

FREQUENTLY ASKED QUESTIONS
SOUTHWINDS

1. **Name of the Project:**
“SOUTHWINDS”

2. **Location:**
132 Ghoshal Para Road, Manikpur, Kolkata 700148 (South 24Pgns)
(On Southern Bypass)

3. **Promoter & Credential (With Office Address):**
(Primarc Projects, Srijan Realty Pvt. Ltd & Riya in Joint Venture)
“Southwinds Project LLP”
6A, Elgin Road, 2nd Floor, Kolkata – 700020

Credential:

- ✓ *Sherwood Estate* at Narendrapur;
- ✓ *P S Srijan Sonargaon* near Garia;
- ✓ *Palazzo* on Panditiya Road;
- ✓ *PS Srijan Ozone* on EM Bypass;
- ✓ *Greenfield City* near Behala Chowrasta;
- ✓ *Srijan Midlands* on Jessore Road;
- ✓ *Galaxy Mall*, Asansol
- ✓ *Wood Square Mall*, Near Garia;
- ✓ *Parvati Residency*;
- ✓ *Junction Mall* at Durgapur;
- ✓ *Parvati Garden* at Birati;
- ✓ *Astitva* at Phoolbagan

4. **Architect & Credential:**
Agarwal & Agarwal -Mr. J.P. Agarwal
Address- Architect Agarwal & Agarwal
'Worship House'
2/5 Sevak Baidya Street
Kolkata-700 029
West Bengal

Credential:

- ✓ *Sherwood Estate*, Narendrapur
- ✓ *Srijan Midlands*, Jessore Road
- ✓ *Diamond City South (West)*, Behala
- ✓ *PS Srijan Sonargaon*, Sonarpur
- ✓ *Space Town*, VIP Road

5. **SBP%:**
20% (-)

6. **Total Land Area:**
630 Cottahs

7. **Ground Coverage:**

35% (approx)

8. **No. of Towers:**

- ✓ Phase-I (Blocks: 1, 2, 3, 4, 5)
- ✓ Phase-II (Blocks: 5, 6, 7, 8, 9, 10)

9. **No of Floors:**

- ✓ Phase-I: G+11
- ✓ Phase-II: G+15

10. **No of Flats:**

- ✓ Phase-I: 608 Flats
- ✓ Phase-II: 673 Flats

11. **Flat Sizes:**

- ✓ 2 BHK Flat (sqft):
851,853, 863, 881, 891, 963, 970, 972 & 976 (Phase-1)
882, 888, 918, 922, 928, 929, 931, 932, 940, 941, 1015, 1016, 1138, 1225, 1226 (Phase-2)
- ✓ 2 BHK Terrace Flat (sqft):
1214, 1216, 1357, 1457 (Phase-2)
- ✓ 3 BHK Flat (sqft):
1167, 1284, 1285 & 1295 (Phase-1)
1071, 1099, 1115, 1124, 1131, 1150, 1162, 1210, 1220, 1234, 1238, 1254, 1264, 1265, 1281, 1282, 1289, 1315, 1325, 1340, 1351, 1363 (Phase-2)
- ✓ 3 BHK Terrace Flat (sqft):
1337, 1383, 1384, 1397 (Phase-2)

12. **Car Parking Details:**

<u>PARKING TYPE</u>	<u>PHASE-1</u>	<u>PHASE-2</u>
Cover Independent	350000/-	
Cover Dependent	250000/-	
Basement Independent	300000/-	NA
Basement Dependent	250000/-	NA
Open Independent	250000/-	
Open Dependent	200000/-	

13. **Process of Booking:**

<u>PHASE-1 PAYMENT PLAN</u>	
On Booking	1Lac + S.Tax
On Allotment (Less Application Money)	20% + S.Tax
On Completion Of Piling	10% + S.Tax
On Completion Of Ground Floor Casting	10% + S.Tax
On Completion Of 1st Floor Casting	10% + S.Tax
On Completion Of 3rd Floor Casting	5% + S.Tax
On Completion Of 5th Floor Casting	5% + S.Tax
On Completion Of 7th Floor Casting	5% + S.Tax
On Completion Of 9th Floor Casting	5% + S.Tax
On Completion Of 11th Floor Casting	5% + S.Tax
On Completion Of Brick Work Of The Unit	10% + S.Tax
On Completion Of Internal Plastering Of The Unit	5% + S.Tax
On Completion Of Unit	5% + S.Tax

<u>PHASE-2 PAYMENT PLAN</u>	
On APPLICATION	2 Lac + S.Tax
On ALLOTMENT	20% + S.Tax
On Completion of PILING	10 % + S.Tax
On Completion of GROUND FLOOR CASTING	10% + S.Tax
On Completion of 3 RD FLOOR CASTING	10% + S.Tax
On Completion of 6 th FLOOR CASTING	7.5% + S.Tax
On Completion of 9 th FLOOR CASTING	7.5% + S.Tax
On Completion of 12 th FLOOR CASTING	7.5% + S.Tax
On Completion of 15 TH FLOOR CASTING	7.5% + S.Tax
On Completion of INTERNAL BRICKWORK& PLASTERING OF THE UNIT	7.5% + S.Tax
On Completion of the UNIT	7.5% + S.Tax
On Possession of UNIT	5% + S.Tax

Cheque will be in the name of: **Southwinds Project LLP**

14. Extra Charges & Deposits:

<u>Sl. No.</u>	<u>EXTRA CHARGES</u>
1	Club Membership: 50/- per sq.ft. on Saleable Area
2	Generator Charges: 40/- per sq.ft. on Saleable Area
3	Transformer & Electricity Expenses: 60/- per sq.ft. on Saleable Area
4	Reticulated Gas Bank Pipeline Expenses: 20/- per sq.ft. on Saleable area
5	Legal Charges: Rs.10000/- (50% payable at allotment & 50% at possession)
6	Formation of Association: Rs.2500/- (at the time of possession)

Deposits:

- ✓ Advance Maintenance Deposit – Rs.2.5/- per sqft per month for 3 years
(18 months Adjust & 18 months Deposit) Or On actual which will be decided at the time of possession
- ✓ Electricity deposits – As applicable by WBSEB

Payment Terms of Extra Charges:

<u>% of Payment</u>	<u>PHASE-1</u>	<u>PHASE-2</u>
25%	On Allotment	On Allotment
25%	On completion of 1 st floor casting	On completion of 3 rd floor casting
25%	On completion of 11 th floor casting	On completion of 12 th floor casting
25%	On Possession	On Possession

15. Starting Time:

- ✓ Phase-1: March 2013
- ✓ Phase-2: October 2016

16. Completion Time:

- ✓ Phase-1: June 2017 Onwards + 6 months grace period (Block Wise)
- ✓ Phase-2: September 2020 Onwards + 6 months of grace period (Block Wise)

17. Bank Approval:

- ✓ Phase-1 Approved by:
SBI, HDFC, Axis, ICICI, PNB, IDBI, LIC Housing Finance, India Bulls and Syndicate Bank;
- ✓ Phase-2 Approved by:
Under Process with all premium banks

18. **Down Payment Discount:**

Depends on the amount is paid

19. **Registration Charges:**

Up to 30Lac registration charge is 7.1%. If the value is more than 30 Lac then registration charge is 8.1%

20. **Servant Quarter, If any:**

Not applicable

21. **Facilities & Amenities:**

- AC Community Hall
- AC Gym
- AC Indoor Games room
- Swimming Pool
- Baby Pool and Jacuzzi
- AC Shuttle Bus Service
- AC Home Theatre
- Library
- Indoor Toddlers Zone
- Outdoor Children's Play Area
- Landscaped Garden with Adda Zone
- Multipurpose court – Basketball, Badminton & Mini Cricket
- Space for Puja
- Visitors car Parking
- DG set for power backup for all common amenities and areas
- 24hrs filtered water supply
- Provision for Convenience store for daily necessities like groce
- Cafeteria
- Medical Outlet
- ATM
- Laundry
- Facility Management office with storage space
- Association office
- Guest House
- Servants & Drivers toilets
- Yoga & Meditation Room
- Card Room
- Rain Water Harvesting
- Water treatment and sewage Treatment facility
- Walking track near water body
- Water Body
- Intercom System

22. Specifications:

Structure		Pile Foundation for Durability and Stability
		Earthquake Resistant RCC Superstructure
Wall finish	Internal Walls	Finished with pop
	External Walls	Weather shield paint and/or Textured Coating Finish as per Design of the Architect
Flooring	Living / Dining/ All Bedrooms	Vitrified Tiles
Kitchen	Flooring	Anti- Skid Ceramic Tiles
	Wall finishes	Ceramic tiles-Dado up to 2 feet above working platform
		Granite counter with stainless steel sink
Toilets	Flooring	Anti Skid Ceramic Tiles
	Wall Fittings	Ceramic tiles - dado - up to 7 feet
		C.P. fittings and sanitary fittings of a reputed make
Windows		Powder coated/anodized aluminum/UPVC window with glazing.
Doors	Main doors	Decorative main door of reputed make with night latch and magic eye
	All internal doors	Seasoned hard wood frames with flush core moulded shutters
Electrical		Concealed copper wiring with semi modular switches
		Provision for split A/C Points in all Bedrooms
		Telephone Point in Living Room
		Cable TV point in Living room and one Bedroom
		Washing Machine Point
		Sufficient Electrical Points
		Geyser Point in Bathrooms
		Exhaust Fan Point in Bathroom & Kitchen
DG Backup		DG Backup of for 2 B/R .75 KVA, 3 B/R 1 KVA at Extra cost
Elevators		Two Automatic Passenger Lifts in Each Tower