

A Project By
Winsome Lifestyle Developers

WINSOME HARI PEARLZ

RERA APPROVED: **BRERAP183128070425060329E00**
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SCAN FOR RERA CERTIFICATE

Life Lives Here



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WINSOME HARI PEARLZ SECLUDES YOU FROM THE
HUSTLE AND OF THE CITY, BUT CLOSER TO THE
BRIGHTER SIDE OF URBAN LIFE. IT IS LOCATED NEAR
MARINE DRIVE, A STUNNING AND PRESTIGIOUS
LOCATION WHICH IS ONE OF THE MOST EXCLUSIVE
AND COVETED NEIGHBORHOODS OF PATNA

FIRST Floor Plan



01

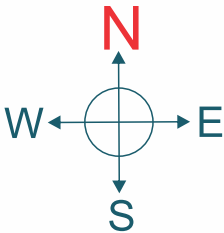


3 BEDROOMS

3 TOILETS

3 BALCONIES

TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	TERRACE AREA	SALEABLE AREA
3BHK	1241 SQFT	165 SQFT	1406 SQFT	157 SQFT	2055 SQFT



02



3 BEDROOMS

3 TOILETS

3 BALCONIES

TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	TERRACE AREA	SALEABLE AREA
3BHK	1241 SQFT	165 SQFT	1406 SQFT	199 SQFT	2097 SQFT

03

5 BEDROOMS

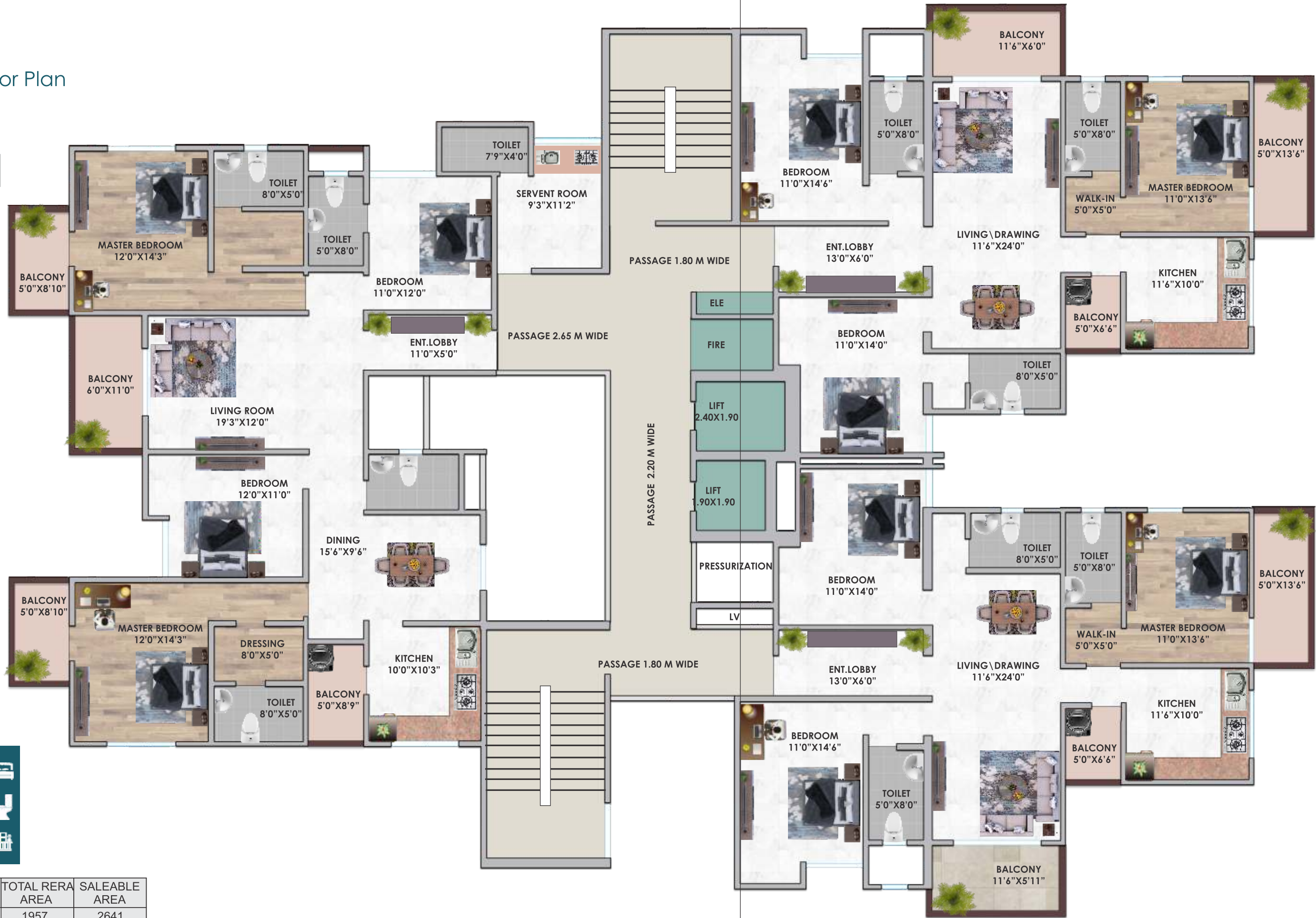
5 TOILETS

4 BALCONIES



TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	TERRACE AREA	SALEABLE AREA
5BHK	1754 SQFT	203 SQFT	1957 SQFT	898 SQFT	3539 SQFT

TYPICAL Floor Plan
2ND TO 6TH
8TH,9TH,10TH



03

5 BEDROOMS

5 TOILETS

4 BALCONIES

TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	SALEABLE AREA
5BHK	1754 SQFT	203 SQFT	1957 SQFT	2641 SQFT

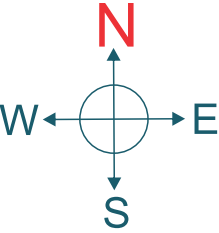
01

3 BEDROOMS

3 TOILETS

3 BALCONIES

TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	SALEABLE AREA
3BHK	1241 SQFT	165 SQFT	1406 SQFT	1899 SQFT



02

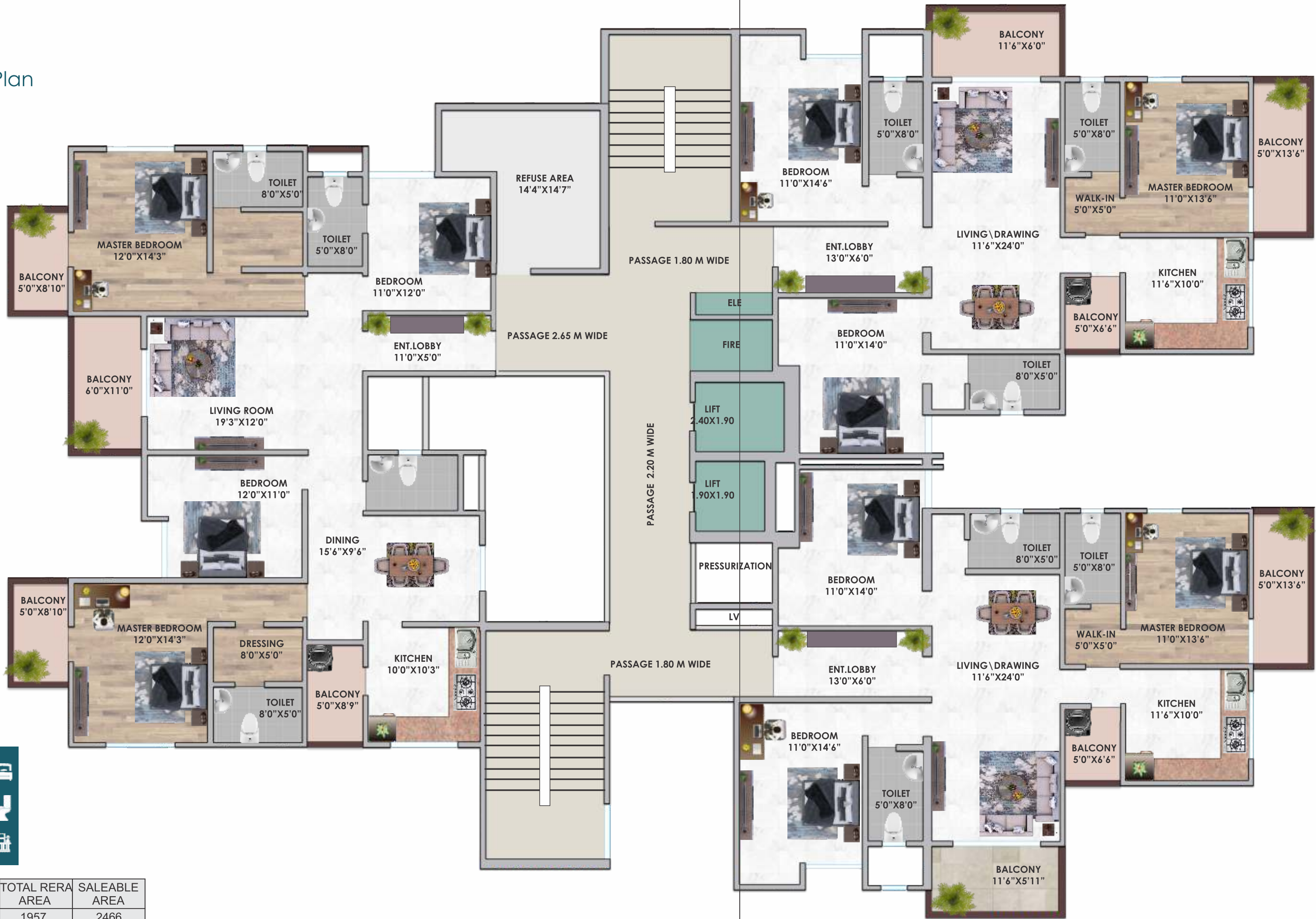
3 BEDROOMS

3 TOILETS

3 BALCONIES

TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	SALEABLE AREA
3BHK	1241 SQFT	165 SQFT	1406 SQFT	1899 SQFT

SEVENTH Floor Plan



01

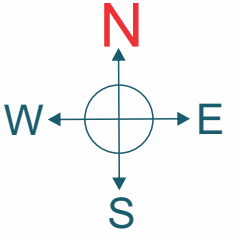


3 BEDROOMS

3 TOILETS

3 BALCONIES

TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	SALEABLE AREA
3BHK	1241 SQFT	165 SQFT	1406 SQFT	1899 SQFT



02



3 BEDROOMS

3 TOILETS

3 BALCONIES

TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	SALEABLE AREA
3BHK	1241 SQFT	165 SQFT	1406 SQFT	1899 SQFT

03

4 BEDROOMS

4 TOILETS

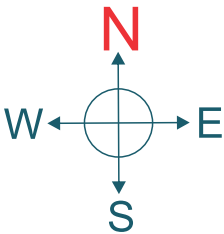
4 BALCONIES



TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	SALEABLE AREA
4BHK	1754 SQFT	203 SQFT	1957 SQFT	2466 SQFT

ELEVENTH
TERRACE

Floor Plan



02

3 BEDROOMS

3 TOILETS

3 BALCONIES

TYPE	CARPET AREA	BALCONY AREA	TOTAL RERA AREA	SALEABLE AREA
3BHK	1241 SQFT	165 SQFT	1406 SQFT	1899 SQFT

ISOMETRIC

101_(3BHK)
FIRST FLOOR
2055 sqft.



102_(3BHK)
FIRST FLOOR
2097 sqft.

103_(5BHK)
FIRST FLOOR
3539 sqft.



ISOMETRIC

201 (3BHK)
TYPICAL FLOOR
1899 sqft.



202 (3BHK)
TYPICAL FLOOR
1899 sqft.



203 (5BHK)
TYPICAL FLOOR
2641 sqft.





CHILDREN PLAY AREA



GARDEN



SENIOR CITIZEN SITTING SPACE



OPEN YOGA DECK



CHILDREN PLAY AREA



AMENITIES



GARDEN

AUXILIARY BENEFITS



ATTRACTIVE ENTRANCE GATE
WITH SECURITY CABIN



C.C.TV CAMERA FOR
COMMON AREAS



FIRE FIGHTING
SYSTEM



RAIN WATER
HARVESTING



BRANDED SILENT DG POWER
BACK UP



POWER BACK UP FOR LIFT, WATER
PUMP, COMMON AREAS & FLAT



PROVISION FOR BROADBAND/CABLE AND
INTERCOM CONNECTIONS



NAME PLATE DIRECTORY & LETTER BOX
FOR EACH FLAT

AMENITIES AND FACILITIES

Pergola

Terrace Party Lawn

BBQ

Setting Area

Children Play Area

Yoga Deck

Jogging Track

Open Sky Amphitheater

Lift Lobby

Court Yard

Senior Citizen Sitting Area

Waiting Lounge on every Floor



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SPECIFICATION

DRAWING & DINING ROOM

- Flooring/skirting: (800x800) mm vitrified tile (Somany/Kajaria or equivalent)
- Walls: Wall putty (ready to paint)
- Doors: Pre-laminated flush floor shutter with SS fittings duly painted (Mayur/Green or equivalent) Fitting from Dorma, Godrej or equivalent
- Windows: UPVC Windows with float glass

BEDROOM

- Flooring/skirting: Master Bedroom laminated wooden floor (600x600) mm vitrified tile (Somany/Kajaria or equivalent) in other bedrooms
- Walls: Wall putty (ready to paint)
- Doors: Pre-laminated flush floor shutter with SS fittings duly painted (Mayur/Green or equivalent) Fitting from Dorma, Godrej or equivalent
- Windows: UPVC Windows with float glass

KITCHEN

- Flooring/skirting: Anti-skid ceramic tile (Somany/ Kajaria or equivalent)
- Walls: Ceramic tiles up-to 900 mm height above counter top
- Ceiling: Wall putty (ready to paint)
- Doors: Flush door shutter with SS fittings duly painted (Mayur/Green or equivalent). Fitting from Dorma, Godrej or equivalent
- Counter Top: Polished Granite
- Sink Water Supply: Single bowl stainless sink with board. Provision for Hot & Cold water supply
- Fittings: Single Lever CP Fittings (Jaguar, CERA, Kohler or equivalent)

TOILET

- Flooring/skirting: Ceramic tile flooring.
- Walls: Ceramic tiles up-to 2100 mm height/ plastic emulsion paint above
- Ceiling: POP Punning
- Doors: Flush door shutter with SS fittings duly painted (Mayur/Green or equivalent). Fitting from Dorma, Godrej or equivalent
- Counter Top: Stone/Granite counter
- Water Supply: Provision for Hot & Cold water supply
- Fittings: Single Lever CP Fittings with wall mounted commode (Jaguar, Hindware or equivalent)

- Other Fixtures: Towel ring, rod, soap dish and health faucet

BALCONY

- Flooring: Anti-skid ceramic tile (Somany/Kajaria or equivalent)
- Walls: All weather textured paint
- Ceiling: Plaster with external paint (Asian/Burger or equivalent)
- Doors: Flush door shutter with SS fittings duly painted (Mayur/Green or equivalent)
- Fitting from Dorma, Godrej or equivalent

CORRIDOR

- Flooring: Granite
- Walls: plastic emulsion paint up-to full height (Asian/Berger or equivalent)
- Ceiling: POP punning with plastic emulsion paint

LIFT LOBBY

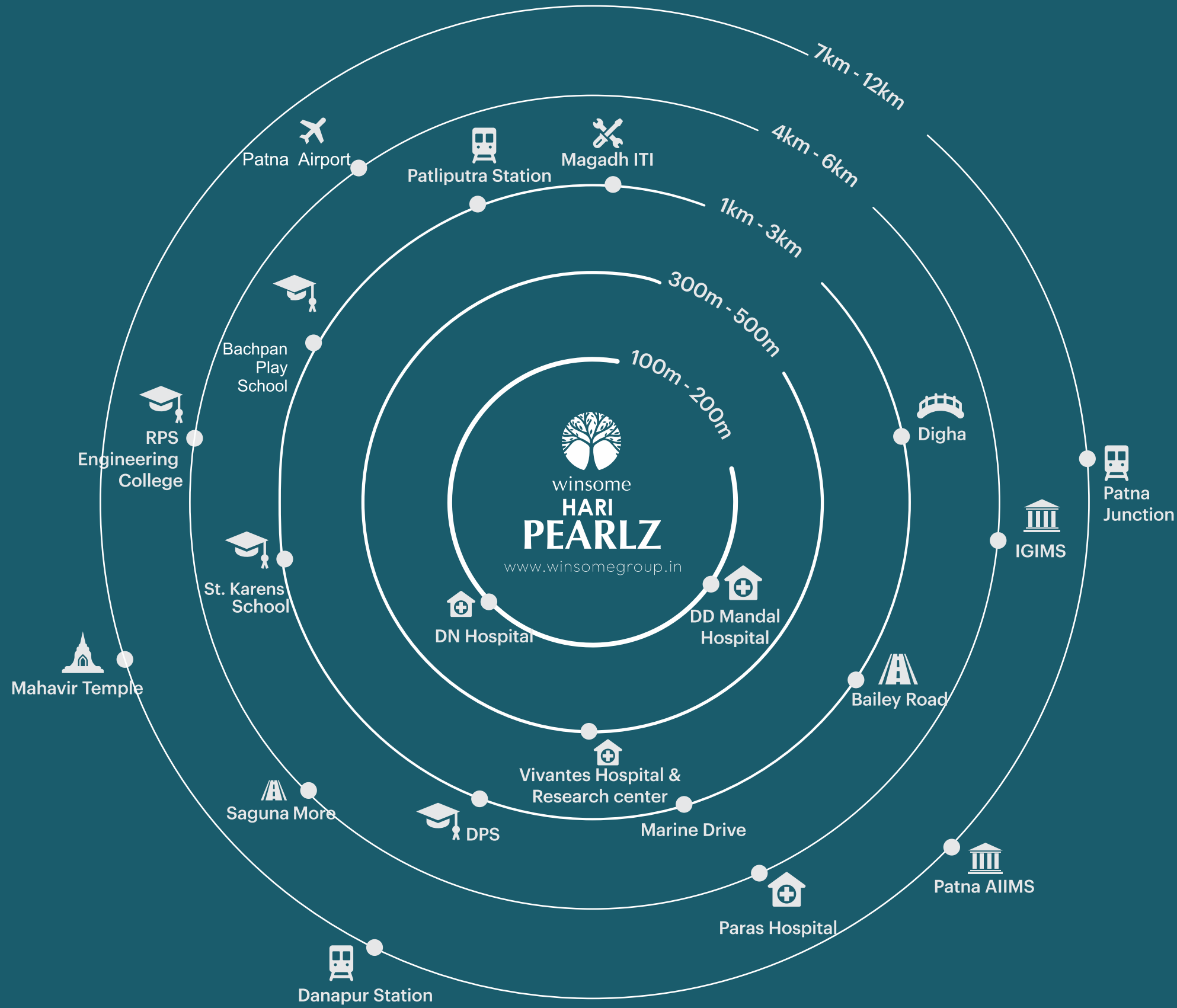
- Flooring: Natural stone/Granite
- Walls/Lifts Facia: Plastic emulsion paint on wall & Italian marble/Granite in lift facia
- Ceiling: POP punning with plastic emulsion paint

CAMERA & SECURITY

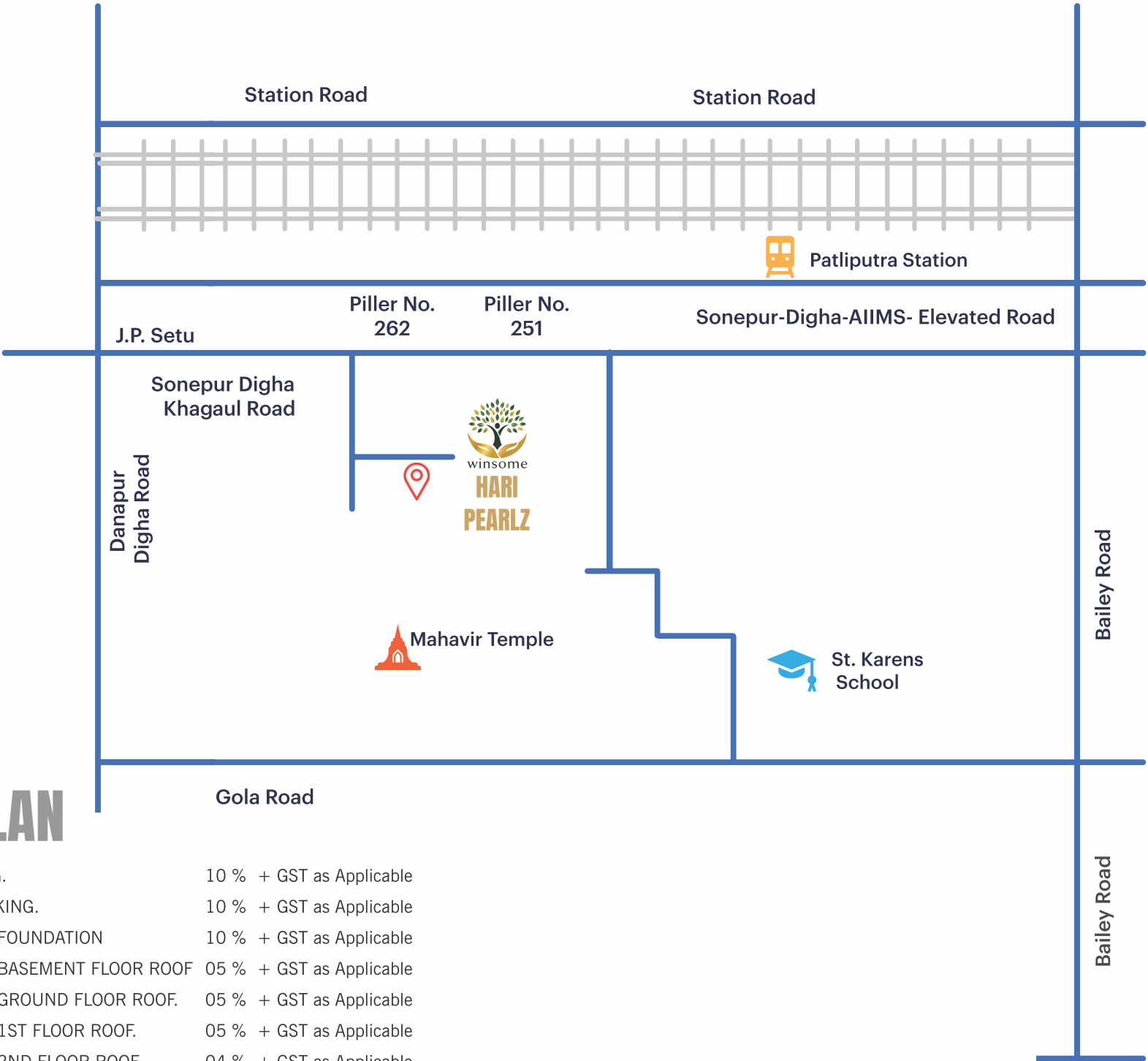
- CCTV with cameras in floor lobby and common areas and outside gate. Access control system at entrance lobbies of building & other area. Central security control room

OTHER FEATURES

- Electrical: Copper Wiring in conduit with modular switches (Havells or equivalent)
- Telecom: Provision of telephone points in drawing/dining rooms
- Provision of DTH Points: In drawing room/lobby and all bedrooms
- Stair: Granite on riser & trend with SS railings
- External Finishing: All weather textured paint
- Structure: Earthquake resistant structure of RCC framed columns and beams



AN APT CHOICE OF LOCATION



PAYMENT PLAN

1.	AT THE TIME OF BOOKING.	10 % + GST as Applicable
2.	WITHIN 30 DAYS OF BOOKING.	10 % + GST as Applicable
3.	ON COMMENCEMENT OF FOUNDATION	10 % + GST as Applicable
4.	ON COMMENCEMENT OF BASEMENT FLOOR ROOF	05 % + GST as Applicable
5.	ON COMMENCEMENT OF GROUND FLOOR ROOF.	05 % + GST as Applicable
6.	ON COMMENCEMENT OF 1ST FLOOR ROOF.	05 % + GST as Applicable
7.	ON COMMENCEMENT OF 2ND FLOOR ROOF.	04 % + GST as Applicable
8.	ON COMMENCEMENT OF 3RD FLOOR ROOF.	04 % + GST as Applicable
9.	ON COMMENCEMENT OF 4TH FLOOR ROOF.	04 % + GST as Applicable
10.	ON COMMENCEMENT OF 5TH FLOOR ROOF.	04 % + GST as Applicable
11.	ON COMMENCEMENT OF 6TH FLOOR ROOF.	04 % + GST as Applicable
12.	ON COMMENCEMENT OF 7TH FLOOR ROOF.	04 % + GST as Applicable
13.	ON COMMENCEMENT OF 8TH FLOOR ROOF.	04 % + GST as Applicable
14.	ON COMMENCEMENT OF 9TH FLOOR ROOF.	04 % + GST as Applicable
15.	ON COMMENCEMENT OF 10TH FLOOR ROOF.	04 % + GST as Applicable
16.	ON COMMENCEMENT OF 11TH FLOOR ROOF.	04 % + GST as Applicable
17.	ON COMMENCEMENT OF FLOORING.	10 % + GST as Applicable
18.	ON THE TIME OF POSSESSION.	05 % + GST as Applicable



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We at Winsome Group are committed to continual improvement in our activities and to provide the customers with quality homes and on time delivery.



Call On : +91 97080 01678

Site Office

Pillar No- 263, West Of
Patliputra Station, Digha
Link Road Danapur
Patna

Corporate Office

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Near Pillar Ni-242,Digha AIIMS Nahar
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Danapur,Patna,Bihar-800012

A Project By

Winsome Group

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