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RERA NO: UPRERAPRM5955 / UPRERAPRJ - 7187, 7383, 7424, 7457, 7476 | RERA WEBSITE:www.up-rera.in

Visit our virtual tour: www.wp2.in

Disclaimer : All information, specification, designs, layout, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings.

Member of:
CREDAI



Luxurious
grand living



HOME LOAN AVAILABLE FROM



RERE : UPRERAPRM5955

LIFE FLOURISHES AT

WINDSOR *paradise*

Everyday life becomes a celebration as you and your family get the ideal setting to enjoy the joys of togetherness.



From your new beginnings to your grand successes, from those special moments of your life to its most important events—Windsor Paradise is a welcome abode of happiness.

WINDSOR
PARADISE-II
Home in your budget



"Home is where love resides, memories are created, friends always belong, and laughter never ends."

ATTRACTIVE *features*

- A Club House
- Swimming Pool for adults and kids
- Park, Jogging Track
- Indoor Games (Table Tennis, Chess, Caroms etc.)
- Billiards Room, Gym
- Basket Ball Court (half)



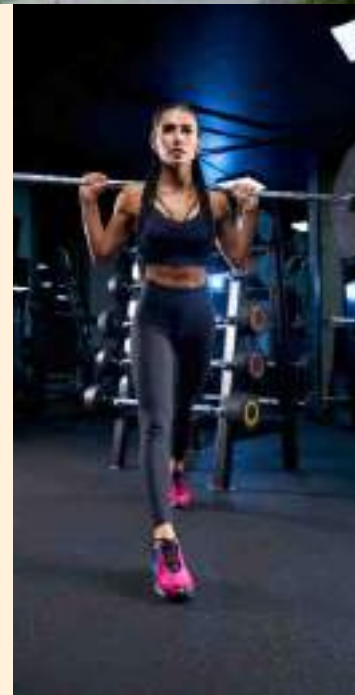
Actual Site Picture



Actual Site Picture

- Green area with beautiful Landscapes
- High speed lifts & latest fire fighting equipments
- Professional Maintenance
- Freehold property approved by GDA
- Shopping complex
- 24 Hour power backup
- Kids play area
- Car parking*
- Rain water harvesting
- Spacious balconies
- Provision for Internet
- 24 Hour Security and gated complex

ADDED *advantage*



SPECIFICATIONS

Structure

Earthquake Resistant RCC frame structure

Drawing Room / Dining Room

Floors : Vitrified Tiles
Walls : Oil Bound Distemper (O.B.D.)
Ceiling : Oil Bound Distemper (O.B.D.)

Kitchen

Floors : Vitrified/Ceramic Tiles
Fixtures : Granite Counter, Stainless Steel Sink, Provision for R.O. & Exhaust

BALCONIES

Floors : Ceramic Tiles
Fixtures : Provision for washing in one balcony
Door & : Wooden / U.P.V.C. /
Windows : Aluminum frames glass window

BEDROOMS

Floors : Vitrified Tiles
Walls : Oil Bound Distemper (O.B.D.)
Ceiling : Oil Bound Distemper (O.B.D.)
Doors & : Flush Doors, Wooden Frames/
Windows : UPVC Frames



Plumbing

Pipes : U.P.V.C. / C.P.V.C. / SWR Pipes Lift Lobby
Floors : Pattern with Granite / Marble / Vitrified Tiles / Ceramic Tiles
Facia : Granite / Vitrified Tiles

Corridor

Floors : Vitrified Tiles / Ceramic Tiles
Ceiling : OBD

Services

Telephone : Provision for Intercom Facility
Fire Fighting : Fire Fighting System

Toilets

Floors : Ceramic Tiles
Fixtures : Reputed branded, Provision for Geyser
Walls : 7ft High Dado & above O.B.D.

Electrical

Fittings : Standard Quality Branded Switches, Sockets & Wires



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Notes : The colour and design of the tiles and motifs can be changed without any prior notice - Variation in the colour and size of vitrified tiles/granite may occur - variation in colour in mica may occur - Area in all categories of apartments may vary up to +3%, without any change in cost - However, in case the variation in beyond +3%, pro-rate changes are applicable.

OUR ASSOCIATE COMPANY

Windsor Infrastructure Ltd has emerged as one of the leading players in the real estate business.

The driving force behind the exemplary success is the vision of the promoters who have successfully created a number of landmark projects across India.

WIL is a public limited company incorporated in 1996. Its associate companies are into diverse fields that include Hotels and Real Estate, IT & IT-enabled services, Timeshare and Education.

As a group, we started out our journey in the real estate development in the year 1990, and were associated mainly in construction and project management of various commercial / residential / hotels and institutional buildings.

Our, Windsor Paradise-II project, is launched under the banner of Windsor Infrastructure Ltd and High End

Infratech Pvt Ltd and is the third project under the group at Raj Nagar Extension. First project–High End Paradise-I has already been successfully completed and the Second project- Premium Towers has already been successfully delivered.

Another Fourth project - North Avenue is also constructed by our group company Galaxy International Realtech Pvt. Ltd. in the mega township of Gaur City, the most sought after location for your home. Homes at North Avenue offer 2 & 3 bedroom apartments along with unheard of amenities such as Stadium, Mall & Multiplexes, Hospital, Petrol pump which are a part of the township.



OUR ASSOCIATE PROJECTS



Delivered



Phase-1 Delivered
Phase-2 Delivered



Delivered



MALL AMENITIES RETAIL TRADE
Construction in full swing



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WINDSOR
Bazaar
A MARKET FOR YOUR DAILY NEEDS

WINDSOR
PARADISE-II
Home in your budget



2BHK+2Toilet (895 Sq. Ft.)

Saleable Area :
83.14 Sq. Mt. (895 Sq. Ft.)

Carpet Area (As per RERA) :
42.83 Sq. Mt. (461 Sq. Ft.)

Covered Area :
61.62 Sq. Mt. (663 Sq. Ft.)

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2BHK+2Toilet (990 Sq. Ft.)

Saleable Area :
91.97 Sq. Mt. (990 Sq. Ft.)

Carpet Area (As per RERA) :
46.91 Sq. Mt. (505 Sq. Ft.)

Covered Area :
65.49 Sq. Mt. (705 Sq. Ft.)

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2BHK+2Toilet+Store (995 Sq. Ft.)

Saleable Area :
92.44 Sq. Mt. (995 Sq. Ft.)

Carpet Area (As per RERA) :
48.20 Sq. Mt. (519 Sq. Ft.)

Covered Area :
67.78 Sq. Mt. (729 Sq. Ft.)

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2BHK+2Toilet+Store (1025 Sq. Ft.)

Saleable Area :
95.22 Sq. Mt. (1025 Sq. Ft.)

Carpet Area (As per RERA) :
49.34 Sq. Mt. (531.09 Sq. Ft.)

Covered Area :
67.92 Sq. Mt. (731.09 Sq. Ft.)



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2BHK+2Toilet+Store (1125 Sq. Ft.)

Saleable Area :
104.51 Sq. Mt. (1125 Sq. Ft.)

Carpet Area (As per RERA) :
53.93 Sq. Mt. (580 Sq. Ft.)

Covered Area :
75.96 Sq. Mt. (817 Sq. Ft.)



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3BHK+2Toilet (1275 Sq. Ft.)

Saleable Area :
118.45 Sq. Mt. (1275 Sq. Ft.)

Carpet Area (As per RERA) :
66.93 Sq. Mt. (720 Sq. Ft.)

Covered Area :
84.5 Sq. Mt. (909 Sq. Ft.)

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3BHK+2Toilet (1295 Sq. Ft.)

Saleable Area :
120.30 Sq. Mt. (1295 Sq. Ft.)

Carpet Area (As per RERA) :
65.68 Sq. Mt. (707 Sq. Ft.)

Covered Area :
88.09 Sq. Mt. (948 Sq. Ft.)

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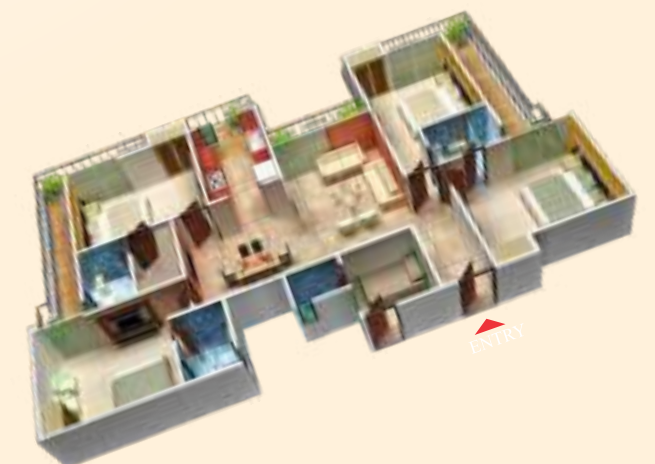
3BHK+2Toilet+Store (1425 Sq. Ft.)

Saleable Area :
132.38 Sq. Mt. (1425 Sq. Ft.)

Carpet Area (As per RERA) :
68.96 Sq. Mt. (742 Sq. Ft.)

Covered Area :
96.95 Sq. Mt. (1043 Sq. Ft.)

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4BHK+3Toilet+Dress+Ser.+W.C (2495 Sq. Ft.)

Saleable Area :
231.79 Sq. Mt. (2495 Sq. Ft.)

Carpet Area (As per RERA) :
121.44 Sq. Mt. (1307.18 Sq. Ft.)

Covered Area :
172.26 Sq. Mt. (1854.20 Sq. Ft.)

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MASTER PLAN

TYPE	PARTICULAR	AREA
TYPE-1	4BHK + 3 TOILET + DRESS + SERVANT + W.C	2250 sq.ft.
TYPE-1A	4BHK + 3 TOILET + DRESS + SERVANT + W.C	2495 sq.ft.
TYPE-2	3BHK + 3 TOILET + DRESS + SERVANT + W.C	1925 sq.ft.
TYPE-3	3BHK + 2 TOILET + STUDY + STORE + W.C	1650 sq.ft.
TYPE-3A	3BHK + 2 TOILET + STUDY + STORE + W.C	1695 sq.ft.
TYPE-4	3BHK + 2 TOILET + STORE	1425 sq.ft.
TYPE-5	3BHK + 2 TOILET	1295 sq.ft.
TYPE-6	3BHK + 2 TOILET	1275 sq.ft.
TYPE-7	2BHK + 2 TOILET + STORE	1125 sq.ft.
TYPE-8	2BHK + 2 TOILET + STORE	995 sq.ft.
TYPE-9	2BHK + 2 TOILET	895 sq.ft.
TYPE-10	2BHK + 2 TOILET	990 sq.ft.
TYPE-10A	2BHK + 2 TOILET + STORE	1025 sq.ft.

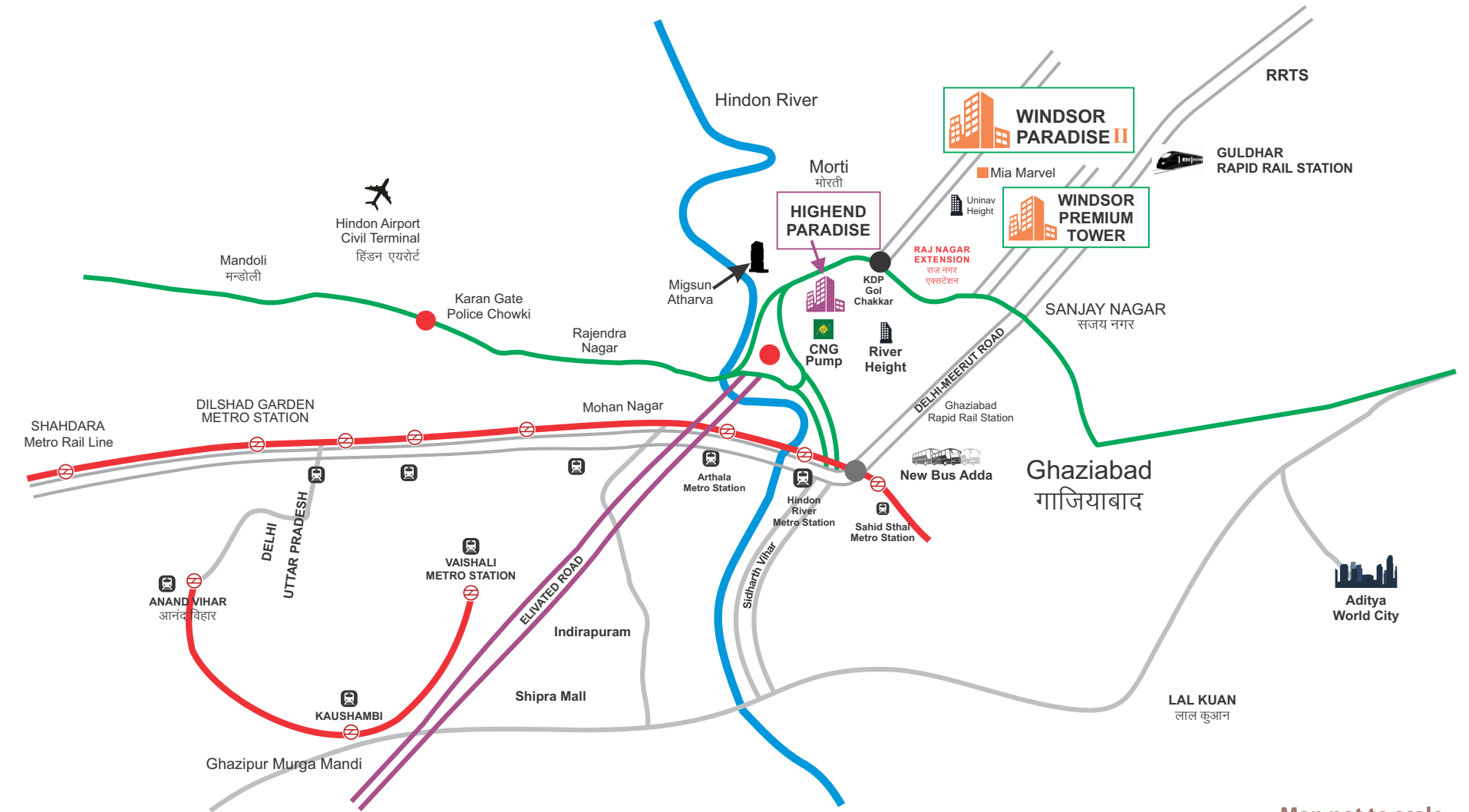


AMENITIES

- | | | |
|-------------------|--------------------|------------------------------|
| 1. Entry/Exit | 5. Pathway | 09. Commercial Plaza |
| 2. Swimming Pool | 6. Paved Area | 10. Open Car Parking |
| 3. Green Park | 7. Block Entrance | 11. Basket Ball Court (Half) |
| 4. Kids Play Area | 8. School Building | 12. Club House |

APPROX DISTANCE FROM WINDSOR PARADISE-2 TO:

- ISBT Anand Vihar 17 KM • New Delhi Railway Station 25KM
- Dilshad Garden Metro 13KM • Kavi Nagar 7KM • Raj Nagar 5KM



Map not to scale



150 Acre City Forest



ELEVATED ROAD
From UP Gate to Raj Nagar Extn.
(5 Min Drive from Kaushambi to RNE)



Nearby Metro Station



Upcoming International Cricket Stadium



Nearby Eastern Peripheral Highway



Nearby Domestic Airport



Upcoming Rapid Train Station