

# WINSOME HERITAGE

**1 BHK, 2 BHK & 3 BHK DELUXE FLATS**

**Site Address :**

**Ghurdaur Road, Near Gyan Niketan Girl's School  
Ashiyana Digha Road, Patna**



**BOOKING OPEN**

**938 631 2244**

Marketed By :

**JWD**  
INFRA MARKETING  
RERA No. ERERA0010/A-CT-2008

Aryan architects  
Patna | Delhi | Mumbai  
ARCHITECTS - URBAN PLANNERS



**WINSOME BUILDERS**

*fit into the luxurious life you and your loved ones always wanted*

**Office Address :**

**202, Shanti Heritage, Rukanpura, Bailey Road, Patna - 800014, Bihar**

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# WINSOME HERITAGE

1 BHK, 2 BHK & 3 BHK DELUXE FLATS

## NIGHT VIEW (BLOCK-A & B)



## AERIAL VIEW (BLOCK-A & B)



RERA NO.- BRERAP00505-1/380/R-152/2018  
PMC PLAN CASE NO.- P/DIGHA-PRN-G+6/56/2017



# WHY WINSOME HERITAGE IS THE FRIST CHOICE???

- Good Construction Quality & Timely Possession
- Nice society of 84 Flats with all basic amenities & Facilities.
- Project is on 90 feet wide road (as per Master plan-2031)
- Good connectivity to Airport, Railway Station and all major area.
- Leading Schools:
  - Gyan Niketan Girl's School
  - Don Bosco School
  - Bachpan Kids School
  - St. Xavier's College
  - Scholars Abode School
  - Ankur Public School
- Hospitals :
  - Paras Hospital
  - Vedanta Eye Hospital
  - Aadvik Hospital
  - Aashi Hospital
  - Kurji Hospital
- Shopping Malls & Market:
  - Ramnagri More Market
  - BigBazaar, Bailey road
  - Reliace Trends, Bailey road
  - Rajabazar & Khajpura Market
  - P&M Mall, Kurji
  - Digha Bazar, etc

**U**nique  
**S**elling  
**P**oint



# AMENITIES & FACILITIES



**Community Hall**



**Gym**



**Kids Play Area**



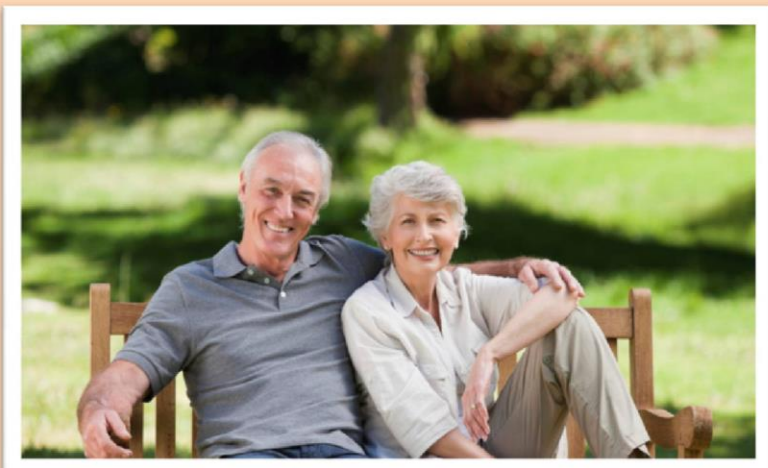
**Indoor Game**



**Jogging Track**



**Departmental Store**



**Senior Citizen Sitting Area**

## **OTHER FACILITIES:**

- CCTV in Common Area
- Fire Fighting System
- Power Back-up
- 24x7 Security
- Intercom Facilities



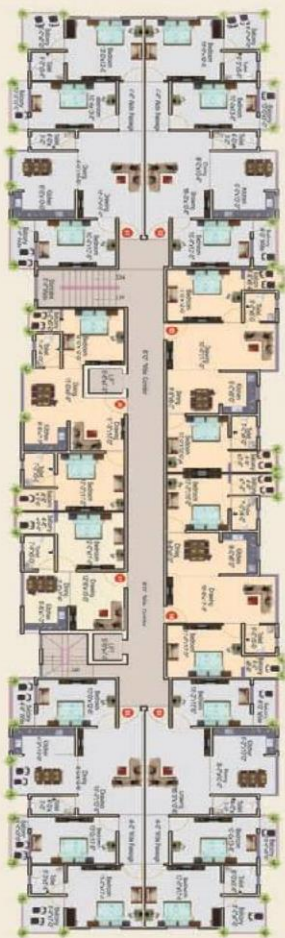
90 FEET ROAD (MASTER PLAN-2031)

# LAYOUT PLAN



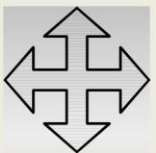
## ← BLOCK-A

AREA DESCRIPTION (SQ.FT.)				
FLAT NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET	FLAT TYPE
101	870	107	977	3BHK
102	670	59	729	2BHK
103	890	38	928	3BHK
104	736	45	781	3BHK
105	670	59	729	2BHK
106	870	107	977	3BHK



## ← BLOCK-B

AREA DESCRIPTION (SQ.FT.)				
FLAT NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET	FLAT TYPE
101	888	127	1015	3BHK
102	888	127	1015	3BHK
103	625	64	689	2BHK
104	625	64	689	2BHK
105	888	127	1015	3BHK
106	888	127	1015	3BHK
107	374	30	404	1BHK
108	563	56	619	2BHK



NORTH

# FLOOR PLAN (BLOCK-A)

ROAD SIDE FRONT

BLOCK-A



Flat No. A-101 (3BHK)  
(Super Area 1397 SQ.FT.)

Flat No. A-102 (2BHK)  
(Super Area 1042 SQ.FT.)

Flat No. A-103 (3BHK)  
(Super Area 1327 SQ.FT.)

Flat No. A-104 (3BHK)  
(Super Area 1117 SQ.FT.)

Flat No. A-105 (2BHK)  
(Super Area 1042 SQ.FT.)

Flat No. A-106 (3BHK)  
(Super Area 1397 SQ.FT.)





# UNIT PLAN (Block-A)



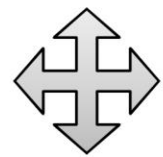
**Flat No. A-101 (3BHK)**

(Super Area 1397 SQ.FT.)



**Flat No. A-102 (2BHK)**

(Super Area 1042 SQ.FT.)



NORTH

# UNIT PLAN (Block-A)



**Flat No. A103-(3BHK)**  
(Super Area 1327 SQ.FT.)



**Flat No. A-104 (3BHK)**  
(Super Area 1117 SQ.FT.)





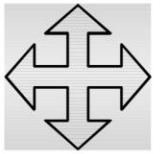
# UNIT PLAN (Block-A)



**Flat No. A-105 (2BHK)**  
(Super Area 1042 SQ.FT.)



**Flat No. A-106 (3BHK)**  
(Super Area 1397 SQ.FT.)



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# FLOOR PLAN (BLOCK-B)

**Flat No. B-101**  
(Super Area  
1451 SQ.FT.)



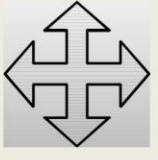
**Flat No. B-108**  
(Super Area  
885 SQ.FT.)



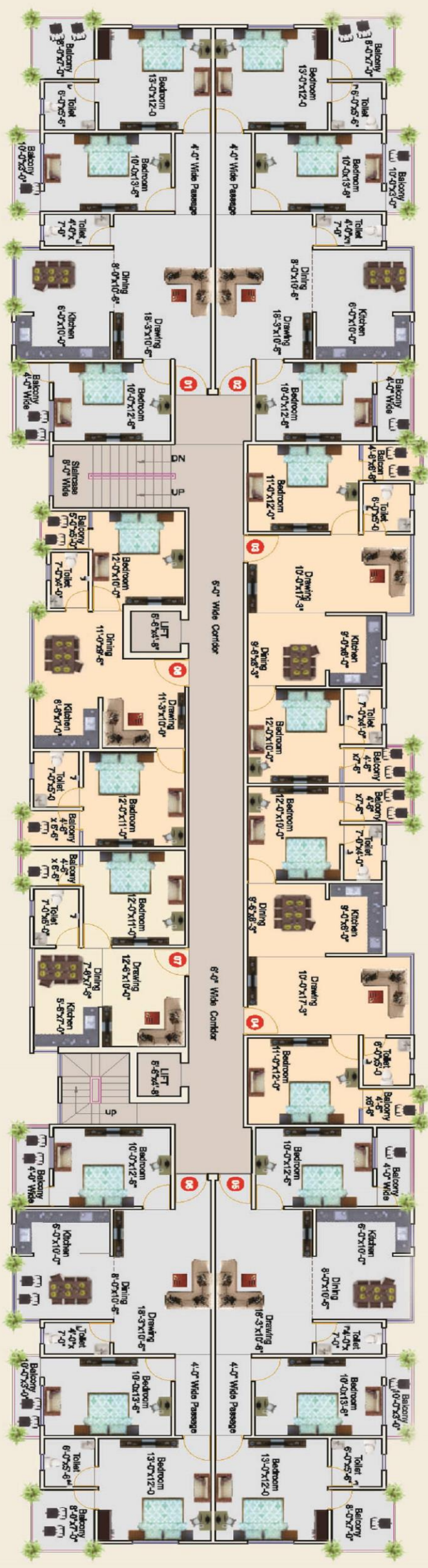
**Flat No. B-107**  
(Super Area  
580 SQ.FT.)



**Flat No. B-106**  
(Super Area  
1451 SQ.FT.)



**NORTH**



**Flat No. B-102**  
(Super Area  
1451 SQ.FT.)



**Flat No. B-103**  
(Super Area  
985 SQ.FT.)



**Flat No. B-104**  
(Super Area  
985 SQ.FT.)



**Flat No. B-105**  
(Super Area  
1451 SQ.FT.)





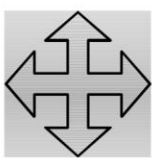
# UNIT PLAN (Block-B)



**Flat No. B-101 (3BHK)**  
(Super Area 1451 SQ.FT.)



**Flat No. B-102 (3BHK)**  
(Super Area 1451 SQ.FT.)



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# UNIT PLAN (Block-B)



**Flat No. B-108 (2BHK)**  
(Super Area 885 SQ.FT.)



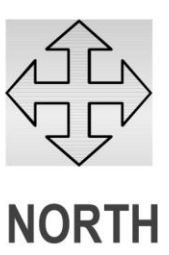
**Flat No. B-103 (2BHK)**  
(Super Area 985 SQ.FT.)



**Flat No. B-106 (1BHK)**  
(Super Area 580 SQ.FT.)



**Flat No. B-104 (2BHK)**  
(Super Area 985 SQ.FT.)



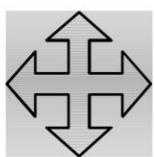


# UNIT PLAN (Block-B)

**Flat No. B-106 (3BHK)**  
(Super Area 1451 SQ.FT.)



**Flat No. B-105 (3BHK)**  
(Super Area 1451 SQ.FT.)



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# HOME LOAN AVAILABLE FROM ALL LEADING BANKS



**State Bank of India**



*Relationships beyond banking.*



Company Results @ EarningsIndia.com



**... & OTHER BANKS**



## MAJOR DISTANCES

- **Digha J.P. Setu Bridge** 1.5 km
- **Patliputra Junction** 1.5 km
- **Ashiana Digha Road** 1.0 km
- **Ashiana Digha More** 2.0 km
- **Digha Haat** 2.5 km
- **Ram Nagri More** 3.0 km
- **Bailey Road** 4.0 km
- **Saguna More** 8.0 km
- **Patna Airport** 7.0 km
- **Gandhi Maidan** 8.5 km
- **Sonepur** 12.0 km



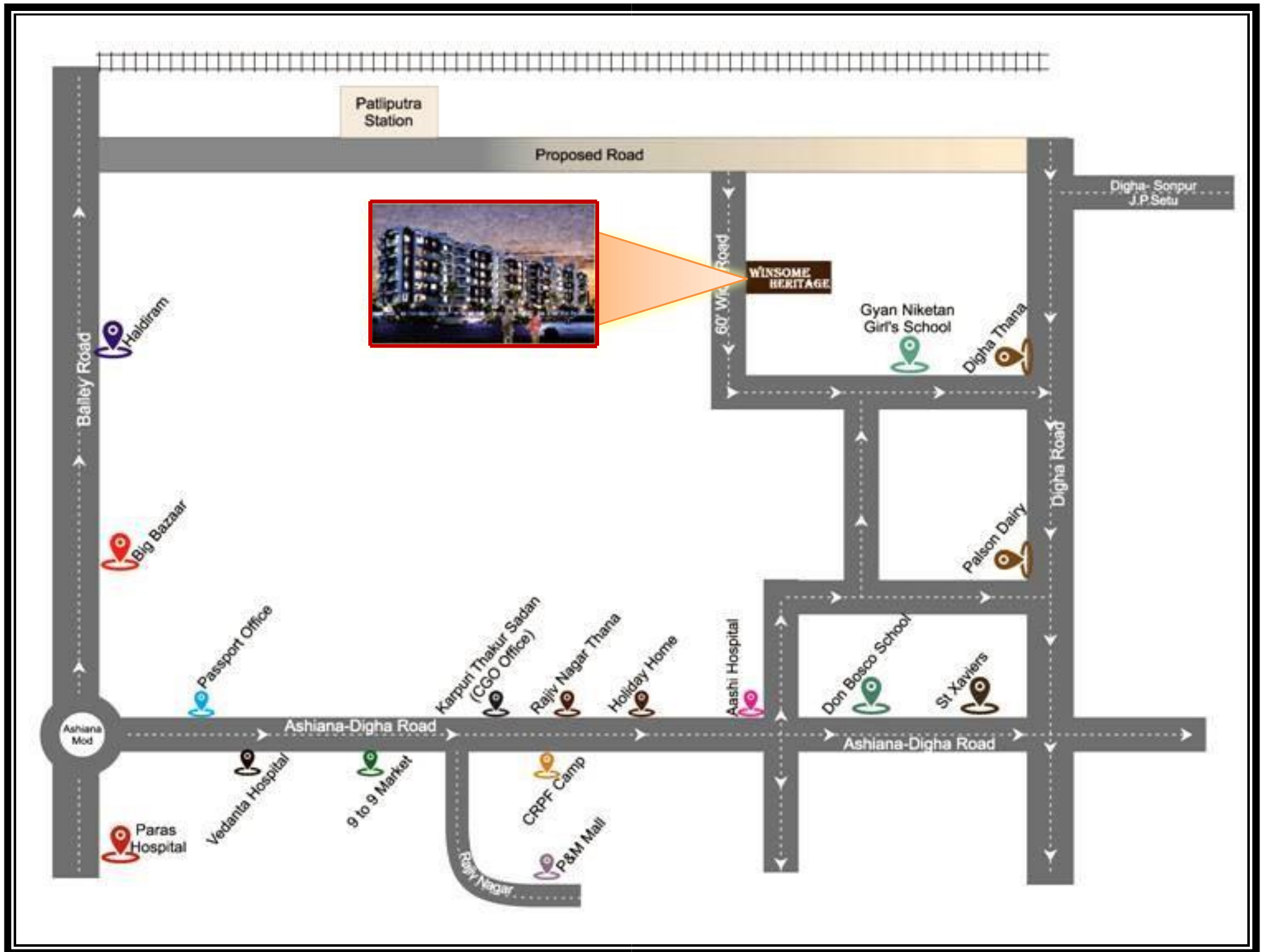
# SPECIFICATION

<b>STRUCTURE</b>	:R.C.C Framed Structure as per design
<b>INTERNAL FINISH</b>	:All Internal walls shall be Wall Putty over plaster
<b>EXTERNAL FINISH</b>	:All external wall shall be finished with wall putty and painted with weather coat paint over plaster.
<b>FLOORING</b>	:Vitrified floor tiles in all covered area, except parking, Parking will be of parking tiles.
<b>TOILETS</b>	:Ceramic tiles up to height of 7and floor with anti skid tiles, All white sanitary and CP Fittings will be Jaquar or equivalent make with hot and cold water facilities.
<b>KITCHEN</b>	:Marble/ Granite Top working platform with steel sink.
<b>DOOR</b>	:Flush door fitted with wooden Choukhat and painted with enamel paint.
<b>WINDOW</b>	:Window frame and shutter will be Aluminium with Grill and Glass.
<b>ELECTRICALS</b>	:Concealed copper wiring of Polycab / Havells or equivalent brand modular switches and accessories of ISI mark, one telephone and T.V points in Hall and master bedroom, Sufficient Lighting, Fan points in each room and Drawing / Dining Hall.
<b>P.H.E</b>	:All fitting will be ISI Standard Mark.
<b>PARKING</b>	:Ample parking Space & Parking Flooring with Parking Tiles





# LOCATION MAP



**FOR BOOKING CALL: 9386312244**



## **WINSOME BUILDERS**

Fit into the luxurious life you and your loved once always wanted

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