

New Home, New Beginnings...

" Sometimes it takes so many chances to get that one chance to select your dream home that will change your life"

Winsome Gurtej is that One of Kind Home which will make you proud. Come, start your journey from here and make endless happy memories.



Office Address : 101, Suksha Presidency, Ram Jaipal Road, Bailey Road, Danapur - 801503, Patna.
Site Address : Opposite pillar No. 263, Digha – AllMS Elevated Road, West of Patliputra Station, Patna, Bihar.
Email Id : winsome.realtors@gmail.com | **Website :** www.winsomehousing.com
Contact No. : 9708001678, 9135555347

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Uber Luxurious 3BHK Smart Homes

A PROJECT BY :

WINSOME REALTORS

RERA NO. : BREARAP60002-1/73/R1167/2021

Fornt



Gurtej Singh

Twenty-three-year-old **Indian Sepoy Gurtej Singh** who was fondly called 'Sher Puttar' (Lion's son) by his mother, was martyred in the face-off between India and China at the Galwan Valley on 15 June.

Before losing his life, Gurtej took down Chinese soldiers at Galwan. Now, his family fondly remembers him, their lives with him, and how they now have to live a life without him.

“A Never ending Story of Gallantry, Courage, respect and love for the Country.”

Winsome Gurtej is not just another project. It is our homage to Late Sepoy **Gurtej Singh**. Our decision to come up with this project has been purely emotional.



On 15 June 2020, Sepoy **Late Gurtej Singh** was performing the duties of the scout of his Operational Patrol and was tasked to establish an Observation Post in Galwan valley. And for his valiant contribution he was awarded Vir Chakra posthumously on Republic Day 2021. Sepoy Late Gurtej Singh was born on 15 November 1997 at Village Birewala Dogran in Mansa District of Punjab. After his initial schooling, he joined India Army, The Punjab Regt on 18 December 2018. Post successful culmination of his training at The Punjab Regiment Centre, he was posted to 3rd Battalion The Punjab Regiment on 14 October 2019. At that time Battalion was deployed in Northern Glacier at Siachen. During the Siachen tenure, he was deployed at Malaun Post, Bila Complex (Height-18018 feet) and successfully completed his tenure in Northern Glacier. On 15 June 2020, while establishing the Observation Post, he successfully spotted the enemy troops building up against the Indian troops. The faceoff between the two sides turned into a bloody skirmish in which the Indian soldiers were trying to drive back the enemy soldiers. The enemy soldiers used deadly weapons in the ensuing clash and heavily outnumbered our forces. He himself got seriously injured, however, with utter disregard to his personal safety, he continued to fight the enemy valiantly, also extricated own injured troops, thereby saving a number of fellow soldiers of his patrol party before making the sacrifice of his life. Sepoy Late **Gurtej Singh** is survived by his elderly parents and one brother. His father, Shri Virsa Singh, is a Farmer, and his mother, Smt Parkash Kaur, is a homemaker. The family currently lives in the village of Birewala Dogran in the Mansa District, .





Winsome Gurtej is a Premium Project Having 16 nos. of stylized 3 BHK Luxurious Apartments

Plan Approved From :
Nagar Parishad Danapur Nizamat.

Architect Name :
Aryan Architects, Patna
Ethique Architect & Associates, Mumbai.

Winsome Gurtej is an embodiment of courage and sacrifice. The housing project is made with a viewpoint to devote and render our gratitude to the lance Naik Sepoy Gurtej Singh. Every corner of this residence will make us remember the courageous sacrifice and gallantry act of Galwan Martyr Sepoy Gurtej Singh.

ISOMETRIC VIEW 3 BHK LUXURIOUS APARTMENTS

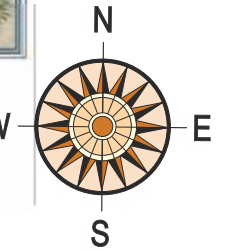


TYPICAL FLOOR PLAN

Comfortable Design for Luxury Living



Carpet Area : 948 sq.ft. | Balcony Area : 176 sq.ft. | Total Area : 1125 sq.ft. | SBU Area : 1577 sq.ft.



PROJECT SPECIFICATIONS



FLOORING :

1

All floors will be vitrified tiles. Designer vitrified flooring for living, dining, kitchen, bedrooms and internal lobby area of size 1m x 1m. Master bedroom will have wooden flooring. Branded Antiskid Ceramic tiles for Balconies and toilet flooring of size 300mm x 300 mm. Kitchen & Bathroom wall tiles of size 450 mm x 300mm



DOORS & WINDOWS :

2

Impressive Wooden door frames of size 4'0" x 8'0". Flush Door with both side Laminates of size 32 mm thicknesses in Main Door & internal doors. Designer panel door shutter with Locking arrangements with all accessories in brass finish on SS. All internal door will have inbuilt locks. Main Entrance door will have digital lock system.



WINDOWS :

3

UPVC windows with tinted glass fittings of 3 tracks with mosquito net. All balcony windows will be French windows of 7'.0"



TOILETS & BATHROOMS :

4

Washroom door will be of Flush door with granite door frames in Bathrooms. All Sanitary fittings will be of white glazed with Indian/European wall mounted W.C with Health Faucets and flushing cistern. Wash basin with Hot & Cold concealed water supply arrangement with C.P. fittings of SS finish. A provision of exhaust fan & geyser will be provided. Concealed plumbing line with premium quality PVC/UPVC pipes.



ULTRA-MODERN LIVING SPACES

**BEDROOM :**

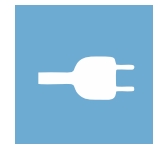
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All bedrooms & living area will be Pre fitted with split AC.

**KITCHEN :**

6

Complete Modular kitchen Setup with Chimney and Hob. Platform will be of black granite top. Stainless Steel Sink with Hot & Cold mixer provision. Kitchen Wall will be of designer Tiles dado up to 4'-0" height above kitchen platform. Plumbing and electrical point for water purifier, Geyser point and washing machine inlet & outlet in utility balcony.

**ELECTRICAL**

7

Concealed P.V.C. conduit wiring with standard electric accessories, Modular switches of adequate make. Power points for Air Conditioners in all bedrooms, dining/drawing room. Provision for Geysers in all bathrooms and kitchen and cable T.V Sockets in all bedroom and drawing room. Extra power point in all bedrooms.

**PLUMBING**

8

All internal pipes shall be concealed and of PVC/ UPVC Quality.

**FINISH**

9

All internal walls & ceiling shall be finished with two coats of putty and emulsion paint. All external walls shall be painted with two coats primer and two coats of weather coat.



LIFT

One Lift of 8 passenger carrying capacity of reputed brand.

10



SECURITY FEATURES

High quality video door phones on entrance of each flat to ensure security and safety.

11



ADDITIONAL FEATURES

Gas leakage detector will be installed in each flat.

12



HOME AUTOMATION

All electrical switches will be App based.

13

Note: -

The above specifications are subject to such variations, additions, alterations and modifications as may be decided by the developers/architects/landowners/ and in the overall interest of the project.

- 1.: If certain specifications are improved upon, as per the advice of the Architect/decision of the promoters, then the Allottee will accept the same for which prior consent of the Allottee has been agreed upon and consent hereby given.
- 2.: All specifications, sizes and layouts etc., are subject to such variations, additions, and modifications, as decided by the promoters/architects or by competent authority.
- 3.: Any additions/alterations in the units over & above the specifications as mentioned in the brochure shall be permitted after the possession of the unit is taken by the Applicant/Allottee after paying all the cost of the apartment including infrastructure cost, sinking fund, and all other costs in full towards the final handover of the apartment. Cost of such additions and alterations shall be solely done by the Applicant/Allottee on their own.

Enjoy, Today, Tomorrow and forever
the beauty of luxury with us



Enhance living by Accessing Multiple Facilities



SPECIFICATIONS

FOUNDATION	: R.C.C. piling with pile cap or as per structural design
STRUCTURAL	: R.C.C. framed structure as per design with TATA/JINDAL/ JSW Steel with Ultra Tech PPC or equivalent
CIVIL WORK	: First class brick work/ Light weight Block Work (AAC) in cement mortar/ fixo block as per IS standard specification.
GENERATOR	: 24x7 100% DG backup for lifts pumps and common lighting areas with a Silent Diesel Generator of 65 KVA.
NAME PLATE	: Standard make name plate with glass finish near lift lobby to display flat owners name
RAILINGS	: SS railings with toughened glass of 8mm thickness in balcony area.
ENTRANCE LOBBY	: Lobby will be well designed in Combination of Green/White/Jaisalmer Marble.
STAIRCASE FLOORING	: Combination of Green/White/Jaisalmer Marble
STAIRCASE RAILINGS	: SS Railings
LIFT CLADDING	: Designer Granite finish.
CCTV	: 24 x 7 CCTV Surveillance in Common Areas.
FIRE SAFETY	: Fire Extinguisher with fire alarms in common Areas.

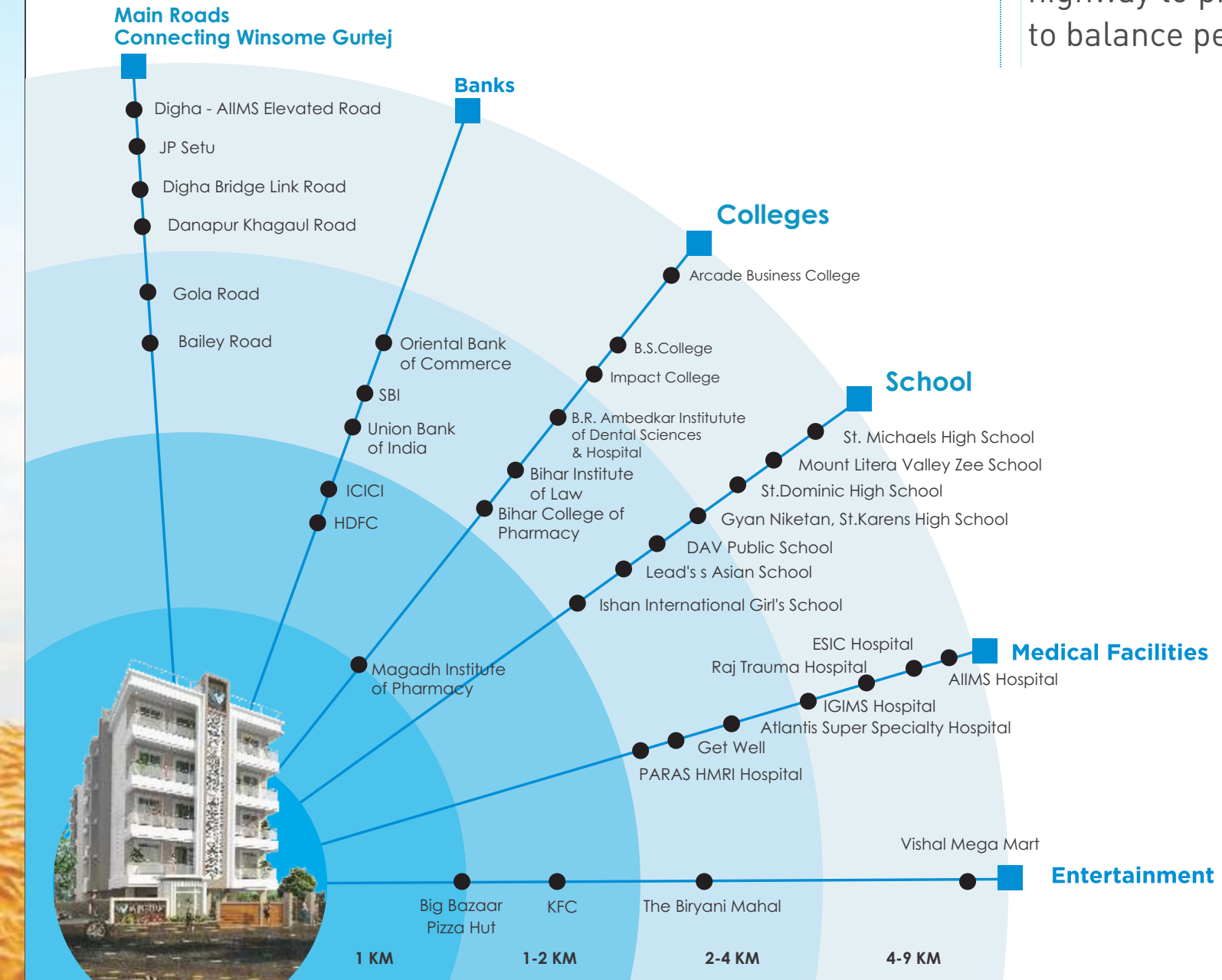
Make an investment for luxurious living with easy payment plan

CONSTRUCTION LINKED PAYMENT PLAN

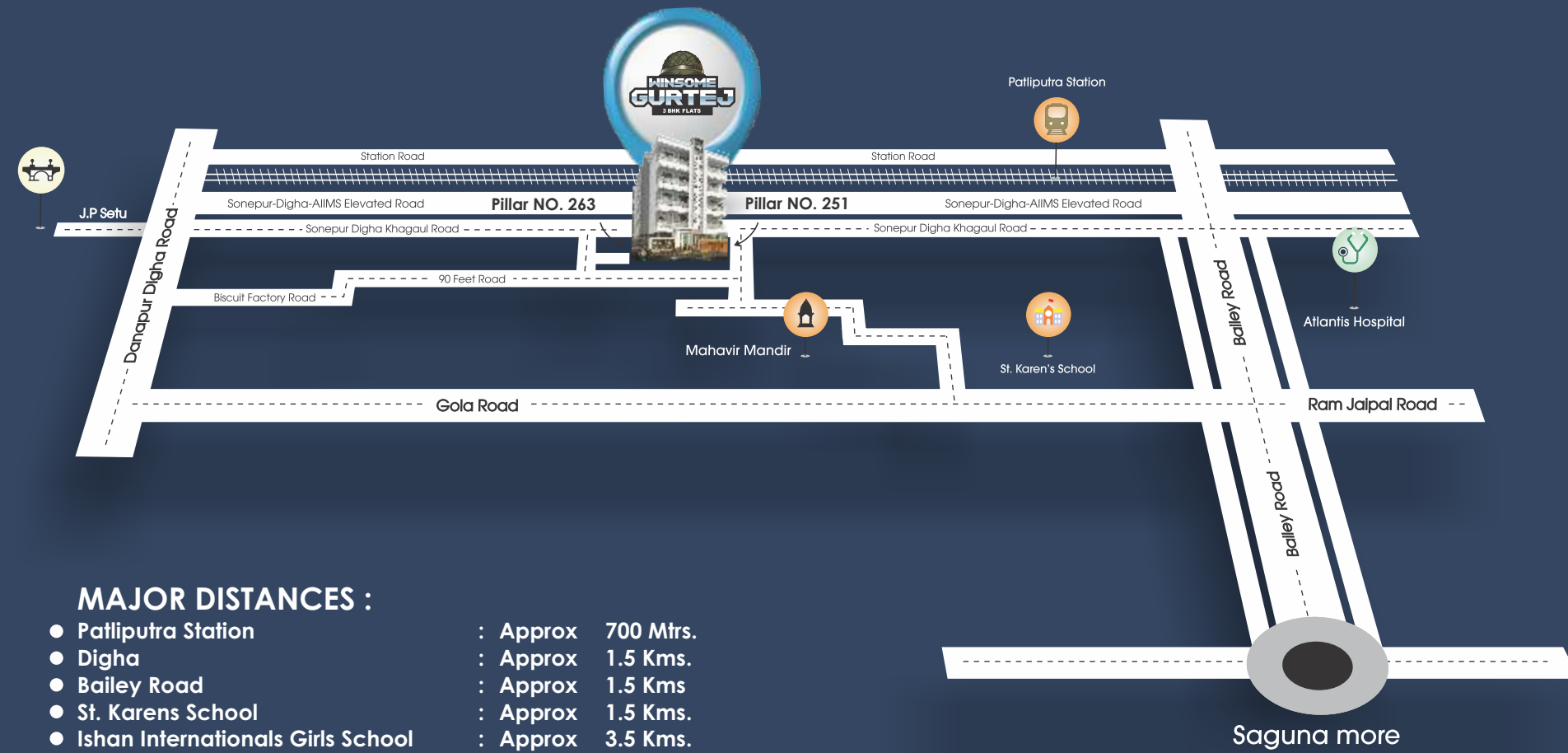
S.No.	Milestones	Amounts Payable in %
1.	At the time of Booking	: 10% + GST as Applicable
2.	Within 30 Days of Booking	: 10% + GST as Applicable
3.	On Commencement of Plinth	: 10% + GST as Applicable
4.	On Commencement of 1st Slab	: 9% + GST as Applicable
5.	On Commencement of 2nd Slab	: 9% + GST as Applicable
6.	On Commencement of 3rd Slab	: 9% + GST as Applicable
7.	On Commencement of 4th Slab	: 9% + GST as Applicable
8.	On Commencement of 5th Slab	: 9% + GST as Applicable
9.	On Commencement of Flooring	: 20% + GST as Applicable
10.	On Commencement of Possession (Balance Payment)	: 5% + GST as Applicable

LUXURY LIVING Connectivity

Winsome Gurtej is strategically located near Digha- AIIMS elevated highway to provide the ease of connectivity to balance personal & work life.



LOCATION MAP



MAJOR DISTANCES :

- Patliputra Station : Approx 700 Mtrs.
- Digha : Approx 1.5 Kms.
- Bailey Road : Approx 1.5 Kms.
- St. Karens School : Approx 1.5 Kms.
- Ishan Internationals Girls School : Approx 3.5 Kms.
- Jai Prakash Narayan Airport (Patna) : Approx 05 Kms.
- Danapur Junction : Approx 6.5 Kms.
- AIIMS, Patna : Approx 6.5 Kms.
- Patna Railway Station : Approx 12 Kms.
- Proposed Metro Station : Approx 4 kms.



Organisation



College



Railway Station



Hospital



Bus Depot



School



Metro Station



ABOUT US

Winsome Housing Group, is having its headquarter in the second major IT hub of India, Pune. We, at Winsome Group, take immense pride in significantly contributing to the growth and development of the residential area and commercial sphere of the city. Winsome Group initiated its project in the prime location of the city. The Winsome Group Company formed its base in the real estate sector with the prime motto of client focus and satisfaction. We impose our blood sweat in bringing uniqueness and formulating an exquisite landmark by our infrastructure company.

We proudly enunciate for delivering only quality infrastructure that has earned us the trust of clients across projects in India. Winsome Group stands tall with its highly experienced and competent team, uncompromising quality, and standard at par with the industry. We believe in fun, freedom, and Value for Money.

Our projects are approved by RERA and our banking partners include leading banks Which gives our customers a wide variety of options to choose their home loans requirement.