



Winsten Park

your own ip address



SARASWATI

GROUP OF HOUSING

VISION

TO BE A LEADING REAL ESTATE DEVELOPER, WE SARASWATI GROUP OF HOUSING – SINCE 2007 (16+ YEARS OF LEGACY) TRANSFORMING LANDSCAPES AND LIFESTYLES THROUGH INNOVATIVE DESIGNS, SUSTAINABLE PRACTICES, AND UNPARALLELED QUALITY—WE ARE BUILDING VIBRANT COMMUNITIES AND INSPIRING TRUST FOR GENERATIONS.



SARASWATI

GROUP OF HOUSING

MISSION

DELIVER EXCELLENCE- CREATE WORLD-CLASS RESIDENTIAL, COMMERCIAL, AND RETAIL SPACES THAT EXCEED CUSTOMER EXPECTATIONS. EMBRACE SUSTAINABILITY - INCORPORATE ECO-FRIENDLY PRACTICES AND SMART TECHNOLOGIES TO PROMOTE SUSTAINABLE LIVING. CUSTOMER-CENTRIC APPROACH - BUILD LASTING RELATIONSHIPS BY OFFERING TRANSPARENCY, TRUST, AND TIMELY DELIVERY. INNOVATE CONTINUOUSLY - SET NEW BENCHMARKS IN DESIGN, QUALITY, AND AFFORDABILITY THROUGH CREATIVITY AND ADVANCED SOLUTIONS. EMPOWER COMMUNITIES - DEVELOP INTEGRATED SPACES THAT ENHANCE LIFESTYLES AND FOSTER GROWTH, ENSURING LONG-TERM VALUE FOR STAKEHOLDERS.



ABOUT US

THE TRINITY OF MEN – MATERIAL – MONEY .

ONE OF THE FASTEST GROWING REAL ESTATE CONGLOMERATES, SARASWATI GROUP OF HOUSING HAS CUSTOMER DELIGHT AT VERY CORE OF ITS VISION . WE ARE ALWAYS STRIVING TO BE THE BEST, BE IT IN THE PROJECTS WE DEVELOP OR THE PEOPLE WE WORK WITH.

CHANGING THE CONTOURS OF INDIAN REAL ESTATE

SARASWATI GROUP OF HOUSING – ESTABLISHED IN 2007, IS ONE OF THE FASTEST-GROWING REAL ESTATE DEVELOPERS IN THE DELHI NCR THE GROWTH STORY IS BUILT UPON A FOUNDATION OF ETHICAL CORPORATE GOVERNANCE, TRANSPARENCY, COMMITMENT, AND PASSION. THE CHAIRMAN AND PROMOTERS HAVE DESIGNED A PROGRESSIVE VISION FOR SARASWATI GROUP OF HOUSING AIMING TO ESTABLISH THE COMPANY AS ONE OF THE MOST SOUGHT-AFTER PLAYERS IN THE REAL ESTATE SECTOR. OVER TIME.

SARASWATI GROUP OF HOUSING HAS EMERGED AS A GAME-CHANGER IN THE LUXURY, RESIDENTIAL, AND RETAIL SEGMENTS OF THE REAL ESTATE INDUSTRY IN THE DELHI –NCR. SARASWATI GROUP OF HOUSING HAS ABOUT 45 PROJECTS TO ITS CREDIT IN DELHI-NCR. ITSELF AND DELIVERED ALL THE PROJECTS LAUNCHED PRIOR TO 2024 . CONSTRUCTION IS IN FULL SWING IN THE REST OF THE PROJECTS AND ALL THE PROJECTS SHALL BE DELIVERED WITHIN TIME LINES.





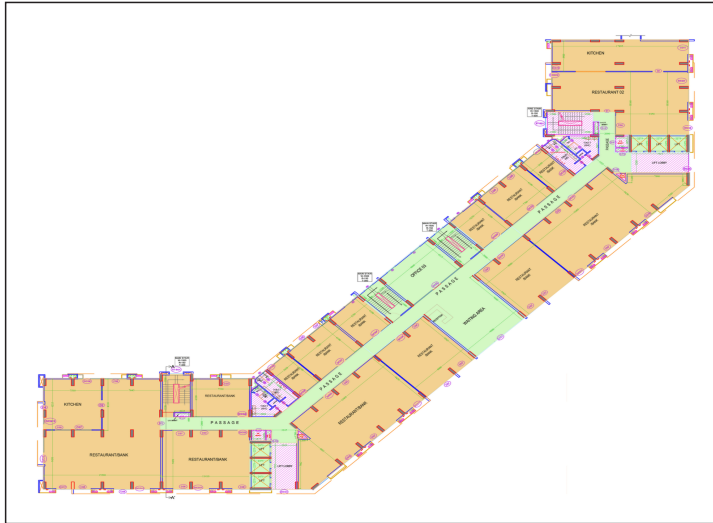
ABOUT US

WINSTEN PARK IS WELL DESIGNED PROJECT THAT PROVIDES COMMERCIAL OFFICE SPACES, INDEPENDENT IT PLOTS AND PREMIUM 1 BHK APARTMENT AT REASONABLE PRICES AND EXCELLENT LOCATION. LOCATED AT PRIME LOCATION, KNOWLEDGE PARK V. GREATER NOIDA (WEST) RIGHT ON 130 MTR. WIDE ROAD. WINSTEN PARK LOOKS STYLISH AND DELUXE WITH ALL MODERN FACILITIES LIKE MULTI CUISINE RESTAURANTS, BANKS, ATM'S CLUBS AND MORE. THE VAST LANDSCAPE ENGULFED IN BETWEEN THE IT BLOCKS AND RESIDENTIAL ASSURES A PLEASANT VIEW. THE GREEN SPACE FORMS THE CENTRAL COURT OF THE WHOLE

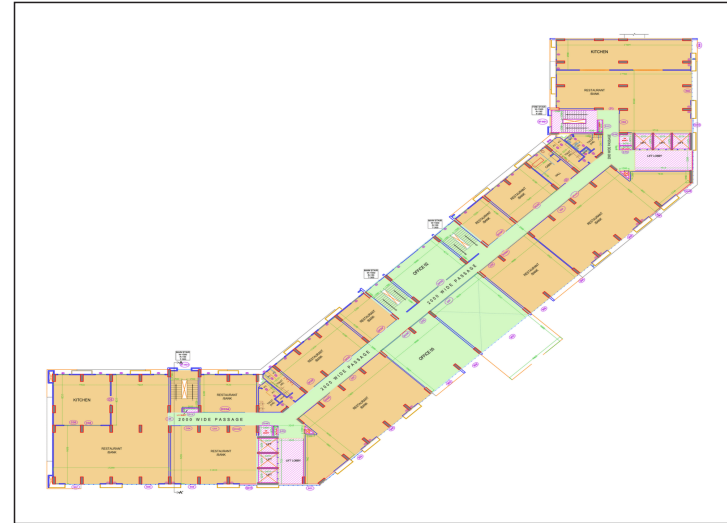
BUILDING, AMPHITHEATER, WALKAWAYS THROUGH THE GREENS, LAWNS PEBBLE COURT, FLOATING DECK, WATER BODIES, SCULPTURES AND GAZEBO'S COMBINED TOGETHER PROVIDE A COMPLETE INTERACTIVE ZONE TO THE USERS OF THE BUILDING. ALL BUILDINGS ARE CONSTRUCTED UNDER EARTHQUAKE RESISTANCE RCC FRAMED STRUCTURE. BUSINESS CENTRE IS AN IMPORTANT PART OF IT BLOCK. THE BUSINESS CENTRE PROVIDES A WORLD CLASS PLATFORM FOR BUSINESS INTERACTIONS. IT ALSO INCLUDES FOOD COURT, RESTAURANTS CAFETERIA, BUSINESS LOUNGE AND BAR.

FLOOR PLAN

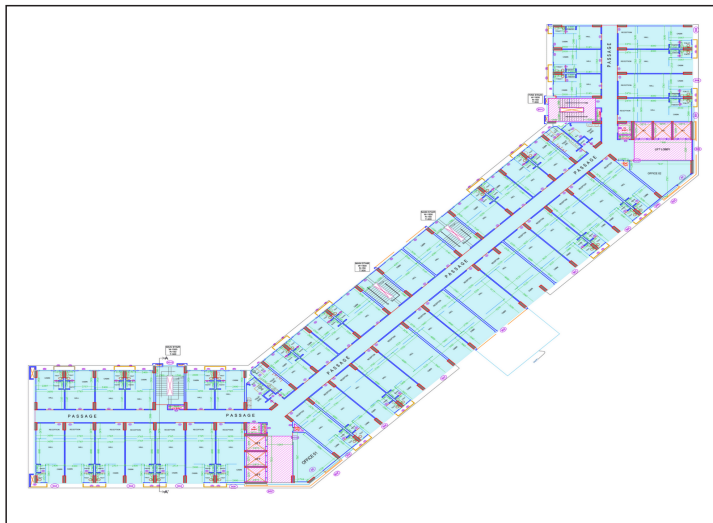
TOWER-A, GROUND FLOOR PLAN



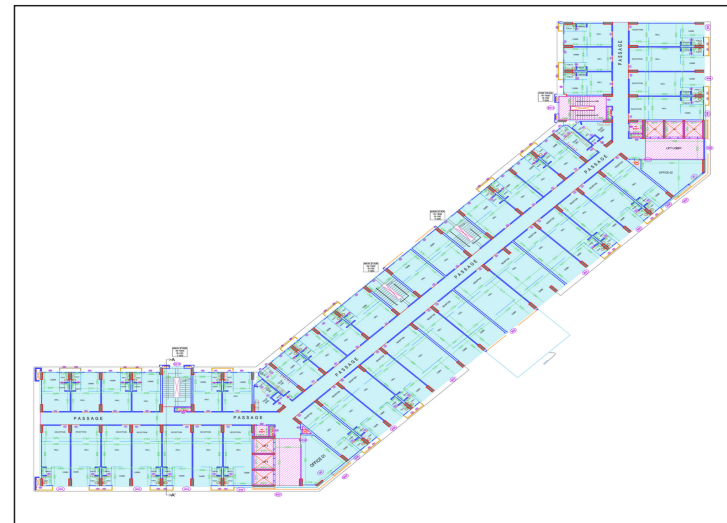
TOWER-A, FIRST FLOOR PLAN



TOWER-A, 2nd FLOOR PLAN

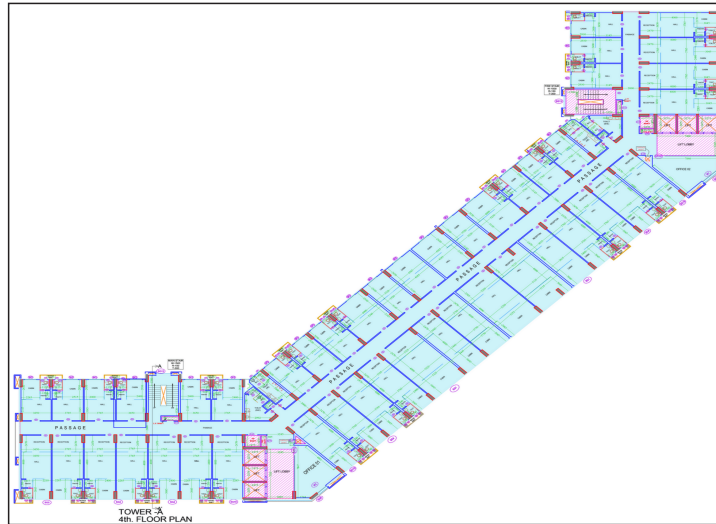


TOWER-A, 3rd FLOOR PLAN

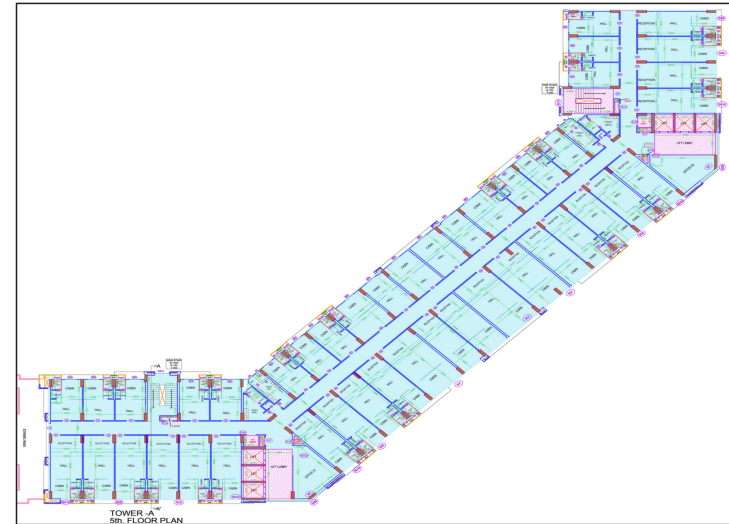


FLOOR PLAN

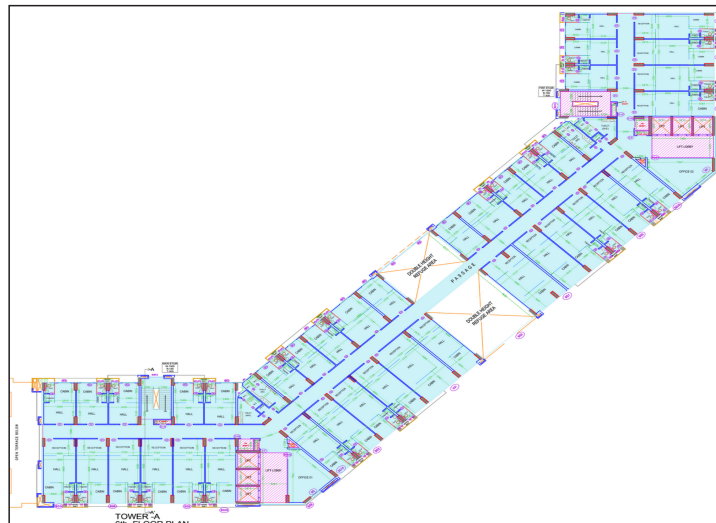
TOWER-A, 4th FLOOR PLAN



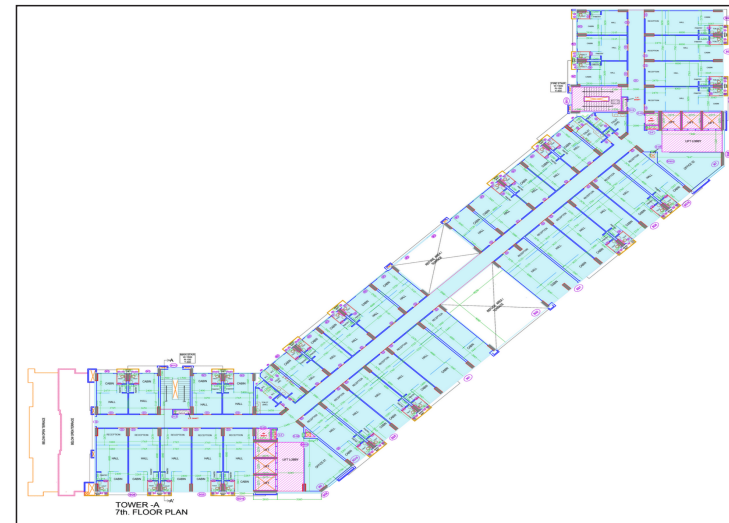
TOWER-A, 5th FLOOR PLAN



TOWER-A, 6th FLOOR PLAN

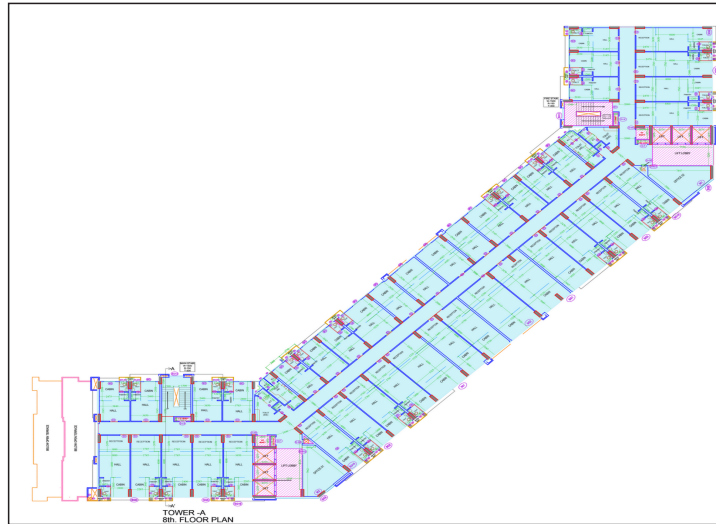


TOWER-A, 7th FLOOR PLAN

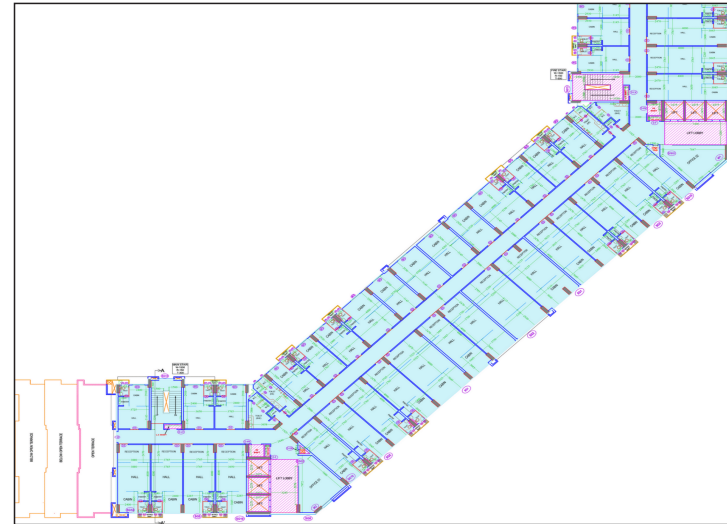


FLOOR PLAN

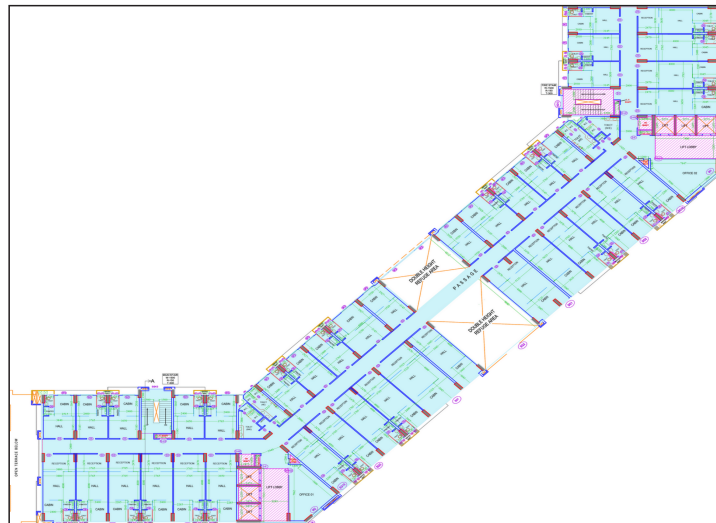
TOWER-A, 8th FLOOR PLAN



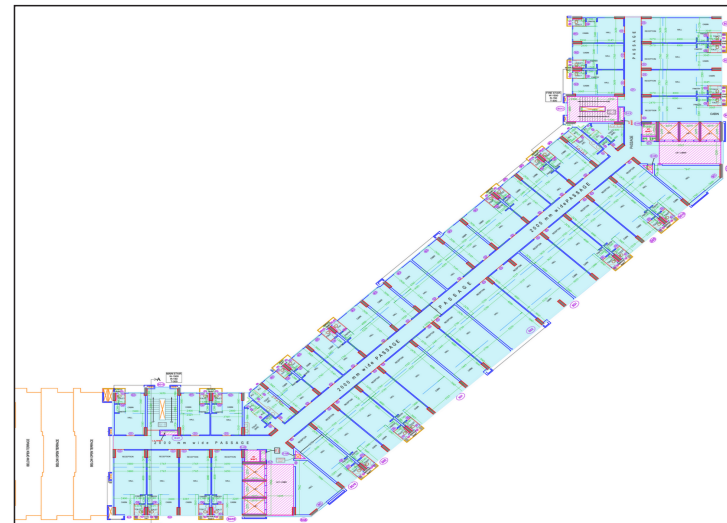
TOWER-A, 9th FLOOR PLAN



TOWER-A, 10th FLOOR PLAN

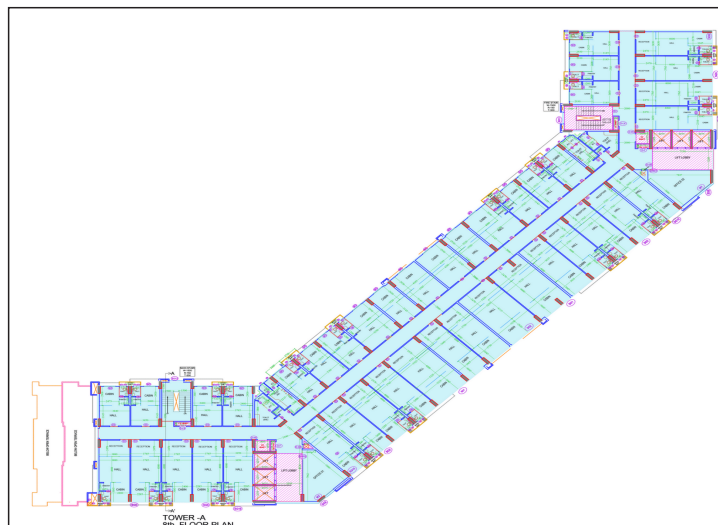


TOWER-A, 11th FLOOR PLAN

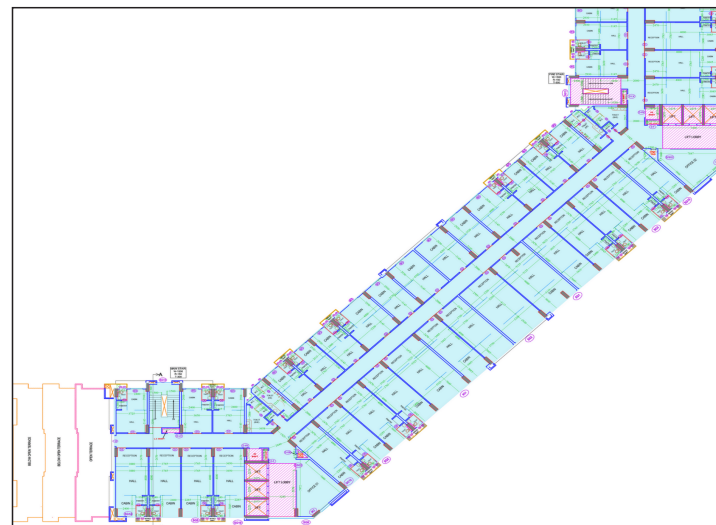


FLOOR PLAN

TOWER-A, TERRACE FLOOR PLAN



TOWER-A, MUMTY & MACHINE ROOM PLAN



OFFERING STATE OF THE ART INFRASTRUCTURE

MOBILE PHONE
SIGNAL BOOSTERS

100% POWER
BACKUP

INTELLIGENT SMART BUILDING
MANAGEMENT SYSTEMS

HIGH SPEED ELEVATORS

DRIVING LOUNGES &
BASEMENT RESTROOMS

PROJECT MANAGED BY
FACILITY MANAGEMENT

CCRTV & BUILDING
MONITORING FACILITIES

FLOOR PLAN ST TOWER-D



BUILT UP AREA	= 32.28 SQ.MT. (348 SQ.FT.)
CARPET AREA	= 22.18 SQ.MT. (239 SQ.FT.)
BALCONY AREA	= 07.40 SQ.MT. (80 SQ.FT.)
SUPER AREA	= (590 SQ.FT.)

STUDIO (TYPE-B)



BUILT UP AREA	= 55.07 SQ.MT. (593 SQ.FT.)
CARPET AREA	= 43.00 SQ.MT. (463 SQ.FT.)
BALCONY AREA	= 08.40 SQ.MT. (90.50 SQ.FT.)
SUPER AREA	= (890 SQ.FT.)

STUDIO (TYPE-A1)



BUILT UP AREA	= 52.69 SQ.MT. (568 SQ.FT.)
CARPET AREA	= 44.00 SQ.MT. (474 SQ.FT.)
BALCONY AREA	= 05.32 SQ.MT. (57.50 SQ.FT.)
SUPER AREA	= (855 SQ.FT.)

STUDIO (TYPE A2)

FLOOR PLAN ST TOWER-D



TOWER - ST (G+13)
TYPICAL FLOOR PLAN

IT BUSINESS VILLAS-ELEVATION



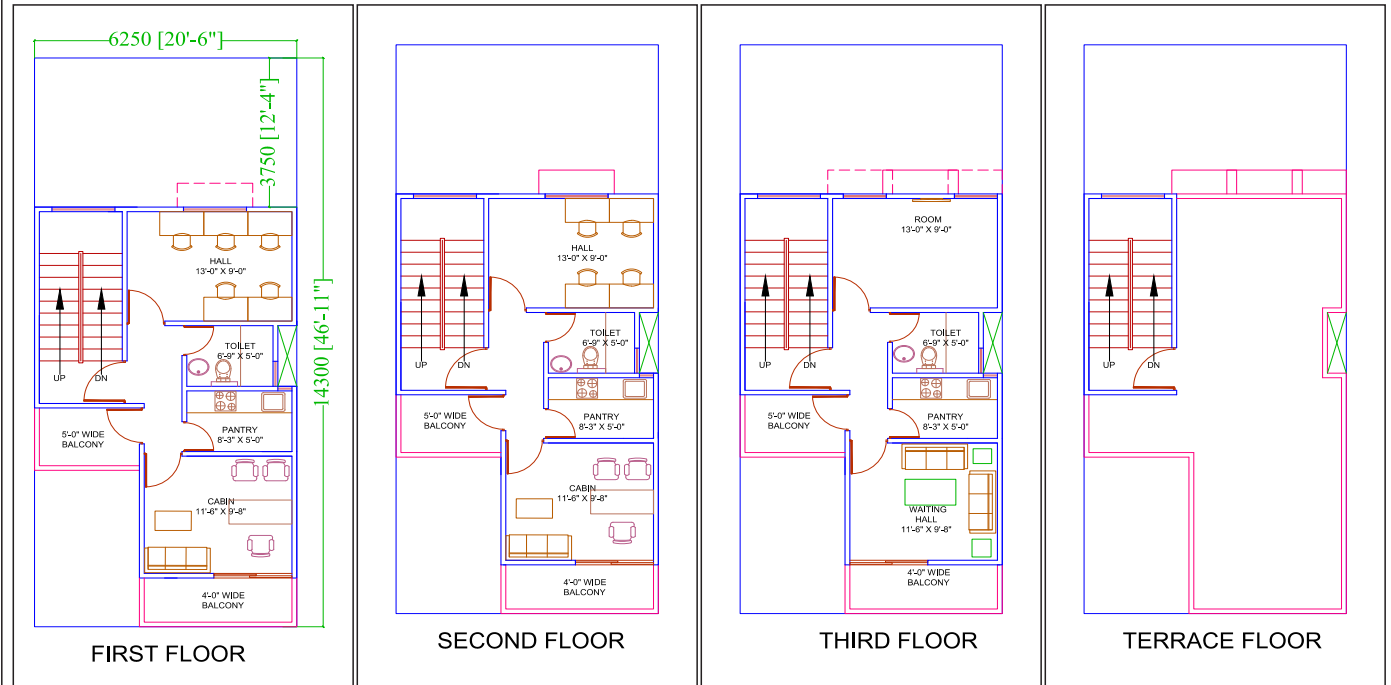
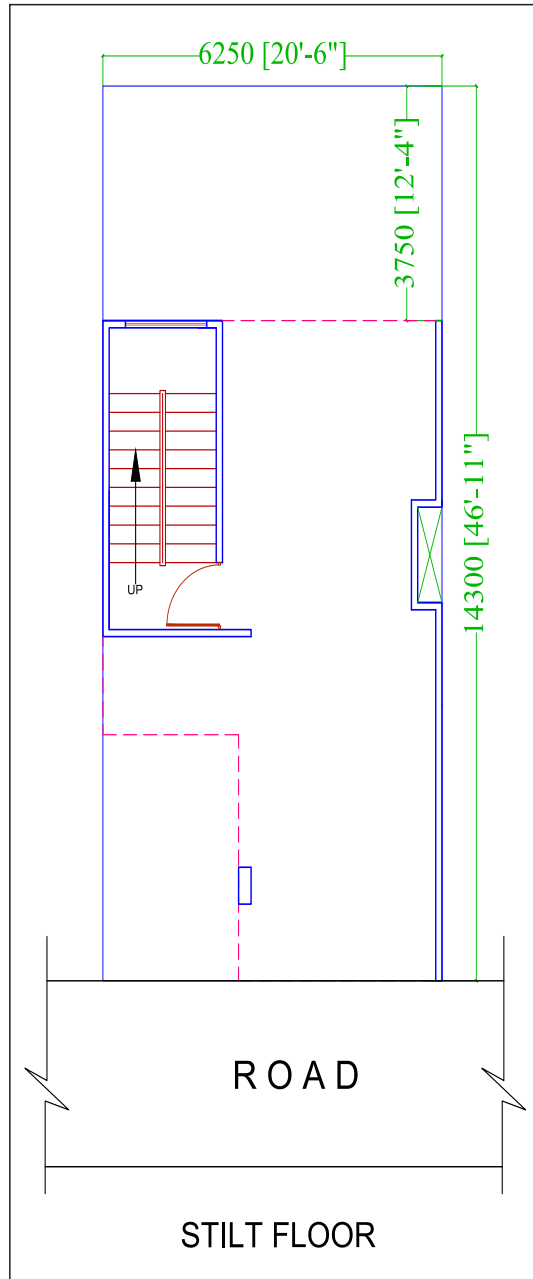
ONE OF IT'S KIND INDEPENDENT IT OFFICES FROM GROUND TO TOP
FLOOR OWNERSHIP IN A GATED COMMUNITY WITH ULTRA MODERN FACILITIES

INDIVIDUAL BUSINESS HOUSES (IT PLOTS : 107 SQ. YARD.)

INDIVIDUAL BUSINESS HOUSES ARE PROVIDED WITH EXCLUSIVE FACILITIES AS PER THEIR REQUIREMENT:

- PERSONAL PARKING SPACES IN STILT LEVEL OF THE BUSINESS HOUSE.
- THREE FLOORS ABOVE STILT WITH FLEXIBLE USAGE, AS PER USER REQUIREMENT.
- THIRD FLOOR IS BLEND OF WORKSPACE AND REST AREAS, WHICH CAN BE SHUFFLED AS REQUIRED.
- THESE INDIVIDUAL OFFICES ARE ALSO GIVEN THE ADDITIONAL ADVANTAGE OF COMMON GREEN.
- SPACE ON THE BEAR SIDE WHICH PROVIDES REFRESHING VIEW FROM THE INSIDE.

IT BUSINESS VILLAS – FLOOR PLAN



ANNEXURE

BLOCK NO.- A-02,04,06,08,10,12,14,16,18,20

C-02,04,06,08,10

E-02,04,06,08

G-02,04,06,08,10,12,14,16,18,20

I.T. BLOCK (107 SQ.YD.)

6.25 X 14.3 MTS.

COVERED AREA :-

STILT FLOOR AREA = 597 SQ.FT.

FIRST FLOOR AREA = 597 SQ.FT.

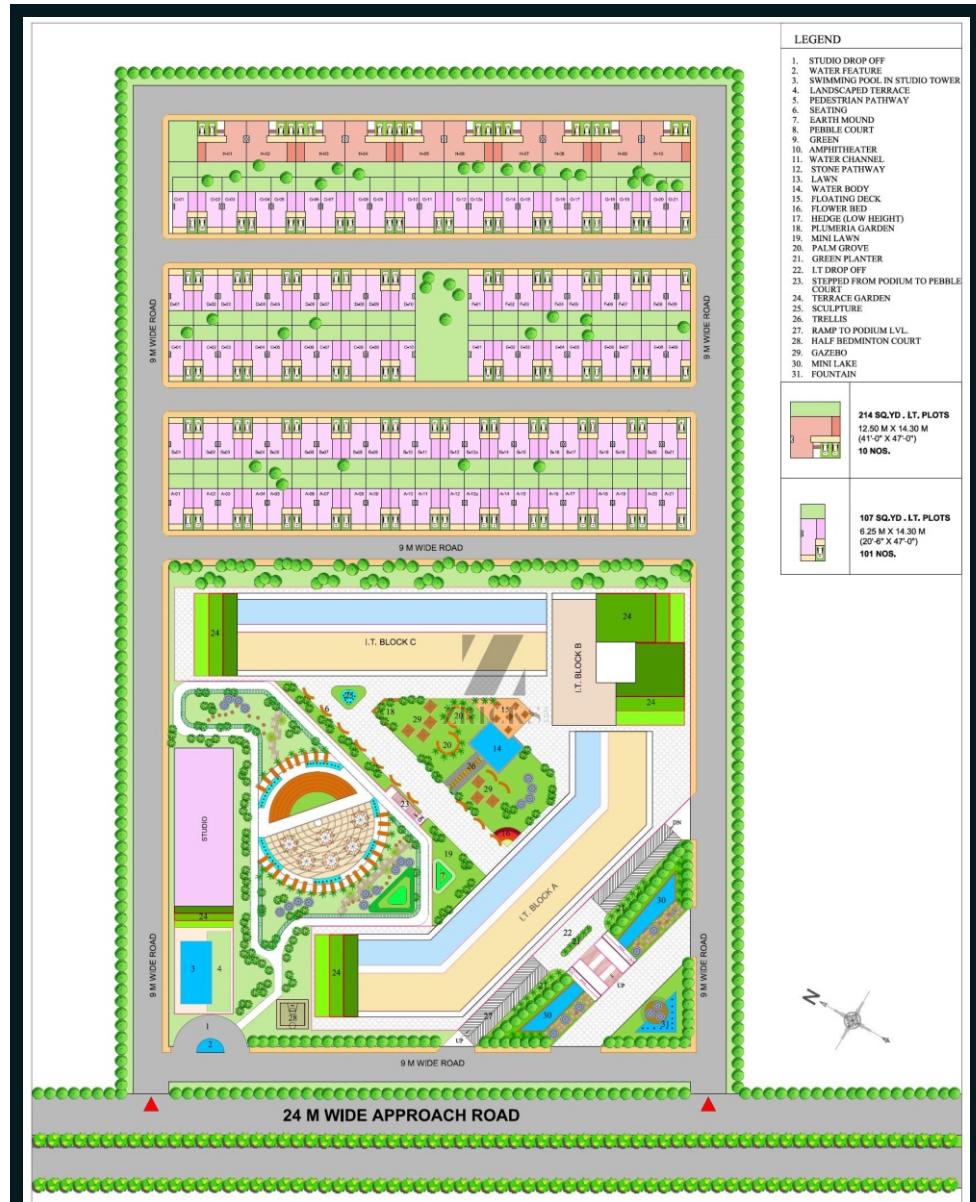
SECOND FLOOR AREA = 597 SQ.FT.

THIRD FLOOR AREA = 597 SQ.FT.

TERRACE FLOOR AREA = 119.8 SQ.FT.

TOTAL COVERED AREA = 2507.8 SQ.FT.

WINSTEN PARK – SITE PLAN



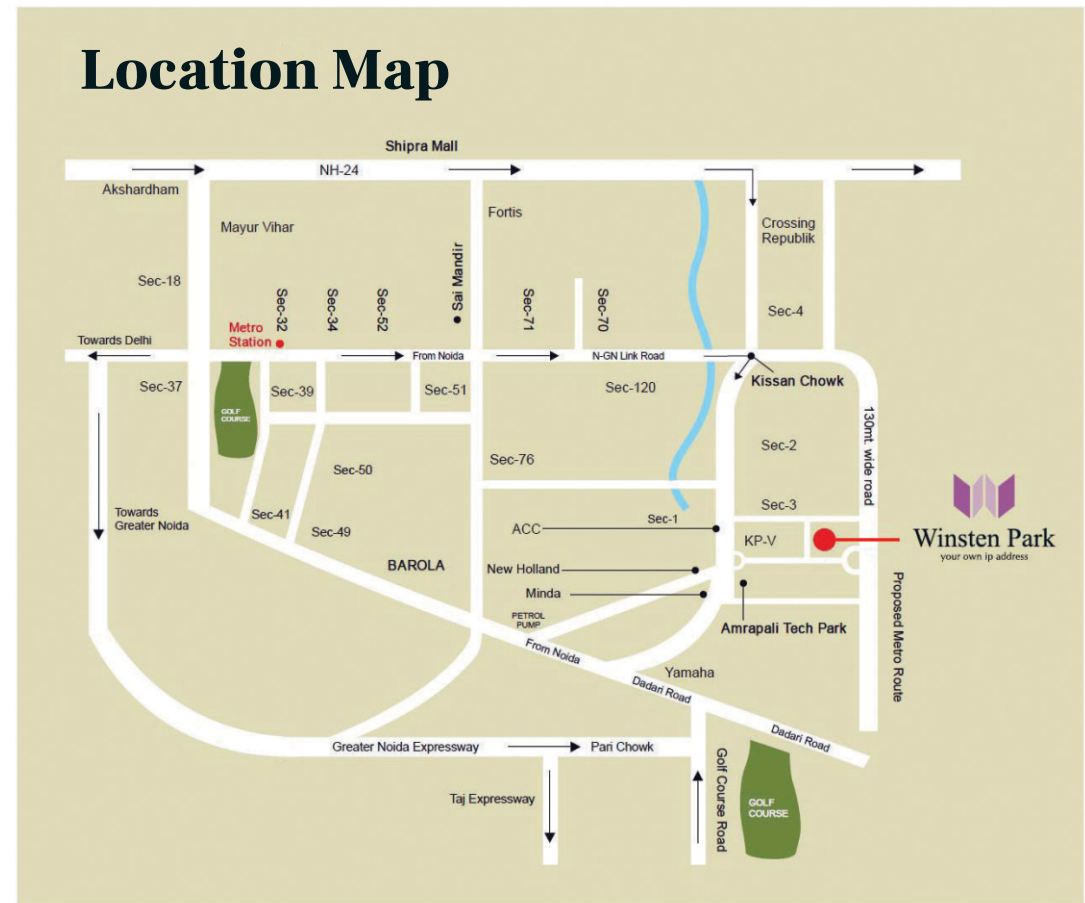
LOCATION MAP

PROJECT HIGHLIGHTS:

- CAFETERIA WITH OUTDOOR/INDOOR SEATING.
- FULLY TERRACES FOR VERTICAL CIRCULATION.
- ULTRA MODERN GYMNASIUM.

LOCATION ADVANTAGE :

- 10 MIN DRIVE FROM SEC-121, NOIDA
- 15 MIN DRIVE FROM CROSSING REPUBLIC
- 15 MIN DRIVE FROM NH-24
- CLOSE PROXIMITY FROM PROPOSED METRO
- 15 MIN DRIVE FROM PARI CHOWK
- WELL CONNECTED FNG CORRIDOR





PLOT NO. 17, KNOWLEDGE PARK-5, GREATER NOIDA WEST, UP (INDIA)

DISCLAIMER : VISUAL REPRESENTATIONS SHOWN IN THE BROCHURE ARE PURELY CONCEPTUAL. ALL BUILDING PLAN, SPECIFICATION, LAYOUT PLANS, ETC.
ARE TENTATIVE AND SUBJECT TO CHANGE BY THE COMPANY OR COMPETENT AUTHORITIES WITHOUT PRIOR INTIMATION AND CONSTITUTE LEGAL OFFERING