

SOUTHWINDS - LIST OF QUERIES

NAME OF THE PROJECT: SOUTHWINDS

LAND IS FREEHOLD/LEASEHOLD: FREEHOLD

THE LAND PRIOR TO THIS PROJECT: LAND

THE OWNER OF THE PLOT: SOUTHWINDS PROJECT LLP

STARTING TIME OF THE PROJECT: Phase-I: March'2013/Phase-II: November' 2016 / Phase III: November/2018/ Phase-IV: August 2019

THE COMPLETION TIME: Phase-I: POSSESSION DONE. Phase-II: APRIL 2021 Phase-III: APRIL 2022 Phase-IV: MAY 2023

DEVELOPER: Primarc Projects, Srijan Realty Pvt. Ltd, & Riya Projects

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

PAST PROJECT OF THE DEVELOPER:

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 Panditiya Road; 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 ETC Parvati Garden at Birati, Astitva at Phoolbagan;

THE PROJECT IS REGISTERED UNDER P.ACT REG: YES

THE ARCHITECT: Mr. J.P.Agarwal (Agarwal & Agarwal)

THE OFFICE ADDRESS OF THE ARCHITECT: Agarwal & Agarwal, 'Worship House', 2/5, Sevak Baidya Street. Kolkata-700 029

ARCHITECT-S PAST PROJECTS: Sherwood Estate at Narendrapur, Srijan Midlands at Jessore Road, Diamond City West at Behala, PS Srijan Sonargaon at Sonarpur Station Road, Space Town on VIP Road near Haldiram, Club Town on VIP Road near Haldiram etc.

THE STRUCTURAL DESIGNER: Adroit Consultant

LANDSCAPPE CONSULTANT: Singal Associate

THE SOLICITOR: Victor and Moses [Mr. DN Mitra]

OFFICE OF SOLICITOR: 6. BBD Bag, Old Post Office Street, Kolkata - 700001

ADDRESS OF THE PROJECT: 132 Ghoshal Para Road, Manikpur, Kolkata700148 (On Southern Bypass)

NERABY LAND MARK: On NSC Bose Road: Harharitala Crossing, On Southern Bypass: Lions Vidya Mandir School

DISTANCE FROM PROJECT TO HOWRAH STATION: 31.1 Km

DISTANCE FROM PROJECT TO SEALDHA STATION: 23.8 Km

DISTANCE FROM PROJECT TO AIRPORT: 33.6 Km

NEARBY HOSPITALS: Shubhash Gramin Hospital, RK Mission Hospital, Hindustan Health Point, Peerless Hospital, Apollo Centre for Women & Child, Ruby, Desun, Fortis ETC.

POLICE STATION: Sonarpur Police Station

NEARBY SHOPPING MALLS: Wood Square, Metropolis Mall, Baruipur Pantaloons, South City, Acropolis Mall,

NEARBY MULTIPLEXES: Wood Square - SVF - Fame Metropolis Mall - Inox Acropolis Mall - Cinepolis

NEARBY SCHOOLS/COLLEGES: Lions Vidya Mandir, Subhasini Girls High School, Swarnim International School, Ram Krishna Mission, Holly Cross, BD Memorial, Heritage School, PS Ruby Park, Calcutta International School etc.

NEARBY MARKET FOR DAILY USE: Rajpur Bazar, Harinavi Municipal Bazar, Dhamaitala Bazar

NEAREST METRO STATION : Kavi Nazrul Metro Station & Khudiram Metro station

NEAREST RAILWAY STATION: Subhashgram Railway Station.

BUS ROUTE: JM-2, 218, Baruipur – Barasat, E-11(Baruipur to Howrah), Baruipur – Salt Lake & Karunamoyee. Ample of Auto Service to Garia. Project AC bus service to nearest Metro Station.

NEARBY RAILWAY STATION: Subhash Gram

TOTAL LAND AREA: COTTAHS – 972 cottahs

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

NO. OF FLOORS:

Phase-I :	G + 11
Phase-II :	G + 15
Phase-III :	G + 15
Phase-IV :	G + 11 (Till now sanction)

NO. OF FLATS:

Phase-I :	608 FLATS
Phase-II :	298 FLATS
Phase-III :	195 FLATS
Phase-IV :	132 FLATS

HIRA REGISTRATION NO:

PHASE 2	HIRA/P/SOU2018/000134
PHASE 3	HIRA/P/SOU2018/000137
PHASE 4	HIRA/P/SOU2019/000453

COMMERCIAL	HIRA/P/SOU2018/000270
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2 BHK FLAT SIZES (SQ.FT)

2 BHK FLATS	2 BHK TERRACE FLATS
PHASE - I : 851, 853, 865, 881, 890, 891, 939, 963, 970, 972, 976	PHASE - I : 930, 1147, 1183
PHASE - II : 928, 929, 940, 941, 1015, 1016	PHASE - II : 1214, 1216, 1357, 1457
PHASE - III : 913, 921, 924 930	NA
PHASE - IV : 929, 881	NA

3 BHK FLAT SIZES (SQ.FT)

3 BHK FLATS	3 BHK TERRACE FLATS
PHASE - I : 1111, 1149, 1150, 1167, 1207, 1237, 1266, 1274, 1280, 1284, 1285, 1265, 1292, 1294, 1295, 1306, 1321,	PHASE - I : 1241, 1372, 1417, 1421, 1425, 1432, 1440, 1570, 1636, 1645
PHASE - II : 1115, 1131, 1234, 1264, 1281, 1282, 1315, 1340,	PHASE - II : 1337, 1383, 1384, 1397
PHASE - III: 1119, 1120, 1140, 1216, 1218, 1285, 1341, 1365	PHASE - III : NA
PHASE - IV : 1209, 1346, 1254, 1166, 1108, 1323, 1083, 1136, 1226	PHASE - IV : 1408, 1333, 1623

NO. OF FLATS IN EACH BLOCKS:

BLOCK 1 :	130 FLATS
BLOCK 2 :	60 FLATS
BLOCK 3 :	132 FLATS
BLOCK 4 :	132 FLATS
BLOCK 5 :	154 FLATS
BLOCK 6 :	108 FLATS
BLOCK 7 :	82 FLATS
BLOCK 8 :	108 FLATS
BLOCK 9 :	195 FLATS
BLOCK 10 :	132 FLATS

CAR PARKING:

TYPES OF CAR PARKING:	CAR PARKING COST
COVERED INDEPENDENT	4 LACS
COVERED DEPENDENT	3 LACS
COVERED MECHANICAL DEPENDENT	3 LACS
OPEN MECHANICAL DEPENDENT	2.5 LACS
OPEN INDEPENDENT	3 LACS
OPEN DEPENDENT	2.5 LACS

COMMERCIAL DETAILS:

GROUND FLOOR	8100/- PER SQ.FT
1ST FLOOR	7020/- PER SQ.FT
2ND FLOOR	5940/- PER SQ.FT

NO. OF FLATS IN EACH FLOOR: 6 to 13 (depending upon block layout)

CAR PARKING IS OPTIONAL OR MANDATORY: Optional

NO. OF LIFTS IN EACH BLOCK: 2 to 4

NO. OF SERVANT QUARTERS IF ANY: Not applicable

GROUND COVERAGE: 35%

OPEN SPACE: 65%

THE WIDTH OF THE ROAD: 100 feet on Southern Bypass /18 feet – Ghoshal Para Road

LENGTH OF THE FRONTAGE OF THE PROJECT: Located on Southern Bypass with over 1500 ft. frontage.

HEIGHT OF BOUNDARY WALL: 8 Ft

GAP BETWEEN 2 TOWERS: 30 Feet min

WIDTH OF THE DRIVE WAY: Main Drive Way: 10 mts. & Internal Drive Ways: = 4 M to 6M

THE ROOF TERRACE IS COMMON TO ALL: YES

BALCONY RAILING HEIGHT: 3.7 Feet

HEIGHT OF CEILING: Floor to Floor = 2.95M

STAIRCASE & LOBBY: Stair tiles (2x2) & Plazo Bianco matt (2x2)

AC LEDGE: Provided at Balcony outside position and outlet water connected with nearest toilet bathroom.

LIFT BRAND: Kone

BATHROOM & SANITARY FITTINGS: Grohe or Jaguar (equivalent to reputed brand).

SWIMMING POOL SIZE: 3100 sqft

SWIMMING POOL DEPTH: 4 – 6 feet

DOOR THICKNESS: 32-38 mm.

DOOR FRAME: 2100X750 mm

THICKNESS OF OUTER WALL: 8 inch

THICKNESS OF INNER WALL: 5 inch

NATURAL WATER BODY: 29.9 Cottahs

REGARDING GRILLS: Yes, at extra cost.

GYSER PROVISION: YES

EXHAUST PROVISION: YES

BATHTUB PROVISION IN THE TOILETS: NO

ANY PROVISION OF LOFTS: NO

WATER TREATMENT PLANT: YES

PROVISION OF MODIFICATIONS: After getting possession

RAIN WATER HARVESTING: YES

SOURCES OF WATER: KMWSA – Kolkata Metropolitan Water & Sanitation Authority & Deep Boring.

ELECTRICITY: WBSUEDCL

FIRE FIGHTING ARRANGEMENT: YES

BUILDING IS EARTH QUAKE RESISTANT: YES

VAASTU APPROVAL: To Its Maximum

GARBAGE DISPOSAL: Yes, Garbage Vat provision

POLLUTION CLEARANCE: YES

PROVISIONS OF INTER CHANGE FLATS FROM ONE PROJECT TO ANOTHER: NO

LOCK IN PERIOD: 1 year from the date of Agreement

LATE PAYMENT: As per HIRA clause.

CANCELLATION CHARGES: As per HIRA Rules

NOMINATION CHARGES: 1% of cost price OR nomination price, whichever will be Higher

NEGOTIATION IN PRICE: No

REGISTRATION CHARGES: 1%

STAMP DUTY: 6%

LEGAL DOCUMENTS: If required after booking.

COMPENSATION CLAUSE (TO BUYER): As per HIRA

REGISTRATION & MUTATION: We will co-ordinate accordingly

TYPE OF COMMUNITY: Mixed Cosmopolitan Community

PROFILE OF THE BUYER: Professionals and Businessman.

GENERAL

Sewerage treatment plant- In house treatment and disposal of all wastes generated within the complex. Amphitheatre. Children Park. In-house plumber and electrician round the clock, carpenter on call, centralized payment of electricity and telephone bills, pest control service etc. Common roof Visitor's car parking & ample Car/Scooter parking with dedicated car wash zone. Professional maintenance agency. Central lawn for community gathering, organizing festivals, etc. 24 hrs. Municipal / Filtered Water Supply. Round the clock security arrangement with CCTV & Intercom. Generator backup (full backup for common facilities and limited for flats).Walk ways and jogging track & cycling track .Vast landscaped garden with ample trees, water bodies & fountains. Decorative ground floor lobby. Management / maintenance office. Demarcated area for Garbage disposal system Provision for Cable TV connection Servants/drivers toilet & shower room in the ground floor. Fire Fighting Arrangement. Facility Management office with storage Area. Association office. Guest House – 4

CLUB

Phase-I : AC Community Hall, AC Indoor Games Room, AC Bus Service, AC Home Theatre, Indoor Toddlers, Outdoor Children Play Area, Library, Landscaped Garden with Adda Zone , Space for Puja, Online soft services, Health club having well equipped gym, steam, massage & yoga, Sporting arrangement, Indoor games with Pool & Snooker tables, TT, Darts, Chess, Card Room, & Carrom other board games, Gazebo with Seats Squash Court, Guest Lounge, 4-Guest Room, Swimming Pool, Baby Pool, Kids Pool, Jacuzzi, Acupressure Pathway, Virtual Realty Games

Phase-II: Mini Football Ground, Podium Garden, Lawn Area for community Function

Phase-III: Natural Water Body, Outdoor Gym, Water Features with nozzles

Commercial: Daily Convenience Store including

CLUB FACILITES ON GROUND FLOOR AREA WISE:

Community Hall (Double Height)	1570 sq.ft
Multipurpose Hall (Single Height)	920 sq.ft
Kitchen	770 sq.ft
Toilets	400 sq.ft
Gym	1575 sq.ft
Bath House	1080 sq.ft
Squash	640 sq.ft

CLUB FACILITES ON FIRST FLOOR AREA WISE:

Games Room	3300 sq.ft
Mini Theater	700 sq.ft
Virtual Reality Games	665 sq.ft
Multi-Purpose Room	800 sq.ft
Toddler Zone	440 sq.ft
Library	510 sq.ft
Admin	100 sq.ft
Restaurant	950 sq.ft
Guest Room (4 Nos)	1035 sq.ft

CLUB FACILITIES ON SECOND FLOOR AREA WISE:

Coffee shop	1200 sq.ft

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 aluminum/UPVC window with glazing.
Doors	Main doors	Decorative main door of reputed make with night latch and magic eye, internal door with a cylindrical lock.
	All internal doors	Seasoned hard wood frames with flush core molded shutters
ELECTRICAL		Concealed copper wiring with semi modular switches/ Provision for split A/C Points
		Telephone Point in Living Room/ Cable TV point in Living room and one Bedroom
		Washing Machine Point/ Sufficient Electrical Points/ Geyser Point in Bathrooms/ Geyser Point in Bathrooms/ Exhaust Fan Point in Bathroom & Kitchen
		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

PAYMENT SCHEDULE:

PAYMENT SCHEDULE PHASE – II & PHASE - III	
Application Amount / Booking Amount	10% of unit cost (Rs. 2 lakh + GST to be submitted at the time of filling of application form. Balance within 15 days from the date of application.)
On Agreement (within 30 days)	10% of unit cost + 50% legal Charges + 25% of Transformer and Electricity Charges + 25% of Club Charges + 25 % of Generator Charges +GST
On Completion of PILLING	10% of unit cost + GST

On Completion of GROUND FLOOR CASTING	10% of unit cost + 25% of Transformer and Electricity Charges + 25% of Club Charges + 25 % of Generator Charges +GST
On Completion of 3RD FLOOR CASTING	10% of unit cost + GST
On Completion of 6TH FLOOR CASTING	7.5% of unit cost + GST
On Completion of 9TH FLOOR CASTING	7.5% of unit cost + GST
On Completion of 12TH FLOOR CASTING	7.5% of unit cost + 25% of Transformer and Electricity Charges + 25% of Club Charges + 25 % of Generator Charges +GST
On Completion of 15TH FLOOR CASTING	7.5% of unit cost + GST
On Completion of INTERNAL BRICKWORK & PLASTERING of the unit	7.5% of unit cost + GST
On Completion of the UNIT	7.5% of unit cost + GST
ON POSSESSION OF THE UNIT	5% of unit cost + 50% legal Charges + 25% of Transformer and Electricity Charges + 25% of Club Charges + 25 % of Generator Charges + Association Formation Charges + Advance Maintenance Deposit + GST

PAYMENT SCHEDULE OF PHASE-IV	
Application Amount	10% of Unit Cost +GST (Rs 2 lakhs + GST to be submitted at the time of filling of application form as Initial Booking Amount. Balance within 15 days from the date application.)
On Agreement - within 30 days of Application	10% of Unit Cost + 50% of Legal Charges + 25% of Transformer & Electricity Charges + 25% of Club Charges + 25% of Generator Charges + GST
On Completion of Piling	5% of Unit Cost + GST
On Completion of Ground Floor Casting	7.5% of Unit Cost+ 25% of Transformer & Electricity Charges + 25% of Club Charges+ 25% of Generator Charges + GST
On Completion of 3rd Floor Casting	10% of Unit Cost + GST
On Completion of 6th Floor Casting	10% of Unit Cost + GST
On Completion of 8th Floor Casting	10% of Unit Cost + GST
On Completion of 10th Floor Casting	7.5% of Unit Cost + 25% of Transformer & Electricity Charges + 25% of Club Charges + 25% of Generator Charges +GST
On Completion of Top Floor Casting	10% of Unit Cost + GST
On Completion of Internal Brickwork & Plastering of the unit	7.5% of Unit Cost + GST
On completion of the Unit	7.5% of Unit Cost + GST

On Notice for Possession of the Unit	5% of Unit Cost + 50% of Legal Charges + 25% of Transformer & Electricity Charges + 25% of Club Charges + 25% of Generator Charges + Association Formation Charges + Advance Maintenance Deposit +GST
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EXTRA CHARGES FOR PHASE II, III & IV

Club Charges	Rs. 72/- Per Sq. Ft on Flat Carpet Area
Transformer & Electricity Charges	Rs. 87/- Per Sq. Ft on Flat Carpet Area
Generator Charges	Rs. 58/- Per Sq. Ft on Flat Carpet Area
Legal Charges	Rs. 10,000 Per Flat (50% payable at agreement & 50% at possession)
Formation of Association	Rs. 2,500 Per Flat
Advance Maintenance	Rs. 3.65/- Per sq.ft per month on Flat Carpet Area for 18 months
Maintenance deposit / Sinking Fund	Rs.3.65/- per month on Flat Carpet Area for 18 months
Electricity deposits	As applicable by WBSEB

CHEQUE IN THE NAME OF: SOUTHWINDS PROJECT LLP

BANK DETAILS OF PHASE: I (Block 1 to 5):

Bank: Axis Bank
Branch: Sarat Bose Road, Kolkata-700020
Current Account No: 913020006305285
IFS Code: UTIB0000411
MICR Code: 700211029

BANK DETAILS OF PHASE: II (Block 6/7/8):

Bank: Axis Bank
Branch: Sarat Bose Road, Kolkata-700020
Current Account No: 918020103425694
IFS Code: UTIB0000411
MICR Code: 700211029

BANK DETAILS OF PHASE: III (Block 9):

Bank: Axis Bank
Branch: Sarat Bose Road, Kolkata-700020
Current Account No: 918020103578552
IFS Code: UTIB0000411
MICR Code: 700211029

BANK DETAILS OF PHASE: IV (Block 10):

Bank: Axis Bank
Branch: Sarat Bose Road, Kolkata-700020
Current Account No: 919020073128213
IFS Code: UTIB0000411
MICR Code: 700211029

BANK DETAILS OF COMMERCIAL:

Bank: Axis Bank
Branch: Sarat Bose Road, Kolkata-700020
Current Account No: 919020034035064
IFS Code: UTIB0000411
MICR Code: 700211029

ABOUT HOUSING LOANS: We will take care with the matter

PROVISION OF LOAN ELIGIBILITY: Depending on the eligibility up to 80% of the total cost.

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

PROJECT APPROVAL BY BANKS: Axis, HDFC, ICICI, SBI, IDBI, LIC Housing Finance, PNB, Syndicate Bank, Indian Overseas Bank, Allahabad Bank.

PERVAILING INTEREST RATES: Floating – 6.90 %

LOAN ON EXT. CHARGES/ REG. CHARGES: Yes the extra charges will provide but depending on the bank.
Regcharges not providing by any bank.

TENURE OF LOAN: The tenure of loan varies from 5-30 years depending upon the age and as required by the customer. Now, the banks are providing loan up to 30 years for salaried & Self Employed people.