



DASNAC®

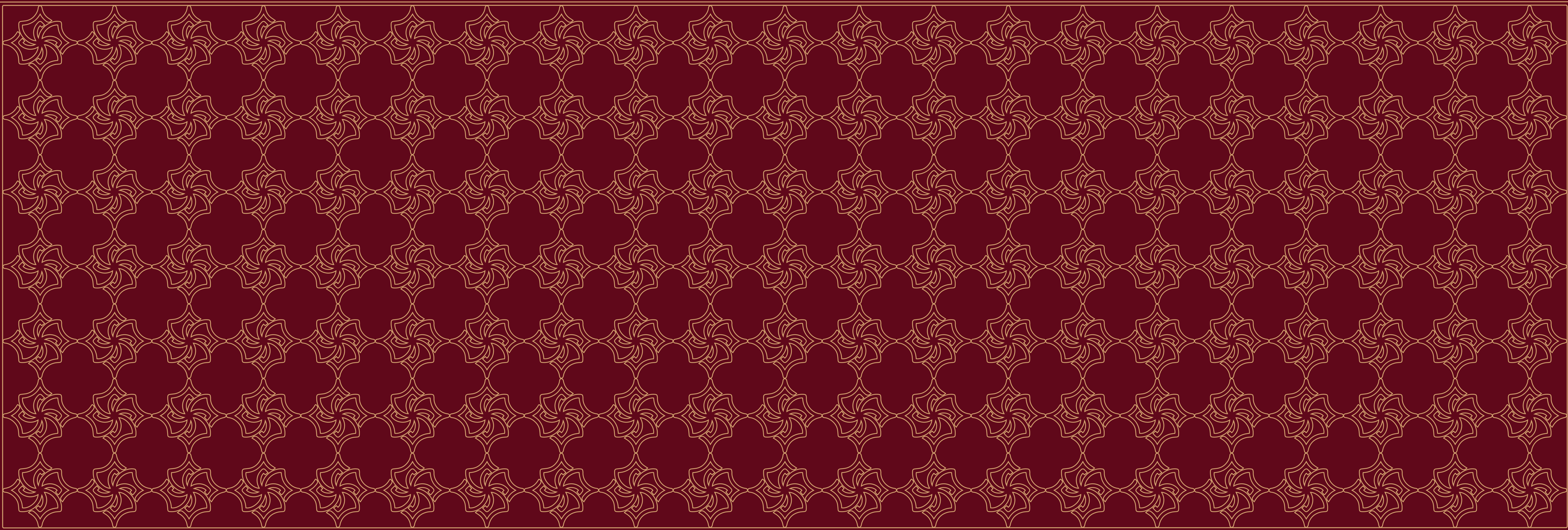
CLEARLAKE PRIVATE LIMITED

CORPORATE: DASNAC ANNEXE I, ECE HOUSE,
28A KASTURBA GANDHI MARG, NEW DELHI 110 001
SITE: DASNAC PLACE, PLOT NO. A-2, SECTOR 124, NOIDA 201 301

WWW.DASNAC.COM

UPRERAPRM330277 / UPRERAPRJ871413/01/2025 / WWW.UP-RERA.IN







This draft document is solely for internal review and discussion and shall not be construed promotional material for any purposes and does not contain the exact or precise information of the project. The intending buyers are requested to refer to the authenticated & attested statutory and promotional information available at the site for all purposes. Promotional brochures may be published subsequently. This project phase is registered as UPRERAPR3871413/01/2025 as verifiable on www.up-era.n. In this artist's impression, project details and surrounding areas are only for an imagination and may differ from actual completed state/view. The intending buyers are requested to visit the site for actual layout, location, view, description and clarification.



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Noida
International
Airport



Multiple
Expressway
Access



Seamlessly
Linked to
Delhi



India's
IT, ITES & MNC
Hub



U.P.'s
Commercial
Capital



NCR's
Industrial
Centre

NOIDA

RUNWAY TO OPPORTUNITY

STRATEGIC CONNECTIVITY

Located in the NCR, Noida enjoys excellent connectivity to Delhi, Gurgaon, and Faridabad. The Noida-Greater Noida Expressway and Yamuna Expressway further enhance accessibility.

THRIVING ECONOMIC HUB

Noida is a major economic centre, particularly in the IT and ITES sectors, with numerous multinational companies operating here.

WELL-PLANNED INFRASTRUCTURE

Noida boasts well-maintained roads, modern public transportation, and a robust sewage and drainage system.

CULTURAL MELTING POT

Noida's cultural diversity enriches its scene with a variety of cuisines, festivals, and cultural events representing various backgrounds.

GREEN OASIS

Despite urban development, Noida maintains green spaces and parks, contributing to residents' quality of life.

PROMISING GROWTH

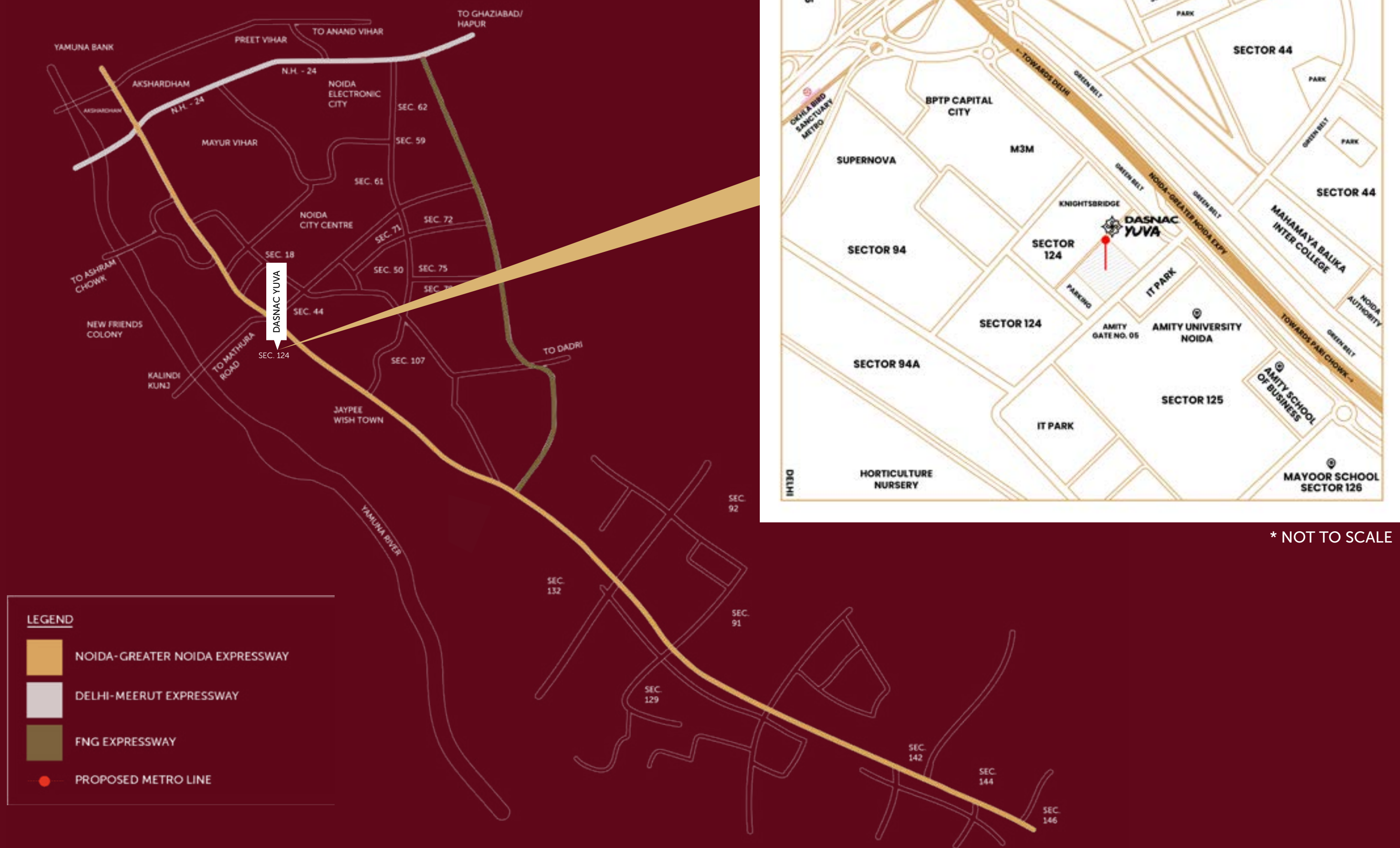
Ongoing infrastructure projects and investments ensure a promising future for Noida, promoting continued development and prosperity for its residents.



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DASNAC YUVA

POWERED BY YOU(TH)

- Located right at the beginning of Noida Expressway, the most prime avenue of the Noida-Greater Noida region and one of the most prime and bustling arteries of entire Delhi NCR.
- Across from prominent IT/ Finance hubs, universities and institutions and with potential to serve as the go-to destination for them and other Noida Expressway landmarks.
- Fulfils the long-standing shortage of planned shopping and accommodation right across the road from IT/ Finance hubs, universities and institutions.
- Uniquely located plot with star hotels and multi-level parking projects proposed next door that are poised to add tremendous value and attraction.
- Located just next to Sector 44, the most sought-after residential sector of Noida and home to the who's who of Noida.
- First such substantial project catering directly to the most upscale and dense residential catchment of Noida Expressway including Sector 44 and Sector 94.
- Weekday and Weekend footfall balance from IT hub, universities and institutions and dense residential catchment.
- Walking distance and expected footfall from Okhla Bird Sanctuary and proposed Sector 44 Metro Stations that will be connected onwards to Delhi and Greater Noida.



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REDEFINING LUXURY WITH AN ECO-CONSCIOUS VISION

- ✦ Energy-efficient design that has been accorded the highest 'LEED Platinum Green Building Rating' by US Green Building Council.
- ✦ Provision for solar panels to support environmental sustainability.
- ✦ Energy-efficient lighting and equipment to reduce carbon footprint and energy costs.
- ✦ Heat reflective glass which would substantially reduce cooling costs.
- ✦ Recycling of water for gardening and flushing of toilets.
- ✦ Rain Water Harvesting with adequate recharge pits for supplementing ground water.
- ✦ On-site Solid Waste Management and Sewage Treatment Plant for a sustainable ecosystem.



DASNAC®

NURTURING ENTERPRISE WITH A PASSION TO CREATE CHANGE FOR POSITIVE HUMAN IMPACT

We presently have interests in businesses focused on innovative and meaningful value creation across the real estate value chain. We have acquired expertise across property development engineering, architecture, and building construction. In addition, we make strategic investments in real estate and impactful ventures across sectors and geographies.

38+
YEARS OF
EXPERIENCE

130+
PROJECTS ACROSS
NORTH INDIA

17+
MILLION SQ. FT. OF
REAL ESTATE DELIVERED

6500+
HOMES DELIVERED

ENGINEERING & ARCHITECTURE

Our flagship business has been a leading engineering and architectural group in India for over three decades. We have successfully completed over 130 residential, commercial, education and healthcare projects of over 17 million sq. ft.

BUILDING CONSTRUCTION

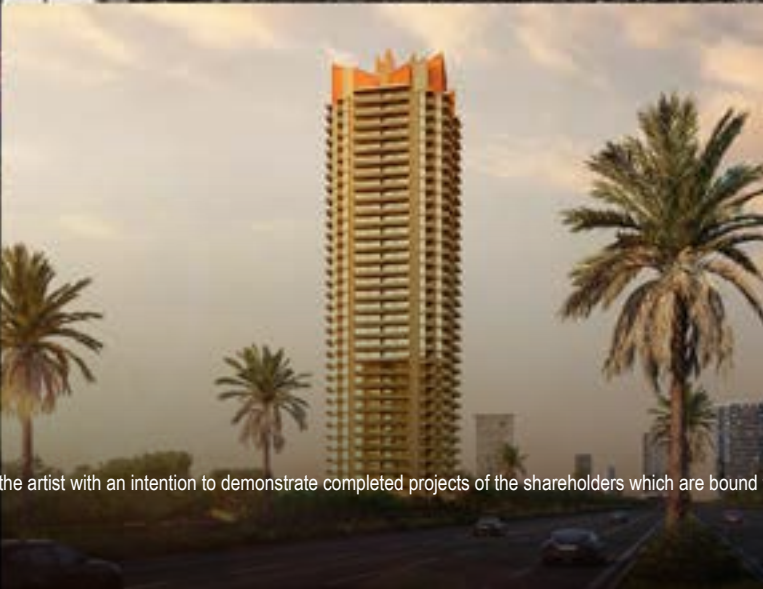
We, equipped with a long-standing engineering and architectural tradition, are capable of managing and executing construction of its projects at the cutting-edge with our construction division.

STRATEGIC INVESTMENTS

We make strategic investments in real estate and impactful ventures across sectors and geographies. Within real estate we concentrate on opportunistic value-addition in the built environment and land. We see urbanisation in the developing world as an immense opportunity and evaluate opportunities around this theme for private investments.

PROPERTY DEVELOPMENT

We are a knowledge-driven leader in property development in North India. We pioneered smart housing in South Asia. We develop properties selectively with an unrelenting focus on quality. Our properties have commanded up to 150% pricing as compared to micro-market averages.



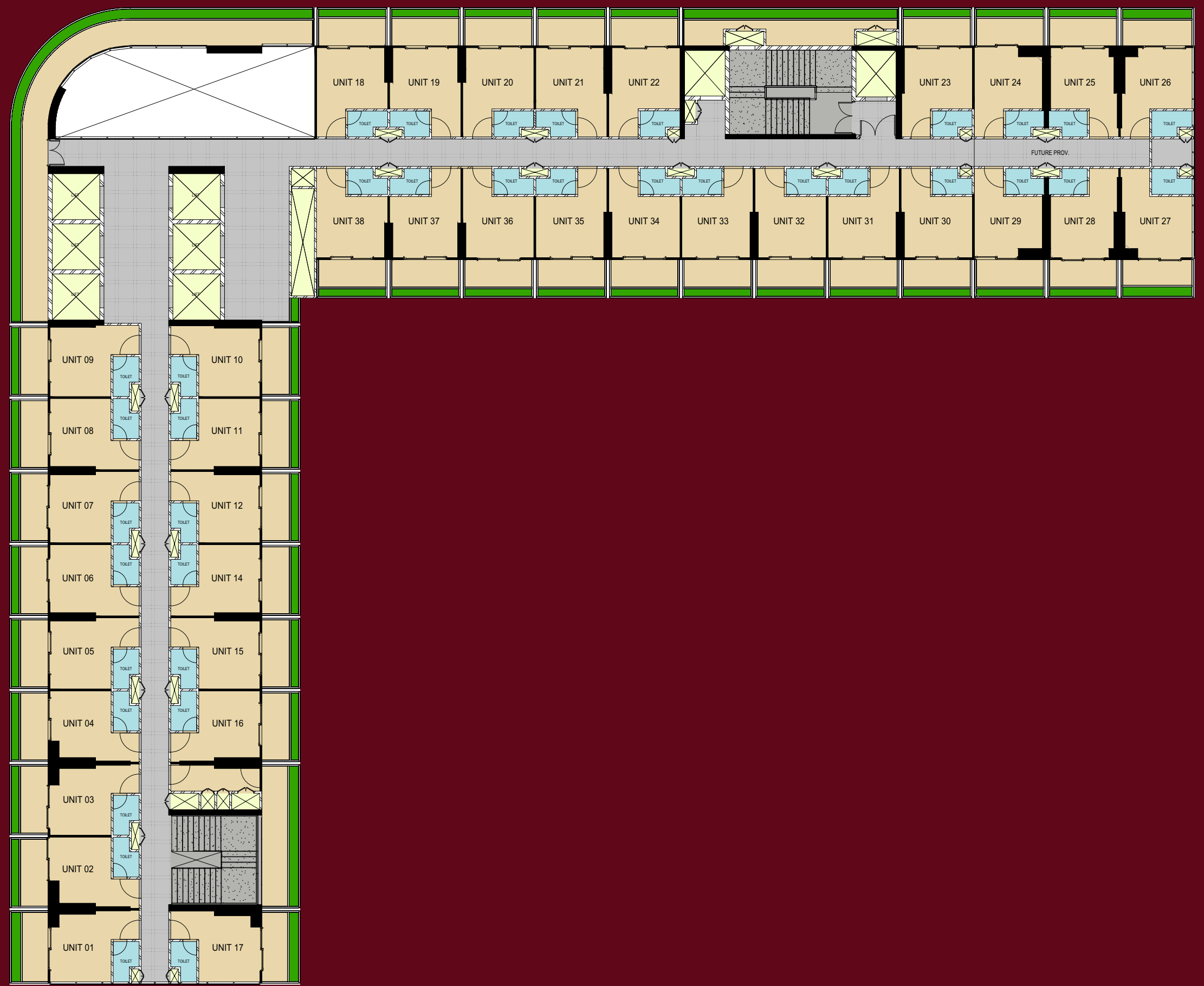
This page is an imaginary creation of the artist with an intention to demonstrate completed projects of the shareholders which are bound to differ from the physical current state/image of the project. The intending buyers are advised to personally visit any of the projects to form their opinion.



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TYPICAL FLOOR



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This plan is prepared for guidance/demo only at the internal review stage and actual plan/measurement would be mentioned in the final agreement executed between the parties subjected to variations. All given dimensions are measured between unfinished surfaces and balconies reflect slab area. The units shall normally be in raw/bare shell form. Selected lifts/elevators will serve dedicated floors of the tower as per Developer's planning. Building plans will be revised in due course upon change in policy/ design/ planning/ purchase of additional FAR/ building rights.

