



think up

DDPL Villa DE Razia

Residential Building at Block-L Bashundhara R/A



DDPL

We Build Your Dream Land

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General Disclaimer:
The information contained in this Brochure and Plans are
subject to change as may be required by the authority or the
project's architect. All measurement are approximate.
All illustrations are artist's impression only.

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DOYEL DEVELOPMENT PROPERTIES LTD.

ABOUT US

"Alhamdulillah" Doyel Development properties Ltd. is advancing with full confidence and customer satisfaction in the area of construction of residential project by the grace of almighty Allah. We always tried to ensure the best quality of construction with excellent design of our project. **Villa De Razia** is an excellent apartment project of DDPL. We have chosen Bashundhara Residential Area, which is the most prestigious residential location for your aesthetic and comfortable living with a peaceful green surrounding. **Villa De Razia** is a Nine storied aesthetic beauty. It is a south facing project which beside on 25'-0" wide Road. It has total 9 exclusive apartments from 1st to 9th floor. In **Villa De Razia** all apartment space are carefully planned to ensure enough light, airflow, ventilation and privacy. **Villa De Razia** would offer latest amenities that one can think of to have in exclusive apartment and would have provided security and comfort of dream. We have created an active, smart, dedicated and experienced team of Architects, Engineers and other professionals of this field to materialize your dream. The brochure gives you details about **Villa De Razia**. Should you require any clarification, please don't feel hesitate to get in touch with our Marketing Department. We assure you of our best possible support and services at all times.



We Build Your Dream Land



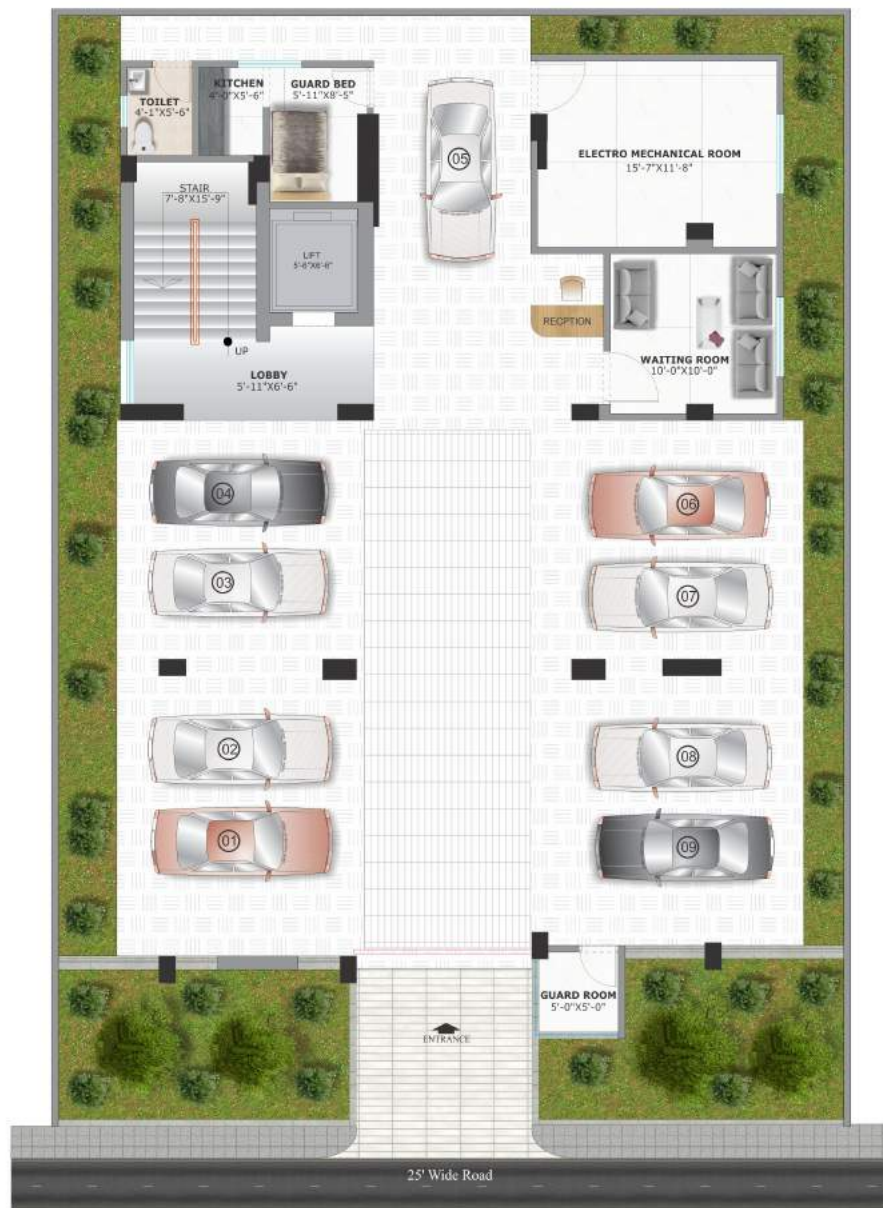
Project At A Glance

Project Name: DDPL VILLA DE RAZIA
Project Address: At Plot # 267, Road # 07, Block # L, Bashundhara R/A, Dhaka.
Land Area: 5 Katha
Number of Storey: Ground + 9 Storied
Apartment Selz: 2120 sqf.
No of Apartment: 9 Nos.
Floor Distribution: Ground Floor, Car Parking, Sub station & Generator Room, Guard Room, Waiting Room, 1st to 9th Floor Apartment.
Apartment Consists: 4 Bed room, Living, Dining, Kitchen, Servant Bed, 5 Toilets & 4 Veranda
Project Start: February -2022
Project Handover: February -2024

Location Map

Residential Building at Block-L, Bashundhara R/A





GROUND FLOOR PLAN
9 car Parking Area



TYPICAL FLOOR PLAN
2120 sq ft.

4 bed room, 5 Toilet, Living, Dining, Kitchen, Servant Bed & 4 Veranda



Features & Amenities:

Apartment features:

- Apartment Size- 2020 sft.
- M. bed, 2 Child- bed, guest bed, drawing, dining, & family Living, servant bed.
- 5 toilets: Three attached one common & servant.
- 4verandahs, Kitchen with verandah.

Building Entrance:

- Secured gateway with spacious grand entrance and driveway.
- Provision for controlling space of incoming and outgoing persons, vehicles, etc.
- Reserved car parking, damp protected ground floor for resident.
- Logo polished on marble /granite /glass piece.

Lift:

- 8 (Eight) Passenger Elevator of dimension having capacity at least 550 KG. (EURO/ FUJIN).
- Adequate lighting.
- Well furnished attractive doors & cabin.
- Emergency alarm and escape provision.

Lift Lobbies & Staircase:

- Spacious lift, stair and lobby in each floor.
- Floor tiles in all lobbies (DBL, RAK or Equivalent).

Apartment Layout:

- The total layout will be thoughtfully arranged to maximize advantages specially relation to be the day light and the cross ventilation.
- Spreading layout will emphasize privacy from end to end.

Generator:

- One brand new emergency diesel generator with bonnet type sound proof system as per requirement. (Perkins Brand 50kv or equivalent) Capacity to cover lift, pumps, common lights, 4 (Four) emergency light and 3 (Three) fan Point in each apartment.

Intercom:

- Panasonic or equivalent intercom system. To connect each apartment to the concierge desk.
- Provide C.C.T.V for security system.

Water Pump:

- Standard quality water pumps to be providing for water supply.

Verandah grill:

- Verandah grill made by flat bar with 3-coated enamel paint as per design.

Roof Top:

- Common multipurpose space with attach toilet used on roof for protection of over heating, dampness and maintaining proper slopes for efficient roof drainage.
- 3 feet parapet wall made by 1st class brick work with plaster & paint.

Doors:

- Main door solid **SAGON** frame and Palla sagun decorative.
- Main entrance door with door chain, check viewer.
- Solid brass door Knocker.
- Apartment No. in brass.
- Imported door handle lock.
- All internal doors made by veneer **PARTEX** flash-door.
- Mortise round lock except maid used as frame **MAHGONI** in internal doors.



Window:

- All windows sliding system aluminium will be 4" thickness with mosquito net provision as per architectural design.
- 5 mm thickness white glass with mohair lining.
- Rain water barrier inside of 4" inches aluminium section.
- Safety grills in all back side verandahs and windows.

Wall:

- Provide best quality 1st class brick work with plaster.

Floor:

- 24"x24" tiles in all floors. (DBL, R.A.K or equivalent)
- Homogeneous floor tiles 12" -0"X 12" -0" in kitchen (DBL, R.A.K or equivalent).
- Essentially correct uniform floor slopped toward water outlet.
- Standard quality tiles homogeneous in stairs and lobbies. (DBL, R.A.K or equivalent).

Painting & Polishing:

- Best quality 3- coated paint on outside wall (Berger/Elite or equivalent).
- Smooth finished and soft colored plastic paint on all internal wall & Distemper in all Calling (Berger/ Elite or equivalent).
- French / Natural polished on door, frame & shutter.
- 3- Coated enamel paint on verandah railing as per design.

Electrical:

- Electricity supply from DESA/DESCO with separate main cable (NYY) and LT Panel board.
- Imported standard quality MK switch and socket circuit breaker plug point and other fittings.
- Electrical distribution box with main switch.
- Concealed electrical wiring (Paradise / BRB/ BBS).
- Independent electric meter in each apartment.
- Earthing connection of all power outlets as per BNBC codes of practice.
- Provision for air conditioner in all bed room.
- Concealed intercom and telephone line.
- Provision for TV, telephone & satellite dish antenna system.
- Light point in all verandahs.

Bathroom:

- Full height glazed tiles (10"x16") in all bathrooms (DBL, R.A.K or Equivalent).
- Standard quality sanitary wares in all bathrooms (DBL, R.A.K or Equivalent).
- Floor tiles (12"x12") in all bathrooms (DBL, R.A.K or Equivalent).
- Imported mirrors in all bathrooms with overhead lamp.
- Cabinet basin in master bathrooms.
- Pedestal basin in other bathrooms except maid (DBL, R.A.K or Equivalent).
- Imported standard quality fittings. (Satter/ R.A.K/ SHARIF or Equivalent).
- All bathrooms are best quality solid plastic doors (white /off white).
- Enamel paint in the ceilings to prevent dirty and dampness arising from moisture (Berger or equivalent).
- Concealed hot and cold water line in master and children bath room.

Kitchen:

- Concrete self floor level with homogeneous tiles work top (DBL, R.A.K or Equivalent).
- Wall up to 7.0 feet with standard quality tiles (10"x16") fitting around the sink & gas cooker and floor tiles (12" x12") ceramics.
- Imported stainless steel sinks with mixture.
- Provision for double burner gas outlet.
- Concealed hot and cold water line.

Utility lines (Water & Gas):

- Separate electricity meter & gas supply connection provision for all apartments.
- Water supply line will have common meter connection.
- Underground water reservoir and overhead water tank each having adequate capacity.
- Plumbing design and concealed gas lines approved by titas gas.
- Provision for individual gas raiser. Approved quality titas gas materials for internal wiring gas line (Bashundhara Gold /Adamjee /Equivalent G.I).

Optional features:

- Various interior designing & additional fittings and fixtures as per choice of clients may be arranged at the company but cost with bear clients after the approval of the company.

General Features of the Complex:

- Gas pipeline connection from titas distribution system as per total calculated consumption, adequate safety measures incorporated.
- Sanitary line using all UPVC pipe and fittings national polymer / Matadoor (Equivalent).
- Structural Building frame shall be designed as per Bangladesh National Building Code (BNBC).



Structural & General Engineering:

- Structural design parameters based on American Concrete institute (ACI) and American Standard of Testing Materials (ASTM) Codes.
- Sub-Soil investigation and soil composition comprehensively analyzed by latest testing equipment's and laboratory techniques.
- R.C.C foundation depending on the soil test report.
- R.C.C foundation and superstructure design and supervisor by professional structural engineers' team.
- Comprehensive section by section checking and testing of all steel reinforcement by professional design and structural engineers.
- Structure capable to resist earthquakes 7.5 on Richter scale.

Brick flat soling:

Single layer brick flat soling in foundation or anywhere with 1st class brick true level including filling the gap with coarse sand.

10" Brick work:

1st class brick work in cement mortar 1:5 with Portland cement and sand, up to plinth level, including racking out joint.

5" brick work:

125mm thick brick work in approved bond in superstructure wall or anywhere in floor with 1st class machine made brick and cement sand mortar (1:4) with Portland cement (SUPERCURE/ SEVEN HORSE / FRESH or Equivlent) and sand including racking out joints with sufficient water proof treatment.

R.C.C work:

Reinforced cement concrete (R.C.C) work with Portland cement (BASHUNDHARA/ SUPERCURE/ SEVEN HORSE / FRESH). Coarse sand (Sylhet sand) of F.M-2.5 medium sand local sand of F.M- 1.5. 3/4" down graded stone chips 3/4" pudlo (where necessary). For pile, pile cap, Beam, column, U.G.W.T, R.C.C wall of roportion (1:1.5:3) with cement, 100% sylhet sand, stone chips. For grade beam, beam, slab, & others of proportion 1:1.5:3 with cement, 75% sylhet sand, 25% medium sand and stone chips as per design and in struction.

C.C work:

Reinforced cement concrete (1:2:4) with portland cement (BASHUNDHARA/ SEVEN HORSE / FRESH / SUPERCURE/ Equivlent). Coarse sand (50% local sand & 50% sylhet sand) and 20mm down graded Stone chips as per design for coping, slab, cornice, railing drop wall, lintel, sunshade, staircase and other minor structural elements.

Plaster work:

12mm to 20mm thick with Portland cement (SUPERCURE / SEVEN HORSE / FRESH / Equivlent) and medium sand in proportion 1:4 & 1:5.

Reinforcement:

60/72 grade (BRSM/ROHIM/ Equivlent) steel deformed bar to be used for R.C.C work as per structural design.

Shuttering work:

Steel shutter for column & wooden shutter for beam, slab and others works.

Application:

Application for allotment of apartment should be made on the prescribed application form duly signed by the application along with the earnest money. Doyel Development properties Ltd. has the right to accept or reject any application without assigning any reason thereto.

Allotment:

On acceptance of an application and receipt of the booking money, the company will issue an allotment letter in favor of the applicant along with the schedule-payment of the balanced amount as the apartment price. Allotment is being made on first come first served basis.

Sale Deed:

On receipt of the 1st down payment (i.e. Installment @ 30% of total amount against the apartment price) from the interested buyer, an accord shall be signed between the parties to safeguard the mutual inte

TERMS & CONDITIONS

Payment:

- If any applicant is able to pay the total flat value at a time, he/ she is definitely entitled to get a special discount on the total flat value.
- There is no provision for cash payment in favour of Doyel Development properties Ltd but either in cross cheque/ pay order or DD from the Bank according to the schedule of payment by installments for the balance amount of the price payable to us (as per agreement)

Installment:

- Payment of installment including the cost of car parking space and other charges must be made on due date.
- The total mutually agreed value of the apartment to be paid by the installment according to the payment schedule.

Legal cost:

- Allotted shall bear the registration cost, stamp-duty fees, Tax, VAT and other miscellaneous expenses, which are likely to be incurred at the time of registration of the flat with the proportionate land. The allottee (S). shall be informed of such charges when these are due.

Service and utility cost:

- Utility connection fees and other charges including security deposit with the DESA/ DESCO, WASA and TITAS GAS shall be borne by the allottee (S). DDPL shall pay those charges for the authorities on behalf of the allottee (S). The allottee (S) shall have to pay all those utilities proportionately on actual as this cost is not included in the flat value at all.

Bank loan :

- DDPL makes seek and arrange financing facilities for any up to extend of maximum 70% of the cost of his /her apartment, subject to the available of loan fund from any financial institutions, is he/she deserves. DDPL will arrange loan for the deserving allottee (S) which shall be repayable within the period of next 15 years.

Time schedule:

- To complete the construction of apartment, it shall require up to 24 months as per project to project basis from the date of signing agreement with the allottee (S). The time schedule can be extended to a reasonable time limit of any kind if reason, e.g. as for the act of God, the change in fiscal- state- policy, which are beyond the control of DDPL, and if this apartment project becomes an abandoned property.

Change in specifications:

- Limited indispensable or inevitable changes in the drawing, layout and design etc. of apartment construction may be done by the developer in the over all mutual interest and allottee (S) should never object to it.

Possession :

- The allottee (S) shall have to clear about the payment of entire apartment price, other charges and dues pertaining to he/her apartment & transfer of his/her shares of land. At the same time the allottee (S) should pay the registration cost as per legal & miscellaneous expense.

Management:

- The resident shall raise a common service system, general affairs and their common interest which is managing registered co-operative society.



Contract

Signature