



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

This Brochure is purely conceptual and not a legal offering, All the building plans, Layout, specification, amenities, etc. area tentative and subject to variation and modifications may be decided by the architect/company. Accessories shown in the layout plan of the brochure are meant for design purpose and not a legal offering, Company reserves all the rights to change and modify without prior notice.

Site Address

PILLER NO- 226, WEST OF
PATLIPUTRA STATION, DIGHA
LINK ROAD DANAPUR
PATNA

Office Address

WINSOME GROUP CORPORATE OFFICE:-
NEAR PILLER NO- 242, DIGHA AIIMS
NAHAR LINK ROAD, WEST OF PATLIPUTRA
STATION, DANAPUR, PATNA, BIHAR-800012

A Project By

Winsome Group
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Call On : +91 84090 17555 | 84094 59555

www.winsomegroup.co.in



WINSOME

ELITE

WE ARE COMMITTED TO DELIVER

The Lifeline of **INDIA**, flowing with purity and pride

Feel the vibes of **THE GANGA**, at your home

RERA APPROVED: **BRERAP00072807060329E00**

www.rera.bihar.gov.in



SCAN FOR RERA CERTIFICATE



AERIAL VIEW

EAGLES VIEW FOR HUMAN EYES

ENTRANCE GATE

FIRST **IMPRESSION** ALWAYS COUNT



This image is artistic view only

AMENITIES

LIFE IS ALL ABOUT LUXURY
IF YOU GET IN A PACKAGE



This image is artistic view only



SWIMMING POOL

RELEASING **STRESS** OR MAKING FUN



Balcony

SPIRITUAL MORNING IN FRONT OF HOLY
GANGA

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Crafting Simpler Living

These exquisite residences are meticulously crafted with versatile living spaces that offer unobstructed, panoramic views on all sides and ample space around the towers, creating an open and airy ambience.

Site Layout

- 01

Upcoming 4 Lane Road
- 02

Entrance Gate
- 03

Guard Cabin
- 04

Transformer Space
- 05

Pergola
- 06

Senior Citizen Sitting Area
- 07

Changing Room
- 08

Swimming Pool
- 09

Sauna Bath
- 10

Club House
- 11

Driveway
- 12

Drop Off Point Tower A
- 13

Children Play Area
- 14

Cricket Court
- 15

Badminton Court
- 16

Sitting Area
- 17

Ayurvedic Center
- 18

Yoga
- 19

Green Area
- 20

Basket Ball Court
- 21

Drop Off Point Tower B
- 22

Parking Area
- 23

Ramp
- 24

Jogging Track
- 25

Exit Gate





BLOCK A

TYPICAL FLOOR

Calculation

Flat No.	Type	Carpet Area	Balcony Area	Build-Up Area	Saleable Area
101	3 BHK	1094.00 sq.ft.	289.00 sq.ft.	1442.00 sq.ft.	2061.00 sq.ft.
102	4 BHK	1518.00 sq.ft.	355.00 sq.ft.	1952.00 sq.ft.	2791.00 sq.ft.
103	3 BHK	1115.00 sq.ft.	292.00 sq.ft.	1465.00 sq.ft.	2096.00 sq.ft.
104	4 BHK	1420.00 sq.ft.	364.00 sq.ft.	1867.00 sq.ft.	2660.00 sq.ft.
105	4 BHK	1532.00 sq.ft.	355.00 sq.ft.	1968.00 sq.ft.	2812.00 sq.ft.
106	4 BHK	1403.00 sq.ft.	337.00 sq.ft.	1823.00 sq.ft.	2593.00 sq.ft.



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BLOCK A

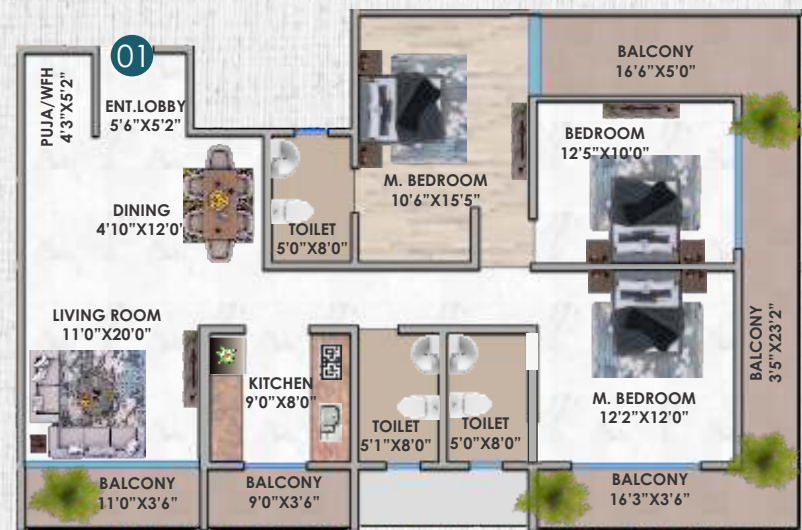
8TH FLOOR

Calculation

Flat No.	Type	Carpet Area	Balcony Area	Build-Up Area	Saleable Area
801	3 BHK	1094.00 sq.ft.	289.00 sq.ft.	1442.00 sq.ft.	2061.00 sq.ft.
802	4 BHK	1518.00 sq.ft.	355.00 sq.ft.	1952.00 sq.ft.	2791.00 sq.ft.
803	3 BHK	1115.00 sq.ft.	292.00 sq.ft.	1465.00 sq.ft.	2096.00 sq.ft.
804	3 BHK	1233.00 sq.ft.	296.00 sq.ft.	2064.00 sq.ft.	2278.00 sq.ft.
805	4 BHK	1532.00 sq.ft.	355.00 sq.ft.	1968.00 sq.ft.	2812.00 sq.ft.
806	4 BHK	1403.00 sq.ft.	337.00 sq.ft.	1823.00 sq.ft.	2593.00 sq.ft.

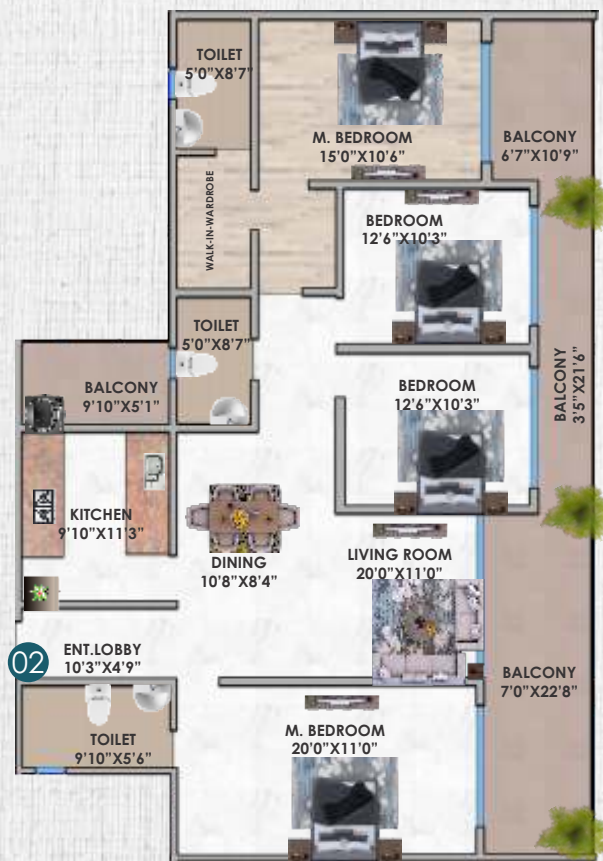


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FLAT 01

3 | 3 | 4 | Saleable Area : 2061.00 sq.ft.

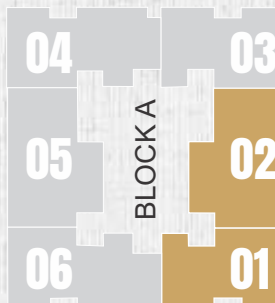


FLAT 02

4 + Servant room | 3 | 3 | Saleable Area : 2791.00 sq.ft.

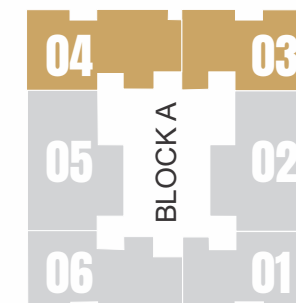


BLOCK A



03

3 | 3 | 4 | Saleable Area : 2096.00 sq.ft. FLAT 03



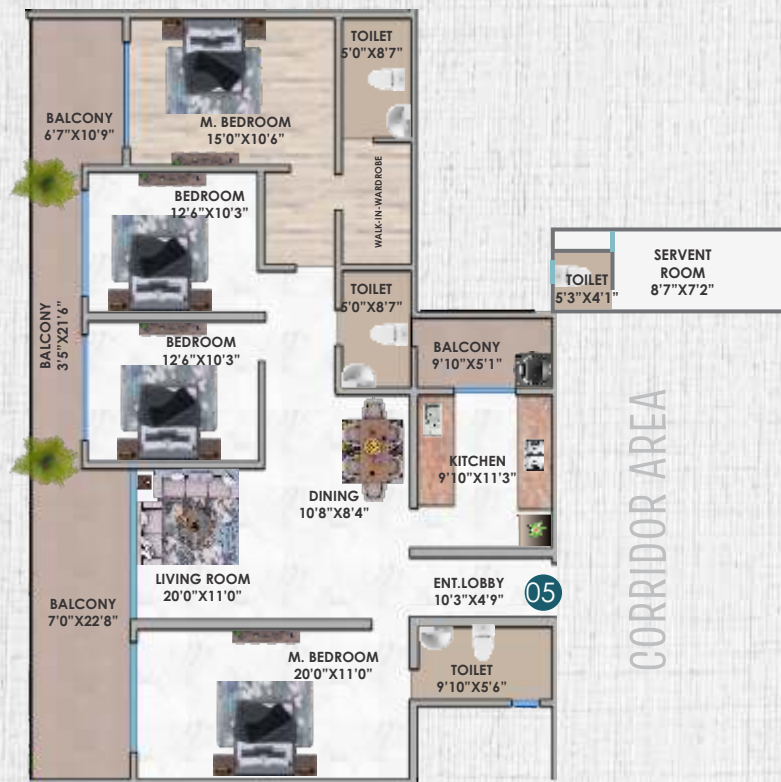
4 + Servant room | 4 | 4 | Saleable Area : 2660.00 sq.ft. FLAT 04



04



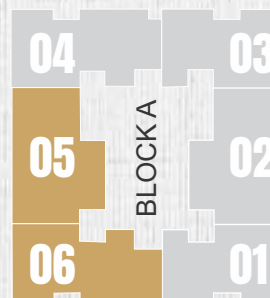
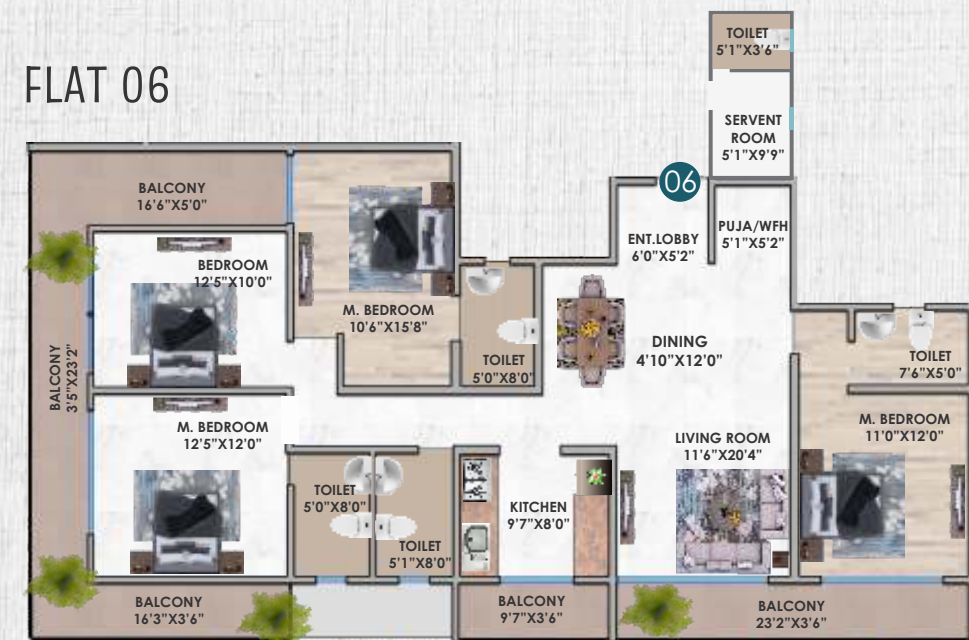
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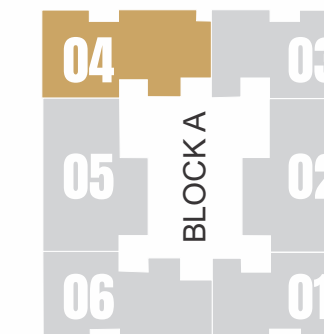
🚗 4 + Servant room | 🏠 3 | 🏠 3 | Saleable Area : **2812.00 sq.ft.**

🚗 4 + Servant room | 🏠 4 | 🏠 4 | Saleable Area : **2593.00 sq.ft.**

FLAT 06



REFUGE FLOOR



🚗 3 + Servant room | 🏠 3 | 🏠 4 | Saleable Area : **2278.00 sq.ft.**



Life Lives here

Gift yourself a new address of bliss and welcome life to your home of convenience and comaraderie. Let your life take in splendor of the sprawling greens, while getting caressed by the cool breeze from the waters nearby. Your life deserves to live in a utopia that is rooted in reality.



BLOCK B

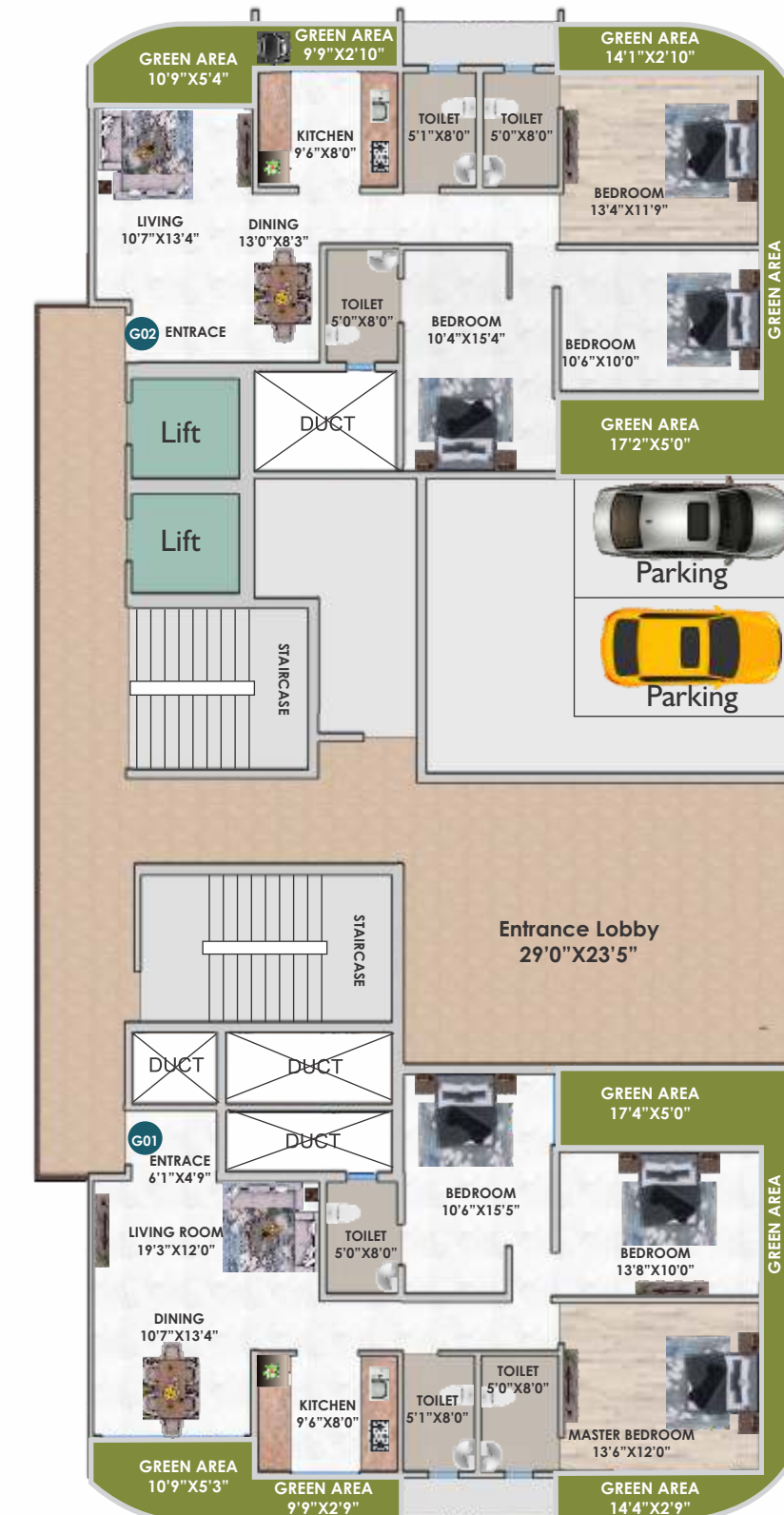
We at WINSOME GROUP are committed to continual improvement in our activities and to provide the customers with quality homes and on time delivery.

15+ YEARS EXPERIENCE

WINSOME GROUP is a PAN India leading real estate company specially focussed in Bihar & Maharashtra. WINSOME GROUP has its corporate office at Patna and already branch office in Pune, Mumbai and other Places. WINSOME GROUP is dedicated to strive to work for excellence on time delivery and coming with new technology in real estate. we are for customer and always will be for serious to customer.



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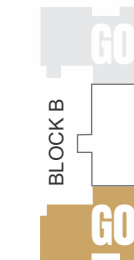


BLOCK B

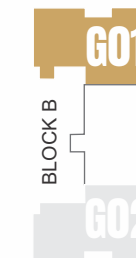
TYPICAL FLOOR

Calculation

Flat No.	Type	Carpet Area	Green Area	Build-Up Area	Saleable Area
G-01	3 BHK	1087.00 sq.ft.	266.00 sq.ft.	1490.00 sq.ft.	2113.00 sq.ft.
G-02	3 BHK	1046.00 sq.ft.	264.00 sq.ft.	1444.00 sq.ft.	2052.00 sq.ft.

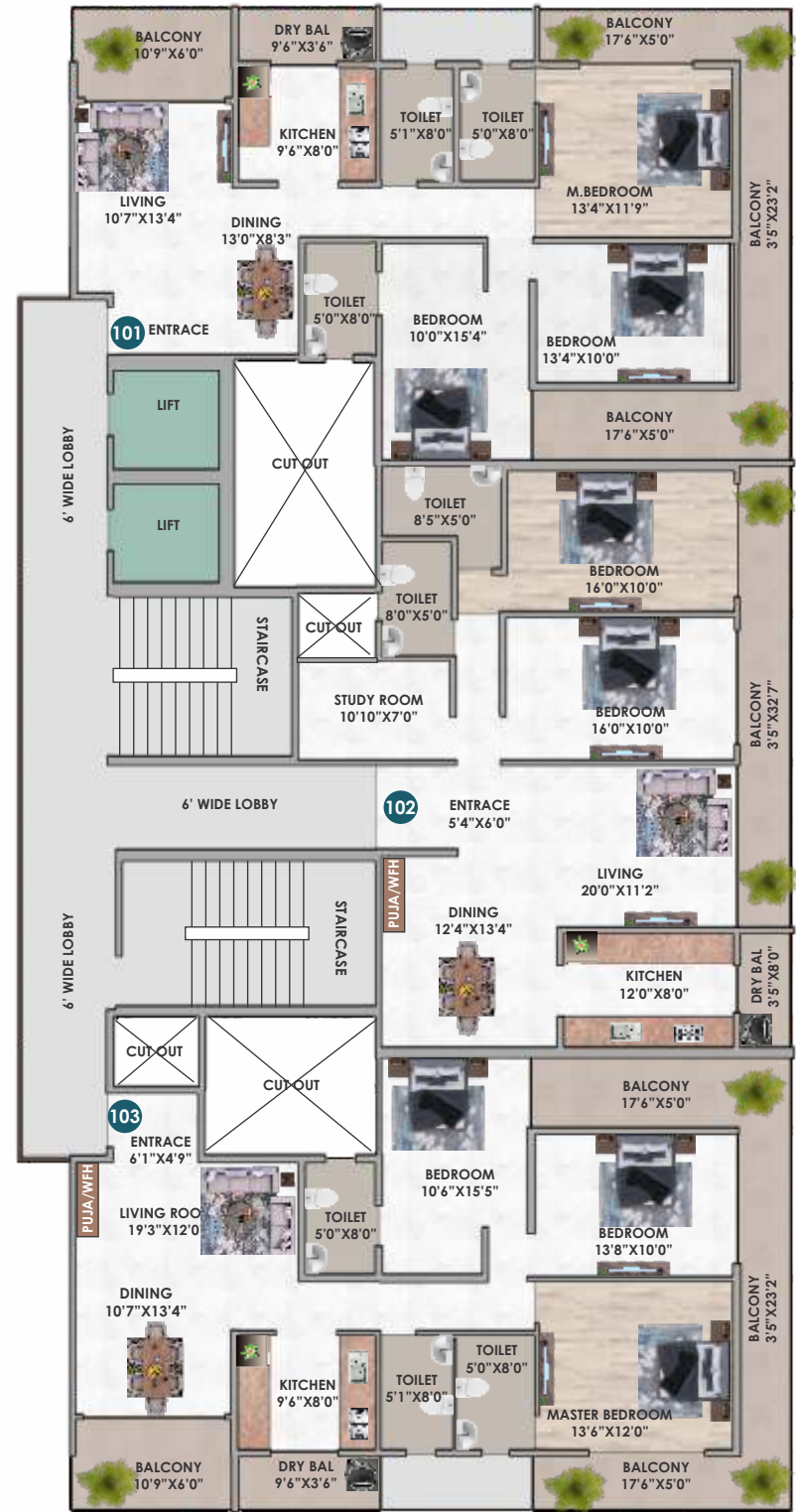


 3 |  3 |  4 | Saleable Area : 2113.00 sq.ft.



 3 |  3 |  4 | Saleable Area : 2053.00 sq.ft.





BLOCK B
TYPICAL FLOOR

Calculation

Flat No.	Type	Carpet Area	Balcony Area	Build-Up Area	Saleable Area
101	3 BHK	1086.00 sq.ft.	332.00 sq.ft.	1490.00 sq.ft.	2113.00 sq.ft.
102	2.5 BHK	1074.00 sq.ft.	140.00 sq.ft.	1268.00 sq.ft.	1809.00 sq.ft.
103	3 BHK	1046.00 sq.ft.	331.00 sq.ft.	1444.00 sq.ft.	2052.00 sq.ft.

BLOCK B
03
02
01



3 | 3 | 4 | Saleable Area : 2113.00 sq.ft.



BLOCK B
03
02
01



2.5 | 2 | 3 | Saleable Area : 1809.00 sq.ft.

3 | 3 | 4 | Saleable Area : 2052.00 sq.ft.

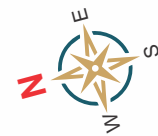
BLOCK B
03
02
01



Block EWS/LIG
TYPICAL FLOOR

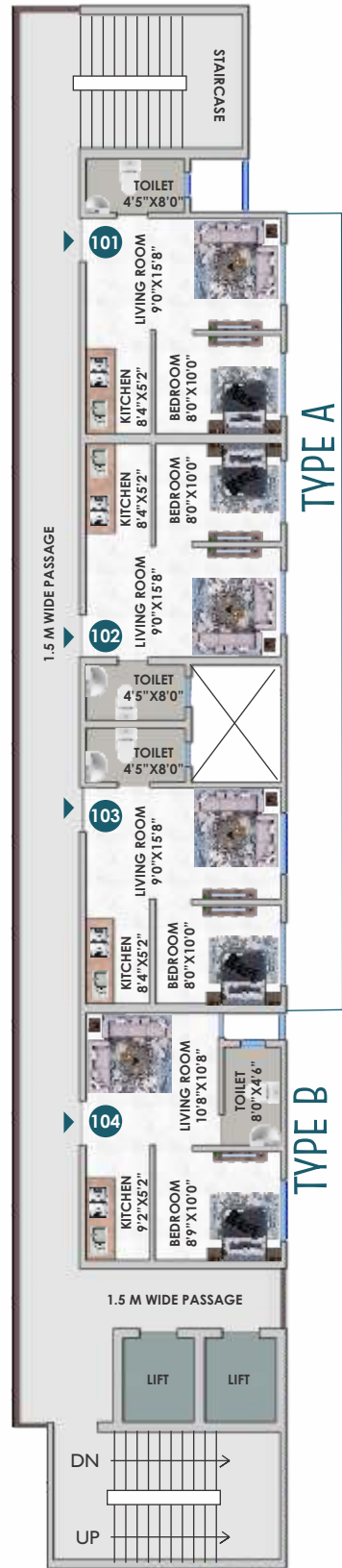
Calculation

Type	Carpet Area
I BHK TYPE A	300.00 sq.ft.
I BHK TYPE B	313.00 sq.ft.



BLOCK EWS/LIG

WINSOME ELITE EWS/LIG housing provides affordable homes, improving living standards and financial stability for low-income families. These initiatives foster social equity and inclusive urban development, reducing informal settlements and promoting community cohesion. Government support and subsidies make homeownership accessible, while sustainable building practices ensure environmental benefits. Overall, EWS/LIG housing enhances quality of life, economic empowerment, and community development.



winsome
ELITE

A DISTINCTIVE EDGE



Unrivalled location
Prime & convenient



Open green views
Serene & unobstructed



Promising
future investment
Growing & lucrative



Best-in-class
amenities
Holistic & inclusive

AUXILIARY
BENEFITS



EV
CHARGING



C.C.T.V CAMERA FOR
COMMON AREAS



PROVISION FOR BROADBAND/CABLE AND
INTERCOM CONNECTIONS



NAME PLATE DIRECTORY & LETTER BOX
FOR EACH FLAT



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



FIRE FIGHTING
SYSTEM



BRANDED SILENT DG POWER
BACK UP



RAIN WATER
HARVESTING



ATTRACTIVE ENTRANCE GATE
WITH SECURITY CABIN

Promissing a

HOME

Delivering a

DREAM



DRAWING \ DINING SPACE

This image is artistic view only



KITCHEN



BEDROOM



SWIMMING POOL



CRICKET COURT



PERGOLA



CHILDREN PLAY AREA



BASKET BALL COURT



JOGGING TRACK



YOGA DECK



EV CHARGING



VISITOR PARKING



BADMINTON COURT



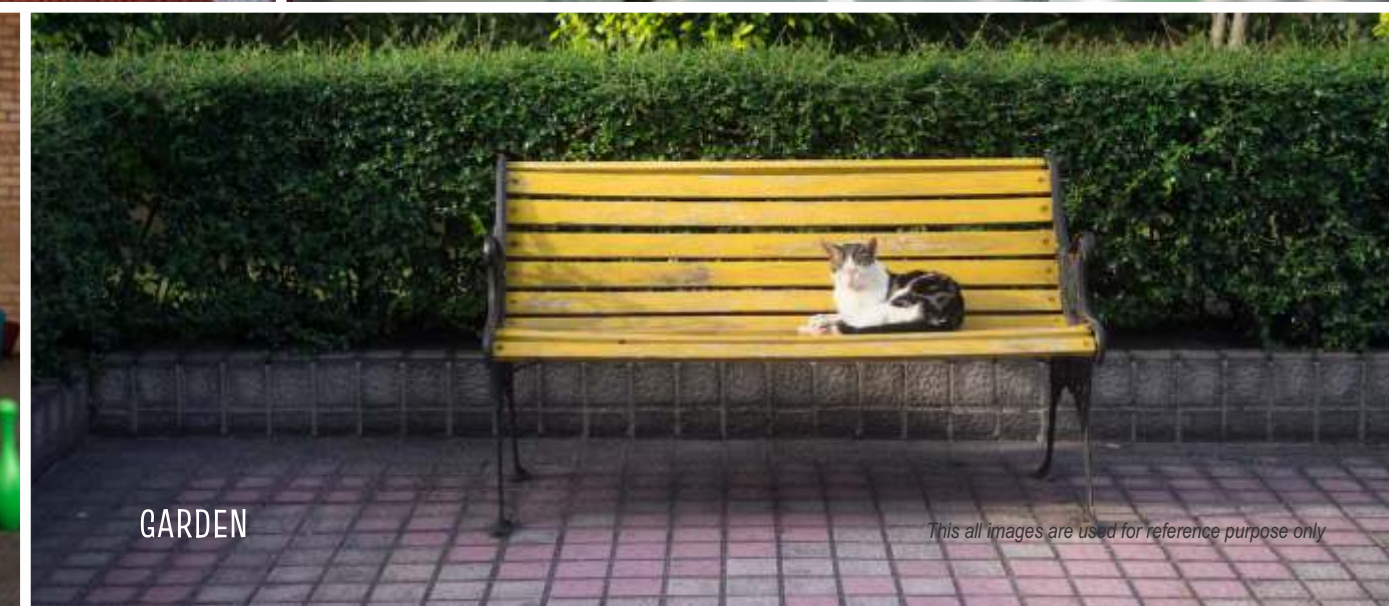
GYMNASIUM



JACUZZI / SAUNA BATH



INDOOR GAME ZONE
FOR KID'S



GARDEN

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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 door shutter with SS fittings duly painted (Mayur/Green or equivalent) Fitting from Dorma, Godrej or equivalent
- Windows: UPVC Windows with 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 door shutter with SS fittings duly painted (Mayur/Green or equivalent) Fitting from Dorma, Godrej or equivalent
- Windows: UPVC Windows with glass

KITCHEN

- Flooring/skirting: Anti-skid ceramic tile (Somany/ Kajaria or equivalent)
- Walls: Ceramic tiles up-to 600 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.
- Fittings: Single Lever CP Fittings (Jaguar, CERA, Kohler 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
- Glass: Tuffon

CORRIDOR

- Flooring: Designer verified tiles
- 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

TOILET

- Flooring/skirting: Ceramic tile flooring.
- Walls: Ceramic tiles up-to lintel level/ 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: Hot and Cold water provision in one master toilet for each flat. Provision for geyser in all toilet except master toilet.

- Fittings: Single Lever CP Fittings with wall mounted commode (Jaguar, Hindware or equivalent)

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

PAYMENT SCHEDULE

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 2nd Basement 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 Offer of Possession.	05% + GST as Applicable

AN APT CHOICE LOCATION

