

A detailed architectural rendering of a modern residential complex. The scene is dominated by two tall, multi-story apartment buildings with a distinctive zig-zag or stepped facade. The buildings are surrounded by lush greenery, including large trees and manicured lawns. A paved walkway leads through the landscaped area. The entire image is overlaid with a semi-transparent dark green filter.

ESTATE

128

Disclaimer

The Project 'Estate 128' is registered with the UPRERA with registration no. UPRERAPRJ446459. Please refer to project details on the website of UPRERA www.up-rera.in prior to making any decision. The promoter of Estate 128 is Max Estates 128 Pvt. Ltd. (CIN no. U55101DL2006PTC151422) having its Corporate office at Max Towers, L-15, C - 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 20130 & Registered office at Max House, 1, Dr. Jha Marg, Okhla, New Delhi 110020.

This is not an offer, an invitation to offer and/or commitment of any nature. The images include artistic impressions and stock images. The details of Project, Apartment/ Unit including but not limited to designs, dimensions, cost, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and may not form part of the standard specifications/amenities/services to be provided in the Project, Apartment/ Unit. Intending buyers are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Project, Apartment/ Unit shall be as per the documents/information uploaded by the company on the website of UPRERA and the agreement between the parties.

NOIDA – An emerging city

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

“Noida is an aspirational city with strong fundamentals for growth.”



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.



Location – on Noida Expressway

... the future of Noida's growth.

Located right on 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.

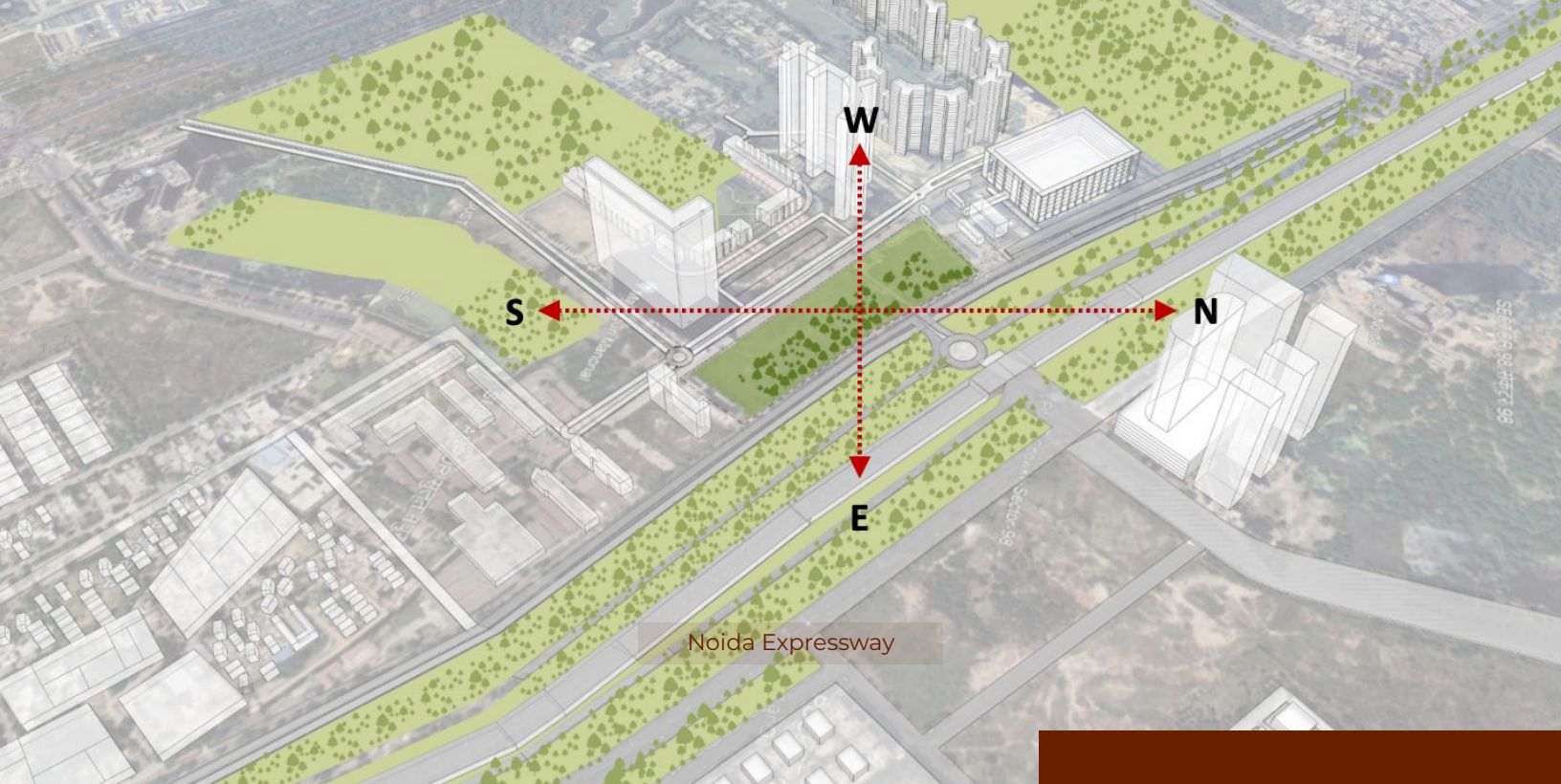


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The Estate



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 Vaastu and energy flow & efficiency.

Max Estates' operating philosophy

LiveWell and WorkWell envision an ecosystem that enhances and enriches the quality of life of its occupiers by building a confluence of experiences that enable comfort, healthy living, and community experiences, while ensuring their physical and emotional health and well-being. The elements of LiveWell and WorkWell have been unified to reflect the core proposition of the brand, and are as follows:



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

Introducing Estate 128

Estate 128, located in Sector 128, Noida is designed with the utmost attention to detail, evidently visible in its contemporary architecture and design philosophy, and is crafted with the wellbeing of its residents in mind. From large expansive decks for a bespoke outdoor experience to amenities created for movement and interaction, the development curates an experience of holistic wellness across 10 acres. With over 80% open spaces in the midst of the bustling cityscape, it invites you to embark on a journey of wellbeing like no other



10 acres

Rectangular shaped site that is Vastu compliant.



201 units*

Spread out between 3 towers (G+36).



20 units per acre*

One of Delhi NCR's lowest density developments.



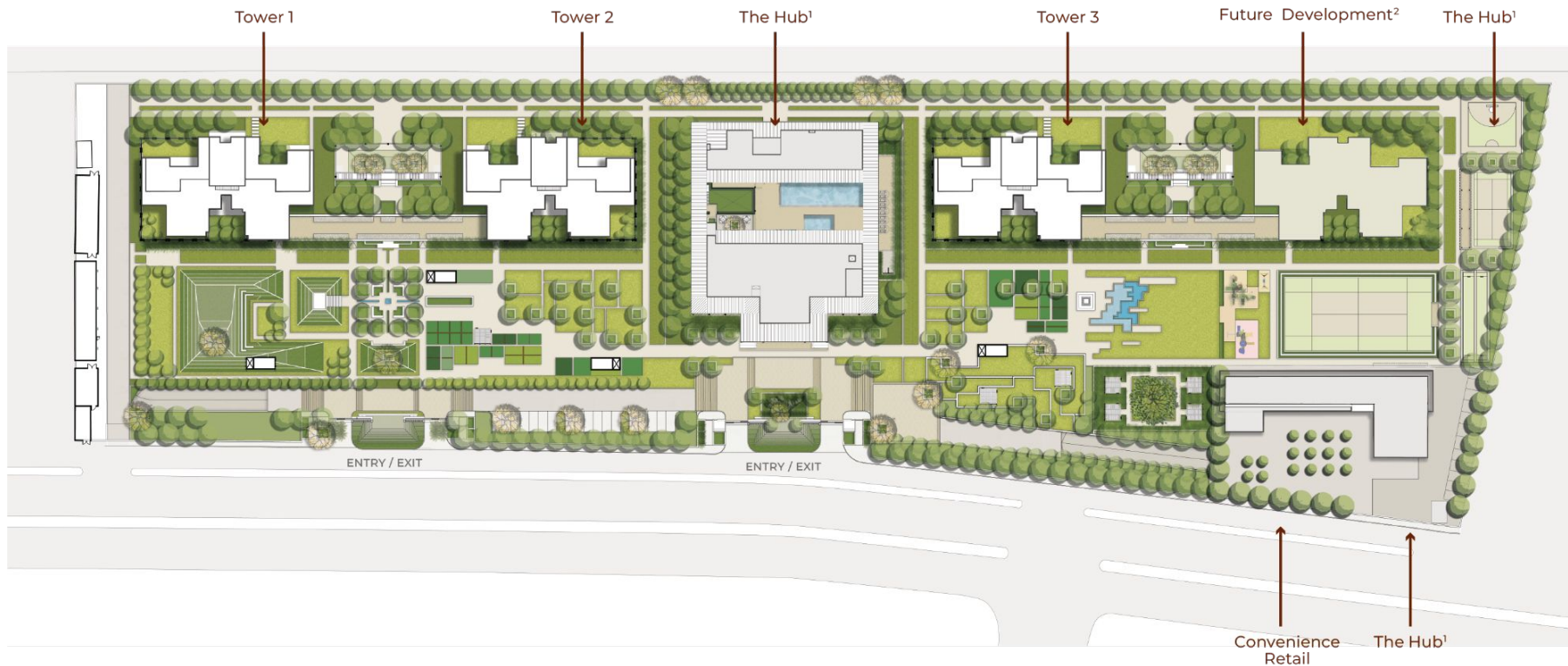
7 acres

Of naturally landscaped gardens and lawns



*Future development of Group Housing is subject to FAR being available on purchasable basis as and when approved by the relevant competent authority or Government.

The Masterplan



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

2 Future development of Group Housing is subject to FAR being available on purchasable basis as and when approved by the relevant competent authority or Government.

Design-Led Experience (1/3)

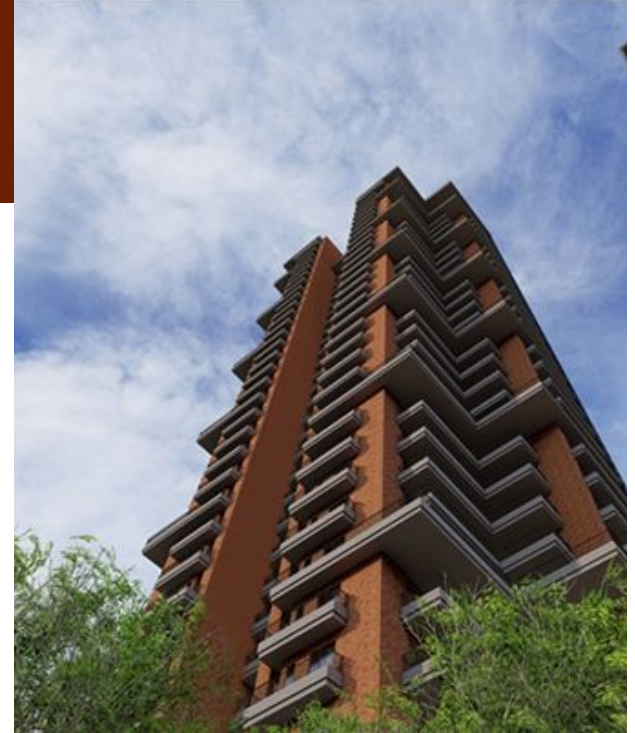
Design Elements

The Project is designed with the utmost attention to detail, evidently visible in its architecture, place-making and design philosophy, all of which are tailor-made to ensure the physical and emotional well-being of our residents.

1

Large wrap-around Decks

The Project features first-of-its-kind decks that wrap around the entire unit. Recognizing the need for large, private open spaces, these decks are designed to provide a bespoke outdoor experience.



2

Contemporary Architecture with a traditional twist.

Timeless architecture through extensive usage of traditional element such as brick cladding, exposed concrete and charcoal grey metal ensuring hassle free maintenance

Design-Led Experience (2/3)



3

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



4

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

Design-Led Experience (3/3)



5

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


6

Minimal Vehicular Circulation on Surface
With all vehicular drop-offs happening at the lower ground level, the Project has minimal vehicular circulation on surface, ensuring a healthy, commotion-free environment for residents.



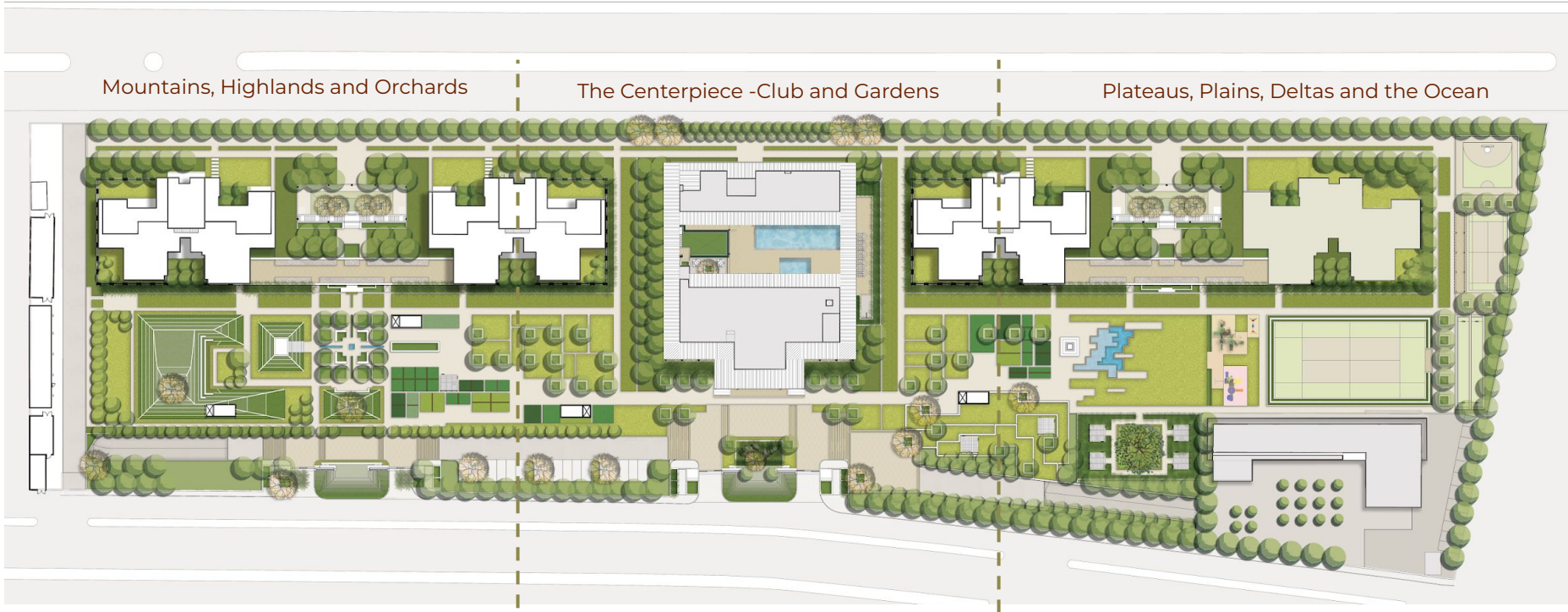


Spacious balconies and Large Wrap-around decks – Spanning 2.75 m and 3.75 m in width, these balconies/decks provide a unique outdoor experience

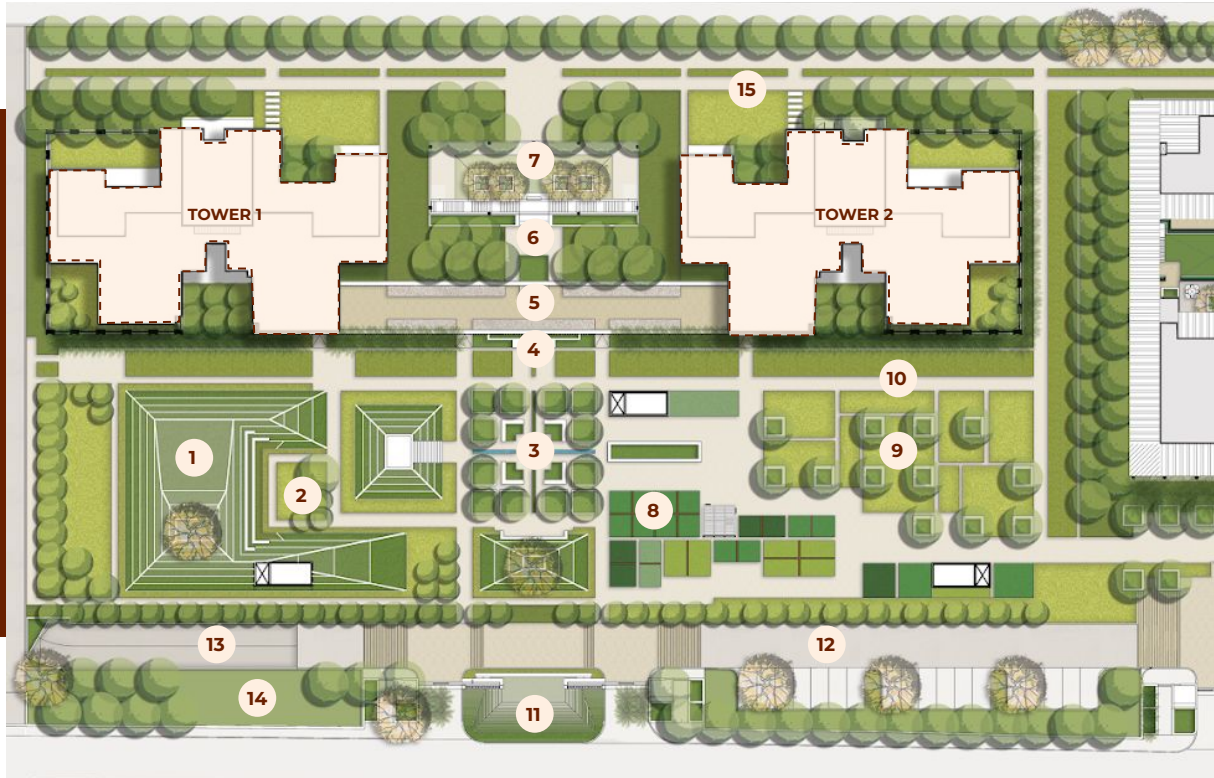
The image is a digital architectural rendering of a modern residential development. Two tall, slender towers with a brick facade and prominent, cantilevered balconies in charcoal grey metal frame the central scene. The balconies are staggered, creating a dynamic, sculptural effect. In the foreground, a landscaped entrance features a central brick wall with the words 'ESTATE 128' in gold lettering. The entrance is flanked by grey concrete pillars with vertical slats and includes glass-walled display cases. A paved driveway leads into the complex, with a dark grey car parked on the right. The area is lush with green trees and manicured lawns under a clear blue sky with a few wispy clouds. A person is visible walking a dog on the right side of the driveway.

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

The design of 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.



Mountains, Highlands and Orchards



A Bouquet of Amenities

1. Grand Mountain
2. Amphitheatre
3. Formal Garden with Water Canals
4. Feature Wall
5. Colonnade
6. Plaza leading to Sunken Courtyard
7. Sunken Courtyard
8. Agrarian Fields
9. Orchards
10. Emergency Vehicular Access
11. Entry Exit and Security
12. Drive and Surface Parking
13. Ramp to Basement
14. Pet Park and Relieving Area
15. Jogging Path/Cycling Track

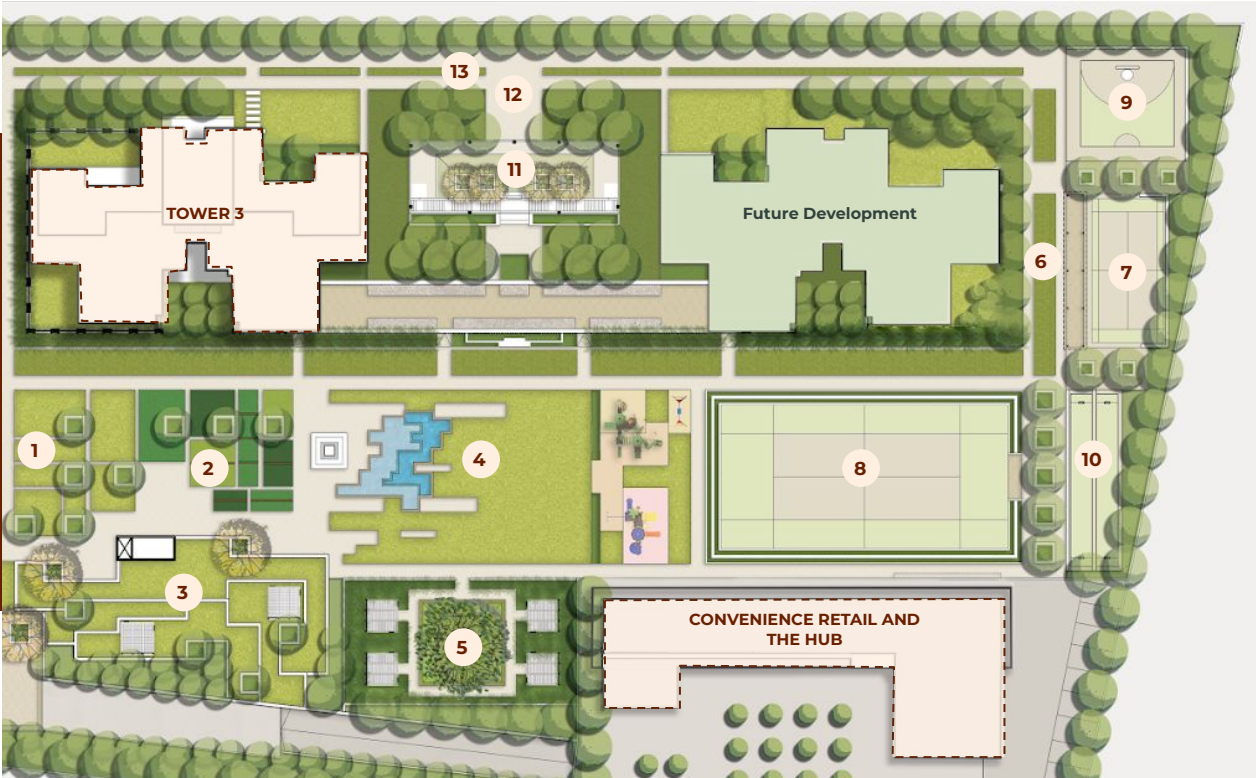
The Centrepiece - Club and Gardens



A Bouquet of Amenities

1. Entry/Exit
2. The Hub - Drop Off
3. Orchards
4. Agrarian Fields
5. Terraced Chat
6. Drive and Surface Parking Plaza
7. Plaza
8. Driveway from Basement
9. Swimming Pool
10. Rear entrance to The Hub

Plateaus, Plains, Deltas and the Ocean



A Bouquet of Amenities

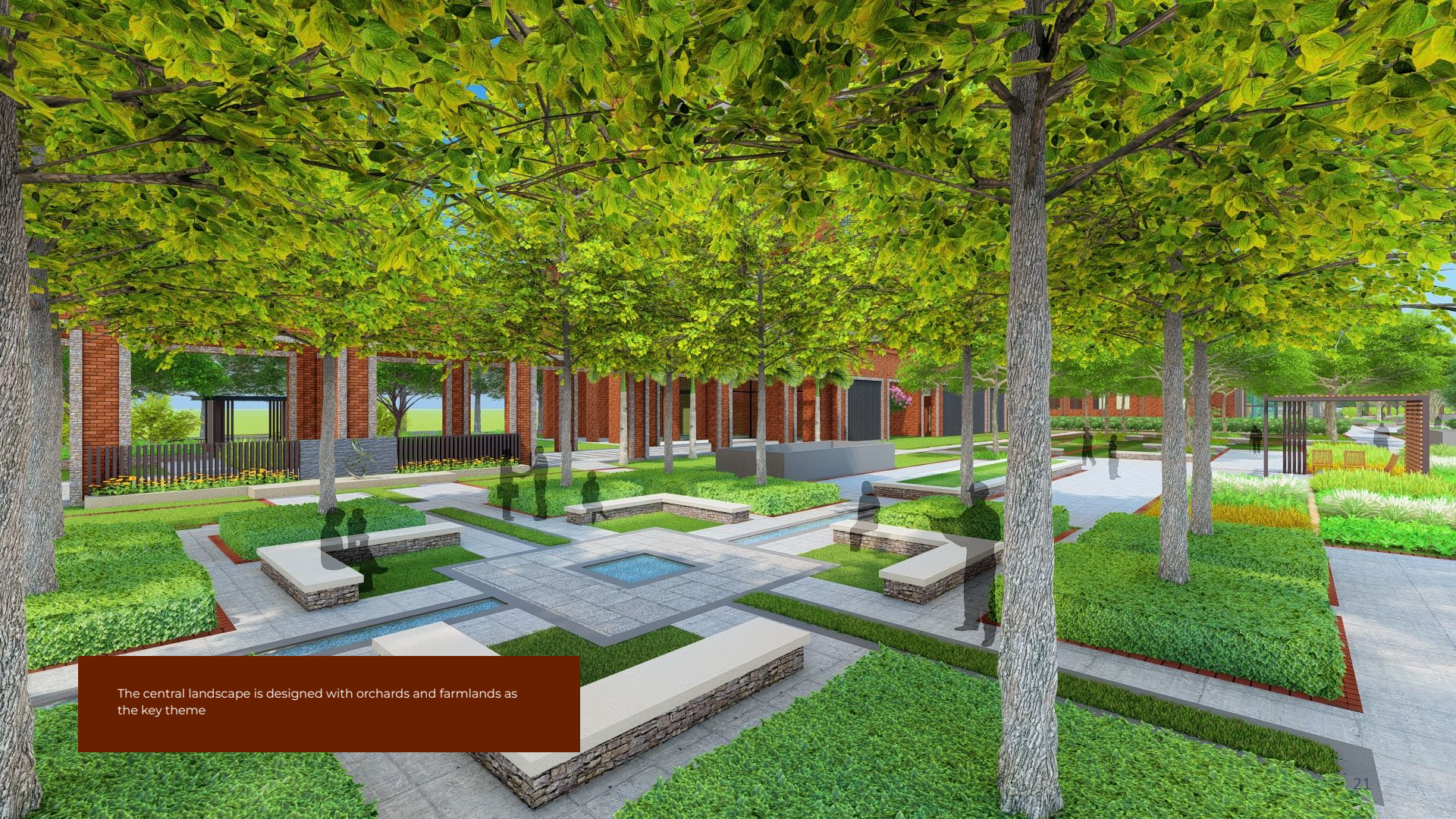
- 1. Orchards
- 2. Agricultural Fields
- 3. Terraced Ghat
- 4. Grand Lawn
- 5. Banyan court
- 6. Emergency Vehicular Access
- 7. Padel Tennis
- 8. Lawn Tennis
- 9. Half-Basketball
- 10. Practice Cricket Net
- 11. Sunken Courtyard
- 12. Plaza overlooking Courtyard
- 13. Jogging Path /Cycling Trail



Natural, Green Views – 100% of the apartments have unobstructed views of the central landscape spanning 7 acre



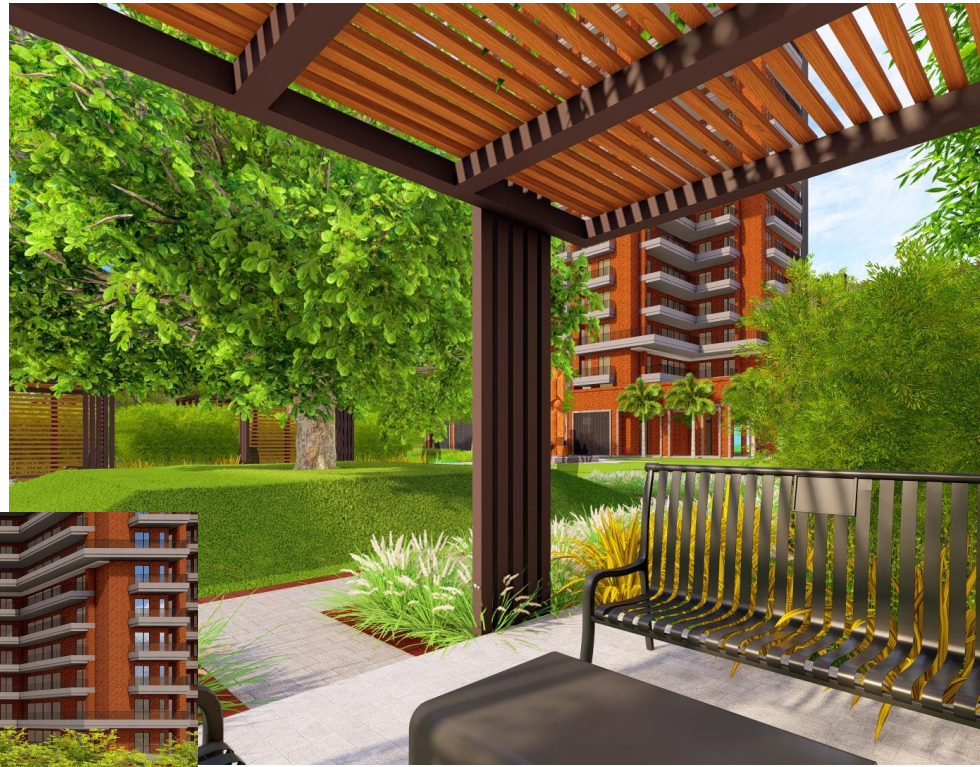
View of the grand mountains and grass steps amphitheater in front of Tower 1



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



Connecting walkways between towers and the Hub –
Providing a natural, beautiful skywalk experience



A bouquet of amenities nestled across 7 acres of landscape



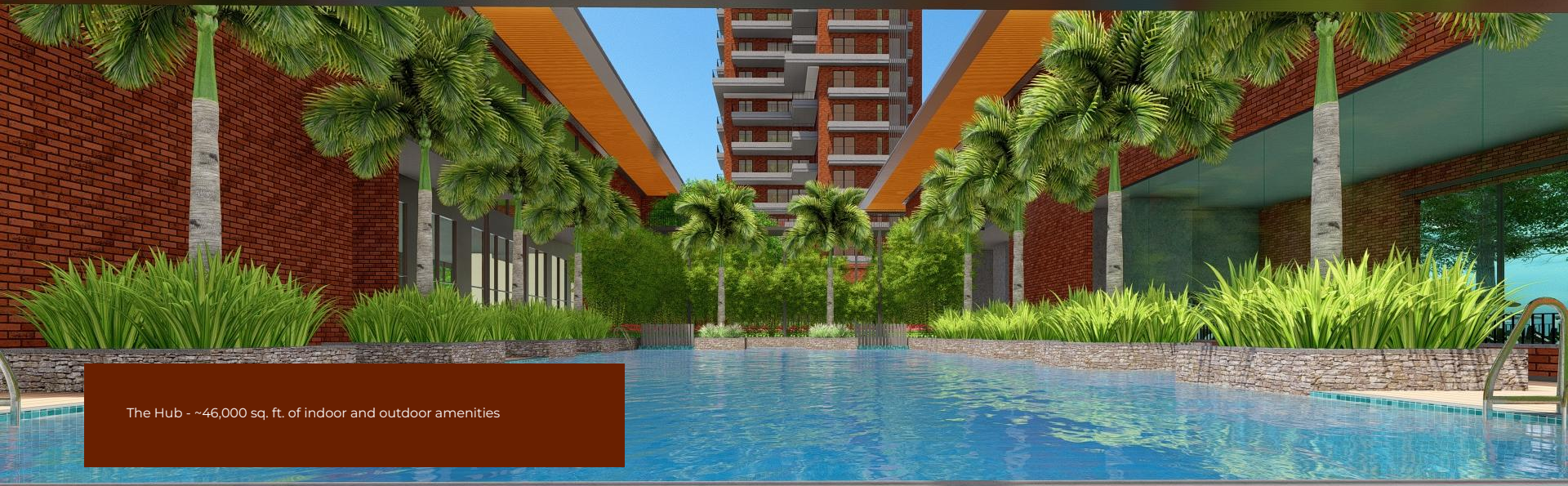
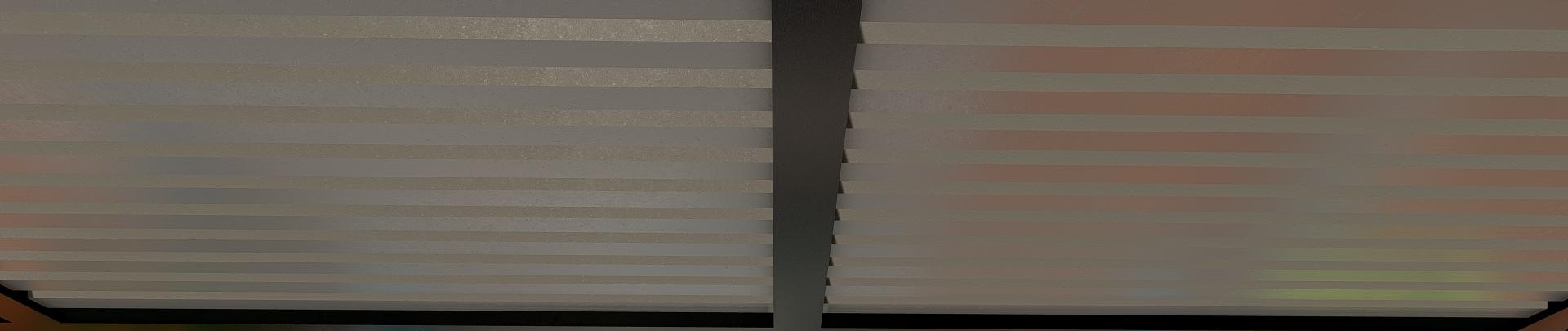
Naturally lit Sunken Courtyards – The Lower Ground Floor comes to life with exquisitely designed 7,000 sq ft of sunken courtyards



~400m long dedicated jogging and cycling track at the rear length of the development



The Hub - Entrance View



The Hub - ~46,000 sq. ft. of indoor and outdoor amenities



The Hub - Reception



The Hub - All day dining



The Hub - Outdoor Sports Amenities



Vehicular drop-offs at Lower Ground – Ensuring that the surface is almost free of vehicular movement

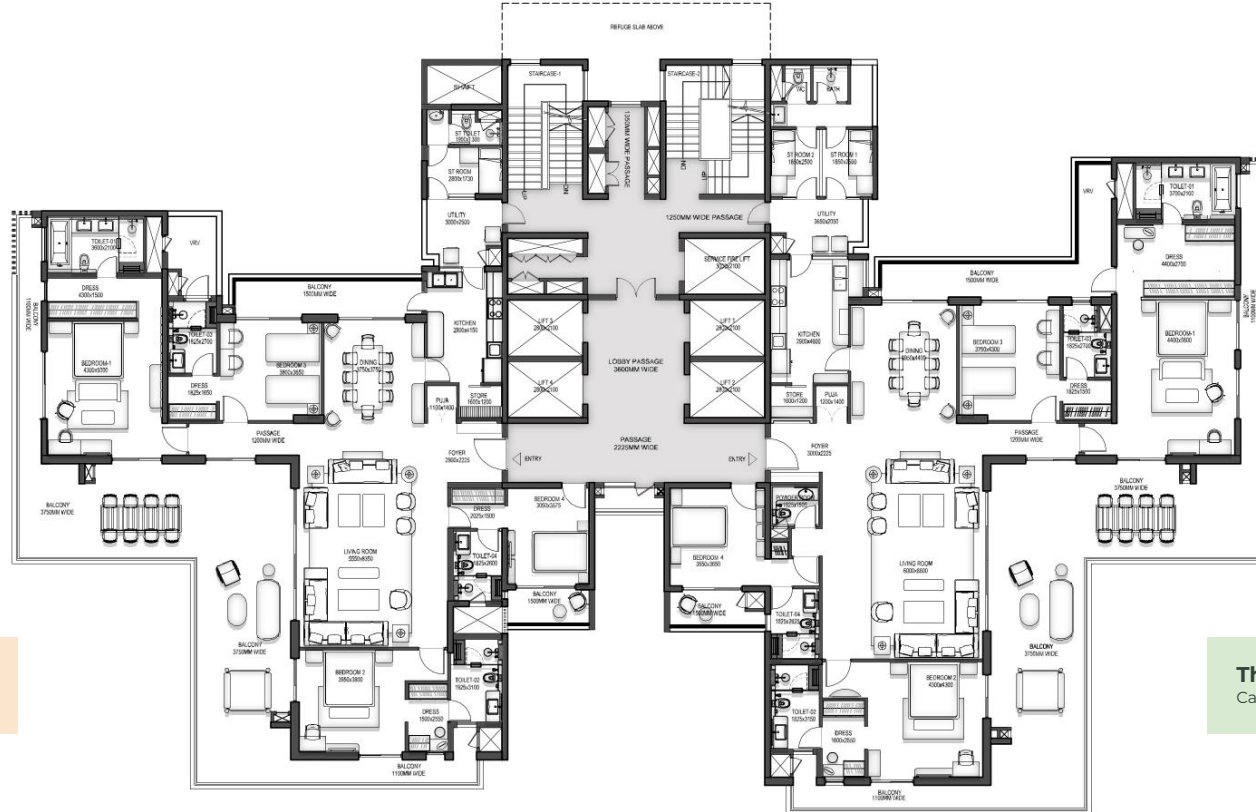


Unit Layouts

Tower 1 - 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

Unit Plan – 4BHK



The Deck Suite

Carpet Area: 221 sq.m. / 2381 sq.ft.

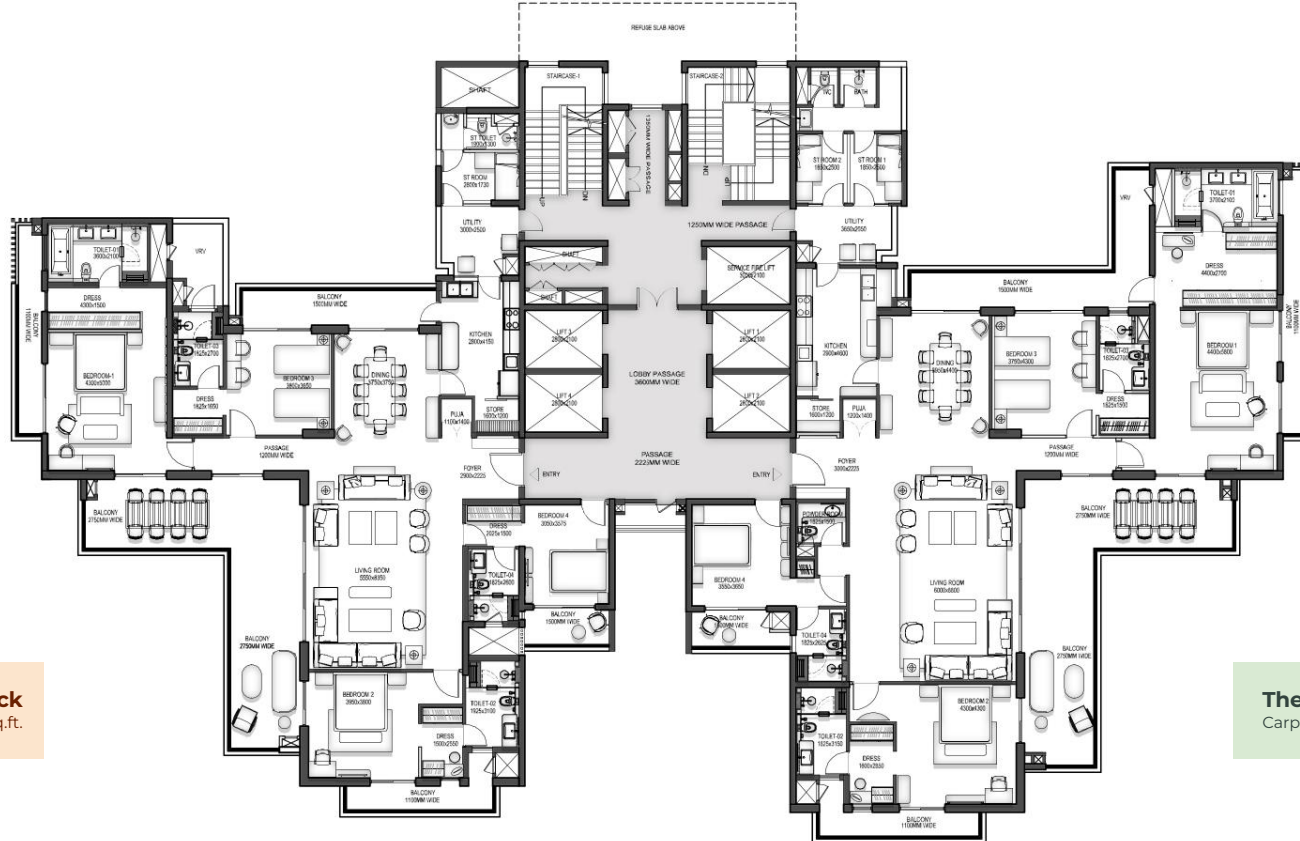
The Terrace Suite

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

Tower 1 - 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

Unit Plan – 4BHK



The Deck

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

The Terrace

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

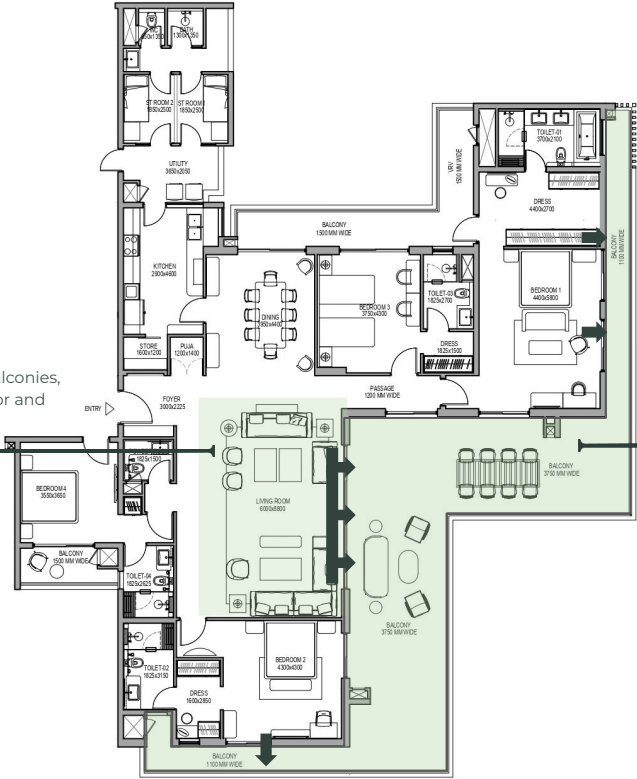
Unit Design – 4BHK Key Highlights (1/3)

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.

Large Wrap-around Deck

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



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

*All figures and areas are rounded off to the nearest integer

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.

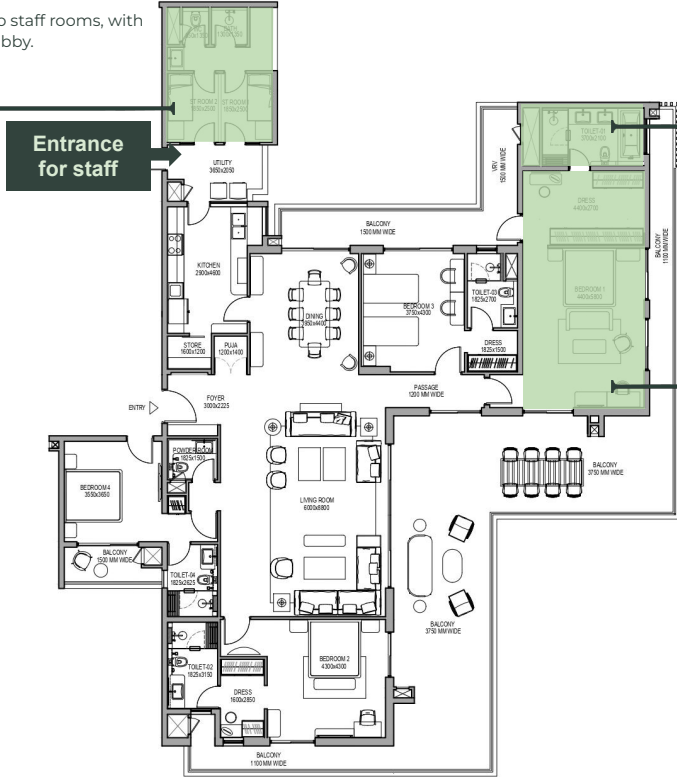
The Terrace Suite

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

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

2 staff rooms

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



Master Bedroom Bathroom with a “view”

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

“His” and “Her” Master Bedroom Suite

Provided separately in the ~500 sq ft master bedroom.

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

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
years

19
million people

540
NGOs

901
locations



Headquartered in Noida, Max Estates is the real estate development arm of the Max Group. Max Estates aspires to build sustainable developments anchored in wellbeing. Our focus on wellness permeates the entire process, from design to execution and operations, leading to an unparalleled experience for our users. Our developments personify our wellness orientation, and bring our philosophies to life with focus on sustainability and design-led customer experience.

Our **WorkWell** experiences - Max Towers and Max Square in Noida, and Max House in Okhla, have received green building certifications from prominent bodies like IGBC and LEED, and are some of the most premium commercial developments in Delhi NCR. Our boutique **LiveWell** experience in Dehradun, 222 Rajpur, is occupied by discerning users looking for a life of tranquility and privacy, at the edge of the Malsi forest.



Disclaimer - Max Estates Limited (CIN no. U70200PB2016PLC040200) is having its Corporate office at Max Towers, L-15, C - 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 20130 & Registered office at 419, Bhal Mohan Singh Nagar Village Rallimajra, Tehsil Balsachaur, Nawanshehar, Punjab 144533. Max Estates Ltd. is the promoter of Max Square Ltd. and Max Estates 12B Pvt. Ltd. Max Square is owned by : Max Square Ltd., having its Registered office Address at : Max Towers, L-12, C - 001/A/1, Sector- 16B NOIDA UP 201301, CIN : U70200UP2019PLC118369. It's Occupation Certificate has been received on 25.2.2023. Spaces at Max Square are available for rent and no sale of space is being advertised in said building. *Max Tower is owned by : Max Towers Pvt. Ltd. (previously known as Wise Zone Builders Pvt. Ltd.), having its Registered office Address at : Max Towers, L-12, C - 001/A/1, Sector - 16B NOIDA UP 201301, CIN : U70109UP2016PT0087374 It's Occupation Certificate has been received on 21.12.2018. UP RERA Registration No. UPRERAPRJ12475.

The background is a high-angle, sepia-toned photograph of a modern residential complex. It shows several multi-story buildings with balconies, surrounded by lush greenery and trees. A paved walkway or road curves through the scene. The overall tone is warm and professional.

Thank You