



Winsome Empire

2 & 3 BHK Luxurious Flats



खुशियाँ अब नये पते पर



THREE REASON WHY
WINSOME EMPIRE IS
THE FIRST CHOICE

**FUN
FREEDOM
VALUE FOR MONEY**



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RERA NO.
BRERAP00038-1/28/R-12/2018

www.winsomeinfra.com



Winsome Empire

2 & 3 BHK Luxurious Flats

OVERVIEW

Winsome Infrastructure is a leading, multi-faceted and socially responsible Group that balances between business and responsibility towards a sustainable social and natural environment. Winsome Group is the leading infrastructure and real estate company in India.

Winsome Infrastructure is diversified in different verticals. As an experienced real estate player the group has completed several projects in Patna, Pune and Dapoli. The Group has several ongoing projects there as well. The group consists of dynamic professionals having rich experience in different sectors and have core strength in real estate business to achieve the Mission & Goal of the company.

VISION

To serve society by creating luxurious residential and commercial spaces that are high on quality, affordability, and delivered on schedule; each home a quality product that promises a lifetime of satisfaction. Gaining customers satisfaction and trust is our motto.

MISSION

By consistently surpassing our own benchmarks and setting ever higher standards, we strive to fulfill our mission of creating value for our customers. We help them realize their dreams by continuously exceeding their expectations in terms of quality and innovative home solutions.

Three Reason

Why Winsome Empire is the first choice

Fun. Freedom. Value for Money

FUN

The greatest time of your life is when you're with your loved ones enjoying every moment life has blessed you with, playing games, throwing parties, becoming a child again - these little things give you an inexplicable joy.

- ✦ Health Club
- ✦ Kid's Play Zone
- ✦ Reading Room
- ✦ Community Hall
- ✦ Green area

FREEDOM

It's never about the place you call home. But it's always about the place in which you feel at home. A home is where you decide what you do. Where your wish is always true and where you are free to be you.

- ✦ Vast green, Open spaces
- ✦ Location that optimises privacy yet is easily accessible
- ✦ Reading Room
- ✦ No Pollution, no chaos, no clutter

VALUE FOR MONEY

Doing all what your heart desires is more than good. But it doesn't leave you happy if it's at the cost of your hard-earned money. So count the many blessings winsome empire has to offer you, and be assured you've saved a lot.

- ✦ Excellent cost - benefit ratio
- ✦ Located in an area that is poised for certain growth
- ✦ No hidden cost
- ✦ Very transparent, reasonable, justifiable dealings.

Winsome Empire

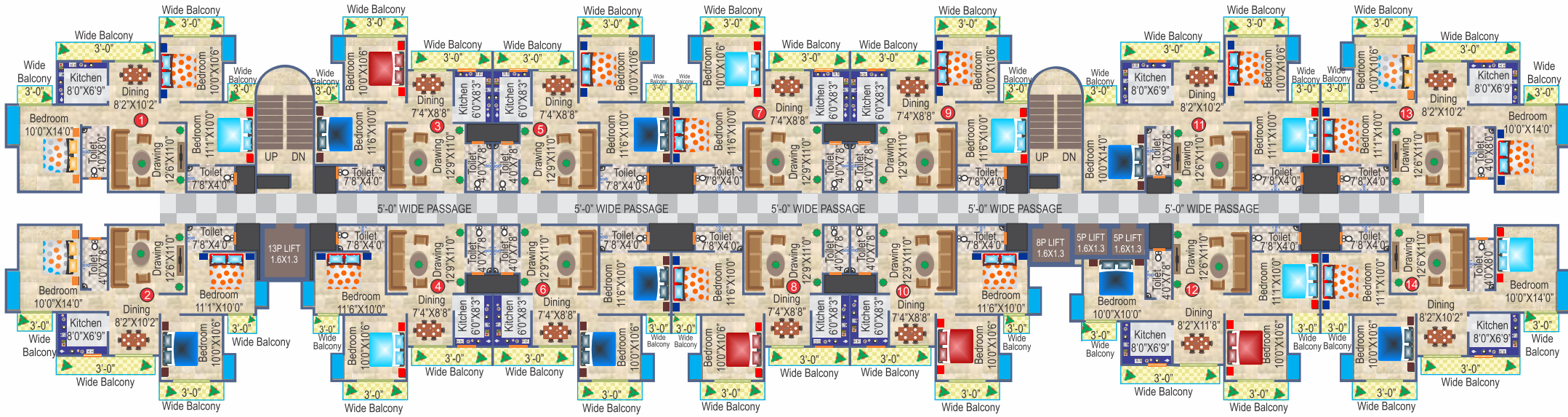
2 & 3 BHK Luxurious Flats

East Gola Road, West of Patliputra Station

Make 
YOUR *dream*
Comes true..



Typical 1st to 6th Floor Plan (Block-A)



Typical 7th Floor Plan (Block-A)



Flat No.	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14
Carpet Area As per RERA (SFT)	731	731	551	551	551	551	551	551	551	551	732	704	732	737
Balcony area (SFT)	114	115	84	86	84	84	84	84	84	87	113	114	114	114



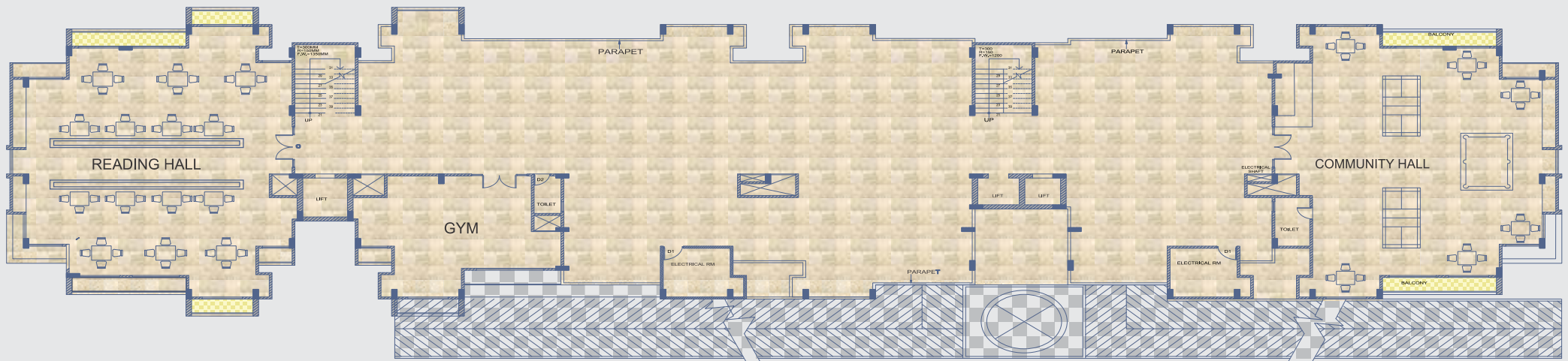
Typical 2nd to 7th Floor Plan (Block-B)



Flat No.	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12
Carpet Area As per RERA (SFT)	730	730	553	555	553	553	550	555	550	556	730	733
Balcony area (SFT)	116	118	88	89	88	88	87	89	89	89	122	122



Community Hall, Reading Hall & Gym is on 1st Floor (Block B)





2 & 3 BHK ISOMETRIC VIEW



FLAT NO.	CARPET AREA AS PER RERA (SFT.)	BALCONY AREA (SFT.)
FLAT 01	876	130
FLAT 02	889	129
FLAT 03	876	130
FLAT 04	875	130

SPECIFICATION

Entrance Lobby

- Impressive Entrance Lobby, Name Plate & Letter Box for each flat

Flooring

- 24"X24" vitrified tiles in all rooms

Kitchen

- Kitchen platform with black granite top with stainless steel sink
- Designer kitchen dado wall tiles up to 4' height from platform, high quality branded taps.
- Provision for exhaust fan.

Plumbing

- Concealed plumbing with premium quality pipes.

Bathrooms

- A combination of designer tiles up to lintel.
- Branded sanitary ware, Hot & Cold mixer unit.
- Provision for fitting geyser in all bathrooms.

Doors & Windows

- Main door with designer skin panel.
- Aluminum 3 track sliding windows with grills.

Electrical

- Concealed electrical ISI Copper wiring.

Planing

- Superior washable cement paint for external wall.
- Internal walls OBD.

Security & Safety

- CCTV Surveillance at Entrance of the building & main Gate.

Power Backup

- 24/7 power backup for Elevator, Common area.

SPECIAL FEATURES

- Terrace Garden
- Reserve Guest parking
- Fire Fighting System
- Earthquake resistant structure
- Sewage treatment
- 16 ft Wide Driveway
- Intercom facility
- Solar Panel
- Multiple Lift in Every Block
- Each Room & Hall attached with balcony

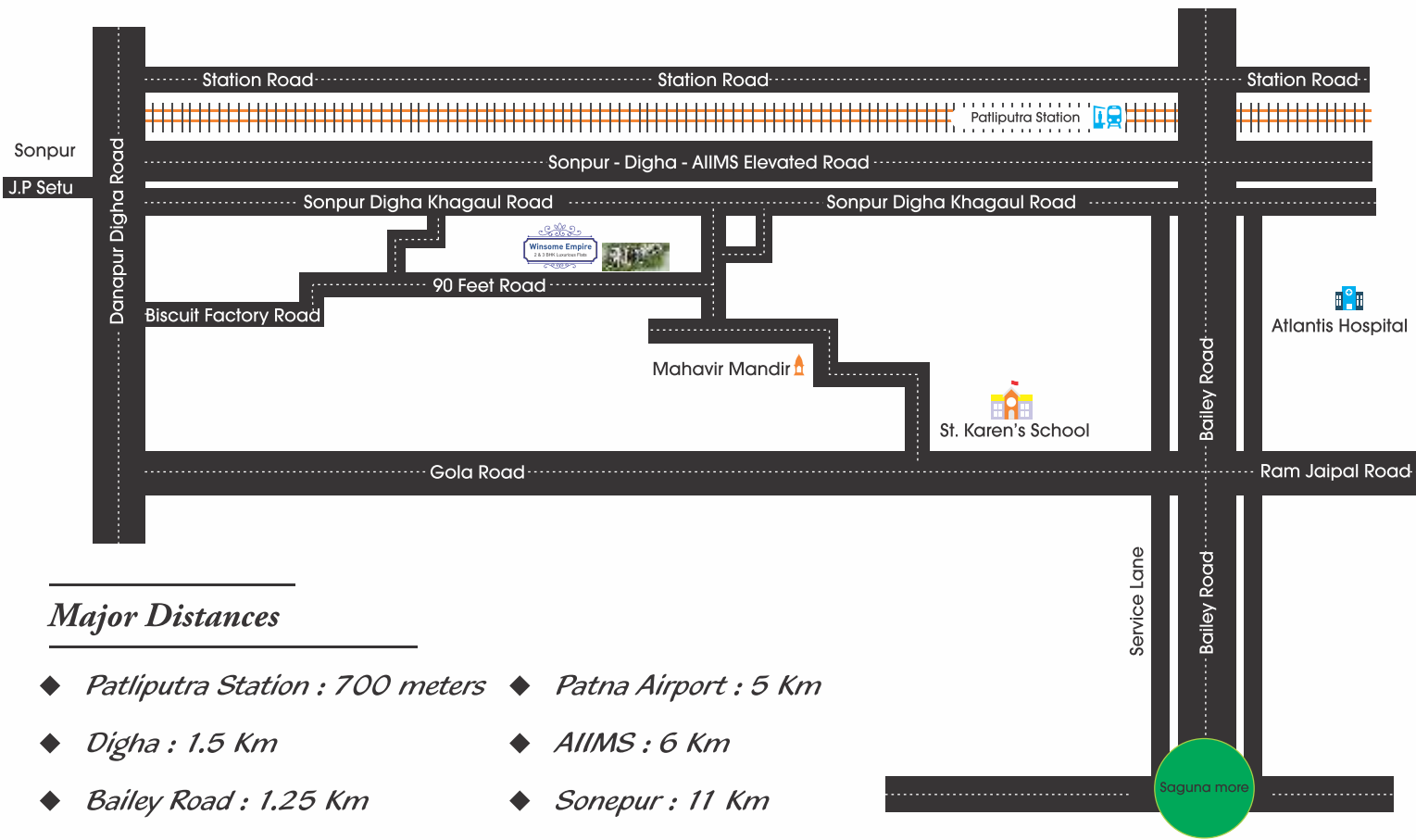
SPECIAL AMENITIES

- Community Hall
- Reading Hall
- Health Club
- Green area
- Kid's Play area



OUR BANKING PARTNERS





Major Distances

- ◆ Patliputra Station : 700 meters
- ◆ Patna Airport : 5 Km
- ◆ Digha : 1.5 Km
- ◆ AIIMS : 6 Km
- ◆ Bailey Road : 1.25 Km
- ◆ Sonapur : 11 Km
- ◆ Saguna more : 3.5 Km



WINSOME INFRASTRUCTURE

SITE ADDRESS : Winsome Empire
Biscuit Factory Rd., Mauza Sikandarapur
PS-Danapur, Patna.

PATNA OFFICE : 101, Suksha Presidency,
Ram Jaipal Road, West of Ambedkar
Dental College, Near Kala Kriti Dance
classes, Bailey Road, Patna-801503

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Construction Linked Plan

At the time of Booking	10%	On Commencement of 4th slab	8%
Within 30 days of Booking	10%	On Commencement of 5th slab	8%
On Commencement of plinth	10%	On Commencement of 6th slab	8%
On Commencement of 1st slab	8%	On Commencement of 7th slab	8%
On Commencement of 2nd slab	8%	On the starting of finishing work	9%
On Commencement of 3rd slab	8%	On offer of possession	5%

PAYMENT PLAN

TOTAL 100 %

"A Smart Move"

