



**SARASWATI**

**GROUP OF HOUSING**

**SINCE 2007**

**16+ YEARS OF LEGACY**



**Winsten Park**

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**IT | ITES SPACE | STUDIOS | IT BUSINESS HOUSES**



# 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.

A modern residential building with a basketball court in the foreground. The building has a mix of light-colored panels and blue accents. The basketball court is red with white lines. There are trees and a fence around the court. The sky is clear and blue.

# SARASWATI GROUP OF HOUSING

## MISSION

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**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.**

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## **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 TIMELINES.**

**THE COMPANY'S RESIDENTIAL AND COMMERCIAL PROJECTS HAVE PARTICULARLY GARNERED TREMENDOUS RECOGNITION FROM INVESTORS FROM INDIA AND ABROAD.**



# Winsten Park

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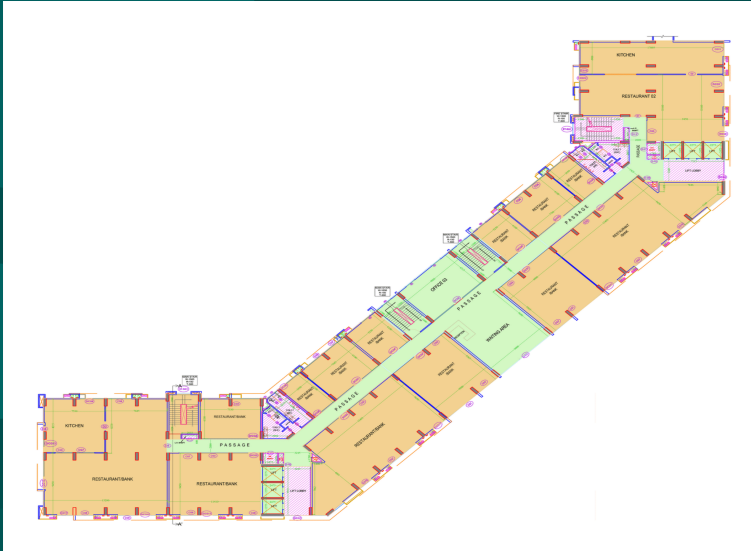
## ABOUT US

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

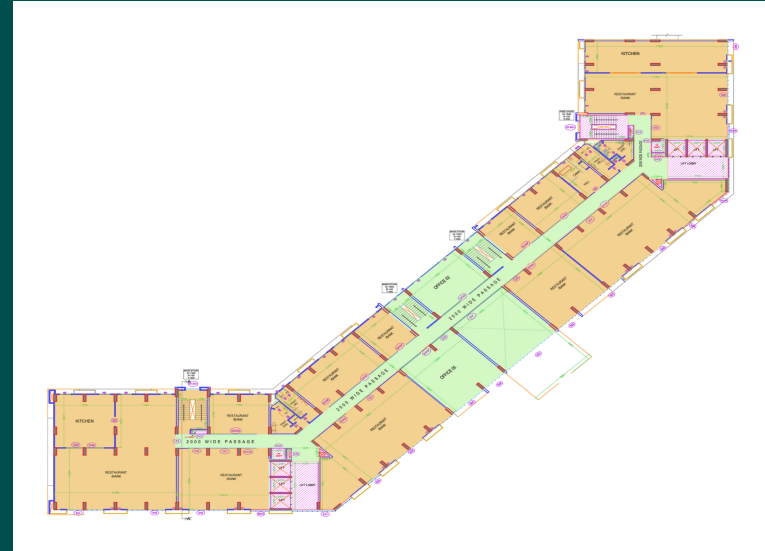
BUILDING, AMPHITHEATER, WALKAWAYS THROUGH THE GREENS, LAWNS PEBBLE COURT, FLOATING DECK, WATER BODIES, SCULPTURES AND GAZEBOS COMBINED TOGETHER PROVIDE A COMPLETE INTERACTIVE ZONE TO THE USERS OF THE BUILDING. ALL BUILDINGS ARE CONSTRUCTED UNDER EARTHQUAKE RESISTANCE RCC FRAMED STRUCTURE. BUSINESS CENTRE 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

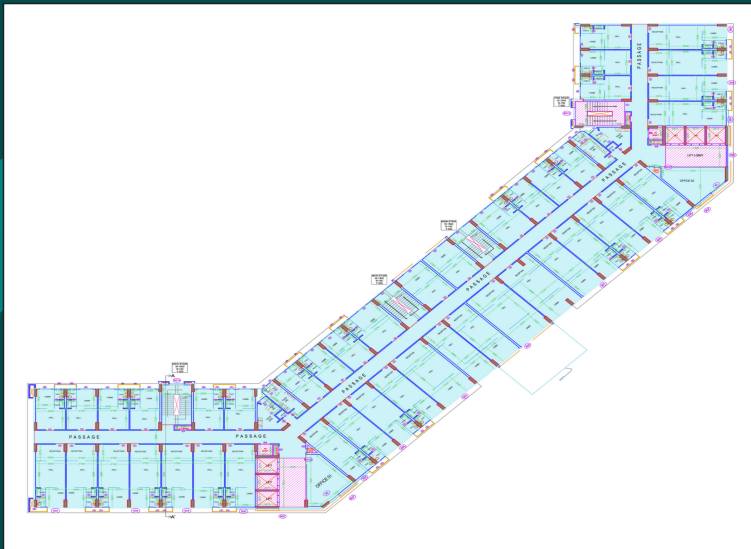
TOWER -A, GROUND FLOOR PLAN



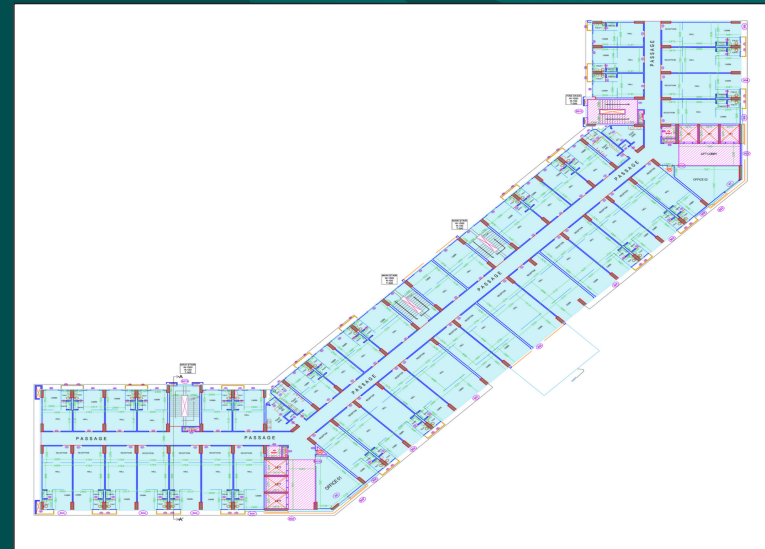
TOWER -A, FIRST FLOOR PLAN



TOWER -A, 2nd FLOOR PLAN

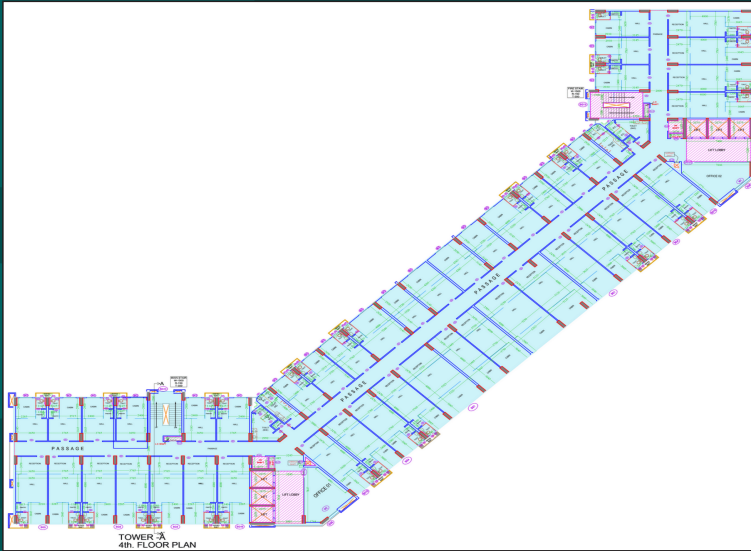


TOWER -A, 3rd FLOOR PLAN

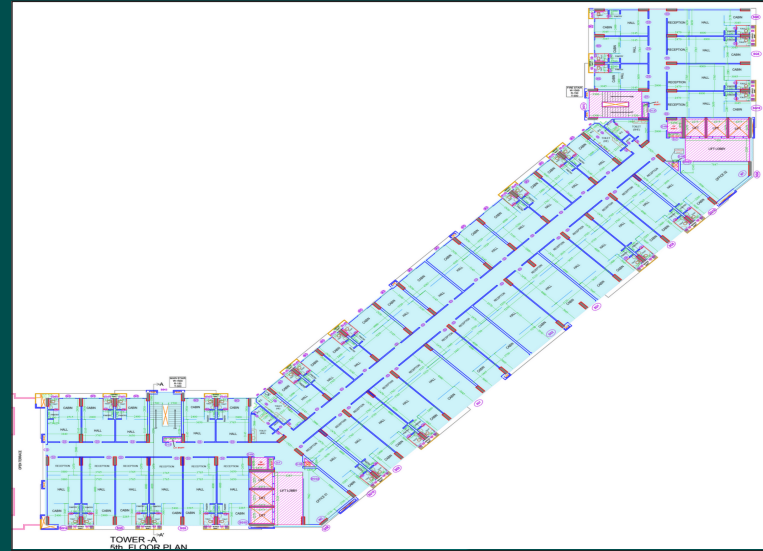


# FLOOR PLAN

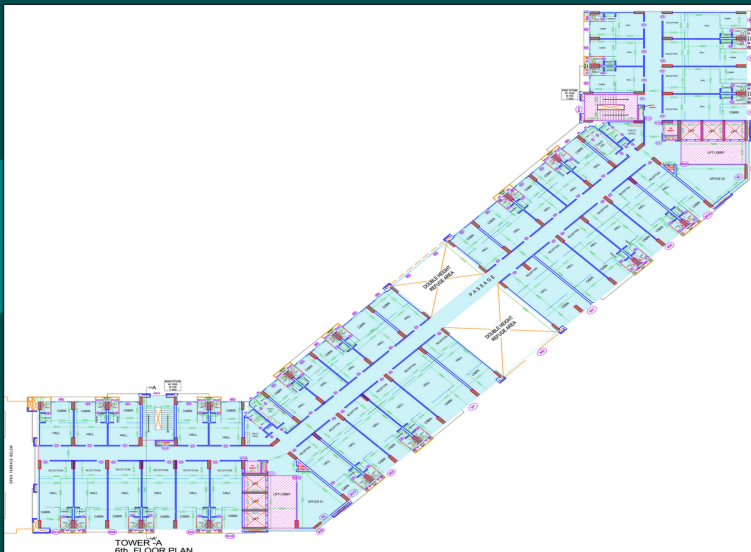
TOWER -A, 4th FLOOR PLAN



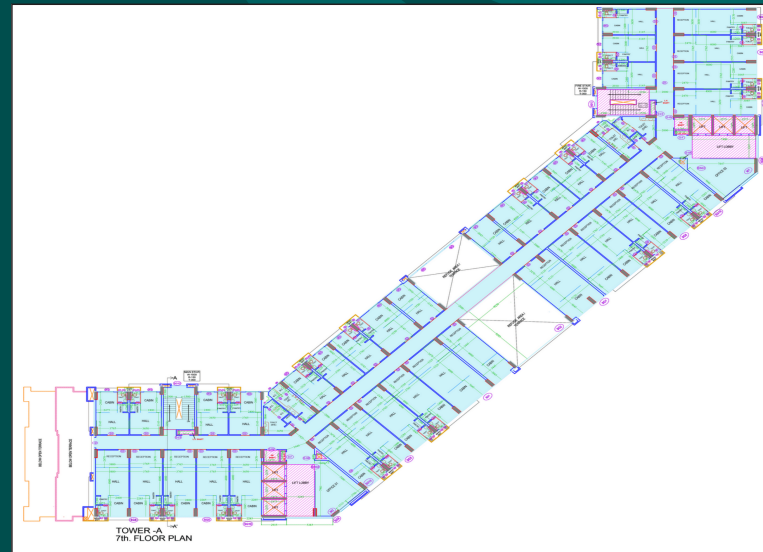
TOWER -A, 5th FLOOR PLAN



TOWER -A, 6th FLOOR PLAN

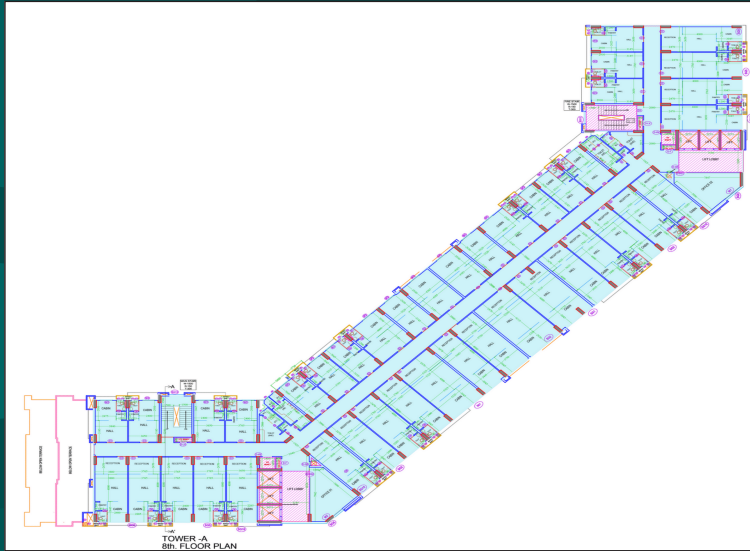


TOWER -A, 7th FLOOR PLAN

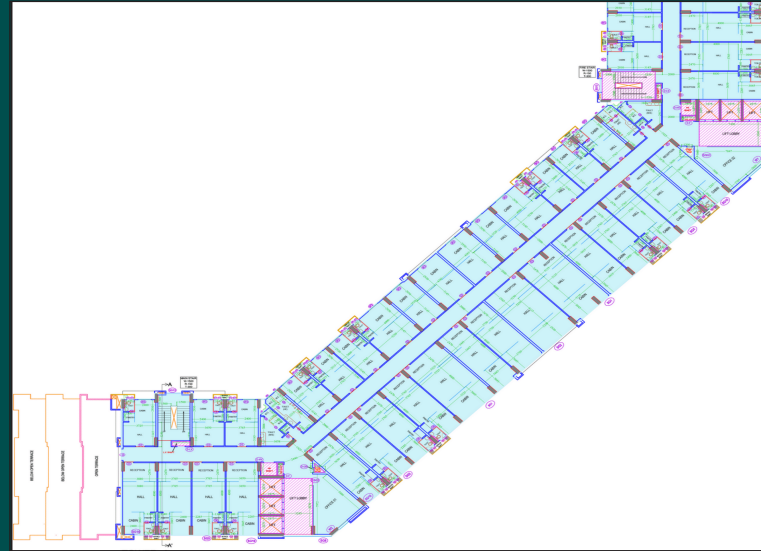


# FLOOR PLAN

TOWER -A, 8th FLOOR PLAN



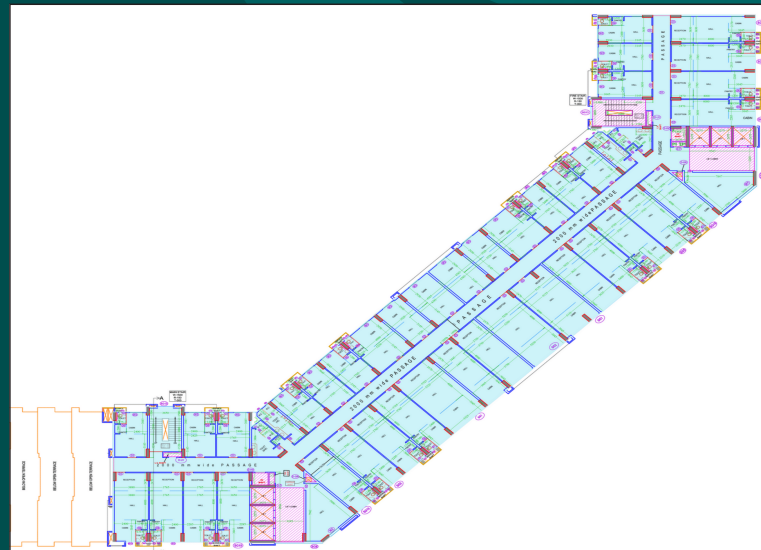
TOWER -A, 9th FLOOR PLAN



TOWER -A, 10th FLOOR PLAN



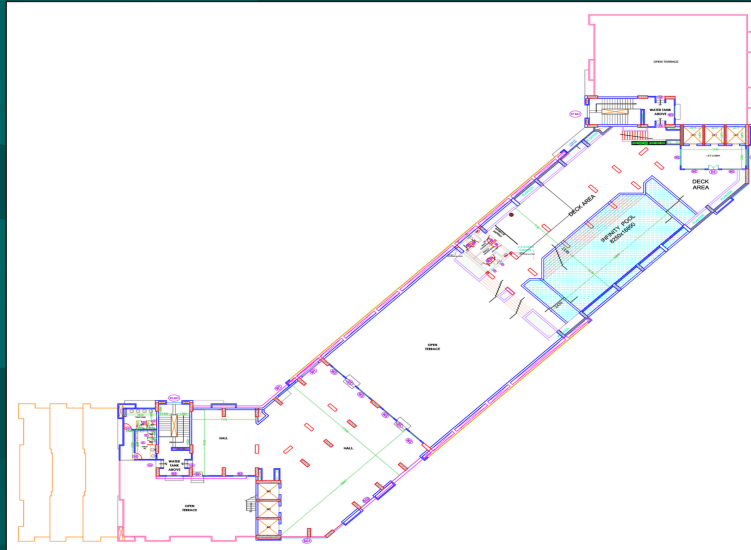
TOWER -A, 11th FLOOR PLAN



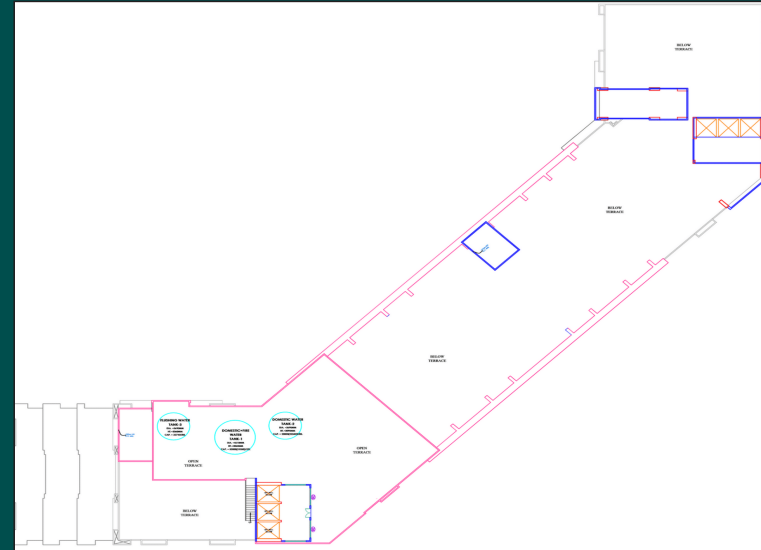


# FLOOR PLAN

TOWER -A  
TERRACE FLOOR PLAN



TOWER -A  
MUMTY & MACHINE ROOM PLAN



## OFFERING STATE OF THE ART INFRASTRUCTURE

MOBILE PHONE  
SIGNAL BOOSTERS

MOBILE PHONE  
SIGNAL BOOSTERS

100% POWER  
BACKUP

DRIVER LOUNGES &  
BASEMENT RESTROOMS

INTELLIGENT SMART BUILDING  
MANAGEMENT SYSTEMS

PROJECT MANAGED BY  
FACILITY MANAGEMENT

HIGH SPEED ELEVATORS

CCTV & 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 REAR SIDE WHICH PROVIDES REFRESHING VIEWS FROM THE INSIDE.**

# IT BUSINESS VILLAS - FLOOR PLAN

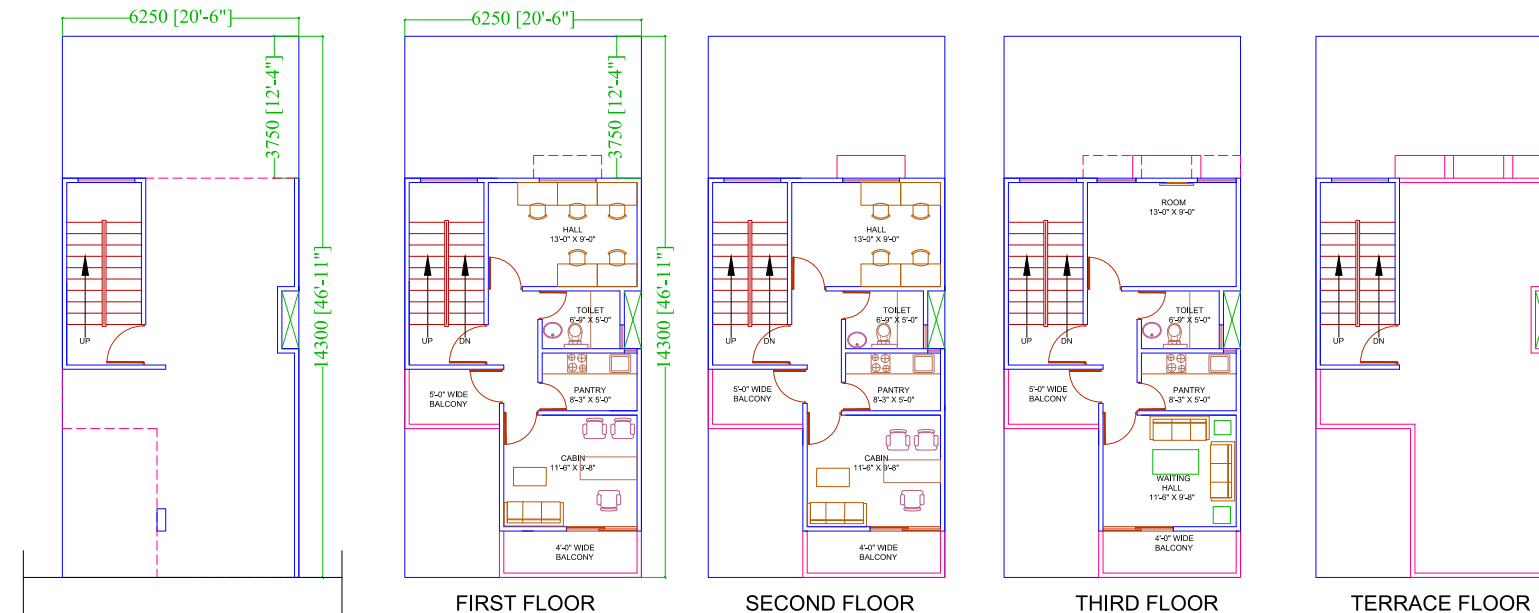
## ANNEXURE

**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.**

PROJECT :-

**"WINSTEN PARK"**  
AT PLOT No. - 17 SECTOR K.P. - V  
GREATER NOIDA

BUILDERS & PROMOTER :-

**M/S S.K.V. INFOTECH Pvt. Ltd.**

ARCHITECTS  
Space Designers International  
Architects Pvt. Ltd.  
5/136, VASUPURWA, GHANSHYAM

NOTE:- THIS IS A TENTATIVE DRAWING AND IS SUBJECT TO CHANGE

# WINSTEN PARK-SITE PLAN



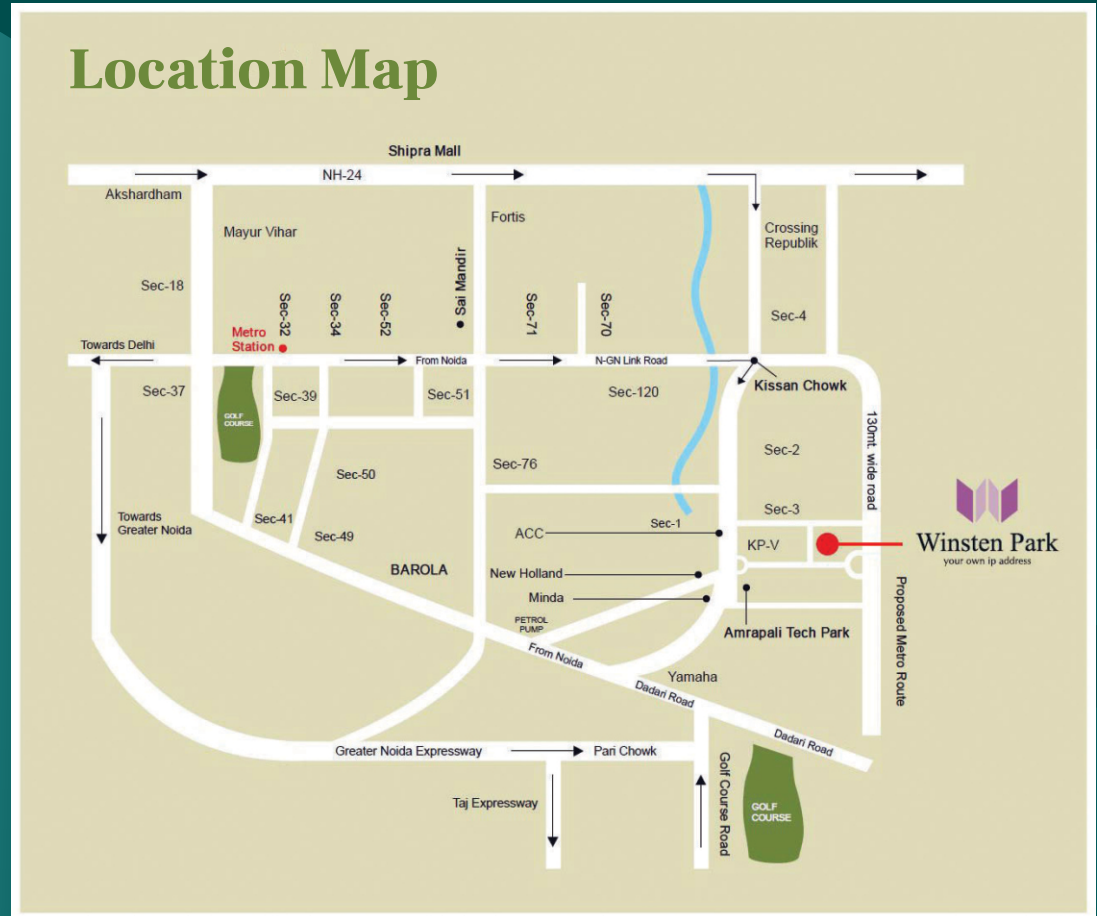
# LOCATION MAP

## 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





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**SINCE 2007**

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