



**Head Office:**

Kamla Apartment, Near Tagore Hill Gate  
Morahbadi, Ranchi, Jharkhand

**Marketing Office:**

Crystal Home, Above Canara Bank, Beside  
Radha Market, Sigra, Mahmoorganj, Varanasi

**Site Office:**

Empire State, Beside Trade & Facilitation Centre  
VDA Colony, Chandimari, Bada Lalpur, Varanasi  
221003

**Contacts:**

9005163555 | 9005162888 | 9005157222



[www.winsomedeveloper.org](http://www.winsomedeveloper.org)

Brand and make are indicative and will be of equivalent make or quality as per availability. Tiles and Granite being natural materials have inherent characteristics of color and grain variation. In case of non-availability of laminated/tiles flooring material mentioned in the brochure, equivalent quality substitutes will be used. Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture, landscape amenities or accessories shown in the visuals are provided with the apartment. All floor plans, flat sizes, layout plans, images and specifications are indicative and are subject to change as decided by the Company or Competent Authority and accordingly revisions may be necessary during construction of apartment or in the sizes of flats as the case may be. This is a Marketing Brochure of the above said project & cannot be treated or considered as any contract or offer of any kind & every time. The Artistic Impression shown in this brochure is conceptual & the Developer holds all rights reserved when it comes to changes for betterment.

**Architect:**

Ajay Singh ( Design Center)  
9005502559

**Vastu Consultant:**

Ravindra Kumar Vyas  
9956949442

Brochure Designed by **MOONLIGHT PICTURES** 0542 6540556 MP-WIN/1122

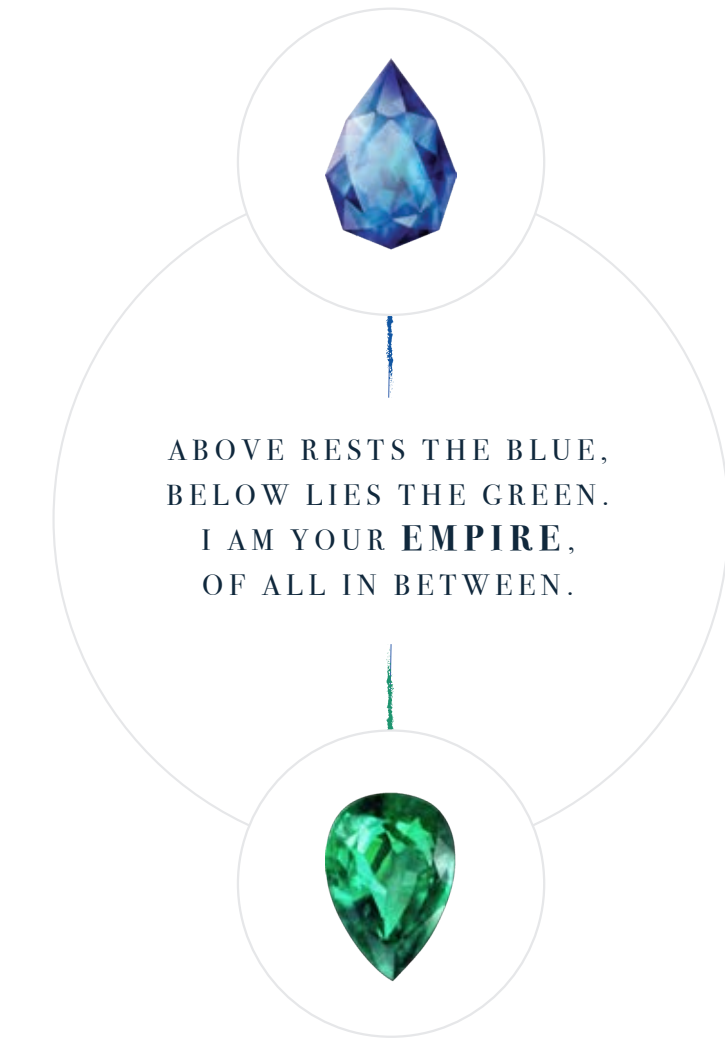


A PREMIUM RESIDENTIAL PROJECT OF VARANASI

# EMPIRE STATE







ABOVE RESTS THE BLUE,  
BELOW LIES THE GREEN.  
I AM YOUR **EMPIRE**,  
OF ALL IN BETWEEN.

## WE. WINSOME.

Winsome Developer is one of the most Promising real estate developers in Northern India with its promoters having 10 years of experience in residential project. The company has wide experience in residential segment with 6 completed projects . Varanasi, Patna and Ranchi are its chief operational areas.

## BELIEF

Committed towards customers satisfaction. Complete detailing at every stage of construction. Ensuring optimum value addition uncompromising attitude towards quality. All this to bring to you additional comfort of confidence in our commitment

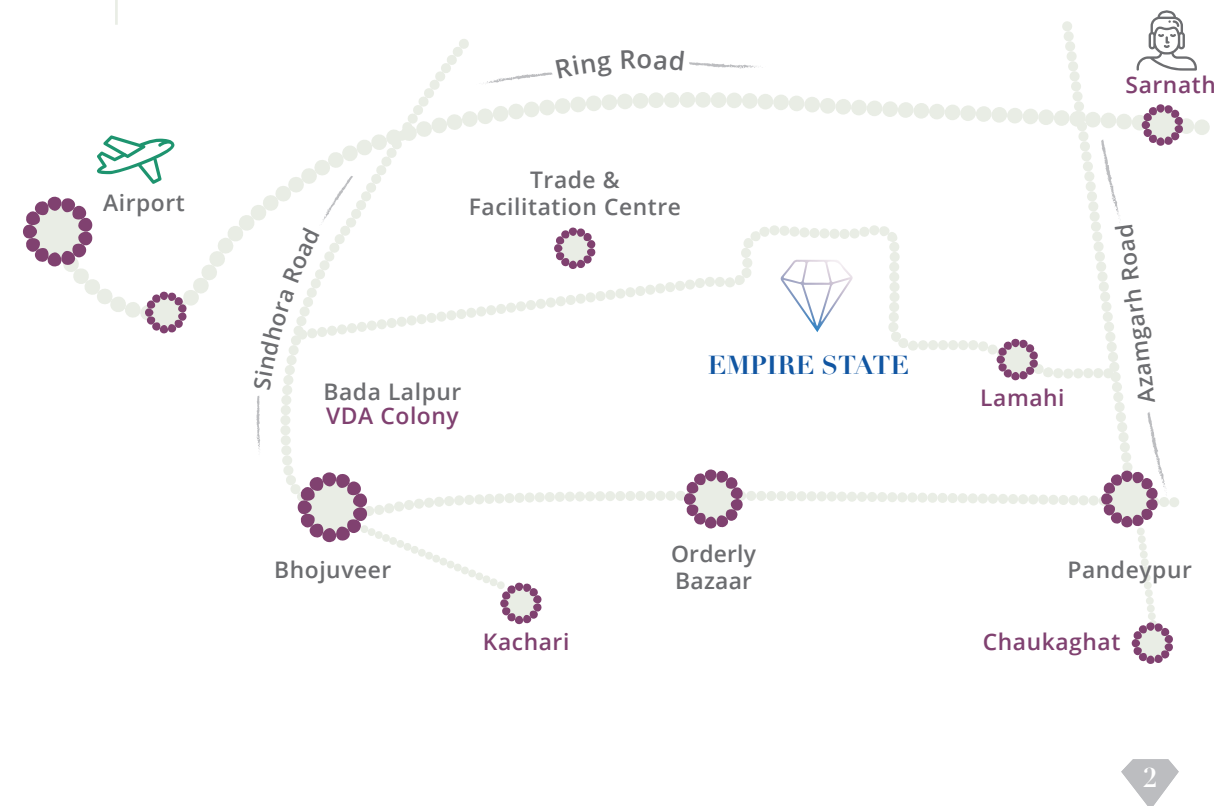






## PROJECT

Winsome Residency is one of the most Promising real estate developers in Northern India with its promoters having 10 years of experience in residential project. The company has wide experience in residential segment with currently 5 projects under its execution and planning. Varanasi, Patna and Ranchi are its chief operational areas.



Connected to

### 2 Major roads

Empire boasts of incredible connectivity by being connected to the **Azamgarh Road & Bhojubeer-Sindhora Road**

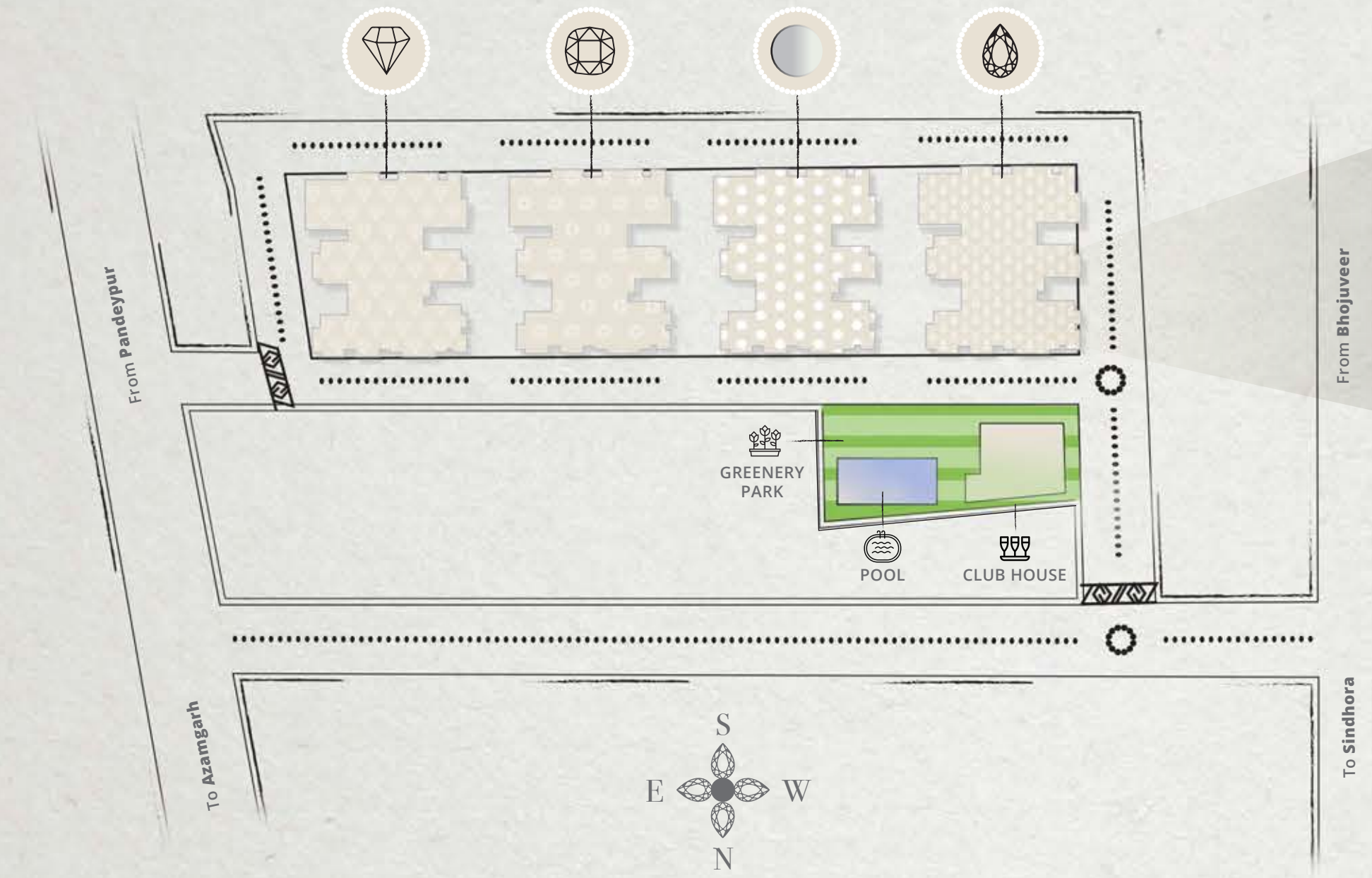
Just a

### Few steps

from the upcoming **Trade & Facilitation Centre**  
(A Project By Textile Ministry, Govt. Of India)





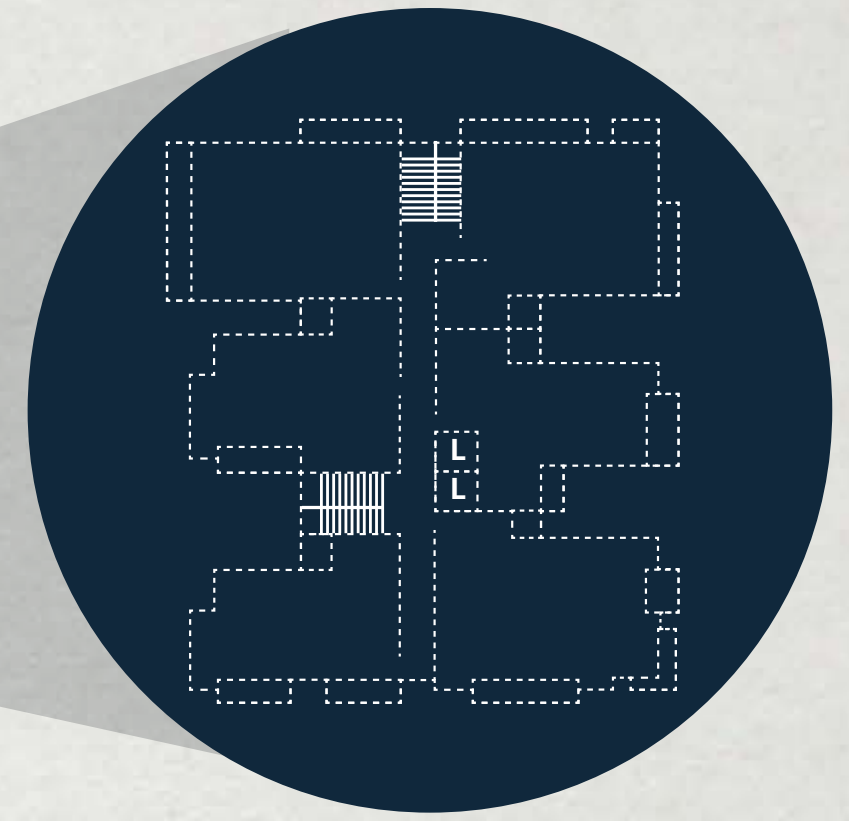


 **DIAMOND**

 **EMERALD**

 **PEARL**

 **SAPPHIRE**



 **LIFT**

## THE MASTER LAYOUT

The master layout of **EMPIRE** has been designed while keep the ergonomics of modern day living and its necessities in mind. Well spaced residences complimented with the plush greenery, pool, club house and the temple form an irresistible canvas of fine memories. Why choose something else?





## DIAMOND

The master layout of Empire has been designed while keep the ergonomics of modern day living and its necessities in mind. Well spaced residences complimented with the lush greenery, pool, club house and the temple form an irresistible canvas of fine memories. Why choose something else?



## EMERALD

The master layout of Empire has been designed while keep the ergonomics of modern day living and its necessities in mind. Well spaced residences complimented with the lush greenery, pool, club house and the temple form an irresistible canvas of fine memories. Why choose something else?



## PEARL

The master layout of Empire has been designed while keep the ergonomics of modern day living and its necessities in mind. Well spaced residences complimented with the lush greenery, pool, club house and the temple form an irresistible canvas of fine memories. Why choose something else?



## SAPPHIRE

The master layout of Empire has been designed while keep the ergonomics of modern day living and its necessities in mind. Well spaced residences complimented with the lush greenery, pool, club house and the temple form an irresistible canvas of fine memories. Why choose something else?





# 1 FLAT



# 2 FLAT



# 3 FLAT





# 4 FLAT



# 5 FLAT



# 6 FLAT







PENT HOUSE

EMPIRE STATE



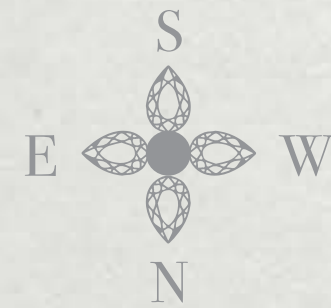
1 PENT HOUSE



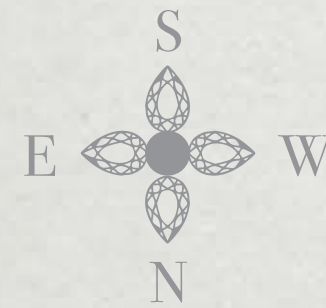




## 2 PENT HOUSE



## 3 PENT HOUSE



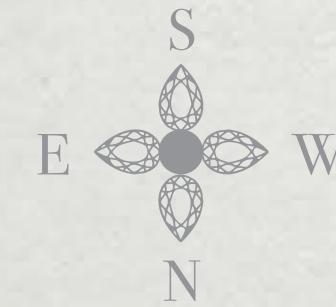
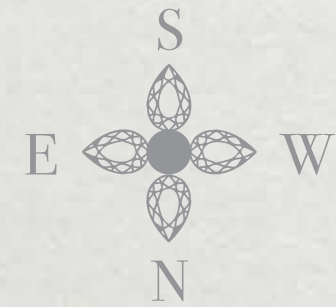




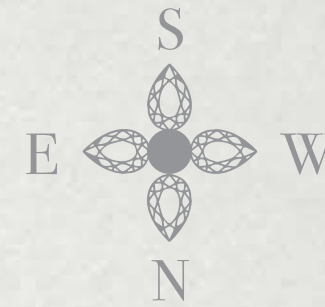
**4** PENT HOUSE



**5** PENT HOUSE







**6** PENT HOUSE



**EMPIRE STATE**

HAPPINESS IS  
A DAY IN THE POOL





## AMINITIES



SWIMMING POOL



GYM



YOGA CENTER



RESTURANT &  
CLUB HOUSE



KIDS ZONE



GREENERY PARK



24 X 7 HOURS SECURITY



24 X 7 HOUSE KEEPING



24 X 7 POWER BACKUP



DRIVER ROOM



INTERCOM SYSTEM



SURVEILLANCE  
CAMERAS



GATED  
DOUBLE ENTRY



GUEST HOUSE  
FOR VISITOR



## SPECIFICATIONS

### LIVING / DINING / LOBBY

Floor: 2'x2' virtified tiles  
Walls: OBD Finish  
Ceiling: OBD Finish

### BED ROOM

Floor: 2'x2' virtified tiles  
Walls: OBD Finish  
Ceiling: OBD Finish

### KITCHEN

Floor: 2'x2' virtified tiles  
Walls: Ceramic tiles dado up to  
2' above counter  
Counter: Granite top  
CP Fittings: ISI standard

### TOILET

Floor: Anti-Skid ceramic tiles  
Walls: Ceramic tiles dado up to 7' height  
CP Fittings: ISI standard  
Sanitary Ware: Good quality ISI standard  
Ceiling: OBD Finish

### BALCONY

Floor: 2'x2' virtified tiles  
Walls: Weather coat paint  
Ceiling: OBD Finish  
Railing: MS Steel (Designer)

### STAIRS

Stainless Steel railing with Stainless  
Steel Handrail, granite flooring.

### DOOR

Main flush door or Moulded Door  
Good quality flush or Moulded Door  
in remaining rooms / toilet / kitchen /  
balcony.

### WINDOW

Aluminium Frame Glass Shutter  
Windows with Mosquito Net in  
Bolcony Slider Window

### ELECTRIC WORK

Copper Wire, modular switches &  
sockets of ISI marked AC point with  
wiring in drawing, and bed rooms.

### UTILITY

Balcony having inlet/outlet  
provision for washing machine  
and utensil washing.

### EXTERNAL FINISHES

Weather coat Paint with  
WallPutty Base

### STRUCTURE

Earthquake resistant RCC  
framed structure, designed by  
qualified structural engineer.

## OUR SUCCESS PROJECTS



HR WINSOME  
VARANASI



WINSOME RESIDENCY  
VARANASI



WINSOME VINAYAKA  
VARANASI



WINSOME PARADISE  
VARANASI



KAMALA APARTMENT  
RANCHI



MRIDULA APARTMENT  
RANCHI