



DLM PROPERTIES LTD.
(A CONCERN OF DLM GROUP)

Corporate:
DLM Baly, House # 477, Road # 16
Block F, Bashundhara R/A, Dhaka-1229

✉ matin.dlmgroup@gmail.com
🌐 www.dlmpropertiesltd.com

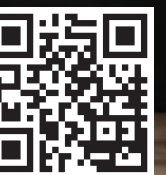
Brochure Design & Printing
Colorconcept
01715563119



01975 007 209
01715 007 209
01969 863 960

DLM
Heights

at Sagufta, Pallabi, Mirpur, Dhaka.





MESSAGE OF THE *Managing Director*

This is M A Matin, Managing Director and Founder of DLM PROPERTIES LIMITED started my professional career backed in 1996. After completion my BBA & MBA (First Class) degree major in Management from University of Chittagong, I started my career as Market Researcher on Ispahani Mirzapur Tea under M M Ispahani Ltd, Marketing Executive in Bishal Development Holdings Ltd (Bengal Group), Asst Manager (Sales & Marketing) to General Manager (Sales & Marketing) in Borak Real Estate Ltd & Unique Property Development Ltd (Unique Group), Director (Operations) in Sagufta City Development Ltd (Sagufta Group), Corporate Managing Director at Mitul Properties Ltd (Rupayan Group), Country CEO, AJ Corporation Ltd (An International Real Estate Company). I was part time faculty of Real Estate Department, Daffodil International University. After achieving long experience and knowledge in real estate sector, I have started my entrepreneurship and registered DLM PROPERTIES LTD as own company. Our first project was DLM BALY a 7 storied luxury fare face building at Bashundhara R/A, Dhaka that was designed by Arct Fayez Ullah, Volume Zero Ltd- one of the best architect of Bangladesh. We completed that high quality project in time, handover and registration with mutation to the honorable customers. Alhamdulillah, each and every customers are highly satisfied to us.

DLM HEIGHTS at Plot 21, Road 11/5, Block-D, Sagufta R/A, Pallabi, Dhaka that is designed by country's renowned Architect Afriqul Alam from BUET. DLM HEIGHTS will be another smart residential building consists of two unit apartment in each floor with most modern amenities and facilities. Each part of the apartment has been designed considering the free movement of fresh air, light & ventilation for healthy living of the ultimate residence.

Our business philosophy focused on high vision, honesty, transparency and commitment as well as ultimate satisfaction of our honorable customers and interest groups who are concerned with our business.

With Best Regards

On Behalf of DLM PROPERTIES LTD

M A Matin
Managing Director
Cell-+8801715007209

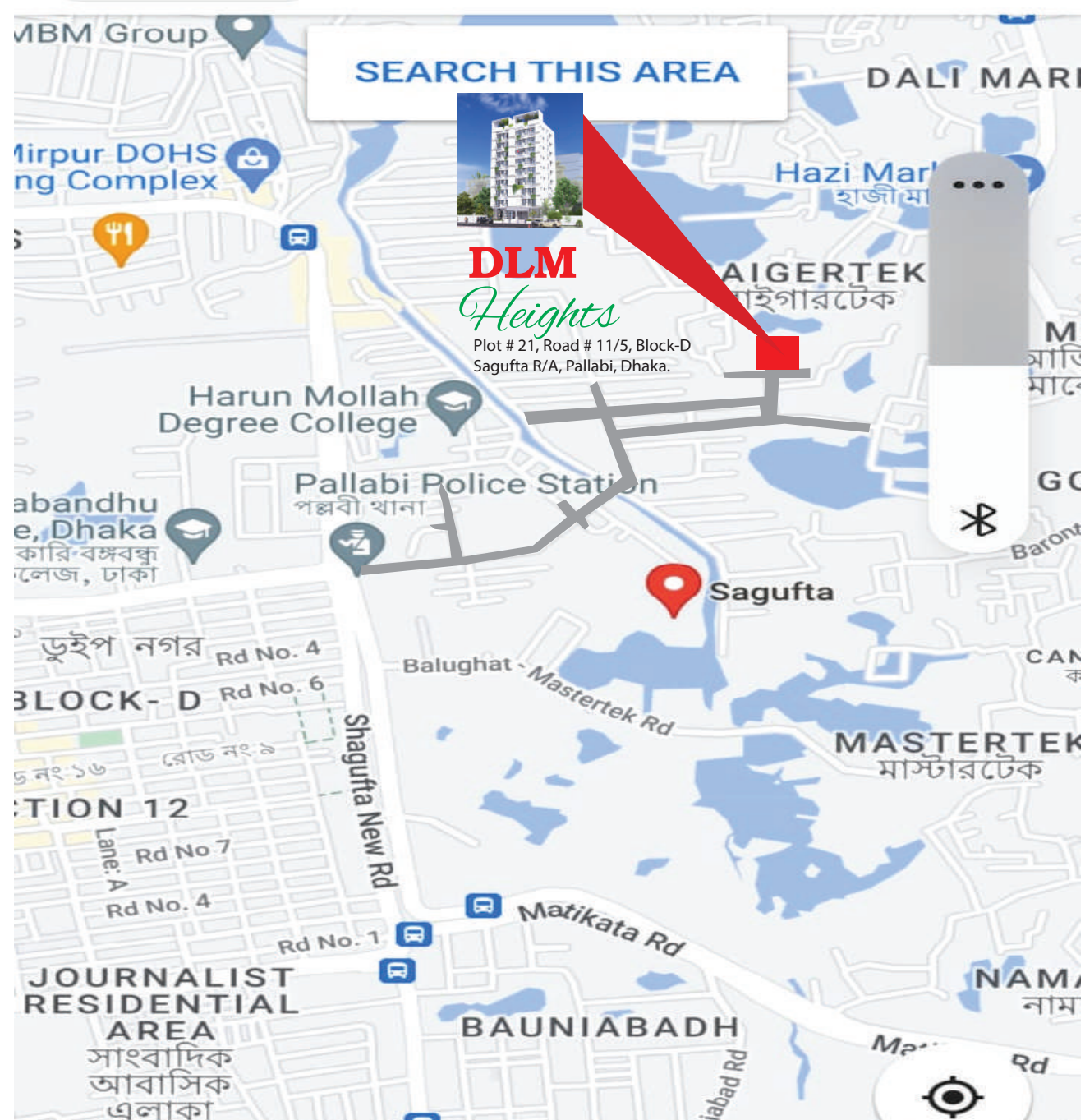
A modern living room interior featuring a large, dark stone fireplace wall with a long, low fireplace. A curved, light-colored sofa is positioned in front of the fireplace. A large potted plant is in the foreground on the right. The room has a high ceiling and large windows on the right side, offering a view of a green landscape. The text "DLM Heights" is overlaid on the stone wall.

DLM *Heights*

Preface

DLM PROPERTIES LTD. is a steadily growing developer in the Real Estate Industry in Bangladesh. **DLM PROPERTIES LTD.** is not only a name in the real estate market but also an idea and dream of thousands of people like you and millions of other prospects within the country.

DLM PROPERTIES LTD. has total and enduring commitment to quality and client satisfaction, which is the foundation of every project we build. Your dream, combined with our expertise, creates the perfect balance between plan and task. Our “**DLM Heights**” will create a signature of quality, effective service, meticulous attention and consummate dedication.



LOCATION MAP



Ground Floor

CAR PARKING



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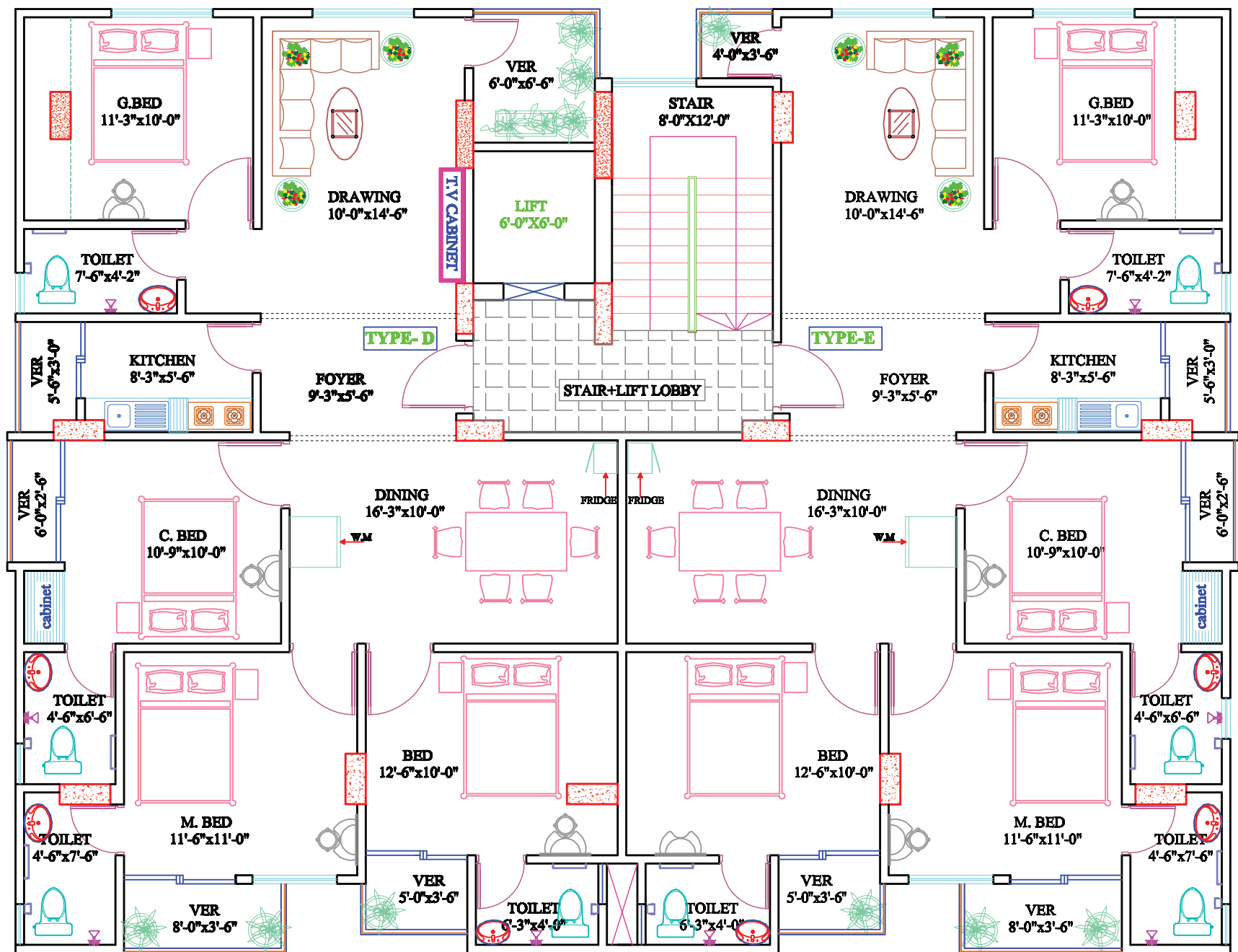


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PROJECT AT A GLANCE

Project Name	: DLM Heights
Location	: Sagufta, Pallabi, Mirpur, Dhaka.
Land Area	: 4.5 Kathas
Storied	: G+7 or G+9 Storied Apartment Building
Roof Top	: Garden
Apartment Size	: Type A = +- 1250 sq.ft, : Type B = +- 1250 sq.ft. : Type C = +- 800 sq.ft.



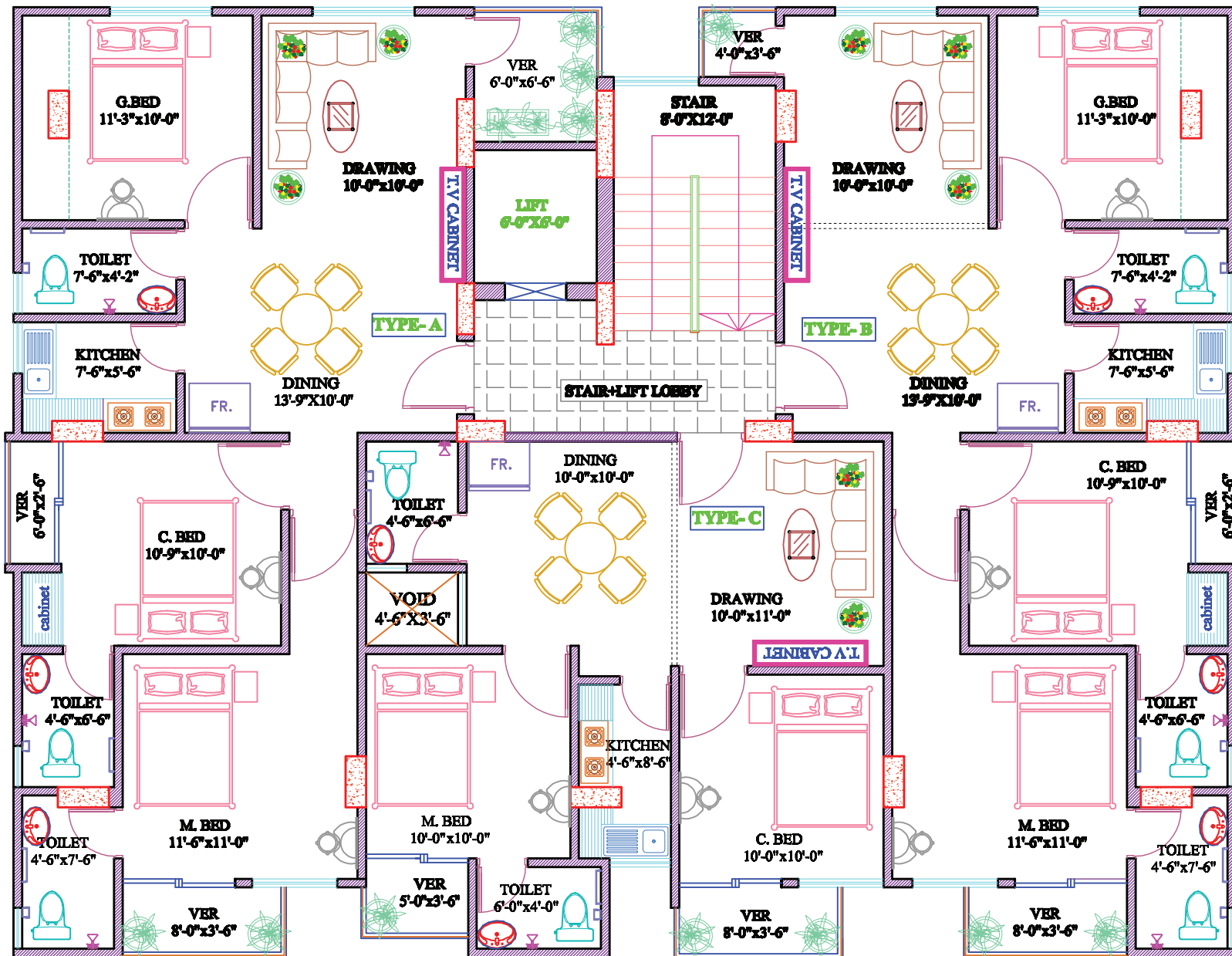


ROAD

Typical Floor

1st & 2nd FLOOR PLAN
 TYPE-D= 1630 sq.ft
 TYPE-E= 1605 sq.ft





ROAD



Typical Floor

3rd TO 7th FLOOR PLAN

Apartment Size : Type A = +- 1250 sq.ft.
 : Type B = +- 1250 sq.ft.
 : Type C = +- 800 sq.ft.

Type A + - 1250 sq.ft.

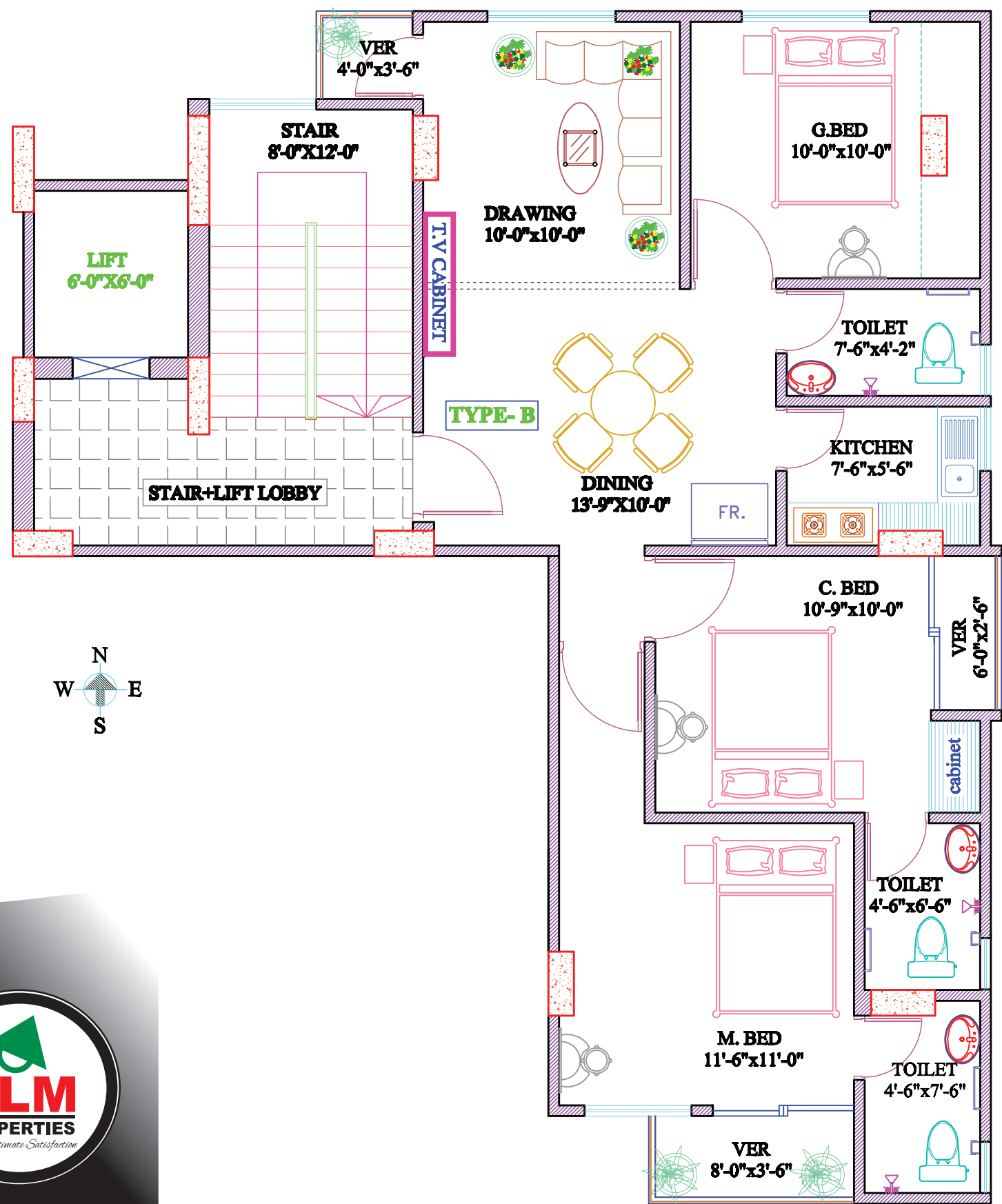
3rd TO 7th FLOOR PLAN



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Type B + - 1250 sq.ft.

3rd TO 7th FLOOR PLAN

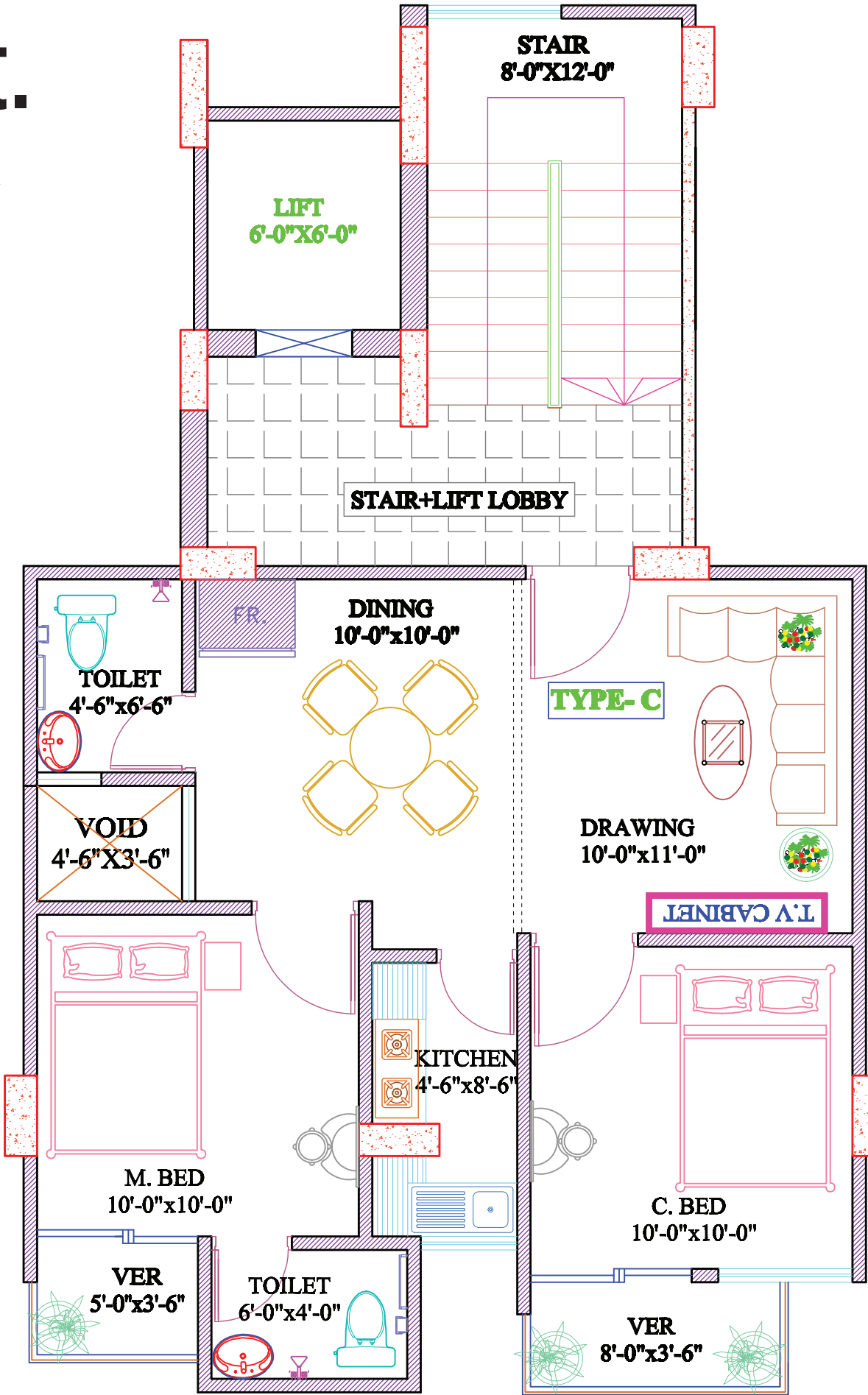
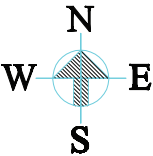


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Type C + - 800 sq.ft.

3rd TO 7th FLOOR PLAN

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STRUCTURAL AND GENERAL ENGINEERING FEATURES

Structural Engineering Features



Design Criteria:

- Total Foundation and super-structure will be designed and supervised by the experienced and professional engineers.
- Building design parameters will be based on American Concrete Institute (ACI), American Standard of Testing Materials (ASTM) & Bangladesh National Building code (BNBC) codes.
- The entire structure of the building will be earthquake protected.
- Structure will be designed considering wind intensity (210 Km/Hour) as per Bangladesh National Building code (BNBC).
- Total foundation will be designed after Sub-Soil Investigation Report.
- All materials including Steel, Cement, Stone, Brick, Brick-Chips, Sylhet-Sand and other aggregates will be used as per developer's standard.

Supervision:

Direct supervision at every stage of construction by experienced Engineers to ensure highest quality.



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General Features For Apartment

GROUND FLOOR

- Project name with title and logo in stylish letter on attractive background.
- Intercom for full function internal communication.
- Homogeneous floor tiles (size 16"x16") in floor.
- Caretaker and guard room.
- Toilets for caretaker, driver & guard.
- Driver seating arrangement.
- Generator room.
- Covered car parking in the ground floor and comfortable driveway with pavement tiles.
- Water proof concrete, underground reservoir with capacity to store water for two days.

LIFT:

- Brand new imported 8(eight) passengers capacity lift. (Malaysia equivalent).
- Polished stainless steel cabin & doors with one year service & warranty.

GENERATOR:

- One brand new imported China generator (as per design capacity) with full warranty and free service facility from manufacturer which shall empower.
- Lift, security and common area lighting. Four points in each apartment.

ELECTRICAL SUPPLY:

- 220 Volt (Single Phase) or 440 volt (3 phase) main cable electric supply line from Palli Biddut with distribution board, panel and circuit breakers.
- All electrical works done in compliance with Palli Biddut & by expert standard category contractors.

INTERCOM :

- Intercom provision and system connecting in all apartments to reception through concealed wiring.

WATER PUMP:

- One pedrollo (Italy) brand new pump for full function.

FIRE SAFETY:

- Fire extinguisher in each floor according to the necessary firefighting Requirement.

TILES ON FLOORS AND WALLS:

- Company standard 16"x16" homogeneous floor tiles in all floors with 4" skirting & toilet door seal. (C.B.C/ Fu-wang/ RAK or equivalent)
- Company standard 8"x12" ceramic tiles in wall up to false ceiling in Kitchen and Toilets wall. (C.B.C/Fu-wang/RAK or equivalent)

WINDOWS

- All windows will be of smart color 4" Thai-aluminum sliding windows with 5 m.m glass.
- 12 m.m M.S square bar safety grill in all external windows with enamel paint.

DOORS:

- Company standard solid decorative wooden main entrance door shutter with door chain, check viewer, door handle lock, apartment number, calling bell push switch.
- All doors frames will be of solid Meheguni wood and door shutters of veneer flush door with french polish and round mortise.
- Toilet doors of RFL gold standard UPVC door.
- Company standard Pan & pedestal basin in all other toilets. (RAK or equivalent)
- Provision for hot and cold water line in master bed Toilet.
- Company standard chrome plated fittings shower, pillar cock, conceal stop cock, angle stop cock, bib cock (Local standard) etc.
- Company standard local toilet accessories set (towel rail, soap case, toilet paper holder.
- Standard Mirror in all basin places with over head light point.

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General Features & Amenities

TOILET ACCESSORIES:

- Company standard commode & pedestal basin in master toilet (RAK or equivalent)
- Company standard Pan & pedestal basin in all other toilets. (RAK or equivalent)
- Provision for hot and cold water line in master bed Toilet.
- Company standard chrome plated fittings shower, pillar cock, conceal stop cock, angle stop cock, bib cock (Local standard) etc.
- Company standard local toilet accessories set (towel rail, soap case, toilet paper holder.
- Standard Mirror in all basin places with over head light point.

KITCHEN:

- One stainless steel sink with pillar cock (local standard).
- One exhaust fan provision suitable located near at burner.
- Wash down sink in kitchen with tiles finish.

PAINT:

- Plastic paint in all internal walls and distempered ceiling in off-white colors (Berger, Elite, Asian Paints or other equivalent)
- Weather coated paint on all exterior walls. (Berger, Elite, Asian Paints or other equivalent).

VERANDAH:

- Company standard 3'-0" height railing with enamel paint.

WALL:

- All internal & external walls shall be 5" thick 1st class bricks with fine plaster.
- Roof top parapet wall with fine plaster.

STEEL:

- 75/60 Grade deformed bar, manufactured by BSRM, AKS, Rahim steels or other equivalent high standard steel.

CEMENT:

- Shah Cement, Premier cement, Scan Cement, Fresh Cement and Bashundhara King Brand cement or other equivalent high standard Bangladesh manufacturer.



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General Terms & Conditions

APPLICATION:

All interested buyers will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the Booking Money. Allotment will be made on first come first served basis. Buyers wishing to make one-time payment in full shall be given a special discount on the price of the apartment. Allotment of apartment is made and confirmed only upon receipt of the down payment. The company reserves the right to accept or reject any application without assigning any reason thereof.

PAYMENT:

The purchaser will make the payment as per payment schedule. All payment should be made by A/C payee cheque or bank draft or pay order or cash in favor of **DLM Properties Ltd.** Payments from overseas in US Dollars will be calculated at the prevailing official conversion rate of Bangladesh taka on the date of payment.

SIGNING OF DEED OF AGREEMENT :

After confirmation of allotment. The buyer has to sign the deed of agreement within 30 (thirty) days from the date of making the payment of Booking Money.

POSSESSION :

The possessions of the apartment will be handed over to the purchaser after completion of installments and other charges. Until and unless the dues are not paid, possession of the apartment will not be handed over to the allottee.

DELAY IN PAYMENT :

The allottee undertakes to pay delay charges at the rate of 1% per 15 days on the amount of payment delayed beyond the due date. If the payment is delayed for 60 days, the company shall have the right to cancel the allotment without any notice to the allottee. In such case buyers deposited amount will be refunded after sale out the same apartment to a new buyers. Also an amount of Tk. 5% of total sale amount will be deducted from the buyers as incidental charges.

COMPANY/BUILDERS RIGHTS:

The company reserves the right to make changes in both architectural and structural design of the project.

ALLOTMENT TRANSFER :

Until making the full payment, and other charges, the buyer shall not have the right to transfer the allotment to third party other than the buyer's wife/husband or children without written approval of the company.

TRANSFER AND REGISTRATION COST:

The company will register a deed of sale in favor of the buyer after receiving the price in full. The buyer shall bear all costs relating to stamp papers and all taxes for (such as Transfer Fee, Stamp Duty, and Gain Tax. Registration fee etc.) for registration of deed of sale on valuation of the space with proportionate share land. or If any legal costs VAT or any other taxes imposed by the government in connection with transfer of the apartment will be borne by the allottee.

FORCE MAJURE:

In the event of natural calamity, civil war, strike, war of any act of God beyond the control of the company the company shall not be held liable for any result, delay or abandoning the project.

OWNER'S ASSOCIATION:

Maintenance of all common services and facilities after completion of the project will be done by respective owner's co-operative society. Which will be formed in due time each apartment owner will deposit Tk. 25,000.000 (Taka twenty five thousand) only to the company for the reserve fund of the society before taking possession of space. Income of reserve fund shall be used to maintenance and repair of common facilities of the project. Each apartment owner shall pay monthly establishment expenses including electric charge for lift. Lighting the common area, pumps proportionately as fixed by the society. Limited changes can be made in specifications for overall interest of the complex.

PRICE FLUCTUATION:

If the price of construction materials is increased more than 10% of the booking time price then the buyer will pay the extra amount.

