

The logo for ABM Dream Palace is centered on a dark gray background. It features the text "ABM DREAM PALACE" in a gold-colored, sans-serif font. The words "ABM" and "PALACE" are on the top and bottom lines, respectively, while "DREAM" is on the middle line. The letters "D", "R", "E", "A", and "M" in "DREAM" are significantly larger and bolder than the other letters. The entire text is enclosed within a thin, gold-colored rectangular border that is open on the left and right sides.

ABM
D R E A M
PALACE

a project of abm infra limited



PROJECT AT A GLANCE



Project Type

Residential Apartment Project



Project Name

ABM DREAM PALACE



Project Location

Plot - 002, Road - 403
Sector - 16, (North-West Corner)
Jolshiri Abashon



Orientation

Corner Plot



Land Size

05 Katha



Adjacent Road

60 feet



Total Storied

G+8



Size of Apartments

2700 Sft. (Approx.)



Total Car Parking

10 Nos. Car Parking



Date of Handover

December, 2026

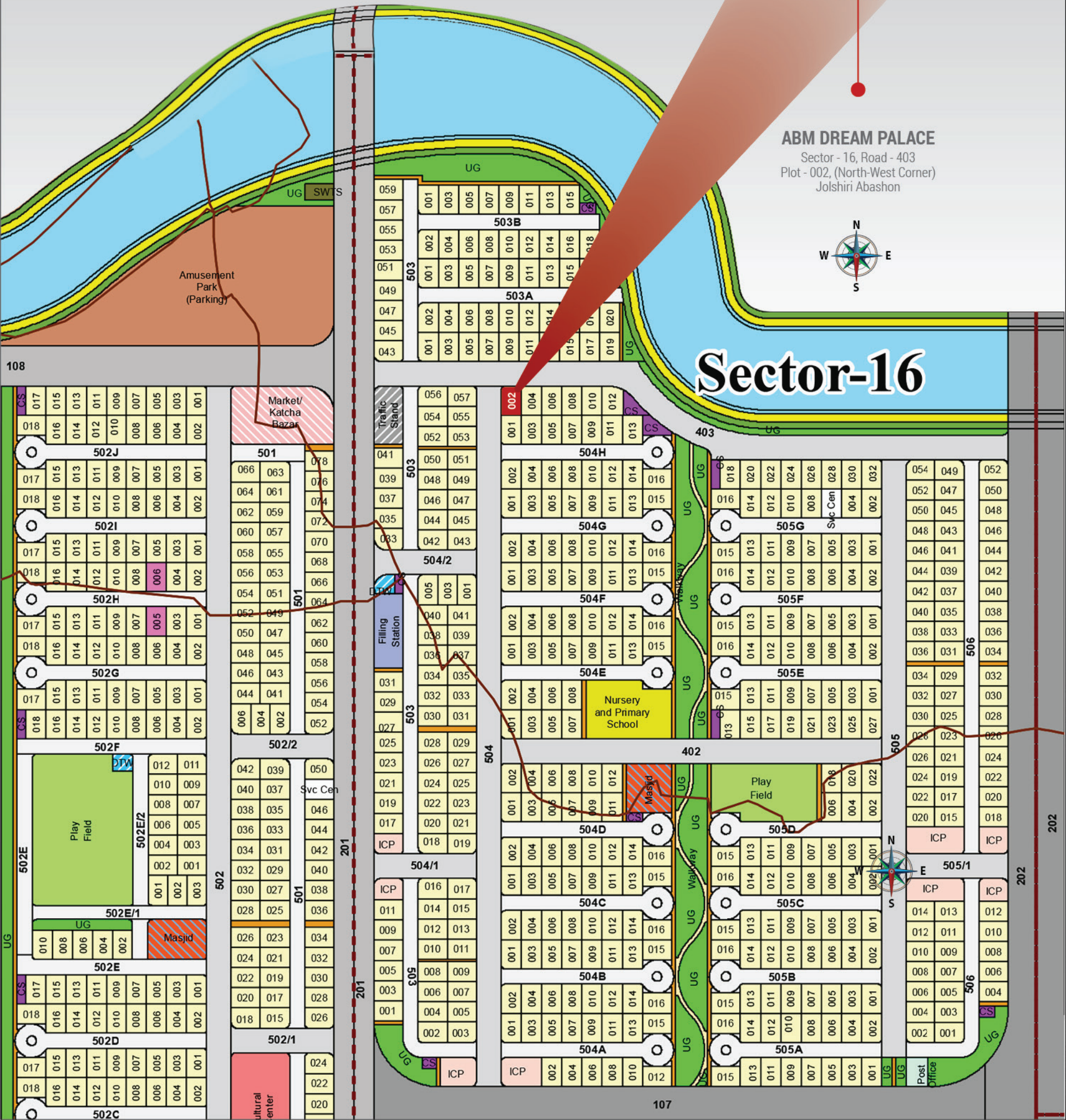
LOCATION MAP



ABM DREAM PALACE
Sector - 16, Road - 403
Plot - 002, (North-West Corner)
Jolshiri Abashon



Sector-16



ABM
DREAM
PALACE









GROUND FLOOR PLAN

SCALE : AS SHOWN

***keep 3" dia ac outlet pipe before casting as electrical drawing
***install ms louver in front all toilet windows as architectural drawing

2700 SFT.
(APPROX.)



ROAD

60 Feet Road

ROAD

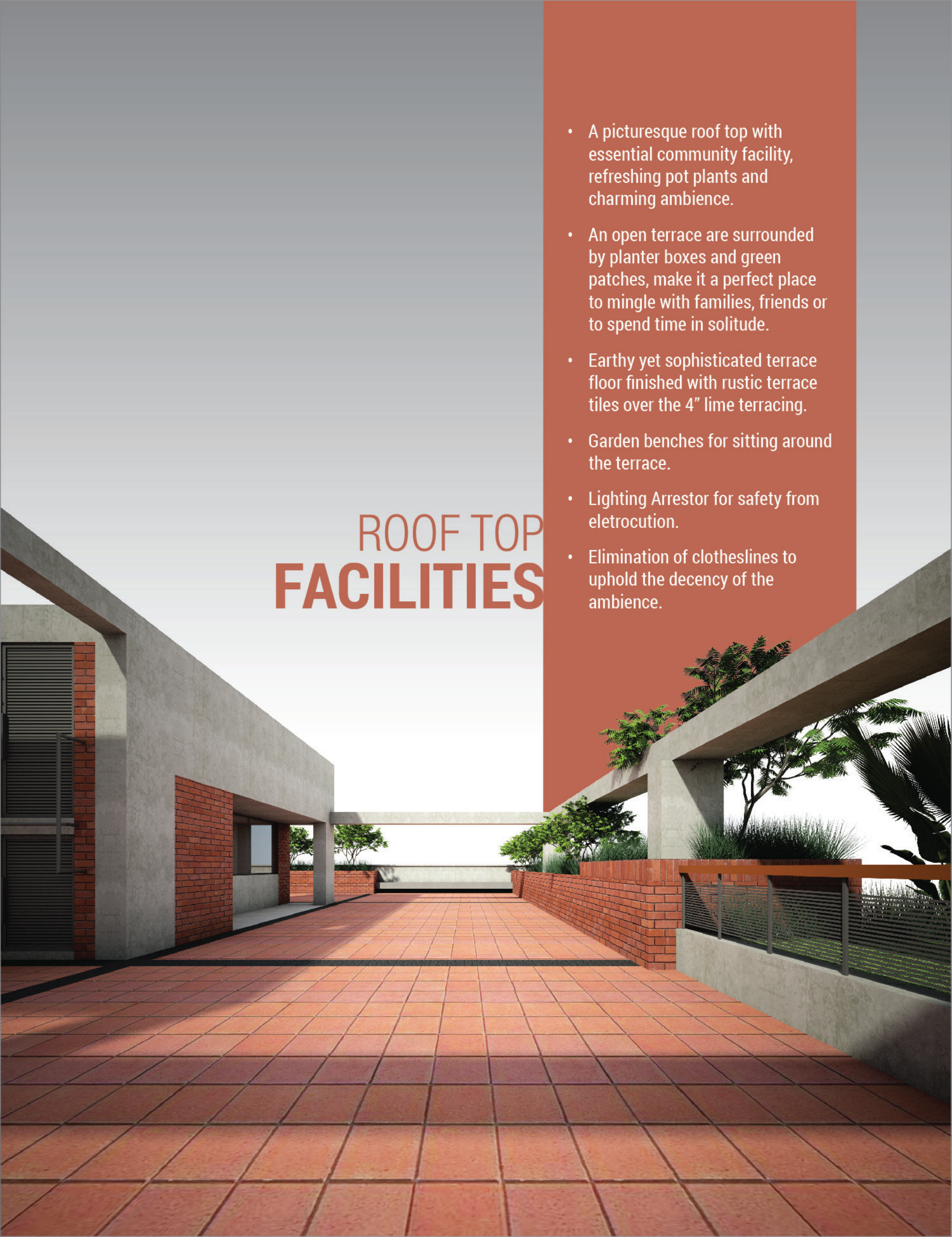


SINGLE UNIT FLOOR PLAN

SCALE : AS SHOWN

***keep 3" dia ac outlet pipe before casting as electrical drawing
 ***install ms louver in front all toilet windows as architectural drawing

2700 SFT.
 (APPROX.)



ROOF TOP FACILITIES

- A picturesque roof top with essential community facility, refreshing pot plants and charming ambience.
- An open terrace are surrounded by planter boxes and green patches, make it a perfect place to mingle with families, friends or to spend time in solitude.
- Earthy yet sophisticated terrace floor finished with rustic terrace tiles over the 4" lime terracing.
- Garden benches for sitting around the terrace.
- Lighting Arrestor for safety from eletrocution.
- Elimination of clotheslines to uphold the decency of the ambience.

FEATURES & AMENITIES

Salient Features of the Apartment Complex

Key Features & Amenities

1.1 Building Entrance and Boundary wall

- (i) Secured decorative gate with gate light as per the elevation and perspective view of the building.
- (ii) Name of the Project with address, Company Name and Logo on attractive product. (Nomenclature)
- (iii) Comfortable & functional internal driveway.
- (iv) Attractive mailboxes.
- (v) Adequate Light Fittings above the driveway up to reception area.
- (vi) Boundary wall should be architecturally designed.
- (vii) Drivers waiting space.

1.2 Reception Lobby

- (i) Impressive Reception desk with marble top.
- (ii) Imported mirror polish floor tiles (24"x24") in the reception area.
- (iii) Adequate Light Fittings.
- (iv) Reception lobby shall be decorated.

1.3 Lift

- (i) 100% imported international standard lift of 8 (eight) persons (LGs-Korea/equivalent) emergency alarm, calling facilities etc.
- (ii) AC-VVVF control panel with an answer speaker.
- (iii) Adequate Lighting and fan.
- (iv) Fast & reliable service to residents on all floors.
- (v) Impressive cabin of stainless steel.

1.4 Lift lobbies & staircases

- (i) Spacious lift lobby in each floor.
- (ii) Mirror polish (24"x24") matching floor tiles in all lift lobbies.
- (iii) Nosing homogenous tiles in steps except border tiles (RAK/Equivalent).
- (iii) Stair along with stainless steel railing.
- (v) Mirror polish tiles in all other lift walls (RAK or Equivalent).

1.5 Bath Rooms

- (i) Essential correct Uniform Floor Slope towards Water Outlet.
- (ii) (RAK / equivalent) brand sanitary wares in all bathrooms.
- (iii) Matching floor tiles in all bathrooms (Good quality local tiles).
- (iv) Mirror polish wall tiles up to false ceiling (Good quality local tiles).

- (v) Cabinet Basin of (RAK/equivalent) brand in all Master Bath with Marble top.
- (vi) All mirrors in bathrooms with overhead lamp provision
- (vii) Good quality chrome plated fittings (Sharif/Nazma/Equivalent).
- (viii) SS chrome soap cases and towel rails (Sharif/Nazma/Equivalent).
- (ix) Good quality Local tiles on floor and wall up to Ceiling in maids' bath with long pan and Lowdown.
- (x) Cat doors will be of wooden shutter with louver system.
- (xi) Provision for concealed hot and Coldwater lines in all bath except servant's toilet.
- (xii) Provided an exhaust fan in master & Second bath room.

1.6 Kitchen

- (i) Impressively designed platform with Granite worktop.
- (ii) Double burner gas outlet provision upon platform
- (iii) Good quality wall tiles up to Ceiling height (Good quality local tiles).
- (iv) Matching floor tiles including kitchen verandah (Good quality local tiles).
- (v) Concealed hot & Coldwater lines
- (vi) One stainless steel sink (Double bowl Single tray).
- (vii) Suitable located exhaust fan Provision.

1.7 Cable TV provision

Provision for connection of satellite dish antenna at Living & Master Bed room and provision for Internet connection at Master Bed.

1.8 Generator

- I. 62 KVA capacity international standard auto generator (ATS) with canopy (Graves Cotton / Cummins/) it's engine will be Graves cotton/Cummins and alternator will be Maccalte/ Stamford.
- II. The generator will cover lift, pumps, common lights, all light and fans at each apartment except all Power points.

1.9 Water Pumps

2 HP European Origin or Equivalent with one standby.

1.10 Roof Top

- (i) Protective parapet wall as per architectural design
- (ii) 4" thick Lime Terracing to protect from overheating
- (iii) Designed sitting arrangement, plantation and cloth drying area for each apartment.
- (iv) After lime terracing on the roof, to be Mat floor tiles to be fixed.

1.11 Intercom

- (i) To connect each apartment to the concierge Desk and Guard Post.

2. GENERAL AMENITIES OF THE APARTMENT

- (i) Reserved car parking in covered Ground floor for Residents with comfortable Driveways.
- (ii) Electricity supply approx. 220V/440V from DESCO source with exclusive sub-station 150 KVA complete with earthing (Integra / Encon / EEC/Equivalent).
- (iii) Water supply connection from WASA sufficient as per total calculated consumption.

- (iv) Underground Water Reservoir of adequate size.
- (v) Sewerage system planned for long-term requirement.
- (vi) Provision to attach Gas Cylinder in the kitchen where TITAS Gas connection does not exist.
- (vii) Termite protection treatment of Ground floor.
- (viii) One Fire Extinguisher each at all floors and one in car parking area.

3. STRUCTURAL AND GENERAL ENGINEERING FEATURES

- (i) Total Foundation and superstructure design and supervision by a team of reputed and professional design Engineers.
- (ii) Structural Design parameters based on Bangladesh National Building CODE (BNBC).
- (iii) Structural Analysis for Design utilizes the latest Methodology.
- (iv) Heavy Reinforced Cement Concrete foundation.
- (v) Systematic Structural Combination of steel reinforced concrete frame and shear wall core.
- (vi) Floor Slabs all reinforced Cement concrete.
- (vii) Sub-soil investigation and soil composition comprehensively analyzed.
- (viii) Comprehensive checking and testing of all steel reinforcement by professional Design and supervising Engineers.
- (ix) All Structural Materials including Rod-AKS/GPH/HKG/ equivalent and Stone, Cement- Bashundhara/ Fresh/ equivalent, Bricks- machine made Auto Bricks, Sylhet Sand and other Aggregates etc. of highest available standard and screened for quality.
- (x) Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of workmanship.
- (xi) Construction site Equipment employed includes Vibro-hammers, Mechanical Rollers, Steel cutting & Concrete Vibrators, Water Pumps, Materials handling equipment, Leveling instruments Theodolite etc.
- (xii) Systematic Testing of concrete and other completed work samples at every stage from BUET quality control Laboratories and a copy of all test results should be submitted to the LAND OWNER.
- (xiii) Protection from cyclone winds up to prevalent speeds incorporated in structure design.
- (xiv) Structure designed to withstand Earthquakes up to 8 Richter scale.

4. FEATURES & AMENITIES OF THE APARTMENT

4.1 Doors

- (i) Decorative main entrance door shutter with (Chittagong teak or equivalent best quality wood)
 - (a) Door Guard
 - (b) Check Viewer
 - (c) Calling bell Switch of good quality
 - (d) Solid Brass Door Knocker
 - (e) Apartment Number in Brass/Crafted.
 - (f) Imported handle lock operative from both sides.
- (ii) Main entrance door frame of Chittagong Teak.
- (iii) Internal all door frames of Meheguni.
- (iv) Internal all door shutters of strong and durable teak Veneer flush door.
- (v) Internal doors with cylindrical lock.

4.2 Windows

- (i) Sliding Windows as per Architectural Design of the building
- (ii) 5mm thicknesses clear glass/tinted with mohair lining.
- (iii) Rain water barrier in 4" Aluminum Sections
- (iv) Grill in all windows.
- (v) Mosquito net in all windows.

4.3 Walls

- (i) Good Quality 1st class bricks (Machine made burnt bricks)
- (ii) Smooth Finish Walls
- (iii) Exterior & Internal wall thickness will be as per Architectural design.
- (v) Below ground weatherproof RCC.

4.4 Floor & Verandah

- (i) 24"x 24" size mirror polishes glazed floor tiles that tiles will be used at Verandah (RAK/Equivalent)
- (ii) 4" skirting matching floor tiles
- (iii) Railing suitable to the architectural design.

4.5 Painting & Polishing

- (i) Plastic paint in all internal walls and ceilings in soft colors (Berger or equivalent)
- (ii) French polished Doorframe & Shutters.
- (iii) Synthetic enamel paints on grills, verandah railing as per architectural design
- (iv) Exterior wall will be weather coat paint of (Berger or equivalent)
- (v) All bathrooms and verandah doors would be hand polish.

4.6 Electrical

- (i) MK type imported electrical switches, plug points and other fittings.
- (ii) All power outlets with earthing connection.
- (iii) Provision for air-condition in 3 bed rooms, dining & living area.
- (iv) Verandahs with suitable light points.
- (v) Electrical distribution box with Circuit breaker (Schneider/ MK/equivalent).
- (vi) Imported light fixtures in stairs and lobby.
- (vii) C.C.TV will be provided at the common spaces of the proposed building.

4.7 Utility Lines

- (i) Electricity supply will be with individual meter for each Apartment
- (ii) Gas supply will be of individual Apartment-wise as per government order.
- (iii) Provision to attach Gas Cylinder in the kitchen where TITAS Gas connection does not exist.
- (iv) Water supply will have common meter connection for the project
- (v) Electricity check meter for common area
- (vi) All sewerage pipes will be covered/concealed
- (vii) Connection cost will be borne by the Developer for the LAND OWNER apartments

4.8 Maintenance after completion

One year fully maintenance of the apartment after handover.

Booking

Application for allotment of Commercial space or Residential Apartment is to be made on the prescribed application form duly signed by the applicant and shall be submitted to the sales Department with the 30% booking money. The company reserves the right to accept or reject any application.

Allotment

After receiving the application and the booking money, the applicant will be requested to confirm the reservation by making the down payment within a specified period. On receiving the down payment the company will issue an allotment letter and payment schedule. In case of failure to make down payment in time, the booking will automatically stand cancelled. Allotment is made generally on first come first serve basis. Allottees making entire payment in one go will be given preference. Until the full payment of all installments the allottee shall not have the right to transfer the allotment to a third party.

Loans

Should the Allottee desire a loan from any Bank/Loan giving agency the company will do all that is possible to help secure the loan, the final decision rests with the respective Bank/Loan giving agency and the client.

Mode of Payment

All payments shall be made by cross cheque, Bank Draft, or Pay Order to ABM Infra Limited against, which receipt will be issued. The company will not take responsibility for any cash payment, made without paper receipt. The possession of each apartment would be handed over on making full payment including any other charges. Foreigners and non-resident Bangladeshi may pay in foreign exchange through Bank. Conversion into taka will be done at the prevailing Bangladesh Bank exchange rate.

Schedule of Payment

The buyer shall must adhere to the installment schedule strictly to ensure timely completion of the construction work. Any delay in payments up to two months will make the allottee liable to a fine of 10% per annum or part thereof on the amount of payment delayed, if the payment is delayed beyond two months, the management then shall have the right to cancel the allotment & the installments money will be refunded after deduction of 50% of the booking money. Bangladeshi residing abroad may remit payments in foreign exchange by TT or DD.

Company Rights

ABM Infra Limited reserves the right to accept or reject any application for an allotment. The company may make minor changes in the design and specifications of the project, should these become necessary in the interest of the project.

Roof Top

The Roof will be used as Per Apartment Owners association.

Incidental Costs

Connection fees, security deposits and other incidental charge and cost relating to gas, water, sewerage and power connection are not included in the price of the apartment. The allottees shall make these payments to the management and management will undertake these works on behalf of the allottees.

Registration Charges

The flat along with proportionate undivided portion of land will be registered in the name of the allottees. The allottee shall bear all costs relating to stamp duties, registration fee, Tax, Govt. Charges, documentation and legal costs.

Modification Works

Allottee will also have the option for minor internal changes or additional works within the possibilities and limitations to the total building system on payment basis.

Owners Association

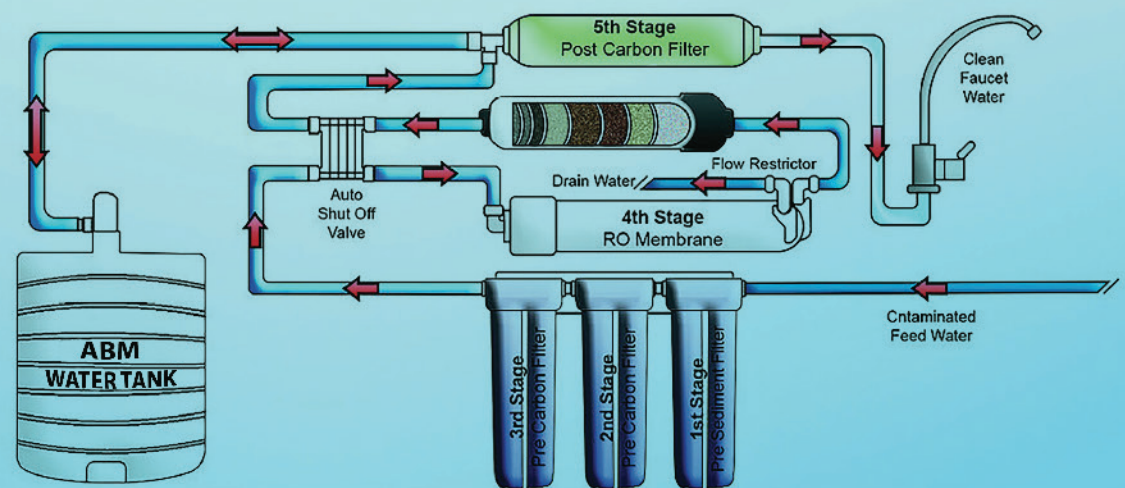
The Buyer must undertake to become a member of the owners association, which will be formed by the owners of the apartments with a view to monitoring the general affairs of the complex for common interest. Each apartment owner must initially deposit Tk. 50,000/- (Taka Fifty Thousand) only to the reserve fund before taking over apartments.

WATER TREATMENT SYSTEM

Water is essential for life. No living being on planet Earth can survive without it. It is prerequisite for human health and well-being as well as for the preservation of the environment. However, now a day it is very difficult to insure have access to safe drinking water for everyone. City supply water of our project area are contaminated by Iron, Manganese and Microorganism. After analysis of raw water we have design the water treatment to make each and every drops of water house safe and pure. The eletro machanical part of the water treatment are manufactured in Germany and filter media manufactured in USA. This plant will operated fully automatic without human interface.

Advantages of state of the art technology filtration system

- Clean water is available for all household uses, including bathing showering, cooking and drinking.
- These filter systems typically have a long lifetime.
- Due to the long filter life, they are a relatively inexpensive way to have clean household water.
- The higher quality whole house systems use multiple stages of filtration to remove 30 plus dangerous water contrminants.
- Clean, filtered water emerges from every water source in the house.



Water treatment plant for building service





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Building for Better Life