

DE-LUXE APARTMENT FOR SALE



DELIGHT
SHEIKHA

AT BASHUNDHARA R/A

DWELL THE MOMENT
WITH YOUR DEAR ONE



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, best quality and affordable price. "DELIGHT **SHEIKHA**" is one of the tastefully structured residential apartment building located in the **BASHUNDHARA R/A, BARIDHARA, DHAKA**.

The North 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 **SHEIKHA**" Apartment building is located within the close proximities of Schools, Colleges, Hospital, Medicine & Grocery Shops and Mosque.
We hope you will have a joyous living at "DELIGHT SHEIKHA".

PROJECT AT A GLANCE

NAME OF THE PROJECT: **DELIGHT SHEIKHA**

ADDRESS: **PLOT# 643, ROAD# 03, BLOCK# H, BASHUNDHARA R/A, BARIDHARA**

PLOT SIZE: **3 KATHA**

NUMBER OF FLATS: **6 NOS** (SINGLE UNIT PER FLOOR)

ROAD WIDTH: **25' WIDE**

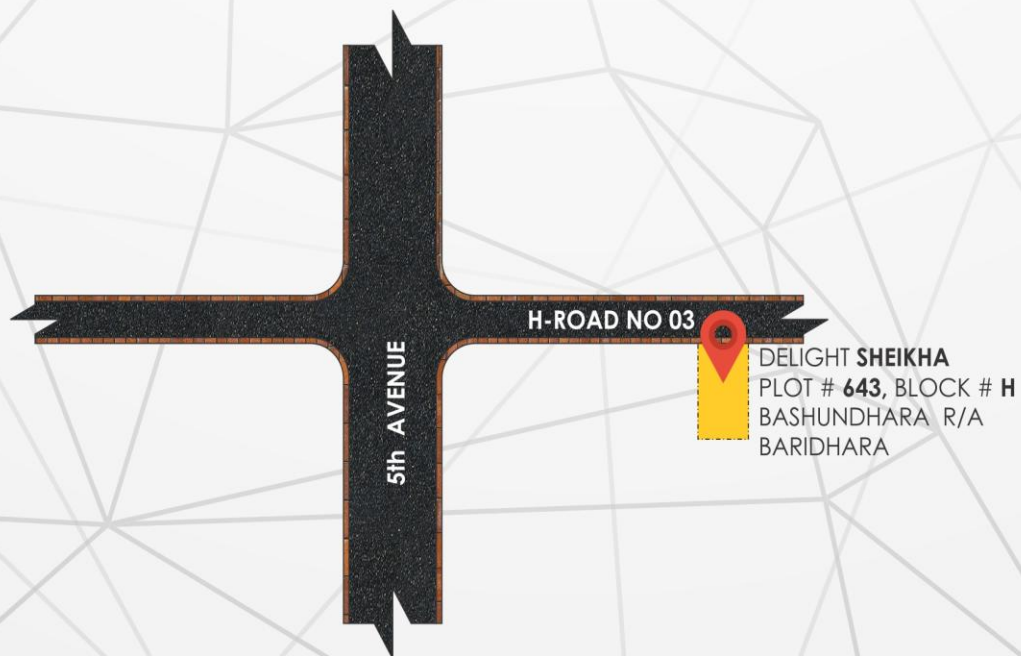
BUILDING TYPE: **7 (SEVEN) STORIED RESIDENTIAL BUILDING**

SIZE OF FLAT: **1500 SQ.FT** (APPROX)

DEVELOPER: **DELIGHT HOMES LTD.**

PROJECT HANDOVER: JANUARY 2021 (EXPECTED)

LOCATION MAP





3D PERSPECTIVE





TOTAL FLOOR AREA : XXXX SQ. FT

**6 NOS PARKING, GUARD, CARETAKER,
DRIVER'S WAITING & ELECTRO-MECHANICAL ROOM**

COMMUNITY SERVICES: XXX SQ. FT

LIFT & STAIR: XX SQ. FT

TOTAL UTILITY: XXX SQ.FT



GROUND FLOOR PLAN



TOTAL FLOOR AREA : 1345 SQ. FT

LIFT & STAIR: 220 SQ. FT

TOTAL UTILITY (PER FLOOR): 155 SQ.FT (APPROX)



TYPICAL FLOOR PLAN

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.
- _Construction is done and supervised by an experienced and professional team of workers, engineers and architects.

MAJOR STRUCTURAL MATERIALS:

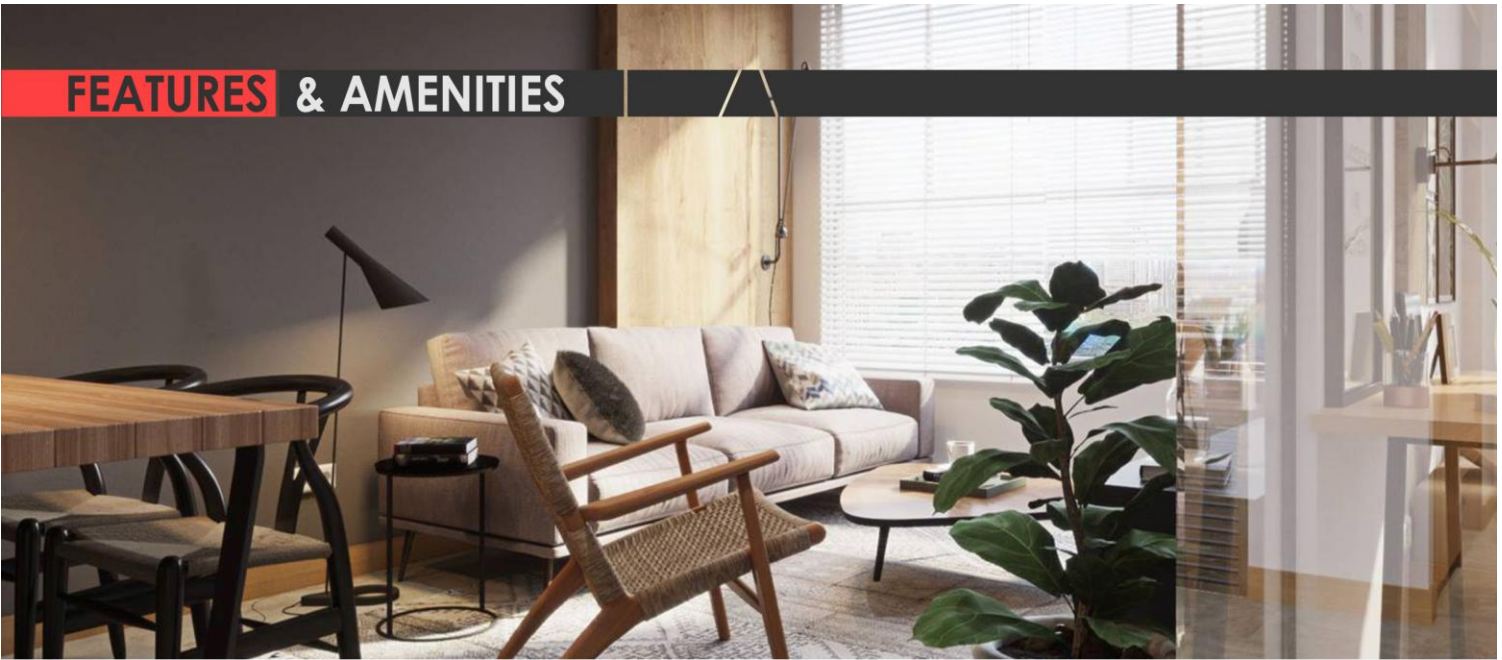
- _First class brick/concrete hollow block will be used in interior and exterior wall.
- _Best quality cement i.e. Supercrete, Fresh, Bashundhara, premier or equivalent cement will be used.
- _Best quality rod i.e. BSRM, KSRM, RSRM, Rahim Steel, AKS or equivalent rod will be used in RCC work.
- _¾" down well graded Shingles/ Stone chips will be used in the casting of foundation and column. Picket chips will be used in all other casting.

GROUND FLOOR:

- _Secured and decorative MS gate at entry.
- _Separated and demarked Parking for each apartment.
- _Guard post to control the security.
- _Toilet for guard & drivers, kitchen, caretaker room and an owners' association sitting arrangement.
- _Intercom telephone connection with each apartment and reception area.
- _Underground RCC water reservoir (minimum two days reserve).



FEATURES & AMENITIES



ROOFTOP:

- _3'-6" height parapet wall.
- _Sufficient cloth drying arrangement.
- _Roof top gardening.
- _RCC overhead water tank to serve all the apartments.

DOORS:

- _Solid Chittagong teak door shutter at the entrance.
- _The main door will have superior quality door lock, check viewer, one security lock, door chain etc.
- _Toilet door shutters will be of uPVC or equivalent.
- _All interior door shutters will be of veneered flash door with good quality round lock.

WINDOW:

- _All windows will be of silver anodized aluminum channel, rail water barrier with mohair lining sliding shutter with 5mm clear glass with provision of mosquito proof nets.
- _MS square bar (10mmx10mm) safety grill in all external windows.

TILES:

- _Main floor will have 24"x24" homogenous tiles.
- _RAK/Star/Fu-Wang/equivalent glazed wall tiles (10"x13") in kitchen work-top wall up to 7'-0" from floor without decor and border.
- _RAK/Star/Fu-Wang/equivalent glazed wall tiles (10"x13") in all toilets without decor and border.
- _RAK/Star/Fu-Wang/equivalent homogenous floor tiles (12"x12") in all toilets.
- _Tiles lift lobby of standard colors, textured and quality.
- _Standard stair tiles (10"x12") from RAK/Star/Fu-Wang/equivalent in stair case.

TOILETS:

- _Commode (RAK-Karla model) in master & child toilet and Long pan for common toilet.
- _Basin (RAK-Karla model) in all toilets.
- _Concealed hot and cold-water lines in master bath.
- _Standard mirror, overhead lamp, paper holder, soap case, towel rail and standard fittings in all toilets.

KITCHEN:

- _One single bowl with single tray stainless steel sink.
- _Suitable located exhaust fan provision.

ELECTRICAL FITTINGS AND FIXTURES:

- _All electric wiring would be concealed with PVC pipe.
- _Separate SDB for all apartments.
- _All power outlets with earth connections.
- _MK type switches and sockets in all rooms.
- _Provision for air conditioner in master bed and Child bed.
- _Provision for Telephone and Television in living room and master bed room.
- _Bizli, BRB, BBS, Paradise or equivalent cables will be used in wiring.

PAINTING AND POLISH:

- _All interior walls will have Berger/Rainbow/Elite paint or equivalent plastic paint.
- _All interior ceiling will have Berger/Rainbow/Elite paint or equivalent distemper paint.
- _All exterior walls will have Berger/Rainbow/Elite paint or equivalent weather coat.
- _All grills will be painted with enamel paint.
- _All doors will have French polish.



OTHER FEATURES:

- _One Good quality 06 (Six) Passenger Lift with standard features.
- _Provision of fire extinguisher in staircase.
- _Stand by generator for power supply in case of power failure for lift, water pump, lighting in common space and stairs.
- _2-lights and 2-fan points for generator line in case of power failure.

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 clients "**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. **The registration costs (Subject to Government Provisions) and any other exes such as sale permission, transfer fees, stamp fees, gain taxes, VAT etc and required miscellaneous expenses will be paid by the allottee(s). If the Government imposes any other tax/duties in this regard, the allottee(s) will also pay the same.**

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.

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.

DELIGHT HOMES LTD

BUILDING YOUR DREAMS

THINK SMART, THINK DIFFERENT



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This is not a legal document. It describes
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