



*We are happy
to make you happy*



bddl Heritage Palace
an exclusive apartment complex of
bk Group



চারিদিকে খোলা, নির্মল বাতাস, মাটির স্পর্শে বাচ্চাদের খেলার জায়গা, মুহূর্মিৎ পুল, জীম,
সুবিশাল কমিউনিটি হলরুম, লাইব্রেরী মহাআধুনিক সমস্ত সুবিধা সমূহের এক অপূর্ব ঐকতান।
আপনার স্বপ্নের এক কমপ্লেক্স।

Project Brief

The residential project bddl Heritage Palace, located at Plot # 151, Modhubazar road , West Dhanmondi , 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 Heritage Palace addresses them all with clean and abundance.

There is a 15 storied building in bddl Heritage Palace and it has arranged specially in relation to the Human Health progress like a Swimming Pool, Play lot, Library, Gymnasium, etc. and a lot more make bddl Heritage Palace the best choice of lifetime.

Common Facilities



Play Ground



library



Wi-fi Zone



Fitness Gym



ladies corner



Kids Zone



Indoor Games
Zone



Swimming Pool



C.C TV



DHANMONDI
ABAHANI
PLAY GROUND

DHANMONDI SAT MOSJID ROAD

SANKAR
PLAZA

EXIM
BANK

STAR
KABAB

Road 9/A

Road 10/A

Dhanmondi Road 9/A

BTI
ORCHARD

HAQUE
MANZIL

ROSSILLA

SUNFLOWER

DYNASTY

Heritage Palace



MATRICHAYA

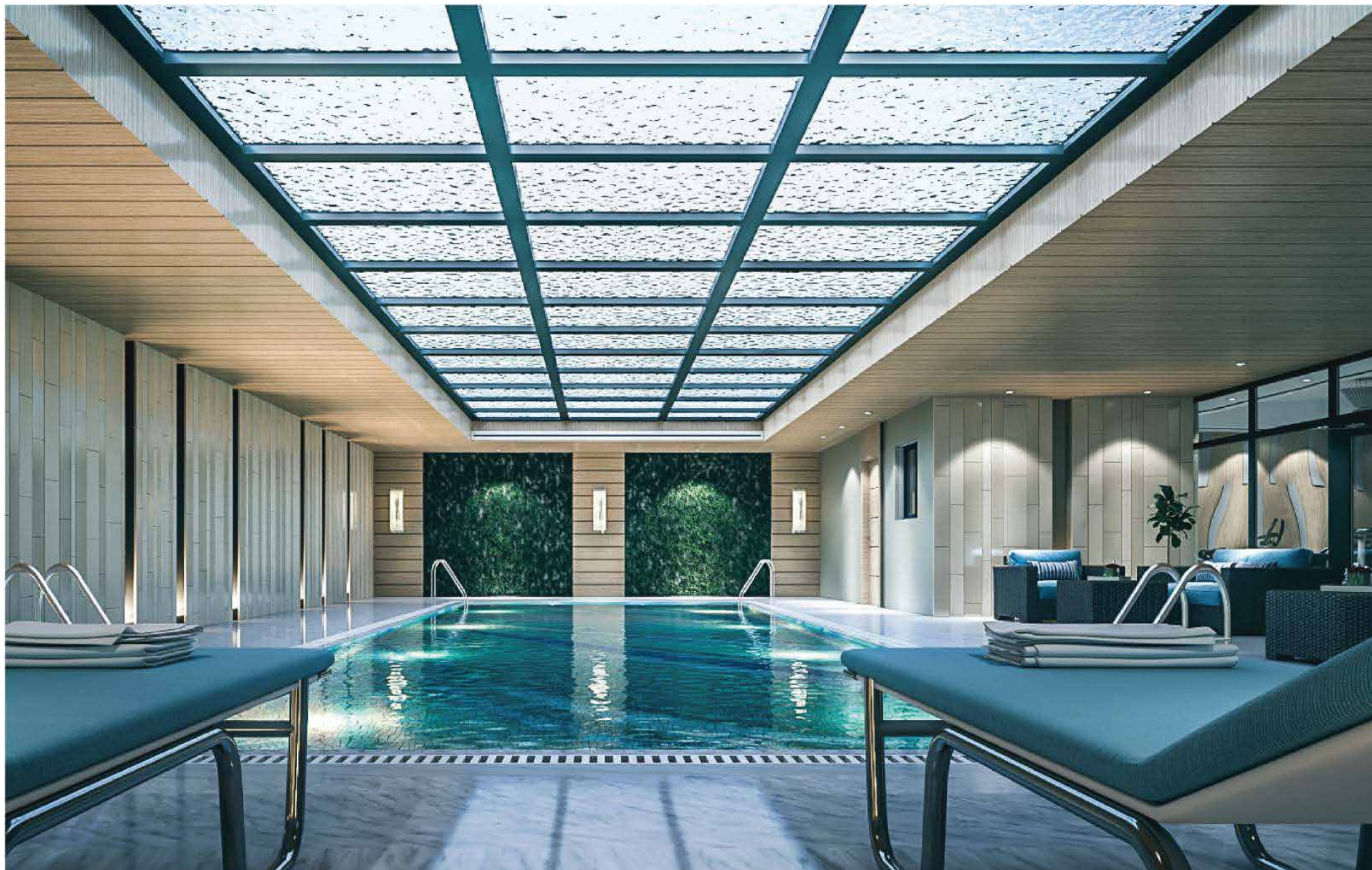
MADHOBILOTA





Ground Floor Plan



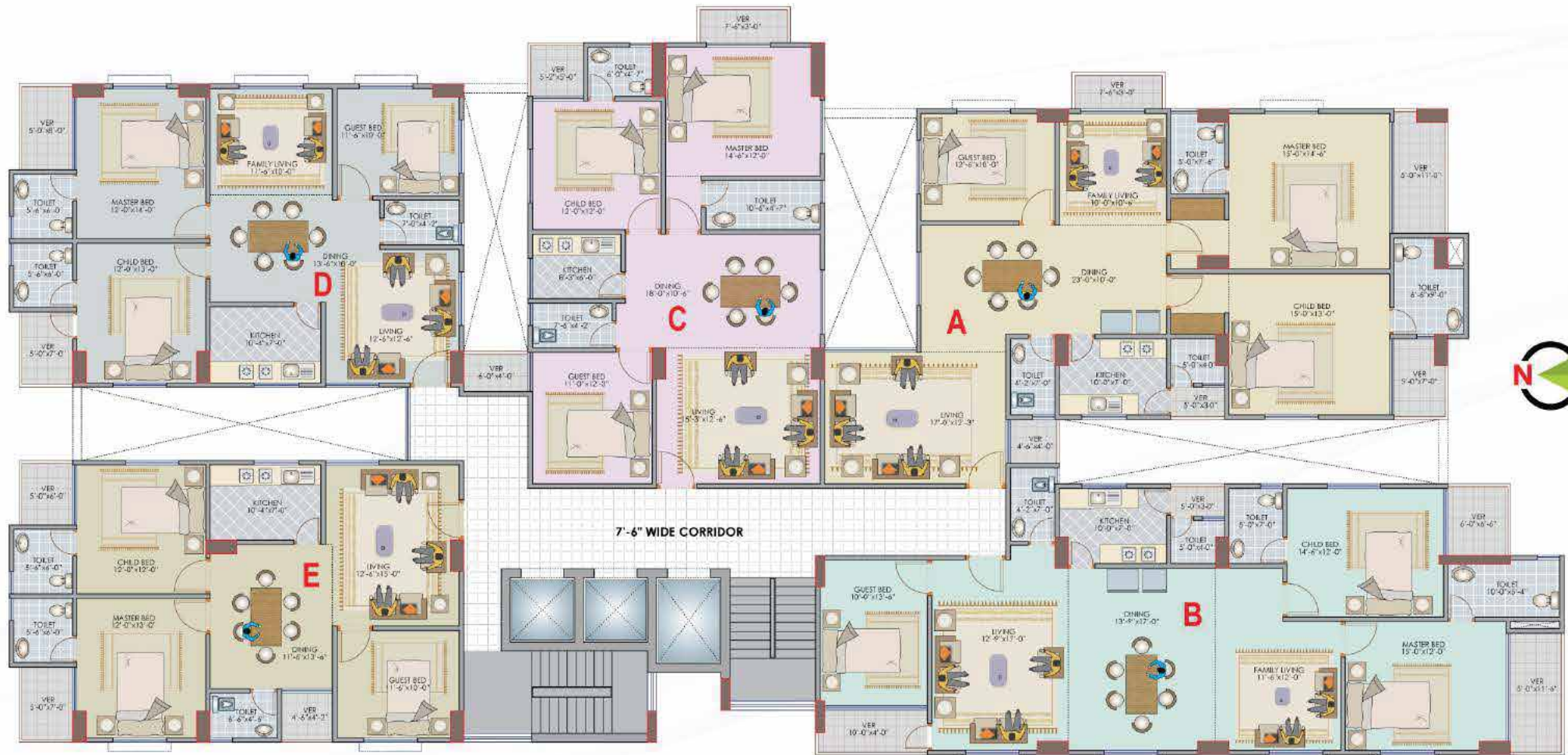


1ST FLOOR PLAN



Type : D = 1570 sft.

Type : E = 1465 sft.

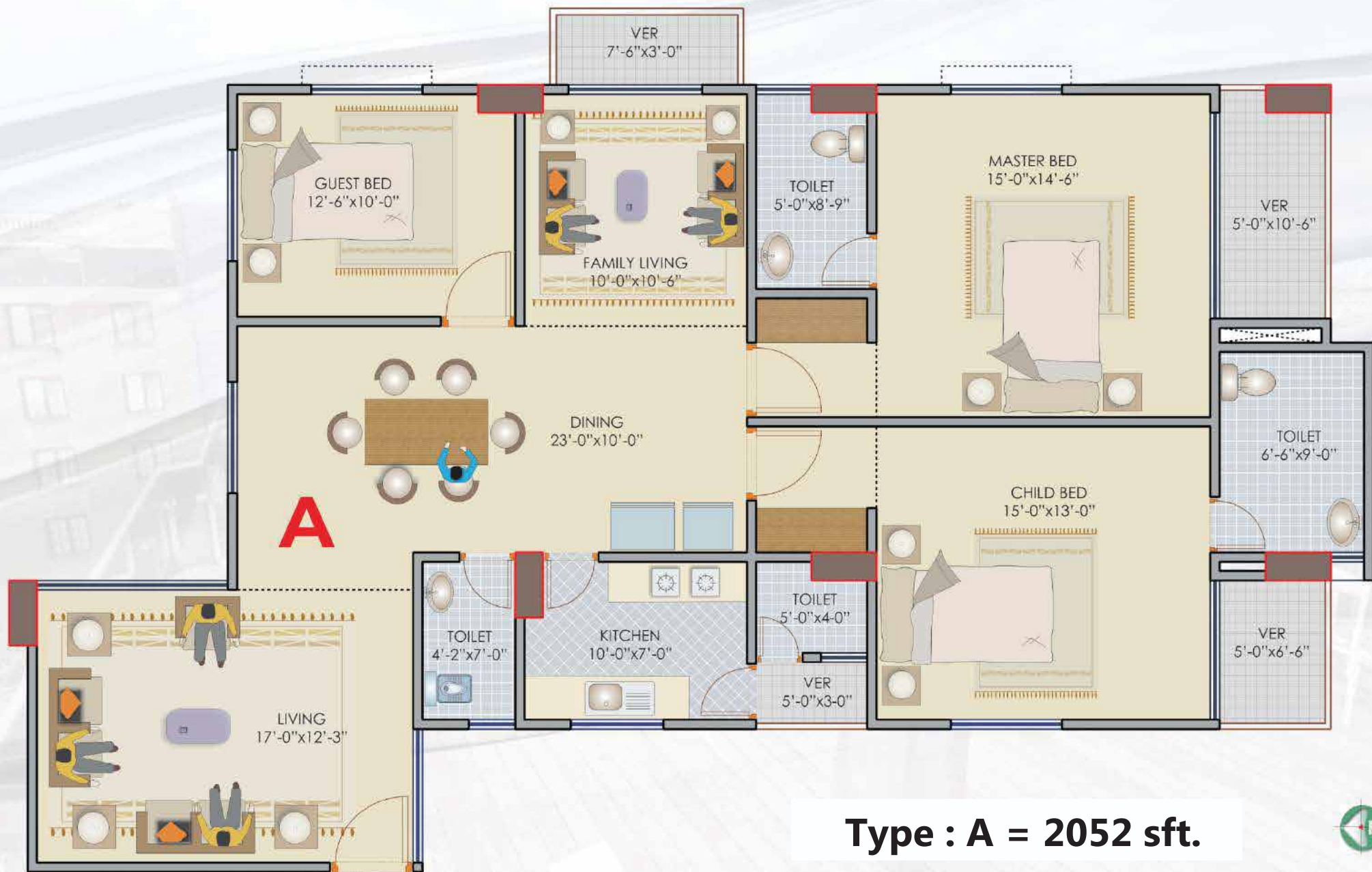


Type : C = 1560 sft.

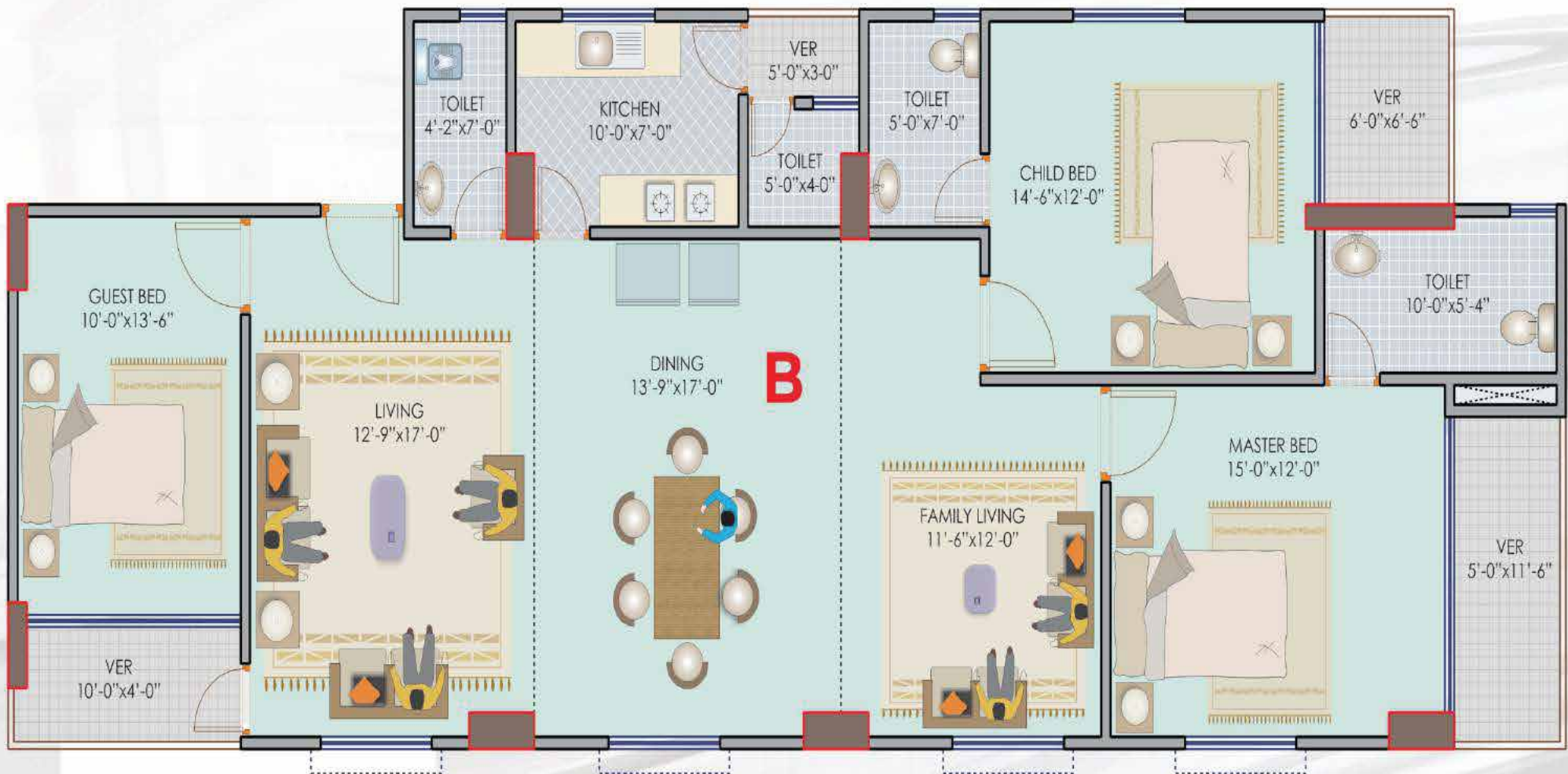
Type : A = 2052 sft. Type : D = 1570 sft.

Type : B = 1983 sft. Type : E = 1465 sft.



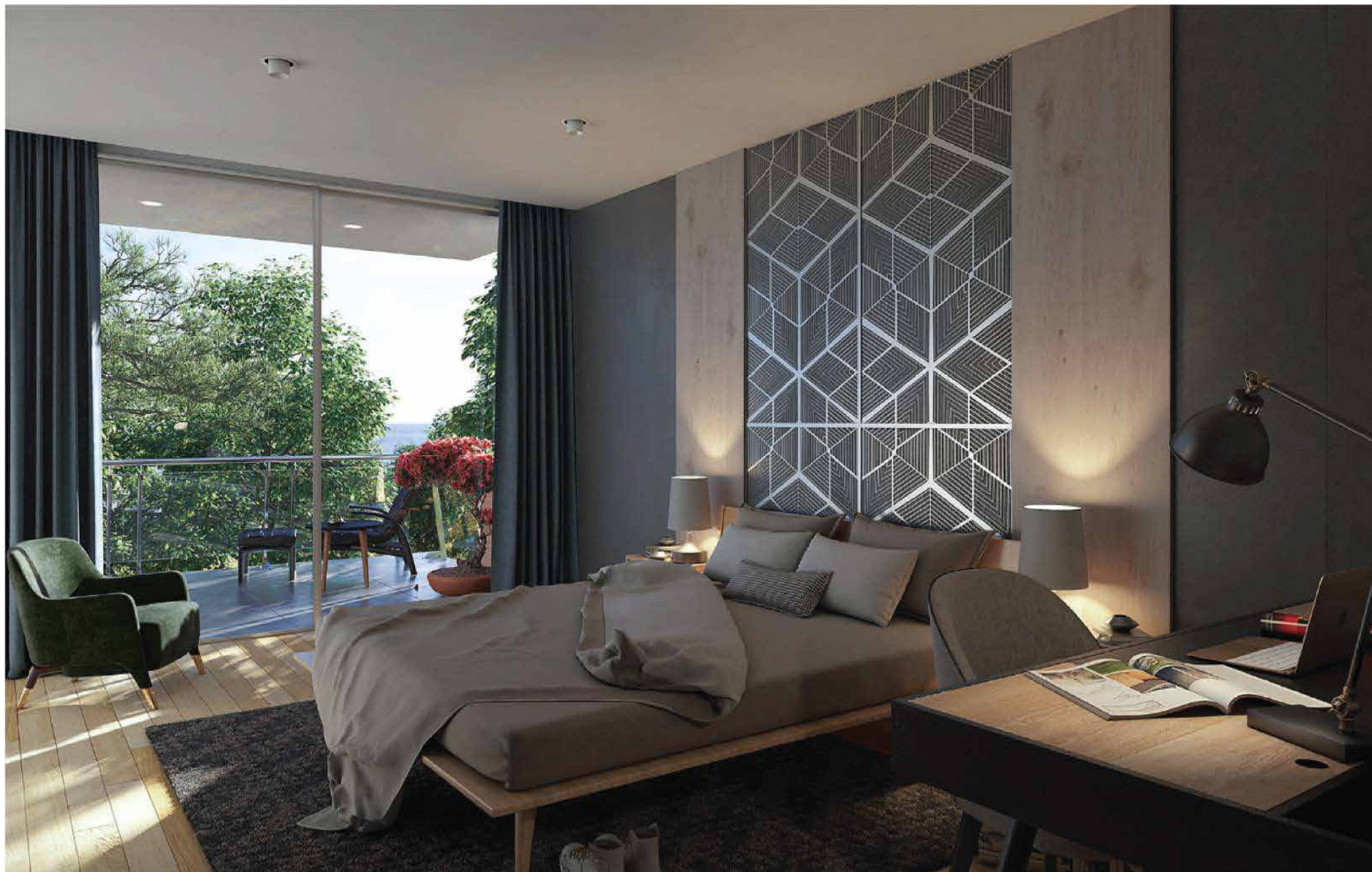


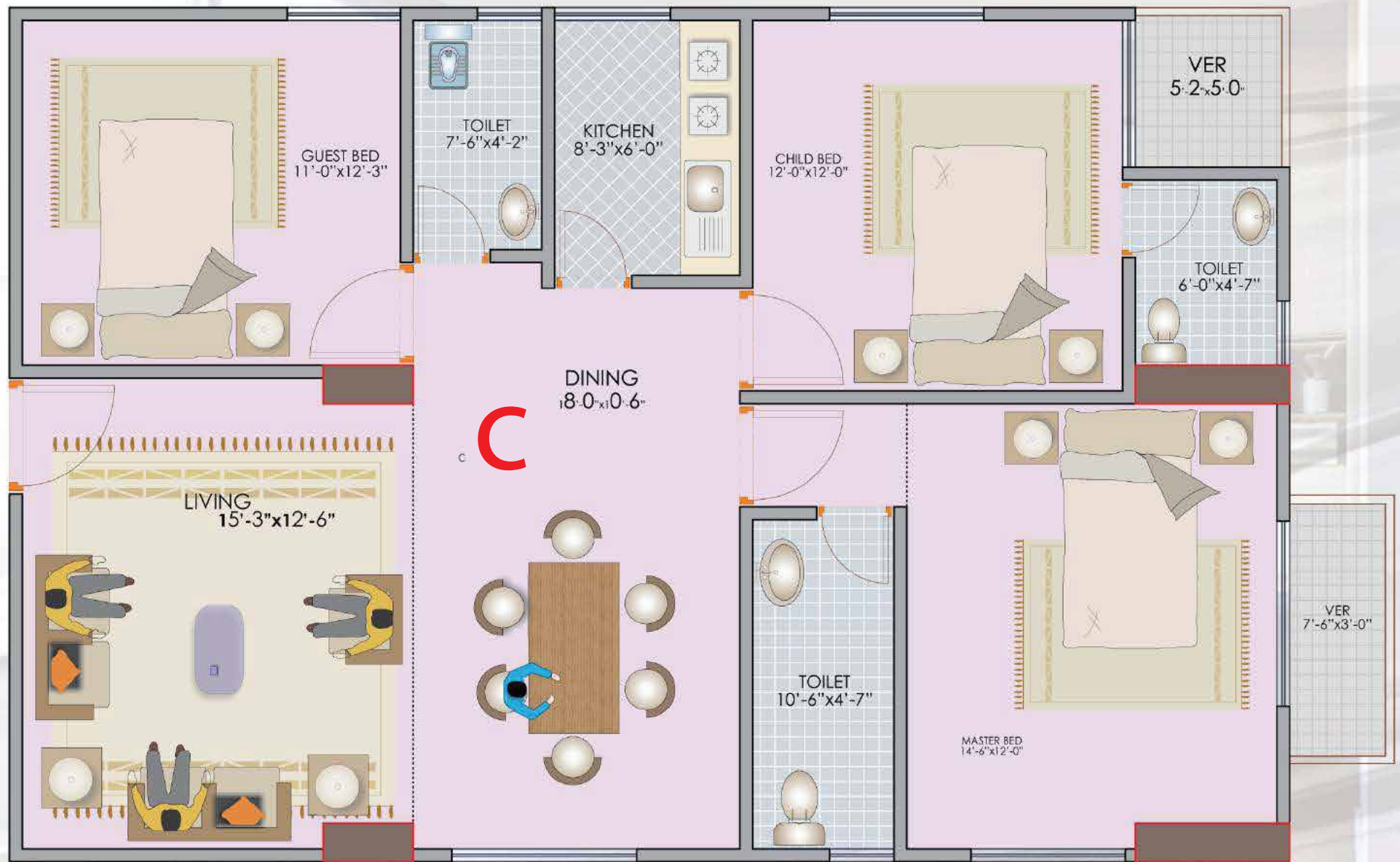
Type : A = 2052 sft.



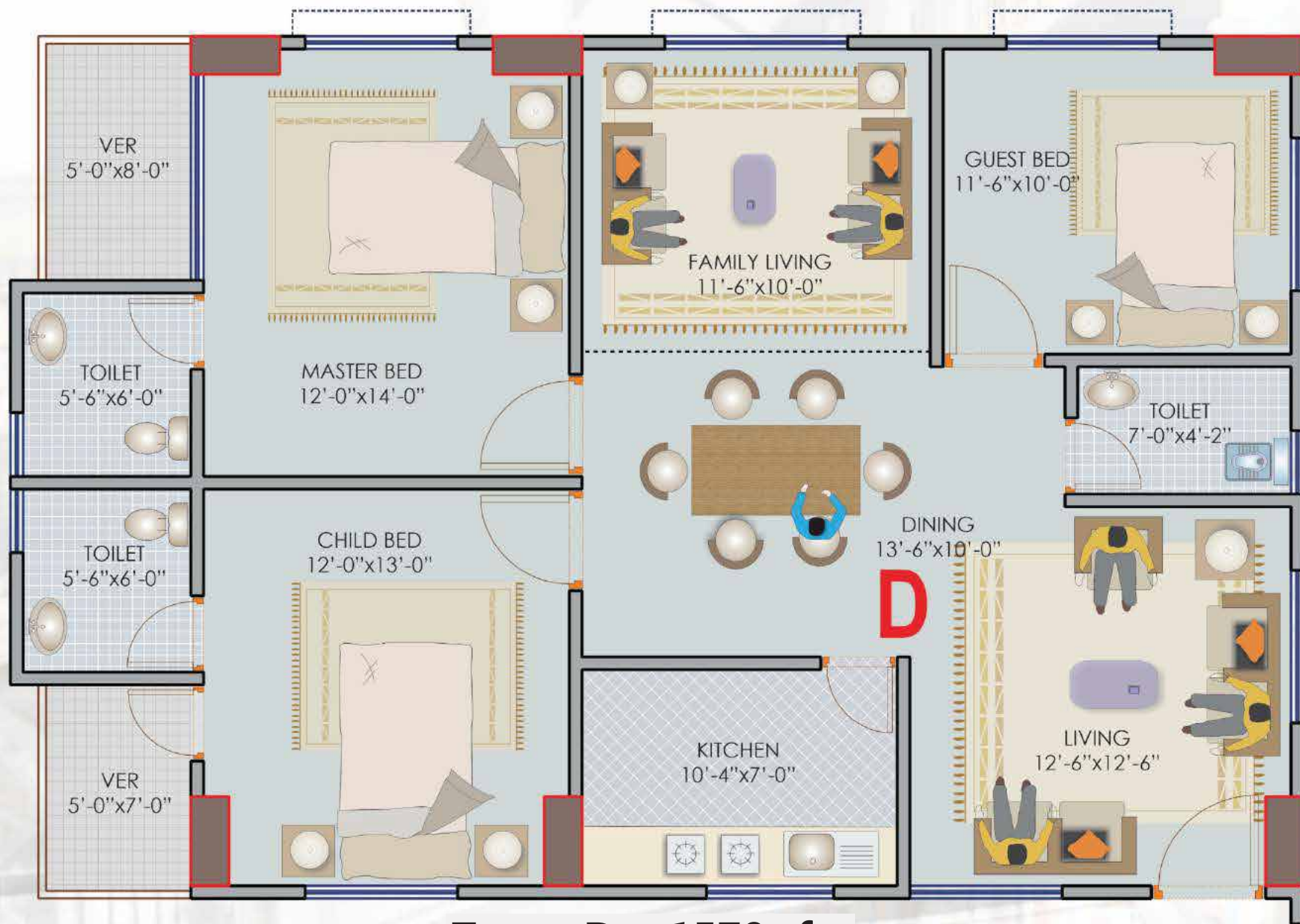
Type : B = 1983 sft.





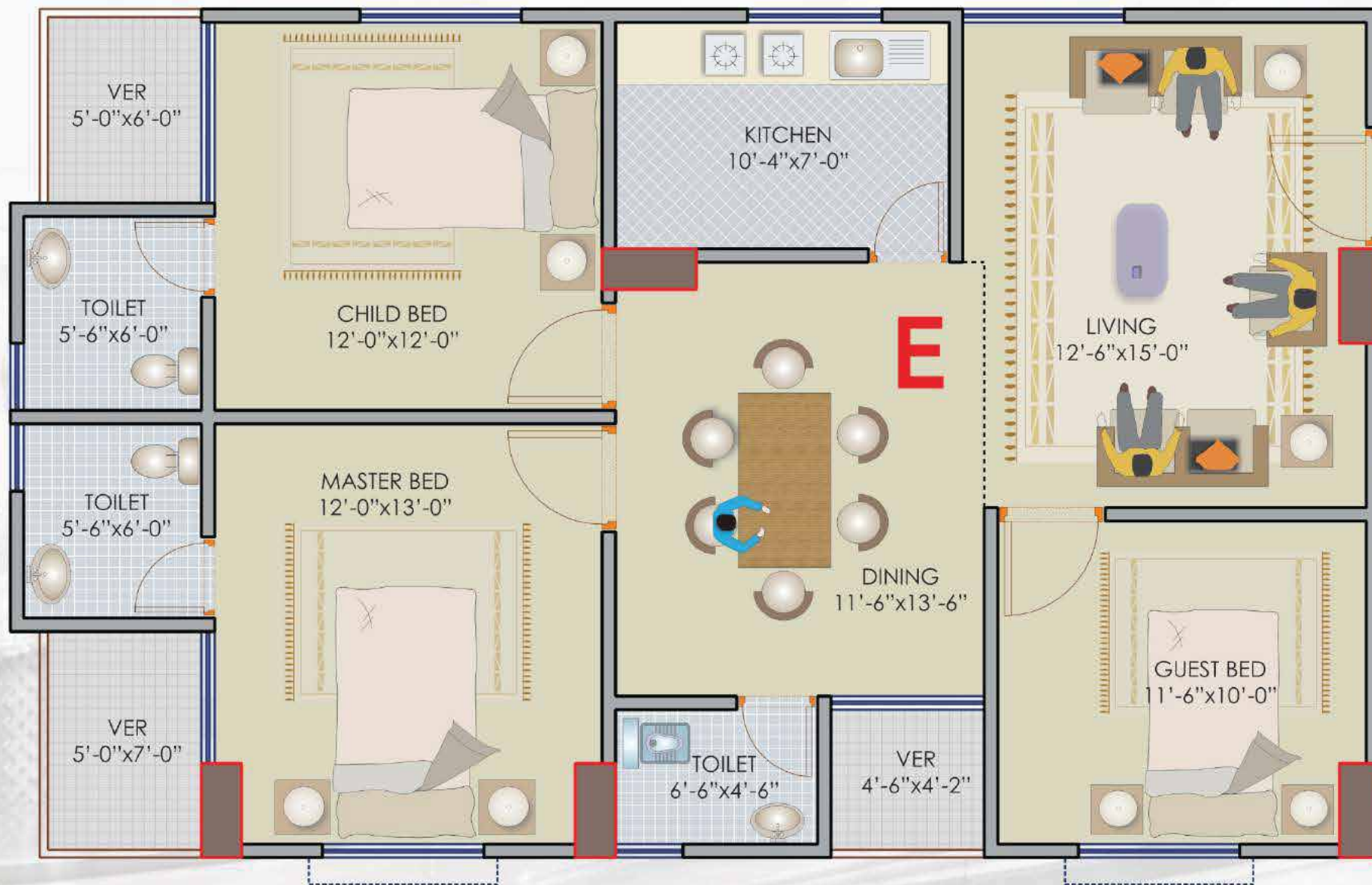


Type : C = 1560 sft.



Type : D = 1570 sft.





Type : E = 1465 sft.



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.
- CC TV

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 (24" X 24") 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 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.





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

Scan to know more



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- 📺 **https://bit.ly/33hZvZw**