

KPL
UTTARAN



KPL

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PLOT 12, ROAD 09, SECTOR 16/D, UTTARA 3RD PHASE, DHAKA

Project At a Glance

KPL Uttaran is a premium residential address by Krishibid Properties Ltd., thoughtfully located in Uttara 3rd Phase, Dhaka. Set on around 5 katha of land, the elegant G+9 building features spacious, light-filled apartments with modern design and quality finishes. Excellent connectivity, essential amenities and trusted developer credibility make it ideal for refined living.

Land Size	: 5 Katha
Apartment Size	: 2250 SFT.
Number of Floors	: G+9
Number of Washroom	: 5 Washroom
Number of Balcony	: 4 Balcony
Number of Bedroom	: 4 Bedroom



KPL UTTARAN

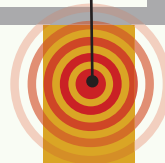
The project also incorporates essential modern amenities to ensure comfort and security for residents, including designated parking, 24/7 security arrangements, controlled access and common recreational spaces such as a rooftop area. With a planned handover timeline and strong developer credibility, KPL Uttaran stands out as a reliable and attractive residential investment for both end-users and long-term investors.

**UTTARA
3RD PHASE**

SECTOR 16/D

**KPL
UTTARAN**

ROAD 09



AVE 04

UTTARA NORTH
METRO RAIL
STATION

SECTOR 15



Nearby Conveniences

Educational Institutions

Milestone school & college
South Point School & College
Harvest International School
World University
Shanto-Mariam University of Creative Technology
Bangladesh University of Professional (BUP)
Military University of Science & Technology

Medical Facilities

Uttara Adhunik Medical College Hospital
Uttara Crescent Hospital
Aichi Hospital Ltd.
SHIN-SHIN Japan Hospital

Transportation

Uttara North Metro Rail Station
Airport, Ashulia Beribadh Road
Dhaka Elevated Expressway



Grocery

Shwapno
Amana Big Bazar
Agora
Daily Shopping



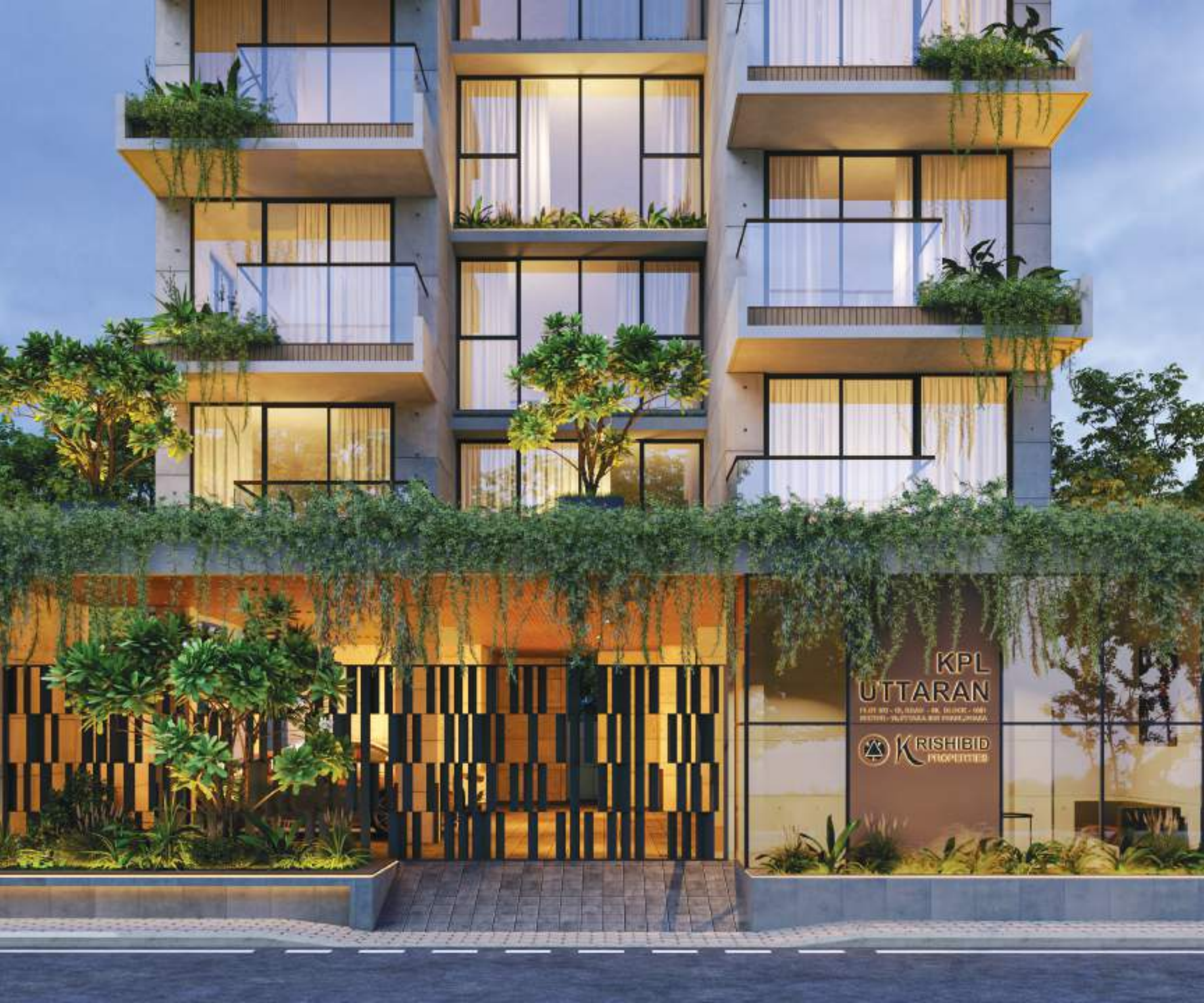






The terrace at KPL Uttaran is an elegant open-air lifestyle space designed for relaxation and social moments. With landscaped greenery, premium flooring and stylish seating, it offers a calm, resort-like atmosphere. Open views, natural airflow and subtle lighting create a refreshing and comfortable rooftop retreat above the city.





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FLAT NO - 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**KRISHIBID
PROPERTIES**



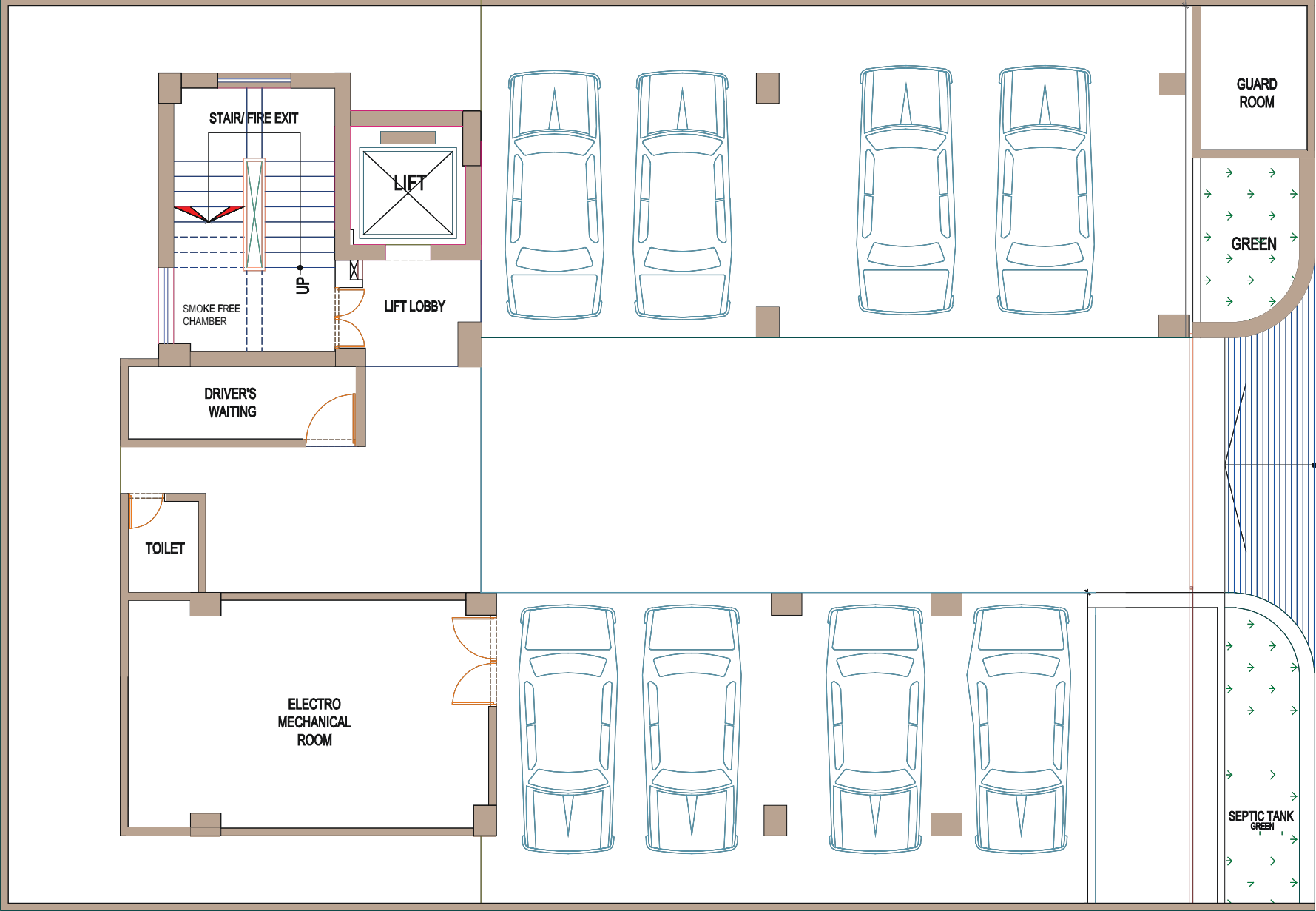




KRISHIBID
PROPERTIES
KPL UTARAN



GROUND FLOOR PLAN



ENTRY

GUARD ROOM

GREEN

ELECTRO MECHANICAL ROOM

TOILET

DRIVER'S WAITING

LIFT LOBBY

LIFT

STAIR/FIRE EXIT

SMOKE FREE CHAMBER

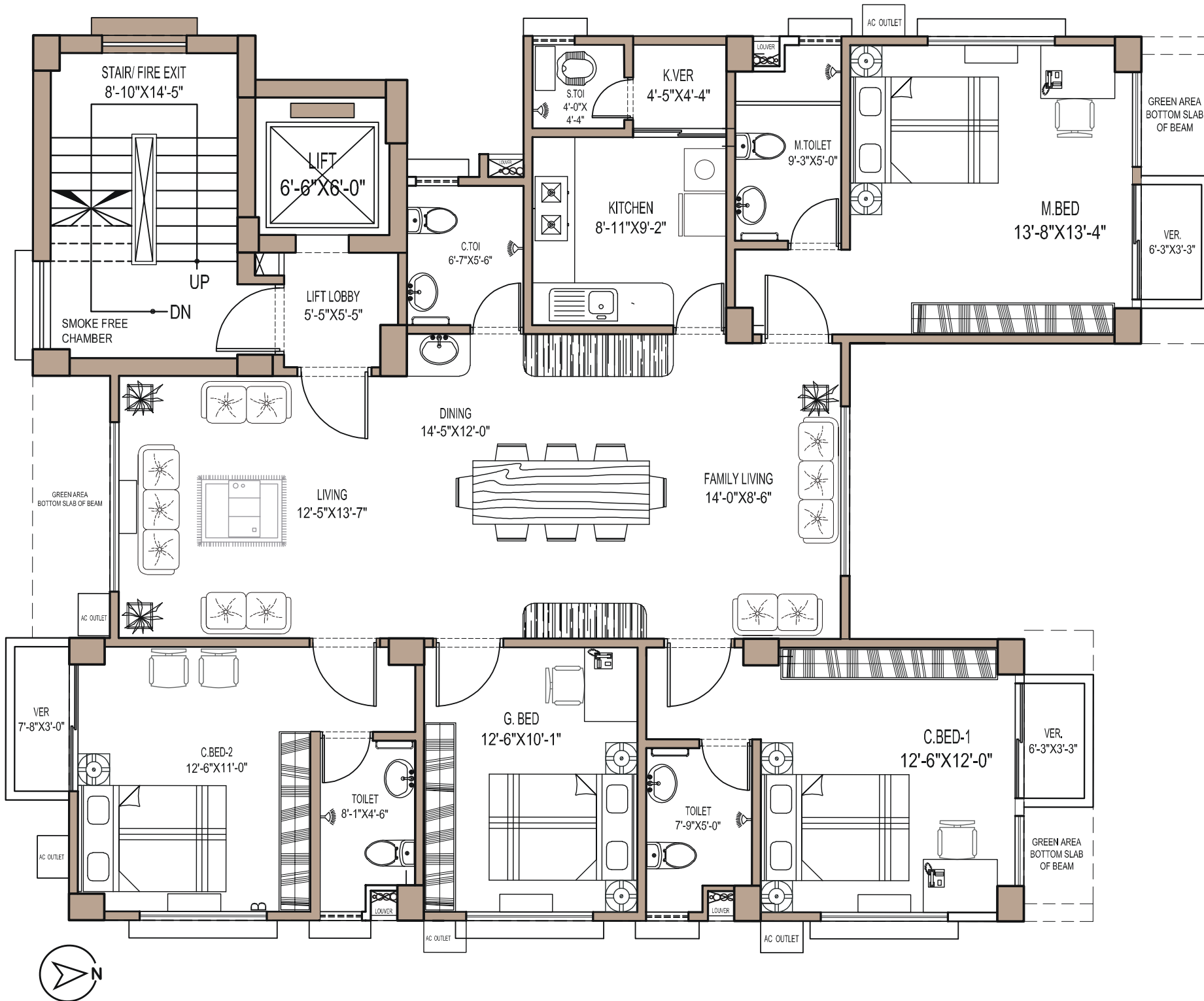
UP

SEPTIC TANK GREEN

60'-0" WIDE EXISTING ROAD



TYPICAL FLOOR PLAN (1st-9th)



60'-0" WIDE EXISTING ROAD

FEATURES & AMENITIES

GENERAL AMENITIES FEATURES

- The entire building's architectural and structural design will be completed by a professional team of renowned and skilled architects, designers, and engineers, who will also supervise the construction.
- Modern methods will be used to assess soil composition and bearing capacity, and the structural design will be based on these findings.
- Experienced and qualified structural, civil, and electrical engineers will supervise every stage of construction to ensure quality.
- All modern machinery—such as mixers, vibrators, welding machines, mechanical rollers, rod cutters, and binders—will be used, and skilled construction workers will be employed.
- BUET or equivalent authorities will ensure the quality of rods, cement and concrete used in construction through necessary testing (if needed).
- We will guarantee the structure's earthquake resistance (minimum 7.5 on the Richter scale), cyclone resistance, and lightning protection.
- The building's design and construction will comply with ACI, ASTM and BNBC codes. The main building will have an RCC foundation and structure.
- The ground level will be determined considering the flood level, road level and surrounding buildings plinth level. There will be one wide staircase as per the approved plan.

ENTRANCE & PARKING

- There will be a visually appealing and secure building entrance and parking including decorative lamps and safety measures.
- A spacious internal driveway will be provided for car movement, and parking area pillars will be protected with MS angle bars.
- High-quality parking tiles will be used with proper car parking markings.
- A strong boundary wall will ensure security, preventing unauthorized entry. Each apartment will have iron hooks on boundary pillars for sacrificial animals and sufficient lighting will be provided.
- The main gate will be made of stainless steel or artistically designed by MS.
- The developer's logo, project name and address will be attractively displayed on the boundary wall as per the architectural design.
- CCTV provisions will be made at the entrance, guard room, every floor's common area and rooftop. One water line will be provided for cleaning cars and the parking area.

RECEPTION LOBBY

- The reception area floor will feature high-quality (homogeneous) 24"x24" laser-cut floor tiles (RAK/Great Wall or equivalent).
- Adequate lighting, fans and CCTV provision will be included.

LIFT FEATURES

- One international-standard lifts (any brand of Korean origin or equivalent) with 8-person capacity and one year of after-sales service.
- The lifts are equipped with auto sensor devices and they feature elegantly designed door and cabin made of stainless steel with mirror fittings.
- Sufficient lighting, fans, emergency lights, alarm bells, intercom and mirrors.

LIFT LOBBY & STAIRS

- Spacious lift lobbies on every floor.
- High-quality (homogeneous) 24"x24" laser-cut floor tiles (RAK/Great Wall or equivalent) in all lift lobbies and 12" x 24" laser-cut floor tiles (RAK/Great Wall or equivalent) in staircases .
- Stairs will have sturdy and aesthetically designed railings with handrails.

ELECTRICAL SUBSTATION

- A branded electrical substation (Betelco/ARK Power/Green Power or equivalent), if demanded by DESCO/ DPDC.
- DESCO/ DPDC -compliant 220/440 volt electrical connection after calculating 5kW per flat.
- Transformer, protective device, separate main cables and auto circuit

GENERATOR

- International-standard auto-start generator (Ricardo/Cummins or equivalent).
- During power outages lifts, common area lights and five lights, five fans will remain operational for each flat.

FEATURES & AMENITIES

WATER RESERVOIR, PUMPS AND SAFETY TANK

- There will be sufficient underground and overhead water reservoir to ensure an adequate water supply.
- Requisite safety tank and sewerage system.
- The water supply system will include two Italian-made pumps (Pedrollo/Pentax or equivalent) with necessary capacity.

TELEPHONE, DISH AND BROADBAND LINES

- Each apartment will have provision for one concealed telephone.
- Master bedroom and living room will have concealed dish and broadband cable connection.
- High-quality PABX phones (Panasonic or equivalent) will connect each apartment with the reception and guard post.
- All concealed cables will be of high capacity.

FIRE SAFETY

- Fire extinguishers will be installed at convenient locations.
- Necessary fire buckets will be provided.

MAIN AND INTERNAL DOORS

- Main door shutters and frames will be made of Chittagong teak or equivalent.
- Handle locks and door chain locks will be used.
- Door magnifiers will be installed to provide an outside view from inside.
- Good quality calling bell switches.
- The internal doors will be strong, durable and made of French-polished veneered flush materials.
- Internal door frames will be made of mahogany or equivalent.
- Veranda doors will have laminated garjan veneered flush doors on one side.

GUARD & DRIVERS REST ROOM

- High-quality (homogeneous) glossy 24"x24" laser-cut floor tiles (RAK/Great Wall/equivalent).
- Necessary lights and fans.

PAINT & POLISH

- Plastic paint on internal walls, distemper on ceilings and weather coat on exteriors (Berger/Elite/Aqua/Asian/Roxy or equivalent).
- Enamel paint for metallic items.

FLOORING & VERANDA

- High-quality (homogeneous) glossy 24"x24" laser-cut floor tiles in all rooms and verandas (RAK/Great Wall/equivalent).
- Matching skirting tiles.
- Decorative grills (as per design) for safety in verandas.
- Sufficient electrical power points in verandas.

BATHROOMS & FITTINGS

- Properly sloped floors for water drainage.
- Glossy homogeneous 12"x12" laser-cut floor tiles on floors and 12"x24" laser-cut tiles up to the false ceiling on walls (RAK/Great Wall/equivalent).
- The master and secondary bathrooms will include commodes and sanitaryware (RAK or equivalent), while the other bathrooms will feature long pans, low-down toilets, and showers.
- Countertop basins will be in two bathrooms. Rest will be pedestal type.
- All bathrooms will have mirrors with shelves, soap cases, toilet paper holders, towel rails, etc.
- Top-quality CP fittings (Sattar/Nazma/Sharif or equivalent).
- All faucet/bibcock will be of high quality (Sattar/Nazma/Sharif or equivalent).
- Geyser and one exhaust fan provision in all bathrooms.
- Selected four apartments will have geyser provisions with automizers in two bathrooms.
- Three-pin electrical socket in one bathroom per apartment.

FEATURES & AMENITIES

KITCHEN

- Attractive design platform with tiled surface (RAK/Great Wall or equivalent).
- Gas pipeline connections for double- burner stoves will be provided in the kitchen of each apartment from the ground floor upward, with necessary provisions for installation.
- Glossy homogeneous 12"x12" laser-cut floor tiles and 12"x24" wall tiles up to the ceiling (RAK/Great Wall/equivalent).
- Imported stainless steel single tray sink.
- a tiled washing corner in the veranda.
- Necessary shelves, kitchenhood and exhaust fan provision.
- Hot water and water purification provision.
- At least one three-pin socket for oven/cooker.

DINING ROOM

- Adequate lighting and electrical connections.
- Necessary fan points.
- At least two three-pin sockets for fridge/deep freezer.
- Provision for a washing machine at a convenient location in each flat.
- One countertop basin, mirror, soap case and towel rail.

WINDOWS

- Decorative grills (as per design) with square bars.
- Sliding glass with the required thickness (5mm)
- Sunshade or similar protection for windows.

ELECTRICAL EQUIPMENT

- Good quality MK-type switches, plug points, sockets, and other fittings.
- Best quality PVC concealed pipes and electrical wires (RR/BBS/Paradise or equivalent).
- Separate wiring and connections for each apartment.
- Earthing connection for each apartment's power line.
- Separate MDB, SDB and circuit breaker.
- AC provision in three bedrooms of each apartment.
- One power point in each room for computer/laptop/TV.

UTILITY LINES

- Separate electrical meter and connection for each apartment.
- Double burner gas connection with separate risers for each apartment (if permitted).
- A double-burner gas connection is on the ground floor.
- Water supply and sewerage connection via a common meter.
- Separate water valve for each apartment for maintenance.

ROOFTOP FEATURES

- Sufficiently high protective walls.
- Thermal, water and damp-proofing treatment.
- Proper slope for water drainage.
- Water tap with concealed line at designated spot.
- Clothes drying area and secured common space.
- To control heat on the roof top, roof coating will be applied along with 4- inch lime terracing.
- Lightning protection system from roof to ground.
- Landscaped space for rooftop gardening and BBQ.

MAJOR MATERIALS & CONSTRUCTION FACILITIES

- High-quality steel (Rahim Steel/GPH/AKS/BSRM or equivalent).
- 72.5 grade/ 500w deformed steel bars for foundation, footing, columns and great beam.
- Top-grade stone chips for foundation and substructure; first-class picket brick chips elsewhere.
- First-class bricks/blocks for all walls.
- 2.5 fm red/white sand for all castings and quality local sand for masonry and plaster.
- International standard cement (Crown/Anwar/Premier or equivalent).

If any of the above-mentioned materials are unavailable in the market, equivalent alternatives will be used. Developer will manage the occupancy certificate from RAJUK after the construction is done and handover to the owners.

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 conversion 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 7 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 different occasions 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/commercial space/property and deducting 3% services charges of the total amount of the respective apartment or as per prevailing policy of the company. 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.

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 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.

Project Management:

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



KRISHIBID
PROPERTIES

KRISHIBID GROUP
Real Estate

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