

FREQUENTLY ASKED QUESTIONS as on data 10/01/2018

1. **Name of the Project:** Southwinds
2. **Location (Including address, Landmark, Connectivity etc):**
136 Ghoshal Para Road, Kolkata 700148 (on upcoming Southern Bypass).
3. **SBUA%:** 20%
4. **Total Land Area:** 630 Cottahs Approx (10 acres)
5. **No. of Towers:**
Phase-I :- (Block1-5)
Phase-II: - (Only 6, 7, 8 & 9 are in offer)
6. **No of Floors:**
G+11
G+15
7. **No of Flats:** Total: 1281
Phase I: 608
Phase II: 673
8. **Flat Sizes:**

2 B/R with TERRACE: 1142 Sqft (Phase I)
3 B/R: 1204, 1259 Sqft (Phase 1)
3 B/R with TERRACE: 1409,1410,1417,1513,1536,1570,1636,1645(Phase I)

2 B/R: 913,921,924,928,929,930,940,941 Sqft (Phase-II)
2 B/R with TERRACE: 1214,1216,1357,1457 Sqft (Phase-II)
3 B/R: 1115,1119,1120,1131,1216,1218,1234,1264,1281,1282,1285,1315,1340,1341,1345 Sqft (Phase-II)
3 B/R with TERRACE: 1383, 1384, 1397, 1337 (Phase-II)
9. Base Rate: 3400 per sqft Block 1-3 Block 4 3100 Block 5 3150 (Phase-I)
Base Rate of Terrace Flat:- 3250 per sqft (Phase-I)
Base Rate: 3150 to 3325 per sqft (Phase-II)
Base Rate of Terrace Flat: 3350 per sqft (Phase-II)

Please Note Aforesaid price of Phase 2 all are after GST rebate Rs – 125/- per sq ft for terrace flat and Rs – 100/- per sqft for non terrace flat.
10. **Process of Booking:**
Booking cheque will be in the name of: SOUTHWINDS PROJECT LLP

11. Extra Charges:

Club	-	Rs.50 per sq ft on Saleable Area
Generator	-	Rs.40 per sq ft on Saleable Area
Transformer & Electricity Expenses	-	Rs.60 per sq ft on Saleable Area
Legal Charges (Possession)	-	Rs.10, 000(50% payable at allotment & 50% at Possession)
Formation of Association	-	Rs.2500 (at the time of possession)
Electricity	-	Meter deposit on actual
Stamp Duty & Registration Charges	-	At applicable rate on the agreement value or Market value (whichever is higher) as per the valuation at the time of Registration
Maintenance Deposit	-	Equivalent to 3 years calculated@Rs.2.5/-per sq ft p.m. on Saleable Area (18 months Adjustable & 18 months Deposit).
Nomination Charges	-	1% on total consideration

12. Facilities & Amenities:

- AC Community Hall with Lawn.
- AC Gym
- AC Indoor Games room
- Swimming Pool with baby Pool.
- AC Bus Service.
- Few More Community Halls.
- AC Home Theatre.
- Library.
- Indoor Toddlers Zone.
- Outdoor Children's Play Area.
- Yoga & Meditation Room.
- Laundry in commercial block.
- Landscaped Garden with Adda Zone.
- Multipurpose court – Basketball, Badminton & Mini Cricket.
- Space for Puja.
- Visitors car Parking.
- Generator.
- 24 hrs filtered water supply.
- Online soft services.
- Cafeteria.

- Facility Management office with storage space.
- Association office.
- Guest House – 4BHK.
- Servants & Drivers toilets and showers in each block.

13. **Starting Time:** March 2013

14. **Completion Time:**

Phase I: June 2017 + 6 month's grace period.

Phase II: October 2020 + 6 month's grace period.

Phase II: October 2021 + 6 Months grace period for **Block-9**

15. **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

Anodized/ Powder Coated Aluminium with clear glazing.

Living / Dining/ All Bedrooms: Vitrified Tiles

Kitchen

Flooring Anti- Skid Ceramic Tiles

Wall finishes: Ceramic tiles - dado - up to 7 feet

Granite counters 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.(Phase 1) & Master Bedroom & Living/Dining (Phase 2)
 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

Backup for 2 B/R .75 KVA, 3 B/R 1 KVA at Extra cost.

Elevators

Two Automatic Passenger Lifts in Each Tower.

16. Promoter & Credential (With Office Address):

Primarc Projects Pvt Ltd, Srijan Realty Pvt. Ltd, Riya Projects
 6A, Elgin Road, Kolkata – 700020

Credential:

- *Srijan Heritage Enclave at Rajarhat.*
- *Heritage Srijan Park at Darga Road.*
- *Parvati Garden at Birati*
- *Greenfield City near Behala Chowrasta*
- *Srijan Midlands on Jessore Road.*
- *Galaxy Mall, Asansol*
- *Junction Mall, Durgapur*
- *Astitva at Phoolbagan*

17. What are the Car Parking Options in South Winds:

Sl. No.	TYPE (INDEPENDENT/ DEPENDENT)
1	Covered Independent Rs.3.5 lacs.
2	Dependent Covered Rs. 2.5 lacs.
3	Independent basement Rs.3 lacs.
4	Dependent basement Rs.2.5 lacs.
5	Open Independent Rs.2.50 lacs.
6	Open Dependent Rs.2 lacs.