

## General Disclamier

The information contained in this brochure & plans are subject to change as may be required by the authority or the project architect. All measurements are approximate. All illustration are artists impression only. Furniture in the layout plans are only for clear understanding of the special quality of the apartments and are not include with price apartment.

## HOT LINE

01924715525

01911593106

01916520383

01925792122

project address:

**DLI**   
**SHARIF VILLA**

PLOT# 22, ROAD# 04, BLOCK-J  
BANASREE, DHAKA-1219



Your sweet home....

**DLI**   
*Sharif Villa*

*We are Committed to Quality and Time....*

DEVELOPER:



OFFICE: HOUSE # 11, ROAD # 13, BLOCK # C, BANASREE, RAMPURA, DHAKA-1219  
TEL: 02-8270825, FAX: 88-02-8270825, E-mail: dlibd@yahoo.com

web: [www.dlibd.com](http://www.dlibd.com)

# INTRODUCTION

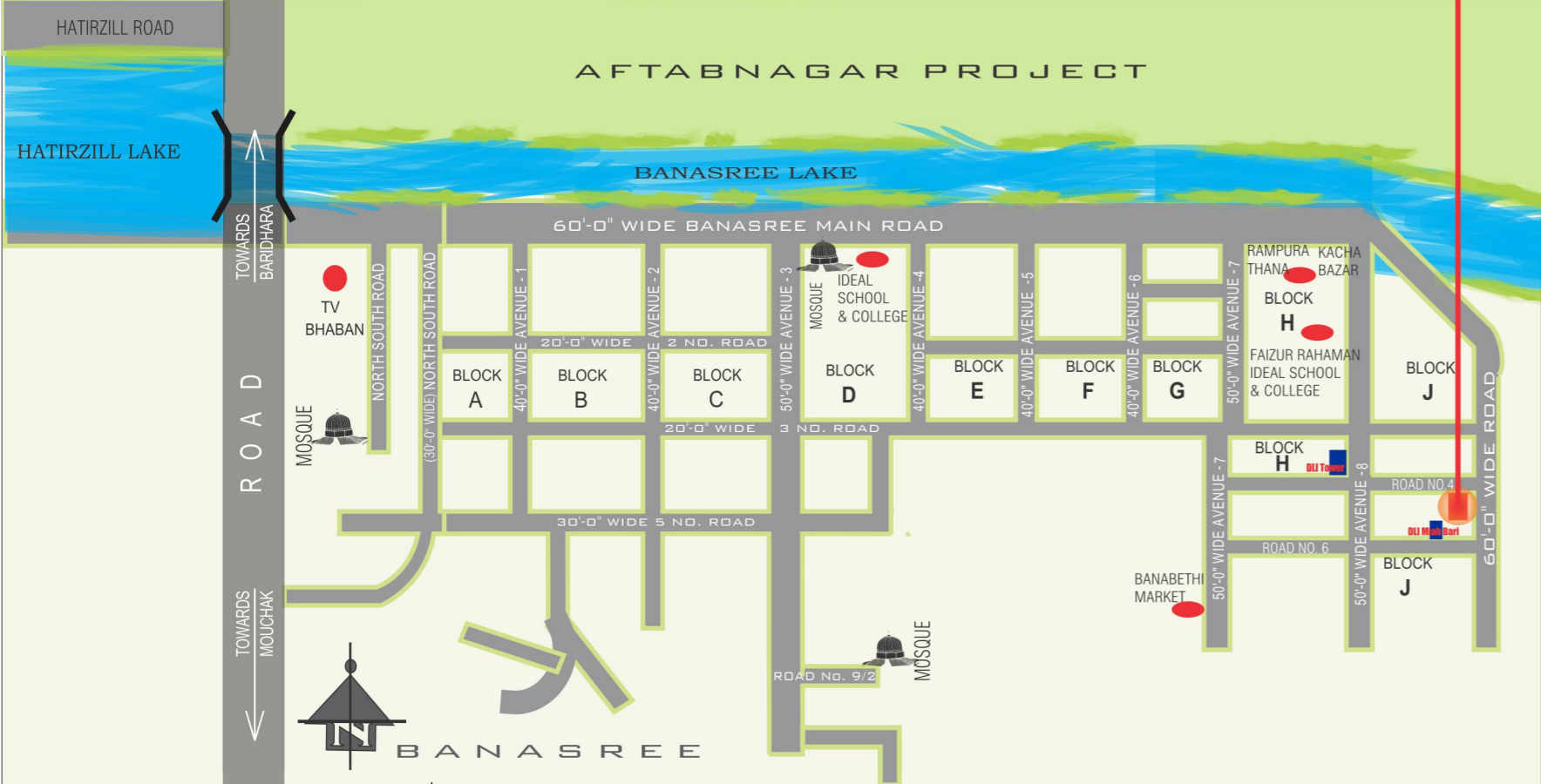
**DLI Bangladesh LTD** proudly presents a unique project **DLI SHARIF VILLA** in a serene Location of Banasree, Dhaka. The Neighborhood is calm and safe as it is surrounded with the residents of the elites of Dhaka city.

The unique creation of **DLI Bangladesh LTD** is set on Plot No.- 22,Road No-4Block-J, Banasree. Dhaka-1219. It has been designed and planned in such a way to give you highly pleasant comfort with amiable surroundings. Architect put the best effort to maximization of functional aspects as well as the aesthetics of the project, creating responsive openness and comfort. The exterior of this building is expression of Modern architecture.

**DLI SHARIF VILLA** is to create a stunning landmark at Banasree in Dhaka. Hope You along with your family will like this unique creation of **DLI Bangladesh LTD.** and will enjoy the facilities and atmosphere that are made only for you.



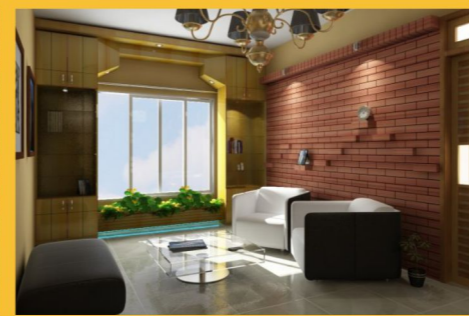
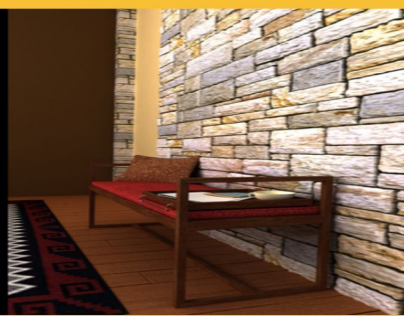
project address:  
**DLI SHARIF VILLA**  
PLOT# 22, ROAD# 04, BLOCK-J  
BANASREE, DHAKA-1219



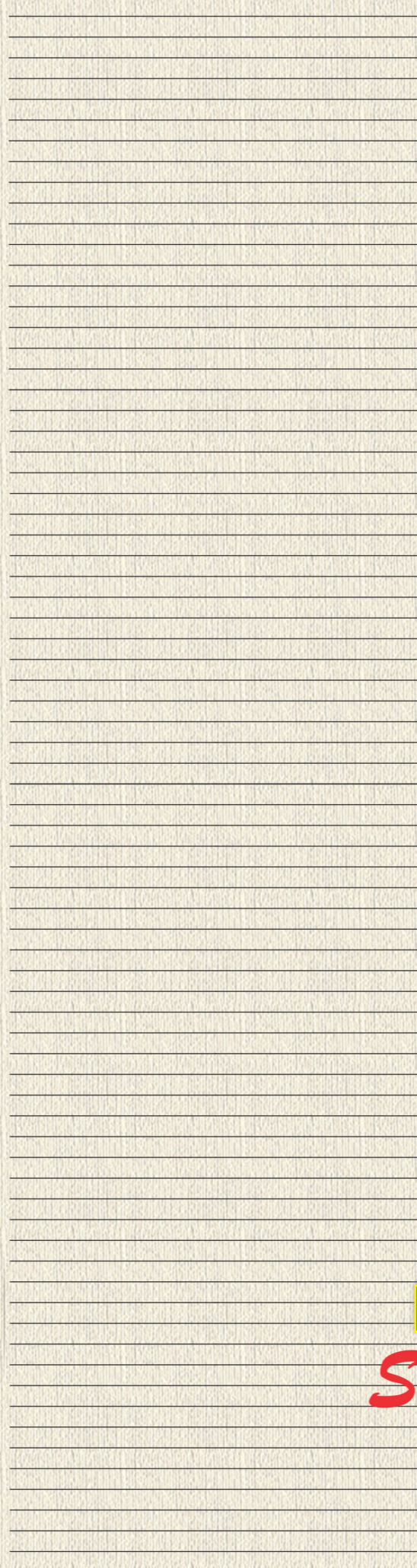
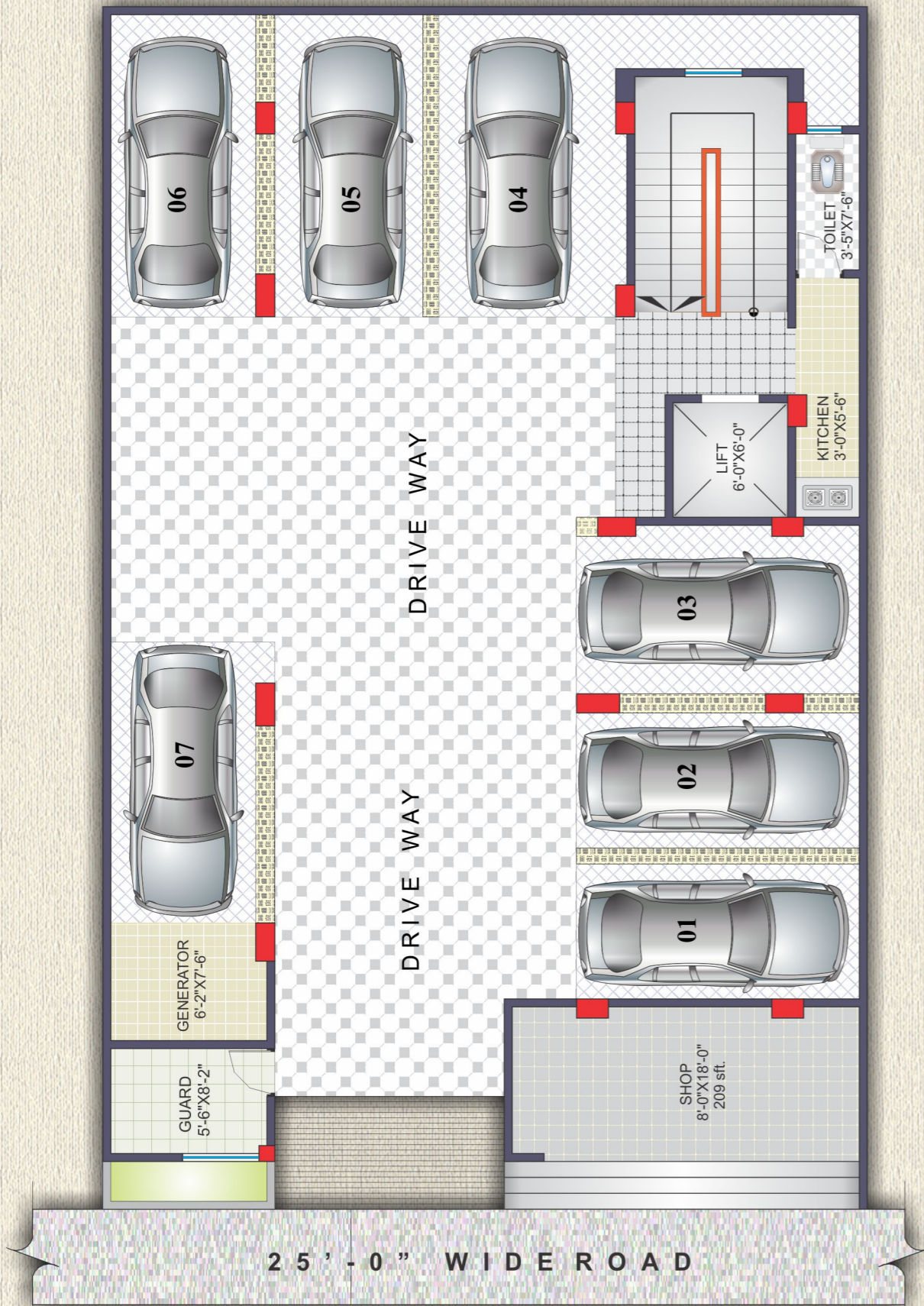
## LOCATION MAP



# DLI Sharif Villa



# Car parking.....parking for 07 cars



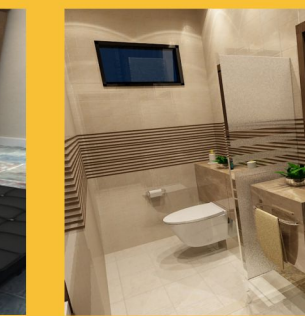
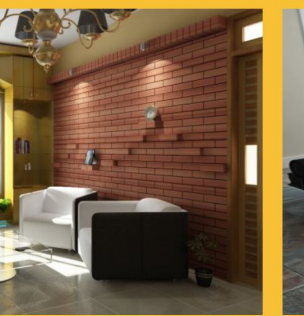
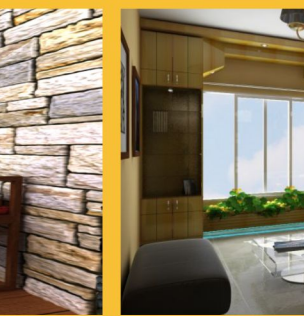
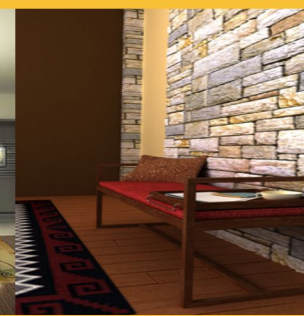
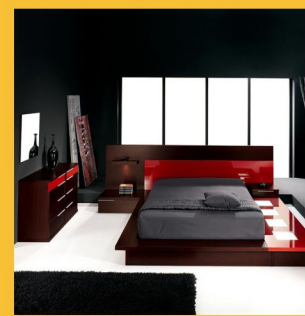
# Apartment.....Unit Area 1700 sft.

Ground floor plan | PARKING |

Typical floor plan | 1st to 8th |

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# PROJECT AT A GLANCE

<b>Project Name</b>	<b>DLI SHARIF VILLA</b>
<b>Address</b>	Plot No-22, Road -04, Block-J, Banasree,Dhaka.
<b>Land Area</b>	3.50 katha
<b>Building Height</b>	9(Nine) Storied Ground Floor + 1st to 8th Floor
<b>Road Width</b>	25' wide at the North.
<b>Type of Building</b>	Residential Apartment Ground Floor Parking & Shop 1st Floor to 8th Floor Apartment.
<b>No of Building</b>	01 (One)
<b>No of Flat</b>	08 nos
<b>No of Flat per floor</b>	01 nos
<b>Size of flat</b>	<b>1700 sft.</b>
<b>No of Stair</b>	01 nos
<b>Total Parking</b>	07 nos
<b>No of lift</b>	01 nos
<b>Developer</b>	DLI Bangladesh Ltd.
<b>Consultant</b>	<b>Sthapati Associates Ltd.</b>
<b>Architect</b>	Sheikh Md. Johir Hossain Md.Abdul Kader
<b>Registration</b>	with-in 90 days after Hand-over



\* SUBJECT TO THE AVAILABILITY OF UTILITY CONNECTION.

# GENERAL FEATURES

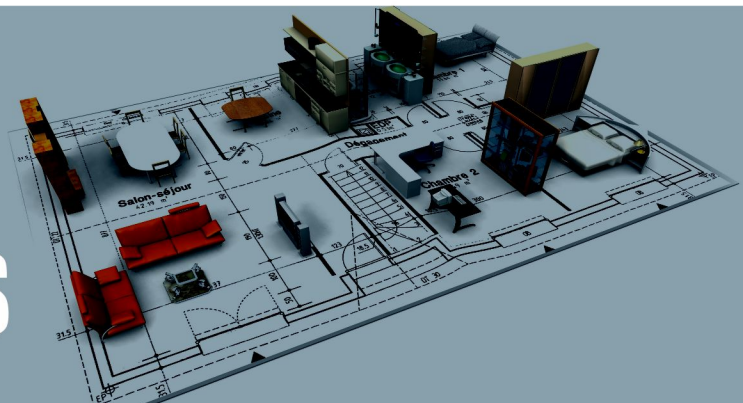
<b>Floors:</b>	Floors in Homogeneous Tiles. (24"x24")
<b>Doors:</b>	Chittagong Segun wooden decorative main door with mortice lock, door chain, check viewer, calling bell switch, apartment number in plate. All Door Frames are with Mahogany & Shutter will be made by Partex Veneer. All internal door of flash door with mortice lock. RFL Plastic door shutter for all bath rooms. All wooden doors are finished with French polish.
<b>Room, Lobby &amp; Staircase</b>	Ceramic tiles of RAK, FU-Wang/ CBC/ equivalent quality tiles in all floors. Homogeneous tiles of RAK, FU- Wang/ CBC/ equivalent tiles in staircase & Lobby. Stair railing of S.S hand rail and post.
<b>Windows</b>	5mm thickness aluminum section. Safety grills in all windows. Enamel Paint on all grills.
<b>Walls &amp; partition</b>	Internal and external walls of 5" thick. Wall surfaces of smooth finished plaster.
<b>Electrical Sub Station</b>	220V power supply from DESA / DESCO. High quality Cable. Best Quality Meter. Best quality LT & HT switchgear.
<b>Lift</b>	Six (06) Persons. Mirror finished impressive Door and cabin. Emergency alarm. Intercom line Adequate lighting Built in fans & Ventilation.
<b>Standby Generator</b>	Imported International standard Diesel Generator. Auto changeover switch facility. Two light, Two Fan of all apartments and all common space will be connected with generator source during main power failure.

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a p r o j e c t o f D L I B A N G L A D E S H L T D .

# FEATURES & AMENITIES



## Earthing

- Well designed earthing systems will be provided for building, sub station, generator.

## Intercom

- Intercom System from all apartments to reception.

## Utility\*

- Water supply connection from WASA.
- Natural gas supply from TITAS.
- 220/440V power connection from DESA/DESCO.
- Individual DESA/DESCO meter for each apartment.
- One adequate capacity of water pump.
- Under Ground water reservoir & Over head water tank.

## Kitchen

- Double burner gas point over converted platform with tiled top.
- One Single bowl with stainless steel sink.
- Matching ceramic tiles in floor.
- Provision for exhaust fan/ cooking hood suitably located for burners.
- Kitchen cabinet including provisions for fixing of oven/grill etc. can be provided with additional cost by the allottee.

## Bath Room Features

- Good quality of local sanitary waters (R.A.K/ equivalent)
- Ceramics wall tiles of all bath rooms upto false ceiling height (7 ft).
- Matching ceramic tiles in floor.
- Concealed water lines to be provided in toilets.
- All bath rooms accommodate with long pan except master bath room.
- Provision for exhaust fan in master bath room.
- Soap case, towel rail, showerhead, paper holder, mirror with lamp.

## Building Materials

- Steel: 60/40 grade deform bar steel as per design specification. Manufacture by Basundhara /BSRM Extreme.
- Cement: Good quality Portland cement of Scan /Seven Rings /Fresh /equivalent quality.
- Sand: Sylhet sand (F.M = 2.5) use for all RCC main structure and local sand (F.M = 1.5) use for other structure.
- Stone: 3/4" down grade stone chips use for foundation, column & piles (as per design specifications)

## Electrical Features

- MK type switches & sockets. (Chaina / equivalent)
- Electric cable (B.R.B/ Polly/ Singer/ equivalent)
- Separate electric distribution box for each floor.
- Provision for Air-Conditioner in Master bed.
- Telephone Socket & TV cable in drawing room.
- Concealed intercom line.
- Provision for concealed internet.

## Paint

- Distemper in all internal wall.
- White wash in all ceiling.
- Snowcem / Weather coat in all external wall.
- French polish in all door frame and shutter.



# Terms & conditions

## Allotment

All interested buyer will be apply on the prescribed form ( DLI BANGLADESH LTD.)supplied duly signed by him/her mentioned the specifies space. Along with booking money. Allotment will be made on first serve according to the choice of the buyer.

## Allotment System

Until making the full payment of installments and other charge, the buyer shall not have the right to transfer the allotment to a third party.

## Change of plan & Design

The developer has to right to change the floor plan, Elevation, design and other plan & design from time to time if required. Final measurement of apartment at handover time will be accepted by both customer and developer and price will be so adjusted.

## Incidental Cost

Connection charges/expenses relating to Gas, Water, Sewerage and Electric connection etc are not included with the price of apartment. The purchaser will also make this payment.

## Documentation Cost

The purchaser will pay stamp Duties, Registration fees, Taxes, Legal & Govt. charges, VAT & other miscellaneous expenses likely to be incurred in connection will the registration of deed.

## Additional Cost

Various interior designing & additional fitting and fixtures as per choice of the clients may be arrange at cost basis after the approval of the company. Until full payment is made and possession obtained, the buyer shall not carry out any extra work/modification with in the apartment building on their own.

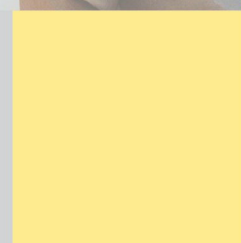
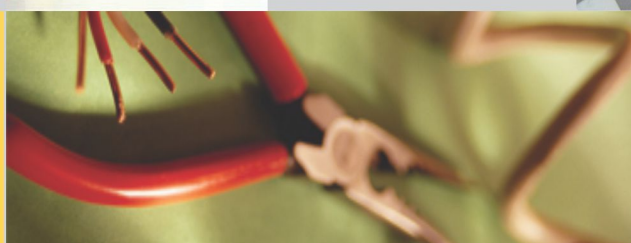
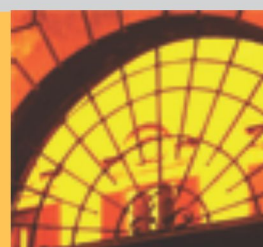
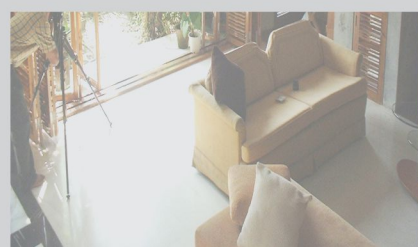
## Handover

The possession of apartment and parking space shall be hand over to the allottee on full payment of installments and other charges and dues. After three months prior to this the possession of apartment will rest with the company. At lest tk. 3,00,000 (Three lac) must be paid at the time of booking for apartment.

Total 30 monthly installments will be fixed up with 30% down payment at the time of agreement. 15% of the total amount will be deducted from the total amount deposit before any refund is made. The buyer will pay 20,000/- (Twenty thousand tk. Only) for society with at last installments and all expenditure of registration. Utility at tk. 2,00,000/- (two lac tk. only)



\*UTILITY CONNECTION WILL BE DEPEND ON GOVERNMENT POLICY....



# Project Portfolio

Project Name : DLI PATWARI BARI

Location : House # 36,Road # 7,  
Avenue # 8,Block # F,  
Banasree,Rampura.

Building : 01(One).

Land Area : 03(Katha).

Flat : 06(Nos).

Parking : 06(Nine).



Project Name : DLI MIAH BARI

Location : House # 13,Road # 7,  
Block # H,Banasree  
Rampura,Dhaka-1219.

Building : 01(One).

Land Area : 03(Katha).

Flat : 07(Saven).

Parking : 06(Nos).



Project Name : DLI KHAN BARI

Location : House # 11,Road # 13,  
Block # C,Banasree  
Rampura,Dhaka-1219.

Building : 01(One).

Land Area : 4.05(Katha).

Flat : 14(Nos).

Parking : 09(Nos).



Project Name : DLI NASIMA PALACE

Location : House # 7,Road # 4,  
Avenue # 8,Block # H,  
Banasree,Rampura.

Building : 01(One).

Land Area : 05(Katha).

Flat : 18(Nos).

Parking : 09(Nos).



Project Name : DLI SHARIF VILLA

Location : House # 22,Road # 8,  
Block # J,Banasree  
Rampura,Dhaka-1219.

Building : 01(One).

Land Area : 3.5 (Katha).

Flat : 08(Nos).

Parking : 08(Nos).



Project Name : DLI ROUSHAN ABODE

Location : House # 09,Road # 6/B,  
Sector -12,Uttara  
Dhaka-1219.

Building : 01(One).

Land Area : 3.0(Katha).

Flat : 05(Nos).

Parking : 06(Nos).



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