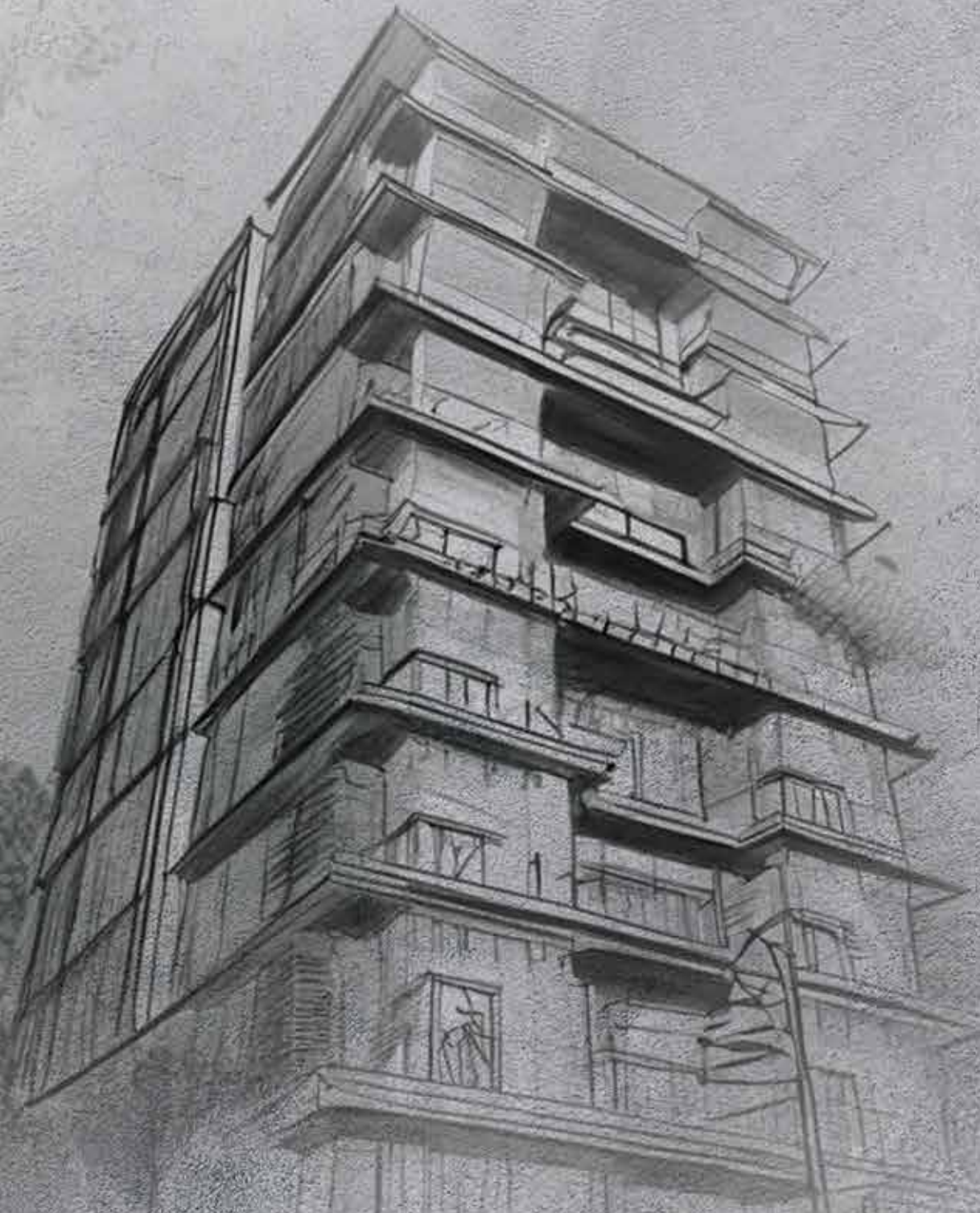


"The Honest and trustworthy businessman will be with
the prophets, the truthful and the martyrs on the Day of Judgment."

(Tirmidhi, Hadith:1209)



●
Corporate office

43, Eskaton, Ramna, Dhaka-1000.

Head Office

104/1/A, Alekzan Bibi Mansion (1st Floor), Dholaipar, Dhaka-1236.

JOLMUKUTA

জলমুকুট

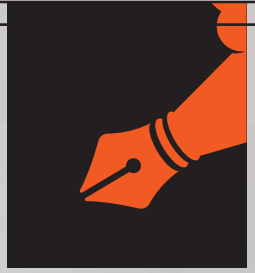


DOCTORS ASSET
developer ltd.



INTRODUCTION

We are proud to announce the launch of our prestigious new residential project, "Jolmukut," nestled within the exclusive and meticulously planned Jolshiri Abason, Sector 13/A, in Dhaka. Jolmukut represents the next chapter of luxury living, set within Bangladesh's first and only true smart city. Jolshiri Abason is a landmark township project, conceived by a consortium of local and international experts and brought to life under the direct supervision and implementation of the Bangladesh Army. This unparalleled pedigree ensures unmatched standards of quality, security, and foresight in urban planning. Residents of Jolmukut will enjoy a living experience that is truly without precedent. This is not just a residence; it is a gateway to a seamlessly integrated, secure, and sophisticated lifestyle. We invite you to discover a new standard of living at Jolmukut—where innovation meets tranquility, and every detail is designed for your peace of mind.



PROJECT BRIEF

Project Name	: Jolmukut
Address	: Plot: 034 Road: 502, Sector: 13/A Jalshiri Abason
Land Area	: 05 Katha
Building Hight	: (G+M+8) 09 Storied
Apartment Per Floor	: 08 Nos
Size of Apartment	: 2850 sft
Total Parking	: 08 Nos
Apartment per floor	: 01 Nos
No of Lift	: 01 Nos
Roof	: Well-furnished Multi-purpose
Community Space	: Mezzanine floor



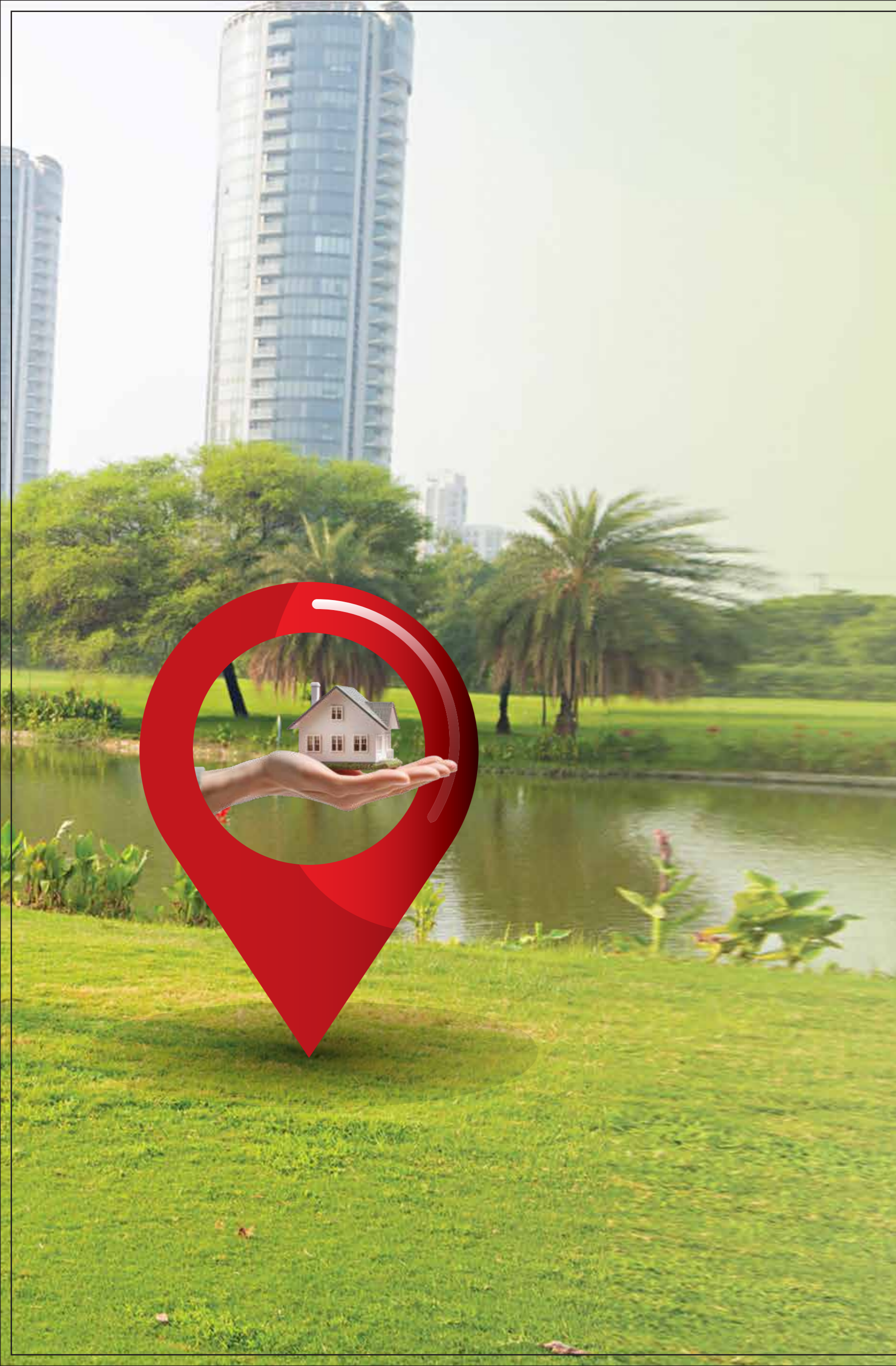
VISION

At the heart of our vision is a simple belief: the spaces we inhabit should inspire us, connect us, and enrich our daily lives. We are dedicated to being the developer of choice by seamlessly blending innovative design with an unwavering commitment to sustainability. We go beyond construction to foster vibrant communities and protect the natural environment. Every project is a promise—a promise of quality, a promise of responsibility, and a promise to create a positive, lasting impact for generations to come.

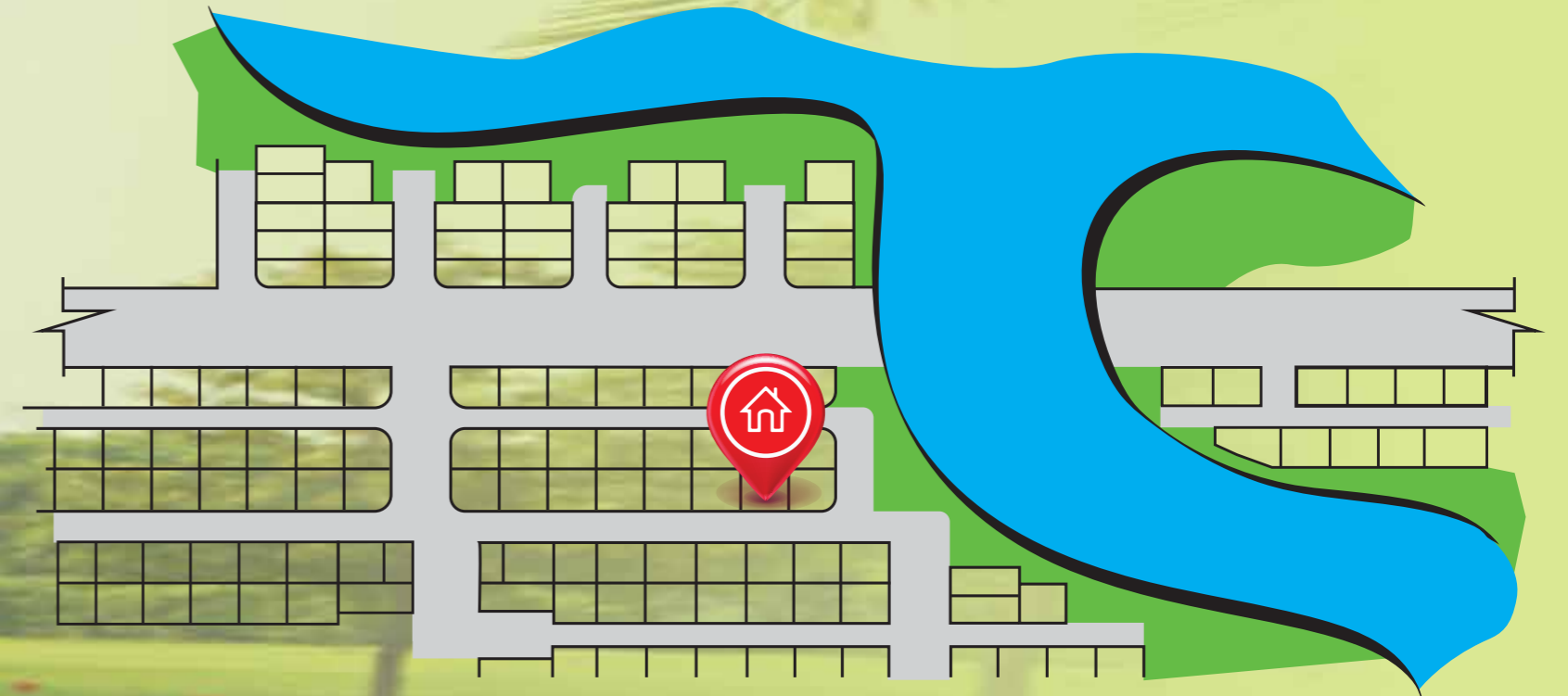
MISSION

The mission of Doctors Asset Developer Ltd. is to develop outstanding living and commercial spaces where modern sophistication meets eco-friendly practice. We are committed to enhancing our clients' quality of life through innovative design, meticulous craftsmanship, and a deep-rooted dedication to sustainability. Our objective is to deliver properties that not only fulfill needs but elevate lifestyles, fostering beautiful, responsible, and connected communities.





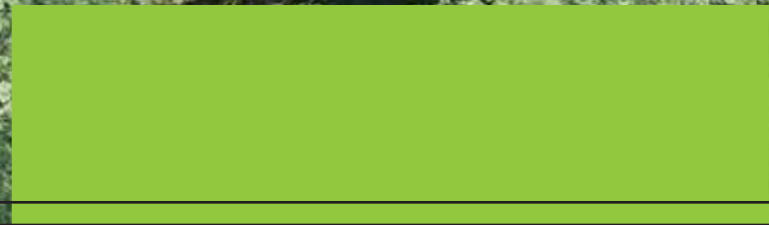
LOCATION
M A P

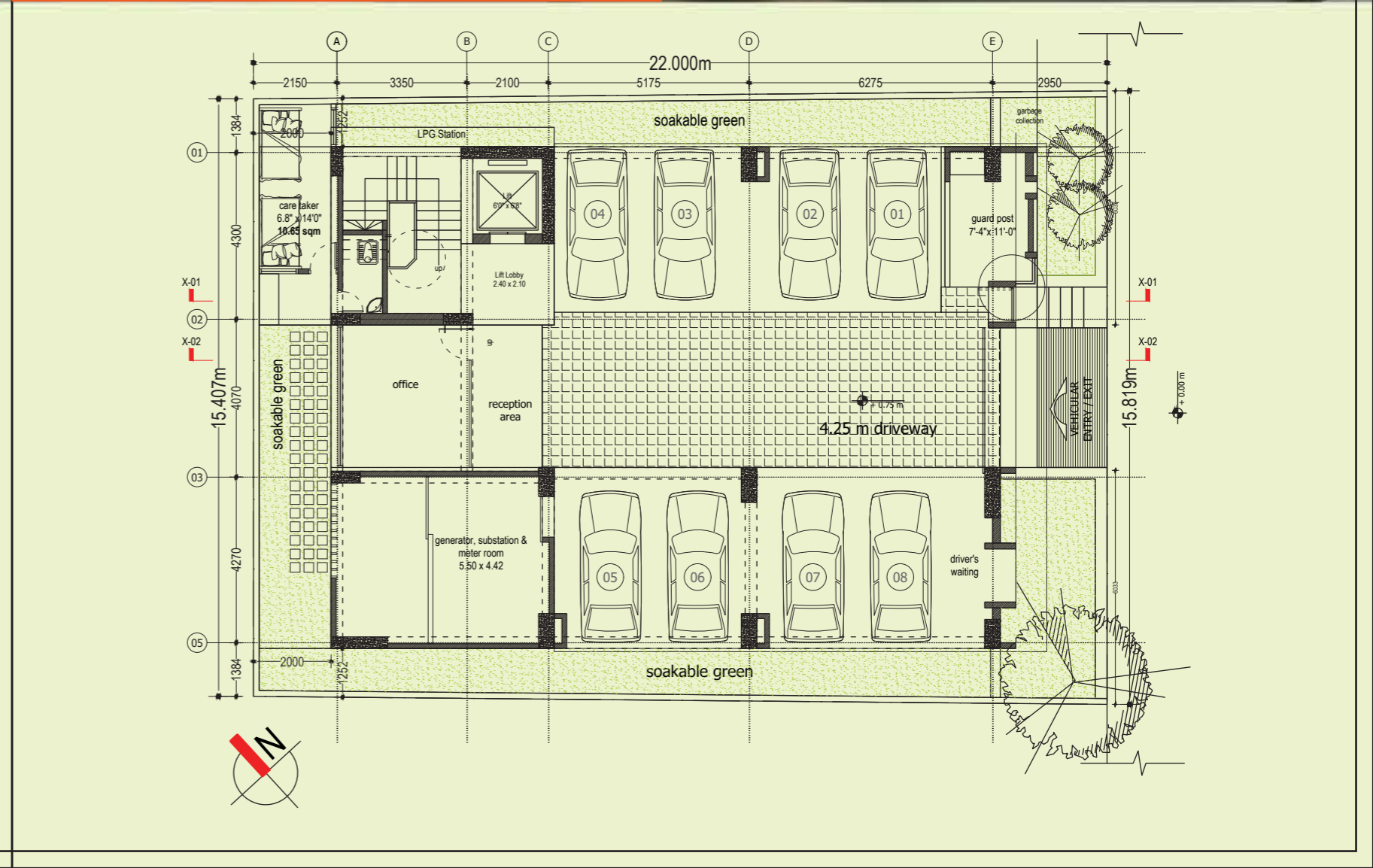




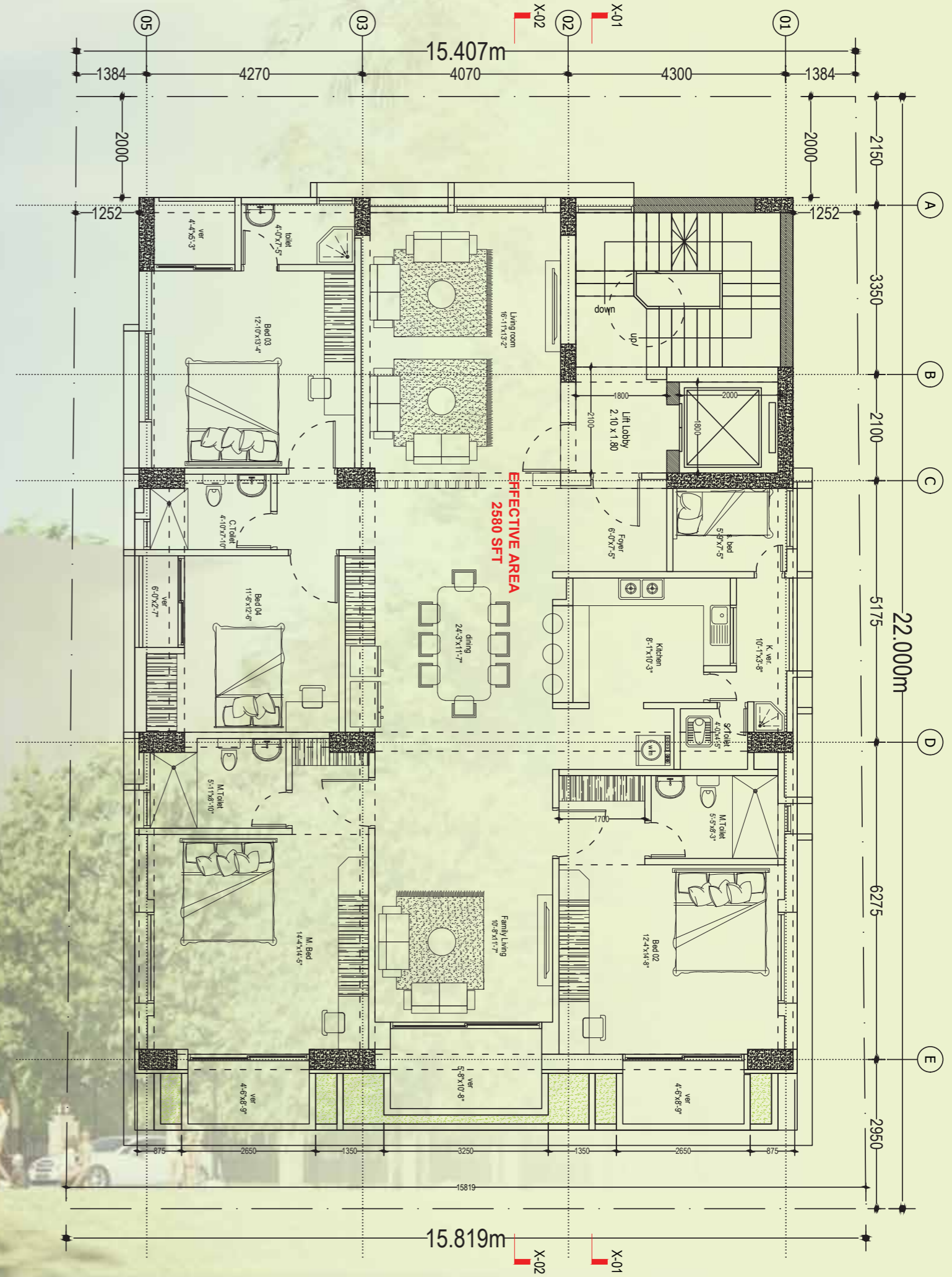
ONE SIDE ROAD

ROOFTOP GARDEN





1st, 2nd, 4th, 6th & 8th FLOOR LAYOUT





FEATURES & AMENITIES OF THE APARTMENT

Building Entrance

- Gate: A grand entrance portal within a spacious gateway frames the access to the building.
- Guard-post: "Safety is paramount, with a 24/7 staffed guard-post controlling all access points for individuals, vehicles, and deliveries."
- Driveways: A gated, spacious driveway ensures a secure and direct approach to the building's main lobby."

Building Reception

- Reception Lobby: The reception area makes a powerful first statement with its architect-designed desk and lobby floor, both artfully finished in a blend of rich wood and luxurious imported marble. (Turkey/Brazilian)

Rooftop

Experience peace of mind with our low-maintenance rooftop, engineered with advanced waterproofing and heat-proofing for superior protection and durability."

- Water Tank: As per architect design.

Fire Resistance & Safety

- Emergency Exit: As per BNBC code.
- Fire Safety Method: As per the code of BNBC.
- Fire Extinguisher: Will be installed on each floor with parking & rooftop.

Car Parking & Driveway

- Parking: One car parking space for each flat owner's at the ground floor.
- Driveway Finish: 16"x16"/20"x20" and 22ms thickness pavement tiles.(China/Buildcom/Concord)

Lift Specification

- Type: International standard lift.
- Brand: Hyundai/Thaisencrup/Sheildler/Equivalent.

Lift Lobby & Stairs

- Lift Lobby: 24" x 24" Natural marbel stone(Turkiye or Brazilian).
- Lift Floor: 32"x32"/24" x 24" /12"x48" Natural marbel stone(Turkiye or Brazilian).
- Stairs: 12" x 24" /12"x48" non-slip matte tiles.
- Tile Brand: RAK/DBL/Akij/Equivalent.
- Railing: MS/WPC/MS railing with wooden handrail.

Generator Coverage & Specifications

- Backup: 100% power back-up.
- Engine: Perkins(England)/Cummins(America)/Equivalent (Imported)/HRS/Energypack.
- Sound-proof canopy system.

Electrical Substation with Transformer

- Brand: JRC Powertech/BRB/Energypack/Bashundhara/Equivalent.
- Power: As per design.

Internet, Cable TV & Telephone

- Internet: By Optical fiber backbone with router points in master bed and living room of each apartment.
- Cable TV: Bedroom/Living/Dining/Drawing/Mezanine Floor/Office etc.
- Telephone: Panasonic brand's PABX at Reception, Gourd room, Each floor, Rooftop, Gourd living room, Mezanine Floor etc.

Water Pump & Supply

- Brand: Pedrollo/Gazi or equivalent.
- Power: 3HP/As per design.
- Water Supply: WASA connection as per government rules.
- Underground Water reservoir with one main lifting pump.

Main Doors

- Frame & sutter(solid): Barmatic Segun.
- Extra Security Lock: 100% Brass Alloy or 304 grade SS nob & key.
- Handle & Lock: Imported(Soalex/EL/Godrej(model NEH-16)/Plantex model-8077/equivalent).

Internal Doors

- Frame: Mahogany or equivalent.
- Shutter: Vineyard flash door.
- Handle & Lock: Imported.

Bathroom Doors

- All Bathroom doors will be plastic door.

Kitchen Doors

- Frame: Solid Gurjun – Gurjun /Mahogany or equivalent as per seasonal available.
- Shutter: Segun veneered flash door.
- Handle & Lock: Imported.

Kitchen

- Wall Tiles: 300300 mm (12×12) mirror polish tiles (RAK/Akij/DBL/equivalent).
- Floor Tiles: 600×600 mm (24×24) as the design of mat tiles/equivalent.
- Gas Outlet: Double burner

Bathrooms

- Wall Tiles: 300300 mm (12×12) mirror polish tiles (RAK/Akij/DBL/equivalent).
- Floor Tiles: 600×600 mm (24×24) as the design of mat tiles/equivalent.
- Cabinet Basin: RAK/Akij/Stel/Equivalent.
- Concealed hot & cold water lines provision in master bath
- Windows, Shutters & Frames
- Sliding aluminum windows as per architectural design of the building
- 6 mm glass with mohair lining (Brand: BTA/KAI/ALTECH)/equivalent.
- Safety grills in all windows & verandahs as per design.

Tiles of Floor & Verandah

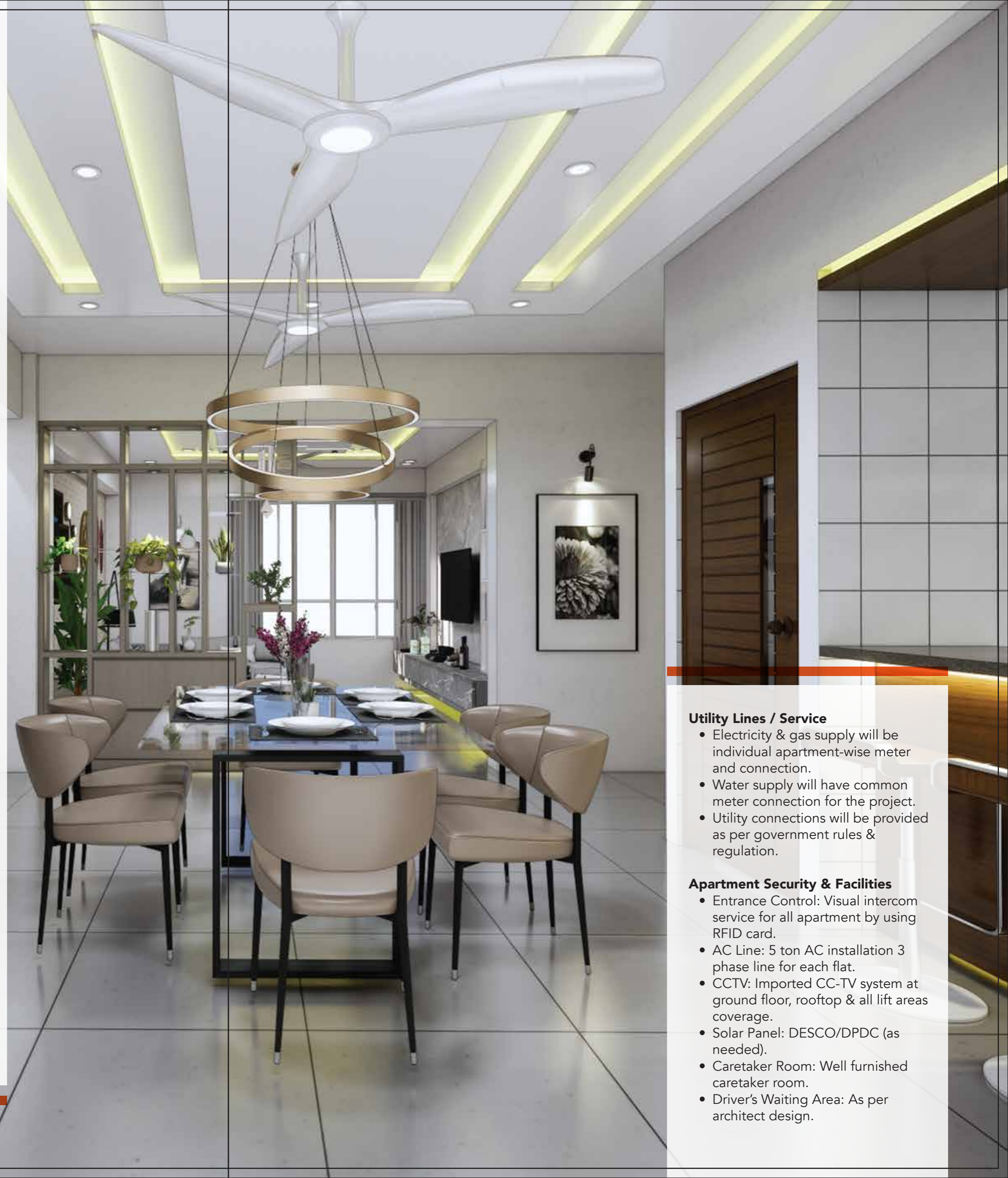
- 600×600 mm (24×24) mirror polish tiles in all floor & Verandah.
- Brand: RAK/Akij/DBL/Equivalent.

Painting & Polishing

- Smooth finish plastic paint (Berger or equivalent on all wall and ceilings in soft colors).
- Exterior wall will be master coat or weather coat paint (Berger or equivalent).

Electrical

- All electric wiring, Phone lines, Cables will be concealed.
- Imported electrical switch.
- Plug Point, Fan dimmer and other fitting.
- Electrical distributions box with main switch.
- All Power outlets with earth connection.
- Concealed electrical of telephone with parallel points in master bed and living room
- Required electrical supply from DESCO (As per government rules) source with separate main cable and panel/ distribution board.
- Sink: Stainless steel (Malaysia/Teka/Equivalent).
- Exhaust fan provision.



Utility Lines / Service

- Electricity & gas supply will be individual apartment-wise meter and connection.
- Water supply will have common meter connection for the project.
- Utility connections will be provided as per government rules & regulation.

Apartment Security & Facilities

- Entrance Control: Visual intercom service for all apartment by using RFID card.
- AC Line: 5 ton AC installation 3 phase line for each flat.
- CCTV: Imported CC-TV system at ground floor, rooftop & all lift areas coverage.
- Solar Panel: DESCO/DPDC (as needed).
- Caretaker Room: Well furnished caretaker room.
- Driver's Waiting Area: As per architect design.