

LIST OF QUERIES:

Name of the project?

Southwinds

Land is freehold / leasehold?

Freehold

What was the land prior to this project?

Land

Who was the owner of the plot?

Southwinds Project LLP

What is the starting time of project?

Phase-I: - March'2013

Phase-II:- November' 2016

What is the completion?

Phase-I: - June 2017 onwards+6 Month Grace period.

Phase-II: - Nov 2020 onwards+6 Month Grace period.

Who is the Promoter / Developer?

Srijan Realty Pvt. Ltd, Primarc Projects & Riya Projects

Address: 6A, Elgin Road, 2nd floor Kolkata - 700020

What are there past projects?

Sherwood Estate at Narendrapur; Srijan Heritage Enclave at Rajarhat; Trinity Plaza on Park Circus – Science City Bypass Connector; Parkside Residency at Moulali, Heritage Srijan Towers at Maniktala; Heritage Srijan Park at Darga Road, Srijan Heritage Heights at S.P. Mukherjee Road; Srijan Pearl at Burdwan; PS SrijanSonargaon near Garia; Palazzo at PanditiyaRoad; Jubilee Park at Tollygung; Srijan Midlands on Jessore road; Commercial Malls- Galaxy at Asansol; Wood square at Narendrapur; Office space- Tech Park1 & Tech Park2 at sec-v;

PATRVATI RESIDENCY, PARVATI VIHAR, JUNCTION MALL, PGE PLAZA ETCParvati Garden at Birati, Astitva at Phoolbagan;

What is the office address of the Promoter?

9, Elgin Road, 3rd floor Kolkata – 700020

Is the Project registered under P. Act req?

Yes

Who is the architect?

Mr. J.P.Agarwal (Agarwal & Agarwal)

What is the office address of the Architect?

Agarwal & Agarwal
96 Beltalla Road Kolkata 200026

What are his past projects

Sherwood Estate at Narendrapur, Srijan Midlands at Jessore Road, Diamond City West at Behala, PS Srijan Sonargaon at Sonarpur Station Road, Sapace Town on VIP Road near Haldiram, Club Townon VIP Road near Haldiram etc

Who is the structural designer?

Mr. Manoj Kanti Mazumdar (Adroit Consultant)

Who is the Solicitor?

Victor and Moses [Mr. DN Mitra]

Where is the office of the Solicitor?

6,B B D Bag
Old Post Office Street, Kolkata, 700001

LOCATION:

Address of the project:

132 Ghoshal Para Road, Manikpur, Kolkata 700148 (South 24Pgns)
(on upcoming Southern Bypass)

Nearby landmark:

Harinavi Crossing, Lions Vidya Mandir School

Connectivity to different parts:

Howrah Station – 60mins

Sealdha Station – 45mins

Airport – 60mins

Nearby Hospitals:

Sonarpur Gramin Hospital, RK Mission Hospital, Hindustan Health Point, Peerless Hospital, Appolo Centre for Women & Child, Ruby, Desun, Fortis Etc

Nearby Police Station:

Sonarpur Police Station

Nearby Shopping Malls:

Wood Square, Metropolis Mall, South City, Acropolis Mall

Nearby Multiplexes:

Fame – South City
Inox–Metropolis Mall
Cinapolis - Acropolis Mall

Nearby Schools / Colleges:

Lions Vidya Mandir, Subhasini Girls High School, Ram Krishna Mission, Holly Cross, BD Memorial, Heritage School, DPS Ruby Park, Calcutta International School etc

Nearby market for daily use:

Rajpur Bazar
Harinavi Municipal Bazar

Nearby metro station:

KaviNazrul Metro Station
Khudiram Metro station

Nearby Railway station:

Subhashgram

Bus routes –:

JM - 2, 218, Baruipur Barasat, E 11 (Howrah to Baruipur) etc.,.Ample Auto service to Garia. Own AC bus service to nearest Metro Station.

DESCRIPTION:

Total land area:

630 cottahs

No. Of Blocks –

Phase-I: - Block-1, 2, 3, 4 & 5.
Phase-II:-Block-6, 7, 8, 9 & 10.

No. Of Floors –

Phase-I: - G+11
Phase-II:-G+15.

No. Of Flats –

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

No. Of Flats in each floor –

6 to 16 (depending upon block layout)

Flat sizes –

2 BHK Flat (sqft):-

851, 853, 863 ,881, 891 ,963, 970, 972 & 976 (Phase-I)
882, 888, 918, 922, 928, 929, 931, 932, 940, 941, 1015, 1016, 1138, 1225, 1226 (Phase-II).

2 BHK Terrace Flat (Sqft):-

1214,1216,1357,1457 (Phase-II).

3 BHK Flat (Sqft):-

1167, 1284, 1285 & 1295 (Phase-I).
1071, 1099, 1115, 1124, 1131, 1150, 1162, 1210, 1220, 1234, 1238, 1254, 1264, 1265, 1281, 1282, 1289,
1315, 1325, 1340, 1351, 1363 (Phase-II).

3 BHK Terrace Flat (sqft):-

1337, 1383, 1384,1397 (Phase-II)

No. Of flats in each block –

Block 1, 3, – 132 flats in each, Block 2 – 66 flats, Block 4 – 132 flats, Block-5 – 154 Flats, Block 6 – 108 flats, Block 7 – 82, Block 8 – 108 Flats, Block 9 – 195 Flats, Block 10 – 180 Flats.

Total No. of Car Parking and Two Wheeler parking in the project:

Phase-I

Total Car Parks – 1152
Covered Dependent – 60
Covered Independent – 287
Basement Dependent – 71
Basement Independent – 195
Independent Open – 509
Stack Open – 30

Phase-II

Total Car Parks – 458.
Covered Dependent – 80
Covered Independent – 317
Independent Open – 57
Dependent Open – 4 .

Parking Cost in the project:

PARKING TYPE	PHASE-I	PHASE-II
Cover Independent	350000/-	
Cover Dependent	250000/-	
Basement Independent	300000/-	NA
Basement Dependent	250000/-	NA
Open Independent	250000/-	
Open Dependent	200000/-	

Is the car parking optional or compulsory?

Optional

Total No. Of Lifts in each Block?

2 – 4 (depending upon number of lobbies in blocks)

No. of Servants quarters if any and its charges? –

Not applicable

SBP %

-20%

Ground Coverage:

35%

Open Space:

65%

Width of the road in front of the Project?

100 feet Upcoming Southern Bypass
18 feet – Ghoshal Para Raod

Length of Frontage Road:-

Located on Southern Bypass with over 1500 ft frontage.

Gap between 2 towers:

25 Feet – 30 Feet

Shopping arcade details if any –

Yes, within our compound

Is the roof terrace common to all? –

Common roof

Are there any flats with open terraces, if yes, what are the sizes of those flats and their respective terraces?

Yes, in Block 1,2,4 & 6. The flats sizes are 1440, 1570, 1397, 1357, 1337, 1216, 1214, 1181, 1425, 1436 & terrace sizes varies from 90 sqft – to 608 sqft

Balcony Railing Height

3.7 Feet

Staircase & Lobby

Wooden crede stair tiles (2x2) & Plazo Bianco matt (2x2)

AC Outlet Water

Balcony outside position and outlet water connected with nearest toilet bathroom.

Lift Brand

Kone.

Vitrified Tiles Brand

Somany or Kajaria (equivalent to reputed brand).

Bathroom and Sanitary Fittings

Grohe or Jaguar

Pilling Depth

18 mts.

Swimming Pool Depth

4 ft

Door Thickness

32-38 mm.

Door Frame

2100X750 mm

Club Facilities on Ground Floor Area wise

Community Hall (Double Height)	= 1670 sqft
Multipurpose Hall (Single Height)	= 1150 sqft
Kitchen	= 780 sqft
Toilets	= 370 sqft
Gym	= 1570 sqft
Bath House	= 1060 sqft
Squash	= 640 sqft
Total	= 7240 sqft

Club Facilities on 1st Floor Area wise

Games Room	= 3840 sqft
Mini Theater	= 570 sqft
Virtual Reality Games	= 700 sqft
Kids Room	= 460 sqft
Creche	= 370 sqft
Library	= 770 sqft
Admin	= 220 sqft
Music Room	= 300 sqft
Guest Room (4 Nos)	= 1030 sqft
TOTAL	= 8260 SQFT

Club Facilities on 2nd (Terrace) Floor Area wise

Coffee shop	= 1260 sqft
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Total facility area = 16050 sqft

Common Area
(gr+1st+2nd) Floor = 5180 sqft

Outdoor Facilities

Swimming Pool = 2930 sqft

Pool deck = 2900 sqft

Car parking size

120 sq ft.

Pond Size

1.5 Acres (Approx).

AC Ledge

Provided at Balcony.

CLUB

- 1) AC Community Hall
 - 2) AC Indoor Games Room
 - 3) AC Bus Service
 - 4) AC Home Theatre
 - 5) Indoor Toddlers Zone
 - 6) Outdoor Children Play Area
 - 7) Library.
 - 8) Modern large swimming pool
 - 9) Landscaped Garden with Adda Zone
 - 10) Space for Puja
 - 11) Online soft services
 - 12) Health club having well equipped gym, steam, massage & yoga
 - 13) Sporting arrangement
- Basket ball, Badminton Court Volleyball & multipurpose courts.
 - Indoor games with Pool & Snooker tables, TT, Darts, Chess, Card Room, & Carrom other board games.

Commercial

- 1) Daily Convenience Store including

GENERAL

- 1) Sewerage treatment plant- In house treatment and disposal of all wastes generated within the complex.
- 2) Amphitheatre
- 3) Children Park.
- 4) In-house plumber and electrician round the clock, carpenter on call, centralized payment of electricity and telephone bills, pest control service etc.
- 5) Common roof
- 6) Visitor's car parking & ample Car/Scooter parking with dedicated car wash zone.
- 7) Professional maintenance agency.
- 8) Central lawn for community gathering, organizing festivals, etc.
- 9) 24 hrs Municipal / Filtered Water Supply.
- 10) Round the clock security arrangement with CCTV & Intercom
- 11) Generator backup (full backup for common facilities and limited for flats)
- 12) Walk ways and jogging track & cycling track
- 13) Vast landscaped garden with ample trees, water bodies & fountains.
- 14) Decorative ground floor lobby

- 15) Management / maintenance office
- 16) Demarcated area for Garbage disposal system
- 17) Provision for Cable TV connection (only conduit laying, no wiring)
- 18) Servants/drivers toilet & shower room in the ground floor.
- 19) Fire Fighting Arrangement
- 20) Facility Management office with storage Area
- 21) Association office
- 22) Guest House – 4

Process of booking / Payment terms (Phase-I)

PAYMENT SCHEDULE OF PHASE – I	
1 Lac + S. Tax	On APPLICATION
20% + S. Tax	On ALLOTMENT (less application money)
10% + S. Tax	On Completion of PILLING
10% + S. Tax	On Completion of GROUND FLOOR CASTING
10% + S. Tax	On Completion of 1ST FLOOR CASTING
5% + 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
10% + S. Tax	On Completion of BRICKWORK of the unit
5% + S. Tax	On Completion of INTERNAL PLASTERING of BRICKWORK of the unit
5% + S. Tax	On Completion of the UNIT
5% + S. Tax	On POSSESSION of the UNIT

PAYMENT SCHEDULE OF EXTRA CHARGES OF PHASE – I	
25% + S. TAX	On ALLOTMENT
25% + S. TAX	On Completion of 1ST FLOOR CASTING
25% + S. TAX	On Completion of 11TH FLOOR CASTING
25% + S. TAX	On POSSESSION

Process of booking / Payment terms (Phase-II)

PAYMENT SCHEDULE PHASE – II	
2 Lac + S. Tax	On APPLICATION
20% + S. Tax	On ALLOTMENT (less application money)
10% + S. Tax	On Completion of PILLING
10% + S. Tax	On Completion of GROUND FLOOR CASTING
10% + S. Tax	On Completion of 3RD FLOOR CASTING
7.5% + S. Tax	On Completion of 6TH FLOOR CASTING
7.5% + S. Tax	On Completion of 9TH FLOOR CASTING
7.5% + S. Tax	On Completion of 12TH FLOOR CASTING
7.5% + S. Tax	On Completion of 15TH FLOOR CASTING
7.5% + S. Tax	On Completion of INTERNAL BRICKWORK & PLASTERING of the unit
7.5% + S. Tax	On Completion of the UNIT
5% + S. Tax	On POSSESSION of the UNIT

PAYMENT SCHEDULE OF EXTRA CHARGES PHASE – II	
25% + S. TAX	On ALLOTMENT
25% + S. TAX	On Completion of 3RD FLOOR CASTING
25% + S. TAX	On Completion of 12TH FLOOR CASTING
25% + S. TAX	On POSSESSION

EXTRA CHARGES. (Ph-I & Ph-II)

- Club – Rs 50/- Per Sq Ft On Chargeable Area
- Generator – Rs 40 Per Sq Ft On Chargeable Area (**2 Bhk**-0.75 KVA, **3bhk**-1 KVA)
- Transformer & Electricity Expenses – Rs 60 Per Sq Ft On Chargeable Area
- Provision for Gas Bank – Rs.20/- per sqft
- Legal Charge Including Formation Of Association – Rs 10000
- Formation of association Rs.2500

DEPOSIT

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

What is the name in which the Cheque is to be issued at the time of application?

“Southwinds Project LLP”

Maintenance cost- monthly / one time:

Advance maintenance deposit for three years – Rs.2.5/- per sqft

Any negotiations in price: –

No

Any discount for Down Payment (Ph-I): –**Southwinds Down payment Scheme**

Sl.No	MILESTONE	As per Payment Schedule(%)	Aggregate(%)	DISCOUNT %AGE
1	ON ALLOTMENT (less application money)	20	20	8.5
2	ON COMPLETION OF PILING	10	30	6.5
3	ON COMPLETION OF GROUND FLOOR CASTING	10	40	6
4	ON COMPLETION OF 1 ST FLOOR CASTING	10	50	5.5
5	ON COMPLETION OF 3 RD FLOOR CASTING	5	55	4.5
6	ON COMPLETION OF 5 TH FLOOR CASTING	5	60	3.75
7	ON COMPLETION OF 7 TH FLOOR CASTING	5	65	3.25
8	ON COMPLETION OF 9 TH FLOOR CASTING	5	70	2.5
9	ON COMPLETION OF 11 TH FLOOR CASTING	5	75	2
10	ON COMPLETION OF BRICKWORK of the unit	10	85	1.5
11	ON COMPLETION OF INTERNAL PLASTERING OF BRICKWORK of the unit	5	90	1

Registration charges: -

7.1%

SPECIFICATIONS:

Structure		Pile Foundation for Durability and Stability
		Earthquake Resistant RCC Superstructure
Wall finish	Internal Walls	Finished with pop with one coat primer
	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 aluminium/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 LivingRoom 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

What about grills – Yes, at extra cost.

A/C provisions – Yes in all bedrooms

Geyser provisions – Yes [one Master Toilet]

Exhaust provisions – Yes

Chimney provisions- No

Bathtub provision in toilets – No

Thickness of outer wall – 10 inch

Thickness of inner wall – 5 inch

Any provision of lofts –No

Water filtration plant –Yes

Provision for modifications –NA

Extra Electrical points and extra fittings –

No

Rainwater Harvesting and what type of Rainwater Harvesting:

Yes & (Not yet decided)

What is the source of water –?

KMWSA – Kolkata Metropolitan Water & Sanitation Authority & Deep Boring.

CESC / WBSEDCL –

WBSEDCL

Height of the floors –

9.5 inch (Ceiling Height)

Roof right –

Common roof

Provision for generator –

Yes, at extra cost

Fire fighting arrangement –

Yes

Is the buildings are Earthquake resistant or not?

Yes

Vaastu approval –

To its maximum

Garbage disposal –

Yes, Garbage Vat provision

Does the project have Pollution Clearance?

Yes

Width of the drive way:

Main Driveway – 10 mts

Internal Driveway between blocks – 4.5 mts

Height of the boundary wall:

8 Ft

Area of swimming pool:

2930 sqft

BANKS & LEGAL

How to go about housing loans –

We will take care with the matter

How much loan will he get –

Depending on the eligibility up to 80% of the total cost.

Documents required –

All documents related to the income of the person as may be required by bank.

Project approval by which banks –

Approved by Axis, HDFC, ICICI, IDBI, India Bulls, LIC Housing Finance, PNB and Syndicate Bank.

Under process for Phase-II.

Prevailing Interest rates –

Floating – 10.25% upto 75 Lacs

Loan on ext. charges / Reg. Charges –

Yes with HDFC, other banks are providing on Flat and Car Parking Value

Tenure of loan –

The tenure of loan varies from 5-25 years depending upon the age and as required by the customer. Now, the banks are providing loan up to 25 years for salaried people.

EMI's for each tenure of Loan:

Rs 936/- per lac for 20 years tenure

Provisional Allotment of flat: when can we get it? –

After Application money is cleared.

Penalty clause for delayed payment – (from buyer)

18% pa

Compensation Clause – (To buyer)

In case of delivery after commitment date but before 30th June 2018 - 6.75% per annum for the delayed period.

In case of delivery after 30th June 2018 but before before 31st December 2018 – 7% per annum for the whole delayed period .

In case of delivery after 31st December 2018 – 7.25% per annum for the whole delayed period.

Cancellation details –

Before Provisional allotment – Rs 25000

After– 15% of the total consideration and refund after the flat is sold to the new allotted

Legal charges for what –

For legal proceedings from allotment to registration.

Registration & Mutation who is going to do it –

We will co-ordinate

MISCELLANEOUS:

Can interchange from one Block to another –

Not Possible

Is there any provision to sell the flat and then book in this project?

No

Can flats be interchanged from one project to another?

No

Type of community –

Expected community of buyers will be mixed cosmopolitan community.

Profile of the buyers –

Mainly: Corporate; Professionals and Businessman.

Is there any nomination charges, if yes what?

Yes, Nomination Price is 1%

Is there any resale lock-in-period, if yes what?

1 year from the date of allotment