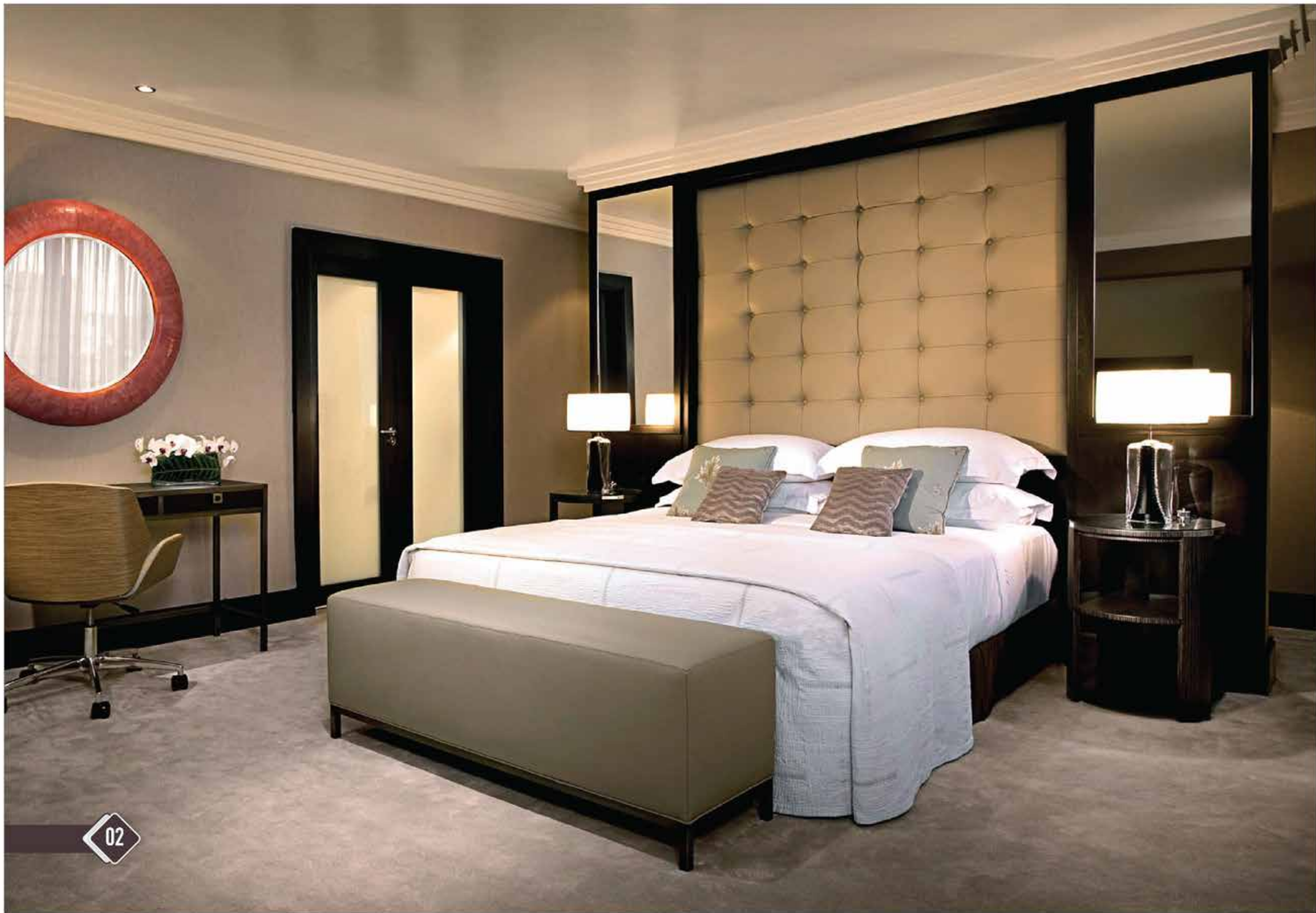




 **KRISHIBID** PROPERTIES LIMITED

GLORIOUS SATTAR



At a Glance

- ❖ Project Name :
Glorious Sattar
- ❖ Status : Ongoing
- ❖ Height : G+9
- ❖ Land Area : 25.04 Decimal
- ❖ Total Apartments : 45
- ❖ Total Parking : 35
- ❖ Unit Size : A = 1430
 B = 1360
 C = 1240
 D = 1240
 E = 1650
- ❖ Address : Plot # 75, Middle
Pirerbag, Mirpur, Dhaka-1216.



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 9001-2008 certified. All the buildings of KPL are designed by well qualified, experienced architects and civil engineers as per ACI and Bangladesh Building Code.





*Glorious
Satta*

Glorious Sattar



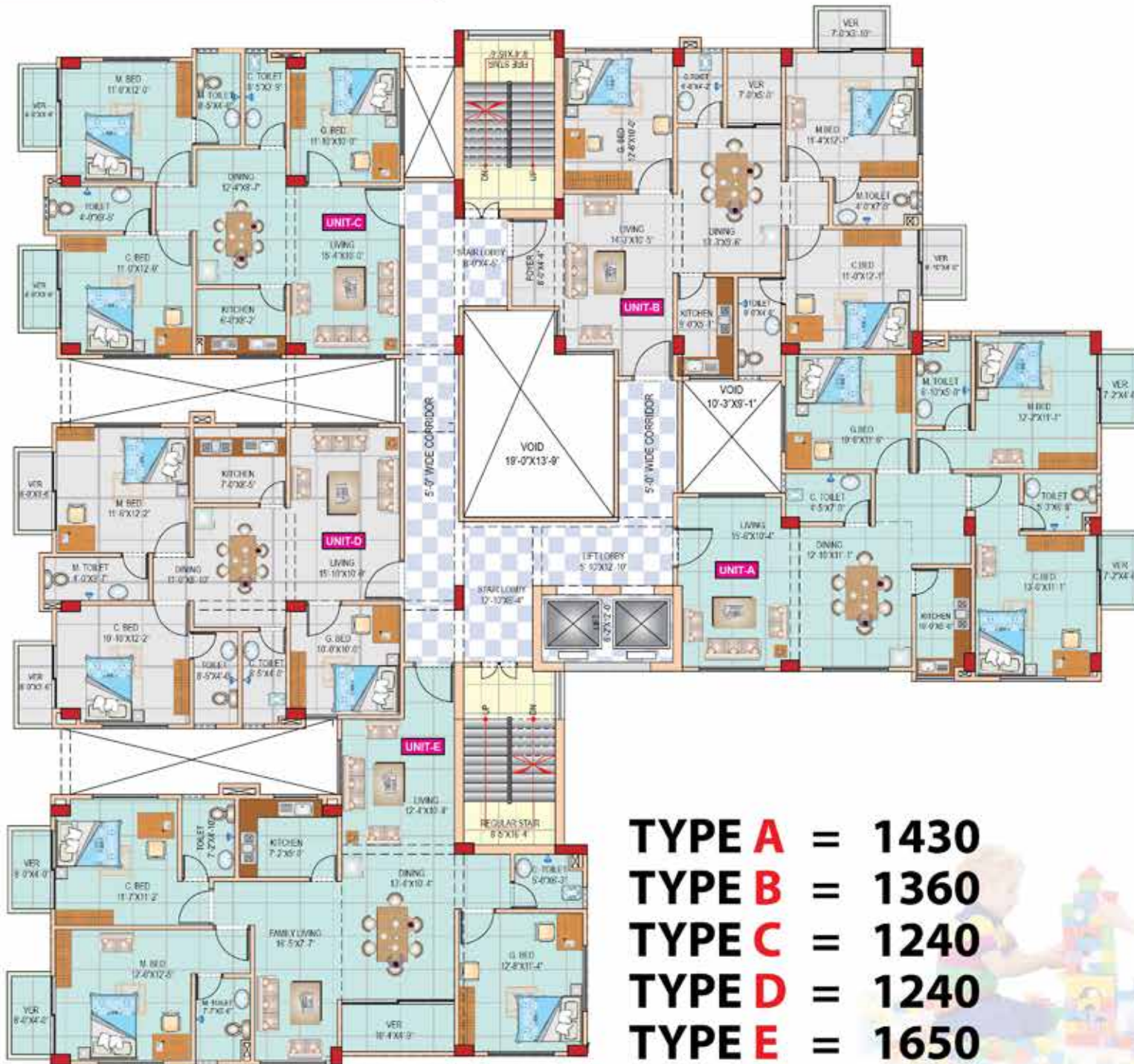
Location Map



Ground Floor Plan



TYPICAL FLOOR PLAN



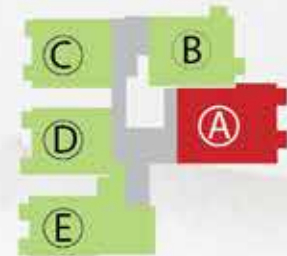
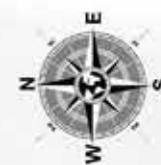
- TYPE A = 1430**
- TYPE B = 1360**
- TYPE C = 1240**
- TYPE D = 1240**
- TYPE E = 1650**



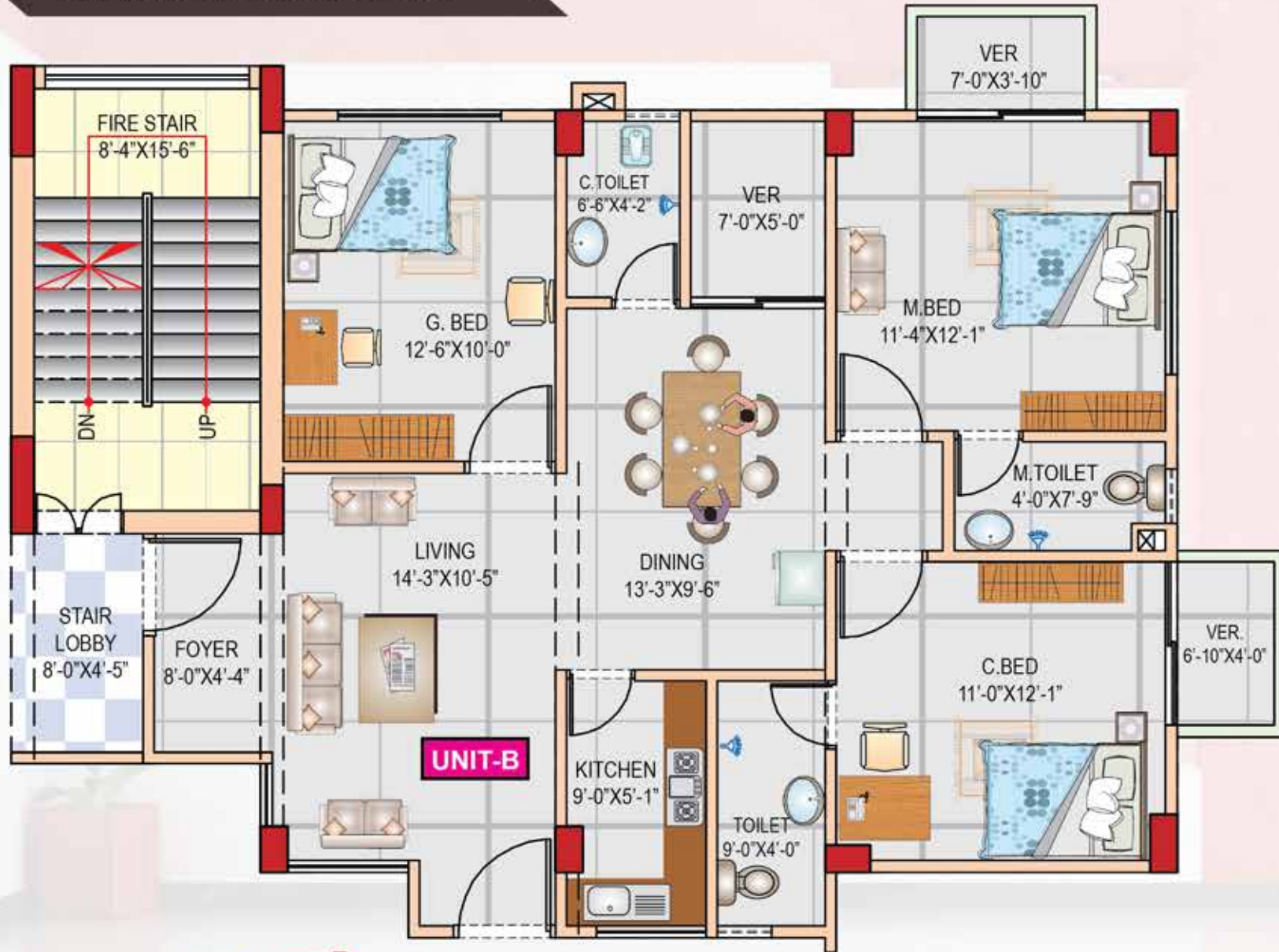
TYPICAL FLOOR PLAN



TYPE A = 1430 sft



TYPICAL FLOOR PLAN



TYPE B = 1360 sft



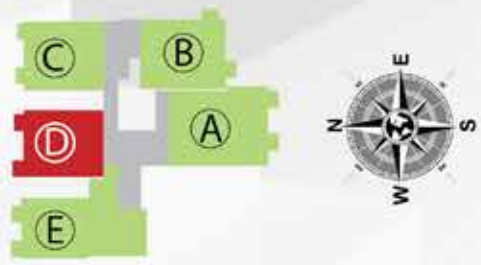
TYPICAL FLOOR PLAN



TYPE C = 1240 sft



TYPICAL FLOOR PLAN



TYPE D = 1240 sft

TYPICAL FLOOR PLAN



TYPE E = 1650 sft



General Amenities

Features

- ☑ Glorious Farruk Park is designed on modern concept of architectural excellence
- ☑ All type of community facilities
- ☑ Best quality stone/brick chips, 1st class bricks, cement sand etc. Will be used as per requirement
- ☑ Secured gateway with spacious entrance and driveway
- ☑ Garbage disposal system
- ☑ Modern fire fighting system
- ☑ Earthquake tolerant up to 8.5 richter scale and wind force considered up to 230km/hour
- ☑ Adequate car parking
- ☑ Lift from reputed international company
- ☑ Main stair case with easy steps
- ☑ Independent electric meter for each flat
- ☑ Electrical substation, electricity supply with separate main cable
- ☑ Underground water reservoir
- ☑ High class security system

Specifications

Architectural beauty

- Floor-work with best quality homogenous tiles.
- Exterior surface of the building with durocem finish.
- Interior walls with plastic paint ceiling with white wash.

Door

- Main Door With Teak/oak Wood, Security Chain, cheek-viewer and mortise door-lock.
- Internal doors with garzan wood/veneered partex shutter or equivalent and french polish fitted to mehngani chowkat frame.

- Bath-rooms with plastic door.

Window

- Windows with 3 inch 1st class aluminum framed sliding shutter having 5 mm tinted glass and ms grill.

Technical Beauty

- Underground and overhead water reservoir with water lifting pump.
- Concealed Electric, Water, Gas (based on availability), Dish and Telephone line.
- Individual Electrical Meter for Each Apartment.
- Adequate plug points for Air Conditioners, Geysers, Fans, Telephones, Tv/stv connection at each flat.
- Intercom connection at each flat.

Structural Beauty

- RCC framed structural foundation . Best quality stone Chips& brick chips for all RCC works.
- Plain and deformed bar, mild steel bar of actual Strength as per design for reinforcing work.
- Solid brick for inner and outer walls (all wall 5 inch thick)
- Cast finished parking floor.
- All structures designed on the basis of ACI/ Bangladesh Muiliding Code.
- General floor tiles will be 16"×16" of 'Great Wall' or equivalent to other company.

Bathroom fittings

- Best quality exclusive sanitary wares.
- Best quality exclusive glazed tiles in bathroom wall up to Full height with nonslip/homogeneous local tiles on floor.
- Best quality exclusive fittings.
- Separate plug points for geyser in master bathroom.
- General bathroom wall tiles will be 10"×13" of 'x-monica' or 'star ceramic'.

Kitchen Fittings

- One platform with tiles top (2ft).
- Double burner gas out let.
- Best quality non-slip/homogenous tiles on floor. One Stainless Steel ' Sink' With 'Sink-cock'.
- Electrical points for operating mixture machine
- Micro-oven, exhaust fan provision.

Structural engineering

- Total foundation, superstructure design and supervision by a team of reputed and professionally skilled structural design engineers
- High grade reinforced cement concrete
- All floor slabs will be of reinforced cement concrete
- Sub-soil investigation and soil investigation comprehensively analyzed
- Comprehensive checking and testing of soil steel reinforcement by professional design supervising engineers
- All structural materials including steel, cement, bricks, silted sand and other aggregates of highest available standard and high quality
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality and good work ship
- Systematic testing of concrete and other completed work samples at every stage from quality control laboratory.
- Due consideration of possible earthquake and wind force factors in structural design of relevant intensity
- Structural design as per Bangladesh National Building Code (BNBC-1993)
- Special Moment Resisting Frame (SMRF) system
- Followed codes & standard – ACI, ASTM & BNBC

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: Twenty percent (20%) 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 installments. Failing to pay within the due date will entail the delay fine at the rate of 14.5% yearly on the amount of payment that is delayed. In case of default of payment of installment beyond three months by the Purchaser(s), the company reserves the right to cancel the allotment of the defaulting Purchaser(s). And the paid amount will be returned to him/her/them within 6 (six) months from the date of cancellation after deducting 10% service 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.

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 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 Conventional & Islami Banks as well.

Project Management:

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



KRISHIBID GROUP
Real Estate

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