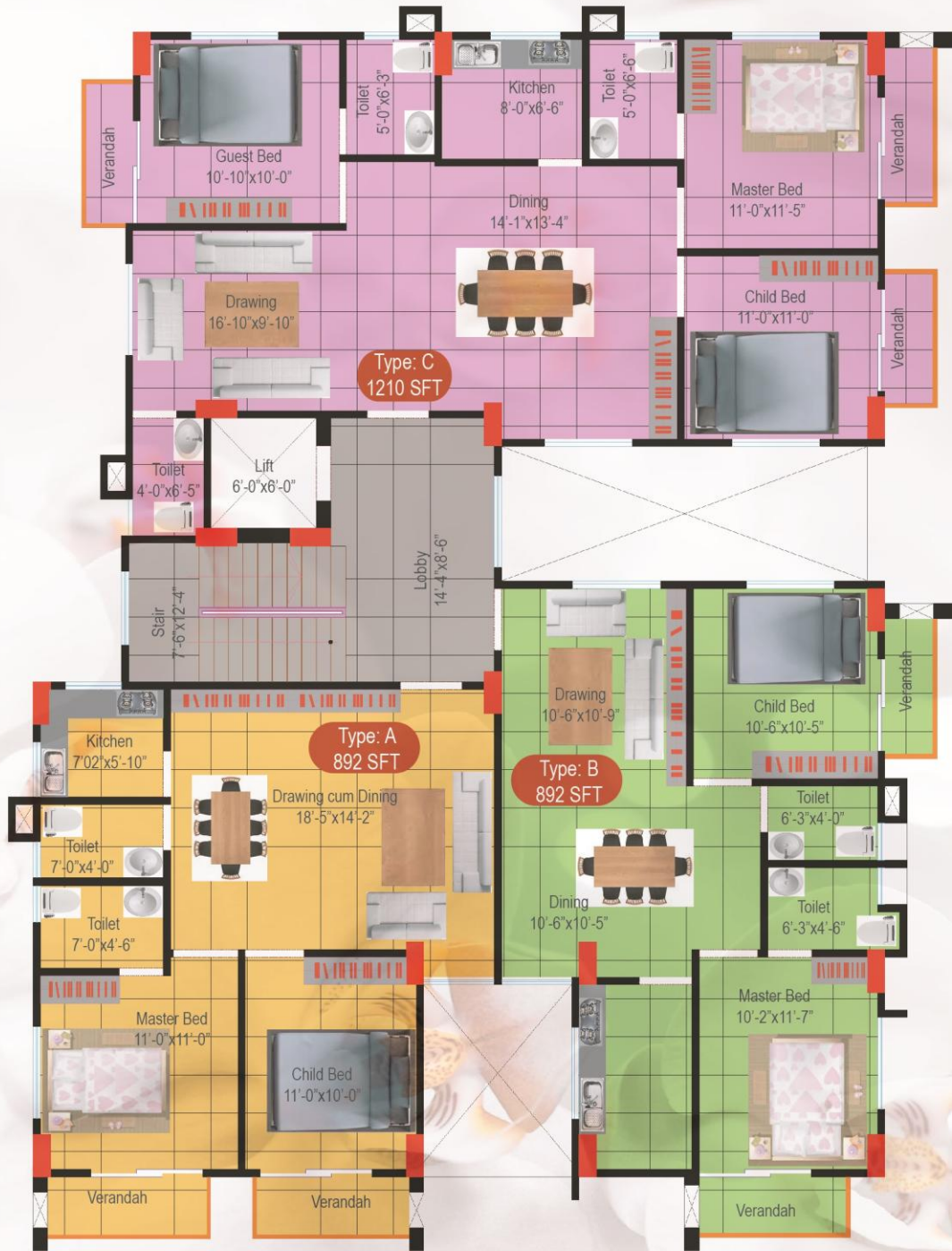
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**Area Details:**

Total Land Area	= 7 Katha
No. of Parking	= 17 Nos.
Total Common Space	= 905 SFT

# FLOOR plan

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**TYPICAL FLOOR of ADIL KUTIR**



**Typical Floor Plan (3-Units)**

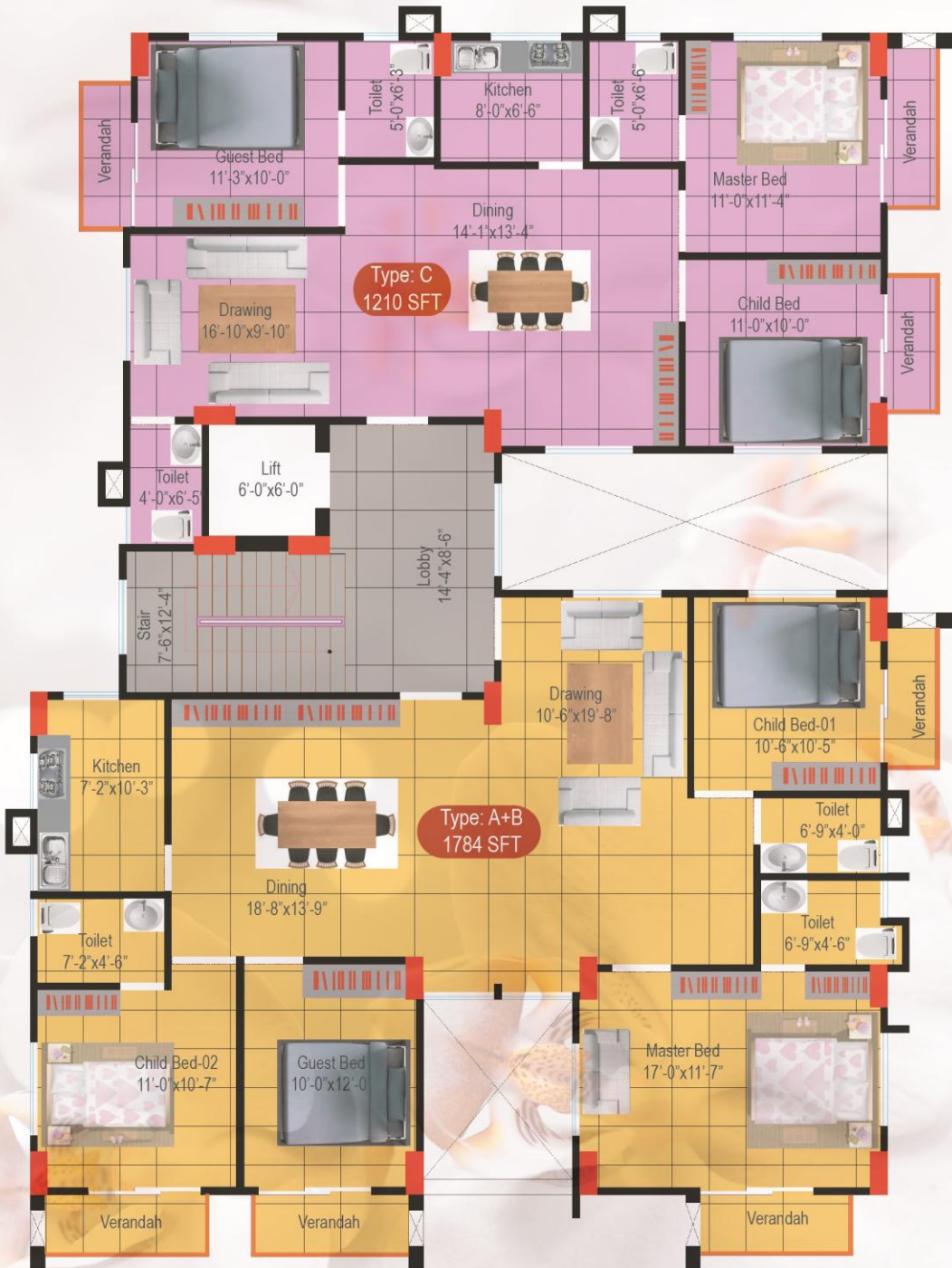
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**Flat Size:**

- Type A = 892SFT
- Type B = 892 SFT
- Type C = 1210 SFT



# FLOOR plan



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**TYPICAL FLOOR of ADIL KUTIR**



**Typical Floor Plan (2-Units)**

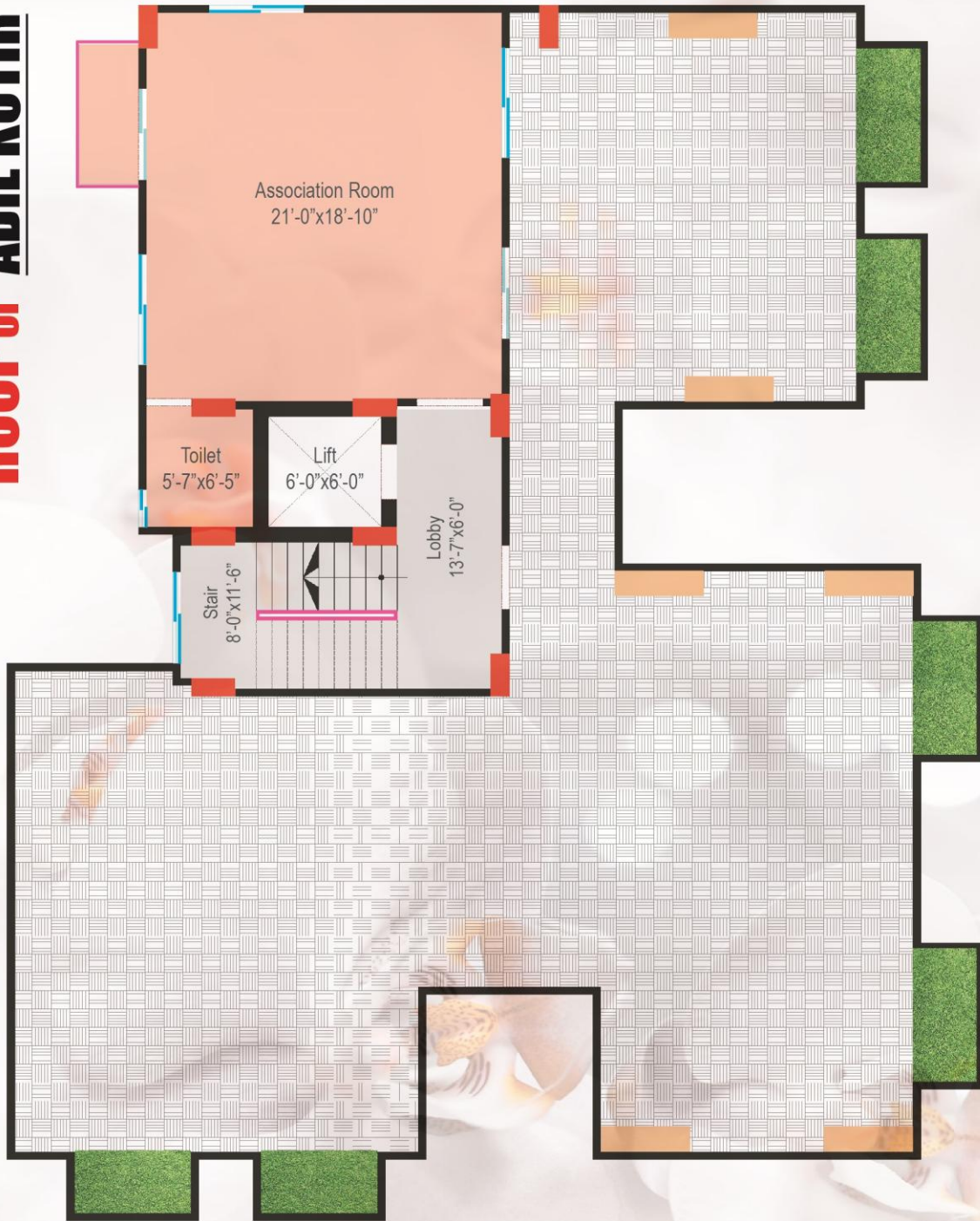
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**Area Details:**

Type A+B = 1784 SFT  
 Type C = 1210 SFT

# FLOOR plan

## delight ROOF of ADIL KUTIR



### Roof Layout Plan

Scale: 1:100

#### Area Details:

Total Roof Area = 2693 SFT  
Total Common Space = 1052 SFT



# FEATURES & amenities

## DESIGN FEATURES

- Structural design parameters to be based on ACI, ASTM & BNBC code.
- Wind load and Earthquake load as recommended in BNBC.
- Level of ground floor will be well above the previous highest flood level.
- Subsoil investigation and soil composition analysis comprehensively.
- Construction to be done and supervised by experienced and professional team of workers, engineers and architects.

## MAJOR STRUCTURAL MATERIALS

### Bricks

- First class brick/concrete hollow block will be used in interior and exterior wall.

### Cement

- Supercrete
- Bashundhara
- Fresh
- Premier or equivalent

### Rod

- BSRM
- AKS
- KSRM
- Rahim Steel or equivalent

### Coarse Aggregate

- $\frac{3}{4}$ " down well graded Shingles for piling
- $\frac{3}{4}$ " down well graded stone chips in foundation and column casting.
- Brick chips for the casting of all other part of the building.

### Fine Aggregate

- Local sand of FM 1.5
- Sylhet sand of FM 2.5

## GROUND FLOOR

- Secured, decorative and wide MS gate at entry.
- Separated and demarked Parking for each flat.
- Guard post to control the security.
- Toilet for guards & drivers, kitchen and caretaker room.
- Septic tank in the sewerage system for long term requirement.

- Intercom telephone connection with each apartment and reception area.
- Underground water reservoir (min. 2 days reserve).

## LIFT

- One 8(eight) passengers capacity international standard lift.
- Voltage stabilizer/regulator.
- Standard and attractive door and cabin.
- Full height photo cell/sensor.
- Automatic rescue device (ARD).

## LIFT LOBBY & STAIR

- 24"X24"(CHARU/FUWANG/CBC/RAK/Equivalent) mirror polish tiles in lift lobby and landing.
- Standard wall tiles in lift front wall.
- Standard stair tiles from Charu/Fu-wang/Star/RAK/equivalent.
- SS railing in staircase.



## GENERATOR

One standby generator of standard quality with canopy for operation in case of power failure for-

- Lift
- Water pump.
- Lighting in drive way, gate, guard post, stair and other common spaces.
- Three lights and three fans in each apartment.

## SUBSTATION

- Standard substation with LT and PFI panel as per required capacity.
- Electricity connection from DESCO as per government policy.
- Protected substation room.
- Required lights and fan provision in the substation room.



## FEATURES & amenities

### ROOF TOP

- 3'-6" height parapet wall.
- Owners' association room.
- Sufficient cloth drying arrangement.
- Roof top gardening and seating arrangement.
- RCC overhead water tank to serve all the flats.

### DOOR

- Solid Chittagong teak/Imported Malaysian door shutter at the entrance.
- The main door will have superior quality
  - Handle lock
  - One security lock
  - Check viewer,
  - Door chain
  - Door stopper etc.
- Toilet door shutters will be of uPVC or equivalent.
- All interior door shutters will be of veneered flash door.
- Interior doors will have standard quality round lock and SS tower bolt.

### WINDOW

- All windows will be of -
- All windows will be of silver anodized aluminium channel
  - Rain water barrier with mohair lining
  - 5mm clear glass.
  - Provision of mosquito proof nets.
  - MS square bar (12mmx12mm) safety grill in all external windows.

### TILES

- Main floor will have 16"x16" homogenous tiles.
- RAK/Star/Fu-Wang/Charu/equivalent glazed wall tiles (10"x13") in kitchen worktop wall up to 7'-0" from floor without décor and border.
- RAK/Star/Fu-Wang/Charu/equivalent glazed wall tiles (10"x13") in all toilets without décor and border.
- RAK/Star/Fu-Wang/Charu/equivalent homogenous floor tiles (12"x12") in all toilets.

### TOILETS

#### Master Toilet

- Commode (RAK-Karla/Star-Day by day model)
- Cabinet Basin (RAK-Karla/Star-Day by day model)
- Hot & cold water line provision
- Basin mixture, moving shower, angle stop cock
- Standard mirror, Soap case, Glass self, Towel rail, Paper holder.

#### Child & Common Toilet

- Long pan with lowdown.
- Pedestal Basin (RAK-Karla/Star-Day by day model)
- Bib cock, Pillar cock, moving shower, angle stop cock
- Standard mirror, Soap case, Glass self, Towel rail, Paper holder

#### Servant Toilet (if any)

- Long Pan with lowdown
- Bib cock, moving shower
- Soap case & Towel rail

### DINING BASIN

- Cabinet basin(RAK-Karla/Star-Day-by-day)
- RAK/Star/Fu-Wang/Charu/equivalent glazed wall tiles (10"x13") in wall up to 7'-0" from floor without décor and border.
- Standard mirror with light holder
- Towel rail
- Soap case

### KITCHEN

- One single bowl with single tray stainless steel sink.
- Suitable located exhaust fan provision.
- Provision for Kitchen hood.
- Concealed gas line provision from ground floor.

### PAINTING & POLISHING

- All interior walls will have Berger/Asian/Elite paint or equivalent plastic paint.
- All interior ceiling will have Berger/Asian/Elite paint or equivalent distemper paint.
- All exterior walls will have Berger/Asian/Elite paint or equivalent weather coat.
- All grills/MS work will be painted with synthetic enamel paint.
- All doors will have French polish.

### ELECTRICAL

- All electric wiring would be concealed with PVC pipe.
- Separate SDB for all apartments.
- All power outlets with earth-in connections.
- MK type switches and sockets in all rooms.
- Provision for air conditioner in master bed.
- Intercom connection in all flats.
- Provision for Television in living room and master bed room.
- Washing machine point at suitable location.
- Bizli, BRB, BBS, Paradise or equivalent cables will be used in wiring.



## TERMS & conditions

### RESERVATION

Application for allotments should be made on the prescribed application form along with the payment schedule duly signed by the applicant(s)/allottee(s) along with down payment. DHL reserves the right to accept and reject any application without assigning any reason there to. Allotment of apartment will be given on the basis of first come first serve basis. However, preferences may be given to clients making 'reasonably good payments at a time' or client 'booking more than one apartment's.

### AGREEMENT

Allotment agreement will be made between DHL and the allottee(s) after receiving the payment of minimum 30% of the apartment price. For the registration of this agreement, the allottee(s) will bear all the expenses regarding the registration.

### PAYMENTS

All the payments such as down payment, installments and other charges shall be made in the form of A/C Payee Cheque, Bank Draft or Pay Order in favor of DELIGHT HOMES LTD. against which DHL will issue the proper money receipt. Foreigners' and Bangladeshi residing abroad may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on date of installments paid.



### DELAY AND CANCELLATION CHARGE

Delay in payments beyond the schedule date will make the allottee(s) liable to pay a delay charge 2% per month on the amount of payment delayed. If the payment is delayed beyond 60 days, DHL shall have the right to cancel the allotment. In such an event the amount paid by the allottee(s) will be refunded after resale of the said apartment. There will be cancellation charge equivalent to 5% of the total sale value of the apartment, which will either be adjusted from the buyer's paid share or paid by the buyer.

### DOCUMENTATION, VAT & OTHER CHARGES

The allottee will pay 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, allotment, registration and transfer etc.

### HANDOVER

DHL will hand over the possessions of the said apartment to the allottee(s) after full settlement of cost and the charges of the said apartment. If the allottee fails to take over the apartment within stipulated period, the allottee(s) shall be liable to bear the expenses of utility and other bills related to the said apartment and the project complex.

### HAPPENINGS BEYOND CONTROL

Natural calamities, strikes, political disturbances, economic depression and changes in the fiscal/commercial policy of the country etc. may affect the completion period of the construction of the project. In these cases, DHL reserves the right to reschedule the construction time. For any reason beyond the control of DHL, acts of God or otherwise, the company if compelled to abandon the project, the buyer shall be refunded with all deposited money, in such situations the buyer will not be entitled to any kind of compensation on the money deposited.

### ARCHITECTURAL AND STRUCTURAL CHANGES

DHL reserves the right to make minor changes in both architectural and structural design of the project. Limited changes can be made in specifications for overall interest of the project. The allottee(s) will not be entitled to bring any changes to the building exterior/elevations. The gross area of the apartment may vary subject to the change of design of the apartment complex.

### OWNERS' ASSOCIATION

The allottee must undertake to become a member of the owners' association, which will be formed by the developer with the view of maintaining the general affairs of the complex interest. For reserve fund each apartment must initially deposit Tk. 25000/= (Twenty Five Thousand) only to the company.





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