



# KPL KARIM PALACE

## INTRODUCTION

Krishibid Properties Limited emerged as a private Limited Company through its formal registration with the registrar of Joint Stock Companies and Firms in 14 September 2008 to resolve the residential housing problems of agriculturists and other service holders in and outside the capital city Dhaka by using best quality materials. Krishibid Properties Limited is a member of REHAB (1136/2011) and a sister concern of the Krishibid Firm Limited which is ISO 9001-2015 certified. All the buildings of KPL are designed by well qualified, experienced architects and civil engineers as per ACI and Bangladesh Building Code.







## KPL KARIM PALACE

# At a Glance

305 & 306, Senpara  
Parbata, East Kazipara,  
Mirpur, Dhaka - 1216

Land Area: 8 Katha

Number of Floors: G+8

Total Apartments: 24

Total parking: 16

Unit Size :

A = 1530 sft

B = 1400 sft

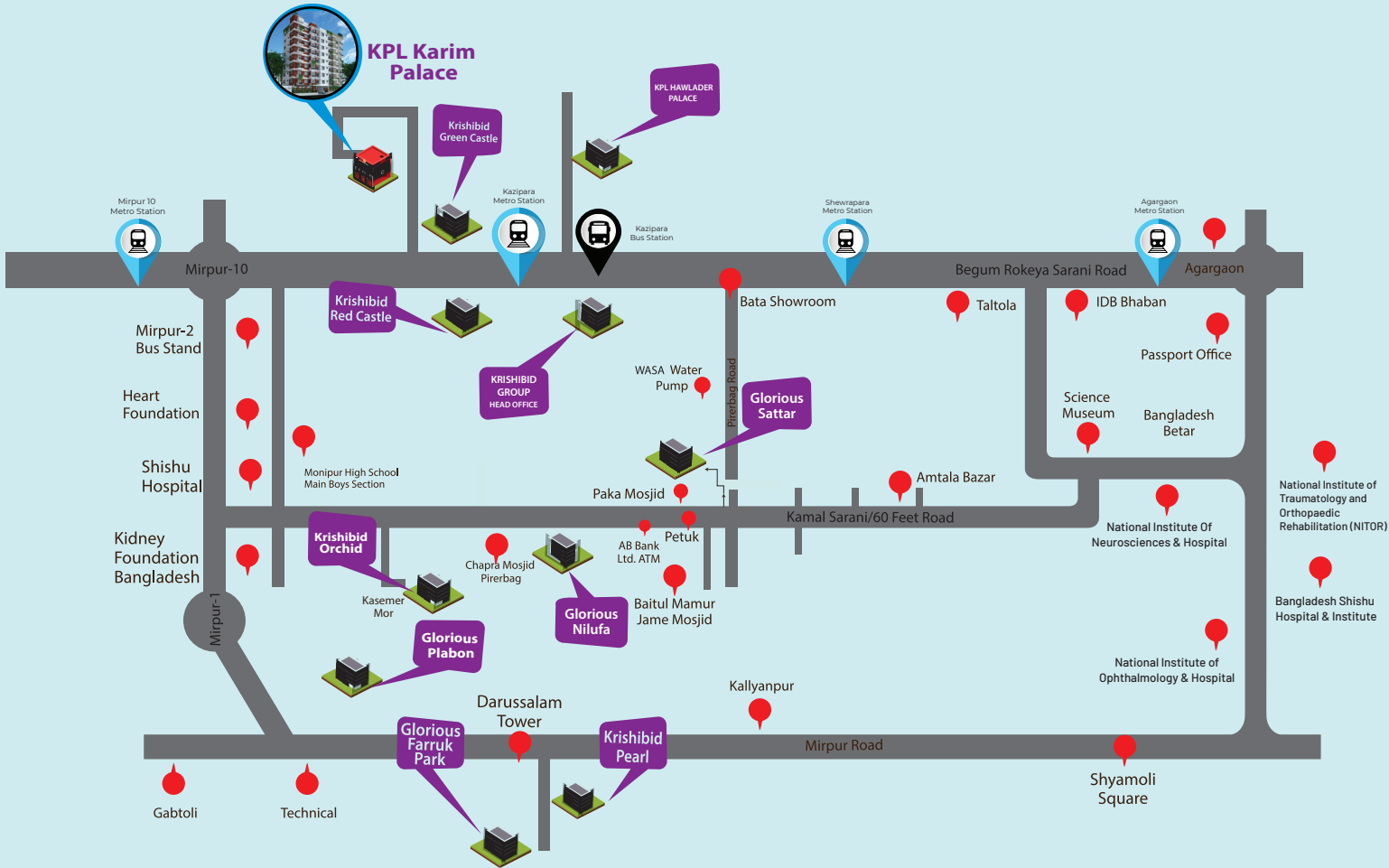
C = 1330 sft







# Location Map



# Conveniences Nearby

## EDUCATIONAL INSTITUTION

- Monipur High School, Mirpur Ideal School and College
- Dhaka Dental College
- Govt. Unani & Ayurvedic Medical College Hospital
- Sos Hermann Gmeiner College Dhaka

## GROCERY

- Krishibid Bazaar Ltd, Kazipara Kacha Bazar
- Consumer Super Shop, Shwapno Super Shop, Agora

## HOSPITAL

- National Heart Foundation of Bangladesh
- Kidney Foundation Bangladesh
- Dhaka Dental College And Hospital
- Ahsania Mission Cancer Hospital
- Govt. Unani & Ayurvedic Medical College Hospital
- Alhelal Specialized Hospital
- Aalok Hospital Ltd

## RECREATIONAL SPOT

- Bangladesh Biman Bahini Jadughor
- Bangladesh National Zoo
- Shere Bangla National StadiumCONVENTION

## CENTER

- PSC Convention Center
- Mehfil Convention Hall

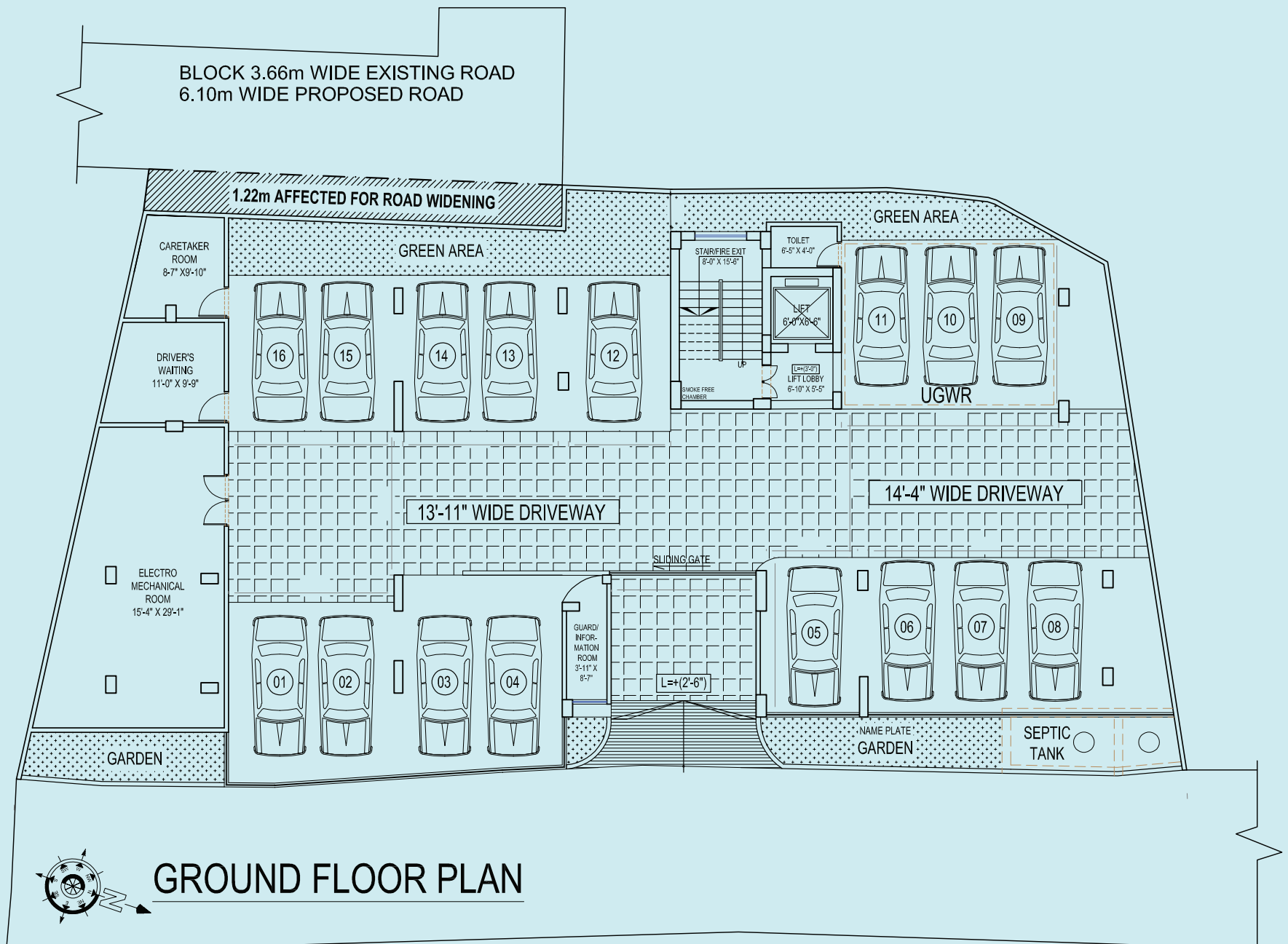






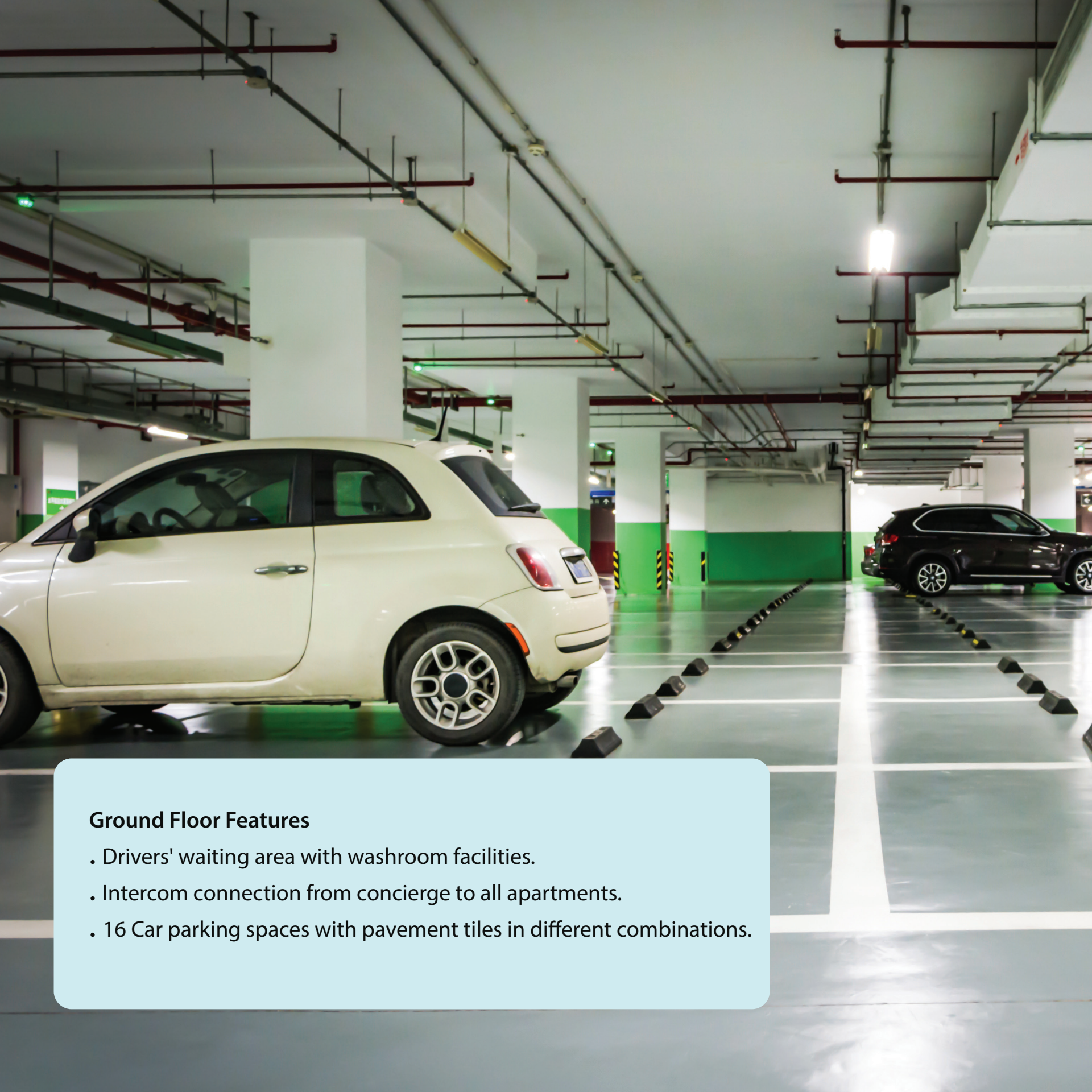


# Typical Floor Plan



**(Ground Floor)**

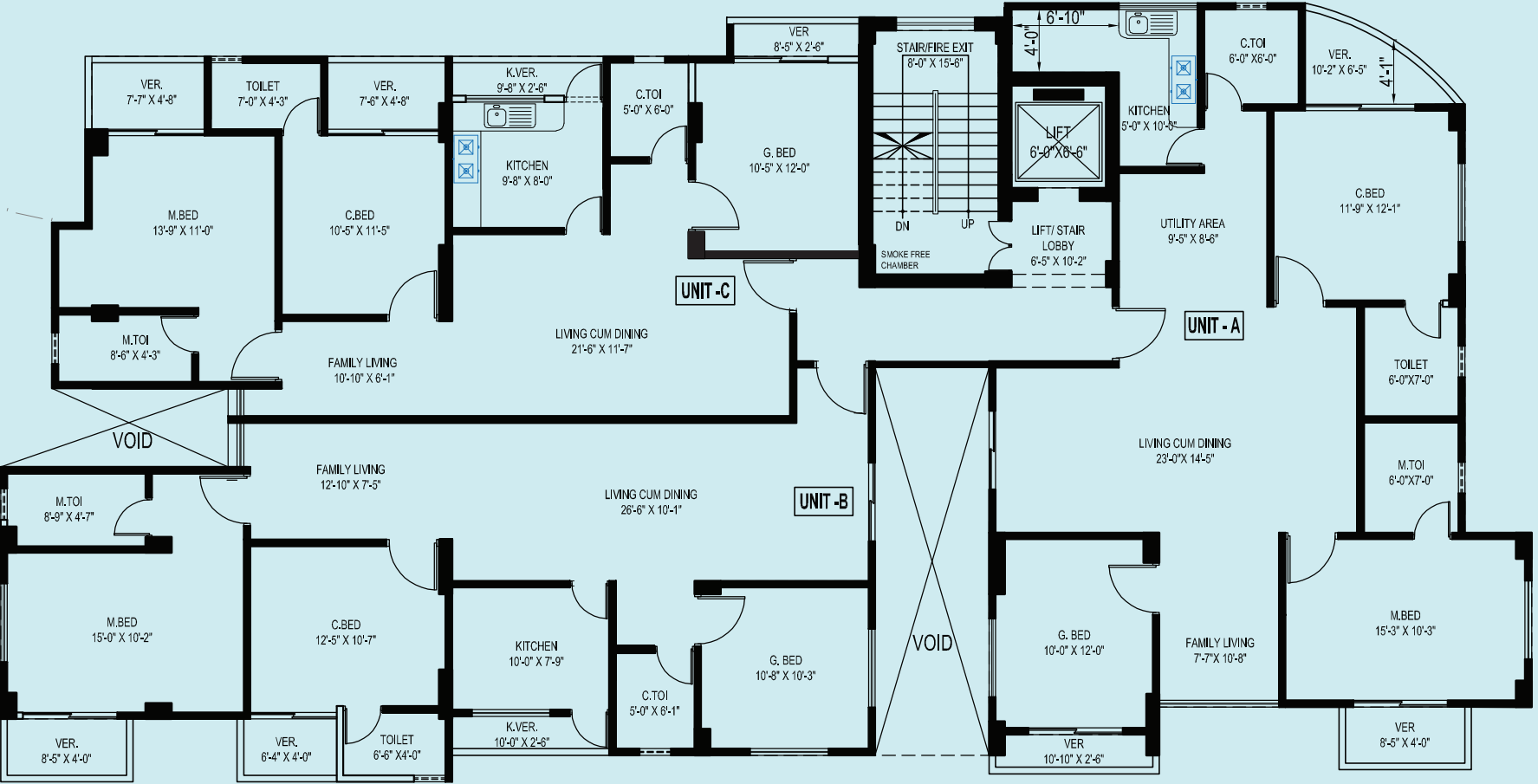




### Ground Floor Features

- . Drivers' waiting area with washroom facilities.
- . Intercom connection from concierge to all apartments.
- . 16 Car parking spaces with pavement tiles in different combinations.

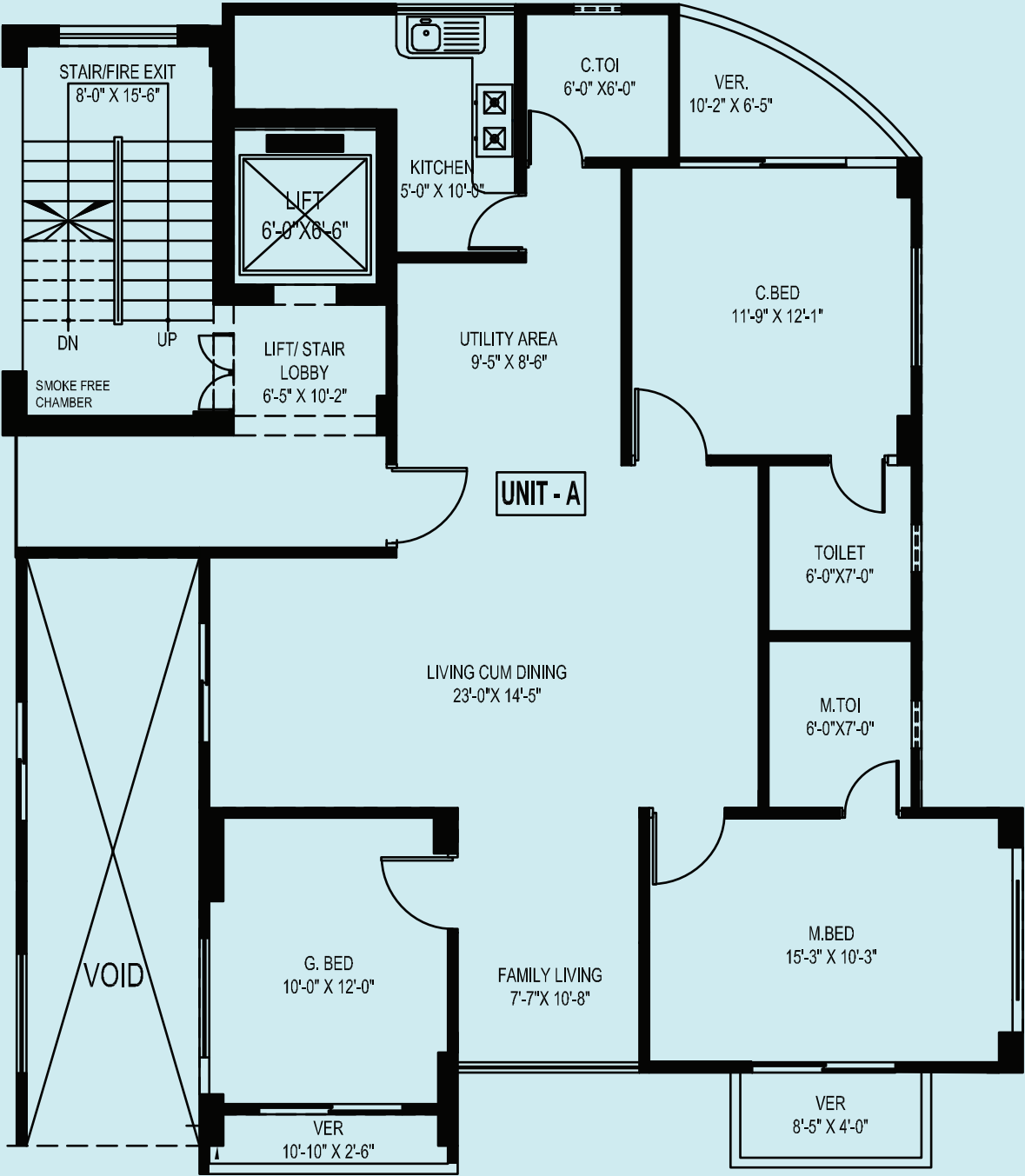
# Typical Floor Plan



(1st Floor)



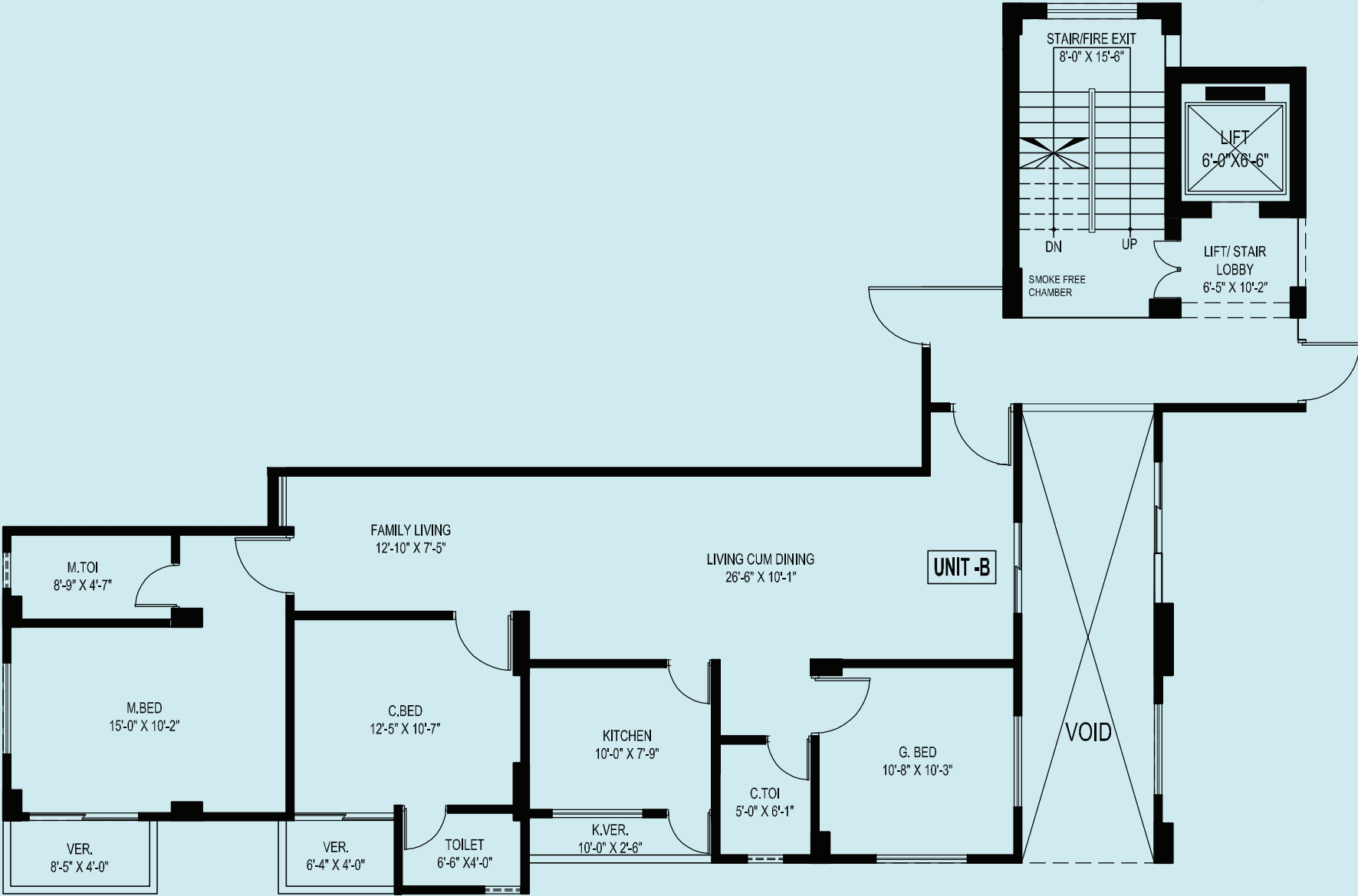
# Typical Floor Plan



(Unit A = 1530 SFT)



# Typical Floor Plan



(Unit B = 1400 SFT)

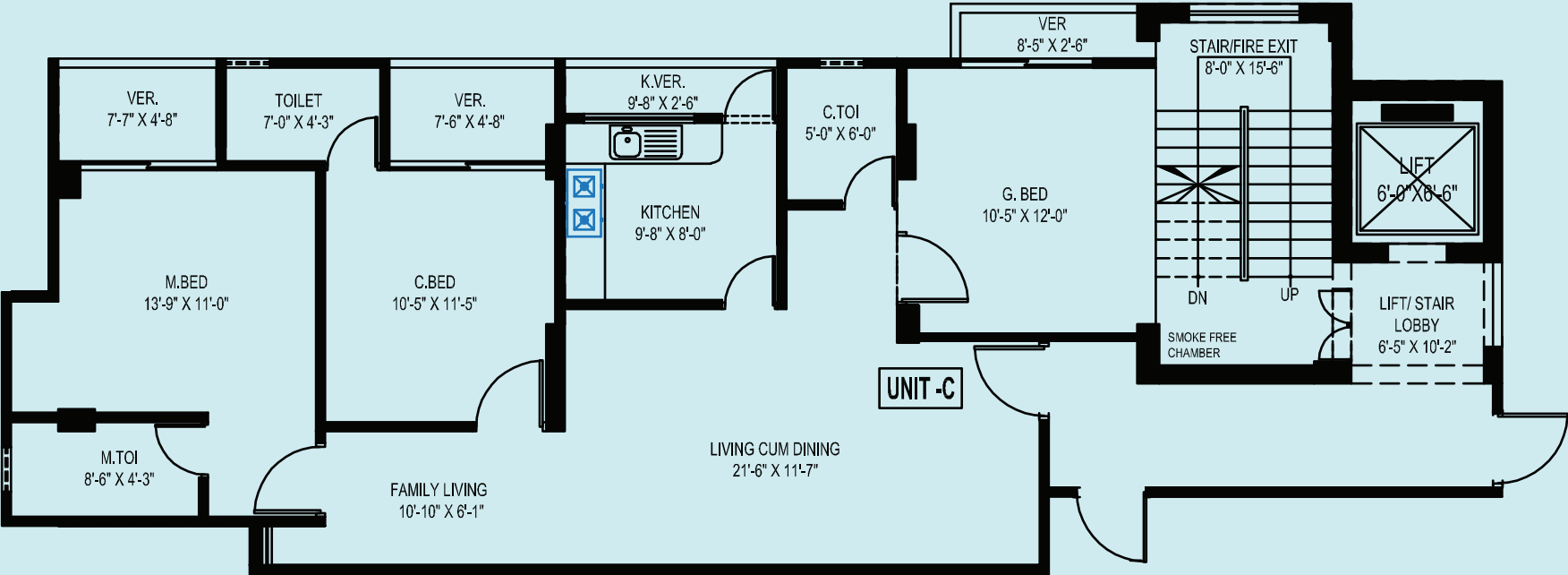








# Typical Floor Plan



(Unit C = 1330 SFT )

















# FEATURES & AMENITIES

## GENERAL AMENITIES FEATURES:

- Designed and supervised by expert architects and engineers.
- Soil tested with modern methods; infrastructure planned accordingly.
- Each stage overseen by qualified structural, civil, and electrical engineers.
- Use of advanced construction machinery and skilled workers.
- Material quality (rods, cement, concrete) is checked by BUET if needed.
- Structure will be earthquake (7.5+ magnitude), cyclone, and lightning resistant.
- Built to ACI, ASTM, and BNBC codes.
- Ground-level set considering flood, road, and surrounding levels.
- The structure includes an RCC foundation and a wide staircase designed according to the approved specifications.

## BUILDING ENTRANCE:

- Secure, attractive entryway with decorative lamps for apartments and parking.
- Ample, marked parking with high-quality tiles and MS angle bar protection.
- Strong boundary wall with iron hooks, lighting, and security features.
- Stainless steel or artistic main gate.
- The developer's logo, project name, and address are displayed on the boundary wall.
- CCTV at entrances, guardrooms, and select common areas.
- Two water lines for car and parking area cleaning.

## RECEPTION LOBBY:

- Premium 12"x12" laser-cut floor tiles (RAK/Great-Wall/equivalent).
- Adequate lighting and ventilation.
- CCTV cameras are installed.

## ELEVATOR FEATURES:

- 1 international-standard, 8-person elevator with 1-year after-sales service (SRH/Sunny/Unton/equivalent).
- Stainless steel doors and cabins with mirror fittings.
- Adequate lighting, fans, emergency lights, alarms, and mirrors.
- Equipped with new, high-quality motors.

## LIFT LOBBY & STAIRS:

- Elevator access on every floor.
- The lobbies and stairs feature 12"x12" high-quality laser-cut floor tiles from RAK, Great-Wall, or equivalent brands.
- Sturdy, stylish staircase railings.



## **ELECTRIC SUB-STATION:**

- Branded substation (Betelco/ARK Power/equivalent).
- 220/440V connections as per DESCO rules.
- Includes transformer, protective devices, main cables, and auto circuit breakers.

## **GENERATOR:**

- International-standard auto-start generator (Ricardo/equivalent).
- Backup for lifts, common area lights, plus 5 lights and 3 fans per apartment during outages.

## **WATER, PUMPS & TANKS:**

- Underground and rooftop reservoirs for water supply.
- Future-ready sewerage line.
- Quality pumps (Pedrollo/Pentax/equivalent) for water transfer.

## **TELEPHONE, DISH & BROADBAND:**

- One telephone line per apartment.
- Cable TV in all rooms and bathrooms.
- PABX (Panasonic/equivalent) connects apartments to reception and a guard post.
- High-capacity wiring throughout.

## **FIRE-FIGHTING SYSTEM:**

- Fire extinguishers installed at convenient locations.

## **MAIN & INTERIOR DOORS:**

- Main door and sill of Chittagong teak wood or similar wood.
- Handle lock, secure locking, and peephole.
- Quality switch.
- Interior doors: French-polished, sturdy veneered flush doors (wood/wooden core).
- A laminated, veneered flush door for balcony access.

## **OWNER'S ASSOCIATION/COMMUNITY ROOM:**

- High-quality 12"x12" glazed floor tiles.
- Adequate lighting and fans.
- Separate toilets and showers.

## **DRIVER'S & GUARD'S RESTROOMS:**

- Quality 12"x12" shiny floor tiles.
- Adequate lighting and ventilation.
- A separate bathroom is provided.

## **COLORS & POLISHES:**

- Plastic paint (interior walls), distemper (ceiling), and weather coat (exterior) in each flat.
- Enamel paint for metal surfaces.





## FLOOR & BALCONY:

- Quality 16"x16" glazed floor tiles (RAK/Great-Wall/equivalent) throughout.
- Same tiles for floor and balcony.
- Decorative safety grills and power points on the balcony.

## BATHROOM & SHOWER FACILITIES:

- Proper drainage slope.
- 12"x12" floor tiles and 10"x13" wall tiles (RAK/Great-Wall/equivalent).
- Master and second bathroom: quality sanitaryware (RAK/equivalent).
- Other bathrooms: bathrobes, slippers, hairdryer.
- All bathrooms: shower, washbasin, toilet paper, toiletries, towels.
- Top local CP fittings (Chhatar/Najma/Sharif/Samman).
- A hot tub and hairdryer are provided.

## KITCHEN:

- Tiled platform (RAK/Great-Wall/equivalent).
- Double burner gas line from central Titas connection.
- 12"x12" floor tiles, 10"x13" wall tiles (RAK/Great-Wall/equivalent).
- Quality stainless steel double/single tray sink and wash basin.
- Exhaust fan, water line for purifier, necessary electrical and cooker connections.

## DINING ROOM

- Adequate lighting.
- Sufficient power supply.
- At least two 3-pin sockets for fridge/deep freezer.

## WINDOW:

- Designer square bar grill.
- Sliding glass with the required thickness.
- Rain-resistant aluminum sections.
- Sun and rain protection (sunshades or similar).

## ELECTRICAL APPLIANCES:

- Quality MK/equivalent switches, sockets, and fittings.
- Premium wiring in PVC pipes (RR/BBS/Paradise/equivalent).
- Separate power connection and circuit breaker (MDB/SDB) for each apartment.
- Power lines in all apartments; AC provision on each floor.
- Computer/laptop/TV connection in each room.
- Electric shower is in the master bathroom.

## UTILITY LINE:

- eparate electric meters for each unit.
- Titas gas line with double burner stoves (if approved); double fireplace on ground floor.
- Common meter for water and sewerage; separate



## ROOF:

- Protective wall and square bar grill.
- Heat, water, and humidity protection.
- Proper water drainage.
- Water faucet and concealed line.
- Drying area and adequate lighting.
- Lightning protection system.

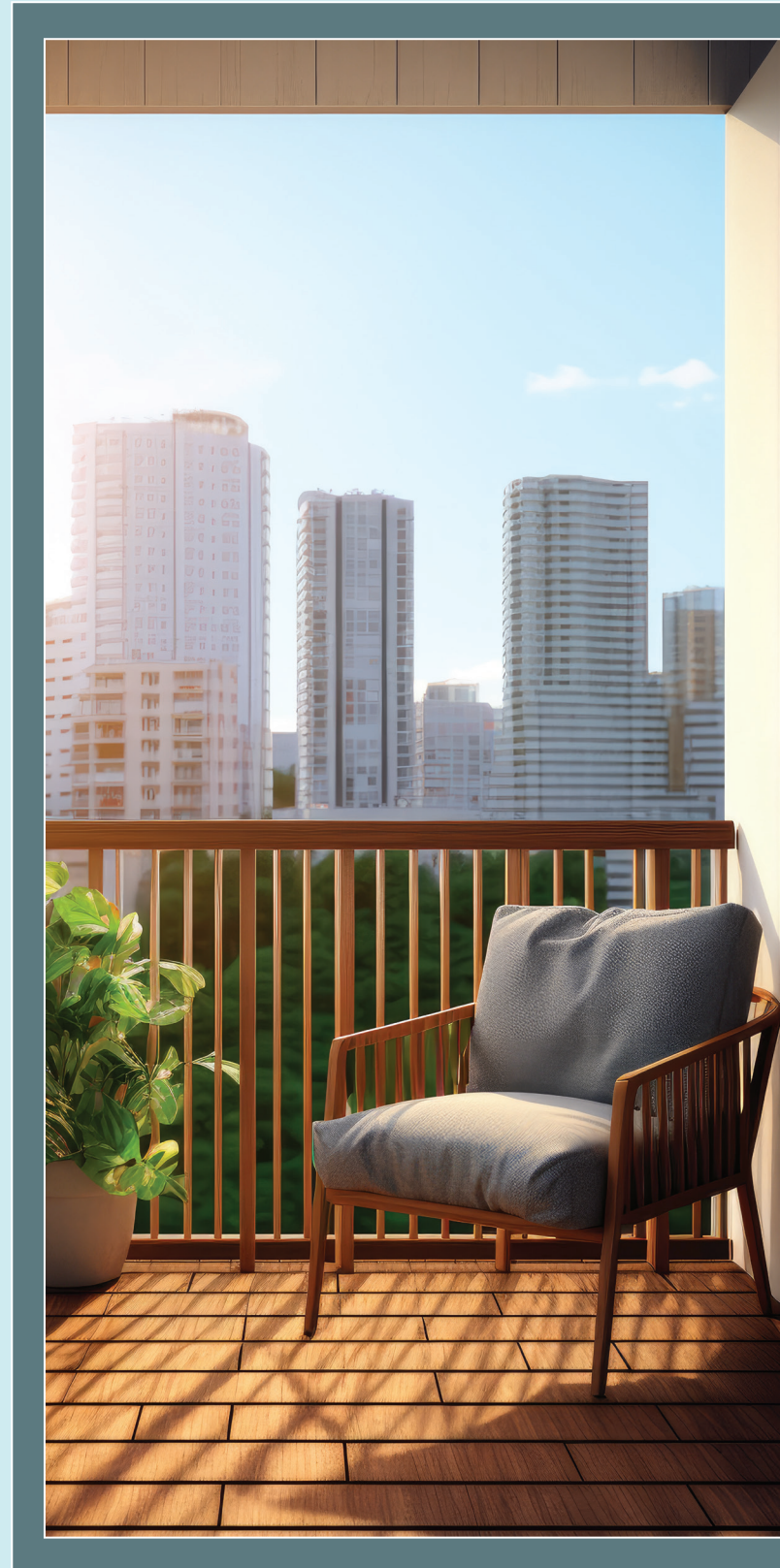
## GENERAL BUILDING FEATURES:

- Secure entrance, exit, and parking.
- Two bathrooms and a dining area with three mirror shelves and pedestal basins (RAK/equivalent).
- A washing machine is provided.
- Illuminated facade, roof, and common areas.

## MAIN MATERIALS & CONSTRUCTION:

- High-quality steel (Raheem/BSRM/RSRM/KSRM/Anwar/equivalent).
- 60/72.5 grade deformed steel bars for foundation, columns, and beams.
- First-class brick chips (foundation/underground), stone chips (beams/columns), and quality bricks for walls.
- M-sand and standard sand for structure/interior.
- International quality cement (Van/Holcim/Lafarge/Anwar/Shah/Crown/Fresh/Premier/equivalent).

*If any of the above-mentioned materials are unavailable in the market, equivalent alternatives will be used.*





## TERMS & CONDITIONS

Applicant(s) must abide by the terms and conditions as contained in the application form.

### **Application:**

The preferred Flat(s) shall be allocated on "First come, First serve" basis depending on the availability of flats and on payment of booking money through a prescribed form supplied by the company.

Applicant(s) has to provide the following while submitting the application:

- a. Two copies of passport size photographs.
- b. Two copies passport size photographs of nominee(s) duly attested.
- c. Booking money.

When an application is accepted, a copy of the application form having payment schedule as agreed upon will be provided to the applicant(s). Company will authorize and file the prescribed form only after receiving the full booking money.

### **Mode of Payment:**

Preference shall be given to the Purchaser(s) willing to make one time full payment.

- a. Initial Deposit: Thirty percent (30%) of the cost of the booked flat has to be paid along with the application.
- b. Installment: In the case of installment, the rest of amount after the payment of booking money has to be paid on the decided installment scheme and the schedule as mentioned in the application form. All payments are to be made by A/C Payee Bank draft and/or MICR cheque/pay order from Banks within Dhaka Metropolitan City areas in favor of Krishibid Properties Limited. No cash transaction will be allowed. Non-Resident Bangladeshi (NRB) Purchaser(s) may remit the payment by A/C payee DD or TT through proper and lawful channel. Remitted currency conversation into taka will be done as per Bangladesh Bank exchange rate of the encashment date.

### **Cancellation of Booking:**

Purchaser(s) must strictly adhere to the payment schedule in paying the installment. Failing to pay within 10 days of the due date will entail the delay fine as per the company policy. In case of default of payment of installment for three consecutive months by purchaser(s), the company reserves the rights to cancel the allotment of the defaulting Purchaser(s). And the paid amount will be returned to him/her/them after selling the apartment and deducting 10% services charges of the total amount paid by the Purchaser(s).

This repay system goes same as in case of any Purchaser(s) decide to cancel the flat(s) voluntarily after booking or in the middle of installments.

### **Utility Cost:**

Purchaser(s) will have to bear the costs of connections for utility (Water, Gas and Electricity) & Solar Panel according to the company policy. Purchaser(s) will also bear the costs of car parking based on the company's policy. Purchaser(s) shall pay taxes, VAT, security deposit, costs/fees payable for gas, water supply, sewerage, electricity connections and all other maintenance costs for his/her/their apartment/office/shop.

### **Optional/Additional Cost:**

Purchaser(s) has to take written permission before carrying out any modification work. If it becomes inevitable to revise and re-determine the prices of flat space and/or optional fitting due to excessive increase of price of construction materials, government charges etc., purchaser (s) shall bear the additional cost determined by company authority. Optional works could be done if they are technically feasible (not contradictory with structural and architectural design). And for that purpose, purchaser(s) has to pay the cost in advance for the additional/or optional work.

## TERMS & CONDITIONS

### **Registration Cost:**

All the processes regarding registration and mutation will be completed by the company within 90 working days from the date of full payment. Purchaser(s) shall bear all the costs regarding registration and mutation as per the rate fixed by the company at the time of registration and mutation. Purchaser(s) shall also pay company's registration and mutation service charges, VAT, documentation charges and other miscellaneous expenses likely to be incurred in connection to registration and mutation.

### **Hand Over of Possession:**

The flat(s) and car parking space will be handed over to the Purchaser(s) on receipt of all payments and based on estimated time. For any unintentional delay in handing over, due to the circumstances beyond the control of Krishibid Properties Limited., e.g. natural calamities, political turmoil, disturbances, hartals, strikes, changes in the fiscal policy of the state, non-availability of construction materials, nonpayment of installments in due time by the Purchaser(s) and any other force majeure, Purchaser(s) shall not be entitled to claim any compensation.

### **Ownership Transfer:**

Without prior consent of the company, Purchaser(s) shall not be allowed to make transfer, convey, mortgage, or in any other way encumber the flat(s) allotted to him/her/them unless all payments are made and possession is handed over. In case of changing the ownership of Flat(s) before registration of that Apartment, a transfer fee of Tk 2,00,000 (Taka Two Lac only) will be applicable which has to be paid by the Purchaser(s) to Krishibid Properties Ltd. along with the application of transfer. In other case of changing the Flat(s) ownership even after handing over of the possession, Purchaser(s) must obtain prior written permission of Krishibid Properties Limited to sell the flat(s).

### **Company's Right:**

Company has the right to accept or reject any application(s) or applicant(s) without assigning any reason thereof. Price of the flat will be determined according to the company's policy. All prices shall have to be re-adjusted proportionately for any deviation (more/less) from the booked size. Company reserves the right to amend, change and expand the company proposed layout plan due to unavoidable circumstances. In such cases, internal and outer shapes, sizes, etc. of the flat(s) may be slightly/moderately changed as well. The actual floor area of the flat(s) may vary on final measurement after final approval of the competent authority. In that case, the price will be re-adjusted with the pre-fixed purchase price of the flat(s) and no complaints from both the company and the Purchaser(s)

would be entertained. Company reserves the right to change/modify/alter the layout plan for the greater interest of the project. In such cases, attempts will be made to re-allocate a flat to the Purchaser(s) keeping in view of the size and location of the previous apartment.

For any grounds, if the company has to terminate the project or certain portion of it, complete money as per record will be returned to the Purchaser(s) within the quickest possible time. In such cases, Purchaser(s) shall not be entitled to get any compensation.

### **Loan Facilities:**

The company may help the buyer(s) to get "Bank Loan" on usual terms and conditions from any registered Banks and Financial Institutes.





**KRISHIBID**  
PROPERTIES

KRISHIBID GROUP

Real Estate

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