

DORIC

Jabl-E-Rehmat
an oasis at kallyanpur



DORIC

design & developments ltd.



*Perspective View of **DORIC** Jabl-E-Rehmat*

Ground Floor Plan



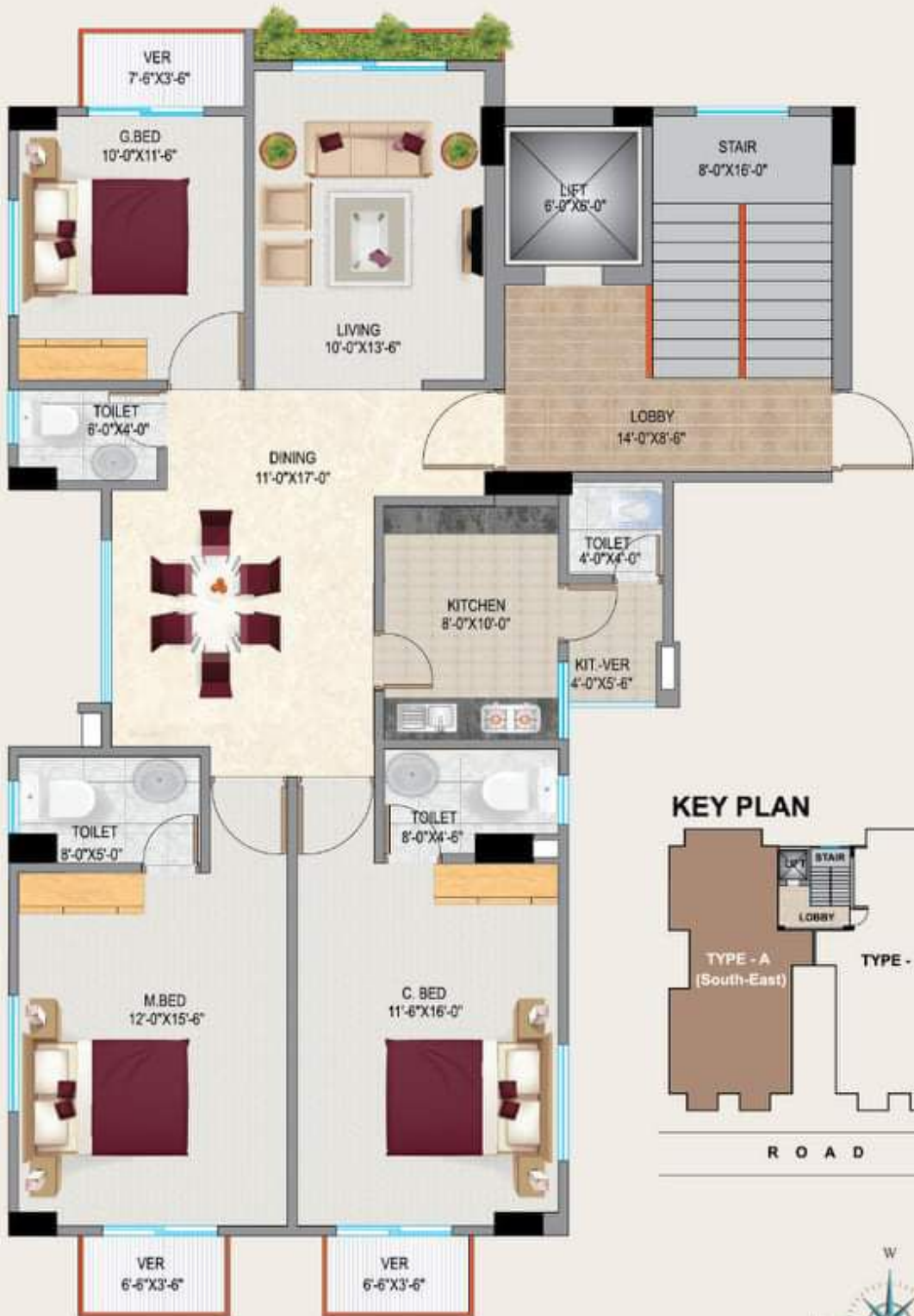
R O A D



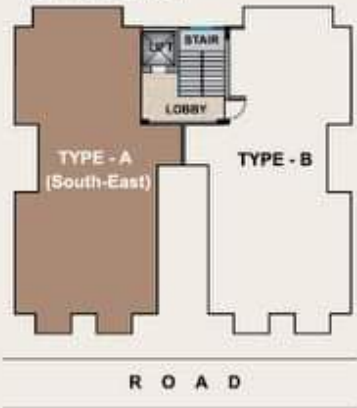
Typical Floor Plan



Type - A (South East)
1575 sq.ft.



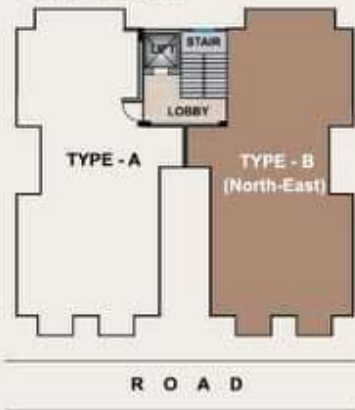
KEY PLAN



Type - B (North East)
1575 sqft.



KEY PLAN



Features & Amenities

COMMON FACILITIES OF THE APARTMENT COMPLEX :

BUILDING MAIN ENTRANCE, RECEPTION AND PARKING :

Boundary wall and Secured decorative main Entrance Gate with lamp as per the Architectural Design of the Building.

Total layout thoughtfully arranged to maximize advantage especially regarding daylight from all directions and cross ventilation.

Main Reception Area secured premises with marbled concierge desk.

Reserved car parking for limited cars, day rooms for driver with toilet, Care taker room, Generator and Sub-station room etc.

Attractive Apartment logos.

Comfortable internal driveway.

Security Guard post and Guard room.

Reception desk with Intercom set.

Tiles floor in reception area.

Provision shall be made for Intercom connection to each apartment with reception area.

Heavy Security Grill covered with car parking Area.

LIFT, LOBBY, STAIRCASE AND ROOF TOP :

01 (one) No. of Superior Quality Lift (08 Passengers capacity of each) Connected to the standby Generator with good lighting, cabin having adequate alarm and escape provision in case of emergency.

Spacious lobby in each floor and ceiling surface LED light in every lobby.

Good quality Floor tiles in all lobby and stair cases with proper lighting.

Parapet wall of adequate light in roof top.

Cloth Stand for cloth drying area, Children Play Area, Gardening Area.

Prayer space/ community space, Fresh room (Toilet) and ablution place.

UTILITY CONNECTIONS :

Water line connection from Dhaka WASA with underground reservoir connected.

Individual electric meter for each apartment supplied from DESCO.

Individual Double Burner Gas connection from TITAS Gas (Subject to Government approval)

220 Volt power connections by single phase meter from Project sub-station.

OTHER INCLUSIONS:

Treatment in rooftop to protect from overheating.

Parapet wall up to 4 feel height in rooftop.

Standby Generator with self-starter and auto changeover switch for operating lift, water pump, lighting in the common spaces, stair & lobby and all light points in each apartments (except Air-condition) in case of power failure.

Lightening arrester on the roof.

Fire fighting system with fire Extinguisher.

Good quality centrifugal water pump. (GAZI/RFL/PEDROLLO/Approved Equivalent.)

Emergency Electricity supply through (European origin or approved equivalent) Generators and three fan point each apartment.



Features & Amenities

APARTMENT FEATURES:

DOORS:

Seasoned Solid Decorative Imported Main Entrance Door Shutter with Impressive Door lock, Door chain, Check viewer, 100mm SS Hinges, Calling Bell switch, Decorative Apartment Number Plate. etc.

Seasoned Solid Main Door Frame will be Teak Chambol/Chittagong Teak /Imported (Size : 150mm X 62.5mm X 2100mm) good quality.

Seasoned Solid Internal Door Frame will be Mahagani/Imported (Size : 150mm X 62.5mm X 2100mm) good quality.

Mortise lock will be used in internal door, SS Tower bolt, SS Hinges, Door Stopper, etc.

Veneered Flush door Shutters with French Polish in internal rooms, Kitchen and Verandah door shutter will be laminated and water proof. Door Shutter Made by Partex/ Amber/Hatil/Similar Brand.

Best quality PVC Toilet Doors Frame and Shutter Made by Npoly/RFL/Partex/ United plastic/equivalent Brand.

All verandah Door frame will be solid Mahagani/ Imported (Size : 150 mm X 62.5 mm X 2100 mm) good quality.

WINDOWS:

Aluminum sliding windows (100 mm aluminum Section), 5 mm Thick clear glass with mohair lining, rain water barrier and provision for mosquito net.

Safety Grills (10 mm Square bar) in all windows & verandah grill with matching Enamel paint color choice by Architect.

WALLS (EXTERNAL AND PARTITION) :

All External and internal wall will be 125 mm Thick First class bricks.

All External and internal wall surfaces will be smooth finished plaster.

All interior vertical walls shall be finished with colored plastic paint and ceiling shall be white distemper.

External surface shall be given weather proof (weather coat/Master coat/Outer coat, etc.) paint company Standard, Colored shall be selected by Architect.

FLOOR TILES:

Homogenous Floor Tiles will be in all rooms and verandah (Size : 600 mm X 600 mm). Tiles shall be Doric design & developments Ltd. (DDDL) standard (RAK/Great wall/X- monalisa/Star ceramics / similar local brand.)



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TOILET FEATURES :

Glazed Ceramics wall tiles will be given all bath room wall up to false ceiling (Size : 400 mm X 250 mm) without border and decor and matching non slip floor tiles in all bath room (Size : 300 mm × 300 mm) floor. Tiles shall be Company (DDDL) standard (RAK/Great wall/X-monalisa/Star ceramics / similar) Local brand.

Combi- closet (commode with lowdown and pedestal basin) in master bath, child bath (without marble shade) and common bathroom, servant bathroom will be oriental pan. Combi- closet and pan shall be Company standard (RAK-Karla /Great wall/Star ceramics/similar) Local brand.

Good quality bathroom fittings i.e. Towel rail, Soap chose, Paper holder, glass self, Mirror, push shower etc. in all bathroom. All fittings shall be local made Company (DDDL) standard.

Good quality bathroom CP fittings i.e. bib cock, pillar cock, basin mixture, sink mixture, selling shower, etc. All fittings (Royal Metal Industries/Satter/ Sharif/ equivalent) shall be local made Company (DDDL) standard.

Hot & Cold water provision in master bath and in second bath. Good quality PPR pipe will be used in conceal piping. Storage space over toilet (R.C.C false ceiling)

KITCHEN :

Glazed Ceramics wall tiles will be given up to 2100 mm height (Size : 400 mm X 250 mm) without border and decor and matching non slip floor tiles (Size : 300 mm × 300 mm) on floor. Tiles shall be Company (DDDL) standard (RAK/Great wall/X-monalisa/Star ceramics / similar) Local brand.

Double burner gas outlet over concrete platform and top finished with Homogenous (Size : 600 mm X 600 mm) floor Tiles.

Hot and Cold water provision in kitchen. Kitchen hood provision in kitchen work top.

Imported single bowl with tray stainless steel (size ; 500 mm X 1000 mm) sink. Exhaust Fan at suitable location.

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Terms & Conditions

RESERVATION:

Application for reservation of Apartment in "Jabl-E-Rehmat " shall be made on the prescribed application form duly signed by the applicant with booking money. Allotment will be made on first come first serve basis. The company reserves the right to accept or reject any application without assigning any reason there to.

ALLOTMENT:

After receipt of the application and booking money, **Doric Design & Development Ltd. (DDDL)**, will issue an allotment letter and payment schedule. The applicant/allotter shall then start making payments as per the schedule of payment.

PAYMENT:

All payment of booking money , instalments, additional works and other charge shall be made by cross cheque, Bank draft or pay order in favor of **Doric Design & Developments Ltd.(DDDL)**with proper receipts will be issued.

Foreigners and Bangladesh residing abroad may make Payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on the dates of instalments paid.

SCHEDULE OF PAYMENT:

That the must strictly adhere to the schedule of payments indicated in this allotment agreement . Delay in Payments beyond the schedule date will make the allottee liable to pay a delay charge of 3% per month on the amount of payment delayed. If the Payment is delayed beyond 90 days, the company shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting 4% of the total price only after resale of the Apartment.

LDAN:

Should the allottee desire a Housing loan, the company will extend all possible help to secure the loan.

DOCUMENTATION VAT & OTHER CHARGES:

The allottee will pay stamp duties , VAT (as applicable), registration fee Gain Tax, Share Transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of Agreement, Allotment , Registration and Transfer etc. only the actual sums shall be charged.

INCIDENT COST:

Connection fees , Security deposit and incidental expenses / charge relating to gas , water , sewerage, power connections are not included in the price of the Apartment. The buyers shall reimburse all the expenses incurred by the company on these accounts to the company proportionate to their shares.

HAND OVER :

The Possession of each Apartment and parking space shall be handed over to the allottee on full payment of instalments and other charges and dues. Prior to this, the possession of Apartment will rest with the company.

DESIGN CHANGE :

After taking over Apartment or the project, the allottee (S) must consult **Doric Design & Developments Ltd. (DDDL)** prior to undertaking any structural or layout change within the building complex. Failure to do so will be at the sole risk of the allottee(S).**Doric Design & Development Ltd. (DDDL)** will have the right to make any change in internal design or external elevation for the betterment of the project during construction period.

ALLOTMENT TRANSFER :

Until full payment of all installment and other charge , the buyer shall not have the right to transfer the allotment to a third party without the consent of the company. Booking money and installment are based on proposed plan and its execution.

