



# O DREAMLAND SRAH HOME



 **DREAMLAND**  
PROPERTY DEVELOPER

[www.dreamlandpropertybd.com](http://www.dreamlandpropertybd.com)



## Contact Address

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## UK

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119-121 White Chapel Road  
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OSRAH HOME



LOCATION MAP

## Projects Address

House Name: OSRAH HOME  
Block: A  
Road: 02  
House: 08  
Uposhohar, Sylhet

## Consultant

Engineering Planning Consultancy Team  
Engr. Mohiuddin Ahmed (M.Sc.Engg)  
27/3, Jalalabad R/A, Sylhet-3100  
Phone: 0821-711225, Fax: 021721032

## Architect

Bimurto Architects & Engineers  
Garden Tower, 218-1st floor, Uposhohar, Sylhet  
Contact: 01711-354842 ; 01716-932980



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## INTRODUCTION

Dreamland Property Developer (DLPD) was established in the Year 2000 to provide superior quality residential developments within the city. Our aim is to provide housing with the most efficient space utilization, excellent internal and external designs to ensure comfortable living for all. We believe in delivering the most economic, aesthetically pleasing apartments paying particular attention to safety and the environment. With our team of reputable and highly experienced engineers, we take the utmost care to deliver the most structurally sound apartments, planning the most minute details to ensure our apartments can withstand earthquakes and recurrent natural disasters that affect the city such as flooding.

The real estate sector is one of the most attractive sectors of investment. About 25% of the population of Bangladesh are now living in urban areas and 34% will be living by 2015. Studies reveal, only 5% of the population belongs to the high-income group, 45% of the total population falls into the middle-income group and the rest 50% in the low income group. We are building with this target in mind, to provide economic affordable housing to the high and middle-income group.

Your investment in **OSRAH HOME** will grow exponentially with guaranteed returns if rented out annually. We are already pre-approved with the leading banks and can synchronize home loans with providers to provide secure, time efficient transactions to make the process of buying your dream home effortless.

It is our pleasure to inform you that we have already completed a project including registration and handover at **DREAM HOME** E block Rd: 5 Plot: 158 Uposhohor Sylhet.

We would be delighted to welcome you at our new premises at **OSRAH HOME** A block Rd: 2 Plot: 8 Uposhohor Sylhet.



**OSRAH HOME**

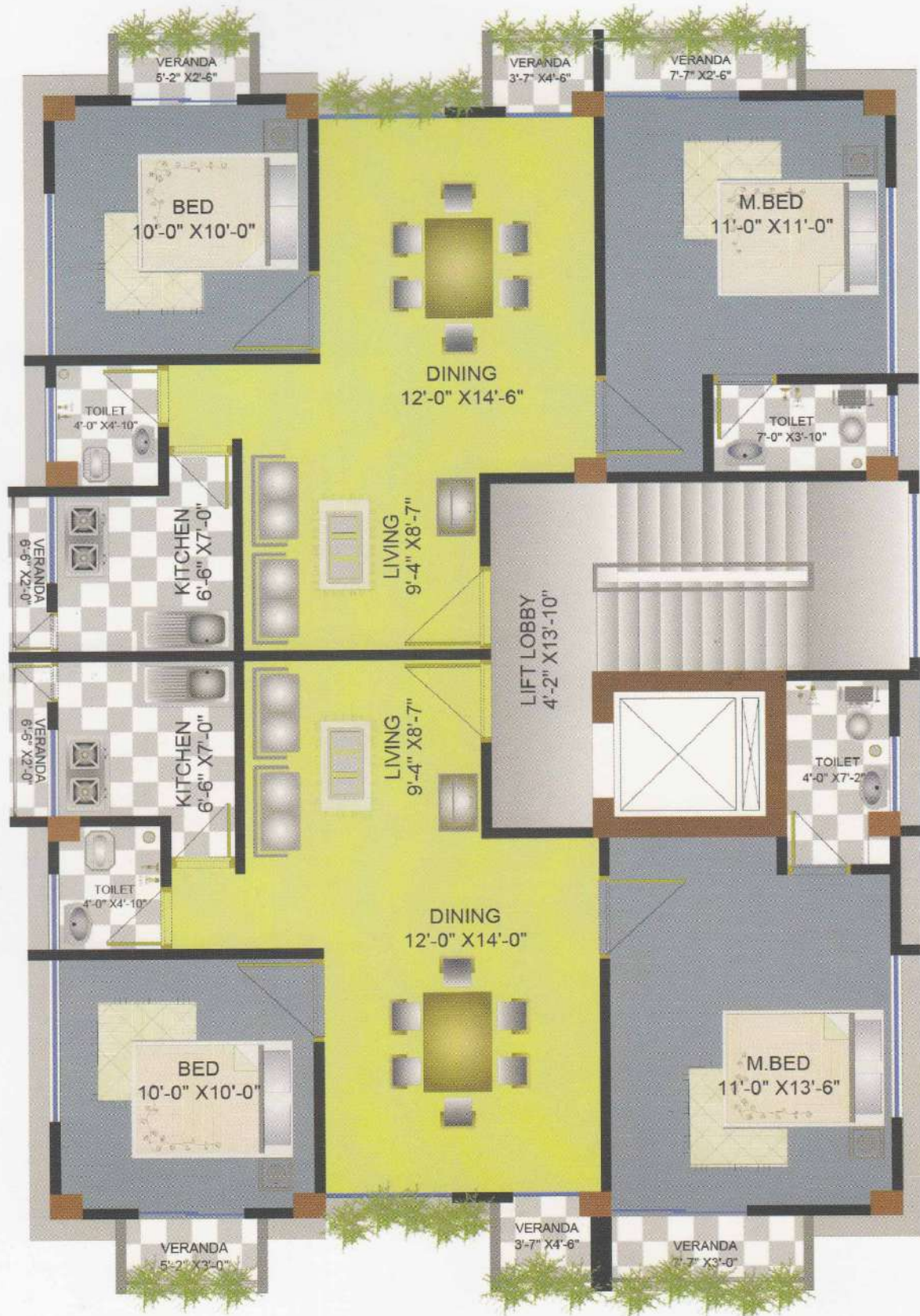
**BIRDS EYE VIEW**



OSRAH HOME

FRONT ELEVATION

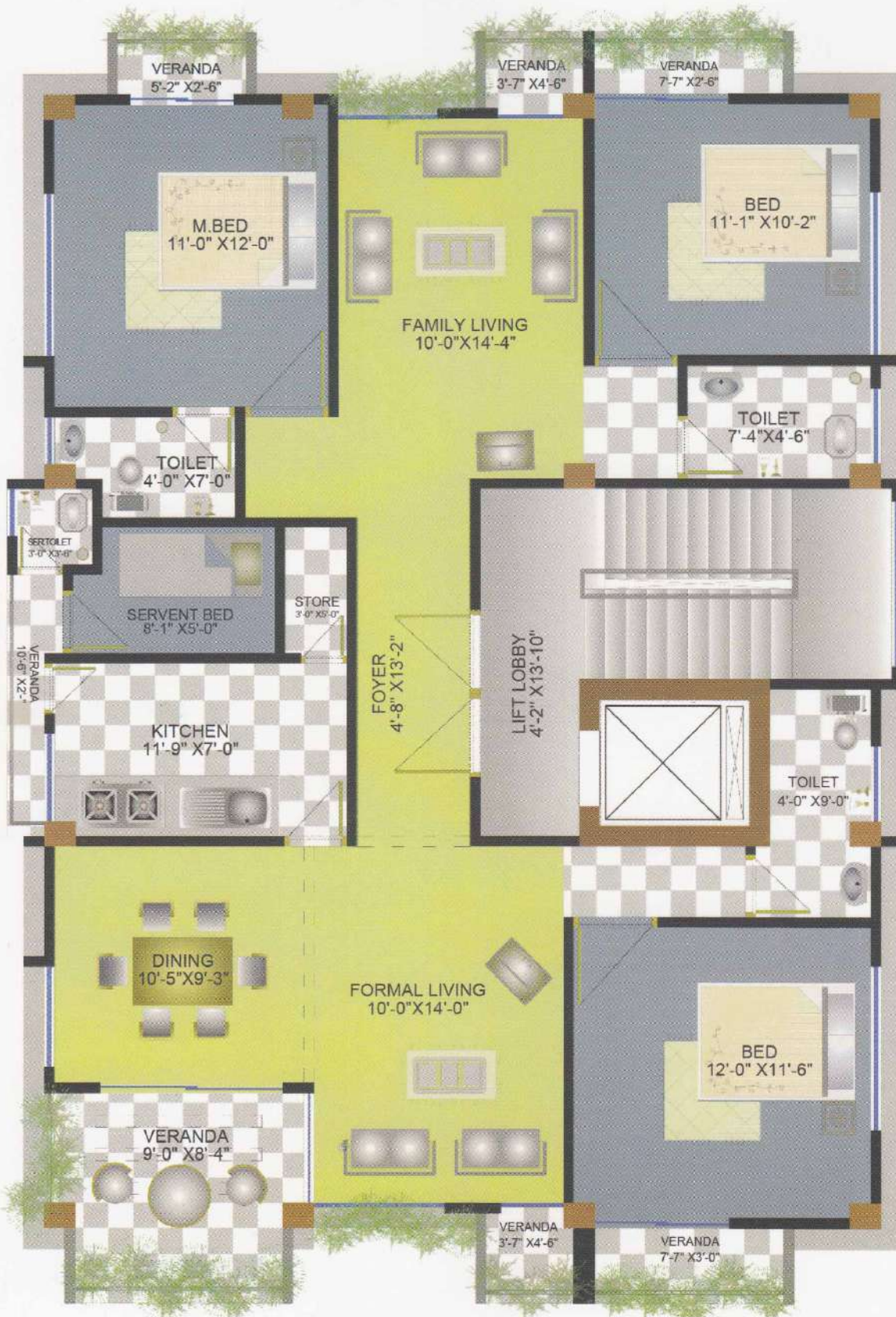
TYPE-A = 970 sq.ft



TYPE-B = 1000 sq.ft

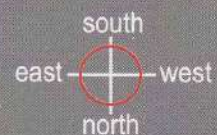
## FLOOR PLAN





TYPE-C = 1970 sq.ft

## FLOOR PLAN



## PROJECT BRIEF

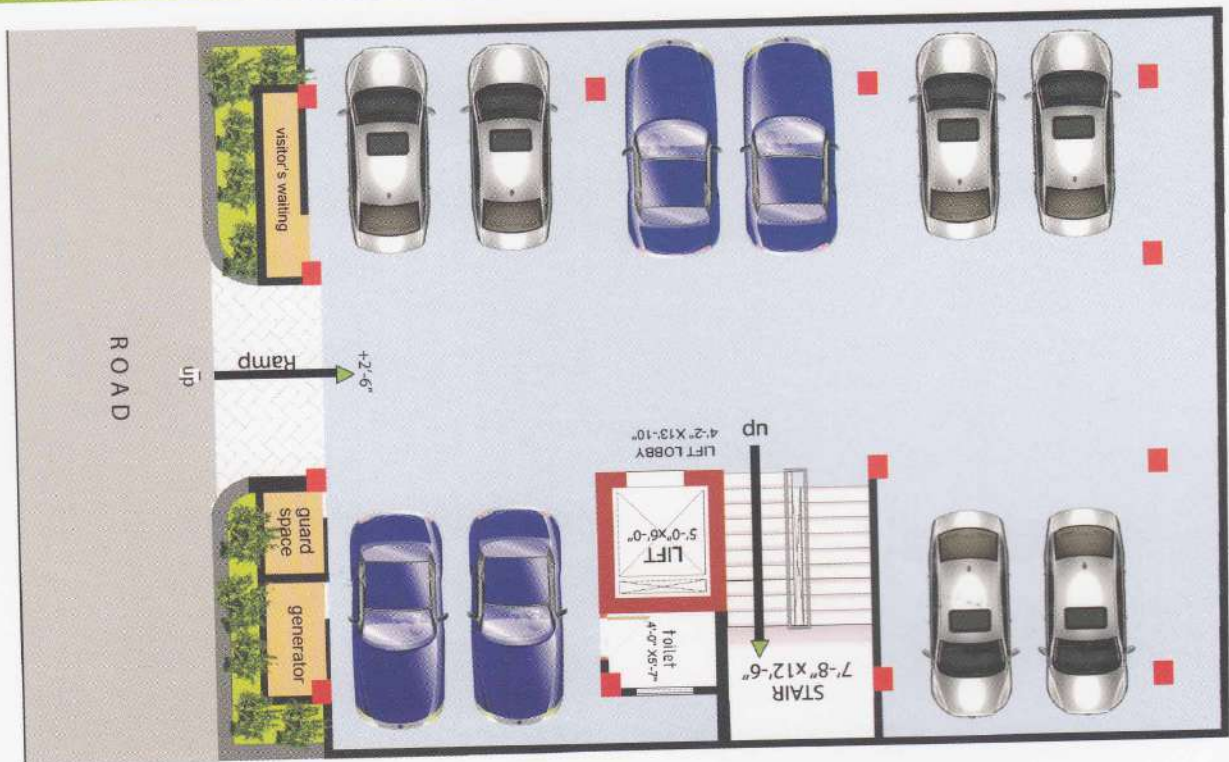
Project name: **Dreamland OSRAH HOME**  
 Location: Block-A, Road #2, House #8, Upshohor  
 Storied: 6(six) storied building  
 Number of Flats: 9 (nine)  
 Flats size: Type A = 970 sq ft  
               Type B = 1000 sq ft  
               Type C = 1970 sq ft  
 Car parking: Ground floor (10nos.)  
 Build By: DREAMLAND PROPERTY DEVELOPER  
 27/3 Jalalabad R/A Sylhet, 3100

## OUR SPECIALITIES

- We set the standards in architecture with modern innovative designs.
- Our apartments are affordable & comfortable.
- We handover our apartments on time.
- With our extensive experience we believe we can deliver the best apartments to our clients by building them their dream homes.

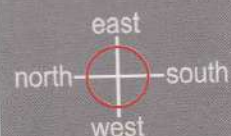
## OUR FACIALITIES

- Each apartment consists of
  - 2 bed/2 bath/ 2 verandahs
  - Spacious living rooms
  - Centralized dining room with natural ventilation.
- Spacious stairs and communal area with advanced integrated lift system to improve access to all floors.
- Car parking facilities.
- Each floor is connected with intercom, telephone, TV and dish line.
- Security system monitored 24 hours.
- Water facilities provided by our own deep tube well as well as city corporation water line connection.
- Payments can be made on a monthly basis over 24 months, clients that wish to pay the full amount will receive a special discount on the total figure.
- If necessary we can help provide mortgage with the lowest interest rates in the market.
- DREAMLAND OSRAH HOME is accessible to A block central mosque, mainstream schools such as Scholars Home, Shining Jewels school. Victoria Hospital as well as local shops Swapno (shibgonj branch) and transport facilities.



PARKING = 10 nos.

# PARKING



## GENERAL FEATURES & AMENITIES

### 1. STRUCTURAL FEATURES

- Building will be planned and designed by professional Architects and structural design Engineers.
- Structural design parameters based on American concrete institute (ACI) and American standards of testing materials (ASTM) codes, which will be insured by civil laboratory.
- For all service connections and disposals (sewerage, solid waste, etc.) will be followed Bangladeshi building codes.
- Sub-soil investigation and soil composition will be analyzed from laboratory.
- Building will be comprised of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering systematic and wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional design and supervising engineers.
- The area of the house is above the highest flood level that with no risk of flooding.
- Structure is designed to withstand earthquakes of considerable magnitude of sylhet.

### 2. MAJOR STRUCTURAL MATERIALS

- Steel: 60 grade deformed bar. Steel for structural works
- Cement: reputed company of Bangladesh. Having crashing strength of 4000 psi, for more than 28 days curing & fineness more than 90%.
- Bricks: first class tested by the laboratory.
- Aggregate: 3/4 inch down well graded stone chips at jafong/bhulaganj. Stone chips will be use for all column and making the full structure.
- Sand: FM-2.2 coarse sand for concrete (sylhet). F.M-1.5 medium local sand for plaster & brick work.

### 3. LIFT, LOBBIES & STAIRCASE/ROOF TOP

- Imported passenger lift, spacious lift lobby in each floor.
- Roof top garden.
- Community space with toilet.

### 4. MAIN APARTMENT FEATURES

**Doors:** Solid teak decorative / imported main door with, door chain, cheek viewer, calling bell switch, solid brass door knocker, apartment number in brass, mortise lock in all doors.

**Floor:** Floors finished with homogeneous (12" x12") imported Tiles.

**Living Rooms:** The living room and formal dining are large enough for parties. A unique atmosphere of elegance instantly dominates the living areas.

**Bed Rooms:** Standard spacious size makes every bedroom a place of relaxation. The main bedrooms each have conveniently attached bathroom.

#### **Kitchen Features:**

- Impressively designed platform with ceramic tile worktop.
- Double burner gas outlet.
- One imported stainless single-bowl counter-top steel sink with sixer.
- Suitably located exhaust fan.

#### **Bathroom:**

- Glazed wall tiles in bathroom.
- Best quality floor tiles in all bathrooms.
- All mirrors in bathroom with over head lamp.
- Best quality fitting in all bathrooms.
- Concealed hot and cold water lines in all bathrooms.

#### **Windows:**

- Aluminum sliding windows, mohair lining and rain water barrier (mosquito net option) in aluminum section as per architectural design of the building, clear glass (5mm thickness), safety grills in all windows.

### 5. COMMON FACILITIES OF THE COMPLEX

#### **Utility Connections:**

- 3-Phase main power supply to the building from available source of concerned authority.
- Main water supply and sewerage connections from available source of concerned authority.
- Gas pipeline connection from available source of concerned authority.

#### **Other inclusions:**

- Lime terracing in roof top to protect from overheating.
- Under ground and roof top water reservoir for 3 days water storage.
- One standby generator.
- Emergency electric supply through generator for common space, stairs and operating lift. Three emergency lights and one fan Points in each apartment.
- Termite protection treatment in ground Floor.
- Garbage disposal regulated by owner's Co-operative Society.
- Sewerage system planned for long time requirement.

## TERMS & CONDITIONS

### 1. APPLICATION

Interested purchaser are requested to apply In the prescribed application form duly signed by the applicant with the Booking money of tk. 2,50,000.00 (Two lac & fifty thousand ) only. The company has the right to reject application.

### 2. ALLOTMENT

Dreamland property developer receipt of the application booking money will issue an allotment letter in favour of the applicant and after 10% down payment (within a month ) an agreement will be done with the purchaser with a schedule of payment for the balance amount. Car park booking & its allotment will be made separately.

### 3. MODE OF PAYMENT

All payments shall be made cross cheque. Bank draft or pay order to Dreamland property developer. (DLPD) against which respective receipt will be issued. Purchaser who lives abroad may make payment in foreign exchange by TT or DD as per exchange rate issued by the Bangladesh Bank as on the date of payment received.

### 4. SCHEDULE OF PAYMENT

Price of apartments and rate of parking charges are provided in a separate sheet attached herewith. The purchaser must strictly adhere to the installment schedule to ensure timely completion of the construction works. Delay in payments beyond the due date will make the allottee liable to pay a charge of Tk. 2% per month on the amount of payment delayed.

### 5. CANCELLATION OF ALLOTMENT

Non-payment of installment beyond the 3 (three) months the DLPD shall have the right of cancel the allotment. In such an even the amount deposited to the company will be refund (after deducting Tk. 2, 50,000 only) after resale of the apartment space . If the allottee at any time during the construction period decides to surrender his/her allotment DLPD will refund the money to the allottee after deducting booking money and payment will be made in installment basis after resale the space.

### 6. DOCUMENTATION CHARGES & GOVT. TAXES

The purchaser shall bear all costs relating to transfer. VAT, gain tax any other Govt. Taxes.

### 7. INCIDENTAL COST

Connection fees, security deposit and incidental expenses charges relating to Gas, Water, Sewerage, Power connection are not included in the price of the apartment space. All the expenses incurred by DLPD of these accounts shall be reimbursed by the purchaser.

### 8. COMPANY'S RIGHT

Dreamland property developer reserves the right to make changes up to 5% in the specification, design and or layout to the apartment species/project if they deem necessary for the better interest in the money of the project.

### 9. REFUND

For any reason beyond the control of the DLPD, Acts of God or otherwise the company if compelled to abandon the purchaser shall be refund with all deposited money. In such situation the purchaser will not be entitled to claim any kind of compensation or interest on the money deposited.

### 10. POSSESSION/LAND TRANSFER

Possession and title of the apartment shall remain with the company until the full payment of the installment and all other changes/dues are made by the purchaser. After payment of all installments the purchaser will own proportionate share of land on which the building is situated as well as the specific flat.

### 11. TIME SCHEDULED

The project has officially commenced is scheduled to be completed within 24 month. However the time schedule for the project could be extended by a reasonable time limit not exceeding 6 (six) months due to unforeseen circumstance which are beyond the control pf DLPD.