

*an exclusive commercial complex*



project at a glance

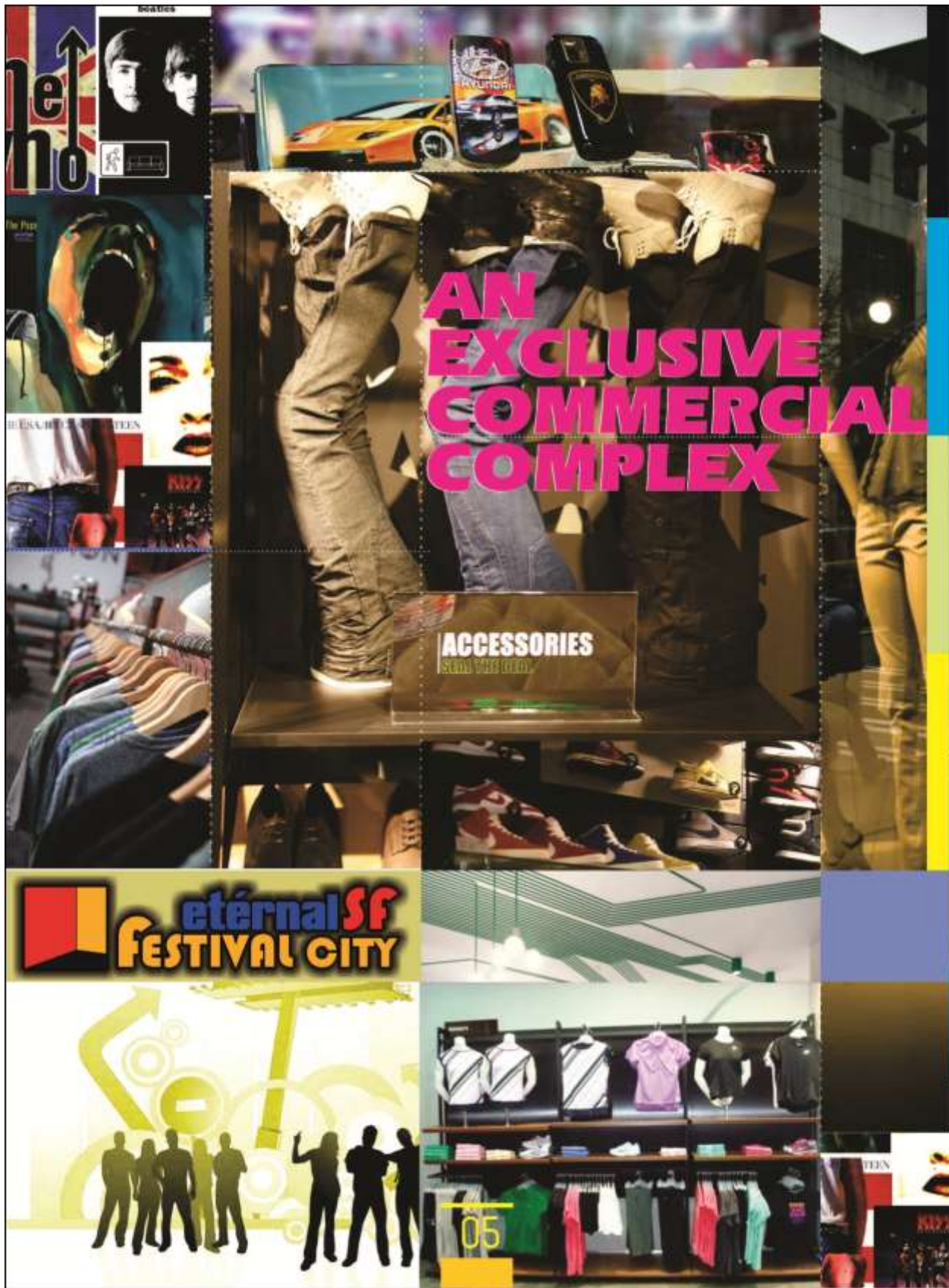


PROJECT NAME	+	Eternal S F Festival City
PROJECT TYPE	+	Commercial Complex
LOCATION	+	Ispahani More, Ialkhan Bazar, Chittagong
AREA	+	16000 sft
SHOP NUMBER	+	86
LIFT	+	One Lift is Dedicated for the commercial complex
STAIR	+	One spacious regular & emergency stair

## location of the project







# AN EXCLUSIVE COMMERCIAL COMPLEX

ACCESSORIES

SWEAT SUITS & COATS

**eternal SF**  
**FESTIVAL CITY**

05

# F L O O R L A Y O U T

- 01. ATM
- 02. Brand Show Room
- 03. Color Lab
- 04. Gift & Card Shop
- 05. Carpet
- 06. Crockery's
- 07. Stationary
- 08. General Store



## ground floor





# first floor



- 01. Computer
- 02. Cassette & CD
- 03. Electronics
- 04. Sports & Game
- 05. Watch
- 06. Optics
- 07. Shoe
- 08. Leather Goods
- 09. Handy Crafts



# second floor



# FLOOR LAYOUT



## third floor



- 01. Food Court
- 02. Restaurant
- 03. Ice Cream Parlor
- 04. Health Club
- 05. Entertainment Zone
- 06. Kids Park
- 07. Gymnasium
- 08. Pool Zone
- 09. Office Space



09





FEATURES  
AMENITIES  
STANDARDS



## FEATURES AMENITIES STANDARDS

- R.C.C. frame Structure building with 5 Partition and exterior walls.
- All walls shall be plastered and painted internally.
- Exterior wall shall be finished as per scheme of the company maintaining good architectural view.
- Floors shall be finished with tiles.
- Standard false ceiling shall be provided only in the Common spaces.
- One Standard shutter shall be provided in all shops.
- All measurement of the Shop Shall be in terms of considering center line of walls.
- Normal fire fighting system like internal floor wise hydrant and portable extinguisher as per scheme of the Company shall be provided.
- Basement for parking and other purposes shall be treated with force ventilation.
- Adequate parking facility shall be provided in underground basement floors.
- Separate electrical sub-station shall be installed for the project.
- Stand-by Generator shall fulfill the requirement of full operation of all lifts, lighting in the common area and 150 watts power in each shop.
- There shall be a lift for ground floor to 3rd floor to enrich the vertical circulation
- There shall be regular stairs and emergency exit.
- Warranty of all the machinery shall be provided from manufacturer's/supplier's end for 12 months from the of commissioning
- All contract and other documents shall be handed over to SF Festival City owner association after the completion of the project and the Eternal Design & Developments Ltd. for the first term from amongst the members of the allottee.
- Standard Electrical fittings, etc. shall be provided.
- There shall be common water meter and common electrical meter for common use. But individual Electrical meter shall also be provided for shops.
- Each floor shall have toilet facilities for gents and ladies floors.
- Underground and over head water tank shall be designed considering maximum consumption and fire fighting reserve water.
- Basement shall not be furnished with air conditioning, tiles floors finishing false ceiling, etc.
- Signboard and Name plate of shops shall be as per standard design of Eternal Design & Developments Ltd for the unique beauty of the floor.
- The allottees are not allowed to display any sign board, banner, placards etc. outside the building.
- All floors area shall have the provision of CCTV.
- All floors parking area shall have the provision of satellite dish connection.
- All floors except office and parking area shall be drawn with intercom facilities.
- Music System in Each floor.
- PA system for car park.



# GENERAL TERMS & CONDITIONS





#### APPLICATION

Interested Applicant shall apply to the company in the prescribed form supplied by the company with pre requisite booking money / down payment & 2 recent color PP size photograph, National ID card, Passport copy (in case of NRB) etc & which shall be duly signed by the applicant. The company has the right to accept or reject any application.

#### PAYMENT & PAYMENT SCHEDULE

All payments shall be made by cross cheque, Bank draft or pay order to "Eternal Design & Development Ltd", against which respective money receipts will be issued by the company. The company will not take responsibility for any cash payment made without proper receipt. Foreigners and non resident Bangladeshis may pay in Foreign Exchange through bank. Conversion into taka will be done at prevailing Bangladesh bank exchange rate.

The allottee shall strictly follow the payment schedule of installment for maintaining work program by the company to handover the booked shop in due time to the allottee.

#### SIGNING OF DEED OF AGREEMENT

After receipt of the application form with booking money & down payment, the company will execute "Deed of Agreement" with the allottee which will be made generally on first come first serve basis.

#### DELAY CHARGE

The buyer must strictly adhere to the installment schedule to ensure timely completion of the construction work. Delay on payments beyond the due date will make the allottee liable to pay a charge 3% per month on the amount of payment delayed.

#### CANCELLATION

In case of the overdue of payment of installment, beyond 60 days, the company reserve the right to cancel the allotment without serving notice to the allottee. In such event the paid by allottee will be refunded after deducting 10% from the deposited amount only after resale of the shop. If the allottee decide to surrender the allotment the same penalty shall apply & the refund process shall also be the same.

#### REFUND

For any reason beyond the control of the company, Acts of God or otherwise the company if compelled the project, the buyer shall be refund with all deposited money. In such situations, the buyer will not be entitled to claim any kind of compensation or interest on the money deposited.

#### DOCUMENTATION & OTHERS CHARGES

The buyer shall bear all costs relation to transfer, Deed / Agreement and any other charges imposed by developer or concerned authority.

#### **UTILITY CONNECTION CHARGES & INCIDENTAL COST**

The utility connection fees, security deposits and other incidental charges are payable for water, sewerage power & electric connections and meters are not included in the price of the Shop. All such payment shall be made by the allottee directly or through the company to the concerned authorities as per proportionate share before taking over the possession of the allotted shop.

#### **SHOP TRANSFER**

Before taking over possession formally by the allottee, the allottee can not transfer the allotted shop to a third party without company's approval & without due formalities thereof.

#### **COMPANY'S RIGHT**

The company may make minor changes in the specifications, design and /or lay out of the Shop / projects, should these become necessary.

#### **COMPLETION TO THE PROJECT**

The completion period of project is 36 month from the date of initiating the work activity of the project & The completion period of the construction of the projects can be affected by unavoidable circumstances beyond the control of the company like natural calamity, political disturbances, strikes, civil commotions, non-availability of materials, changes of govt. policy, abnormal rise of the price of building materials, non -payment of installments on time by the buyers and any other force majeure and in such case handover schedule may be changed which shall be acceptable to the allottee.

#### **HAND OVER**

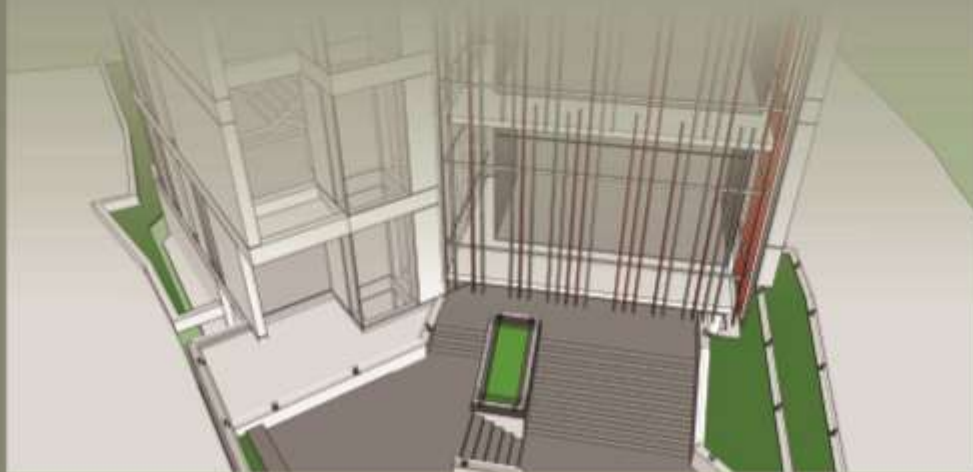
The possession of each shop shall be duly handed over to the allottee on completion and on full payment of installments and other charges and dues, prior to this, the possession of the Shop will remain with the company.

#### **OWNER'S ASSOCIATIONS**

The buyer must become a member of the owner's associations which will be formed by the buyers of Shop. All common facilities will be managed by their associations and the member's will abide by the rules framed by the associations in their common interest. Each allottee shall pay Tk.50, 000/- as membership subscription of the said shop owners association to the company before taking possession of the respective allotted shop. Besides, Respective allottee must pay a monthly fee / deposit to the associations fund as decided by the associations.



- Until payment is made and possession obtained, the buyer shall not any extra /modification work within the complex on their own.
- Until payment is made and possession obtained, the buyer shall not mortgage the property with banks/ financial institution.
- All rendering contained in this brochure are artist's impressive only.
- All areas are approximate.
- The developer reserves the right to modify at any time any part or parts or may be shift the location of common services / facility of the project which may be deemed necessary for the greater interests of the project.





# ETERNAL S.F. FESTIVAL CITY AN EXCLUSIVE COMMERCIAL COMPLEX

**eternal**  
DESIGN & DEVELOPMENTS LTD

Reshad Mansori (1<sup>st</sup> & 2<sup>nd</sup> floor),  
1293, DR. Nazam Road,  
Gool Pakar, Chittagong

☎ +880-31-2552235, 2552438, 2552443  
☎ 01713485742, 01713485743, 01713485744, 01713485745,  
01713485746, 01713485747, 01713485748, 01713485749, 01713485751

www.eternal-bd.com | sales@eternal-bd.com  
ISO 9001:2008 CERTIFIED  
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