



# WINSOME VATIKA

Biscuit Factory Road, West of Patliputra Station



**COMMITTED TO  
SUPERIOR QUALITY  
AND RESULTS**

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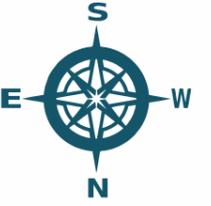
*Each one of us dream for a beautiful home, there are really few who seek not a mere home but an address that defines them.*

Home is something your heart waits for years and when it comes with contemporary touch, velvet greens, elite lifestyle and worldly luxury, then you can't resist anymore to live your much awaited dream. Keeping your desire in heart and budget in mind the dream maker **ABODE INFRASTRUCTURE** now presents **WINSOME VATIKA** – 1, 2 & 3 BHK Lifestyle apartment.

*We understand your unique needs and tastes! Find the perfect home.*

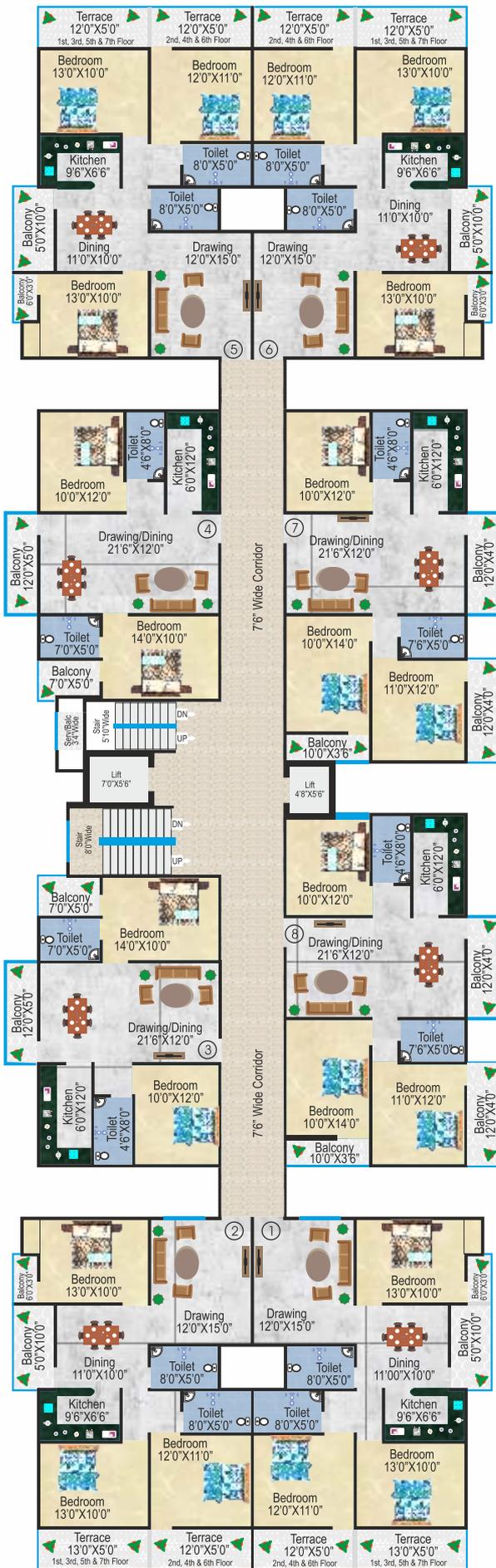
ABODE Infrastructure strongly believes in homes for all the creative happy homes give our customers value for money, whilst providing the perfect living experience. Equipped with modern facilities to satisfy all needs of owners, these are the best choices for the perfect home you have always dreamed of.

# Siteplan and Ground Floor Plan of Winsome Vatika



## Amenities

- |                   |                    |                          |
|-------------------|--------------------|--------------------------|
| 1. Childrens Park | 5. Society Room    | 9. Garbage Disposal Area |
| 2. Indoor game    | 6. Reading Room    | 10. Guard Room           |
| 3. Gym            | 7. Badminton Court |                          |
| 4. Front Garden   | 8. Jogging Track   |                          |



TYPICAL - 1st to 7th Floor  
BLOCK A



## TYPICAL - 1st to 7th Floor BLOCK A (Ganga)

FLAT TYPE	CARPET AREA	BALCONY AREA	TERRACE AREA	
			1st, 3rd, 5th & 7th Floor	2nd, 4th & 6th Floor
#1-3BHK	910 Sft.	70 Sft.	69 Sft.	62 Sft.
#2-3BHK	910 Sft.	70 Sft.	69 Sft.	62 Sft.
#3-2BHK	711 Sft.	89 Sft.		
#4-2BHK	711 Sft.	89 Sft.		
#5-3BHK	910 Sft.	70 Sft.	69 Sft.	62 Sft.
#6-3BHK	910 Sft.	70 Sft.	69 Sft.	62 Sft.
#7-3BHK	874 Sft.	135 Sft.		
#8-3BHK	869 Sft.	138 Sft.		

# WINSOME VATIKA

Biscuit Factory Road  
WEST OF PATILPUTRA STATION

“EVERY DAY IS A JOURNEY  
AND THE JOURNEY ITSELF IS HOME”





**TYPICAL - 1st to 7th Floor  
BLOCK B (Yamuna)**



F.No.	#1	#2	#3	#4	#5	#6	#7	#8
CARPET AREA	912 SFT.	722 SFT.	765 SFT.	912 SFT.	912 SFT.	722 SFT.	765 SFT.	912 SFT.
BALCONY AREA	152 SFT.	59 SFT.	81 SFT.	152 SFT.	152 SFT.	59 SFT.	81 SFT.	152 SFT.
DESCRIPTION	3BHK FLAT	2BHK FLAT	2BHK FLAT	3BHK FLAT	3BHK FLAT	2BHK FLAT	2BHK FLAT	3BHK FLAT



### TYPICAL - 1st to 4th Floor BLOCK C (Saraswati) Affordable

F.No.	CARPET AREA	BALCONY AREA	DESCRIPTION
1	498 Sq.Ft.	89 Sq.Ft.	1BHK Flat
2	470 Sq.Ft.	49 Sq.Ft.	1BHK Flat
3	498 Sq.Ft.	89 Sq.Ft.	1BHK Flat
4	498 Sq.Ft.	102 Sq.Ft.	1BHK Flat
5	475 Sq.Ft.	61 Sq.Ft.	1 BHK Flat
6	498 Sq.Ft.	94 Sq. Ft.	1 BHK Flat



Block : A  
 Flat Type : 2BHK  
 Carpet area : 711 SFT  
 Balcony Area : 89 SFT



Block : B  
 Flat Type : 2BHK  
 Carpet area : 765 SFT  
 Balcony Area : 81 SFT



Block : A  
 Flat Type : 3BHK  
 Carpet area : 910 SFT  
 Balcony Area : 70 SFT  
 Terrace Area : 69 SFT  
 (1st, 3rd, 5th & 7th Floor)  
 Terrace Area : 62 SFT  
 (2nd, 4th & 6th Floor)



Block : B  
 Flat Type : 3BHK  
 Carpet area : 912 SFT  
 Balcony Area : 152 SFT



## FLAT TYPE 3 BHK



## FLAT TYPE 2 BHK



## FLAT TYPE 1 BHK



# STANDARD SPECIFICATION (A & B Block)



## ENTRANCE LOBBY

- ✦ Impressive Entrance lobby, Name Plates & Letter box for each Flat.

## FLOORING

- ✦ 24" X 24" vitrified tiles in all rooms

## KITCHEN

- ✦ Kitchen Platform with Granite/Marble top with stainless steel sink.
- ✦ Designer kitchen dado wall tiles upto 4' height from platform, High quality branded taps.
- ✦ Provision for exhaust fan.

## PLUMBING

- ✦ Concealed plumbing with premium quality pipes.

## BATHROOMS

- ✦ A combination of designer tiles upto lintel.
- ✦ Branded sanitary ware, Hot & Cold mixer unit, Provision for fitting geyser in all bathrooms.

## DOORS & WINDOWS

- ✦ Main door with designer skin panel.
- ✦ Aluminium 3 track sliding windows with grills

## ELECTRICALS

- ✦ Concealed electrical ISI Copper wiring.
- ✦ 01 AC point in Master Bedroom

## PAINTING

- ✦ Superior washable cement paint for external wall.
- ✦ Internal walls OBD (Oil Bound Distemper)

## Payment Plan

### CONSTRUCTION LINKED PAYMENT

At the time of Booking	10%
Within 30 days of Booking	10%
On Commencement of Plinth	10%
On the Commencement of 1st Slab	8%
On the Commencement of 2nd Slab	8%
On the Commencement of 3rd Slab	8%
On the Commencement of 4th Slab	8%
On the Commencement of 5th Slab	8%
On the Commencement of 6th Slab	8%
On the Commencement of 7th Slab	8%
On the starting of finishing work	9%
on Offer of Possession	5%
<b>TOTAL</b>	<b>100%</b>

## More Privileged

Explore the varied palette of comfort and creativity. Find your own space amidst the choicest of materials that define your home the best.

### Amenities & Facilities

- ✦ **Elevation Design**
  - The Project welcomes you with a modern & elegant elevation.
  - Technically designed to assure natural sunlight and fresh air
  - Grand Entrance
  - Earthquake Resistant
- ✦ **Security**
  - Round the clock security with manned security cabin
- ✦ **Intercom Facility**
- ✦ **Fire fighting equipment**
- ✦ **CCTV Surveillance at entrance of the building & main Gate**
- ✦ **24/7 Power Back up for Elevator, Common area**

## OUR BANKING PARTNERS



State Bank of India



...the name you can BANK upon!



Canara Bank

## ABODE INFRASTRUCTURE



101, Suksha Presidency, Ramjaipal Road, Bailey Road, Patna - 801503

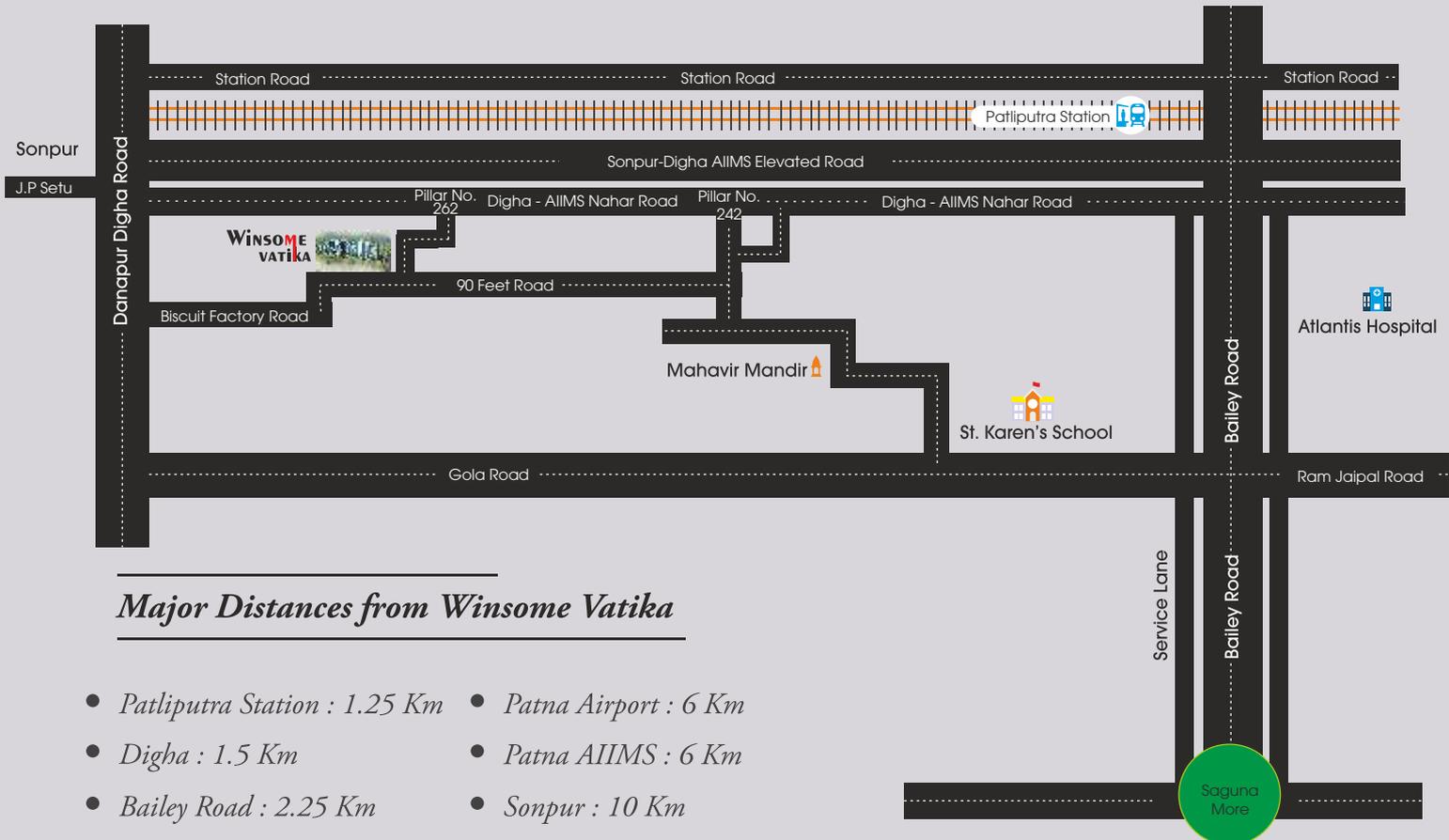
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## Location Plan of Winsome Vatika



### Major Distances from Winsome Vatika

- Patliputra Station : 1.25 Km
- Patna Airport : 6 Km
- Digha : 1.5 Km
- Patna AIIMS : 6 Km
- Bailey Road : 2.25 Km
- Sonpur : 10 Km
- Saguna more : 3.5 Km

This Brochure is purely conceptual and not a legal offering.  
The specification are only indicative and some of these can be changed in consultation with the architect at the discretion of the builder.

Design & Print : [nimix](http://nimix.com) # 938669026, [www.nimix.in](http://www.nimix.in)