

# KPL *Mollika* TOWER



# INTRODUCTION

Krishibid Properties Limited emerged as a private Limited Company through its formal registration with the register, 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 Krishibid Group 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.



**K** **RISHIBID**  
PROPERTIES





# At a Glance

237, Tejkunipara, Bijoy Sarani,  
Flyover Road Tejgaon, Dhaka

Built Over: 11.69 Katha

Number of Floors: B+G+7

Total Apartments: 35

Car Parking Spaces: 35

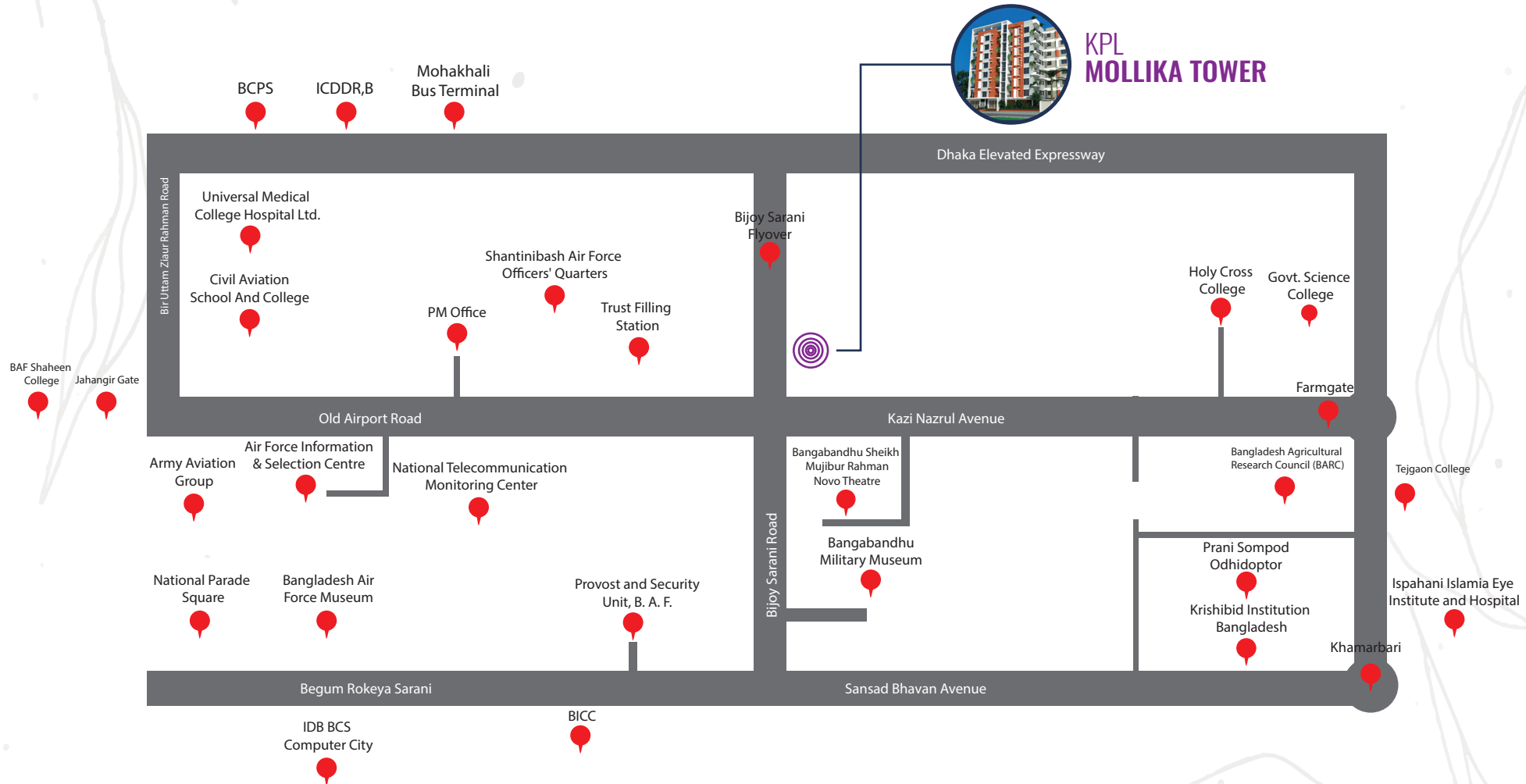
Apartment Size :

A = 1850 sft

B = 1740 sft

3 Bedroom Apartments

# Location Map





# Conveniences Nearby

## EDUCATIONAL INSTITUTION

- Holy Cross Girls High School, Tejgaon College
- St. Joseph International School, Govt. Science College
- Dhaka Residential Model College, Dhaka Polytechnic Institute
- Bangladesh University of Textiles, University of Asia Pacific
- Ahsanullah University of Science and Technology
- Sher-e-Bangla Agricultural University

## GROCERY

- Shwapno, Agora, Aarong
- Kazi Farms Kitchen, Farmgate Market, Kawran Bazar
- Mohakhali Kitchen Market, Bashundhara City Complex

## HOSPITAL

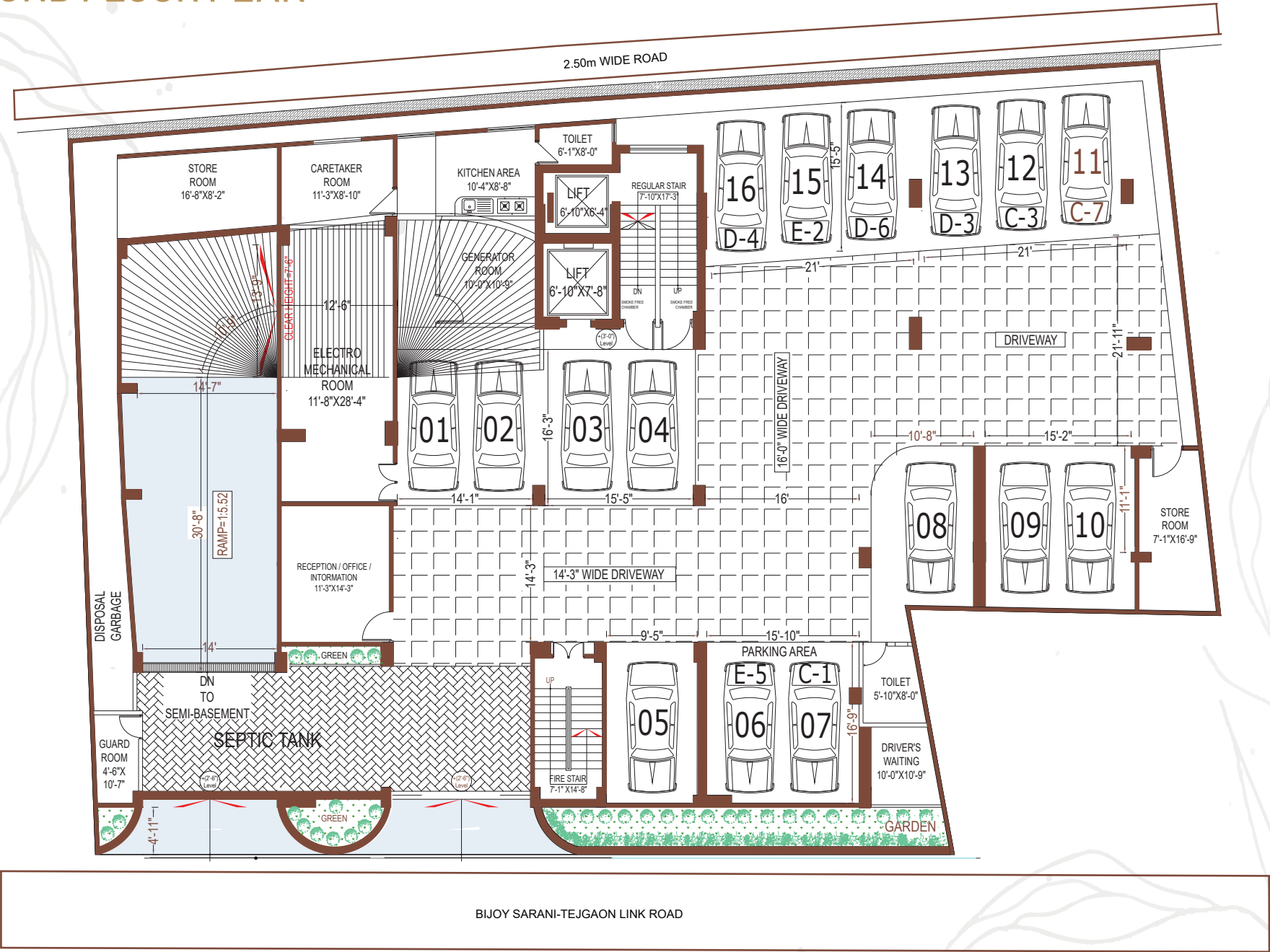
- Al-Rajhi Hospital Ltd., Square Hospitals Ltd., Samorita Hospital
- Ispahani Islamia Eye Institute and Hospital, TB Hospital
- National Institute of Traumatology and Orthopaedic Rehabilitation
- Bangabandhu Sheikh Mujib Medical University
- Shaheed Suhrawardy Medical College and Hospital
- National Institute of Kidney Diseases & Urology

## RECREATIONAL SPOT

- Novo Theatre, Hatir Jheel , DNCC Wonderland (Shishu Mela)
- Bangabandhu Military Museum, Chandrima Udyan, Liberation War Museum
- Bangladesh Air Force Museum



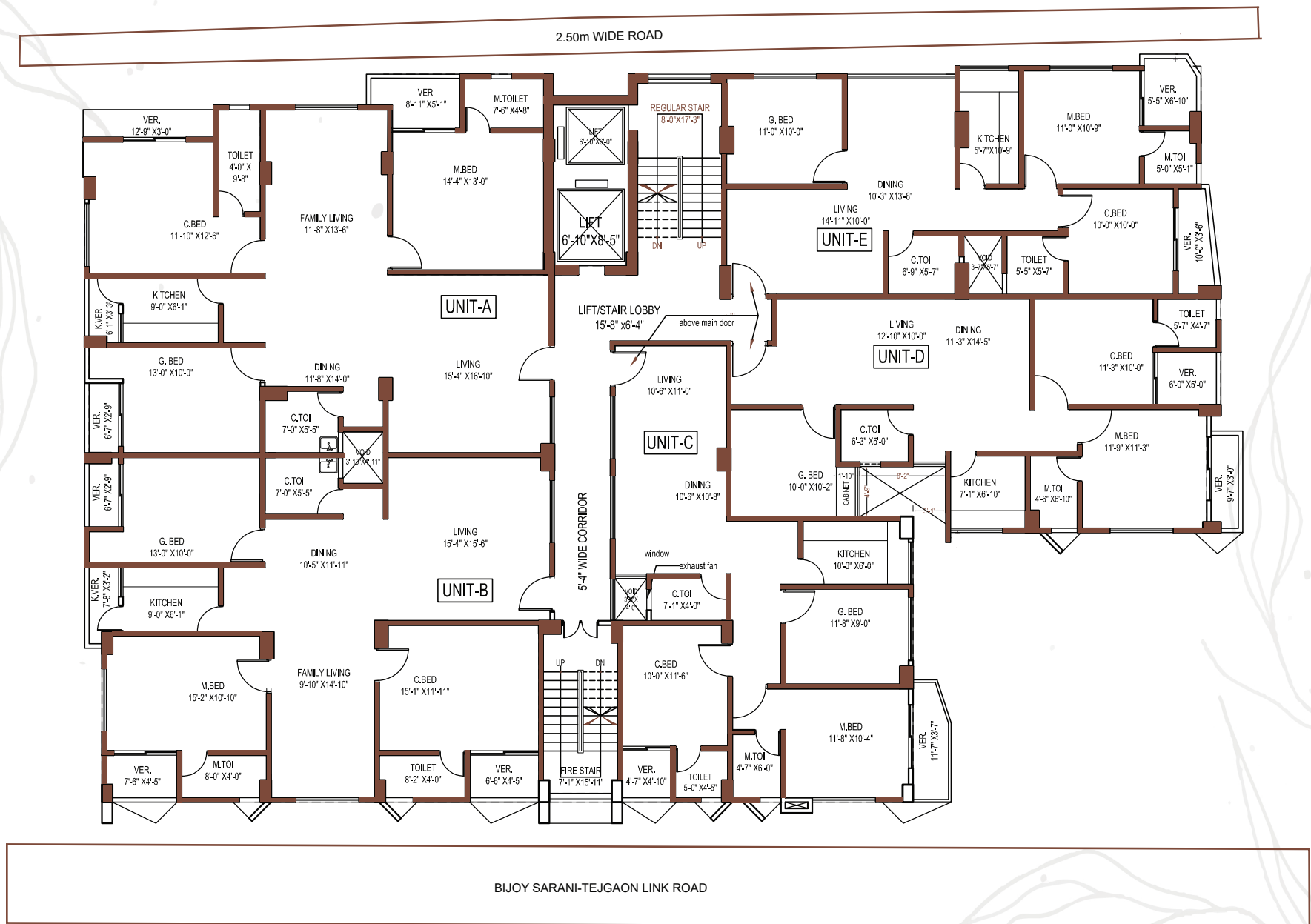
# GROUND FLOOR PLAN





# BASEMENT FLOOR PLAN









Beautiful kitchen space with modern timeless design

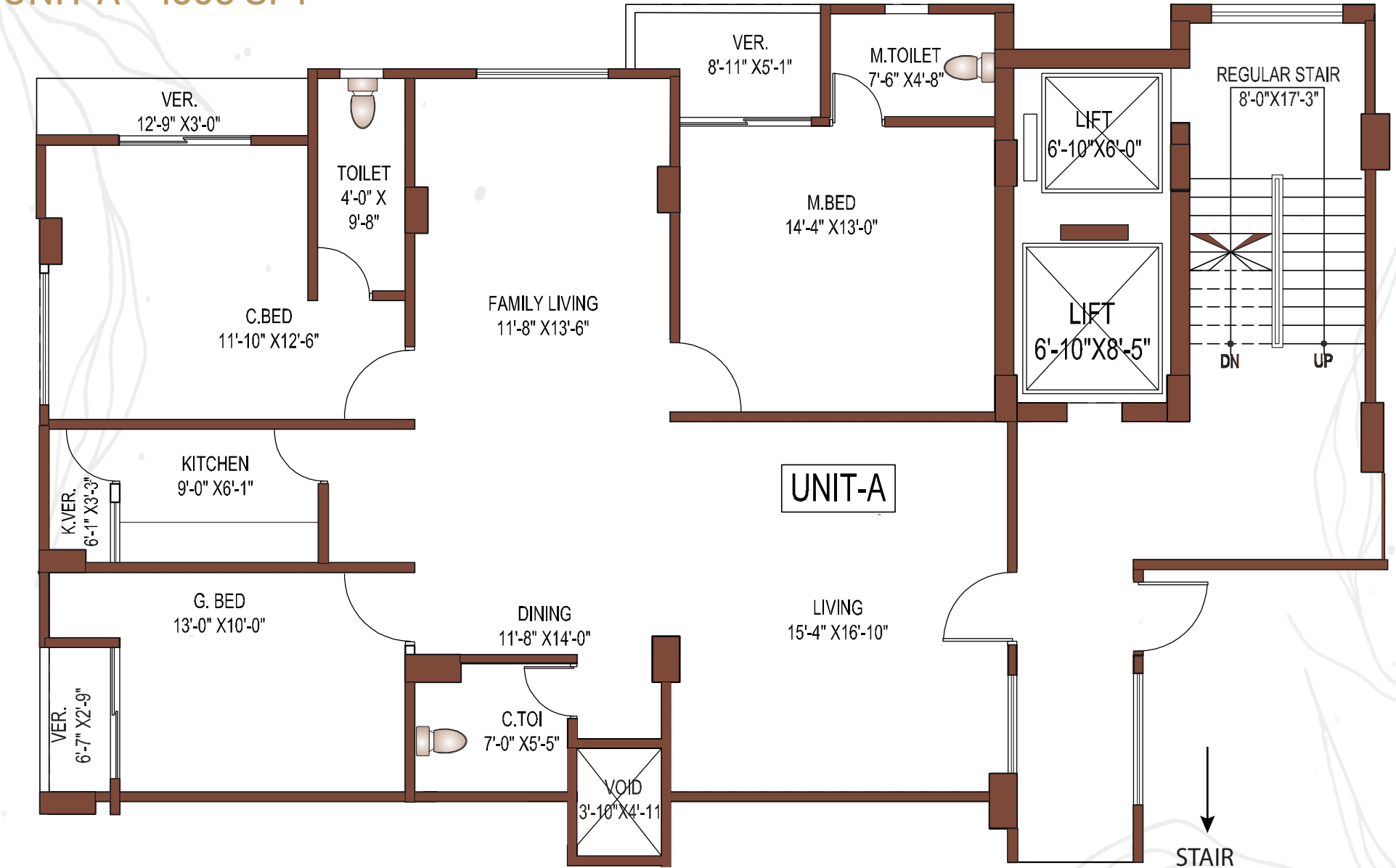


Spacious, serene bedroom with modern finishes



Spent quality time with family in an open living room

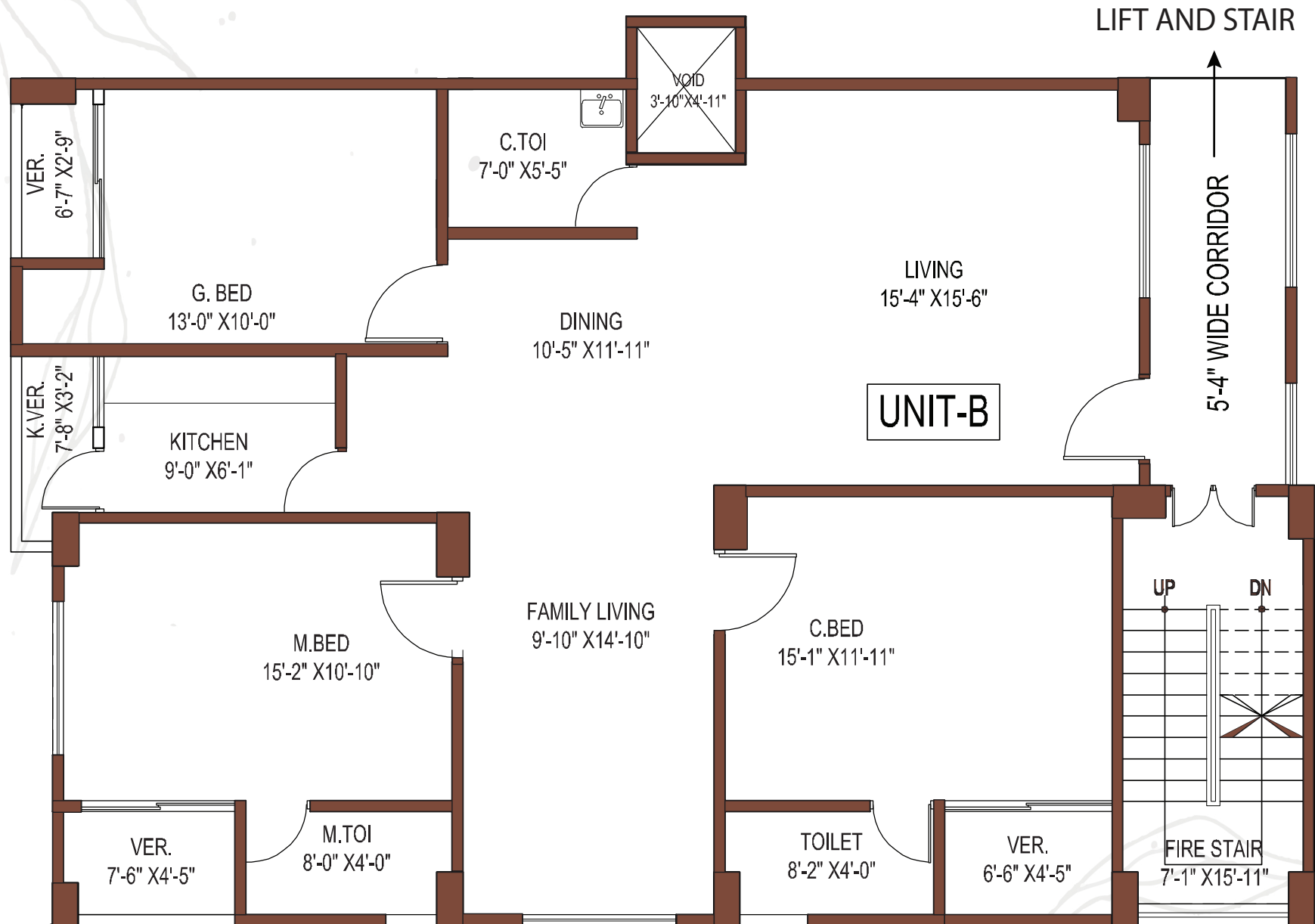
TYPICAL FLOOR PLAN  
UNIT A = 1850 SFT





# TYPICAL FLOOR PLAN

## UNIT B = 1740 SFT







KPL MOLLIKA TOWER

KPL Mollika Tower  
237  
HEALTHY LIVING  
TECHNICAL DRAWING 1/10





*Discover Dhaka's Most Exclusive Address  
Where Luxury Meets Prestige, Elevate Your Lifestyle.*



# FEATURES & AMENITIES

## GENERAL ENGINEERING FEATURES

- Renowned architects and engineers will oversee design and construction.
- Soil testing and infrastructure planning will use modern methods.
- Each stage will be supervised by skilled structural, civil, and electrical engineers.
- Advanced machinery and experienced staff will be used throughout construction.
- BUET will ensure material quality (rods, cement, concrete).
- The structure will be resistant to earthquakes (up to 8 richter scale), cyclones, and lightning.
- Design and construction will follow ACI, ASTM, and BNBC codes.

## STRUCTURE

- Building ground level will be set based on flood & road level and surrounding buildings plinth level
- Ready-mix concrete will be used for the RCC pile and Column-Beam structure (stone chips will be used if Ready-mix is not available).
- The design includes two wide staircases.
- Walls will be 5 inches thick.
- High-quality steel (Raheem/BSRM/RSRM/KSRM/Anwar).
- We provide 60-grade and 72.5-grade steel bars for structural use.
- First-class stone chips for foundation and structural work.
- First-class bricks for walls.
- Quality Sylhet sand for all casting and regular sand for bick wall structure and plaster.
- Cement of International standard (Scan/Premier/Crown/Holcim/Lafarge/Anwar) will be used.

## LIFT LOBBY AND STAIRS

- Elevator & a wide lobby on every floor.
- High-quality 16"x16" laser-cut tiles on all lobby walls & floors as well.
- Stylish, sturdy stair railings.

## BUILDING ENTRANCE

- Decorative main gate with security and lighting; scenic entrance.
- Ample, well-marked parking with quality tiles.
- Secure boundary wall to prevent unauthorized entry.
- Project name, address, and developer logo will be attractively displayed.

## RECEPTION LOBBY

- High-quality 16"x16" floor tiles.
- Quality ground floor bathroom.
- Ample lighting and ventilation.







## **ELEVATOR FEATURES**

- International standard: 8-person 1 lift & 6-person 1 lift, 1-year service.
- Auto sensors, ARDs, advanced doors, stainless steel mirrors.
- Lighting, fans, emergency lights, alarm, intercom, and mirrors are included.
- High speed (1.5 m/s), see through front door.

## **ELECTRIC SUB-STATION**

- Substation (Betelco/A R K Power/Green Power) with required capacity.
- 220/440V connections per DESCO rules.
- Includes transformer, protection devices, main cables, and auto circuit breaker.

## **WATER, PUMPS & TANKS**

- The system includes underground and rooftop reservoirs that can provide water supply for at least two days.
- Requisite sewerage line.
- Two high-quality 5HP pumps (Pentax/Pedrollo).
- Adequate capacity for safety tanks.

## **GENERATOR**

- The generator is an auto-start model from Ricardo/Cummins, meets international standards, and includes a 1-year service warranty.
- Supports elevators, pumps, common lights, plus 5 lights and 3 fans per apartment during outages.

## **TELEPHONE & COMMUNICATION**

- One consealed telephone line per apartment.
- Consealed cable TV network in masterbed & living room.
- PABX connections to reception and guard post.
- An Internet connection will be provided.

## **FIRE-FIGHTING SYSTEM**

- Fire extinguisher on each floor and fire bucket as needed.

## MAIN & INTERIOR DOORS

- Main Door: Made of 1.5" thick Chittagong teak wood, it features an improved lock and door chain lock, a door magnifier and a useful calling bell.
- Interior doors: Strong veneered flush doors (Partex/Akij/Hatil), French polish, wooden frame.
- Windows: 5mm Nasir sliding glass, Thai aluminium (Kai/ Altech/ BD Thai) frame, decorative grill.

## FLOOR & BALCONY

- 24"x24" laser-cut floor tiles from RAK, Great-Wall, or Star are used throughout floor and balcony.
- Balcony: Quality decorative grill and power points.

## OWNER'S ASSOCIATION/COMMUNITY ROOM

- The community room features improved 16"x16" floor tiles, ample lighting and ventilation a gas fireplace, and a toilet.

## DRIVER'S & GUARD'S RESTROOMS

- Quality 12"x12" floor tiles, good lighting/ventilation, and a toilet provided.
- Six rows of CCTV on the ground floor, four in the basement.

## COLORS & POLISHES

- Plastic paint for interiors, distemper for ceilings, and weathercoat for exteriors (Berger/Elite/Aqua/Asia).
- Enamel paint for metal parts.

## BATHROOMS

- 12"x12" floor tiles, 10"x16" wall tiles (RAK/Great-Wall/Star) up to false ceiling.
- High-quality commodes and sanitaryware (RAK/Charu/Rosa) in bathrooms.
- Long pan and commode lowdown in the common bath.
- Shower, toilet paper, washbasin, and towel rail in all bathrooms.
- Top local CP fittings (Sattar/Najma/Sharif).
- Hot water in 2 bathrooms.
- PVC plastic doors (National/Bengal/Mostafa/RFL).







## **KITCHEN**

- Grade "A" tiles on platform and floor (12"x12"), glossy 10"x16" wall tiles up to 7 ft (RAK/Great-Wall/Star).
- Double-burner gas stove.
- Stainless steel sink with quality mixer.
- Washbasin with matching tiles.
- An exhaust fan and concealed hot water line.

## **ELECTRICAL APPLIANCES**

- Quality switches, sockets, and fittings (MK type; Energy Super/Sparkle/Energy Pack).
- Premium wiring in PVC pipes (BRB/RR/BBS/Paradise).
- Separate power connections and SDB/circuit breakers for each apartment.
- AC provision in all bedrooms.
- Main circuit breaker for the building.

## **UTILITY LINE**

- Separate meter and electricity connection for each flat.
- Titas gas line with double burner stoves for all flats (or gas cylinders for first-party flats if gas is unavailable).
- Common water and sewerage meter; separate water mains for each flat.

## **ROOF**

- Overhead water tank for 2 days' supply.
- Protective wall and bar grill of required height.
- Elevator room included.
- Heat, water, and humidity protection measures.
- Proper water drainage.
- A water faucet with a proper line.
- Designated drying and secured common areas.

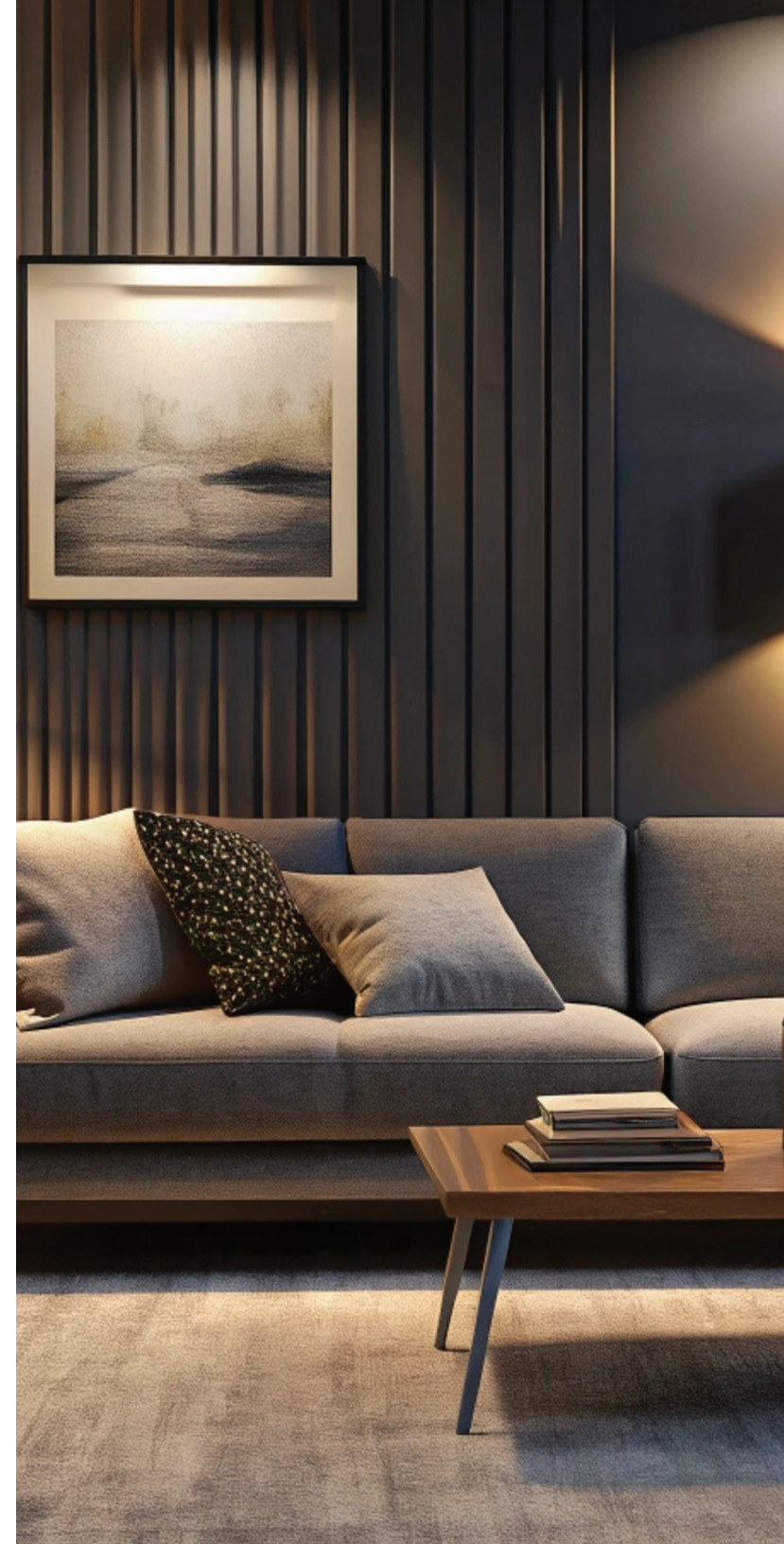
## **GENERAL FEATURES**

- Secure entrance, exit, and parking area.
- 4 mirrors, shelves and pedal stand basins (RAK/Charu/Roza) in 3 bathrooms and in dining area.
- A washing machine provision in every unit.



## OTHER MAJOR FACILITIES

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- \* IF ANY OF THE ABOVE-MENTIONED MATERIALS ARE UNAVAILABLE IN THE MARKET, EQUIVALENT ALTERNATIVES WILL BE USED.





Find Your **Perfect** Corner  
at Your Dream **Home**





## 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 allments 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 return 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.

### **Project Management:**

All services will be managed by the efficient management members of KPL.



## 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 om 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.



**K** RISHIBID  
PROPERTIES

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Real Estate

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