

An abstract geometric artwork featuring a complex arrangement of overlapping lines, circles, triangles, and squares. The color palette includes muted purples, yellows, pinks, greys, and browns, set against a light beige background. The composition is dynamic and layered, with some elements appearing to be in the foreground and others receding into the background.

*Delight
Sharmin Castle*

Your prestigious address

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.

“To provide the best quality product and services at a affordable price to meet the wide varieties of customers' valued expectations and hence to improve the livelihood today and tomorrow” is our mission.



“**Delight Sharmin Castle**” 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 Sharmin Castle**” 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 Sharmin Castle**”.

PROJECT AT A GLANCE

Project Name

Delight Sharmin Castle

Address

Plot: 430, Road: 03, Block: I, Bashundhara r/a,
Vatara, Dhaka.

Land Area

3 Katha

Road Width

25'-0"

Building Size

G+6-Storied , Single unit per Floor

Apartment Size

1550 SFT(Approx.)

No. of Apartments

Six(06)

Apartment Details

Three Bedrooms, Three Toilets(Two attached), Drawing, Dining, Kitchen and Three Balconies.

No. of Parking

Six(06)

No. of Lift

One(01)

Generator Facilities

Three(03) Lights & Three(03) Fans @ each apartment, Lift, Water pump, Ground floor & stair lights.

Occupancy Type

Residential Building

Handover

January'2024

For summary scan the QR code below



PROJECT INFORMATIONS

LOCATION MAP

*Delight
Sharmin Castle*

TO 300'-0"
ROAD

6TH AVENUE

TO MADANI
AVENUE

Delight
Sharmin Castle

Delight
Nikunja

I-BLOCK, ROAD-02

I-BLOCK, ROAD-03

I-BLOCK, ROAD-04

5TH AVENUE

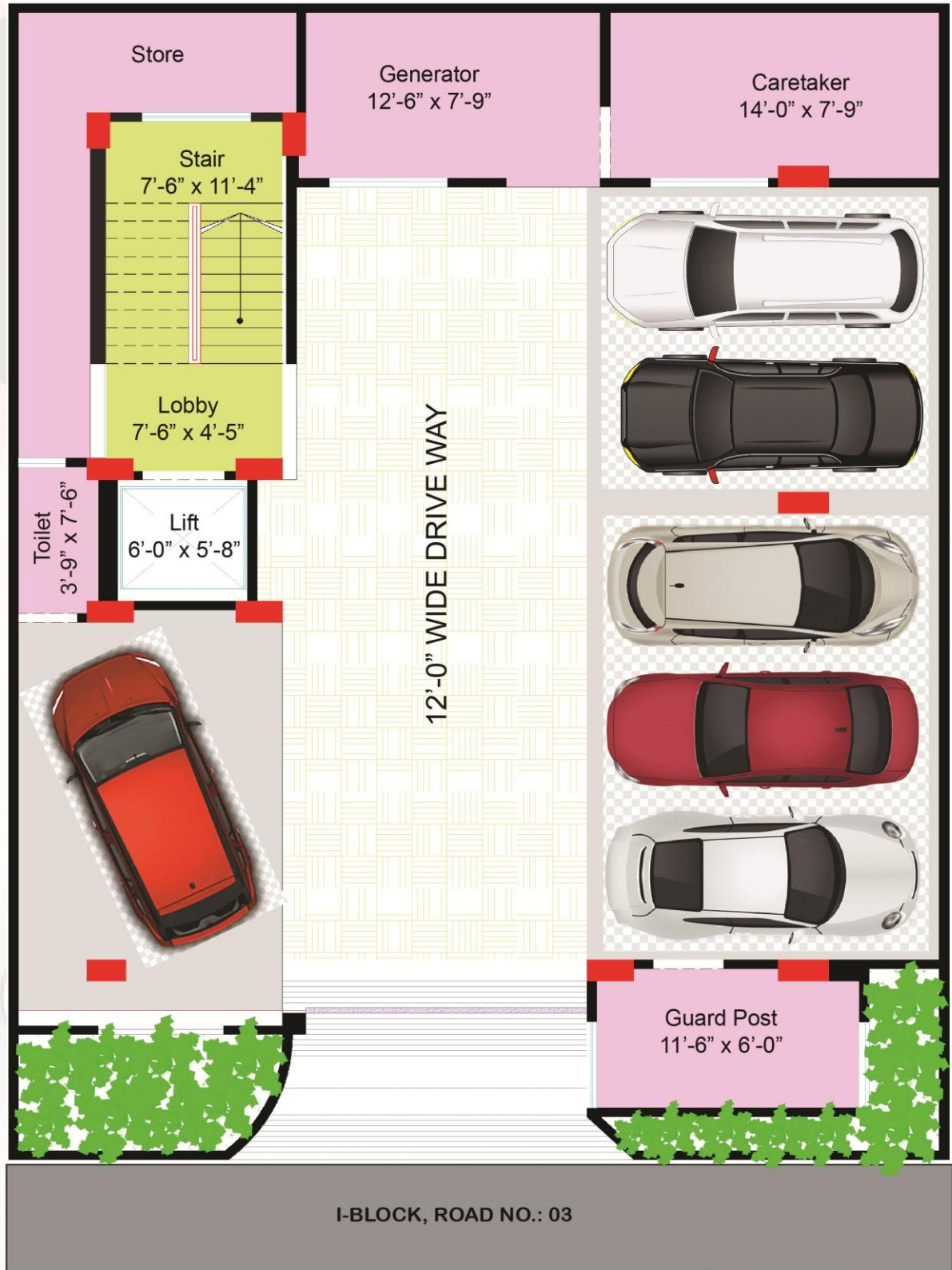
Arabika Coffee



PERSPECTIVE VIEW

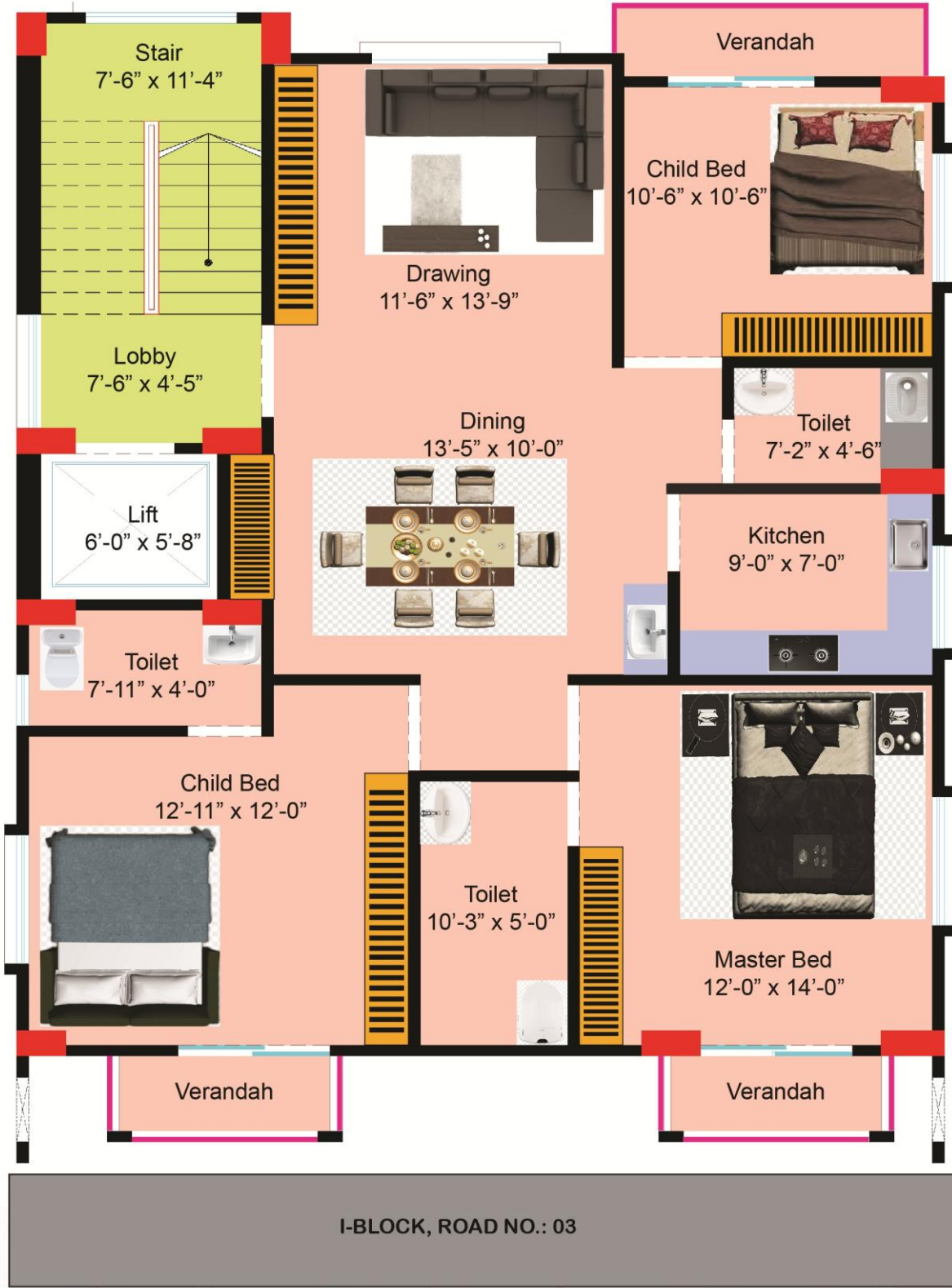
DELIGHT
SHARMIN CASTLE
PLOT NO. 436, BLOCK: I
BASINDHARA R/A

FLOOR PLAN



 **Ground Floor Layout Plan**
Scale: NTS

Apartment Size: 1550 SFT



FLOOR PLAN

 Typical Floor Layout Plan
Scale: NTS

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 will be used in interior and exterior wall.
- Best quality cement i.e. Shah, Fresh, Supercrrete, Bashundhara, Premier or equivalent cement will be used.
- Best quality rod i.e. AKS, Rahim Steel, BSRM 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 RCC 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 & caretaker room.
- Intercom telephone connection with each apartment and reception area.
- Close circuit camera at entrance and lift lobby.



ROOF TOP

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

DOORS

- Solid Chittagong teak door shutter at the entrance.
- The main door will have superior quality Handle 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 flush 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 (12mmx12mm) 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 worktop wall up to 7'-0" from floor without décor and border.
- RAK/Star/Fu-Wang/equivalent glazed wall tiles (10"x13") in all toilets without décor 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 lampshd, 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 Wifi and Television in living room and master bed room.
- Bizli, BRB, BBS, SQ 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.
- 3-lights and 3-fans points for generator line in case of power failure.

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. 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.

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