

WINDSOR
MAJESTY

WHERE LIFE FINDS ITS

ROYAL

ADDRESS



SCAN TO CHECK
RERA DETAILS

UP RERA Registration No. : **UPRERAPRJ526132/04/2025**
UP RERA Website : www.up-rera.in

BANK ACCOUNT : Windsor Paradise Heights Private Limited
Collection Account For Windsor Majesty
A/C No. 57500001539312

Dated : 11-04-2025

WINDSOR
DRIVEN BY VISION

WINDSOR
MAJESTY



*Artistic impression only



We all carry a vision of our perfect home
Sunlight streaming through wide, graceful windows.

Open spaces that exhale with ease, And a quietude that
gently embraces every corner, like a memory long cherished.

At Windsor, that vision finds its form. Here, mornings
whisper tranquillity, evenings glow with warmth, and each
day begins with the simple joy of knowing

you are truly home.



An artistic rendering of the Windsor Majesty building at night. The building is a multi-story residential complex with a modern design, featuring balconies with glass railings and large windows. The entrance is framed by a large, illuminated archway with the building's name, "WINDSOR MAJESTY", and a crown logo. The ground floor has large glass windows and doors, with some shops visible, including "Lofty" and "Swiss". A silver car is parked in front of the building, and several people are walking on the sidewalk. The scene is lit with warm interior lights and cool exterior lights, creating a sophisticated atmosphere. The background shows more of the building and some trees.

WINDSOR
MAJESTY

A new chapter of life *Awaits You*

Discover a world where elegance meets everyday comfort at Windsor Majesty, our team of professionals has redefined modern living with exclusive 3 & 4 BHK private residences. Thoughtfully designed for families who appreciate life's finer details.



WINDSOR
MAJESTY

Where luxury rises with
every floor, Windsor
Majesty makes a bold &
beautiful statement.
A majestic presence in Raj
Nagar Extension.



*Artistic Impression only.



WINDSOR
MAJESTY

Nature Track

Glide through tree-lined paths kissed by morning mist. Wellness isn't a goal here, it's a way of life, where every step soothes the mind, every breath feels lighter and nature gently leads the way.



Tiny Trek

A joyful space where kids can play, explore, and grow. Because little ones deserve a world of their own — filled with laughter, colour, imagination, safety, and endless happy discoveries every day.





Windsor Lounge
Step into a place where signature living begins.

WINDSOR
MAJESTY

The Windsor Club

Step into a space where luxury greets
vitality. The beginning of wellness,
wrapped in sophistication and designed for
balance, beauty, and mindful living.



*Artistic impression only.

Pulse Zone

From focused workouts to carefree play, balance finds you here. Curated for both strength and joy, under one refined roof — where wellness, elegance, and energy come together in perfect harmony.



WINDSOR
MAJESTY

The Conclave

An intimate retreat for quiet challenges and refined leisure. Play the game, the Windsor way – where every move echoes luxury and timeless charm, inspiring poise, passion and prestige in every match.



*Artistic impression only.

Leisure Lounge

When luxury meets leisure, even games feel grand. Discover a dedicated space to unwind, compete and connect — where every detail elevates the experience and camaraderie finds its home.




WINDSOR
MAJESTY

A lifestyle beyond the ordinary,
built with elegance & detail.



*Artistic impression only.

WINDSOR
MAJESTY

Aqua Retreat

Dive into the sky at our rooftop pool, where shimmering waters meet endless horizons. A perfect blend of luxury, leisure and breathtaking views — crafted for serene swims, sunset gazes and unforgettable moments.



*Artistic impression only

WINDSOR
MAJESTY



Soulful Space

Relax under open skies, soak in the spa, melt stress in the jacuzzi and unwind with steam and sauna warmth — a sanctuary of calm, where wellness flows freely and every moment restores body, mind and soul.



*Artistic impression only

WINDSOR
MAJESTY

Aqua Greens

At Aqua Greens, every breeze feels refreshing. Unwind by the pool, gather under the stars or simply soak in the calm of nature — where serenity meets celebration and each moment is wrapped in comfort, charm and open-air elegance.



Artistic impression only.



WINDSOR
MAJESTY

Sky Garden

Where fresh air meets friendly vibes. Our green terrace space offers a serene setting for bonding, leisure and lighthearted moments — a perfect escape to unwind, connect and embrace nature's gentle charm.



*Artistic impression only.

Stargazing Theatre

Cinema under the stars, memories under the moon. An open-air stage for stories that stay — shared smiles, soft blankets and timeless moments.



Sky Lawn

An open terrace wrapped in greenery,
perfect for evening get-togethers,
peaceful me-time or community events.
Relax, reconnect and rejoice
- all under the sky.



Windsor Crown Hall

Celebrate life's finest moments amidst
timeless elegance. A majestic venue that
rises to every occasion.



An aerial photograph of a tall, modern apartment building with a stepped facade and many balconies. The building is surrounded by lush green trees and a road with cars. The sky is clear and blue.

WINDSOR
MAJESTY

Rising tall in Raj Nagar
Extension Windsor Majesty
brings elegance to every corner.
A landmark crafted for those
who live above ordinary.

*Artistic impression only.

WINDSOR
MAJESTY

Signature Living

Crafted for comfort and styled with care.
A living space where laughter lives and
memories are made every day.



*Artistic impression only.

Elegance Room

Step into spaces that reflect elegance
in every detail. Thoughtfully designed
rooms that blend comfort, style and
natural light.



The Crown Suite

Where luxury reigns and mornings begin with a view. With a private balcony and refined interiors, it offers a personal escape above the ordinary.



The Breeze Deck

A vision that captivates at every glance
watch sunsets from balconies that open
to glowing skylines and gardens bathed in
twilight — every moment here feels
picture-perfect.



WINDSOR
MAJESTY

The Soul Kitchen

Seamlessly blending elegance with positive spatial alignment. It's a kitchen that inspires comfort in every creation.



*Artistic impression only.

WINDSOR
MAJESTY

As the city sleeps,
Windsor glows with grace.
A night-time silhouette that
whispers prestige.



*Artistic impression only.

Legends

- 1. ENTRY/EXIT GATE
- 2. GUARD ROOM
- 3. TOWER ENTRANCE LOBBY
- 4. STEPPED SEATING PLAZA
- 5. SCUPLTURE GARDEN
- 6. FEATURE WALL
- 7. LAWN
- 8. PLANTER WITH SEATING
- 9. BADMINTON COURT
- 10. BASEMENT RAMP
- 11. KID'S PLAY AREA
- 12. REFLEXOLOGY PARK

TOTAL AREA (AS PER RERA)

UNIT 1 2 11 12	UNIT 6 7	UNIT 3 5 8 10	UNIT 4 9
3165.00 SQ.FT. (294.04 SQ.MT.)	2710.00 SQ.FT. (251.76 SQ.MT.)	2450.00 SQ.FT. (227.61 SQ.MT.)	2360.00 SQ.FT. (219.25 SQ.MT.)

Master Plan



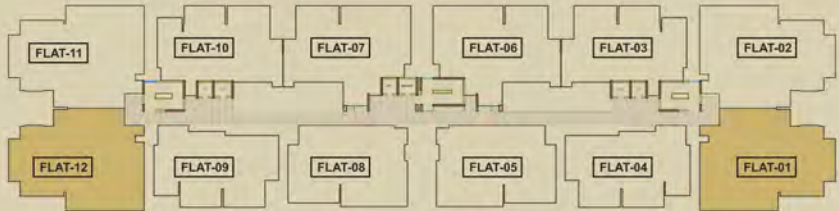
4BHK+4TOILET+DRESS+STORE+FOYER

UNIT 01 & 12



TOTAL AREA	CARPET AREA (AS PER RERA)
3165.00 SQ.FT. (294.04 SQ.MT.)	1602.76 SQ.FT. (148.90 SQ.MT.)
BALCONY AREA	BUILT-UP AREA
432.28 SQ.FT. (40.16 SQ.MT.)	2112.22 SQ.FT. (196.23 SQ.MT.)

KEY PLAN



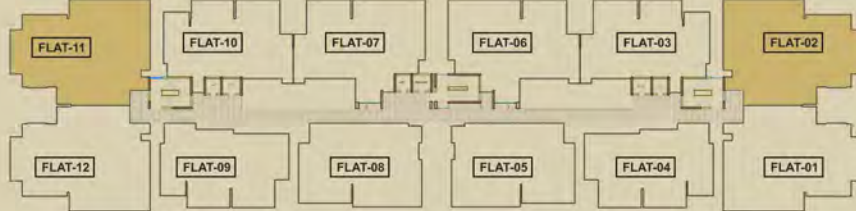
4BHK+4TOILET+DRESS+STORE+FOYER

UNIT 02 & 11



TOTAL AREA	CARPET AREA (AS PER RERA)
3165.00 SQ.FT. (294.04 SQ.MT.)	1597.05 SQ.FT. (148.37 SQ.MT.)
BALCONY AREA	BUILT-UP AREA
432.28 SQ.FT. (40.16 SQ.MT.)	2108.67 SQ.FT. (195.90 SQ.MT.)

KEY PLAN



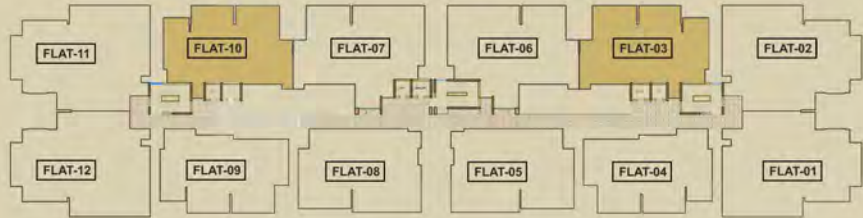
3BHK+3TOILET+DRESS+FOYER

UNIT 03 & 10



TOTAL AREA	CARPET AREA (AS PER RERA)
2450.00 SQ.FT. (227.61 SQ.MT.)	1218.59 SQ.FT. (113.21 SQ.MT.)
BALCONY AREA	BUILT-UP AREA
330.67 SQ.FT. (30.72 SQ.MT.)	1619.87 SQ.FT. (150.49 SQ.MT.)

KEY PLAN



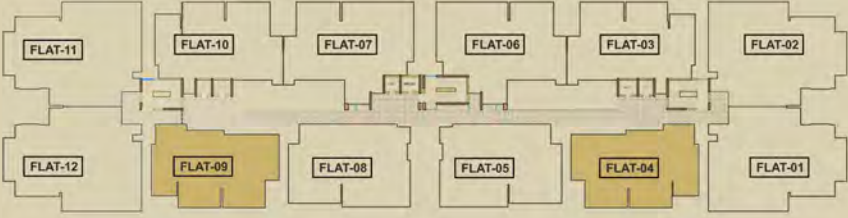
3BHK+3TOILET+DRESS+FOYER

UNIT 04 & 09



TOTAL AREA	CARPET AREA (AS PER RERA)
2360.00 SQ.FT. (219.25 SQ.MT.)	1163.48 SQ.FT. (108.09 SQ.MT.)
BALCONY AREA	BUILT-UP AREA
341.00 SQ.FT. (31.68 SQ.MT.)	1572.62 SQ.FT. (146.10 SQ.MT.)

KEY PLAN



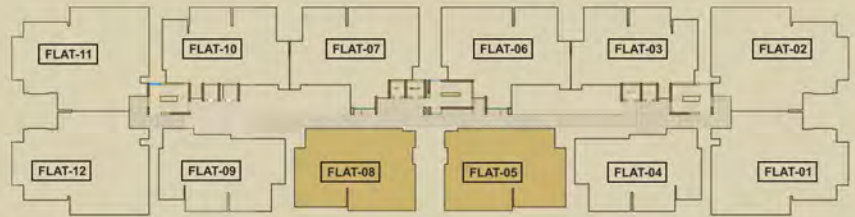
3BHK+3TOILET+DRESS+FOYER

UNIT 05 & 08



TOTAL AREA	CARPET AREA (AS PER RERA)
2450.00 SQ.FT. (227.61 SQ.MT.)	1241.20 SQ.FT. (115.31 SQ.MT.)
BALCONY AREA	BUILT-UP AREA
334.65 SQ.FT. (31.09 SQ.MT.)	1646.68 SQ.FT. (152.98 SQ.MT.)

KEY PLAN



3BHK+3TOILET+DRESS+STORE+FOYER

UNIT 06 & 07



TOTAL AREA	CARPET AREA (AS PER RERA)
2710.00 SQ.FT. (251.76 SQ.MT.)	1365.41 SQ.FT. (126.85 SQ.MT.)
BALCONY AREA	BUILT-UP AREA
363.39 SQ.FT. (33.76SQ.MT.)	1805.34 SQ.FT. (167.72 SQ.MT.)

KEY PLAN



Project Specifications

Project Overview

Freehold property approved by GDA and registered with RERA

- Total Flats : 179
- No of Floors : 15
- Total Towers : 1
- Flats per floor : 12
- Elite Luxury Project
- Mivan (Aluminium form work) construction technology.

LIFT

- No of Lifts : 6
- Lifts Facia : Granite/Equivalent
- External Door : MS steel finish or Glass finish
- Number of Persons : 8/13 Persons
- Make : Kone/Schindler or Equivalent

CORRIDOR

- Flooring : Tiles/Granite/Marble
- Painting : Acrylic Emulsion or equivalent
- Lighting : False Ceiling with Lights

STAIRCASE

- Flooring : Granite
- Painting : Acrylic Emulsion or equivalent
- Railing : SS/MS Railing
- Lighting : Ceiling Mounted Light Fixture

TERRACE

- Water Tank : R.C.C
- Terrace Garden : With seating area and swimming pool
- Paint : Durable exterior paint
- Lights : Decorative lights

FIRE FIGHTING

- : All requirements as per the NOC granted by UP Fire Service Lucknow

Amenities

SECURITY

- 3-Tier Security : 24*7 Security Personnel
- Gated Complex : Intercom, CCTV Surveillance

Landscape/Green Area/Club Zone at Ground Floor/ Terrace

SPORTS & RECREATION

- Sports Court : Table Tennis, Pool Table, Chess, Carrom
- Gym : Equipped with cardio and other equipments
- Swimming Pool : Rooftop open to sky swimming pool with kids pool
- Event Space : Suitable for parties & social gatherings

OTHER FACILITIES

- Power backup : 24*7 Hrs Power backup
- Parking : For members & guests
- Play Area : Kids Play area, Jogging track
- Spa & Wellness : Spa facilities like Steam, Sauna & Jacuzzi
- Changing Rooms : Lockers / changing rooms
- Rain Water Harvesting : As per Govt. norms
- Telephone : Intercom facility with instrument
- Provision for Internet : As per the availability in the area

Unit Specifications

STRUCTURE	:	Earthquake Resistant Structure
LIVING CUM DINING ROOM		
Flooring	:	Vitrified or equivalent tiles of 4'X2'
External Door and Window	:	UPVC / Aluminium Powder Coated window frames with toughened glass and hardware
Walls	:	Plastic emulsion of appropriate colour
Main Entry Door	:	Main Entrance Door of 8' with veneer polish/laminated finish, smart door lock, video doorbell with phone
Electrical	:	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television & TV outlets with modular switches and protective M.C.Bs

BED ROOM		
Flooring	:	Wooden/Vitrified Flooring in Master Bedroom, 4*2' vitrified tiles in other bedrooms
External Door and Window	:	UPVC / Aluminium window frames with toughened glass and hardware
Walls	:	Plastic emulsion of appropriate colour
Internal Door	:	7' wooden frame with laminated flush door
Electrical	:	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television & TV outlets with modular switches and protective M.C.Bs

BALCONIES		
Flooring	:	Ceramic tiles
Electrical	:	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs Provision for washing

KITCHEN		
Flooring	:	Vitrified Tiles of 4'X2'
Windows	:	UPVC / Aluminium frames with toughened glass
Internal Door	:	Open
Electrical	:	Copper wiring and PVC Concealed conduit, Provision for adequate lights and power points with modular switches and protective M.C.Bs

TOILET		
Flooring	:	Anti -Skid ceramic tiles
Walls	:	Ceramic tiles up to ceiling height, Glass Partition
Fittings	:	Wall mounted WC with concealed cistern, washbasin with granite/engineered stone top in master toilet, sanitary China Ware with WC & CP fittings of Jaquar/Kohler equivalent make.
Internal Door	:	Flush Shutter with laminate finishing
Electrical	:	Concealed Copper Wiring and PVC Concealed conduit, Provision for adequate light & power points with modular switches and Protective MCBs
Water Supply	:	Underground and Overhead water tanks with pumps.



False Ceiling



Ceiling Fans in All Bedrooms and Living Area



AC in all Bedroom & Living Area



Geyser & Exhaust in Toilet & Kitchen

Location That
Elevates Life



SCAN FOR LOCATION

*The location map shown is for representational purposes only and is not to scale.



Prime Location Advantage

- Close to Hindon Elevated Road and NH-24
- Renowned schools are located in the nearby vicinity (DPS, GD Goenka, and many more)
- Reputed hotels and shopping malls are within walking distance
- Near by Hospital like Yashoda, Max Super Specialty.
- 5 Mins Drive from Police Station
- Travel time to Akshardham is 20 Mins
- Noida Sector 62 is 25 mins away



The Upcoming Commissionerate is just 5 mins walk away



Near by Eastern Peripheral Expressway



Near Hindon Airport
20 Mins



Metro Station and Rapid Metro are in close proximity



10 Mins Drive from Ghaziabad Railway Station



Upcoming International Cricket Stadium just 1.4 km away



Adjacent to City Forest



Anand Vihar ISBT Delhi Is 15-20 Mins Away

Our Group

Windsor Paradise Heights Pvt. Ltd. was founded by **Mr. Sanjeev Saxena** and **Mr. Rajesh Jodhani**, both seasoned professionals with extensive experience in the real estate industry. The company was established with the vision of developing high-quality group housing and commercial projects.

The founders have a proven track record, having successfully delivered several residential projects in Rajnagar Extension, Ghaziabad, and Noida. Some of their prominent developments include High End Paradise, Windsor Premium, Windsor Paradise-II, and North Avenue-1. These projects have been completed in full, with all required occupancy and completion certificates obtained and handed over to residents—demonstrating their unwavering focus on quality construction and timely delivery.

Continuing this legacy of excellence, the company has now launched a new luxury residential project offering spacious 3 & 4 BHK apartments at a prime location in Rajnagar Extension, titled “*Windsor Majesty*.”

Our Projects

DELIVERED



Rajnagar Extn.



Rajnagar Extn.

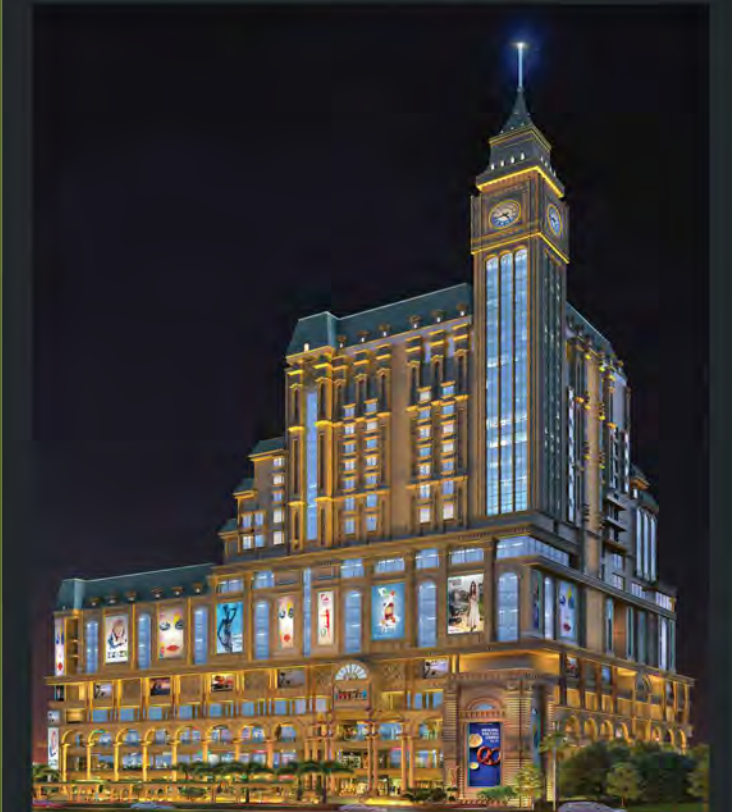


Greater Noida West



Rajnagar Extn.

ONGOING



Greater Noida West

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WINDSOR

DRIVEN BY VISION

WINDSOR PARADISE HEIGHTS PRIVATE LIMITED

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