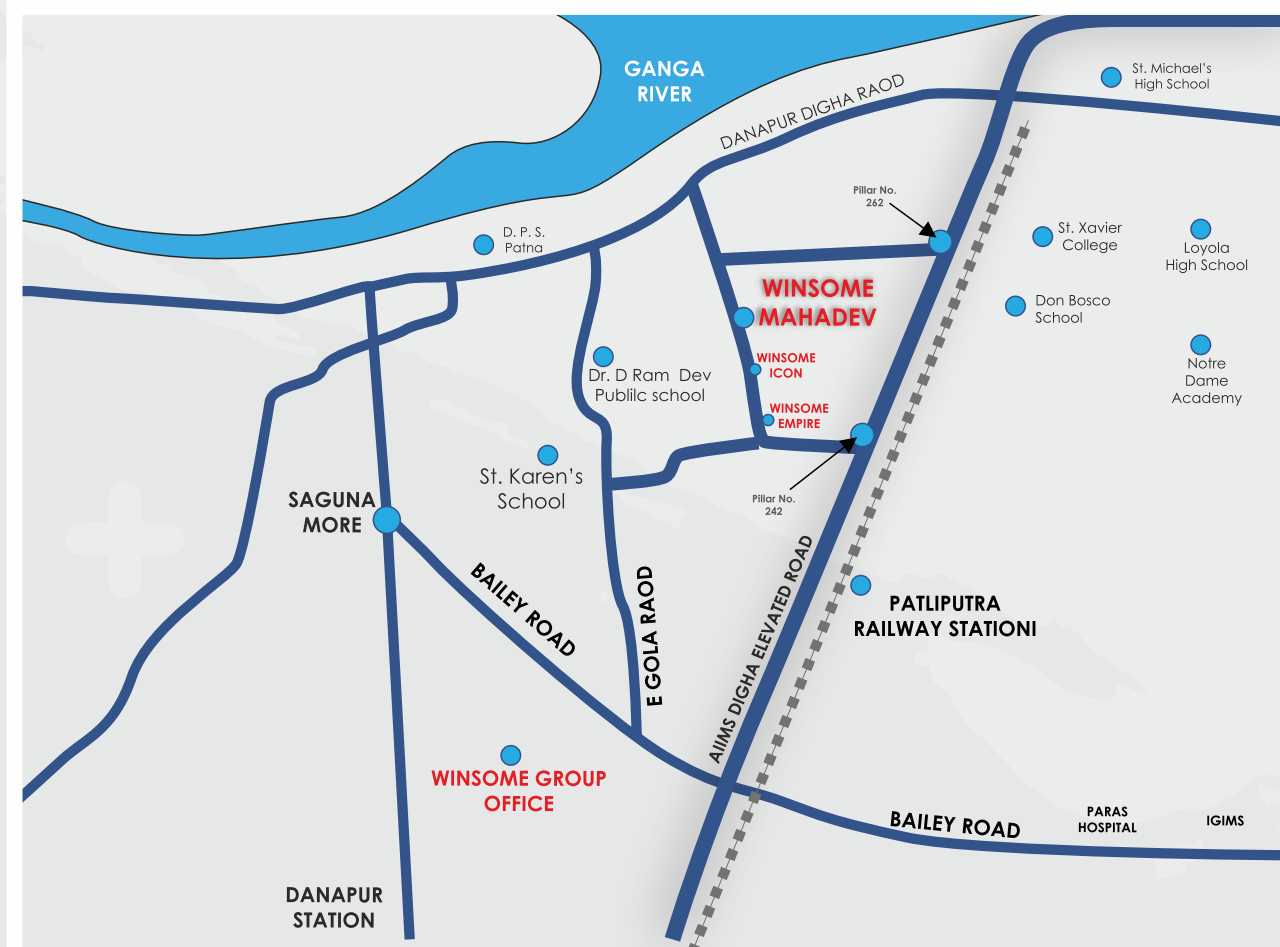


Location



Key Distance

- Patliputra Station 700 Mtr.
- Danapur Jn. 6.1 KM.
- Patna Jn. 12 KM.
- Patna Airport 05 Km.
- Bailey Road 1.25 Km.
- Digha 1.5 Km.
- Saguna More 3.5 Km.
- IGIMS 2.9 km.
- Patna AIIMS 06 Km.
- Paras Hospital 2.9 Km.
- St. Karen's School 1.25 Km.
- St. Michael's High School. 05 Km.
- Loyla High School 06 Km.
- D.P.S. Patna 05 Km.
- Notre Dame Academy 07 Km.
- St. Xavier College 05 km.



Office Address
101, Suksha Presidency, Ram Jaipal Road,
Bailey Road, Danapur, Patna-20

9135007284 | 9135005167 | 9708001678
9135555348 | 9264192538

✉ winsomerealcon@gmail.com
🌐 www.winsomehousing.com



APPROVED BY RERA
BRERAP14015/164/R-1466/2022

AT BISCUIT FACTORY ROAD
NEAR WINSOME EMPIRE, DIGHA
PATNA



WINSOME
MAHADEV
G O D ' S O W N H O M E

WAKE UP
IN A HOME YOU LOVE

This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the final agreement that may be executed from time to time.
All dimensions are subject to construction variances. Interior designing used in the plan and images are only for representation purpose.
The Developer reserves sale rights to amend architectural specifications during development stages.. Soffurnishing and gadgets are not part of the offering.
The content of this published material is indicative and may/may not form part of the final project.

DESIGN IS THINKING
Made Visual



Features and Amenities



Fire safety



Intercom Facility



Multiple Lifts



Visitor Parking



Terrace Party Zone



24X7 Water Supply



24X7 Power backup



Security



Earthquake Resistant



Ground Floor Parking





Typical Floor Plan (1ST TO 4TH)



FLAT NO.	01	02	03	04	05	06	07	08	09	10	11	12
CARPET	919.00 SQFT	919.00 SQFT	634.00 SQFT	634.00 SQFT	634.00 SQFT	634.00 SQFT	919.00 SQFT	919.00 SQFT	808.00 SQFT	808.00 SQFT	808.00 SQFT	808.00 SQFT
BALCONY	156.00 SQFT	156.00 SQFT	103.00 SQFT	103.00 SQFT	103.00 SQFT	103.00 SQFT	156.00 SQFT	156.00 SQFT	113.00 SQFT	113.00 SQFT	113.00 SQFT	113.00 SQFT
B/U	1125.00 SQFT	1125.00 SQFT	800.00 SQFT	800.00 SQFT	800.00 SQFT	800.00 SQFT	1125.00 SQFT	1125.00 SQFT	980.00 SQFT	980.00 SQFT	980.00 SQFT	980.00 SQFT
SUPER B/U	1465.00 SQFT	1465.00 SQFT	1040.00 SQFT	1040.00 SQFT	1040.00 SQFT	1040.00 SQFT	1465.00 SQFT	1465.00 SQFT	1275.00 SQFT	1275.00 SQFT	1275.00 SQFT	1275.00 SQFT
DESCRIPTION	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK

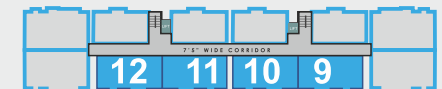
AN INTERIOR IS THE NATURAL PROJECTION OF THE SOUL !!



3 BHK



2 BHK



3 BHK





LIVE IN YOUR
Garden of Eden

SPECIFICATION

STRUCTURE

- Earthquake resistant RCC frame structure.

MASONRY

- Bricks/Blocks work with plaster finish.

PAINTING

- Oil bond distemper paint with wall coat putty to internal wall and external weather coat waterproof paint.

SECURITY

- Attractive main entrance gate with 24 Hr. security guard.
- Secured campus wall to entire complex.
- CCTV Camera for common area.
- Fire Fighting arrangement..

LIFT

- Two branded lifts with full power backup.

FLOORING

- 24" x 24" Verified flooring in the entire flat with 5" skirting and anti skid ceramic tiles for balcony and toilet floor.

DOOR & WINDOW

- Main door with designed skin panel.
- Internal flush door with enamel paint.
- W.P.V.C. Door frame for all balcony door.
- Powder coated aluminum three track sliding window with mosquito net.

ELECTRICALS

- Branded concealed copper wiring with ISI marked modular electrical switches with adequate electrical points in the flats and TV point in the living room and master bedroom.
- Power point for AC in all bedroom and drawing room.

PLUMBING

- Concealed C.P.V.C. Plumbing.
- Branded plumbing fittings in toilet and kitchen with hot and cold mixer provision.
- Common wash basin.

KITCHEN

- Granite top kitchen platform with S.S. Sink.
- Kitchen wall will be of designer glaze tiles upto 4' dado.
- Plumbing and electrical point for water purifier, geyser and washing machine inlet and outlet in utility / common balcony.
- Provision for exhaust fan.
- Pre-installed water purifier.

BATHROOM

- Washroom door will be of flush door granite door flames.
- All sanitary fitting will be of white glazed W.C. wash basin with hot and cold concealed water supply arrangement with CP fitting of SS finish.
- Provision for exhaust fan and geyser.

Note: -
The above specifications are subject to such variations, additions, alterations and modifications as may be decided by the developer/architects/ 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. Internal Changes of the unit will be only considered & allowed after the possession formalities are completed by the Allottee.

SOME PEOPLE LOOK FOR
BEAUTIFUL PLACE,

But we make a place beautiful



Payment Plan

At the time of Booking	:10%	GST as Applicable
Within 30 day of Booking	:10%	GST as Applicable
On the Commencement of Plinth	:10%	GST as Applicable
On the Commencement of 1st slab	:09%	GST as Applicable
On the Commencement of 2nd slab	:09%	GST as Applicable
On the Commencement of 3rd slab	:09%	GST as Applicable
On the Commencement of 4th slab	:09%	GST as Applicable
On the Commencement of 5th slab	:09%	GST as Applicable
On the Commencement of flooring	:20%	GST as Applicable
On the start of finishing work	:05%	GST as Applicable

