



THERE IS NO DWELLING LIKE **DELIGHT HOMES**

PREFACE

DELIGHT HOMES LTD. is dedicated to develop functionally and architecturally gorgeous buildings for your comfortable and convenient living.

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

PROJECT INFORMATION

- Location** : Plot # 388, Road#04, Block:
I, Bashundhara R/A,
Baridhara, Dhaka.
- Land Size** : 03 Kathas
- Building Size**: Seven Storied, Single Unit,
1505 SFT/Floor.
- Handover** : January'2019(Expected).



LOCATION MAP

3D PERSPECTIVE



PARKING



25' WIDE ROAD

TOTAL FLOOR AREA : 1814 SQ. FT

GROUND FLOOR PLAN

SCALE: NTS

Association, Caretaker & Kitchen = 281.00 SFT
 Guard Room = 068.00 SFT
 Stair, Lift, Toilet & Generator = 304.00 SFT
 Total Common Space = 651.00 SFT
 Common Space/Flat(GF) = 108.83 SFT



FLOORPLAN



TYPICAL FLOOR PLAN
SCALE: NTS

Typical Floor Area = 1365.00 SFT
 Common Space(GF) = 108.83 SFT
 Common Space(Roof) = 031.00 SFT
 Gross Floor Area = 1504.83 SFT

FEATURES & AMENITIES

GENERAL ENGINEERING

- The design of Foundation and Superstructure shall be conducted by highly experienced structural and foundation engineers based on BNBC & ACI.
- High quality structural building materials like Stone Chips, Shingles, Brick chips from high quality Picket, 500W deformed bar, Local Sand, Sylhet sand etc. to meet design requirement.
- Ensure close supervision at every stage of construction by experienced and qualified engineers and architects.
- Level of Ground Floor will be well above the previous highest flood level.

GROUND FLOOR

- Lucrative and secured MS Gate with Guard room at the Entry.
- Decorative Reception area with Reception desk.
- Intercom connection with each Apartment and Reception area.
- Underground R.C.C. water reservoir (minimum two days reserve).

DOOR & WINDOW

- Solid, well seasoned Chittagong teak door at the entrance.
- The main door will have superior quality door lock, Check viewer, Security lock, Door chain, Door knocker and Apartment number in brass plate etc.
- All internal door shutters will be of Flush door with tower bolt & round lock.
- All Verandah door shutters will be made of solid wood(Gamari/Equivalent).
- uPVC door shutter will be used at all Toilets.
- All windows will be of silver anodized aluminum channel, rain water barrier with mohair lining sliding shutter with 5mm clear glass with the provision of mosquito nets.
- MS square bar safety grill in all external windows.

FLOOR AND WALLS

- All floors will have 24" X 24" China Mirror polish (single coat) tiles(except Toilets).
- 10" X 13" Ceramic tiles(Fuwang/CBC/RAK) in kitchen wall up to 7'-0" from floor(infront of worktop only).
- 12" X 12" Homogenous Tiles and 10" X 13" Ceramic Tiles(Fuwang/CBC/RAK) in all toilets.

TOILET FEATURES

- DHL standard commode and basin in Master and Child toilet.
- Long Pan at all other toilets.
- Mirror, Glass selves, Paper holder and all other fittings are of standard quality.
- Provision for hot and cold water in Master bath.

KITCHEN FEATURE

- One single bowl with single tray stainless steel sink of standard quality.
- Suitable located exhaust fan provision.
- Power point for Oven/Rice cooker.

ELECTRICAL FITTINGS AND FIXTURES

- All electric lines/wiring would be concealed with PVC pipe.
- Imported M.K type switch and sockets in all rooms.
- Provision for air conditioner in Master bed and Living room.
- Cable TV network connection in Living room and Master bed room.

PAINTING AND POLISH

- All interior walls will have Plastic paint (Berger/Asian/Elite paint or equivalent).
- All interior ceiling will have Distemper (Berger/Asian/Elite paint or equivalent).
- All exterior walls will have Weather coat Paint (Berger/Asian/Elite paint or equivalent).
- All grills will be painted with enamel paint.
- All Wooden Doors will have French Polish.

OTHER FEATURES

- Best Quality 06(Six) Passenger Lift with standard features.
- Stand by generator for supply power in case of power failure for lift, water pump, lighting in common space and stairs.

TERMS AND 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 Downpayment. **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 downpayment, 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 effect 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. That the allottee(s) will not be entitled to bring any changes to the building exterior/elevations. That the gross area of the apartment may vary subject to the change of design of the apartment complex.



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