

Nahar Palace



ABOUT KRISHIBID PROPERTIES

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.



Location Map



Nahar Palace

Plot No: 2, Lake Drive Road, Sector: 15/A-1,
Uttara 3rd Phase, Uttara Dhaka.



PRIME LOCATION AT UTTARA



60 Feet
Wide Front Road



Close to Reputed
Schools & Colleges



Nearby Hospitals &
Healthcare Facilities



Nearby Markets &
All Daily Needs



*Near Uttara North
metro station*

— SMART COMMON FACILITIES —



Rooftop
Garden



Generator
Backup



Reception
Lobby



Premium
Lift



One
Staircases

Conveniences Nearby

Transportation

Metro Rail
Diabari Lake
Hazrat Shahjalal International Airport

Grocery

Shwapno
Meena Bazar
Unimart

Educational Institutions

Bangladesh University of Professionals (BUP)
Shanto-Mariam University of Creative Technology
BGMEA University of Fashion & Technology (BUFT)
World University of Bangladesh (WUB)
Foreast International University (FIU)
Akiy Foundation School and College (AFSC)
IUBAT - International University of Business
Agriculture and Technology
BAF Shaheen College Kurmitola
Milestone School & College

Medical Facilities

Kurmitola General Hospital
Shaheed Monsur Ali Medical College Hospital
SHIN-SHIN Japan Hospital
SHIP INTERNATIONAL HOSPITAL
Uttara Crescent Hospital
Ibn Sina Diagnostic & Consultation Centre
LABAID Diagnostic Uttara



Competitive
Price



25 Years of Trusted
Development Experience
with In-House Engineering
Supervision



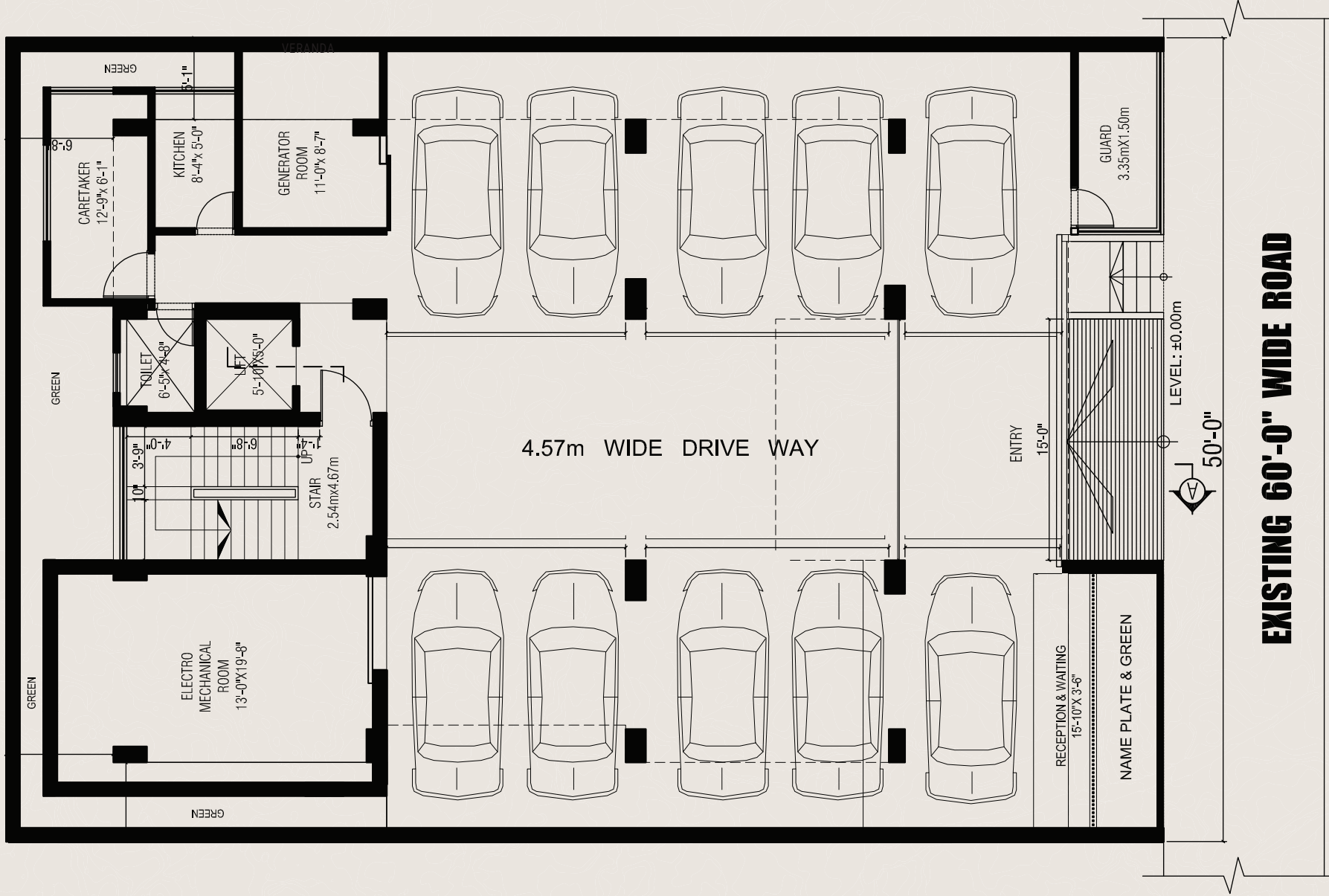
Value for Money



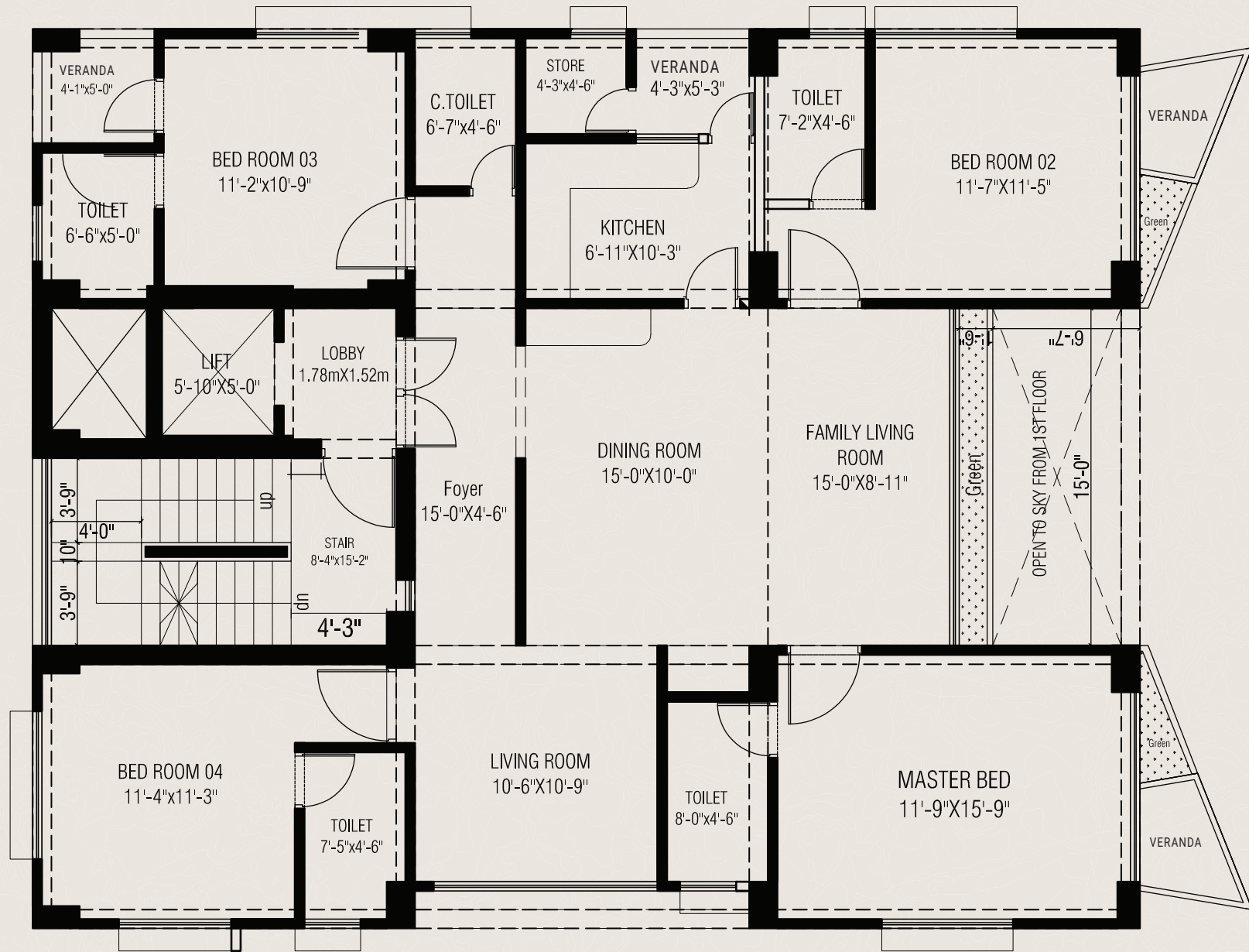
Welcome to
a New
Standard
of Living



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (2nd-9th)



(Unit Size = 2100 SFT)

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).
- The structure will be resistant to earthquake, cyclone resistance, and lightning protection.
- The building's design and construction will comply with ACI, ASTM and BNBC code. 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 breaker

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.

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.
- Matching floor & Wall tiles. Wall tiles up to the false ceiling (RAK/Great Wall/equivalent).
- The master, secondary and third bathrooms will include commodes and sanitaryware (RAK or equivalent), while the other bathroom 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 provision in three bathrooms and one exhaust fan provision in all bathrooms.
- Three-pin electrical socket in two bathrooms per apartment.
- Hot and cold water line in 3 bathrooms.

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.
- Matching tiles on floor and wall. 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 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/BRB/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.
- Deep Well for Water Supply.

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.

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.

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. 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 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% service 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.

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.

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 within 90 working days from the date of full payment and Handover of the Apartment. 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 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.

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.



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Real Estate

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Nahar Palace

Your Dream Home in

UTTARA

SMART LIVING. PRIME LOCATION.



4

Bedrooms



5

Bathrooms



4

Verandas



5 Katha
Land



G+9



35
Apartments



DEDICATED CAR PARKING
For Every Apartment

Apartment Size : 2100 SFT