



**Benchmark**  
BUILDTECH LTD.

Apt- 3B, House- 13, Road- 04,  
OLD DOHS Banani, Dhaka- 1213  
www. benchmarkbuildtech. com  
info@ benchmarkbuildtech.com  
Phone: 0 1 9 1 4 4 4 4 3 0 9  
0 1 7 8 0 3 2 8 5 9 9

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The information in this Brochure and plans are subject to change as may  
be required by the authority or the projects architect. All measurements  
are approximate. All illustrations are artists impressions only.

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# GRAND YUSUF

PLOT 07, ROAD 505-B, SECTOR-16, JOLSHIRI, DHAKA



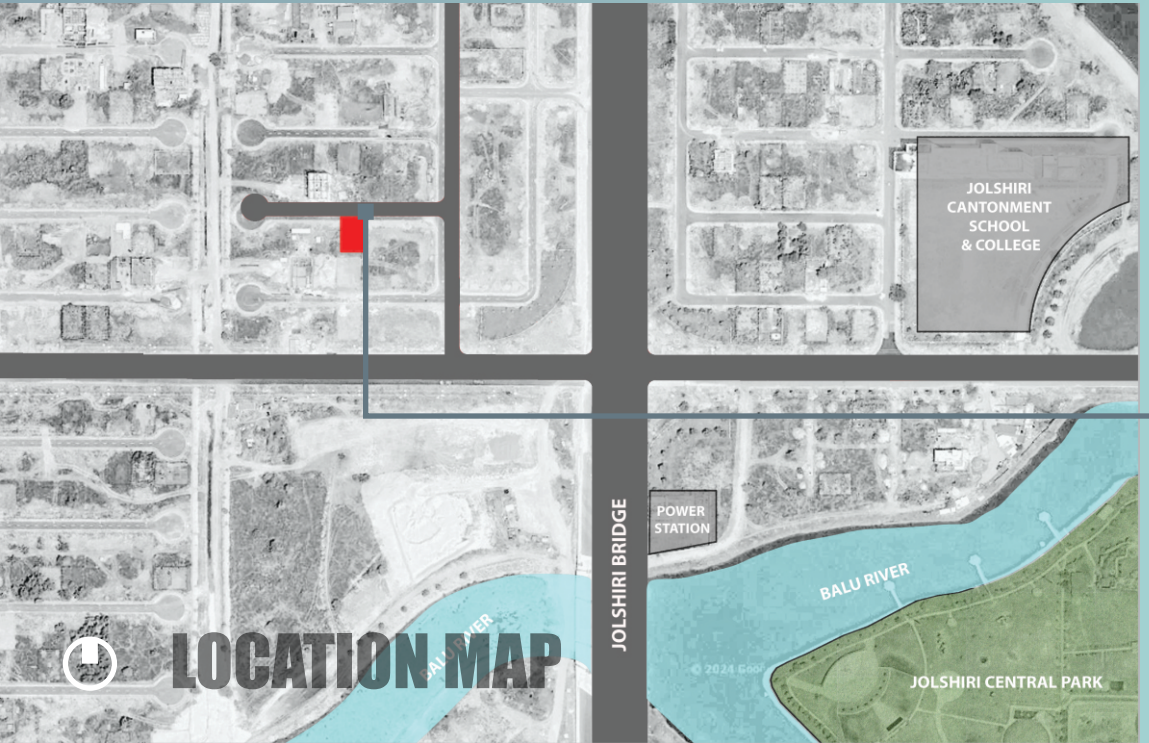


# INTRODUCTION

**BenchMark BuildTech Ltd** is a promising and trustworthy name in the real estate sector in Bangladesh. The team consists of renowned architects, expert engineers with meticulous knowledge about construction works and managerial workforce. With the help of a Dedicated Team-members and Highly skilled workforce, **BenchMark BuildTech Ltd** aims to offer unique service to rebuild the current image of the real estate sector in Bangladesh.

**BenchMark GRAND YUSUF**, is one of the latest projects by the team, is designed to take pleasure in the luxury living in a prime location of **Jolshiri**. This Nine storied multi-family residence is the single biggest reason most people buy home. The ground floor is planned for car parking area. Beside all other multistoried amenities, it has a beautiful rooftop garden and a community space. The community space not only brings opportunities for the inhabitants to get closer but also it can be used for any personal occasion.

**BenchMark GRAND YUSUF**, offers your dream home with all aspiration in a fascinating location, which is an upcoming nerve center of Dhaka city. This aspiring location serves all the demands of a residential space with a range of educational institutes, banks, hospital, mosques, shopping centers, restaurants and many other service oriented ventures in the surrounding neighborhood. Create your best ever home in style and comfort with **BenchMark BuildTech Ltd**.



# PROJECT AT A GLANCE

- Address:**  
plot- 007, road- 505B,  
sector- 16, Jolshiri, Dhaka
- Type:**  
Residential
- Size of Land:**  
5.00 katha
- Building height:**  
Ground+ mezzanine+ 8 storied
- Unit size**  
2800 SFT
- Number of units:** 08
- Number of parking:** 08
- Expected Completion:** 2027



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BenchMark GRAND YUSUF





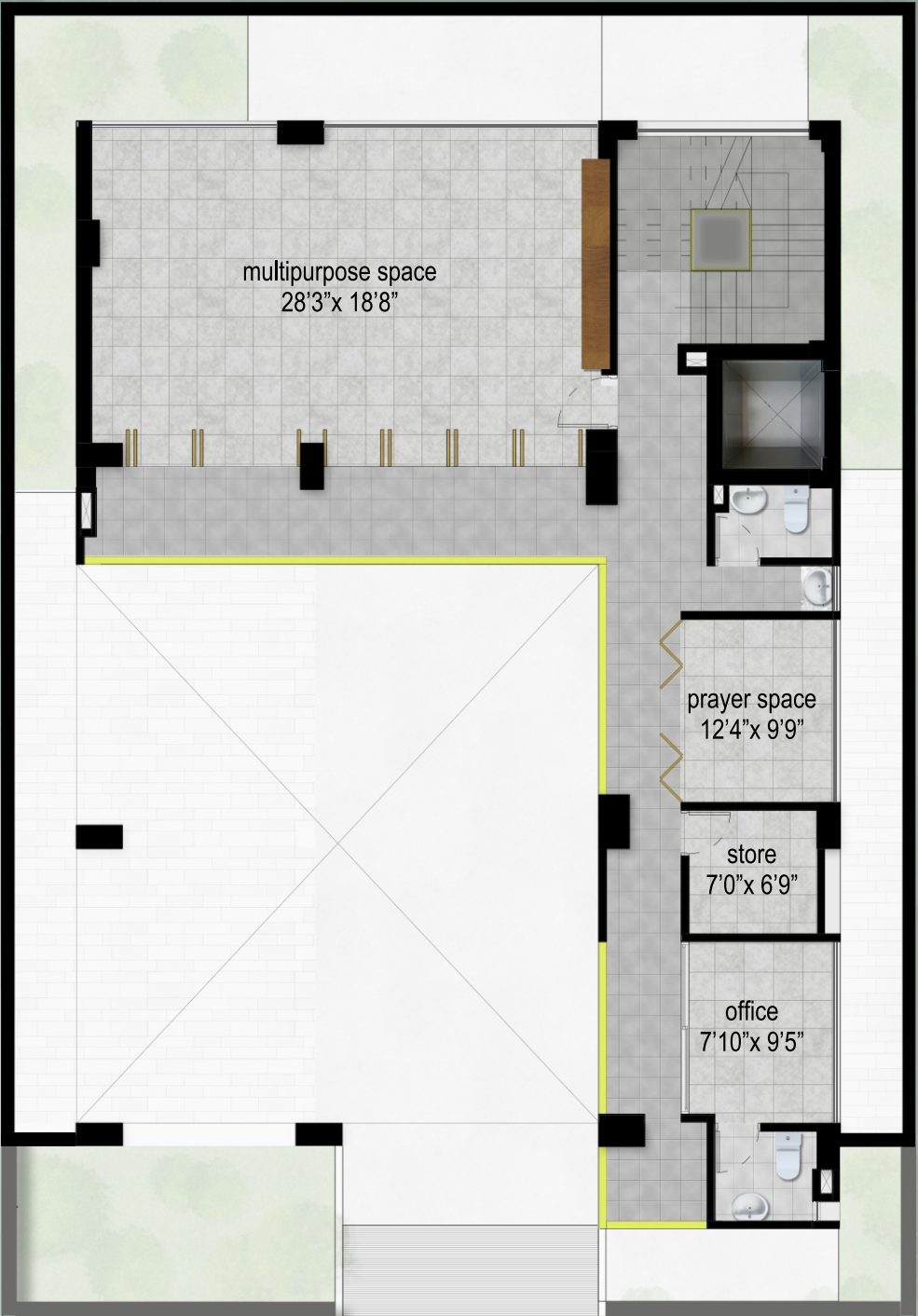
# ENTRY PERSPECTIVE



GROUND FLOOR PLAN



# PARKING AREA



MEZZANINE FLOOR PLAN



# ISOMETRIC VIEW



**4 BEDROOMS**  
**5 TOILETS**  
**FORMAL LIVING**  
**DINING**  
**FAMILY LIVING**  
**KITCHEN**  
**BREAKFAST COUNTER**  
**SERVANT'S ROOM**

**2800 SFT**  
**FLOOR AREA**





# Features and Amenities



## Exclusive Features:

- Double height Entry with Mezzanine Floor.
- Decorative Rooftop Garden with Bar-B-Q area with seating arrangement.
- Auto Starter Canopied Generator with full Backup.
- Aesthetic Architectural design considering optimum use of natural light and air ventilation system.

## General feature for all apartments:

- Floor: Good Quality local made Tiles, 600x600 mm mirror polished tiles in all Bed rooms, Family living, Dining, Foyer, 300 x 300 mm Homogenous tiles in at house maid's bed.
- Main Door: 7'-0" height solid decorative Chittagong Teak door shutter with Door frame, Door lock (Imported handle lock with security lock), Door Stopper, Door Hinge, Tower Bolt and with Apt. Number Plate.
- Internal doors: 7'-0" height Door Frame with mehogoni/shil Koroi wood with Teak Veneered flush door shutter at all Bed rooms, kitchen and housemaids Beds and UPVC door at all Toilets.
- Sliding windows /doors: All sliding windows (exterior) and Doors (verandah) will be with 5mm thick clear glass with suitable Aluminum profile. All external windows are with rain water barrier with 4" Aluminum profile with keeping provision of providing mosquito net.

## Bathroom Features:

- Wall Tiles: Full height in all Bath rooms with local made (DBL/Akij/Fresh/CBC/x-ceramic/equivalent).
- Floor Tile: Nonskid mat finished Tiles (DBL/Akij/Fresh/CBC/x-ceramic/equivalent).
- Sanitary Fittings: Najma/ Sharif/ equivalent.
- Sanitary fixture: RAK/ Akij/ Equivalent.
- Basin counter top: 18mm thick Imported marble/Granite
- Hot & cold water line: master toilet, 2nd Bed with Geyser provision.



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## Kitchen Features:

- Wall Tiles: Ceramic Tiles up to full height (DBL/Akij/Fresh/CBC/ X-ceramic)
- Floor Tiles: Non skid floor tiles (DBL / Akij / Fresh / CBC/x-ceramic).
- Counter: Impressively designed with Jet Black Tiles counter top.
- Water Line: Concealed hot and cold water lines (cpvc pipe) with Elec. Geyser provision
- Sink: Double Bowl tray stainless steel sink with mixer, down-wash, long Bib cock with CP grating.
- Burner: Double Burner Gas Hob.
- Kitchen Hood: provision for kitchen hood.
- Exhaust Fan: Exhaust Fan suitably located.

## General Features for all residents:

Generator: One standby Generator with sound proof Canopy system (Engine- cumins/perkins/ Tempest/Equivalent) in order to ensure 24hrs power supply in case of power failure inside the apartments for all lights, Fans, Refrigerator and common space lights. Emergency power Backup for lifts and water pumps.

Substation: Dedicated substation with LT and PFI panel.

Brand: Energy pac/shokti prokoushal / Power man/ Equivalent

Lift: One Nos. 8-passengers (9-stops) lift from reputed International manufacturers (Schindler (India)/Sigma(China)/Fujitec(china)). lift will be installed with Auto-voltage regulator, Inverter, Adequate lighting, full height photo cell sensor, Emergency alarm and with Emergency landing device.

Water supply pump: one with full operation and one for stand by (Pedrollo/ saer/ Equivalent).

## Electrical Features:

- All power outlets with earthed connections. Gang type electrical switch, plug points and other fittings (MK- Singapore/ Snyder/ Legrand/ Equivalent).
- Electrical Distribution Box with circket Breaker (ABB/Snyder/Legrand / equivalent).
- Concealed Fire Proof electrical Cable (BRB/BBS/ Partex/ equivalent) provision of Air Conditioners to Master Bed, 2nd Bed, living and family livings.
- TV point and Dish connection to master Bed, 2nd Bed, living and Family living.
- Internet connection in master Bed and Family living.

## Paint:

- plastic paint to all internal walls & ceiling (Berger/ Asian/ Elite/ Equivalent.)
- Weather coat to all external walls & parapet.
- Enamel paint on Toilet & Kitchen ceiling, Grill & verandah Railing/all MS surfaces.
- French polish to all wooden surfaces main door & Internal doors.

## Safety & security:

- Fire Extinguisher (as required) to substation, Ground floor and at all other floors.
- 24/7 CCTV surveillance in GF, video intercom system to connect each apartment to the reception Desk.

## Structural & General Engineering Features:

- Structurally strong Building design based on Bangladesh National Building code (**BNBC-2022**) to withstand high wind and sysmic load.
- Cement: shah special/ seven Ring/ Anwar / Equivalent.
- Aggregate: well graded stone chips as coarse aggregate and coarse sand (FM: 2.20-2.50) for all major RCC structures.
- Reinforcement: 500W/400 grade high strength steel from GPH/RSM/Anwar Ispat





# TERMS AND CONDITIONS

Applications for allotment of apartments should be made on the corporate application form duly signed by the applicant along with the Earnest Money. BenchMark BuildTech Ltd. has the right to accept/reject any applications without assigning any reason thereto.

On acceptance of an application, BenchMark BuildTech Ltd. will issue an allotment letter with specific terms and conditions to the applicant. BenchMark BuildTech Ltd. and the allottee will be required to execute an agreement as per the company's corporate format. The Applicant/ Allottee shall then start making payments as per the schedule of payment. Allotments of apartment are made on first come first served basis.

All payments such as earnest money, Installments, additional works and other charges shall be made by Bank Draft/Pay order/Account Payee cheque in favor of BenchMark BuildTech Ltd. for which respective receipts will be issued. Bangladesh residing aboard may remit payments by DD or TT or Account Transfer/BKash or any other mode of transferring money.

Payments of Installment, Cost of car parks, and all other charges are to be made on due dates. BenchMark BuildTech Ltd. may issue reminders to the Allottee but not withstanding the issue of reminders, the allottee must adhere to the schedule of the allotment agreement for all kinds of payment.

Delay in payments beyond the due date will make the Allottee liable to pay delay charge of 0.1% per day (Max. 2% per month) on the amount of payment delayed. If the payment is delayed 60 days or the allottee wants to cancel or to refund the deposited money, BenchMark BuildTech Ltd. shall have the right to cancel the allotment. In such an event Taka One Lac will be deduct from the Earnest/deposited Money. After deduction, the rest amount of deposited money paid by the allottee will be refund periodically after selling the respective apartment to others.

Connections fees/ charges, security deposits and other incidental expenses to gas, water, sewerage and electric connections are not included in the price of the apartment. These payments will be made by BenchMark BuildTech Ltd. directly to the authorities concerned on allottee's account. The allottee will be billed proportionately on actual cost basis.

Limited charges in the specifications, design and/or layout of apartments & other facilities may be made by BenchMark BuildTech Ltd. in larger overall interest of the said project or due to unavoidable reasons.

BenchMark BuildTech Ltd. may cancel or allotment on non-payment of installment in disregard of reminders and after final limitation to allottee by registered post at the address given in the application form.

The possession of each apartment shall be handed over to the allottee on completion and on full payment of installment and other charges and dues, till then the possession will remain with BenchMark BuildTech Ltd..

The Allottee will pay VAT, Tax, Stamp duties, registration fees, documentation charges and other taxes and expanses likely to be incurred in connection with the Deed of Agreement, Allotment, Registration and Transfer etc, the actual costs incurred shall be charged.

After taking over the apartment of the project, the Allotees must consult with the BenchMark BuildTech Ltd. prior to undertaking any structural or layout charges within the apartment complex. Failure to do so will be the sole risk of the Allotees

The Schedule of implementation has been prepared keeping in view both quality and smooth progress of work. Construction period is scheduled to be completed within 54 Months plus 06 months grace period.



# BenchMark GRAND YUSUF