MAX ESTATES

FOR ESTATE 128 - II

U.P. RERA Registration No: UPRERAPRJ294911/12/2024

For more details refer to project information uploaded on https://www.up-rera.in/

Collection Account for Estate 128 - II "Max Estates 128 Private Limited Collection A/c for Estate 128 - II" Standard Chartered Bank, K-3 Brahm Datt Tower, Sector 18, NOIDA - 201301, IFSC Code SCBL0036074, Account No. 53005090707

ESTATE

128

The Estate

A view of Estate 128

ARTISTIC RENDITION

Introducing Estate 128, Noida

Estate 128, located in Sector 128, Noida, is designed with the utmost attention to detail, clearly visible in its contemporary architecture and design philosophy. Crafted with the well-being of its residents in mind, it features large expansive decks for a bespoke outdoor experience and amenities created for movement and interaction. The development curates an experience of holistic wellness across 10 acres, with over 80% open spaces amidst the bustling cityscape, inviting you to embark on a journey of well-being like no other.

10 acres
Rectangular shaped site that is Vastu compliant.

268 units
Spread out between 4 towers (G+36).

~27 units per acre
One of Delhi NCR's lowest density developments.

7 acres
Of naturally landscaped gardens and lawns

*1 acres is equal to 4046.86 sq. m.

Noida – An Emerging City

Noida, part of Gautam Buddha Nagar, is a key city and an important economic activity hub of Uttar Pradesh, by virtue of its location within Delhi-NCR and the continued improvement of physical and social infrastructure over the last decade.

Growing per capita income
Today, Noida's per capita income is 10x of UP and contributes to ~8% of the state's GDP.

Highest FDI inflows
Attracting over INR 64,000 crores of FDI in last 5 years, Noida is India's biggest FDI investment destination.

A sophisticated economy
Similar to developed cities in India, Noida's economy now boasts of 98% income derived from manufacturing and services.

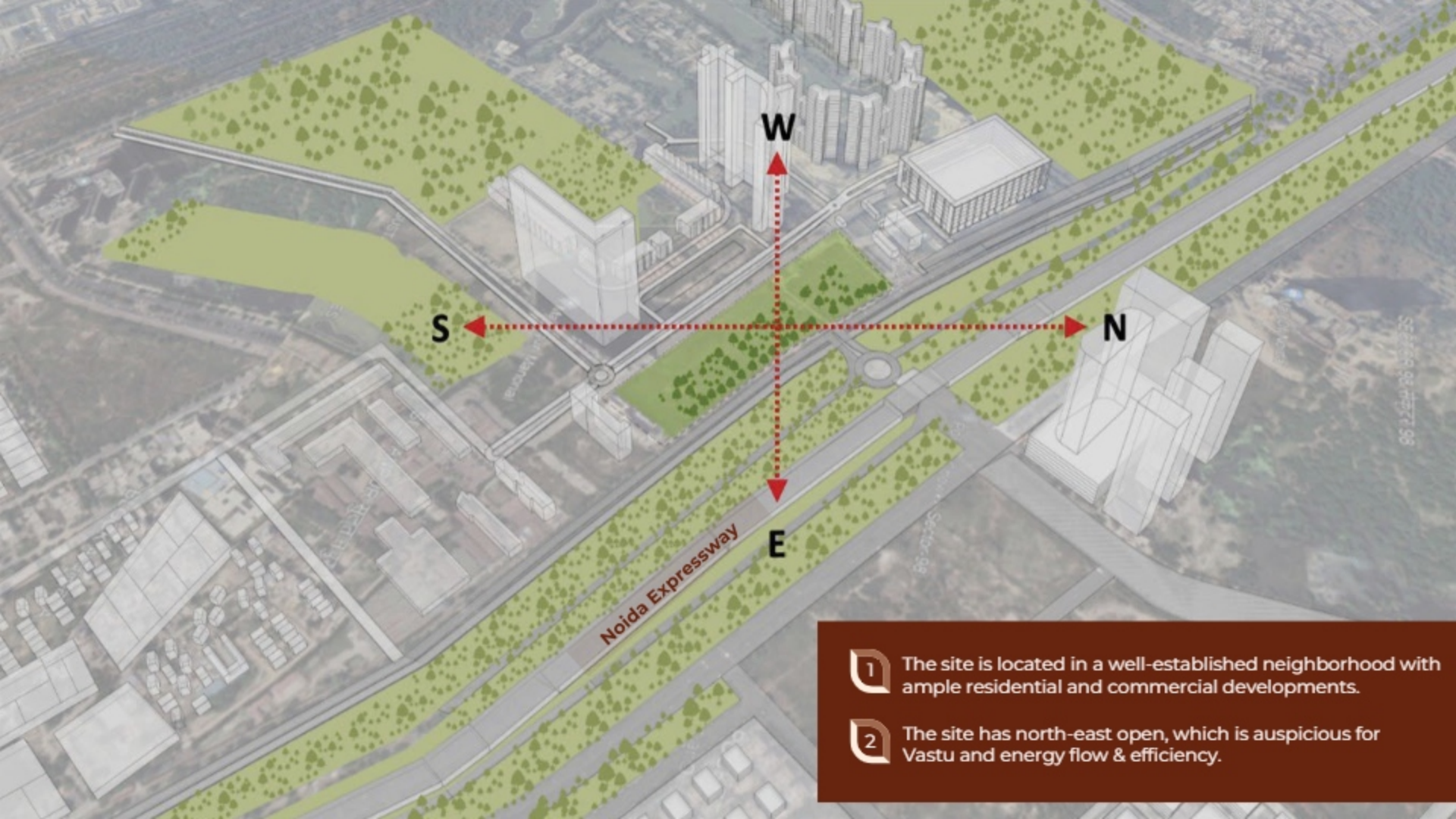
Details for representation only

Location
Sector 128, Noida Expressway

Located right on Noida-Greater Noida expressway, the project is part of the most important growth axis of Noida.

Estate 128 is strategically located on the Noida-Greater Noida Expressway, in Sector 128, Noida. Surrounded by a green belt separating the expressway and 6-lane service roads, Estate 128 strikes a great balance between connectivity and aesthetics.

Noida has emerged as a premier hub in the National Capital Region with well developed infrastructure including roads, metro lines, upcoming Jewar Airport, film city, schools, hotels, hospitals and more. Estate 128, located on Noida's most prominent growth axis, is well connected to key social and commercial hubs across Delhi NCR, making it a comfortable abode.



1. The site is located in a well-established neighborhood with ample residential and commercial developments.
2. The site has north-east open, which is auspicious for Vastu and energy flow & efficiency.

The Masterplan

1. The Hub at Estate 128 admeasures ~4273.5 sq. m. and encompasses the club and sports complex (indoor and outdoor).

Contemporary Indian Architecture
Timeless architecture through extensive usage of traditional elements such as brick cladding, exposed concrete and charcoal grey metal ensuring hassle free maintenance.

ARTISTIC RENDITION

Spacious Wrap-around Decks
Spanning upto 3.75 m in width, these balconies/decks provide a unique outdoor experience

ARTISTIC RENDITION

The Hub
Admeasuring, approx. 46000 sq. ft. is nestled in central landscape with state of the art indoor and outdoor amenities including swimming pool, spa, sports court, multipurpose hall, dining and others.

ARTISTIC RENDITION

Well-being amenities at Estate 128
The swimming pool

Sports Amenities at Estate 128
Lawn Tennis

Unobstructed Views
All units have clear views of the central greens and the expressway

Minimal Vehicular Circulation
With all vehicular drop-offs happening at the lower ground level ensuring a healthy, commotion-free environment for residents

ARTISTIC RENDITION

Retail Arena
An array of convenience and retail amenities designed to bring people together for entertainment, leisure and community interaction

ARTISTIC RENDITION

Jogging and Cycling Track
~400m long dedicated jogging and cycling track at the rear length across 7 acres of greenscape

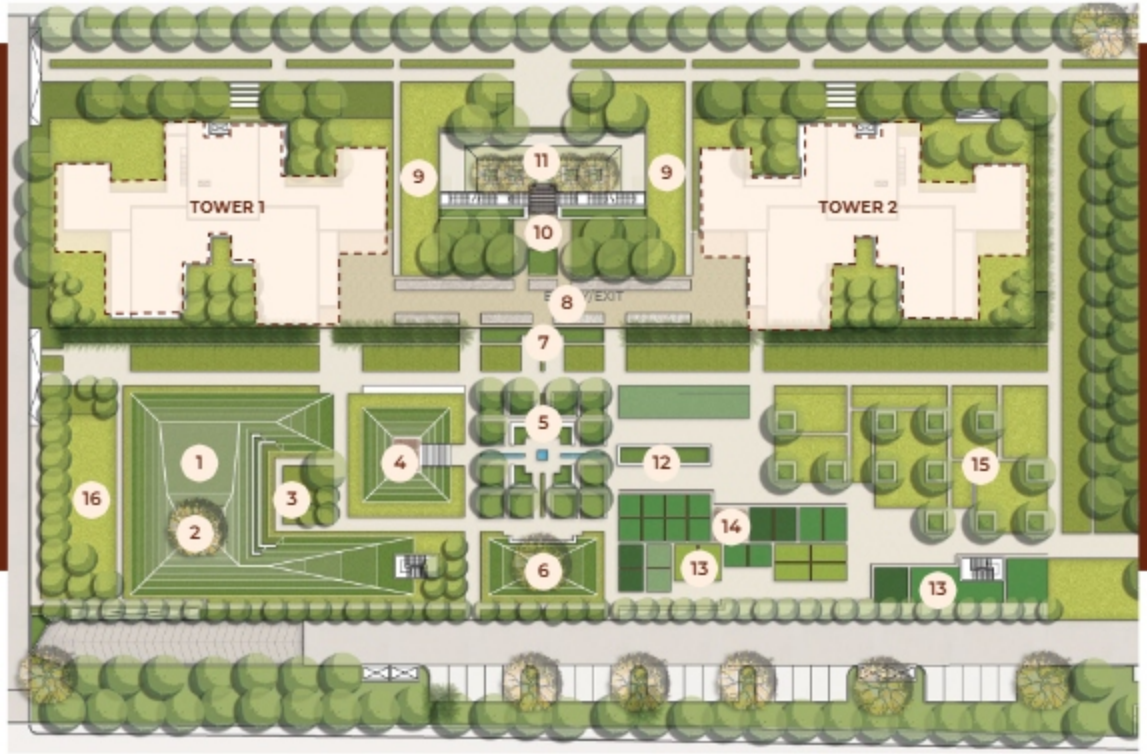
Beautifully Crafted Landscape
Spanning ~7 acres, our landscape is nothing short of a central orchard, with beautiful gardens, sunken courts and carefully chosen flora

ARTISTIC RENDITION

The design of approx. 7 acres of landscape, rich in its symbolic content, expresses itself as the journey of the river which traverses through the mountains and culminates into the vast ocean, nourishing, celebrating and being a witness to many a spectacle that arise out of the dialogue between man and nature.

*1 acres is equal to 4046.86 sq. m.

Mountains, Highlands and Orchards



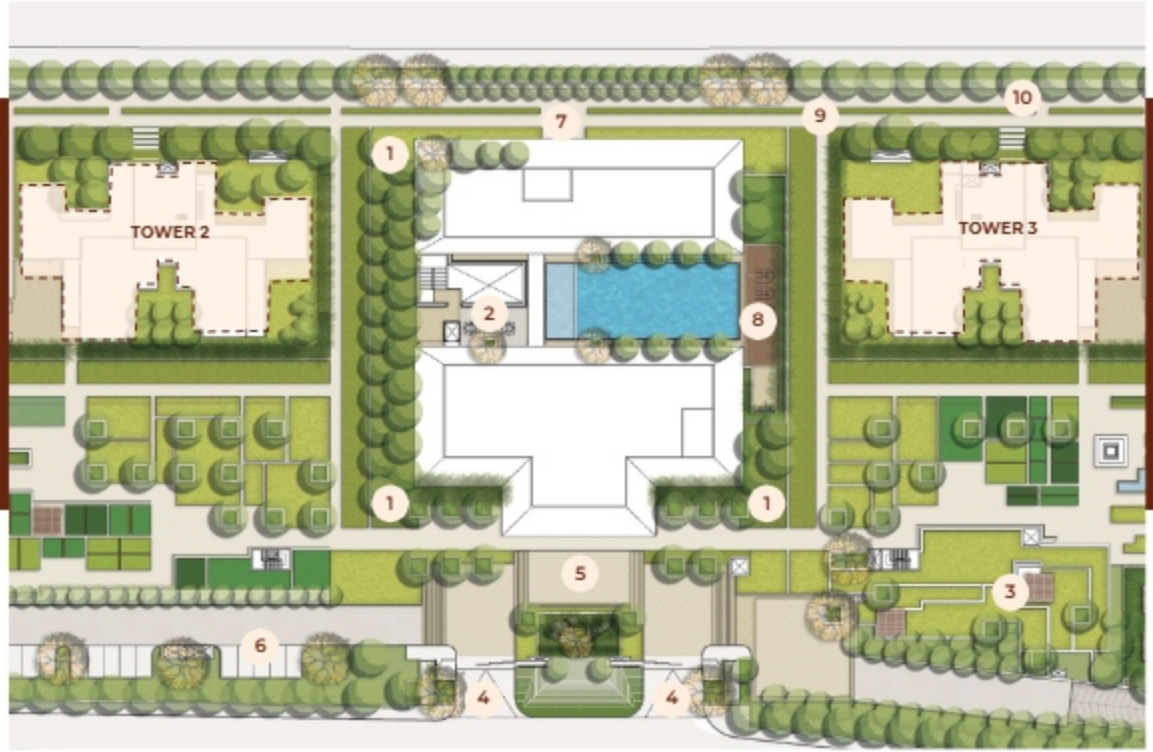
A Bouquet of Amenities

1. Grand Mountain
2. Banyan
3. Amphitheatre
4. Hill Top Pavillion
5. Formal Garden With Water Canals
6. Prospect Hill
7. Entry
8. Colonnade
9. Sun Lawns
10. Plaza leading to Sunken Courtyard
11. Sunken Courtyard
12. Planters With Seating
13. Agrarian Fields
14. Farm Pavillions
15. Orchards With Linear Sets
16. Pet Park

Mountains, Highlands And Orchards

The central landscape is designed with orchards and mountains as the key theme

The Centrepiece – The Hub and Gardens



A Bouquet of Amenities

1. Lawn
2. Alfresco Dining
3. Terraced Ghat Gardens
4. Entery Exit and Security
5. Entrance Plaza
6. Drive and Surface Parking
7. Rear Club Access and Spill out
8. Pool Side Plaza
9. Jogging Path
10. Cycling Tracks

Connecting Nature: Orchards and Farmlands in the Central Landscape
Central landscape is designed with orchards and farmlands connecting walkways from all the towers and The Hub

A Bouquet of Amenities

1. Emergency Vehicular access
2. Ramp to Basement
3. Banyan Court
4. Grand Lawn
5. Vertical Marker totem
6. Agricultural Fields
7. Lawn Tennis
8. Practice Cricket Net
9. Paddle Tennis
10. Half Basketball Court

Nature-Inspired Landscapes: An Oasis of Calm
The landscape is themed around Plateau, Plains, Delta amidst chaos where nature takes the spotlight

ARTISTIC RENDITION

Unit Layouts

Tower 4 - Typical Floor

- 2 apartments per floor
- Floor to floor height of 3.6m
- 4 passengers elevators and 1 service elevator per floor
- Separate service core for privacy and utility

Tower Plan

The Terrace Suite
Carpet Area: 264 sq. m. / 2840 sq. ft.

The Deck Suite
Carpet Area: 221 sq. m. / 2381 sq. ft.

Tower 4 - Typical Floor

- 2 apartments per floor
- Floor to floor height of 3.6m
- 4 passengers elevators and 1 service elevator per floor
- Separate service core for privacy and utility

Tower Plan

The Terrace
Carpet Area: 262 sq. m. / 2824 sq. ft.

The Deck
Carpet Area: 220 sq. m. / 2364 sq. ft.

Unit Design – 4BHK Key Highlights (1/3)

Large Wrap-around Deck

This deck is spacious enough to be used for outdoor occasions.

Living Room - Blend of indoors and outdoors

The living room is practically conjoined with the balconies, to create a spacious space with a mix of both indoor and outdoor spaces, while ensuring privacy.

The Terrace Suite
Carpet Area: 264 sq. m. / 2840 sq. ft.

Living room at Estate 128

ARTISTIC RENDITION

Unit Design – 4BHK Key Highlights (2/3)

Separately placed bedrooms

Designed to provide privacy in a multi-generational setting.

Guest Room / Bedroom with separate entrance

The fourth bedroom is directly connected to lobby and can be used as office cum guest bedroom.

The Terrace Suite

Carpet Area: 264 sq. m. / 2840 sq. ft.

Bedroom at Estate 128

ARTISTIC RENDITION

Unit Design – 4BHK Key Highlights (3/3)

Master Bedroom Bathroom with a "view"

The toilet is softly connected the wrap-around balcony and enjoys the same views.

"His" and "Her" Master Bedroom Suite

Provided separately in the ~500 sq. ft. 46.45 sq.m. master bedroom.

2 staff rooms

Provision to create two staff rooms, with separate entry from lobby.

The Terrace Suite
Carpet Area: 264 sq. m. / 2840 sq. ft.

Basic Specifications

Structure
Earthquake Resistant R.C.C. framed structure

Living room & Dining room	
Floors	Imported Marble- Crema Marfil or equivalent
External door & windows	UPVC/ Aluminum Frame
Internal walls	Acrylic emulsion Paint
Ceiling	Ceiling as per design with concealed LED Lights in ceiling and coves
External walls	Combination of Brick tile Cladding + External Grade Weather Resistant paint
Internal Doors	Moulded/Laminated Door Shutter
Main Door and frame	Designer Flush doors finished with polished wood veneer and solid teak wood/timber/engineered door frames

Bedrooms	
Floors	Laminated wooden floor
External doors & windows	UPVC/ Aluminum Frame
External walls	Combination of Brick tile Cladding + External Grade Weather Resistant paint
Internal walls/Ceiling	Cornice + Acrylic emulsion Paint of appropriate colour
Internal doors and frame	Flush doors finished with polished wood veneer and solid teak wood/timber/engineered door frames
Hardware and Locks	Stainless steel/brass finished hardware fittings for doors and locks of branded makes

Basic Specifications

Toilets	
Floors	Premium Quality Anti-Skid Tiles
External doors & Windows	Aluminum / UPVC Frame
Tile cladding	Tiles 7'-0" on all sides
Ceiling	Moisture resistance false ceiling + Acrylic emulsion Paint
Internal doors	Moulded/Laminated Door Shutter
Internal walls	Acrylic emulsion Paint of appropriate colour
Fixtures and fittings	All provided of standard company make

Kitchen	
Floors	Premium Quality vitrified Tiles
External Doors & Windows	UPVC / Aluminum Frame
Internal walls/Ceiling	Engineered stone or Tiles 2'-0" above counter + OBD Paint
Fixtures and Fittings	Modular Kitchen with Granite or engineered stone top & stainless-steel sink
Hardwares	Blum/Hettich or equivalent
Drawers and Cabinets	Soft closing bank/ soft close shutters
Miscellaneous	Chimney, Hob, Microwave, OTG, Waste Crusher of approved make

Balcony	
Floors	Anti skid Tiles
External Walls	Combination of Brick tile Cladding + External Grade Weather Resistant paint of appropriate colour
Railings	MS railing as per design

Basic Specifications

Sanitary Ware & C.P. fittings
Premium sanitary fixtures of American Standard/Toto or equivalent, all chrome plated fittings to be of Grohe/Kohler or equivalent. Bathtub in master toilet. Glass partitions in shower area of all toilets.

Others	
Centralized heat pump	Heat pump of approved make provided in each unit for hot water supply to toilets and kitchen
HVAC	VRV/VRF AC system in living and dining room and High Wall Split AC in bedrooms
Electrical	All electrical wiring in concealed conduits; provision for adequate light and power points. Telephone and T.V. outlets in living, dining, and bedrooms; moulded modular plastic switches and protective MCBs
Wardrobes	Stylish modular Wardrobe with highest standard hardware of Blum, Hettich or equivalent
Plumbing	As per standard practice, all internal plumbing in CPVC/Composite. All external in UPVC
Home automation	Home Automation with Application control Video door phone and smart door lock. Lighting, Fan and AC control with ON-OFF function in all the rooms. Gas leakage in kitchen and occupancy sensors in washrooms

LiveWell at Estate 128
ARTISTIC RENDITION

Working Well Within Our Community

"Governance is required. Empathy is a choice."

Max Group has made community improvement a consistent choice. The Group not only participates as a company, but also encourages the Group's employees to engage with community groups to make sure operations positively impact those around us.

Environmentally Conscious

Max Group minimizes the environmental impact of the Group's operations through measuring and optimizing materials and resources across the value chain.

Committed to Employee Well-Being and Safety

Max Group seeks to exceed all labor laws and standards. This includes a deep respect for human rights, competitive wages, and nondiscrimination in hiring. And with consistent health and safety checks, The Group pursues the elimination of serious safety incidents.

Ethics Inform Effort

Max Group is continually accessible to the Group's investors and stakeholders. That means being responsive to requests for information and being impeccable with Group's communications.

Impact those around us

15	19	540	901
years	million people	NGOs	locations

Max Estates' operating philosophy

Our philosophies of Live *Well* and Work *Well*, in our residential and commercial experiences respectively, are designed to improve our residents' well-being through our nine key pillars.

Empathetic Hospitality
An emotionally intelligent approach to hospitality & service that begins with empathy

Inclusivity
Age and needs inclusive design for wellbeing of all users

Intentional Design
Promoting a healthier lifestyle through design interventions to ensure comfort, aesthetics, mobility and best-in-class technology solutions

Elemental Harmony
Focus on elements like air, water and biophilia through interventions like, purifying plant, rainwater harvesting, green design, etc.

Peace of Mind
Focus on best-in-practice safety measures, high standards of sanitation, and carefully selected locations

Sustainability
with use of sustainable materials, recycling, resource conservation and efficient use

Generosity
of time, space, and attention to detail. Providing more green cover per person

Belonging
with Specially designed amenities for engagement among residents to promote social well-being

Food & Nutrition
Access to organic vegetables & biotic food sales, curated F&B options with focus on quality & nutrition

Helping you Live *Well* and Work *Well*

Max Estates is committed to the holistic well-being of our users, through profound attention to detail, design and lifestyle in our Live*Well* and Work*Well* experiences.

222 Rajpur, Dehradun

Max Towers, Noida

Max House, Okhla

Max Square, Noida

Estate 128, Noida

Estate 360, Gurugram