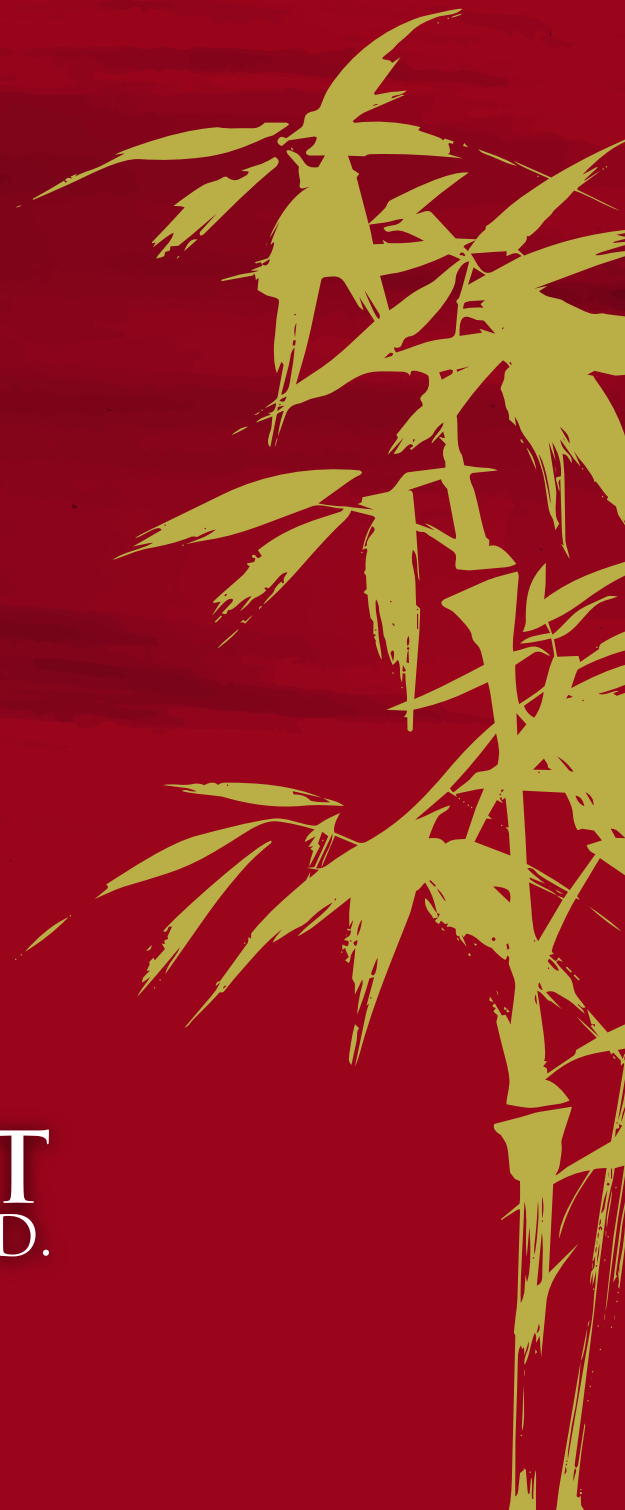


DAULAT 
Siddiq & Khaleque
(SK) GARDEN



DAULAT
PROPERTIES LTD.

DAULAT *Siddiq & Khaleque* (SK) GARDEN

Preface

Daulat Properties Ltd. is proud to be here in Uttar Mugda Residential Area with one of its latest creations of the project “Daulat Siddiq & Khaleque (SK) Garden” located at 77 & 77/1, Uttar Mugda Para, Mugda Medical Road, Jhillpar, Mugda, Sabujbagh, Dhaka. It is an exceptional collection of A, B, C & D - 1375 sft. , AB & CD - 2750 sft. apartments which will surely captivate your heart. It is a 10(ten) storied building; the ground floor is reserved for car parking and common facilities. The architectural plan features are three bed room, living room, dining spaces, spacious kitchen, bath room, verandah and so much more.

The structural engineers have designed “Daulat Siddiq & Khaleque (SK) Garden” project following the guidelines of Bangladesh National Building Code (BNBC), American Concrete Institute (ACI) code etc. The building is capable of withstanding the code specified natural forces like earthquake and cyclone. The well-experienced architectural and structural engineering team of Daulat Properties Ltd. will ensure quality construction and elegant finishing.

The project “Daulat Siddiq & Khaleque (SK) Garden” is located in the heart of Uttar Mugda Residential Area, surrounded by all the necessary amenities such as school, college, private university, modern shopping center, modern hospital, Railway station, Stadium etc. and others recreational facilities. It will also ensure the close proximity of public transportation.

Daulat Properties Ltd is offering you through their luxurious apartment building of “Daulat Siddiq & Khaleque (SK) Garden” at Uttar Mugda Residential Area for the heavenly feeling of life.

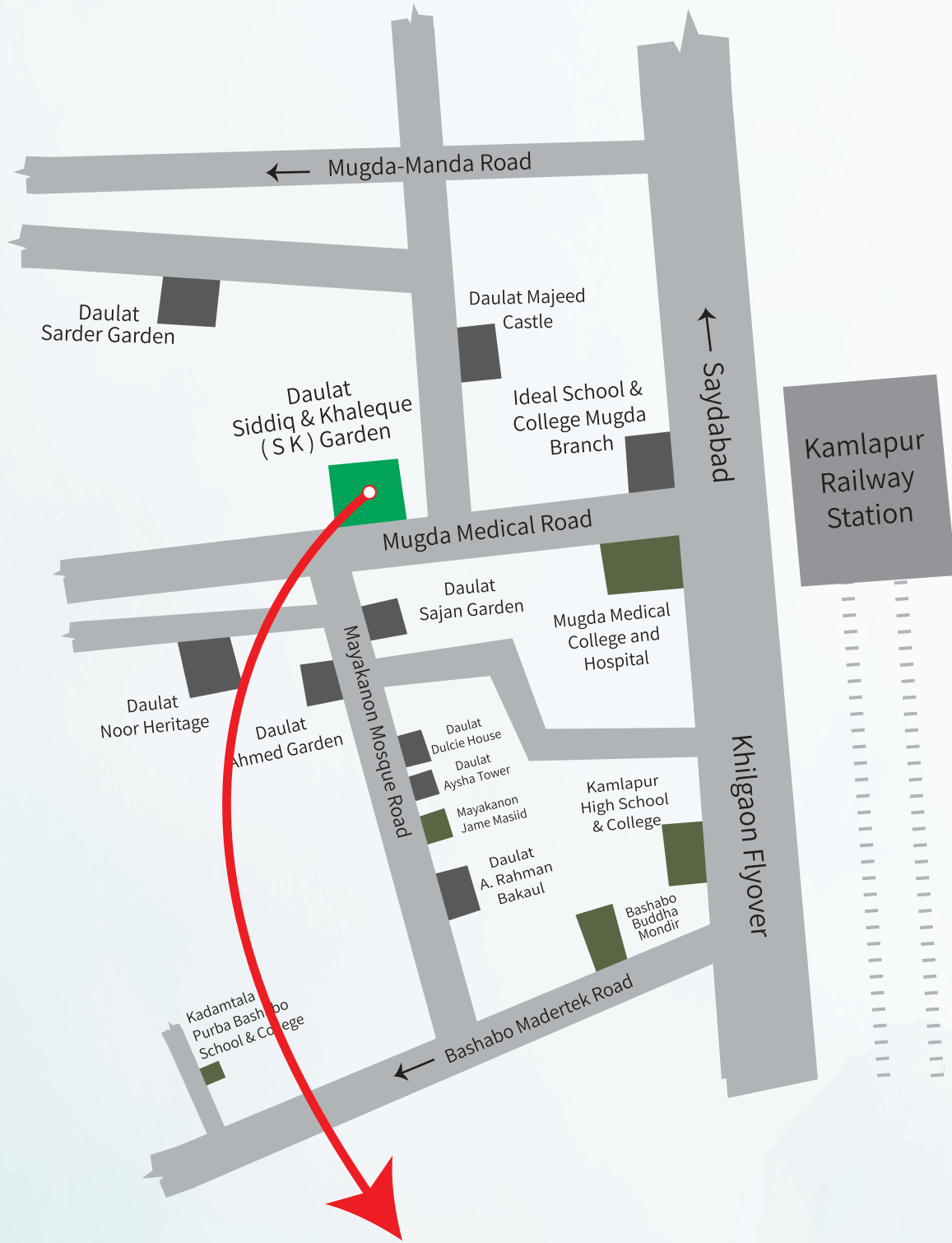


Project Profile

| | |
|------------------|---|
| Address | 77 & 77/1, Uttar Mugda Para, Mugda Medical Road, Jhillpar, Mugda, Sabujbagh, Dhaka. |
| Land Area | 10 Katha |
| No. of Storied | Ground + 9 (10) Storied Building |
| Unit Per Floor | 02 & 04 Unit Flat |
| Facing | North |
| Apartment Size | A, B, C & D - 1375 sft. , AB & CD - 2750 sft. |
| No. of Apartment | 36 Nos. |
| Developer | Daulat Properties Ltd. |



Location Map



DAULAT *Siddiq & Khaleque* (SK) GARDEN

77 & 77/1, Uttar Mugda Para, Mugda Medical Road, Jhillpar, Mugda, Sabujbagh, Dhaka.

Perspective View 



Ground Floor Plan



EXISTING 17'-0" WIDE ROAD

Typical Floor Plan

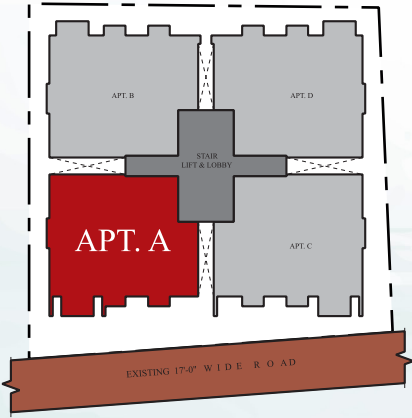


Type A Floor Plan

Floor Size - 1375 sft.



Key Plan



| | |
|---------|------|
| Bed | : 03 |
| Drawing | : 01 |
| Dining | : 01 |
| Bath | : 03 |
| Veranda | : 02 |
| Kitchen | : 01 |

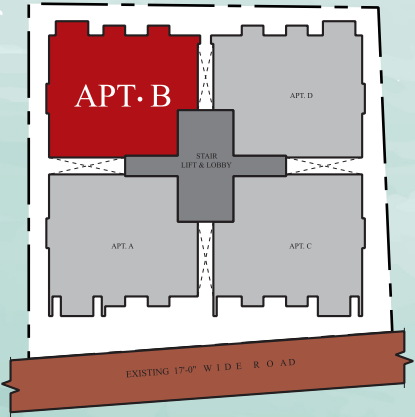


Type B Floor Plan

Floor Size - 1375 sft.



Key Plan



| | |
|---------|------|
| Bed | : 03 |
| Drawing | : 01 |
| Dining | : 01 |
| Bath | : 03 |
| Veranda | : 02 |
| Kitchen | : 01 |

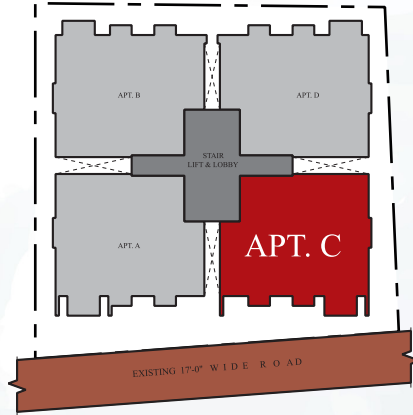


Type C Floor Plan

Floor Size - 1375 sft.



Key Plan



| | |
|---------|------|
| Bed | : 03 |
| Drawing | : 01 |
| Dining | : 01 |
| Bath | : 03 |
| Veranda | : 02 |
| Kitchen | : 01 |

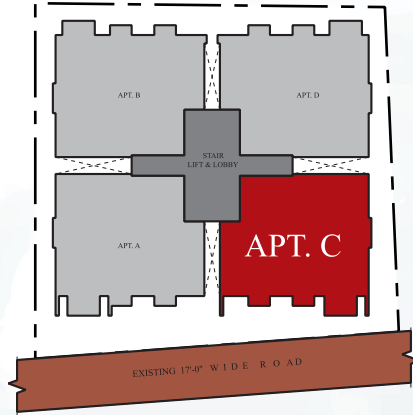


Type C Floor Plan

Floor Size - 1375 sft.



Key Plan



| | |
|---------|------|
| Bed | : 03 |
| Drawing | : 01 |
| Dining | : 01 |
| Bath | : 03 |
| Veranda | : 02 |
| Kitchen | : 01 |

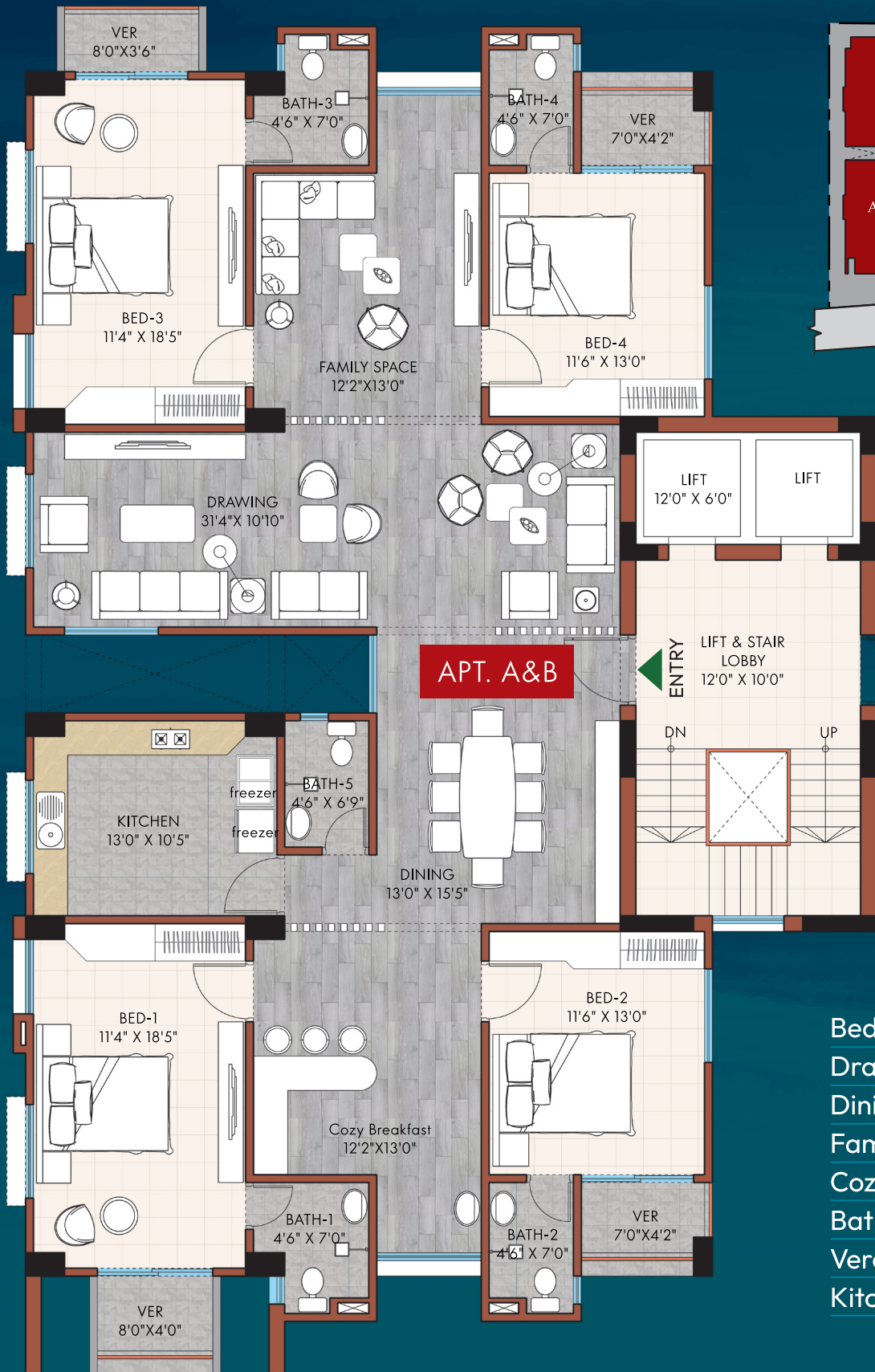


Typical Floor Plan

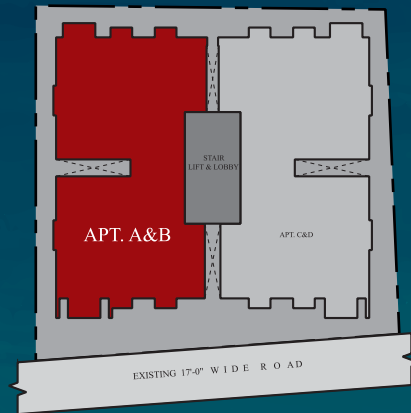


Type A/B Floor Plan

Floor Size - 2750 sft.



Key Plan



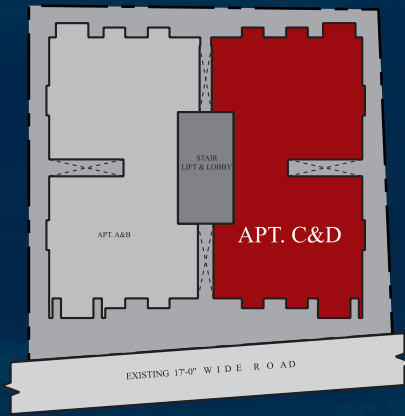
| | |
|----------------|------|
| Bed | : 04 |
| Drawing | : 01 |
| Dining | : 01 |
| Family Space | : 01 |
| Cozy Breakfast | : 01 |
| Bath | : 05 |
| Veranda | : 04 |
| Kitchen | : 01 |

Type CD Floor Plan

Floor Size - 2750 sft.



Key Plan



| | |
|----------------|------|
| Bed | : 04 |
| Drawing | : 01 |
| Dining | : 01 |
| Family Space | : 01 |
| Cozy Breakfast | : 01 |
| Bath | : 05 |
| Veranda | : 04 |
| Kitchen | : 01 |

Rooftop View & Plan





DAULAT *Siddiq & Khaleque* (SK) GARDEN

Features & Amenities of the Building

BUILDING ENTRANCE

- Secured decorative gate with lamp post.
- Logos on polished marble or granite.
- Light fittings.
- Eye catching green planter in front of the building.

GROUND FLOOR

- Functional & comfortable drive way with guard post.
- Drivers waiting spaces.
- Care taker room with kitchen.
- C C T V line.
- All plumbing & electrical pipe will be covered by PVC board false ceiling.

STAIR

- Homogeneous stair (10.5"X12") tiles in all staircases (RAK/x-Monica/ equivalents)
- Hand railing made by S S pipe and M S Metal.
- Sufficient lighting facilities.

LIFT

- Two superior 8(eight) passengers lift (Minister Fuji) from reputed manufacturer.
- Stainless steel cabin and doors.
- Lift to have adequate lighting, emergency alarm and intercom line.
- Lift door wall will be covered by decorative tiles.

CABLE TV PROVISION

- Provision for satellite dish antenna with multi channel capacity in living area.

GENERATOR

- Standard generator to cover lift and water pump for emergency period.
- Sufficient capacity to cover all common lights to the ground floor, stair case etc.
- 5 (five) light and 5 (five) fans for each apartment.

WATER PUMPS

- Best quality (Pedrollo) & two units.
- One standby water pump.
- Sufficient capacity.

ROOF TOP

- Protective parapet wall.
- Quality roof top finishers to make the roof as water proof area.
- Lime terracing/ Jal Chad.
- Cloth drying area.

INTERCOM

- Good quality and standard intercom set.
- To connect each apartment to the concierge desk.

Features & Amenities of The Apartment

DOORS

- Decorative main entrance door imported from Malaysia, including
 - (a) Door Chain. (b) Check Viewer.
 - (c) Calling Bell Switch.
 - (d) Apartment Number in Brass/Crafted.
 - (e) Handle lock.
- Internal door shutters will be supplied from partex, made by Garjan veneer flash door with french polish.
- Good quality mortise lock for all internal doors.
- Main & internal door frames are made of best quality mehagoni wood.
- PVC plastic doors in all bathrooms.

WINDOWS

- Sliding windows as per architectural design of the building.
- 5mm thickness clear glass with mohair lining with silver color thai aluminium.
- Safety grills in all windows.
- Mosquito net provision in all windows.

FLOOR & VERANDAH

- 24"x24" homogeneous (Single layer) floor tiles in all floor and verandahs (RAK/Great Wall/ equivalents)
- 4" (four) wall flash skirting with matching floor tiles.

PAINTING & POLISHING

- Soft color plastic paint in all internal walls and ceilings.
- French polished door frames & shutters.
- Exterior wall will be snowcem / weather coated paint.
- Berger paint will be provided.

CHANGE/ALTERATION

Features, amenities and materials of the apartments may be changed / altered by the flat buyers of the apartments. But the costs of such alteration shall be borne by them.

ELECTRICAL

- MK electrical switches, plug points and other fittings.
- All electrical wiring will be done by the BRB/ RR/BBS/equivalents cables.
- All Power outlets will be connected with earthing.
- Provision for air-conditions in master bed room only.
- Verandahs with suitable light points.

BATH ROOMS

- 10"x16" Good quality wall tiles in all bathrooms (RAK/Great Wall/ equivalents)
- Matching 12"x12" floor tiles in all bathrooms (RAK/Great Wall/ equivalents)
- Mirrors in all bathrooms with overhead lamps.
- Good quality chrome plated fixture (RAK).
- Good quality sanitary fittings.(Sattar/Sharif /equivalents)
- RAK commode & basin in all attached bath room (Karla).
- RAK long pan & basin in common bath room.
- Hot & cold water line in master bath room.

KITCHEN

- Impressively designed platform with tiles worktop.
- Double burner gas outlet
- Good quality 10"x16" wall tiles up to 7'(seven) height from floor around the wall.(RAK/Great wall/equivalents)
- 24"x24" matching floor (Single layer) tiles (RAK/Great Wall/equivalents)
- One stainless counter-top steel sink (Single bowl, Single Tray).
- Exhaust fan provision in kitchen.

Structural and General Engineering Features

STRUCTURE

- Structural design and supervision will be controlled by a team of reputed and professional structural design engineers.
- All column, beam, stair, slab etc. casting will be done by the best quality stone chips and sylhet sand (Ready Mix Concrete).
- Structural design parameters based on American Concrete Institute (ACI) and American Society of Testing Materials (ASTM) Codes.
- Sub-soil investigation and soil composition comprehensively analyzed.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. will keep standard quality.
- Structural designed to withstand earthquakes upto 7.0 Richter scale/Wind speed of 210 kmp prevalent intensity.

AGGREGATES

- Best quality stone chips for all columns, foundation, grade beam, floor beam, slab and water reservoir etc.
- Best quality bricks chips for all false slab, lintel etc.

BRICKS

- 1st class Machine made Auto bricks for all partition walls.
- 1st class pickets for brick chips.

SAND

- 2.5 FM for Sylhet sand.
- 1.5 FM for local sand.

CEMENT

- Crown cement.
- Metrocem Cement.
- Mir Cement.
- Akij Cement.

REINFORCEMENT/ROD

- BSRM Steel.
- Anwar Ispat.
- SSRM Steel.
- KSRM Steel.



General Terms and Conditions

ALLOTMENT

Interested buyers are welcome to submit an application form along with the first down/booking payment to get an allotment.

ALLOTMENT PREFERENCE

Allotment will be made on first come first serve basis, buyers willing to make one time payment will be given preference. The possession of the apartment will be given only after full payment.

PAYMENT

All payment should be made payable to “Daulat Properties Ltd” by account payee cheque / payee order / bank draft only.

SCHEDULE OF PAYMENT

Installment of payment is to be made on due date. Any delay in payment up to two months will make the buyer liable to pay on interest of 4% per month on the amount payment delayed. If the payment is delayed beyond two months, then the company shall have the right to cancel the allotment. In such an event the amount paid by the buyer will be refunded after deducting earnest money/down payment amounting Tk. 5,00,000/= (Taka five lac only)

COMPANY RIGHTS

The company reserves the right to accept or reject the application for an allotment. The company may change the design and specification of the project and over all interest of the buyers or due to unavoidable reasons.

INCIDENTAL COST

Connection fees, security deposits and other incidental charges & cost relating to gas, water & sewerage, electricity etc are not included in the price of apartment.

UTILITY COST

Connection charge will be borne by the apartment buyers amounting Tk. 4,00,000/= (Taka four lac only)

TRANSFER COST

The buyer will bear all cost relating to registration including vat (if any) and other charges are admissible by the Government authority.

OWNERS CO-OPERATIVE SOCIETY

The buyer must undertake to become a member of the owner's management society which will be formed by the flat owners of the apartments and duly registered under the co-operative society act 1940 for the management of the common services such as lift, security maintenance of the building etc. Each buyer shall deposit Tk. 20,000 (twenty thousand only) towards the reserve fund of the society before taking possession of the apartment.

BANK LOAN

Company will do that if possible, to arrange from loan giving agencies but approval of loan shall depend on the bank and the allotted eligibility, allotted shall make all possible payment as per company's payment schedule irrespective of bank loan.

living with prestigious style...



Corporate Office Address

House: B/150 (3rd Floor), Road: 22, New DOHS, Mohakhali, Dhaka 1206, Bangladesh.
Contact: 01755582801, 01755582802, 01755582803, +88-02-222285820
Email: info@daulatpropertiesltd.com, daulatpropertiesltd@gmail.com

www.daulatpropertiesltd.com

MEMBER REHAB **RAJUK ENLISTED**