

eternal
KHAN **WOOD
STORK**

at Colonel Hut, CDA R/A

eternal
Khan

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Project at a glance

Project Type	Residential
Location	at Colonel Hut, CDA R/A
Apartment Size	1254 sft
Number of Apartments	18 Nos
Number of Car Parking	11 Nos
Project Duration	36 Months



Location Map

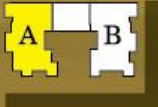


Floor Plan

Type **A** 1254 sft



Key Plan

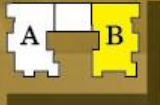


Type **B** 1254 sft

Floor Plan



Key Plan





Parking Plan



<----- Road ----->



Features & Amenities

General Amenities

Lofty spacious entrance, exit & driveway with security provision of incoming & outgoing persons, vehicles & goods.

Stair case with easy to climb steps adequate lighting

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

Roof top community hall.

Fully automated high speed lift 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).

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

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

Doors and windows

Entrance door: Single swing decorative wooden door finished with cheek viewer, apartment number & one secured door lock.

Internal doors of flush door shutters.

Sliding aluminium windows with safety measure.

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.

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.





General Terms & 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,

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 3% of total flat value 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.





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