



winsome

EMPIRE

BLOCK: F, G & H

FUN, FREEDOM, VALUE FOR MONEY

www.rera.bihar.gov.in



PROJECT REGISTRATION NUMBER : BRERAP195828070226251231E00



TWO WAY **CONNECTIVITY**

Two-way connectivity means more than a good address it's seamless access in and out, for **WORK**, **LIFE**, and **GROWTH**.

J P GANGA PATHA

BAILEY ROAD (DIGHA NAHAR ROAD)

TWO WAY CONNECTIVITY

A well-connected location doesn't just bring people in it helps them thrive and move forward.



LOCATION MAP
Not To Scale





AERIAL VIEW

WINSOME EMPIRE aerial view of our thoughtfully designed apartment complex gives you a complete look at what sets it apart. Spread across a spacious campus, the layout ensures ample open space, greenery, and privacy for every resident. Strategically located, the building is well-connected to schools, hospitals, shopping centers, and public transport — making daily life easy and convenient.



BIRD EYE VIEW



GREEN AREA VIEW



A captivating facade that blends innovation with aesthetic grace.

WINSOME EMPIRE is more than just real estate — it's a thoughtfully curated lifestyle destination. Set in the vibrant local of **PATNA**, the project is a seamless blend of elegant architecture, premium finishes, and world-class amenities. Whether you're a family looking for a peaceful retreat or an investor seeking high returns, **WINSOME EMPIRE** is the perfect choice.



Balcony spaces crafted for relaxation and scenic beauty.

Step out onto your spacious balcony and embrace a world where stunning vistas greet you every day. Whether it's the tranquil greenery, a vibrant city skyline, or serene water views, your balcony becomes a private retreat—a perfect place to relax, entertain, or simply soak in the beauty of your surroundings. Designed to blend indoor comfort with outdoor charm, these balconies bring in natural light and fresh air, elevating your living experience to new heights.



1 Entrance Gate

2 Block A

3 Block B

4 Block C

5 Block D

6 Block E

7 Block F

8 Block G

9 Block H

10 Garden

11 Kid's Play Area

12 Green Area

COMMON FEATURES

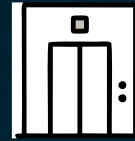
SECURITY

CCTV camera at all entry points with Intercom facility. 24 hour security maintained by the Society.



POWER BACKUP

100% backup in common area.



LIFTS

Automatic passenger lifts.



LANDSCAPE GARDEN

Gym, Multipurpose Banquet Hall, Indorgame



Boring for obtaining water.



FIRE SAFETY - Modern fire fighting system equipped with fire fighting devices/extinguisher and fire alarm system in common area.



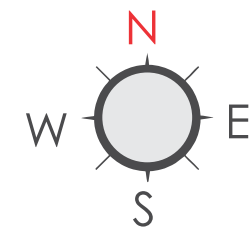
Rainwater harvesting as per norms

BLOCK F

FLOOR PLAN

AREA CALCULATION FIRST FLOOR

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	BALCONY AREA	BUILDUP AREA	SALEABLE AREA
101	4 BHK	1394.00	122.00	373.00	1847.00	2616.00
102	3 BHK	945.00	157.00	199.00	1200.00	1779.00
103	3 BHK	1019.00	39.00	322.00	1399.00	1928.00
104	3 BHK	994.00	94.00	282.00	1327.00	1885.00
105	3 BHK	936.00	191.00	142.00	1198.00	1808.00
106	4 BHK	1388.00	80.00	351.00	1816.00	2530.00

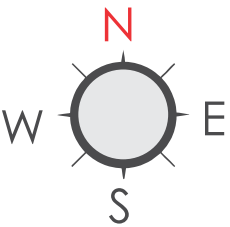




BLOCK F
TYPICAL FLOOR PLAN

**AREA
CALCULATION
2ND TO 6TH FLOOR**

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	BALCONY AREA	BUILDUP AREA	SALEABLE AREA
201	4 BHK	1394.00	00.00	373.00	1847.00	2494.00
202	3 BHK	945.00	00.00	199.00	1200.00	1620.00
203	3 BHK	1019.00	00.00	322.00	1399.00	1889.00
204	3 BHK	994.00	00.00	282.00	1327.00	1791.00
205	3 BHK	936.00	00.00	142.00	1198.00	1617.00
206	4 BHK	1388.00	00.00	351.00	1816.00	2451.00

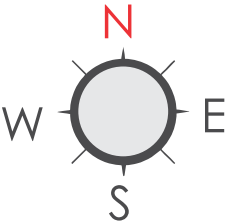




BLOCK F
7TH FLOOR PLAN

AREA
CALCULATION
SEVENTH FLOOR

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	BALCONY AREA	BUILDUP AREA	SALEABLE AREA
702	3 BHK	945.00	00.00	199.00	1200.00	1620.00
703	3 BHK	1019.00	00.00	322.00	1399.00	1889.00
705	3 BHK	936.00	00.00	142.00	1198.00	1617.00
706	4 BHK	1388.00	00.00	351.00	1816.00	2451.00



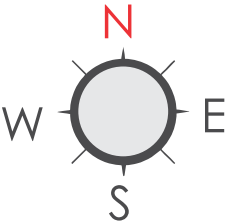


BLOCK G

1ST FLOOR PLAN

AREA CALCULATION FIRST FLOOR

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	BALCONY AREA	BUILDUP AREA	SALEABLE AREA
101	4 BHK	1394.00	122.00	373.00	1847.00	2616.00
102	3 BHK	945.00	157.00	199.00	1200.00	1779.00
103	3 BHK	1019.00	39.00	322.00	1399.00	1928.00
104	3 BHK	994.00	94.00	282.00	1327.00	1885.00
105	3 BHK	936.00	191.00	142.00	1198.00	1808.00
106	4 BHK	1388.00	80.00	351.00	1816.00	2530.00





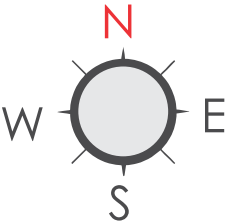
BLOCK G

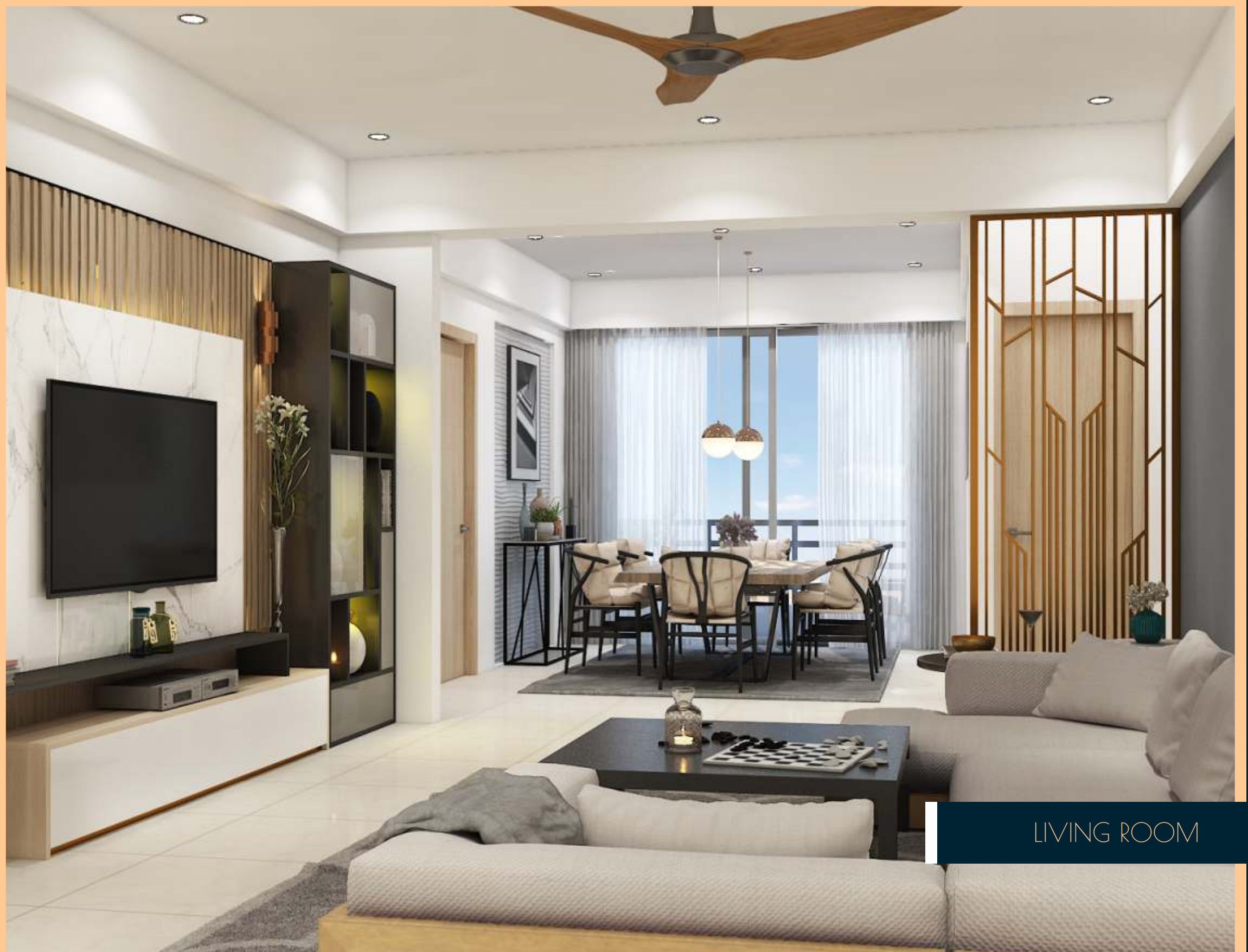
TYPICAL FLOOR PLAN

AREA CALCULATION

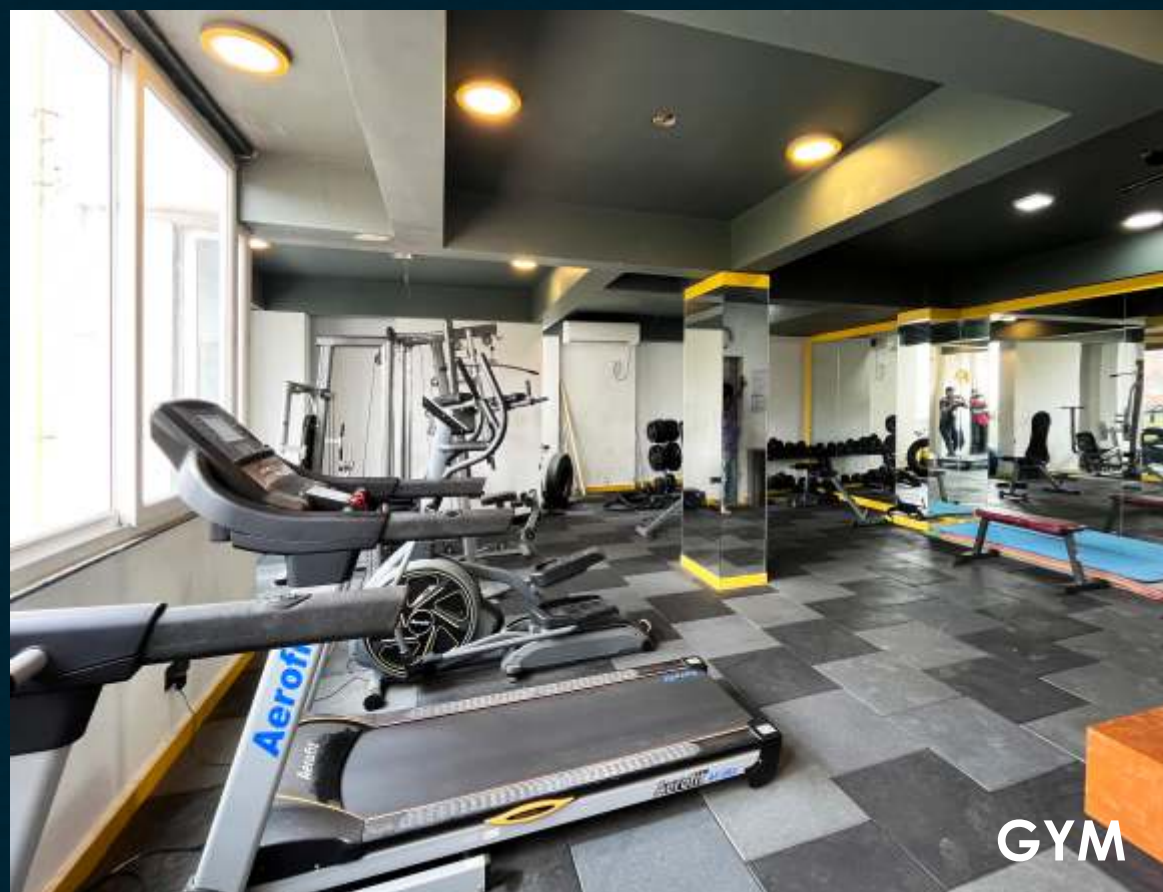
2ND TO 7TH FLOOR

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	BALCONY AREA	BUILDUP AREA	SALEABLE AREA
201	4 BHK	1394.00	00.00	373.00	1847.00	2494.00
202	3 BHK	945.00	00.00	199.00	1200.00	1620.00
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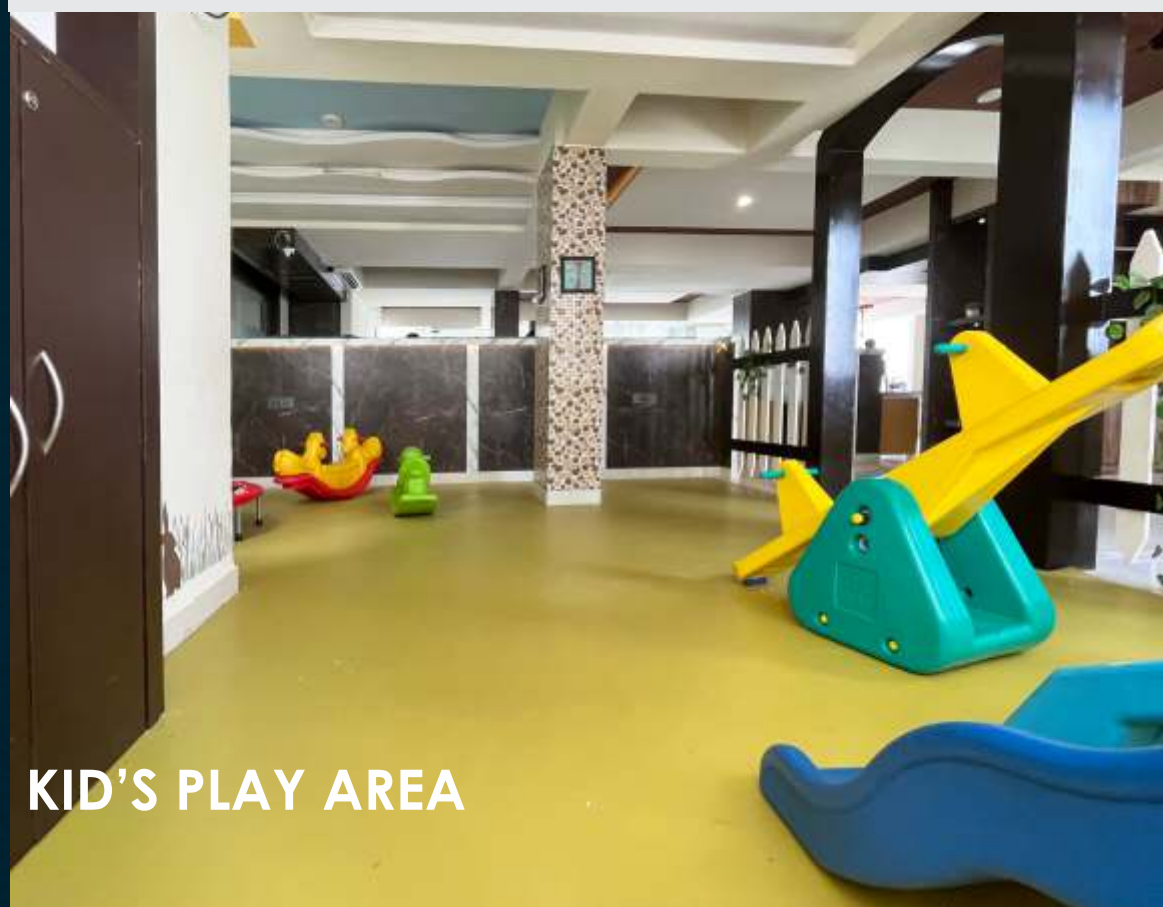
LIVING ROOM



GYM



MULTI PURPOSE HALL



KID'S PLAY AREA



GARDEN AREA



TERRACE SWIMMING POOL



EV CHARGING



TEMPLE

ISOMETRIC
VIEW

4BHK
+1 SERVANT ROOM



ISOMETRIC
VIEW

3BHK



SPECIFICATIONS

STRUCTURE

- ▶ Earthquake resistance R.C.C. Frame structure.
- ▶ CLC Blocks / Fly ash bricks an energy efficient building.

FLOORING

- ▶ 1200x1200 mm Vitrified tiles flooring inside the flat of Asian/Somany/equivalent.
- ▶ Anti-skid floor tiles of Asian/somany/Nitco or equivalent.
- ▶ 7 height glazed tiles in toilets of Asian/Somany/Nitco or equivalent make.

PAINTING

- ▶ Distemper of Asian/Berger/Nerolac paints over wall putty surface in side the flats.

BATHROOMS

- ▶ Chinaware Jaguar/Hindware or equivalent make.
- ▶ CP fittings of Jaguar/Somany or equivalent make.

EXTERIOR

- ▶ Texture paint of Nerolac/Asian paints.
- ▶ S.S railing on Balcony.

KITCHEN

- ▶ Granite slabs with stainless steel sink.
- ▶ Glazed tiles on wall upto 2ft. Over counter of Asian/Somany/Ntco or equivalent make.

DOOR & WINDOWS

- ▶ All balcony openings to be UPVC door & windows of standard make.
- ▶ Flush doors for all internal doors.
- ▶ All door lock to be of Godrej/Doorset or equivalent make.

ELECTRICAL

- ▶ Electrical(Copper)wiring as per ISI code.
- ▶ Circuits with MCB of approved make as per ISlcode.
- ▶ Tv and telephone points in every room.

Payment Schedule (Construction linked Plan) for Block:-“F and G”

<u>(Stage)</u>	<u>(Payment %)</u>
1. At the time of Booking	10%
2. Within 15 days of agreement For sale	10%
3. On Commencement of Excavation Work	10%
4. On Commencement of Raft Casting	7%
5. On Commencement of Basement Roof Casting	7%
6. On Commencement of 1 st Slab	6%
7. On Commencement of 2 nd Slab	6%
8. On Commencement of 3 rd Slab	6%
9. On Commencement of 4 th Slab	6%
10.On Commencement of 5 th Slab	6%
11.On Commencement of 6 th Slab	6%
12.On Commencement of 7 th Slab	6%
13.On Commencement of Flooring	9%
14.On Offer of Possession	5%

Payment Schedule (Construction linked Plan) for Block:-“H”(EWS/LIG)

<u>(Stage)</u>	<u>(Payment %)</u>
1. At the time of Booking	10%
2. On Commencement of Plinth	10%
3. On Commencement of Ground floor roof	10%
4. On Commencement of 1 st Slab	8%
5. On Commencement of 2 nd Slab	8%
6. On Commencement of 3 rd Slab	8%
7. On Commencement of 4 th Slab	8%
8. On Commencement of 5 th Slab	8%
9.On Commencement of 6 th Slab	8%
10.On Commencement of 7 th Slab	8%
11.On Commencement of Flooring	9%
12.On Offer of Possession	5%



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All dimensions are subject to construction. Variances. Interior designing used in the plan and images are only for representation purpose.

The development reserves sale rights to amend architectural during development stages. Soft furnishing and gadgets are not part of the offer.

The content of this published material is indicative and may/may not form part of the final project.

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