

eternal  
**SAFARI SUNSET**  
at Urdhu Goli



# eternal SAFARI SUNSET

at Urdu Goli,

This beautiful building is located between Kapasgola & Chawkbazar More. If you like to live in a calm, quite and prestigious place, eternal Safari Sunset will be your perfect choice.

The architectural design of this project is excellent. Like other eternal projects, best utilization of space and cross ventilation is highly considered here. And you know, structural design and quality control are the things, on which eternal like to take pride. The combination of all those things make it an unique project. We wish your living in eternal Safari Sunset will be peaceful.

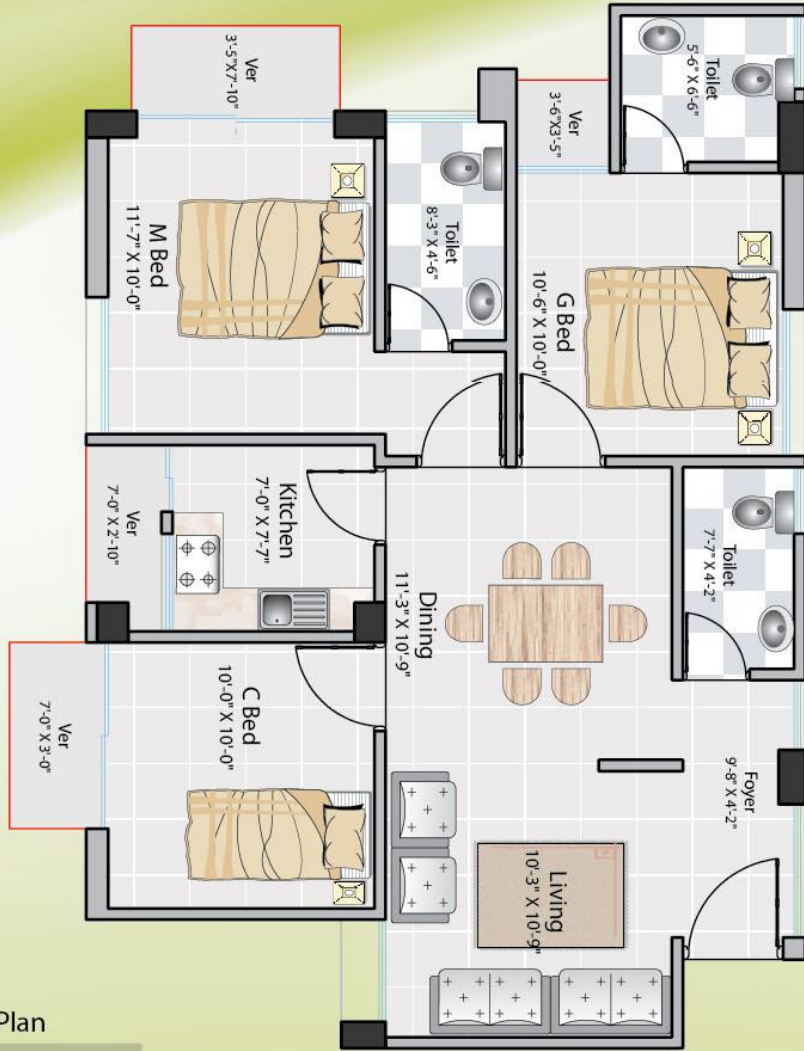
## Project at a glance

Project Type	Residential
Location	at Chawkbazar, Urdu Goli
Apartment Size	1058, 1071, 1203 sft
Number of Apartments	24 Nos
Number of Car Parking	09 Nos
Project Duration	30 Months

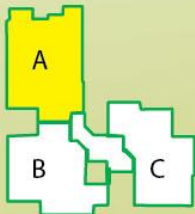


# TYPICAL FLOOR PLAN

Type A = 1203sft



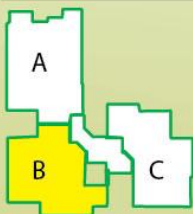
Key Plan



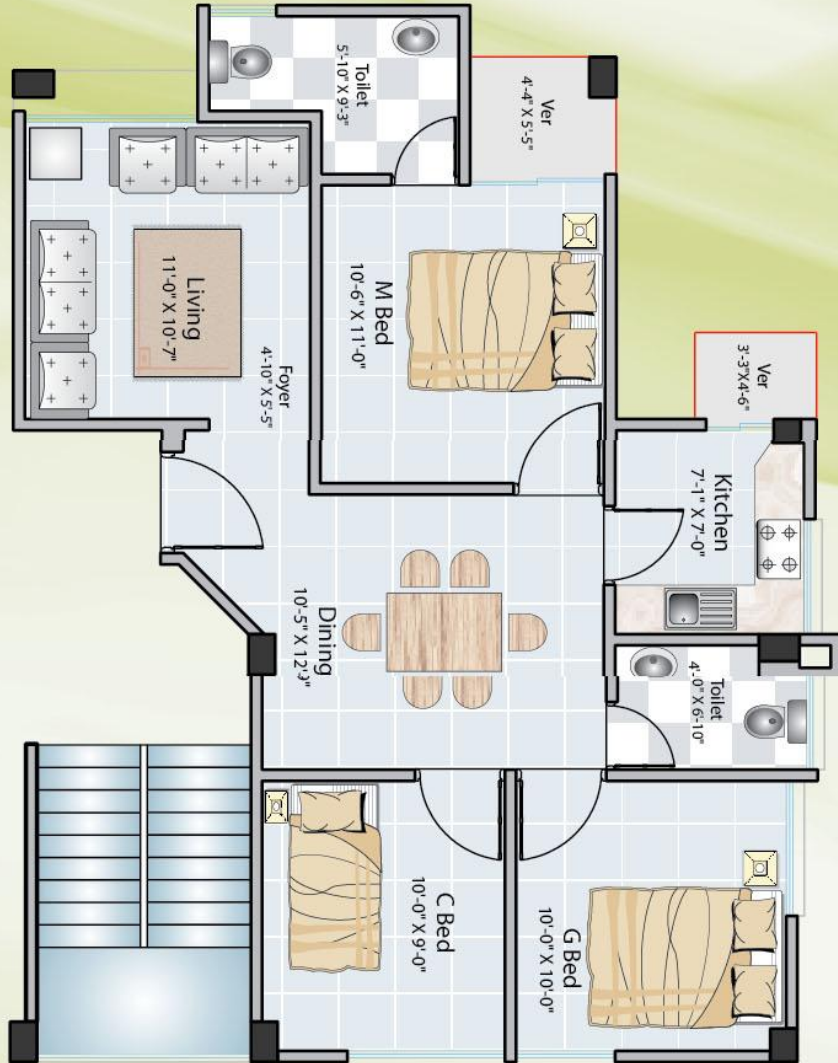
# Type B = 1071sft



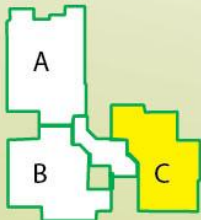
## Key Plan



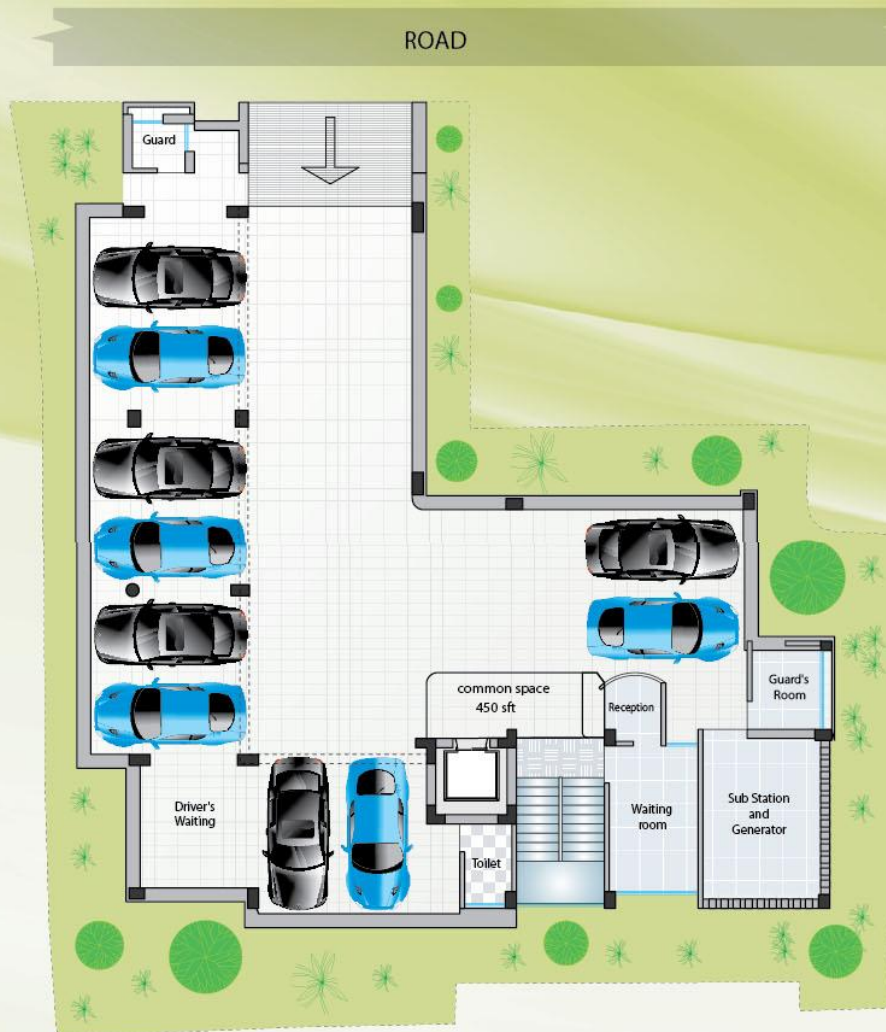
Type C = 1058sft



Key Plan



## Ground Floor



## ■ Features And Amenities

### General Amenities

- Spacious entrance and driveway with security arrangement for control of incoming and outgoing persons, vehicles, goods
- Stair case with easy to climb steps and adequate lighting and protective parapet wall on roof top
- Well designed reception desk and driver's facilities
- PABX connection to each apartment and common utility area
- Water reservoir with adequate capacity and roof top community hall
- Fully automated high speed lift and stand by generator

### Bathroom

Local sanitary wares in all bathrooms

Mirrors and basin in bathrooms with overhead lamps

PVC door in all bathrooms

### Kitchen

Concrete shelf at 2.5 feet height from floor level

One stainless steel kitchen sink

Provision for double burner gas outlet

Exhaust fan located at suitable position

### Floors and Walls

Homogenous Tiles (12" X 12") in all rooms (RAK/Fu wang/CBC/other equivalent local brands)

Ceremic tiles in all bathrooms Floor-12"X12" & Wall-8"X12" (RAK/Fu wang/CBC/other equivalent local brands)

All interior walls are also plastered 5" brick/block work

### Doors and windows

Solid main door with door chain, check viewer, apartment number, door handles with security lock

Sliding aluminium windows with safety measure

Internal doors of flush door shutters

### Painting and Polishing

Weather coat on outside plaster surface

Smooth finished and soft colored plastic paint in all Internal walls and ceilings

French polished doorframes and shutters

### Electrical

Good quality switches, circuit breakers, plug points and fittings

Electrical distribution box with main switch

Concealed electrical wiring

Independent electric meter in each apartment

All power outlets with earthing connection

Concealed fan hook

Light point in verandas

Concealed intercom and telephone lines, provision for TV and satellite dish antenna system

# General Terms And Conditions

## Application Procedure and Allotment

Allotment shall be made on a 'first -come-first serve basis' upon receipt of the application and booking deposit. The company reserves the right to accept or reject any application without assigning any reason thereto. All payments shall be made by bank draft, pay order or cross cheque in favour of the company.

## Signing of Deed

After receiving 25% booking deposit Deed of Agreement will be signed.

## Delay Charge

In case of genuine ground of delay of installment by the allottee beyond the due date, the allottee shall be liable to pay delay charge of 3% on the amount due per 30 days.

## Cost of Registration/ Transfer Fee

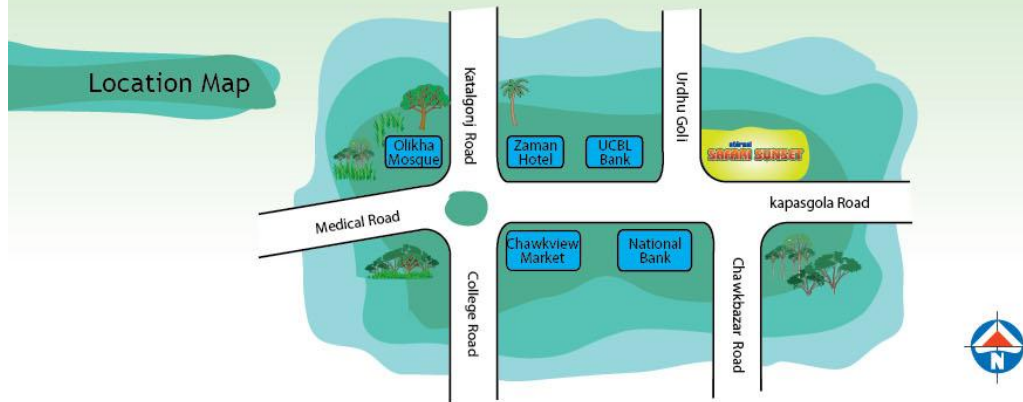
All VAT, Tax, Cost of stamp, Cost of Registration of sale deed of proportionate undivided, undemarked share of land and apartment as per value and all other incidental charges in terms of the value of the apartment and proportionate land shall be paid by the allottee as per government rate at the time of execution of the sale deed or before as and when required. Registration and related formalities may be made by the allottee directly or through the company on due payment in advance by the allottee to the company.

## Utility Connection Charges and Incidental Costs

The utility connection fees, security deposit, other incidental charges and cost payable for water supply and sewerage connection, gas and electric connection and meters are not included in the price of the apartment. All such payment shall be made by allottee directly or through the company to the concerned authorities and if any expenditure in these respect is incurred by the company in advance, the same shall be reimbursed by the allottee.

## Cancellation of Allotment and Refund

In case any applicant, after being issued with the allotment letter of apartment, fails to sign the deed of agreement within the specified time or within any extended time that the company may allow or fails to make the required payment of installment in due time, then the Company shall have the right to cancel the allotment issued in favour of the allottee refunding the booking money after a deduction 50% of booking deposit and the same can be allotted to a third party. In case after execution of the deed of agreement, the allottee fails to make payment of installments in due time the same rules of the company can be applied to cancel the allotment and the same can be allotted to a third party.



**eternal**  
DESIGN & DEVELOPMENTS LTD

Rashid Mansion (2nd floor), 1299, O. R. Nizam Road, Goal Pahar, Chittagong  
Phone : 031-2552235, 2552438, 01713 485747, 01713 485748, 01713 485749, 01713 485750  
e-mail : [info@eternal-bd.com](mailto:info@eternal-bd.com), web : [www.eternal-bd.com](http://www.eternal-bd.com)

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