



Southwinds Phase 1 (5 Blocks)

Current rating: Kolkata 5 Star (Reaffirmed in June 2017)

Earlier rating: Kolkata 5 Star (Assigned in October 2015)

June 2017



Project profile

Type of project	Residential
Location of project	132 Ghosal Para Road, Manikpur, Kolkata
Type of development	Joint development
Land area	4.75 acre
Total saleable area	0.67 million square feet (sq ft)
No. of blocks	5
No. of units	608
Unit configuration	2 BHK [851 to 976 sq ft, super built-up area] 3 BHK [1111 to 1295 sq ft, super built-up area]
No. of floors	G + 11



Location: The project is located at Manikpur, 33 kms from Kolkata airport and 4.5 kms from Subhas Gram Railway Station. The project is also in proximity to educational institutes, shopping areas and hospitals. It is targeted at businessmen and professionals working in the region.

For the location map, please refer to <http://primarc.in/projects/projects/southwinds/>

Pricing table

Loading on carpet area	42 % (approximate)
Loading on built-up area	25 %
Base price*	Rs 3.15 – 4.8 million (Super built-Up)*
Stamp duty	7 % of the agreement cost
Registration charge	1.1 % of the agreement cost
Service tax	4.5 % of the agreement cost
Maintenance Charges	Rs.2.5 per sq ft per month

* The ticket range is calculated on base price of the project

Sponsor profile

Name of the project	Southwinds Phase 1 (5 Blocks)
Name & address of the company developing the project	Southwinds Project LLP 6A, Elgin Road, Kolkata - 700020
Name of the developer group	Southwinds Project LLP (Srijan, Riya and Primarc Group)
Designated Partners	Mr. Mahesh Pansari / Mr. Sidharth Pansari
Developer website	http://primarc.in/projects/projects/southwinds/
Track record in years (Primarc Group)	16

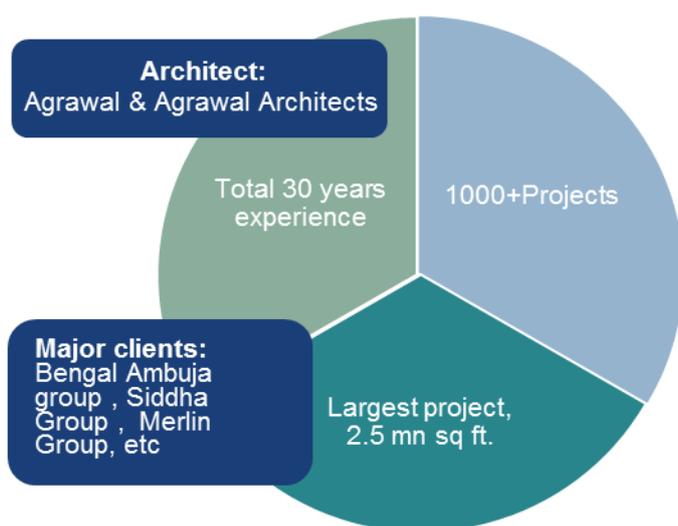
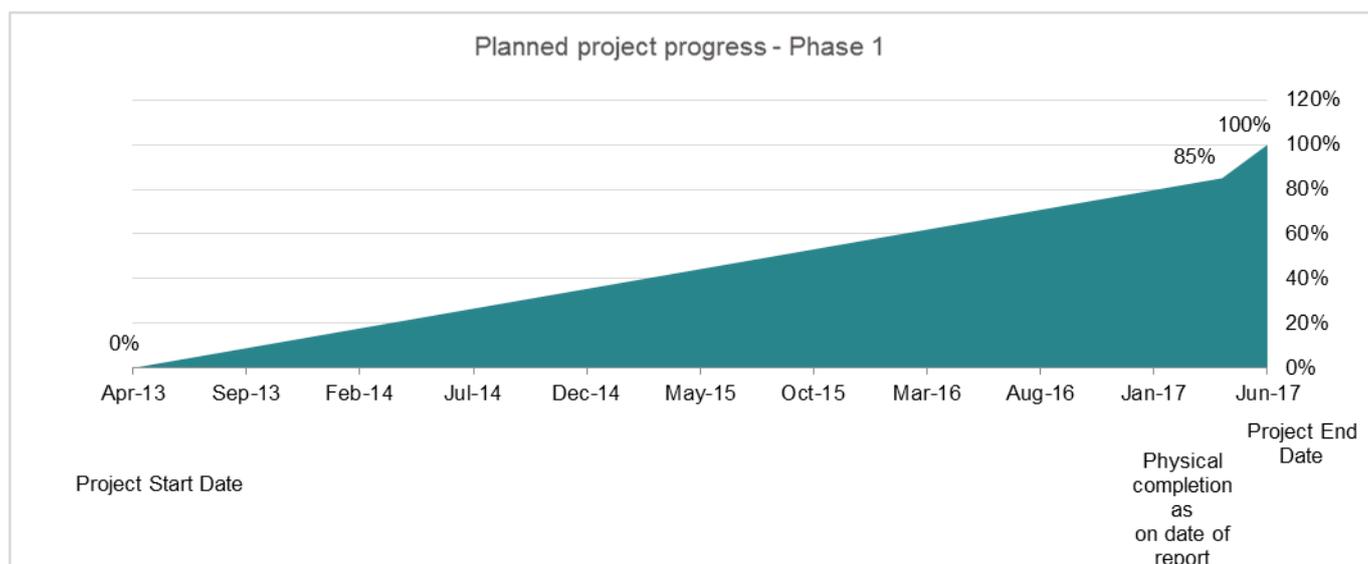


Project rating drivers

Project construction quality and amenities

Construction quality:

The structural quality is backed by the sound track record of the architect (Agrawal & Agrawal Architects, Kolkata) and the structural consultant (Adroit Consultants, Kolkata). The project has been designed in conformance with Seismic Zone-III requirements. The civil work is being undertaken by two local contractors: M/s SAS Constructions and M/s MA Constructions.





Quality measures

On site testing laboratory	✓
External testing	✓
Soil test report	✓
Designed as per seismic zone requirements	✓

- **Amenities:** The proposed amenities include intercom system for each tower, DG set for power backup for all common amenities and areas, club, AC community hall, swimming pool, baby pool, changing room and shower, jacuzzi, gym, AC indoor games room, library, indoor toddlers zone, multipurpose court (for Badminton, Basketball and Mini Cricket), AC banquet hall, Puja space, landscaped garden provision for convenience store, and AC shuttle bus service.



Project legal quality

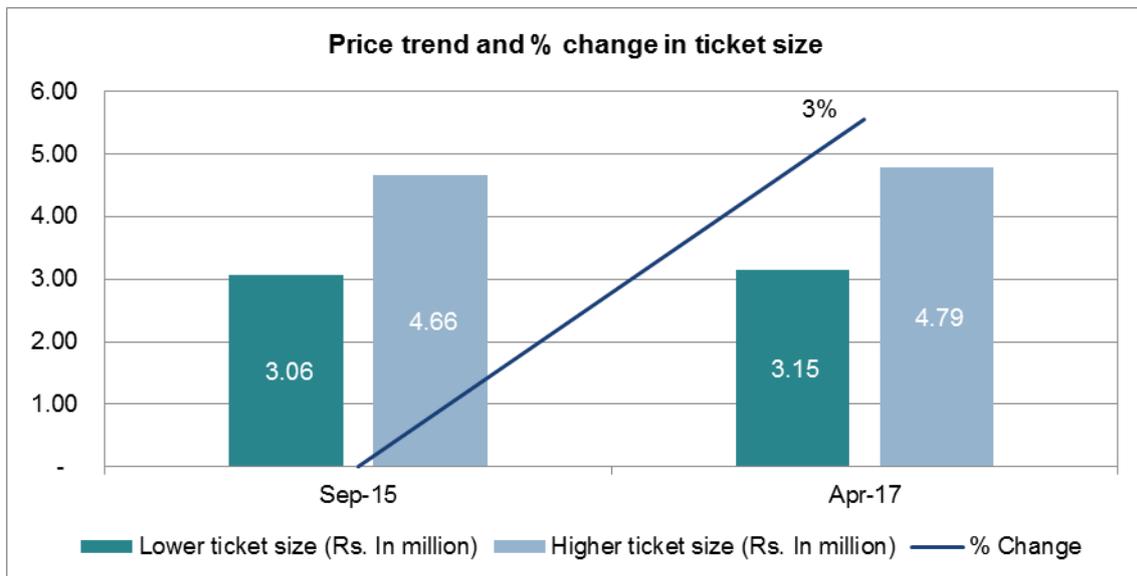
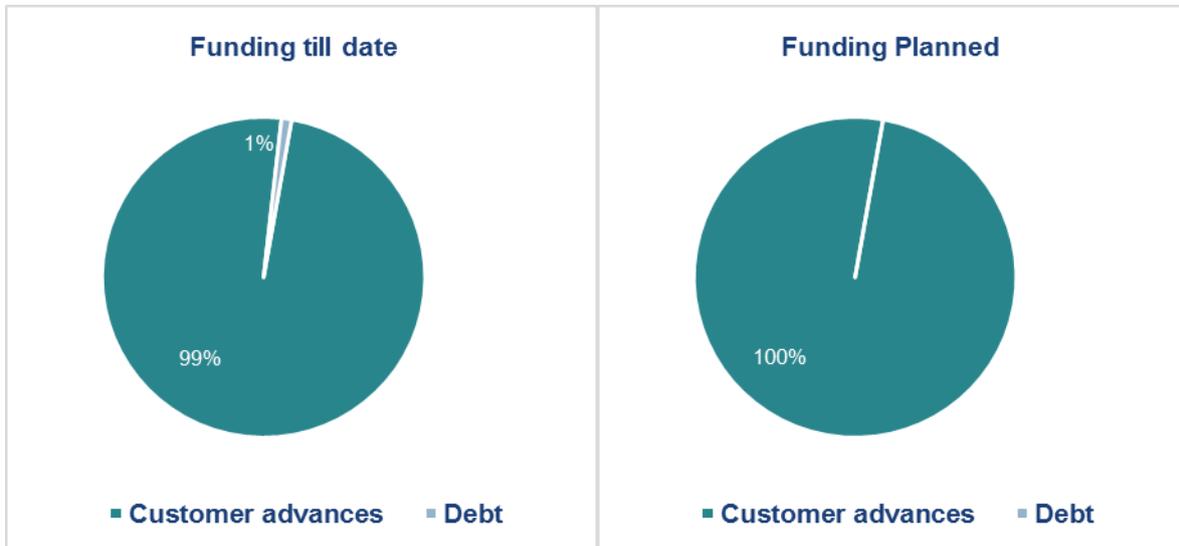
The legal quality of the project is backed by a clear and marketable land title, and an allotment letter with detailed general terms and conditions document; which mentions possession date, grace period, nomination clause, maintenance terms, default implications, cancellation clause, and defect liability. However, documents do not mention delay compensation.

Checklist of clauses included in draft construction and sales agreement	
Possession date	✓
Grace period	✓
Saleable area mentioned	Built-up and Super built-up area
Default implication	✓
Delay compensation	✗
Defect liability period (in years)	✓
Payment schedule	Construction Linked or Down Payment
Maintenance clause	✓
Holding clause	✓
Escalation clause	✗
Cancellation clause	✓
Specifications	✓
Amenities	✓
Plan layout	✓
Floor plan	✓
Parking space allotment details	✗
Title search certificate Annexed	✗
Approvals	✗
Applied approval details	✗



Project financial quality

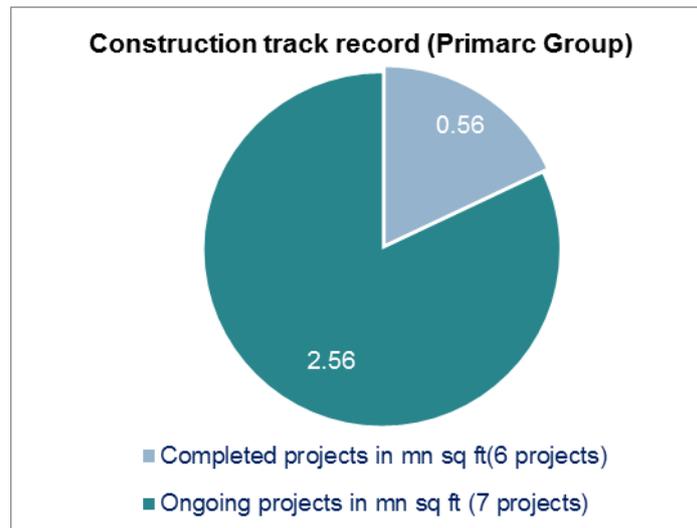
The project financial quality is good, marked by sanctioned bank lines & good saleability. Construction cost will be funded by sanctioned bank lines and customer advances. The developer has a sanctioned bank loan of Rs 50 crore from Axis Bank for funding construction cost.





Project sponsor quality

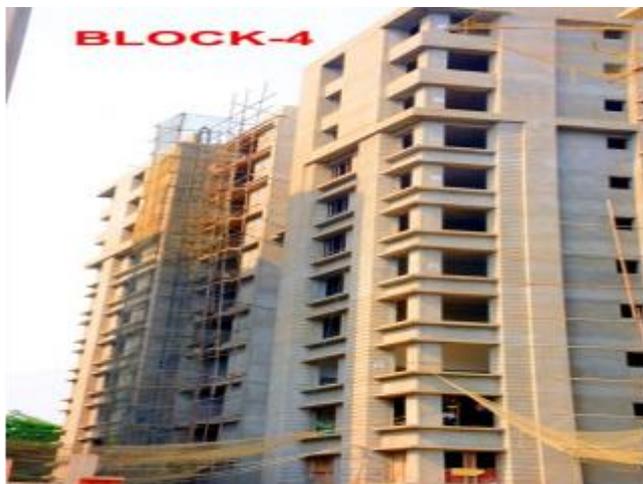
The project is being jointly developed by three groups - Primarc group, Srijan Realty, and Riya group. The project sponsor quality is good, backed especially by the Primarc group's track record of 16 years in the Kolkata real estate market in developing residential, commercial and retail projects, and in managing project construction.





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Project Photographs (As on April 2017)





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