



KPL
LUTFUL GARDEN

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 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 LUTFUL GARDEN

At a Glance

45, Sonatongar, Iman Ali
Road, Zigatola,
West Dhanmondi, Dhaka

Built Over: 16.5 Khata

Number of Floors: G+9

Total Apartments: 24

Total Parking: 18

Unit:

A = 1460 sft

B = 1610 sft

C = 1360 sft

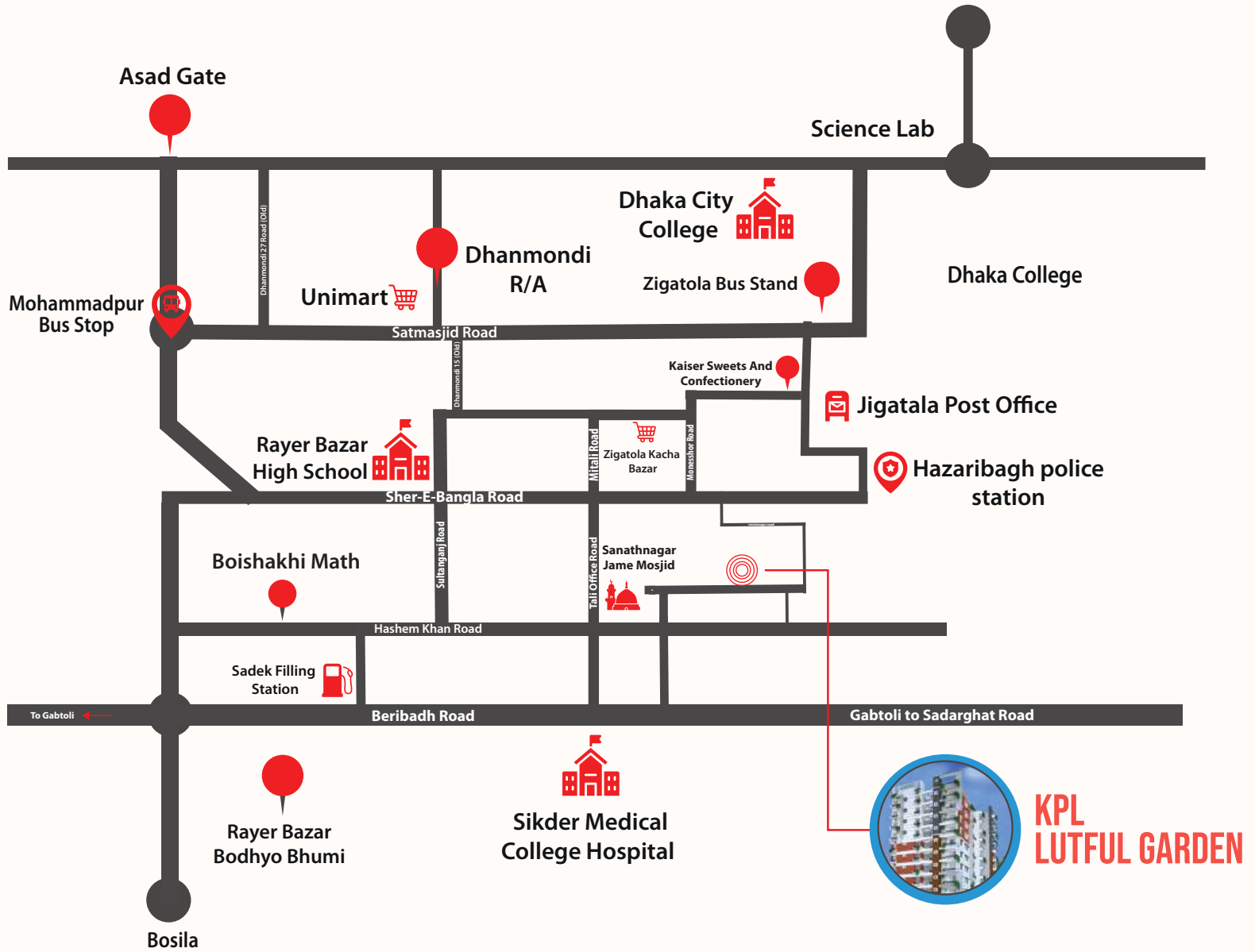
D = 1320 sft

E = 1380 sft

3 Bedroom Apartments



LOCATION MAP



Conveniences Nearby

EDUCATIONAL INSTITUTION

- Lalmatia Mohila College.
- Birshreshtha Noor Mohammad Public College.
- Dhaka College, Dhaka City College.
- Sikder Medical College Hospital.
- Zainul Haque Sikder Women's Medical College.

GROCERY

- Dream Shop, Khaas Food.
- Meena Bazar, Shwapno.

HOSPITAL

- Ibn Sina Specialized Hospital.
- Sikder Medical College Hospital.
- Zainul Haque Sikder Women's Medical College.

RECREATIONAL SPOT

- Sheikh Russel Shishu Park, Chandrima Uddan.
- Robindro Sorobor, Babuland Dhanmondi.
- Bangabandhu Memorial Museum.

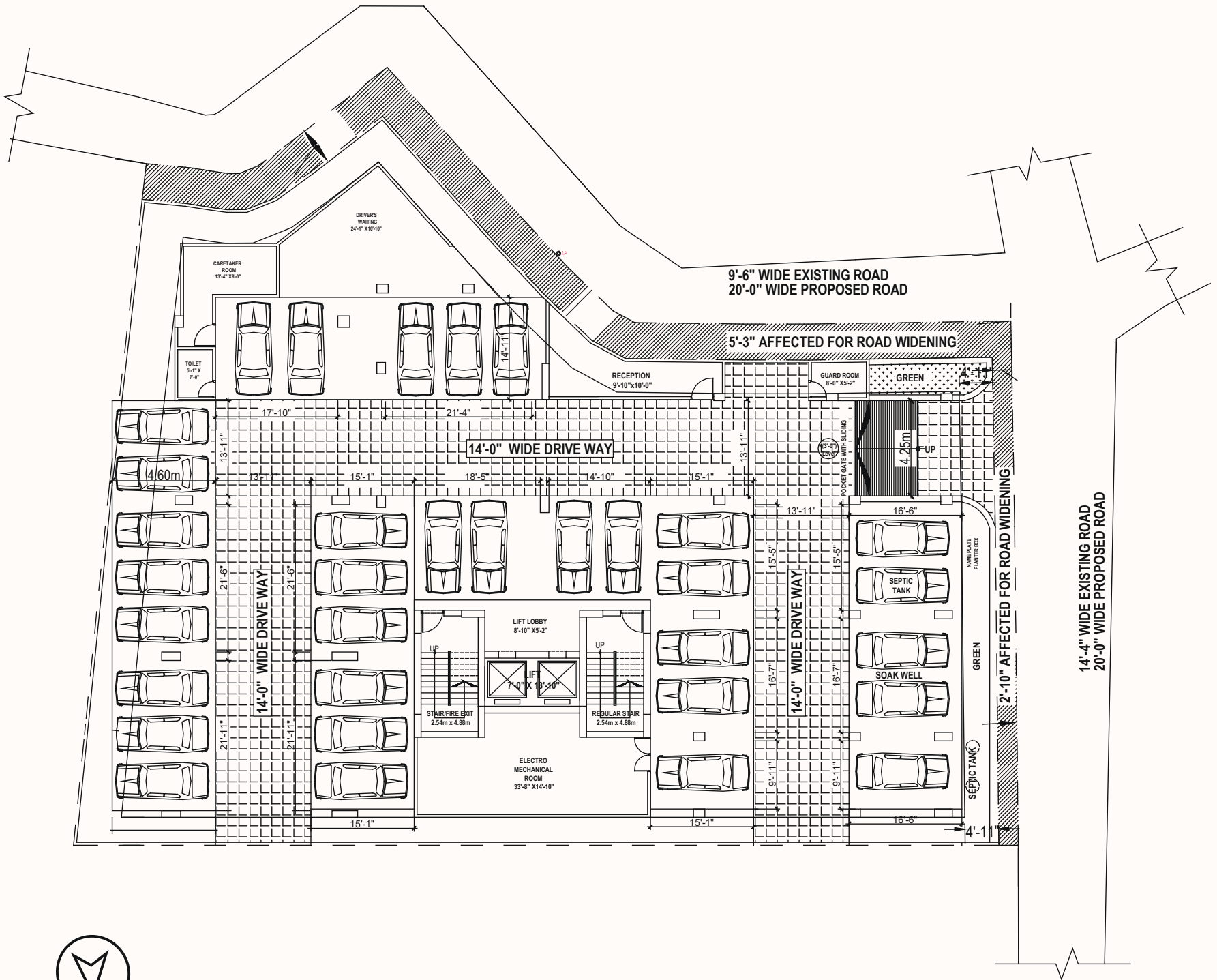




Ground Floor Features

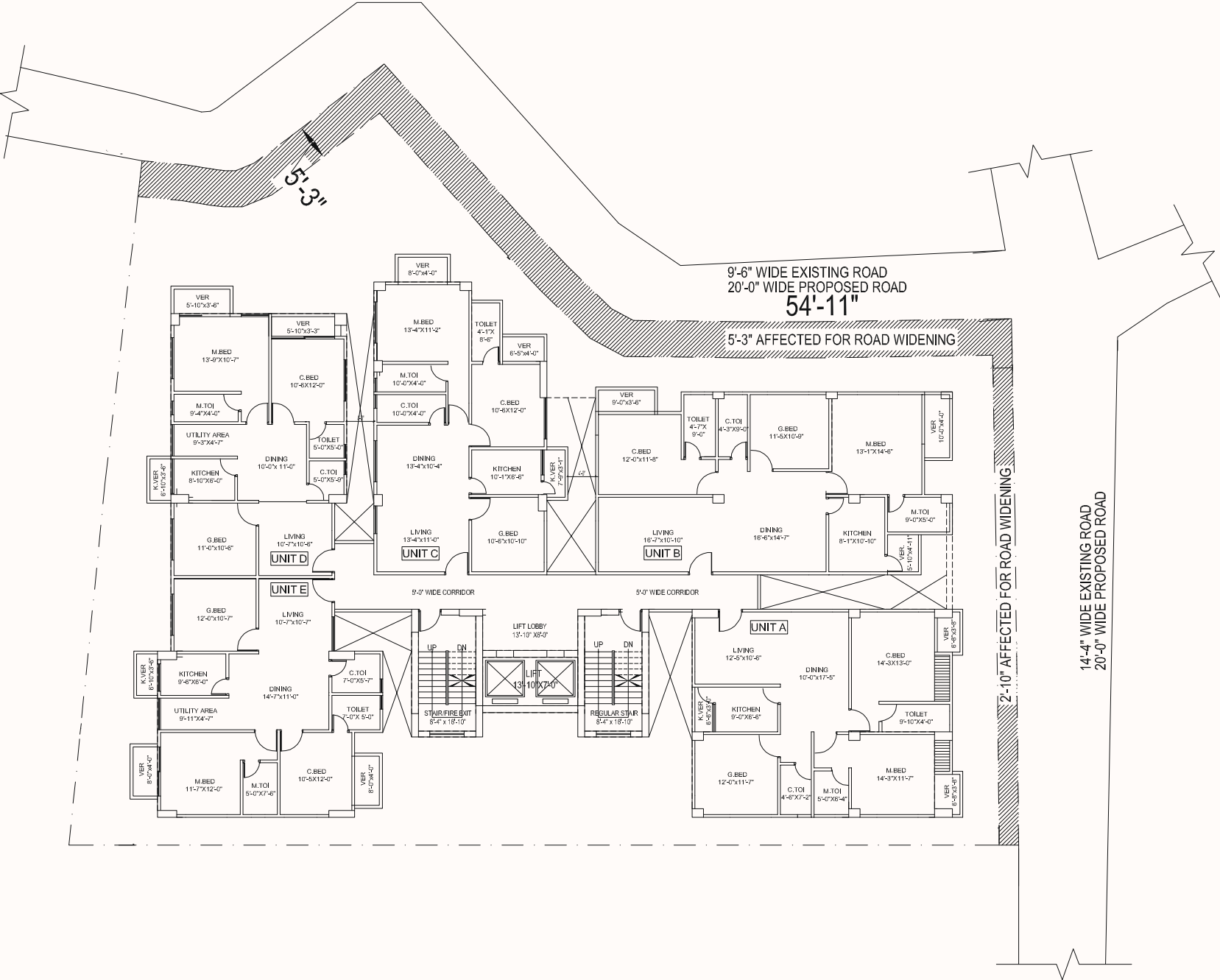
- 18 Car parking spaces.
- Drivers' waiting area with toilet facilities.
- Intercom connection from concierge to all apartments.

Typical Floor Plan



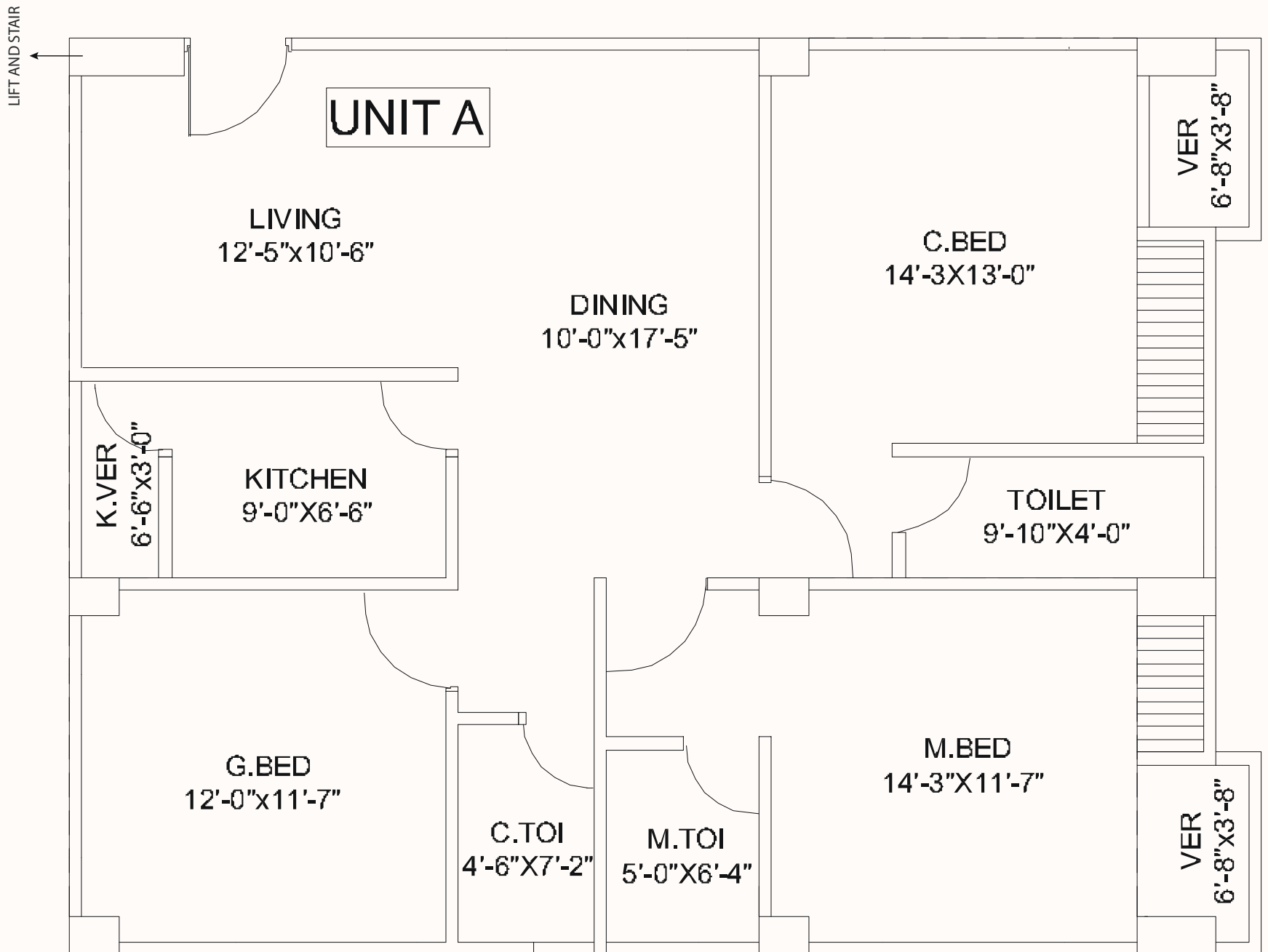
(Ground Floor)

Typical Floor Plan





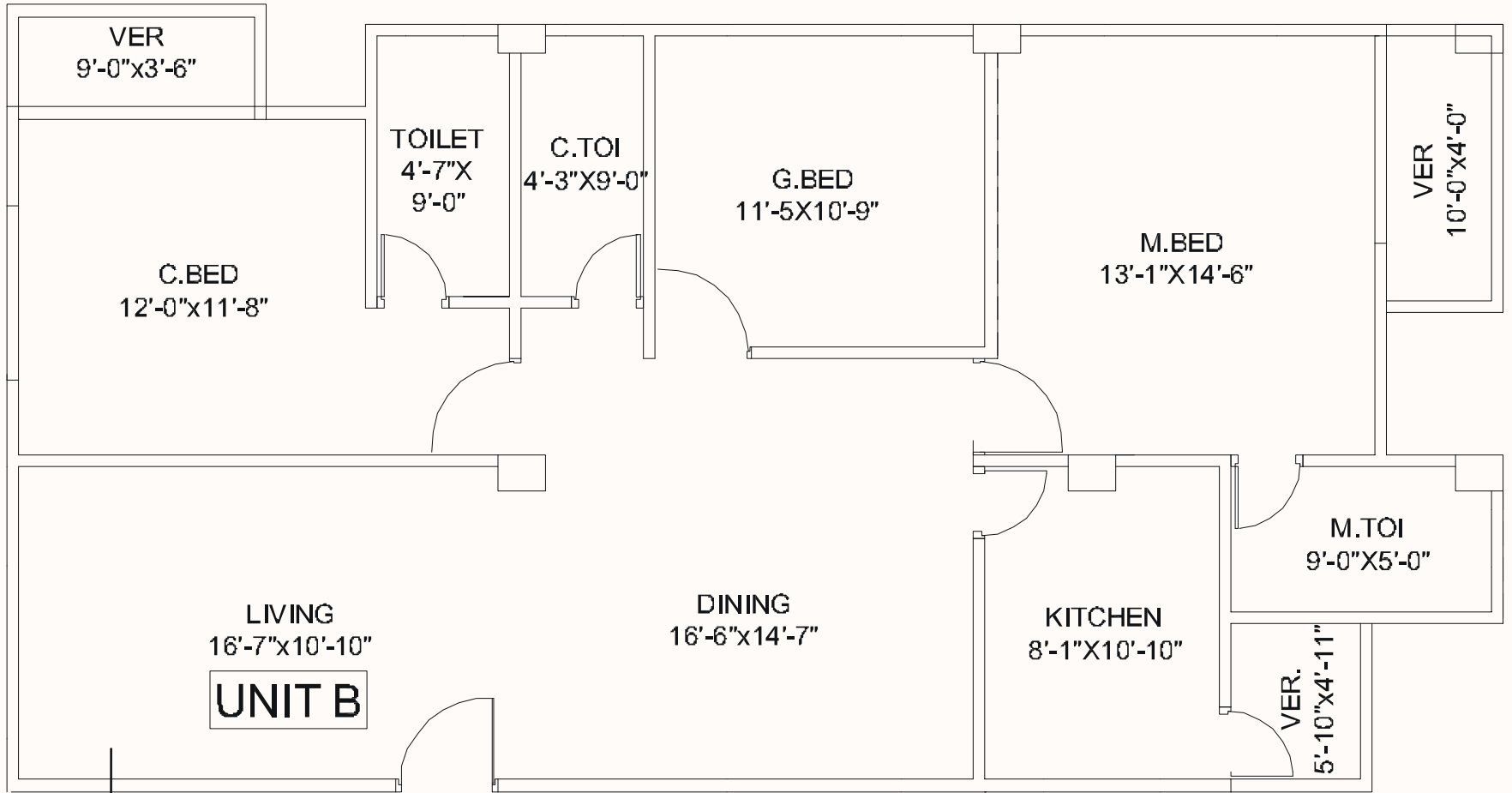
Typical Floor Plan



(Unit A = 1460 SFT)



Typical Floor Plan



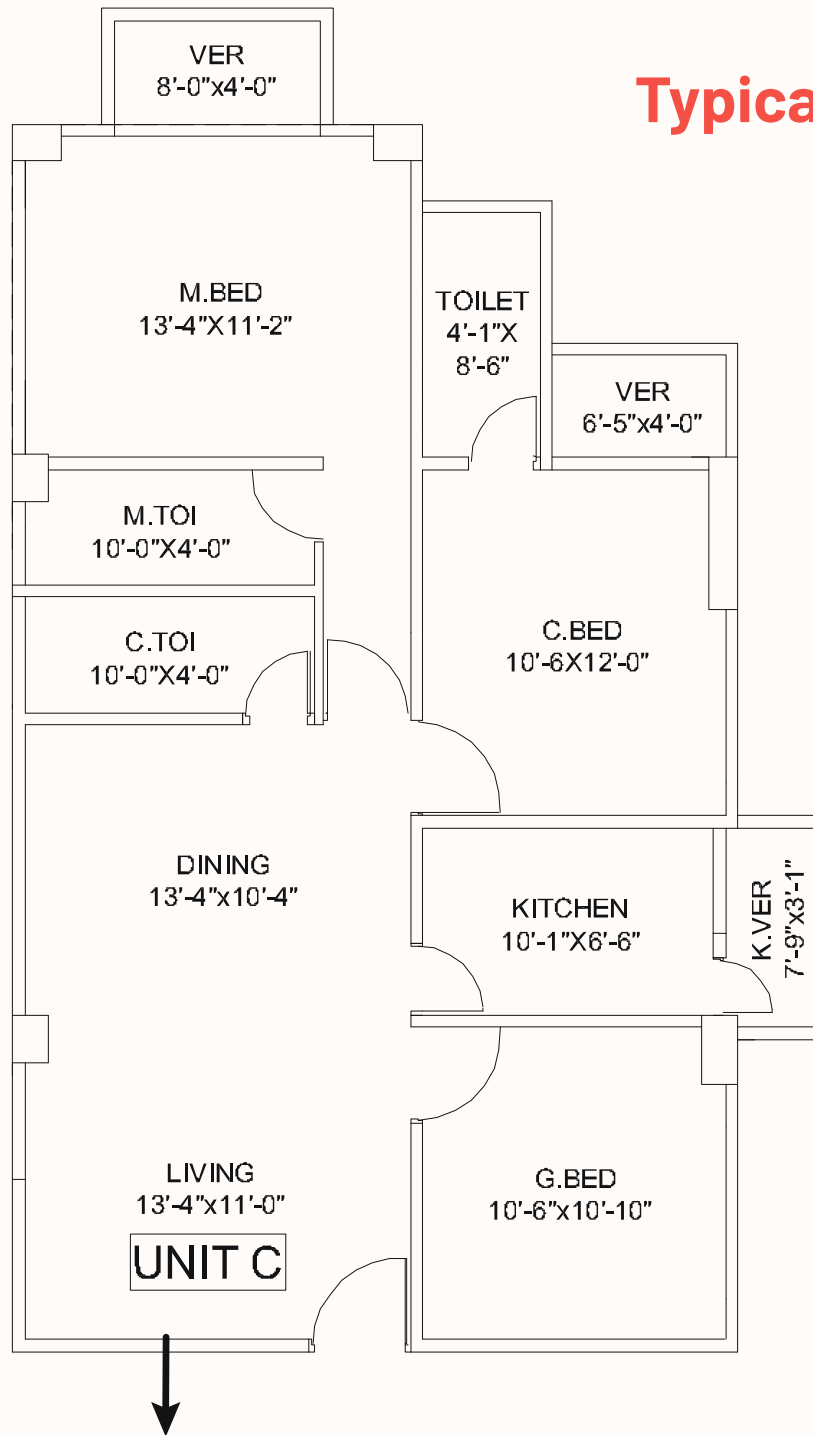
LIFT AND STAIR



(Unit B = 1610 SFT)



Typical Floor Plan

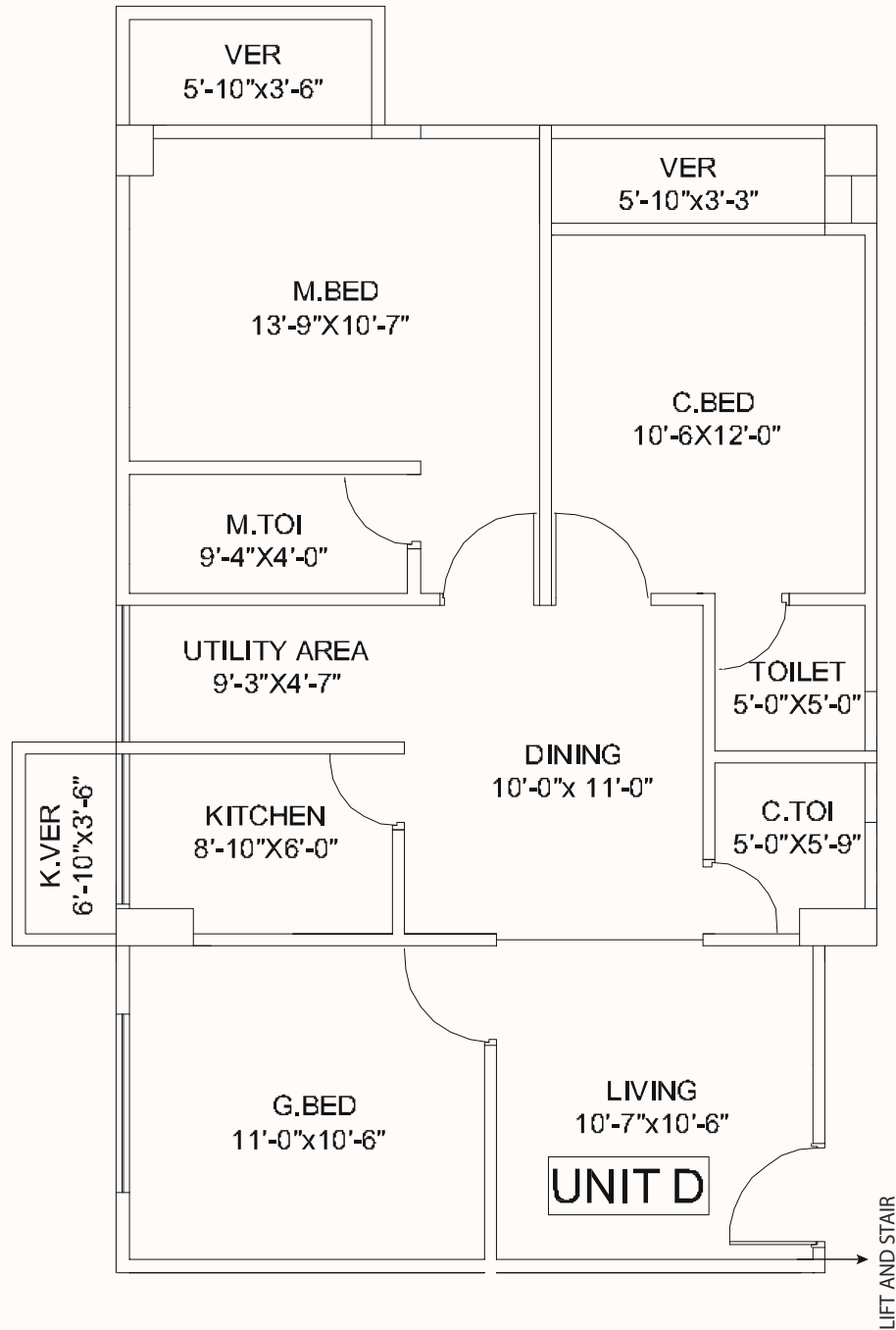


LIFT AND STAIR

(Unit C = 1360 SFT)



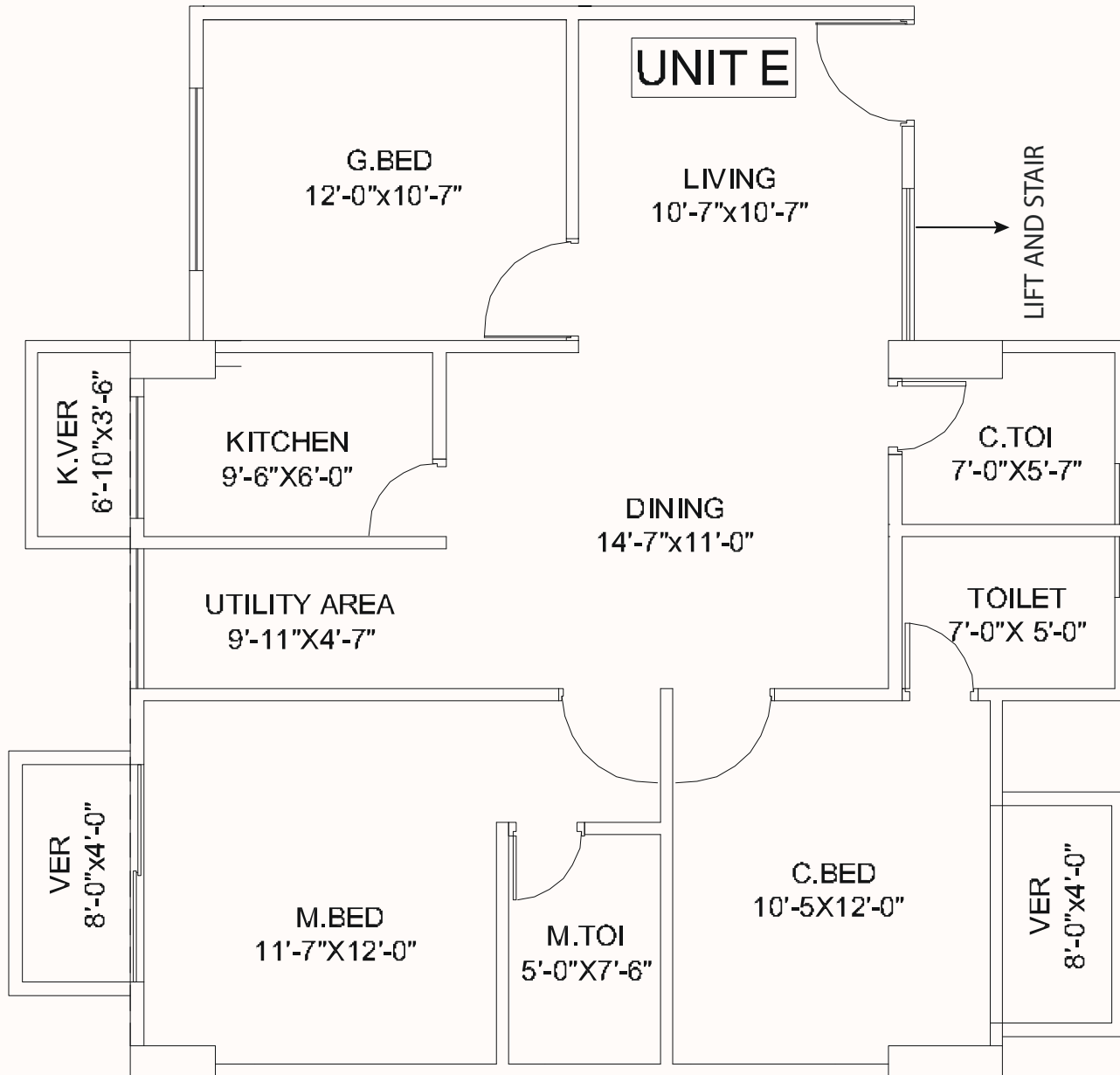
Typical Floor Plan



(Unit D = 1320 SFT)



Typical Floor Plan



(Unit E = 1380 SFT)



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.

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.



KRISHIBID
PROPERTIES

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Real Estate

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