



3 & 4.5 BHK ULTRA-LUXURY
REDEFINING HOMES

RERA NO. : BRERAP14015-2/12/R-1554/2023

Call On

+91 76540 09993 | 97080 01678 | 91232 30464

Site Address

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

Office Address

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

www.winsomehousing.com
sales@winsomeinfra.com

This brochure 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 rights to amend architectural specifications stages. Furnishing 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.



PEARLZ

WHERE LUXURY BEGINS

RERA NO. : BRERAP14015-2/12/R-1554/2023



A NEW ADDRESS FOR PATNA'S GEMS

3 & 4.5 BHK ULTRA-LUXURY
REDEFINING HOMES



GANGA RIVER

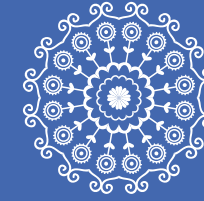
JP SETU

MARINE DRIVE

DIGHA ELEVATED BRIDGE

60 FEET WIDE ROAD

PILLAR NO 262

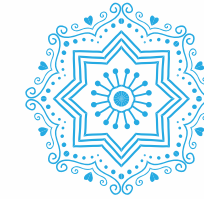


FINE HOMES FOR GRAND LIFE

Welcome to a new way of living. Discover spaces that combine refined design with effortless comfort and the finest materials to create a timeless home for you.

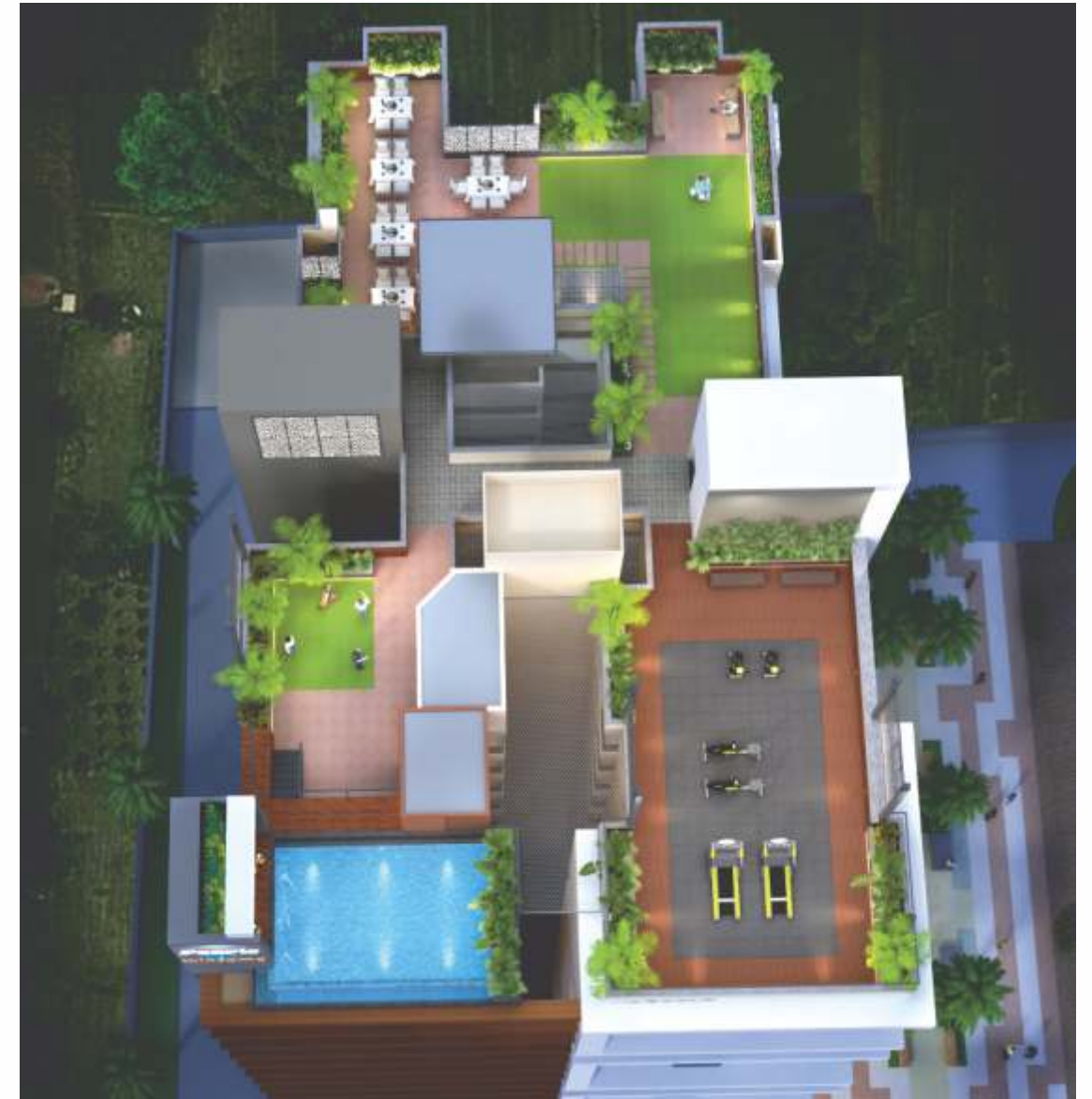
3 & 4.5 BHK ULTRA-LUXURY
REDEFINING HOMES

SENSE OF GRANDEUR AND SPLENDOUR,
RIGHT HERE



THE LOBBY, DIVE INTO SERENITY

Our lobby brings a top-notch mix of modern interiors and luxurious spaces for your guests to give charm and comfort in one space.



SPECIFICATIONS
REDEFINE
HOW YOU
RELISH LIFE

IN A CITY THAT DOESN'T UNDERSTAND
THE CONCEPT OF
Personal Space

Presenting A Home



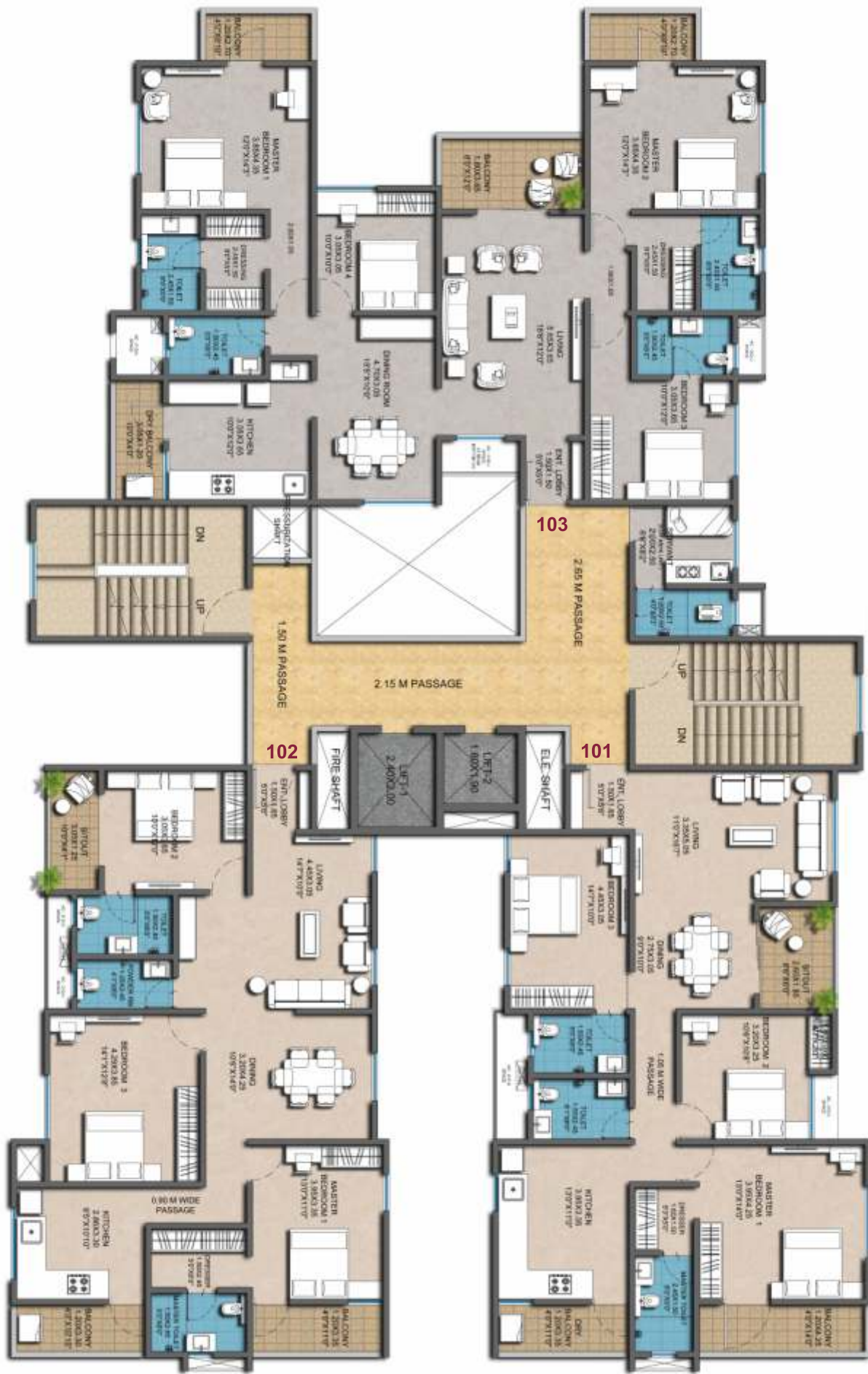
NEAR **GANGA RIVER**

WINSOME 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

GET ACCESS TO EASY & UNIQUE SURROUNDING

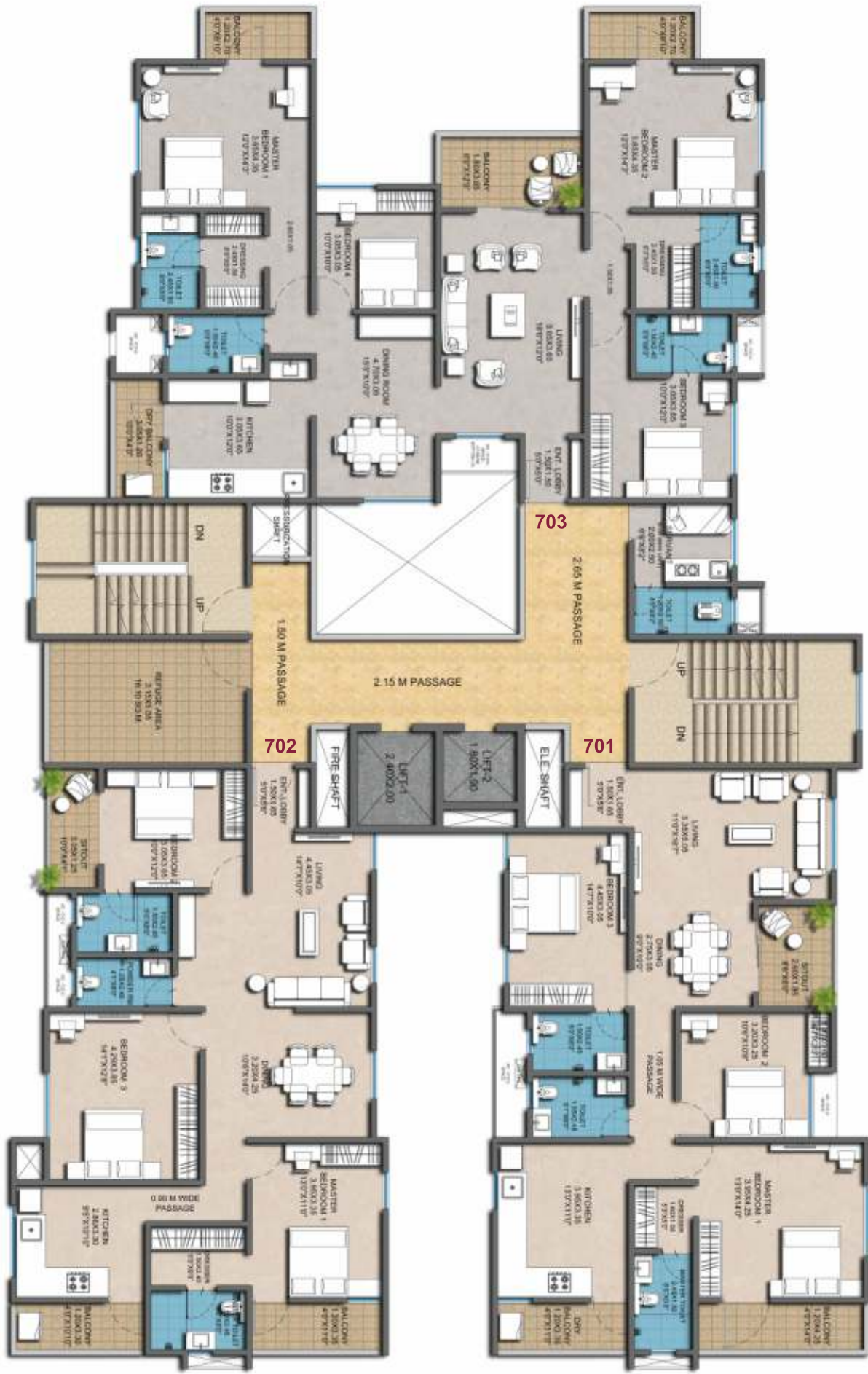
The site plan of the Pearlz is carefully designed to integrate every essential, necessary, leisure-based and luxury life element in one place. Efforts are put to allot the dedicated spaces and areas for comprehensive amenities and specifications in an extensive plan layout.





TYPICAL FLOOR PLAN
1st to 6th, 8th to 11th & 13th, 14th Floor Plan

| UNIT NO | TYPE | RERA CARPET AREA (Sq.Ft.) | RERA BALCONY AREA (Sq.Ft.) | RERA TOTAL AREA (Sq.Ft.) | SALEABLE AREA |
|---------|-------------|---------------------------|----------------------------|--------------------------|---------------|
| 101 | 3 BHK | 1151.42 | 176.31 | 1327.73 | 1793.00 |
| 102 | 3 BHK | 1151.42 | 176.31 | 1327.73 | 1793.00 |
| 103 | 4 BHK + SER | 1575.84 | 299.05 | 1804.89 | 2436.60 |



7th & 12th FLOOR PLAN

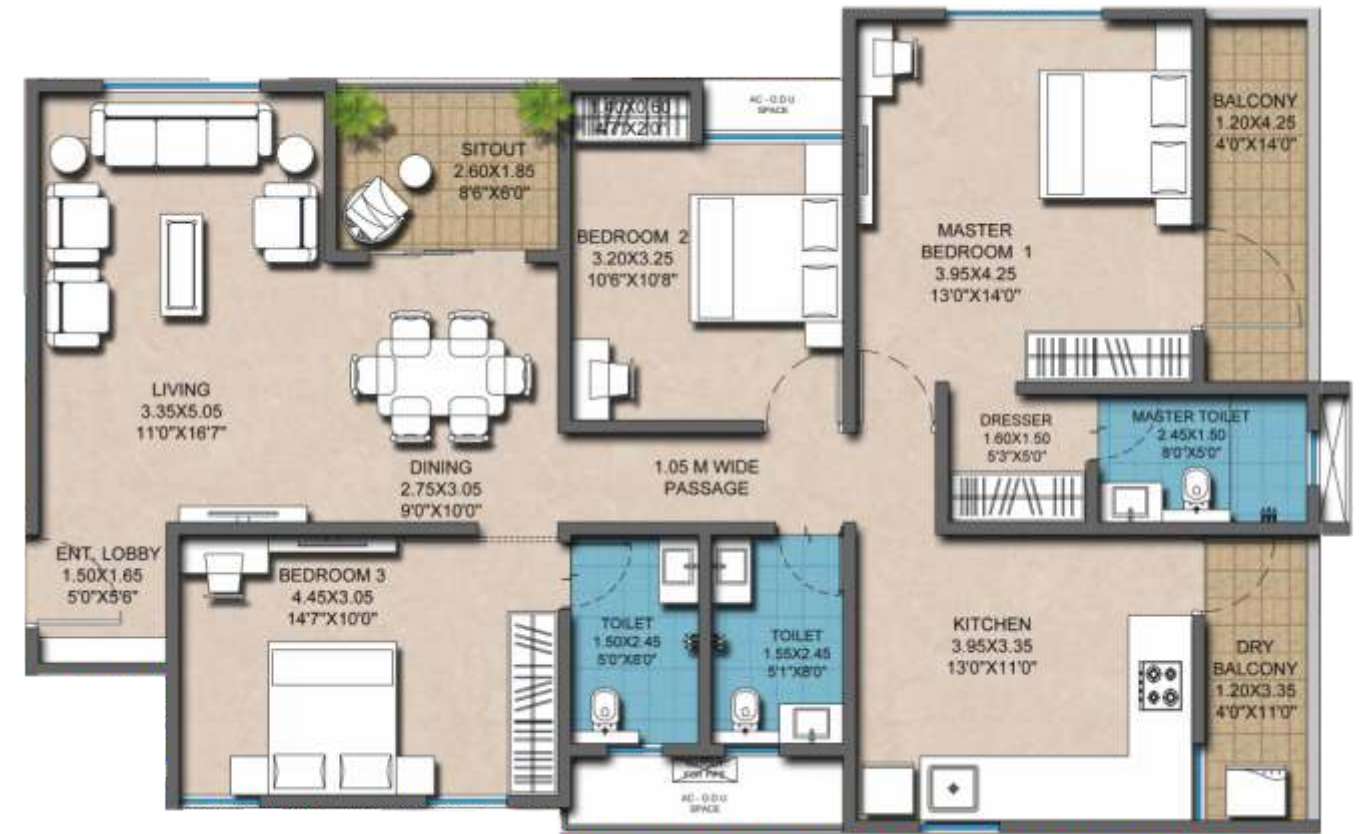
| UNIT NO | TYPE | RERA CARPET AREA (Sq.Ft.) | RERA BALCONY AREA (Sq.Ft.) | RERA TOTAL AREA (Sq.Ft.) | SALEABLE AREA |
|---------|-------------|---------------------------|----------------------------|--------------------------|---------------|
| 701 | 3 BHK | 1151.42 | 176.31 | 1327.73 | 1793.00 |
| 702 | 3 BHK | 1151.42 | 176.31 | 1327.73 | 1793.00 |
| 703 | 4 BHK + SER | 1575.84 | 299.05 | 1804.89 | 2436.60 |



4.5 BHK

ULTRA-LUXURY REDEFINING HOMES

| RERA CARPET AREA (SQ.FT.) | RERA BALCONY AREA (SQ.FT.) | RERA TOTAL AREA (SQ.FT.) | SALEABLE AREA |
|---------------------------|----------------------------|--------------------------|---------------|
| 1575.84 | 229.05 | 1804.89 | 2436.60 |



3 BHK

ULTRA-LUXURY REDEFINING HOMES

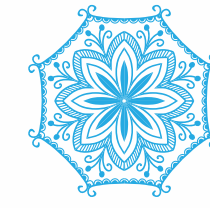
| RERA CARPET AREA (SQ.FT.) | RERA BALCONY AREA (SQ.FT.) | RERA TOTAL AREA (SQ.FT.) | SALEABLE AREA |
|---------------------------|----------------------------|--------------------------|---------------|
| 1151.42 | 176.31 | 1327.73 | 1793.00 |



3 BHK

ULTRA-LUXURY REDEFINING HOMES

| RERA CARPET AREA (SQ.FT.) | RERA BALCONY AREA (SQ.FT.) | RERA TOTAL AREA (SQ.FT.) | SALEABLE AREA |
|---------------------------|----------------------------|--------------------------|---------------|
| 1151.42 | 176.31 | 1327.73 | 1793.00 |



GREAT PROPORTION FOR A GREAT

Our offering of 3 and 4.5 BHK homes is equipped with all the possible luxury elements to uplift your way of living. All the homes are filled with natural light for your uncompromising lifestyle. Ultra-luxurious masterplan of a top-notch gradient and space.



4.5 BHK

ULTRA-LUXURY REDEFINING HOMES

| RERA CARPET AREA (SQ.FT.) | RERA BALCONY AREA (SQ.FT.) | RERA TOTAL AREA (SQ.FT.) | SALEABLE AREA |
|---------------------------|----------------------------|--------------------------|---------------|
| 1575.84 | 229.05 | 1804.89 | 2436.60 |

FITTING THE AFFLUENT
LIFE IN A LAVISH
STRUCTURE

FITTING THE AFFLUENT
LIFE IN A LAVISH
STRUCTURE



3 BHK

ULTRA-LUXURY REDEFINING
HOMES

| RERA CARPET AREA (SQ.FT.) | RERA BALCONY AREA (SQ.FT.) | RERA TOTAL AREA (SQ.FT.) | SALEABLE AREA |
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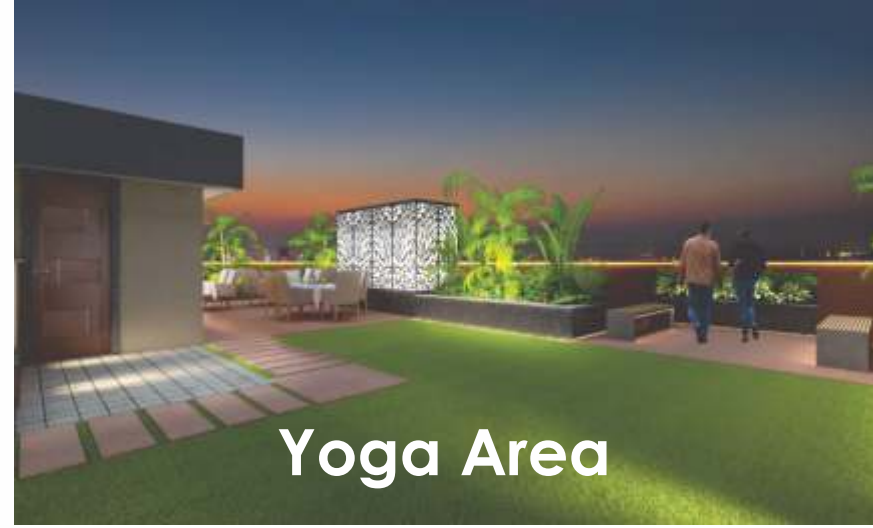
3 BHK

ULTRA-LUXURY REDEFINING
HOMES

| RERA CARPET AREA (SQ.FT.) | RERA BALCONY AREA (SQ.FT.) | RERA TOTAL AREA (SQ.FT.) | SALEABLE AREA |
|---------------------------|----------------------------|--------------------------|---------------|
| 1151.42 | 176.31 | 1327.73 | 1793.00 |



Infinity
Swimming Pool



Yoga Area



Cafeteria



Gymnasium



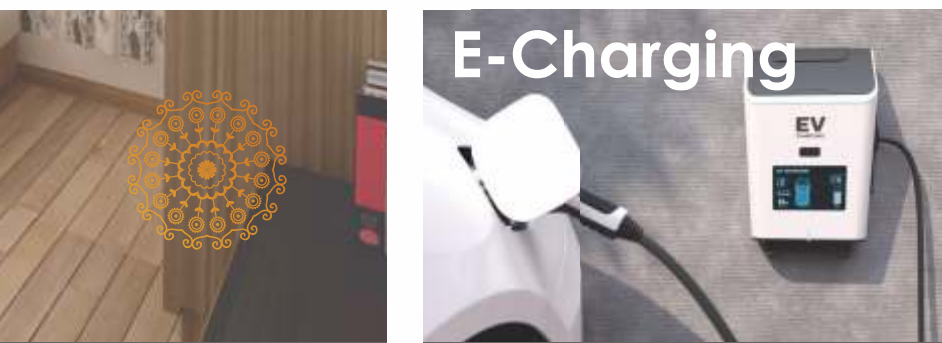
Kids Play Garden



Amenities



Green Garden



E-Charging



AMENITIES AND FACILITIES

1. INFINITY SWIMMING POOL
2. ROOFTOP CAFÉ & LOUNGE
3. OPEN PARTY LAWN WITH DECK AREA
4. ROOFTOP SEMI-OPEN GYM
5. JOGGING TRACK WITH GARDEN
6. CHILDREN PLAY GROUND & SWINGS
7. MULTIPURPOSE HALL & HOME THEATER
8. SUIT & LOUNGE FOR GUEST
9. SENIOR- CITIZEN SITTING AREA
10. PARGOLA WITH TRIPPERS
11. YOGA/ MEDITATION/ AEROBICS
12. WAITING LOUNGE ON EVERY FLOOR
13. PROPER GARBAGE DISPOSAL AREA
14. IDENTIFIED VISITORS PARKING
15. IN HOUSE RETAIL STORES/SALONS/ FMCG SHOPS FOR DAILY NEEDS
16. POOLSIDE DECK
17. SEATING DECK
18. PLANTERS WITH POTS
19. ROOFTOP LIFT FACILITY
20. SUNRISE & SKY LINE VIEW



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

INTERNAL & EXTERNAL 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

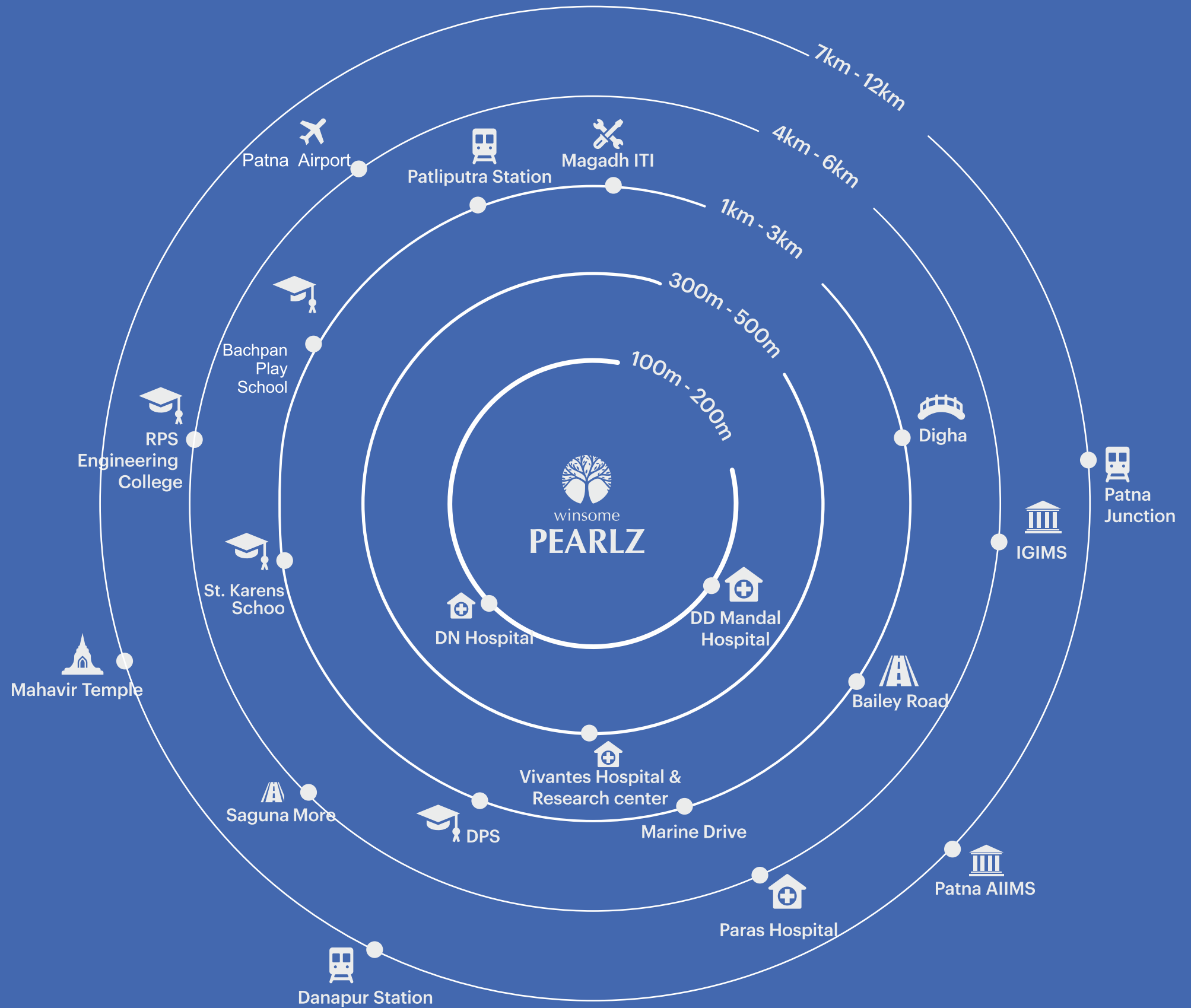
OTHER FEATURES

- 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



CONNECTIVITY TO YOUR EVERY NEED

The site is in the vicinity of all your basic needs and errands and occasional trips as well. There is an ease of commute to reach the essential stops you intend. This makes living at Pearlz efficient and effortless.





INFINITY SWIMMING POOL

Unleash your worries into top spectacular infinity pool right on the top floor.



winsome

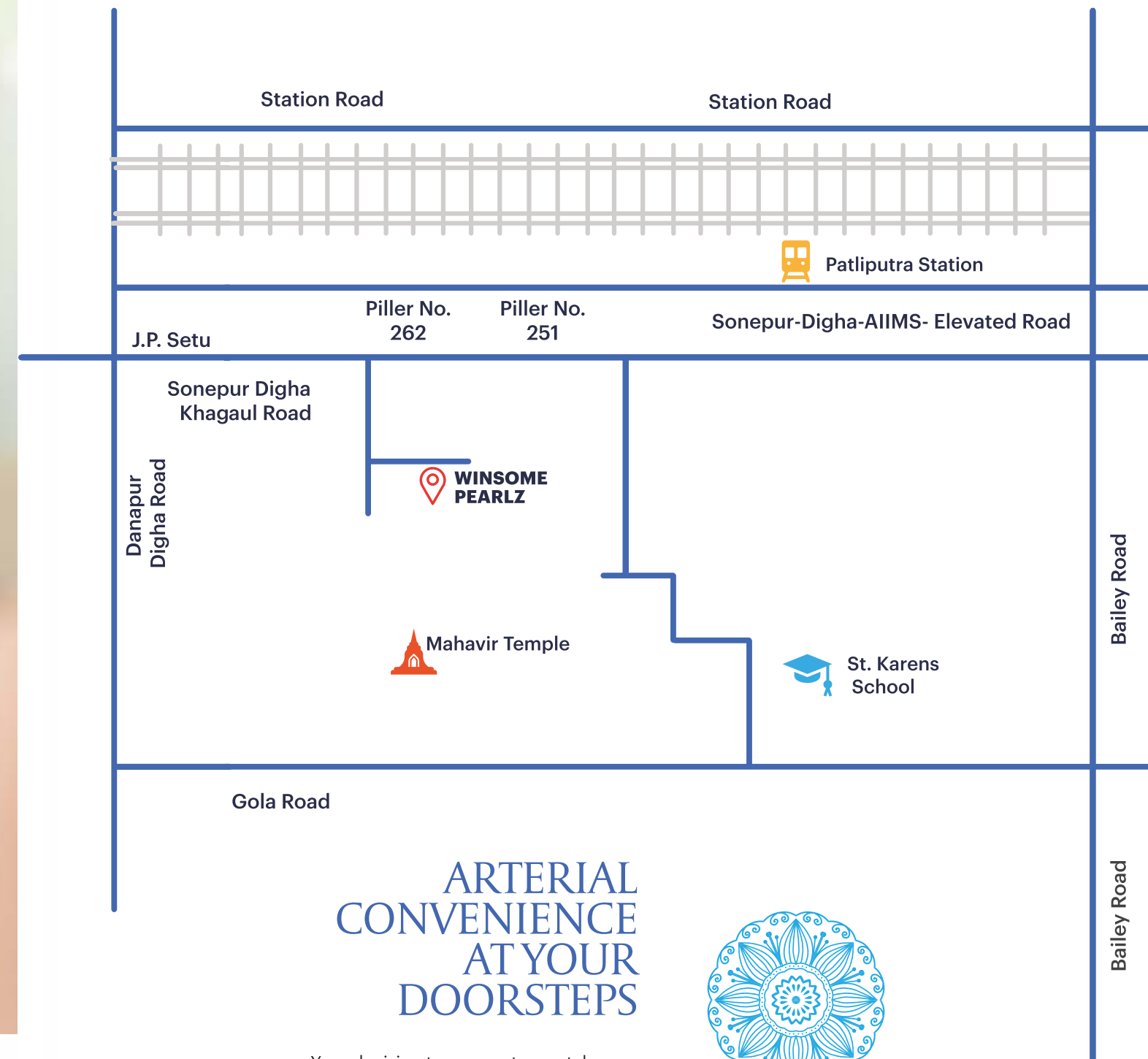
PEARLZ

WHERE LUXURY BEGINS



winsome
PEARLZ
WHERE LUXURY BEGINS

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 THE COMMENCEMENT OF FOUNDATION | 07 % + GST as Applicable |
| 4. ON THE COMMENCEMENT OF BASEMENT ROOF | 07 % + GST as Applicable |
| 5. ON THE COMMENCEMENT OF 1 ST FLOOR ROOF | 07 % + GST as Applicable |
| 6. ON THE COMMENCEMENT OF 3 RD FLOOR ROOF | 07 % + GST as Applicable |
| 7. ON THE COMMENCEMENT OF 5 TH FLOOR ROOF | 07 % + GST as Applicable |
| 8. ON THE COMMENCEMENT OF 7 TH FLOOR ROOF | 07 % + GST as Applicable |
| 9. ON THE COMMENCEMENT OF 9 TH FLOOR ROOF | 07 % + GST as Applicable |
| 10. ON THE COMMENCEMENT OF 11 TH FLOOR ROOF | 07 % + GST as Applicable |
| 11. ON THE COMMENCEMENT OF 13 TH FLOOR ROOF | 07 % + GST as Applicable |
| 12. ON THE COMMENCEMENT OF 14 TH FLOOR ROOF | 07 % + GST as Applicable |
| 13. ON THE COMMENCEMENT OF FLOORING | 05 % + GST as Applicable |
| 14. ON THE OFFER TO POSSESSION | 05 % + GST as Applicable |

ARTERIAL CONVENIENCE AT YOUR DOORSTEPS

Your decision to commute can take any form, and when you choose the Pearlz lifestyle, you are surrounded by the convenience of numerous arterial options for any sort of travel.

