



concerns of bk group

- bddl Properties Ltd.
- bk Holdings Ltd.
- bk Foundation
- Kutumbari

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a sister concern of bk Group

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# bddl Gold Palace

@KHILGAON, DHAKA.

We are happy  
to make you happy

চৌধুরীতে জোনাক, উদ্ভিদ বাগান, মাটির স্পর্শে বাগানের জন্মের পাত্রিকা, সুইচিং স্টোন, কীট,  
সুবিধান কর্মসিদ্ধি নির্দেশক, নাইটলেট সহ আধুনিক সমস্ত সুবিধা সমৃদ্ধের এক জাদুই ইকন।  
আমাদের সুপার-এক কমপ্লেক্স।

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bddl  
PROPERTIES LTD

bddl Gold Palace

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# Speech From our Managing Director

One of our biggest aspirations is elevating this country up from its third world status and strengthening its economy. As a personal mission, adding a contribution to this movement is my ultimate goal by playing hand in hand with my dreams to leave an impact on this planet for the better.

Today's time and age weakens a number of social and cultural factors that play into the real estate universe, as is obvious with Dhaka's densely populated living conditions. The problem Building structures that are neither well planned enough, or adequate enough for our rapidly increasing demographic of flat-dwellers. The aim Improving both living standards and quality of life. How we plan to do it **bddl Properties Ltd.** and every one of its projects, as they take us closer to our milestones on a virtually expanding level.

This, however, is not our only concern, through a vision that takes on a more human approach, **bk Foundation** is enroute to its individual goals to improve the living standards of people not yet privileged by providing free medical services through free-of-charge friday clinics, paying operation costs based on financial requirements, educational scholarships, agricultural plantations, and most importantly, employment opportunities available in a range of platforms and fields.

Through building on my dreams, and building with **bddl Properties Ltd.**, I believe we can pave the path to a new future, a better future.

*Baten Khan*

MA Baten Khan  
Managing Director  
bddl Properties Ltd.



## Project Brief

The residential project **bddl Gold Palace** located at Plot # 1398/19/7/26, Shahar Khilgaon, Wasa Road, Khilgaon, Dhaka. Is an exquisite confluence of elegant design and dreams. Structural strength and environmental equilibrium make the backbone of this residential behemoth consisting of top-class apartments to suit every sensibility. Be it luxury, lifestyle or comfort **bddl Gold Palace** addresses them all with clean and abundance.

There are 5 nos. 10 storied building in **bddl Gold Palace** and it has arranged specially in relation to the Human Health progress like a long walk way surround the project, a swimming pool, play lot, Library, Gymnasium, Deep Tube well, Laundry etc. and a lot more make **bddl Gold Palace** the best choice of lifetime.

## Common Facilities



Play Ground



Kids Zone



Indoor Games Zone



Gents Corner



Library



Swimming Pool



Wi-fi Zone



Walk Way



C.C TV



Deep Tube well



Ladies Corner



Laundry

# Location Map



Plot # 1398/19/7/26  
Road # 06, Riazbagh  
Shahar Khilgaon, Dhaka.



Handover Project  
Ongoing Project



Scan to open in google Maps

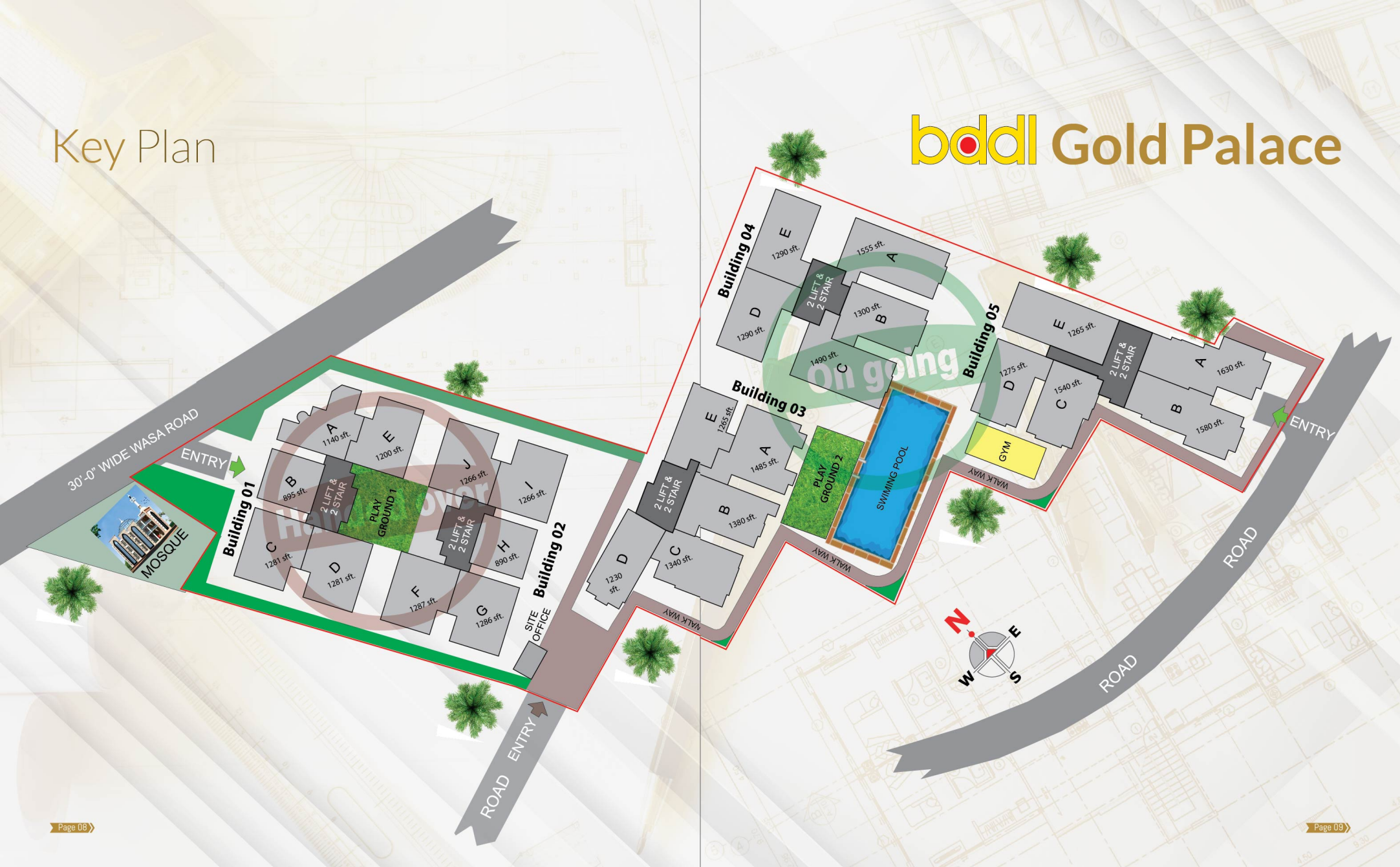
নিরাপদ এবং নির্মল সবুজ ভবিষ্যতের প্রত্যাশায়,  
আমি আছি এই কমিউনিটিতে....

মাশরাফী বিন মোর্ত্তা  
ব্রান্ড এ্যাম্বাসেডর বি ডি ডি এল প্রপার্টিজ লিঃ



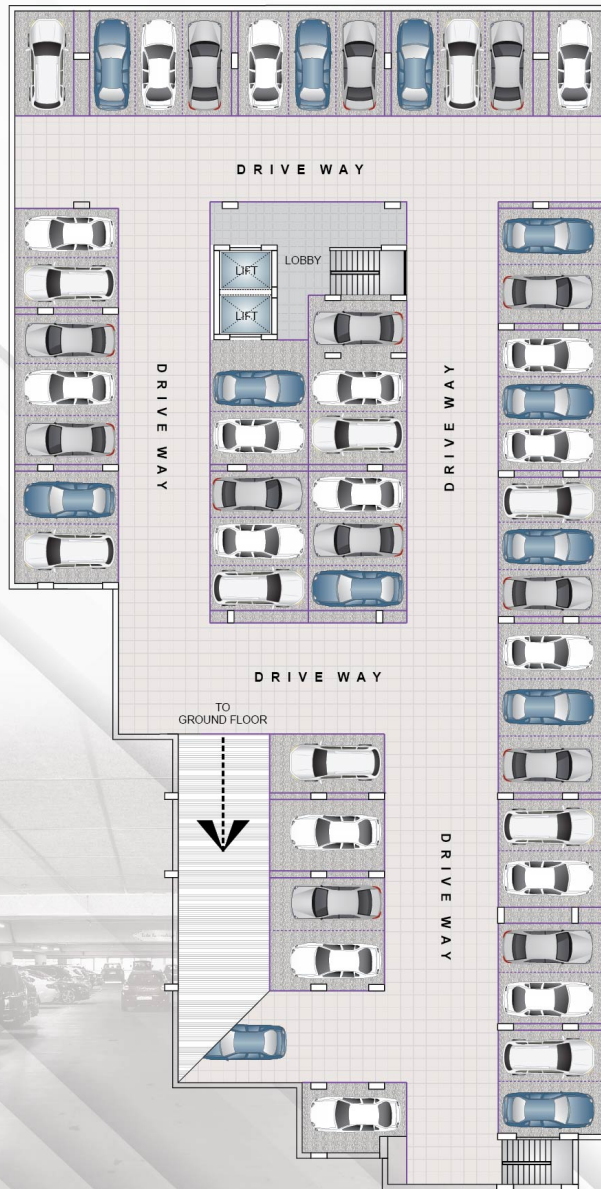
# Key Plan

# bddl Gold Palace



## Basement Floor Plan

Total Parking : 52



## Ground Floor Plan

Total Parking : 88





Let your kids play in  
the greenery of nature.



Everyday spending a  
quality period in your life.

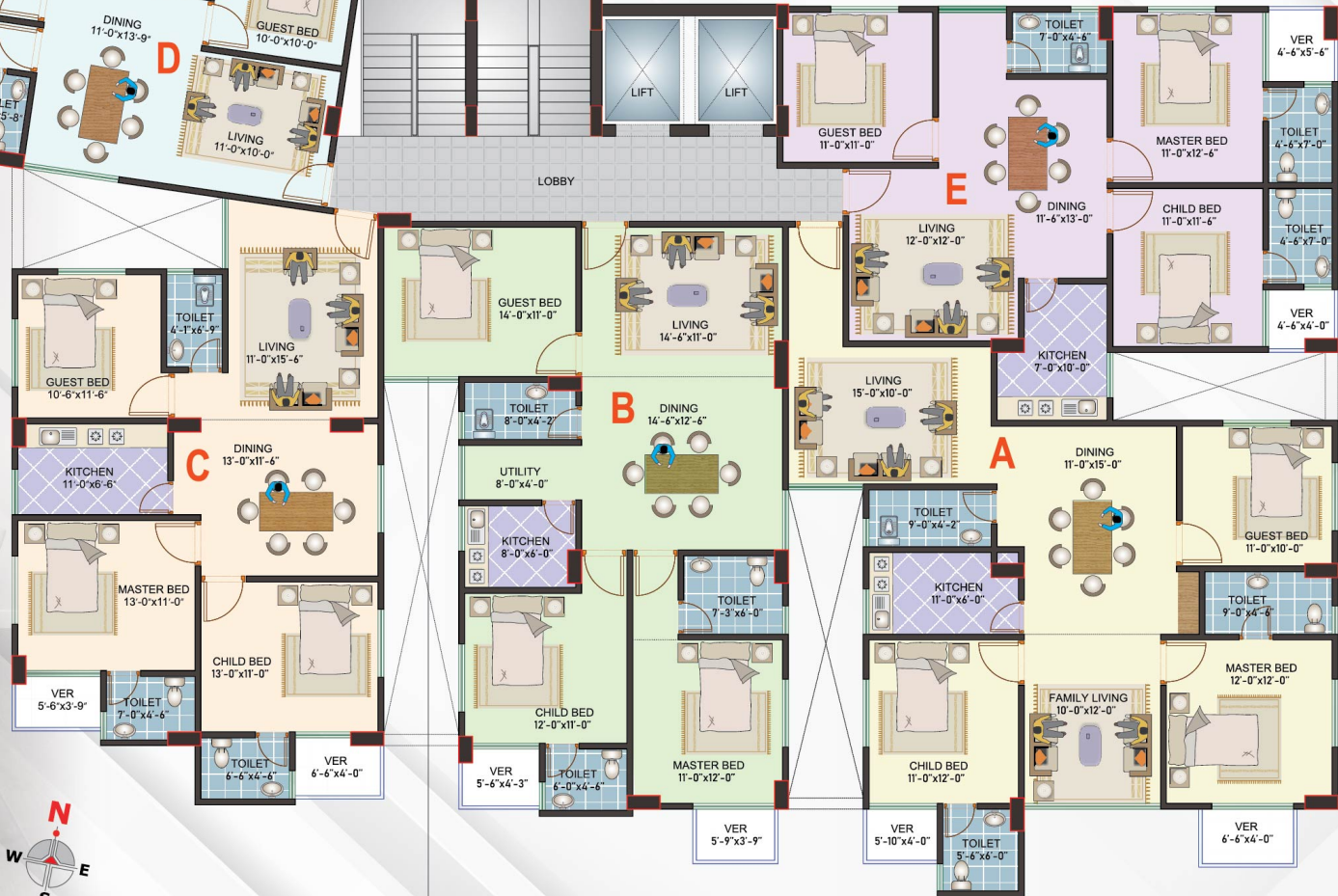


Building -3

# Building -3

## TYPICAL FLOOR PLAN

Type - A	1485 sft
Type - B	1380 sft
Type - C	1340 sft
Type - D	1230 sft
Type - E	1265 sft





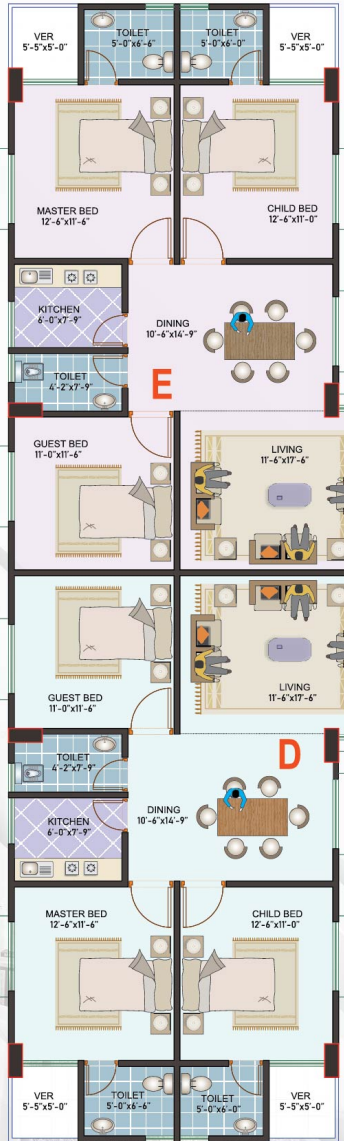
A Splashing good time!



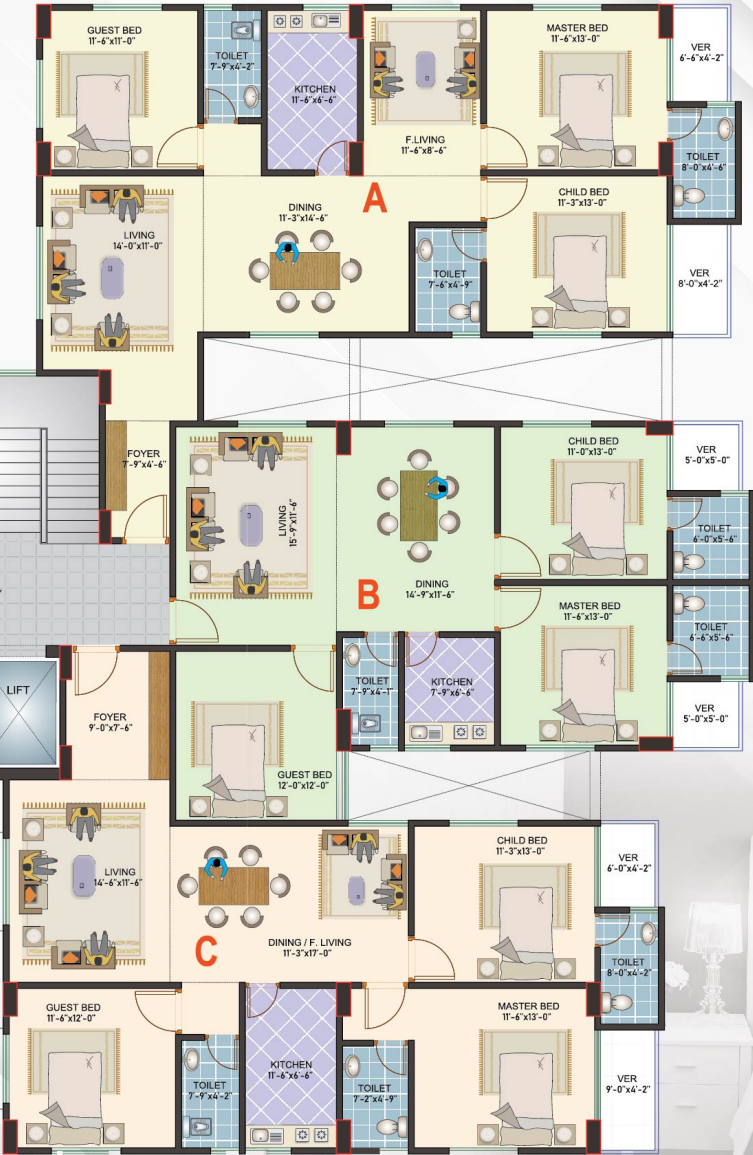
Building -4

Building -4

Type - A	1555 sft
Type - B	1300 sft
Type - C	1490 sft
Type - D	1290 sft
Type - E	1290 sft



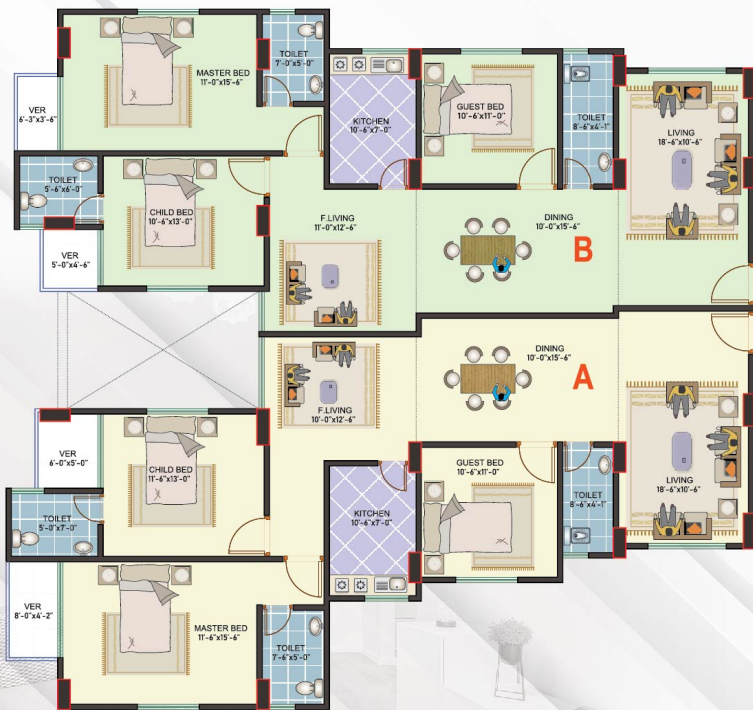
TYPICAL FLOOR PLAN





# Building -5

Type - A	1630 sft
Type - B	1580 sft
Type - C	1540 sft
Type - D	1275 sft
Type - E	1265 sft



LOBBY



# TYPICAL FLOOR PLAN



# Features & Amenities

## BUILDING ENTRANCE

- Secured decorative MS gate with lamp as per elevation & perspective of the building.
- Attractive apartment logos.
- Comfortable internal driveway.
- Guard post.

## RECEPTION LOBBY

- Reception desk with Intercom set.
- Tiled floor in reception area.
- Intercom connection from every apartment to reception.
- Security guard room and driver's waiting room with toilet.

## DOORS

- Imported solid decorative main entrance door with brass plated apartment number, chain, check viewer and safety lock.
- Bathroom doors of durable PVC with matching color.
- Veneer partex door including mortise lock with French polish for internal door & kitchen.

## WINDOW/GRILL

- Rain water barrier in 4" aluminium section.
- Aluminum sliding with 5mm thickness tinted/ clear glass.
- Standard safety grills in all windows with matching enamel paint.
- Provision of Mosquito net shutter in all external windows and external sliding doors.

## VERANDAH

- Comfortable sufficient size verandahs are strategically located to enjoy outside view of the surroundings.

## FLOOR

- Good quality RAK / Fu-Wang/CBC (16" X 16") or equivalent homogenous tiles in all rooms, verandahs except toilet & kitchen.

## WALLS AND PARTITIONS

- Internal and external wall of 5" thick machine made/ first class bricks.
- Wall surfaces of smooth finished plaster.
- Plastic paint in all internal walls and ceiling of soft colors.

## LIFT

- Two Superior quality lifts each building from reputed manufacturers of Korea, Thailand or any European country to serve every floor.
- Lifts will have adequate lighting, well finished doors and cabin, emergency alarm and Intercom.

# Features & Amenities

## GENERATOR

- Manufacturer of European countries, Korea, Thailand, China or equivalent generator of required capacity for operating the lifts, water pumps, lighting in common areas, stairs and two light points & two fan points in each apartment in case of power failure.

## ELECTRICAL FEATURES

- Best quality wires (Eastern, BRB, BBS or equivalent).
- Imported MK switches and sockets.
- Separate electric distribution box for each apartment.
- All 3 pin power outlets with earth connection.
- Telephone sockets in master bed and living room.
- Good quality and standard concealed intercom system.
- Concealed satellite TV cable in the living and master bed room.
- Provision for air-conditioner in two points for each apartment (Master Bed & Living Room).
- Electric point provision for washing machine in each apartment (Utility Space).

## KITCHEN FEATURES

- Double burner gas point with tiles topped platforms.
- One high polish stainless steel sink with mixture.
- Exhaust fan at kitchen in each apartment.

## BATHROOM FEATURES

- RAK or equivalent sanitary fixtures in all bathrooms.
- RAK/ Fu-Wang/ Matching glazed tiles in floor and wall for master and other baths except servant's toilet (ordinary tiles).
- Best quality chrome plated fittings with manufacturer's warranty.
- Hot water provision in master bath.
- Mirror in bathrooms with overhead lamps.
- Showerheads, towel rail, soap and tissue paper holder.
- Provision of one basin point at dining space.
- 4 units original PEDROLLO/CR/ equivalent.

# Features & Amenities

## ENGINEERING FEATURES

- Total Foundation and superstructure design and supervision by a team of reputed and professional Structural Engineers.
- Structural design parameters based on American Concrete Institute (ACI) and American Standards for Testing Materials (ASTM) codes and Bangladesh National Building Codes (BNBC).
- Structural analysis for design carried out by EXACT method that utilizes the latest computer software.
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced frame and shear wall core.
- All structural materials including steel, cement, bricks, Sylhet sand and others aggregates of highest standard screened for quality including laboratory testing.
- Floor slabs all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed by the latest testing equipment and laboratory techniques.
- Comprehensive section by section checking and testing of all steel reinforcement by professional design and supervising Engineers.
- Structure Designed to withstand Earthquakes of prevalent intensity.
- Systematic testing of concrete and steel reinforcement at every stage from quality control Laboratories(BUET).
- Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure highest quality of workmanship.



# Terms & Conditions

## APPLICATION

All interested buyers will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the Earnest Money.

Allotment will be made on first come first serve basis. Allotment of apartment is made and confirmed only upon receipt of the Earnest Money. The company reserves the right to accept or reject an application without assigning any reason thereof.

## PAYMENT

The purchaser will make the payment as per payment schedule. All payment should be made by A/C payee cheque or bank draft or pay order or cash in favour of **bddl Properties Ltd.** Payments from overseas in US Dollars will be calculated at the prevailing official conversion rate to Bangladesh Taka on the date of payment.

## SIGNING OF THE DEED OF AGREEMENT

After confirmation of allotment, the buyer has to sign the deed of agreement within 21(Twenty One) days from the date of making the payment of Earnest Money.

## POSSESSION

The possession of the apartment will be handed over to the purchaser after completion of the construction works & receiving total installments and other charges from the allottee. Until and unless the dues are paid, possession of the apartment will not be handed over to the allottee.

## DELAY IN PAYMENT

The allottee undertakes to pay delay charges at the rate of 1% per 10 days on the amount of payment delayed beyond the due date. If the payment delayed for 45 days, the company shall have the right to cancel the allotment without any notice to the allottee. In such case buyers deposited amount will be refunded after sale out the same apartment to a new buyer and also an amount of Tk. 3,00,000 (Three Lac) only will be deducted from the buyer's deposited amount for incidental charge.

## bddl PROPERTIES RIGHT

The company reserves the right to make changes in both architectural and structural design of the project, changes can be made in specifications overall interest of the complex.

## ALLOTMENT TRANSFER & CHANGE

Until making the full payment, installments and other charges, the buyer shall have no right to transfer the allotment to third party except the buyer's wife/husband or children without written approval of the company. In this respect, transfer charge 5% at the total value will be applicable in both (Successor & Third Party) cases. If any purchaser/buyer want to change the allotted position than the purchaser must pay TK. 3,00,000/= (Three Lac) in favour of the company for new allocation in this respect.

## REGISTRATION

The company will register a deed of sale in favour of the buyer after receiving the price in full. The purchaser/buyer shall bear all costs relating to stamp papers and all taxes (such as Registration Fee, Gain Tax, Stamp Duties, VAT etc.), registration of deed of sale on valuation of the space with proportionate share of land. Power of Attorney (if any), legal costs or any other charges imposed by the government in connection with transference of the apartment will be borne by the allottee and all the registration formalities should be operated by the legal department of **bddl Properties Ltd.**

## INCIDENTAL COST

Connection charges/expenses relating to gas, water, sewerage and electric connection etc. are not included with the price of apartments. The purchaser will also make this payment in favor of the company.

## FORCE MAJEURE

In the event of natural calamity, civil war, strike, war or any Act of God beyond the control of the company then the company shall not be held liable for any result, delay or abandoning the project.

## OWNER'S ASSOCIATION

Maintenance of all common services and facilities after completion of the project will be done by respective owner's co-operative society, which will be formed in due time. Each apartment owner will deposit Tk. 30,000/- (Thirty Thousand) only to the company for the reserve fund of the society before taking possession of space. Income of reserve fund shall be used of maintenance and repair of common facilities of the project. Monthly establishment expenses including electric charge for lift, each apartment owner shall pay lighting the common area, pumps, proportionately as fixed by the society.



# শান্তি নিকেতন ডুপ্লেক্স পর্বত-১

পূবাইল, গাজীপুর।



We are happy  
to make you happy...

ঢাকা আন্তর্জাতিক শাহ জালাল বিমান বন্দর থেকে মাত্র ১৫ কি.মি. দূরত্বে, আধুনিক স্থাপত্য  
শৈল্পের যথাযথ প্রয়োগ ও পরিবেশ বান্ধব প্রাকৃতিক পরিবেশে  
নির্মিত হচ্ছে শান্তি নিকেতন ডুপ্লেক্স প্রকল্প।



## Silence of Nature

“প্রকৃতির বিশালতায় প্রবীন এর সতেজতায়  
নবীন প্রফুল্লতায় শিশুদের উচ্ছলতায় আমাদের প্রয়াস”



bddl Properties Ltd. -এর  
নির্মাণ শৈলীর উপর আমার আস্থা

M. J. Monir  
(মাশরাফী বিন মোর্ত্তজা)  
ব্রান্ড অ্যামবাসেডর  
bddl PROPERTIES LTD.

**bddl**

## সানারপাড় সিটি

প্রতিটা ভবন ৯০ ফুট রাস্তা সংলগ্ন  
এবং চতুর্দিকে খোলামেলা।  
স্কুল, প্লে-লট, সুইমিং পুল,  
লাইব্রেরিসহ থাকছে  
আধুনিক সুযোগ সুবিধা...



DND  
Lake Project

ঢাকা মেট্রো  
রেল থেকে  
৭ মিনিটের  
দূরত্ব

bddl  
Sanarpara City



ওয়েবসাইট ভিজিট  
কোডটি স্ক্যান করুন

সানারপাড় বাস স্ট্যান্ড

ঢাকা-চট্টগ্রাম মহাসড়ক