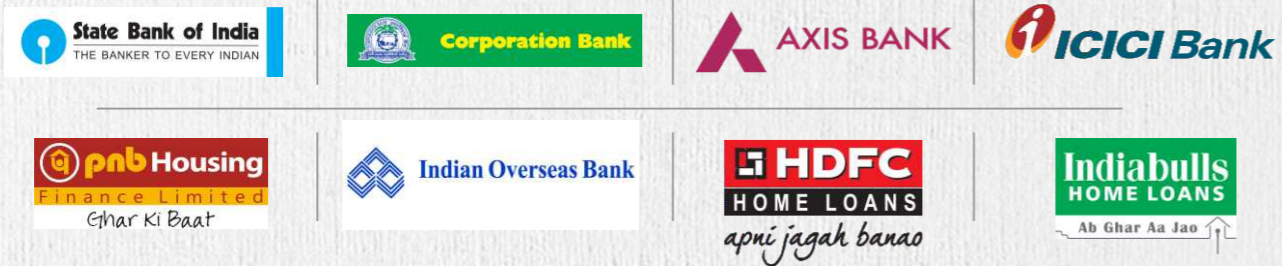




PROJECT FINANCED BY



HOME LOAN AVAILABLE FROM



Member of: CREDAI



Corp Office: B-208, Ansal Chamber-1, Bhikaji Cama Place, New Delhi-110066
Site Office: Windsor Paradise-II, Raj Nagar Extn., NH-58, Ghaziabad, (U.P.)
www.windsorparadise2.com | customercare@highendinfra.com
Call: 9654 - 103 - 006
RERA NO: UPRERAPRM5955 / UPRERAPRJ - 7187, 7383, 7424, 7457, 7476 | RERA WEBSITE : WWW.UP-RERA.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.

WINDSOR PARADISE-II Home in your budget

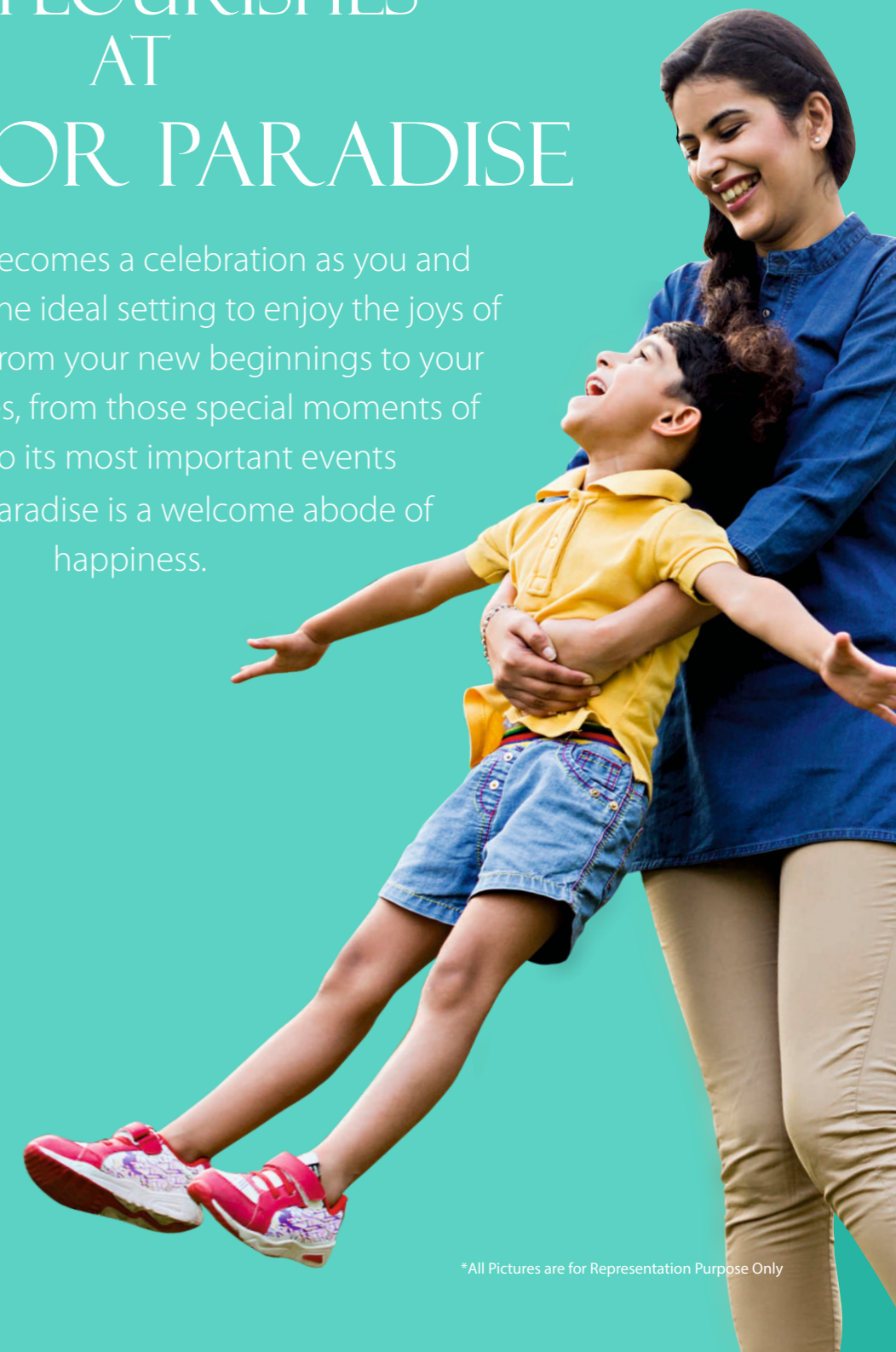
RERA : UPRERAPRM5955





# 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.



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\*Project is surrounded by other projects / property.

\*All Pictures are for Representation Purpose Only



# 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 is at final stages of construction and likely to be handed over in 2018.

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.



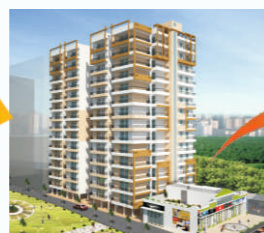
## OUR ASSOCIATE PROJECTS



**HIGHEND PARADISE**  
260 BHK Apartments at Rajnagar Extn., Ghaziabad  
Delivered



**GALAXY**  
Phase-1 Delivered  
Phase-2 Delivered



**Premium TOWER**  
Delivered



**LONDON Mart**  
MALL AMENITIES RETAIL TRADE  
Construction in full swing

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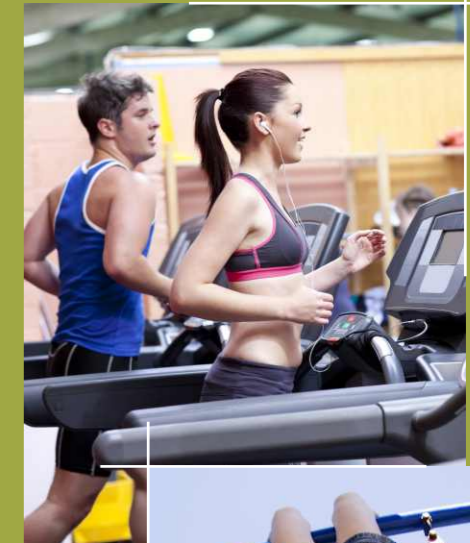
## SPECIFICATIONS

<b>Structure</b>	Earthquake Resistant RCC frame structure	<b>Bedrooms</b>	Floors Vitrified Tiles Walls Oil Bound Distemper (O.B.D.) Ceiling Oil Bound Distemper (O.B.D.) Doors & Window Flush Doors, Wooden Frames / Aluminum Frames
<b>Drawing Room / Dining Room</b>	Floors Vitrified Tiles Walls Oil Bound Distemper (O.B.D.) Ceiling Oil Bound Distemper (O.B.D.)	<b>Plumbing</b>	Pipes U.P.V.C. / C.P.V.C. / SWR Pipes
<b>Kitchen</b>	Floors Vitrified / Ceramic Tiles Fixtures Granite / Stone Counter, Stainless Steel Sink, Provision for R.O. & Exhaust	<b>Lift Lobby</b>	Floors Pattern with Granite / Marble / Vitrified Tiles / Ceramic Tiles Facia Granite / Vitrified Tiles
<b>Toilets</b>	Floors Ceramic Tiles Fixtures Reputed branded, Provision for Geyser Walls 7ft High Dado & above O.B.D.	<b>Electrical</b>	Fittings Standard Quality Branded Switches, Sockets & Wires
<b>Balconies</b>	Floors Ceramic Tiles Fixtures Provision for washing in one balcony Door & Windows Wooden / U.P.V.C. / Aluminum frames glass window	<b>Corridor</b>	Floors Vitrified Tiles / Ceramic Tiles Ceiling OBD
		<b>Services</b>	Telephone Provision for Intercom Facility Fire Fighting Fire Fighting System

**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.

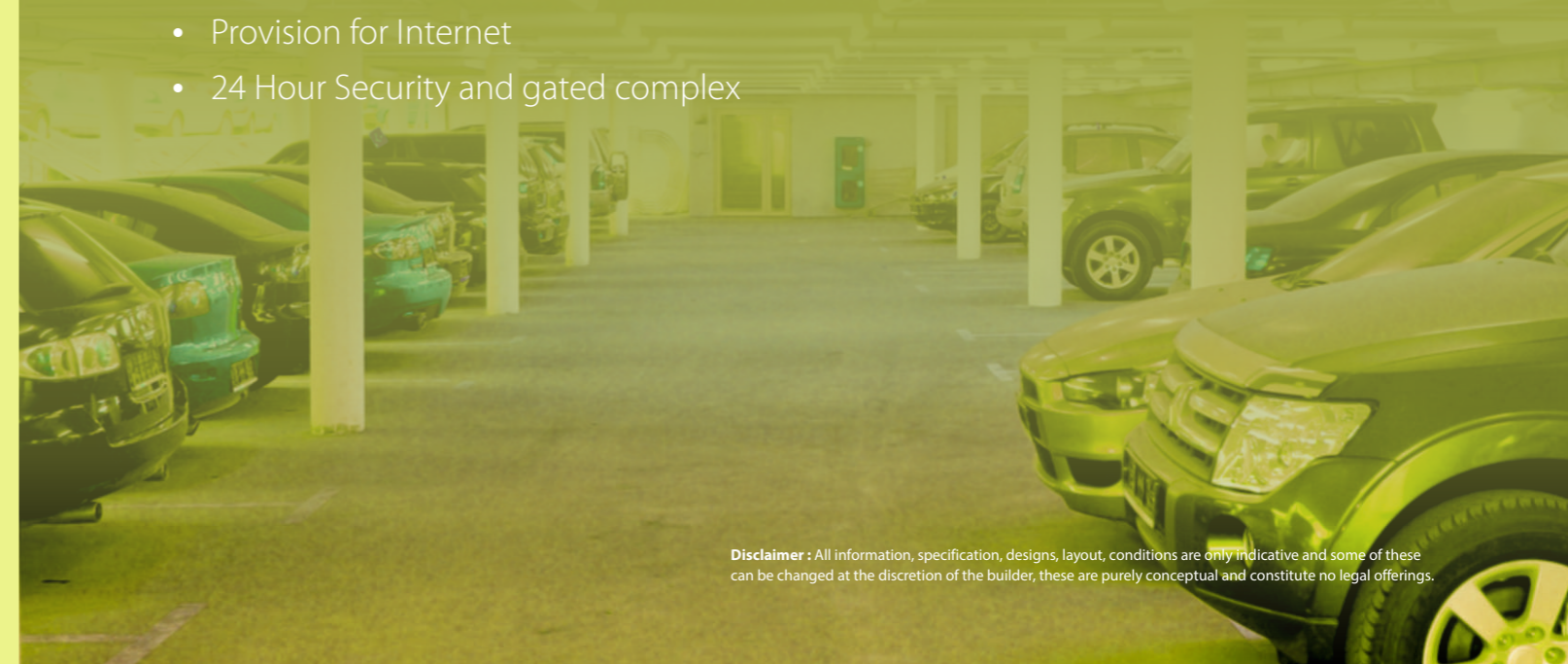
## FEATURES

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



## ADDED ADVANTAGE

- 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
- Children play area
- Car parking\*
- Rain water harvesting
- Spacious balconies
- Provision for Internet
- 24 Hour Security and gated complex



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# 2BHK



## 2BHK+2TOILET

**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.)



# 2BHK



## 2BHK+2TOILET

**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



## 2BHK+2TOILET+STORE

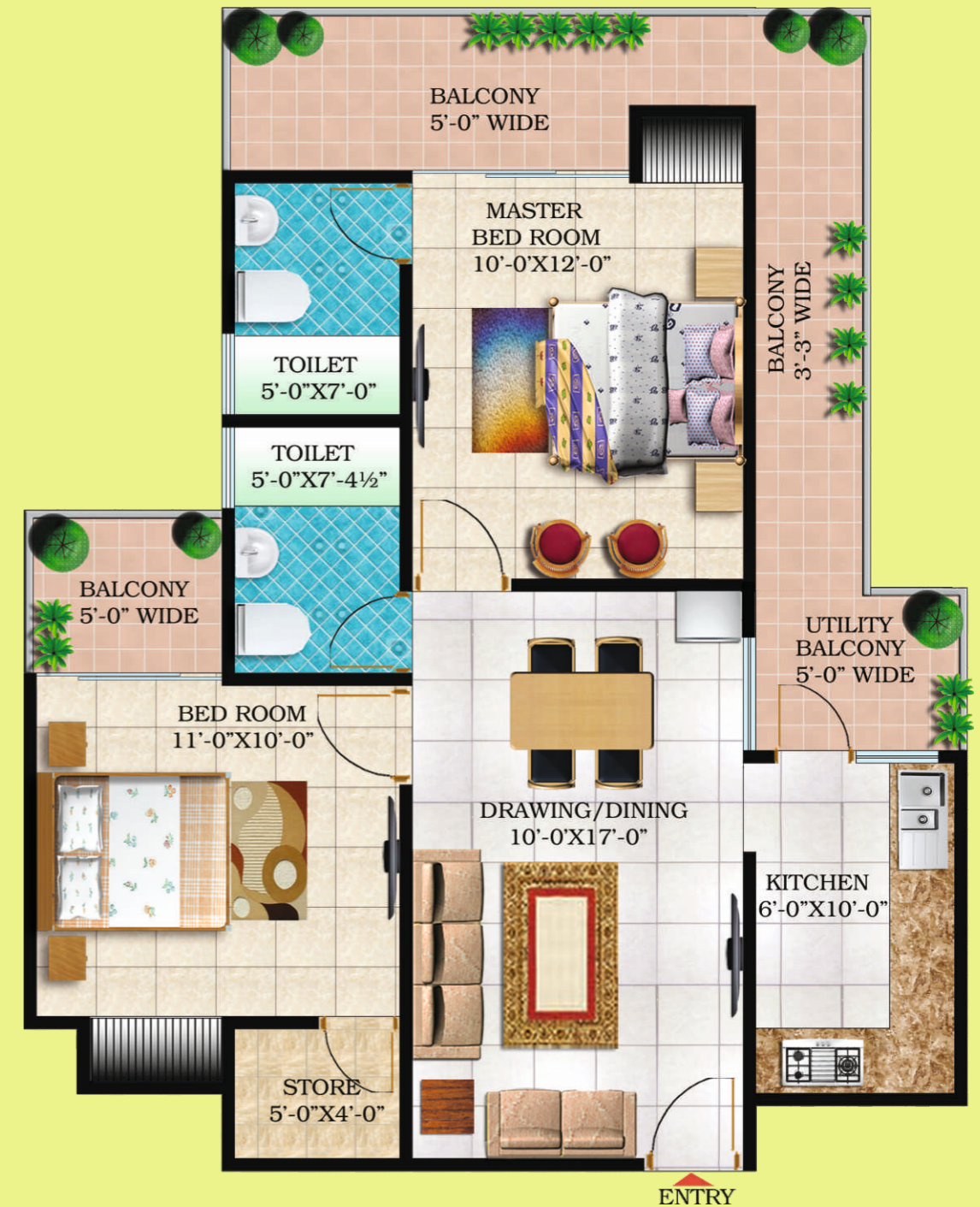
Saleable Area :  
92.44 Sq. Mt. (995 Sq. Ft.)

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

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



# 2BHK



## 2BHK+2 TOILET+STORE

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

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

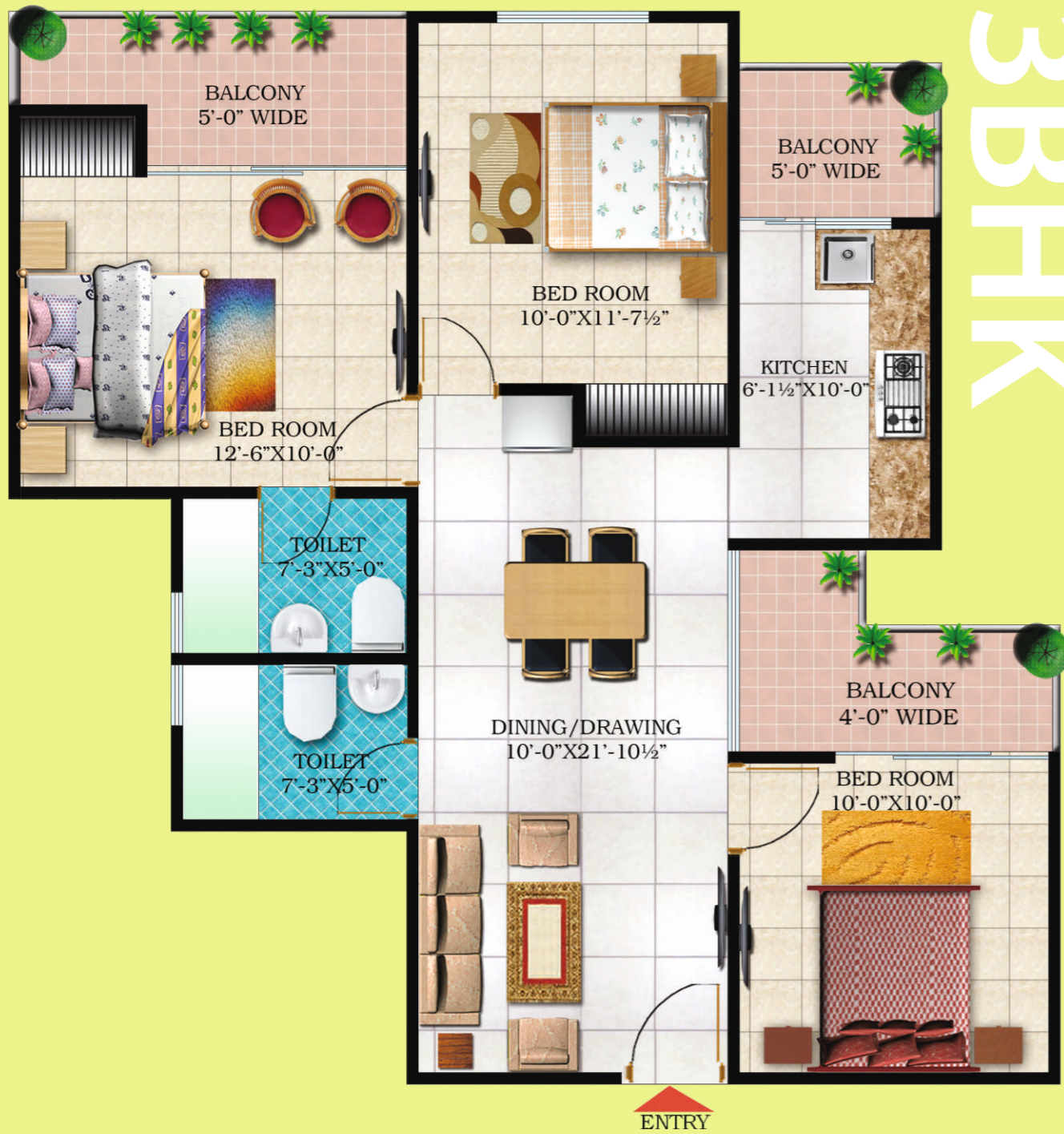
Covered Area :  
75.96 Sq. Mt. (817 Sq. Ft.)



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# 3BHK



# 3BHK



## 3BHK+2TOILET

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.)



## 3BHK+2 TOILET

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



# 3BHK



## 3BHK+2TOILET+STORE

**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.)



## 3BHK+2TOILET+STORE+STUDY+W.C

**Saleable Area :**  
157.47 Sq. Mt. (1695 Sq. Ft.)

**Carpet Area (As per RERA) :**  
87.23 Sq. Mt. (939 Sq. Ft.)

**Covered Area :**  
116.00 Sq. Mt. (1248.62 Sq. Ft.)



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**3BHK+3TOILET+DRESS+SER.+W.C**

**Saleable Area :**  
178.83 Sq. Mt. (1925 Sq. Ft.)

**Carpet Area (As per RERA) :**  
95.07 Sq. Mt. (1023 Sq. Ft.)

**Covered Area :**  
133.27 Sq. Mt. (1434 Sq. Ft.)



**4BHK+3TOILET+DRESS+SER.+W.C**

**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.

## 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



## 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               |



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