



ESTATE  

---

128



[www.maxestates.in](http://www.maxestates.in)



# The Estate

Estate 128, Noida, is designed with utmost attention to detail, evidently visible in its contemporary architecture and design philosophy, and is crafted with the well-being 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/40468.6 sq.m. With over 80% open spaces in the midst of the bustling cityscape, it invites you to embark on a journey of well-being like no other.



# Max Estates Limited

Max Estates is the real estate development arm of Max Group. Established in 2016, Max Estates aspires to build sustainable experiences in Delhi-NCR, with a focus on well-being. As a progressive developer, we believe in breaking away from the conventional norms, and bringing agility into how we build.

With careful planning and conscious effort, we bring alive spaces that foster collaboration, innovation and community. Spaces that are not just functional and aesthetically pleasing, but environmentally sustainable and designed to promote the holistic well-being of the people living in them.

Our current and planned developments are diversified across various asset classes and key strategic locations across Delhi-NCR. In our constant pursuit of excellence, Max Estates is emerging as the most preferred brand in real estate in the Delhi-NCR region.





## Our Philosophy

The well-being of all our stakeholders is at the core of our operating philosophy. Our focus on well-being permeates the entire process, from design to execution, and operations, leading to an unparalleled experience.

Our developments personify our well-being orientation and bring our philosophies to life.

Guided by our philosophy of WorkWell and LiveWell, we aspire to create differentiated working and living experiences, in the commercial and residential segments, respectively.

We ensure this by moving beyond the conventional separation of work, life, and well-being, and paying attention to the entire spectrum of wellness across physical, emotional, social, and environmental aspects.



## Sustainability

Estate 128 embodies unwavering sustainability, meticulously designed with a resolute commitment to eco-friendliness. Our construction is founded on stone, a symbol of both elegance and our dedication to recyclable, sustainable materials. We prioritize resource conservation, leaving the land's topsoil untouched, recycling during construction, and efficiently managing waste.

Monitoring metering for water and electricity, along with water-saving fixtures, further supports our environmentally responsible mission. Estate 128 is not just a development; it's a testament to our enduring dedication to sustainable living. Every element, from stone to tree, embodies our environmental ethos.

Welcome to a world where sustainability harmonizes with sophistication.



We are ecstatic to announce that Estate 128, our first LiveWell experience in NCR, is now IGBC Platinum Pre Certified. As a progressive real estate player, we want to make a positive contribution to the environment.

We have consciously made choices that minimize the carbon footprint during the lifetime of our assets.



ARTISTIC RENDITION



## Strategically Located On The Noida-Greater Noida Expressway

\*All journey time is on estimate basis.

An aerial artistic rendering of a residential estate. The foreground shows a well-manicured garden with various trees, shrubs, and a paved walkway leading to a modern building. In the middle ground, a large green belt with many trees separates the estate from the background. The background features a city skyline with several high-rise apartment buildings under a clear sky. The lighting suggests a bright, sunny day.

## A Coveted Location

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.



An artistic rendering of a modern residential complex. On the left, a tall brick building with balconies stands. In the center, a landscaped park area features a paved path, a modern pergola with a bench, and various plants. On the right, a row of trees borders a body of water. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The sky is a mix of blue and orange.

**Designed For You  
To LiveWell**

# Our Masterplan



- ◆ Agrarian fields
- ◆ Expansive orchards
- ◆ Dedicated pet park
- ◆ Jogging path
- ◆ Lawn tennis court
- ◆ Cycling track
- ◆ Amphitheater
- ◆ Central plaza & cabanas
- ◆ Paddle tennis court
- ◆ Practice cricket net
- ◆ Terraced ghat
- ◆ Banyan court
- ◆ Play area for kids, and more indoor and outdoor amenities

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 Experiences

## 1 Large Wrap-Around Decks

It 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

## 3 Beautifully Crafted Landscape

Spanning ~7 acres/28328 sq.m., our landscape is 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

## 5 The Hub

Admeasuring, ~46,000 sq. ft./4273.53 sq.m. is nestled in a central landscape with state of the art indoor and outdoor amenities including swimming pool, spa, sports courts, 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



## Large Wrap-Around Decks

It 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.



## 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.

# Beautifully Crafted Landscape

Spanning ~7 acres/28328 sq.m., our landscape is central orchard, with beautiful gardens, sunken courts and carefully chosen flora.



## Unobstructed Views


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



## The Hub

Admeasuring, ~46,000 sq. ft./ 4273.53 sq.m. is nestled in a central landscape with state of the art indoor and outdoor amenities including swimming pool, spa, sports courts, multipurpose hall, dining and others.



An artistic rendering of a lush, tree-lined courtyard. The scene is filled with mature, leafy trees that create a canopy of shade. In the foreground, a woman in a denim jacket is walking a small child on a path. In the middle ground, a man and a woman are sitting on a stone bench, looking at a phone. The courtyard is landscaped with green lawns, flower beds with pink and white flowers, and stone retaining walls. In the background, modern residential buildings are visible under a bright, sunny sky with scattered clouds. The overall atmosphere is peaceful and inviting.

## 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.

## Landscape Story

Estate 128 features a strikingly linear design, an oasis of calm amidst chaos, where nature takes the spotlight. The towering structures frame uninterrupted views of lush green landscapes. Its brilliance lies in expert site planning, an ode to stylizing nature through an orthogonal grid and clean lines.

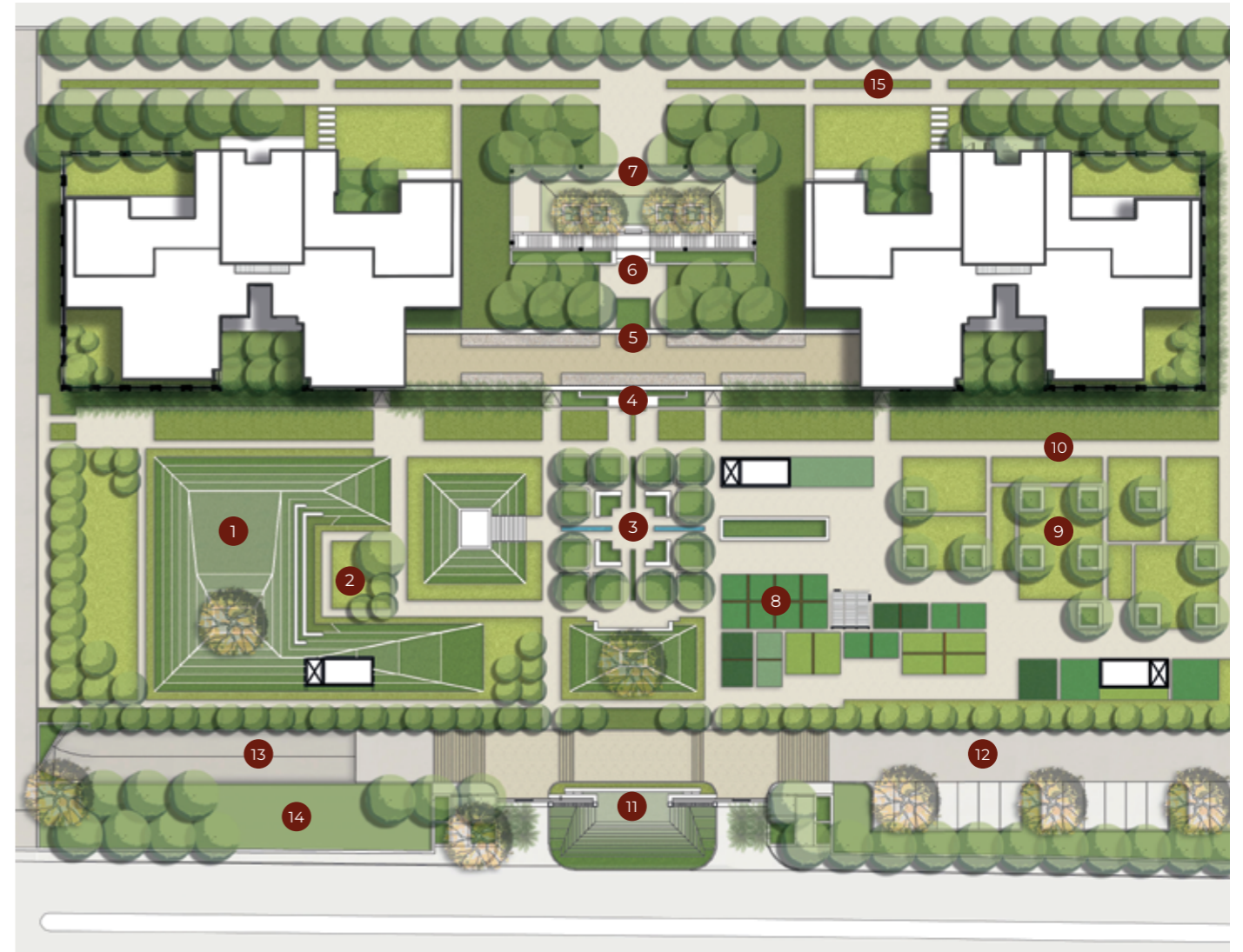
The landscape personifies Kalidas' Meghdootam with its harmonious amalgamation of mountains, orchards, and highlands.

It has been skillfully crafted to mirror the course of a river through diverse terrains and mimics the adaptability of the structural design.





## Mountains, Highlands and Orchards

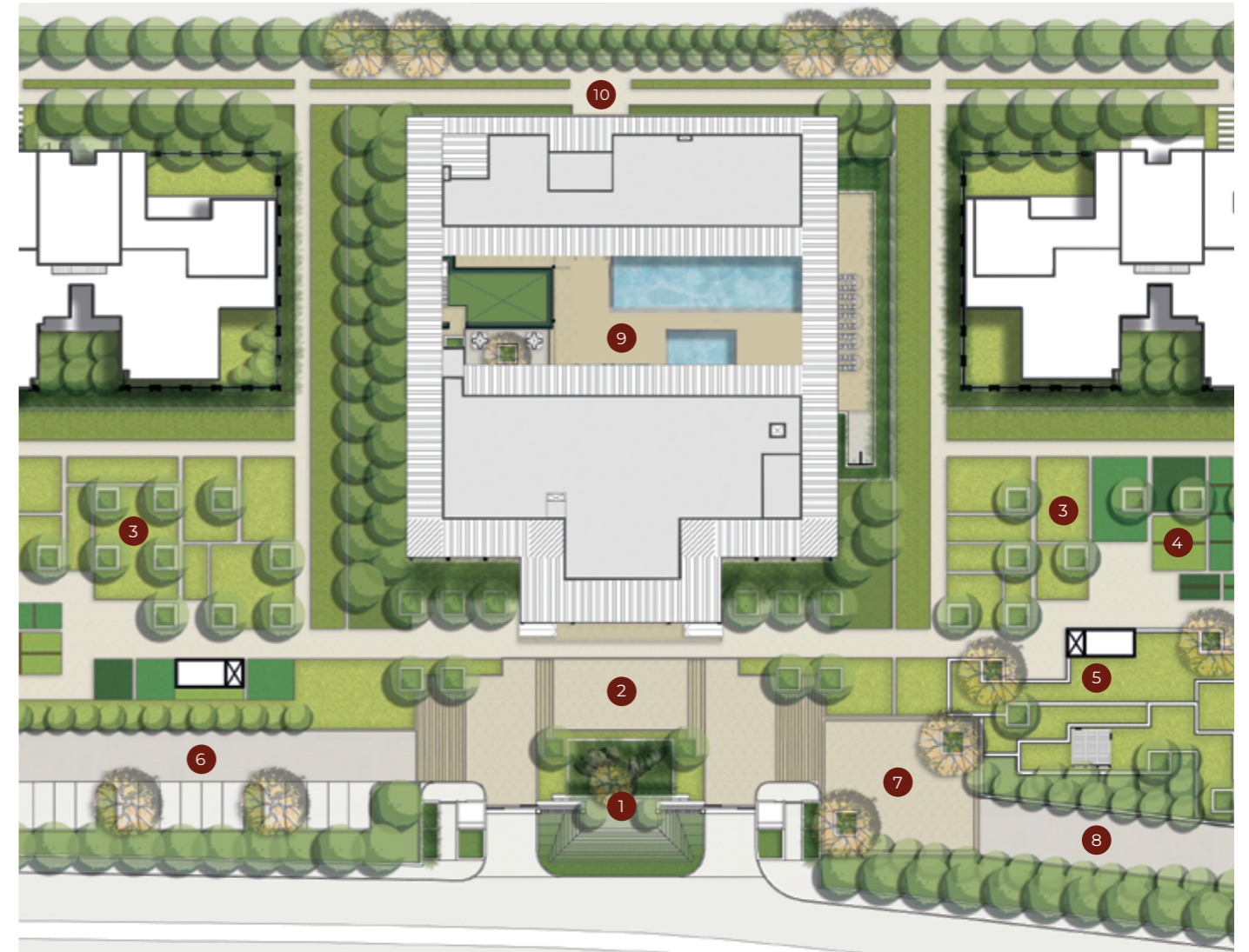


### A Bouquet of Amenities

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



## The Centrepiece: Club and Gardens



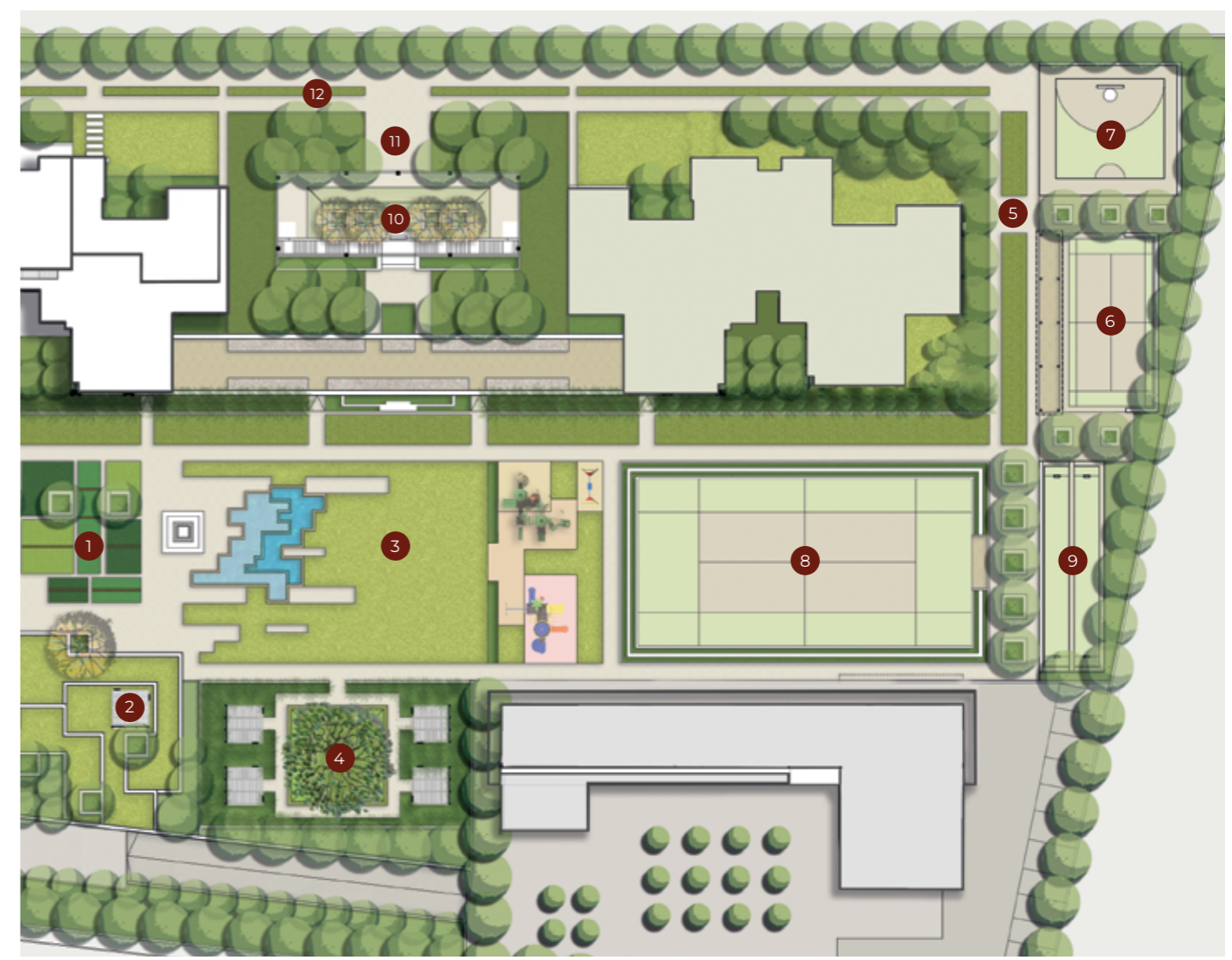
### A Bouquet of Amenities

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



ARTISTIC RENDITION

## Plateau, Plains, Delta and Ocean



### A Bouquet of Amenities

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



View Of Grand Mountains  
And Grass Steps Amphitheatre

Central Landscape Is Designed With Orchards And Farmlands Connecting Walkways From Towers And The Hub



An aerial architectural rendering of a courtyard and garden area. The scene is divided into several distinct zones. On the left, a long, narrow strip of green lawn is bordered by a dense line of tall, mature trees. To the right of this lawn is a large, rectangular, sunken courtyard. The courtyard's perimeter is defined by a dark, textured wall, and its interior is a mix of green lawn and paved walkways. A prominent feature is a large, white, rectangular structure in the center of the courtyard. To the right of the courtyard is a wide, paved walkway with a repeating pattern of dark and light rectangular tiles. This walkway is flanked by a row of tall palm trees. Further to the right, there are several rectangular garden beds with different plantings, including a bed of red flowers and a bed of green plants. In the bottom right corner, a small, modern building with a wooden slat facade is visible, with a few people standing nearby. The overall lighting is bright, suggesting a sunny day, with shadows cast by the trees and buildings.


**Naturally Lit  
Sunken Courtyard**



# Well-Being through Amenities

Estate 128 embodies inclusivity, extending a warm welcome to residents of all ages and abilities. Our age-inclusive design principles prioritize the well-being of all residents. Our carefully curated landscapes integrate spaces for everyone, offering diverse amenities and activities tailored to all age groups. From sports facilities, the serene WorkWell lounge, global boutiques, organic produce cultivation, to conscious organic dining options, Estate 128 embodies a holistic lifestyle.



An aerial architectural rendering of a modern, multi-story building complex. The building features a prominent cantilevered upper level with a dark, slatted roof. The ground floor is characterized by large glass windows and doors, revealing interior spaces that appear to be retail or commercial. The building is surrounded by a large, paved courtyard area. In the foreground, there is a landscaped area with various trees, including some with pink blossoms, and a low wall. The overall design is contemporary and emphasizes open space and greenery.

*A Bouquet Of Amenities Nestled  
Across 7 Acres/ 28328 sq.m. Of Landscape*

The Hub: Entry





The Hub: Tennis Court



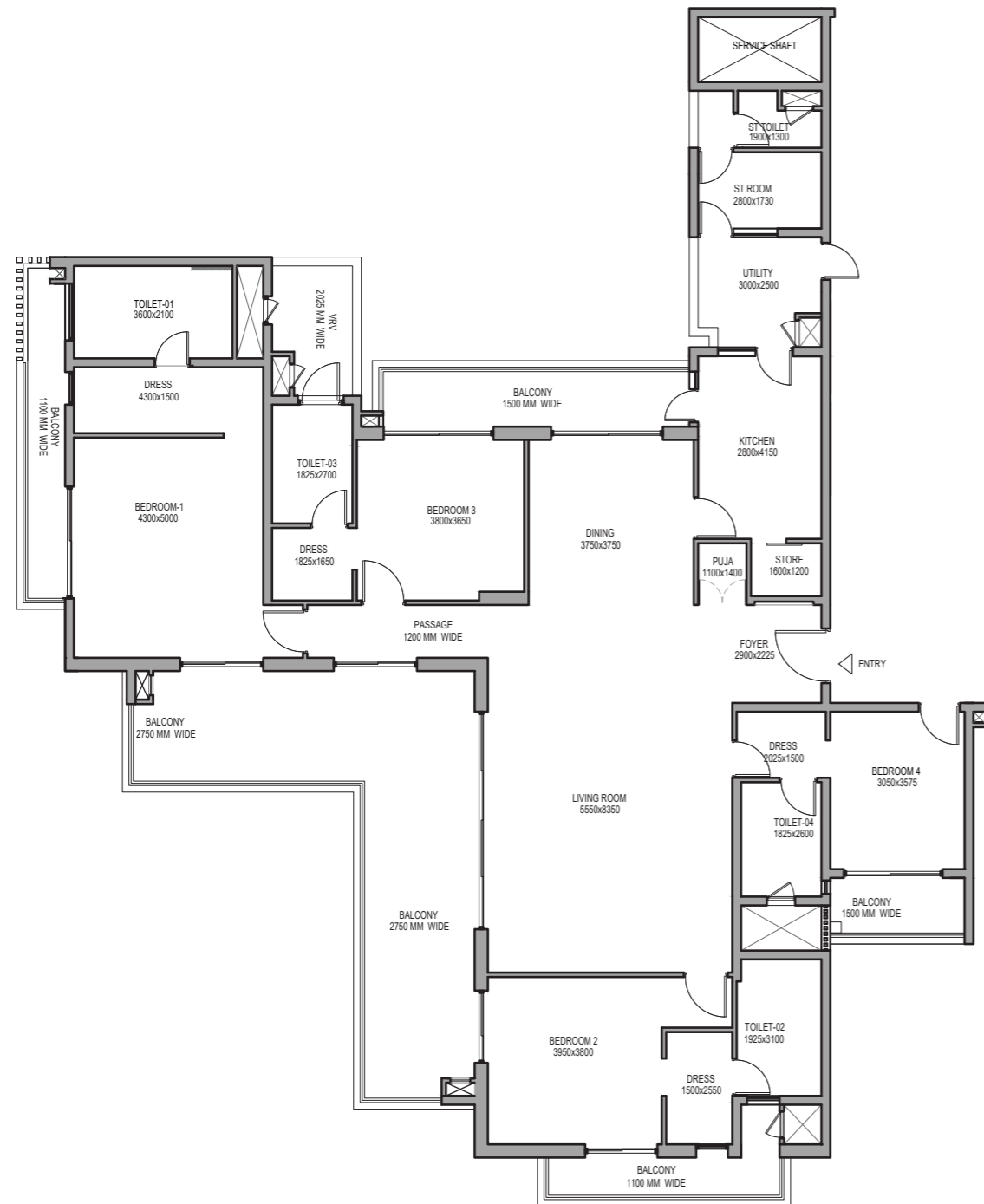
## The Hub: Pool

An artistic rendering of an outdoor basketball court. The court is paved with green artificial turf and has white boundary lines. A basketball hoop and backboard are positioned on the right side of the court. In the background, a tall, modern apartment building with a brick facade and many balconies stands against a clear blue sky. The building has a distinctive stepped design. To the left, there is a lower building with a dark roof and large windows. The scene is surrounded by lush green trees and flowering bushes, creating a vibrant and modern urban environment.

**The Hub: Basketball Court**

## Tower 1

1. Large outdoor decks to enjoy uninterrupted views
2. Blend of indoor and outdoor living room
3. Well-spaced bedrooms for privacy
4. Guest bedroom/office with dedicated entrance
5. His & her master bedroom suite
6. Master bathroom with a view
7. Dedicated staff rooms
8. Two units to a core with a separate service core

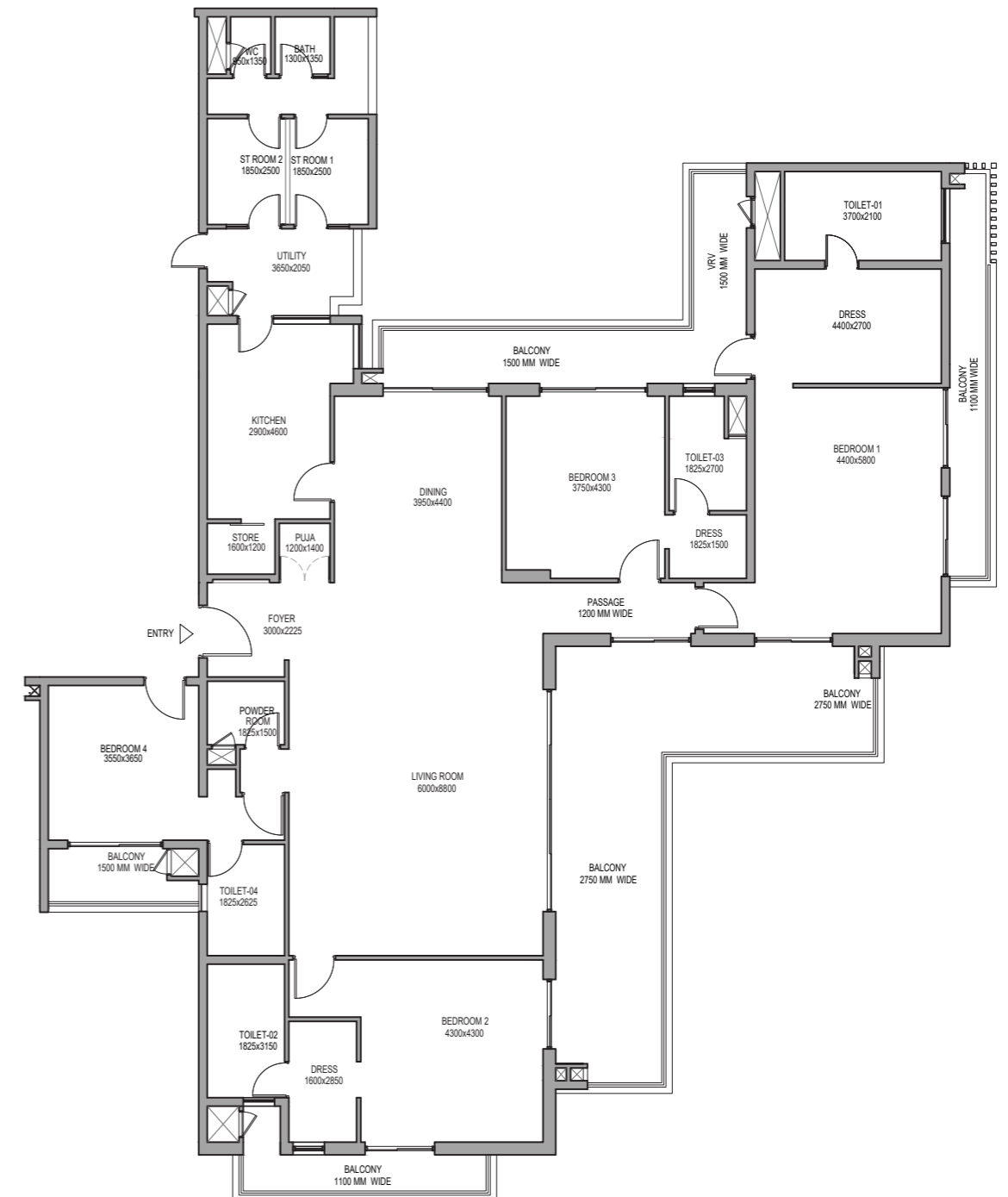


## The Deck

with large 2.75m decks, for generous views overlooking a 'river' of greenery  
 Carpet Area:  
 220 sq.m./2364 sq.ft.

\*All figures and areas are rounded off to the nearest integer  
 \*All dimensions are in mm

# Unit Layouts

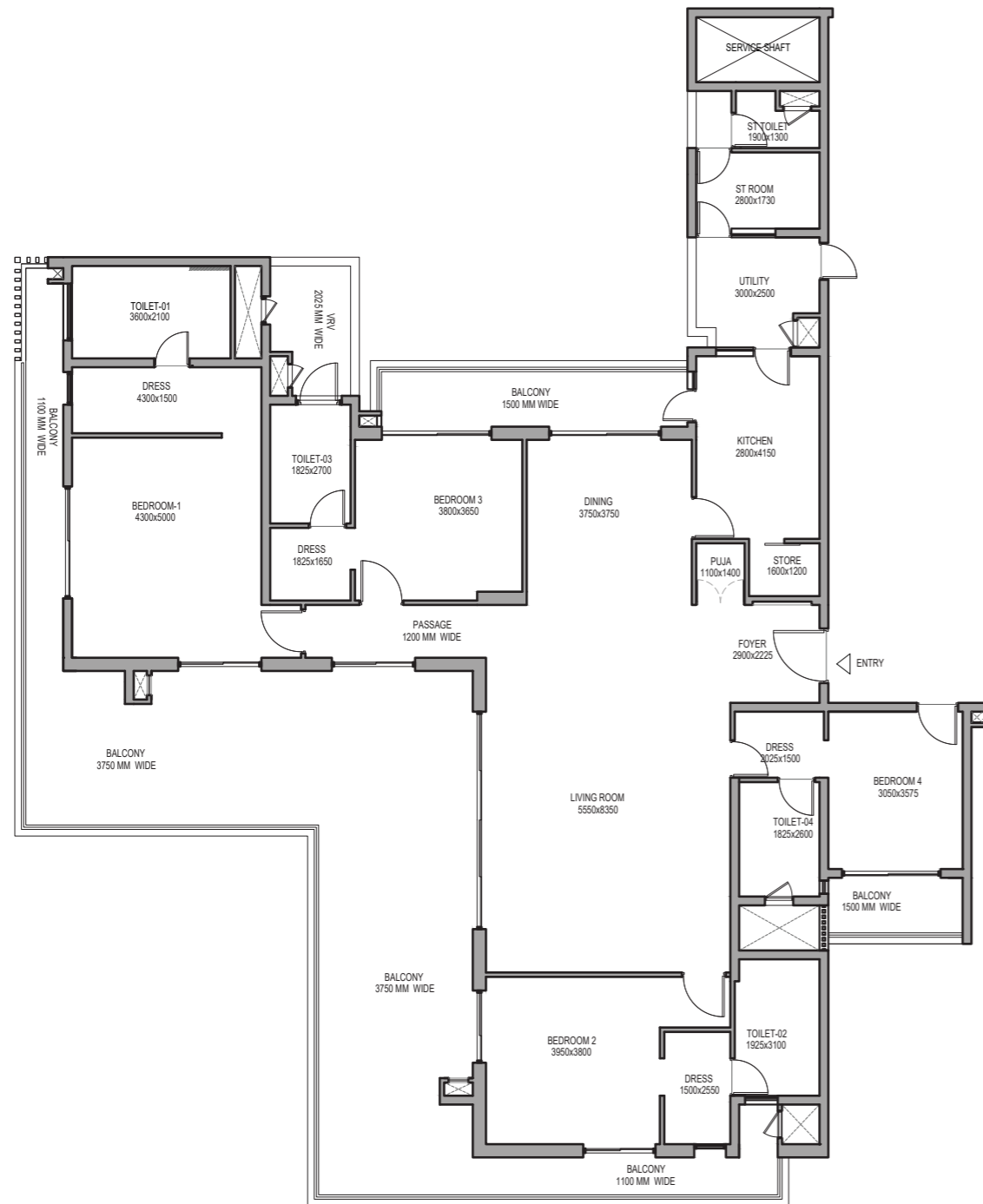


## The Terrace

with large 2.75m decks, for generous views overlooking a 'river' of greenery  
 Carpet Area:  
 262 sq.m./2824 sq.ft.

## Tower 1

1. Unique wrap-around decks
2. Blend of indoor and outdoor living rooms
3. Well-spaced bedrooms for privacy
4. Guest bedroom/office with dedicated entrance
5. His & Her master bedroom suite
6. Master bathroom with a view
7. Dedicated staff rooms
8. Two units to a core with a separate service core



## The Deck suite

with expansive 3.75m decks, for a bespoke private outdoor experience

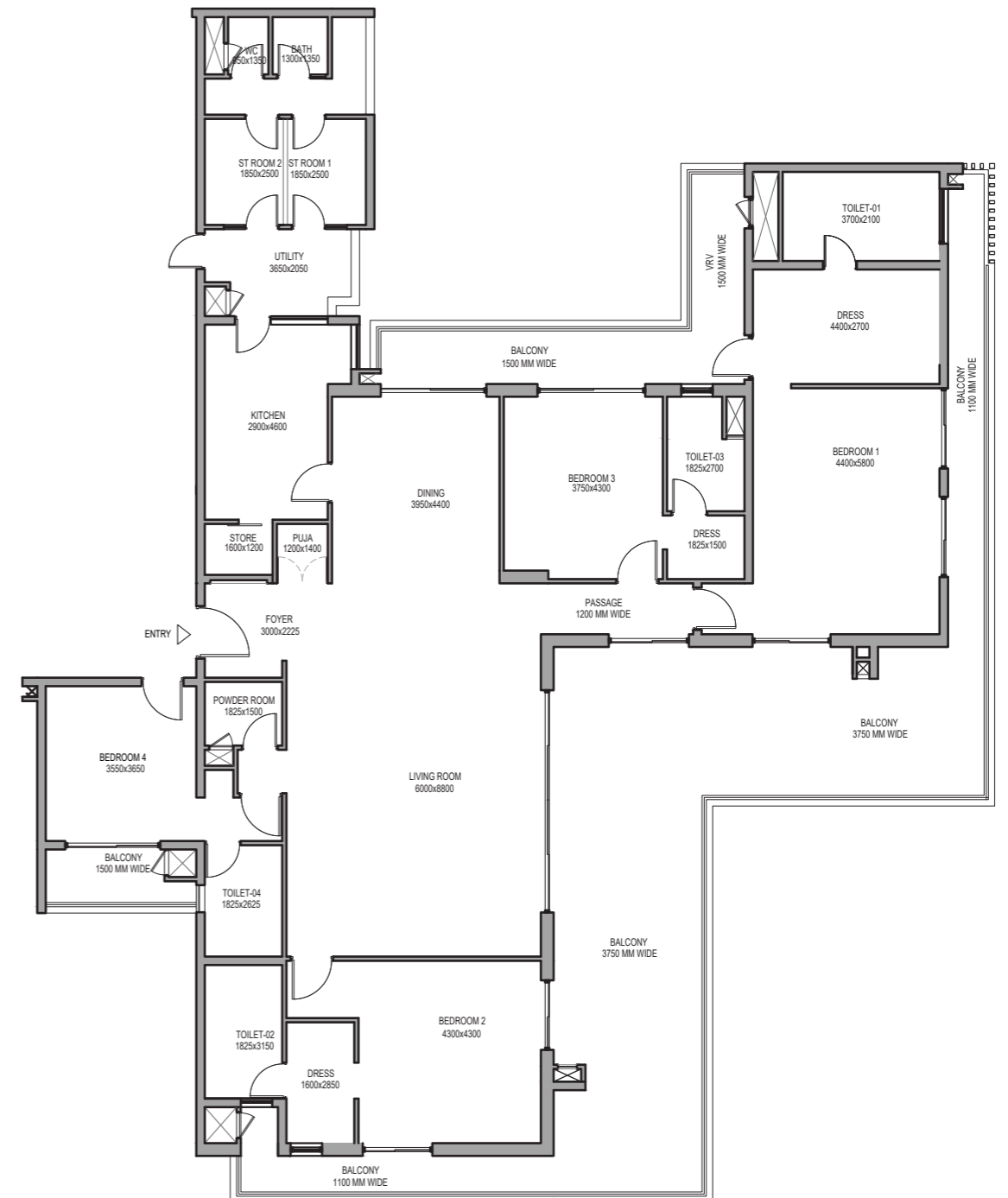
**Carpet Area:**

221 sq.m. / 2381 sq.ft.

\*All figures and areas are rounded off to the nearest integer  
\*All dimensions are in mm

## Tower 1

1. Unique wrap-around decks
2. Blend of indoor and outdoor living rooms
3. Well-spaced bedrooms for privacy
4. Guest bedroom/office with dedicated entrance
5. His & Her master bedroom suite
6. Master bathroom with a view
7. Dedicated staff rooms
8. Two units to a core with a separate service core



## The Terrace Suite

with expansive 3.75m decks, for a bespoke private outdoor experience

**Carpet Area:**

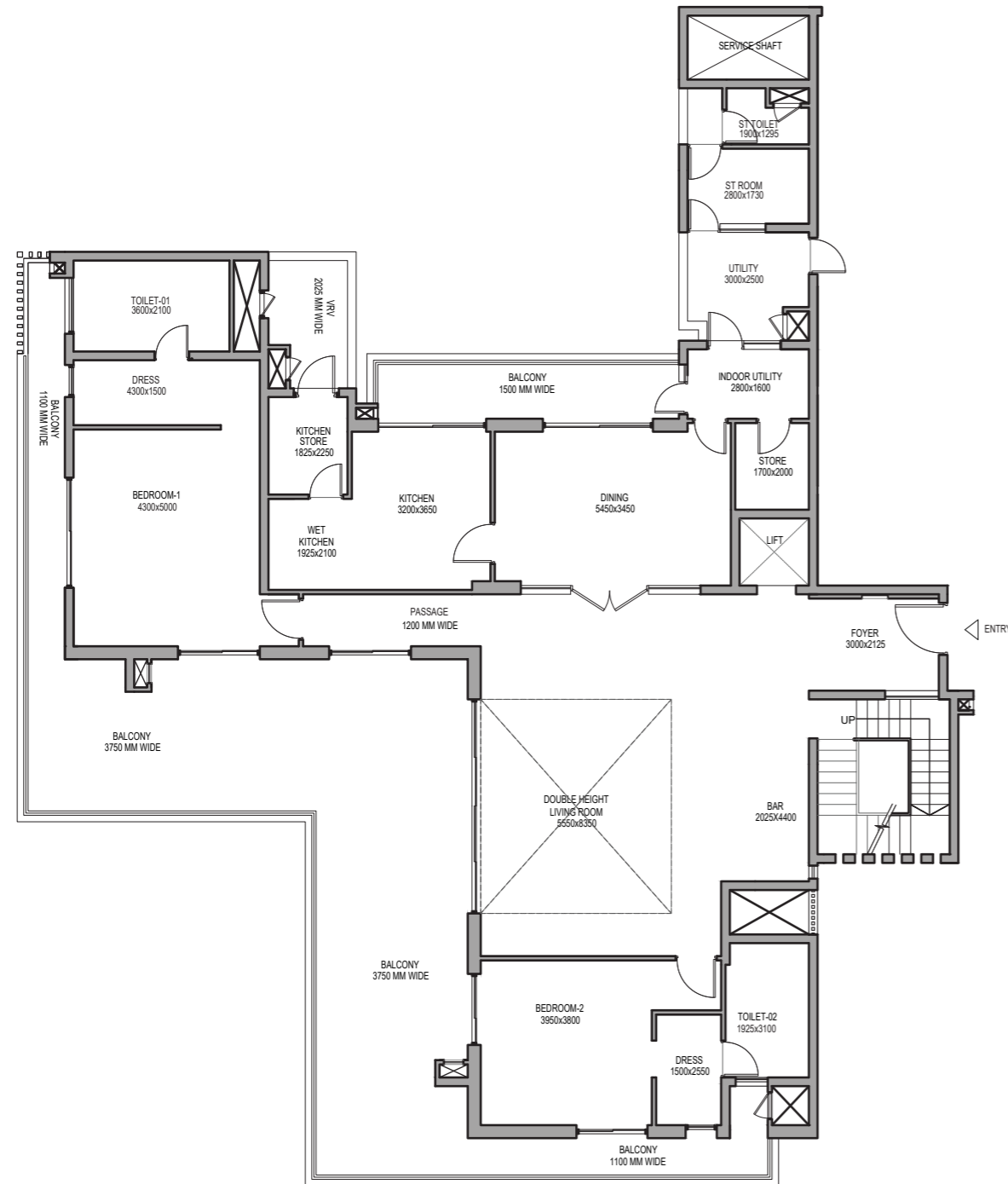
264 sq.m. / 2840 sq.ft.





## Tower 1

1. Luxurious double height living room
2. Entertainment floor with gym and private pool
3. Large outdoor decks to enjoy uninterrupted views
4. Blend of indoor and outdoor living room
5. His & Her master bedroom suite
6. Master bathroom with a view
7. Two units to a core with a separate service core
8. Dedicated puja room, study corner and family lounge

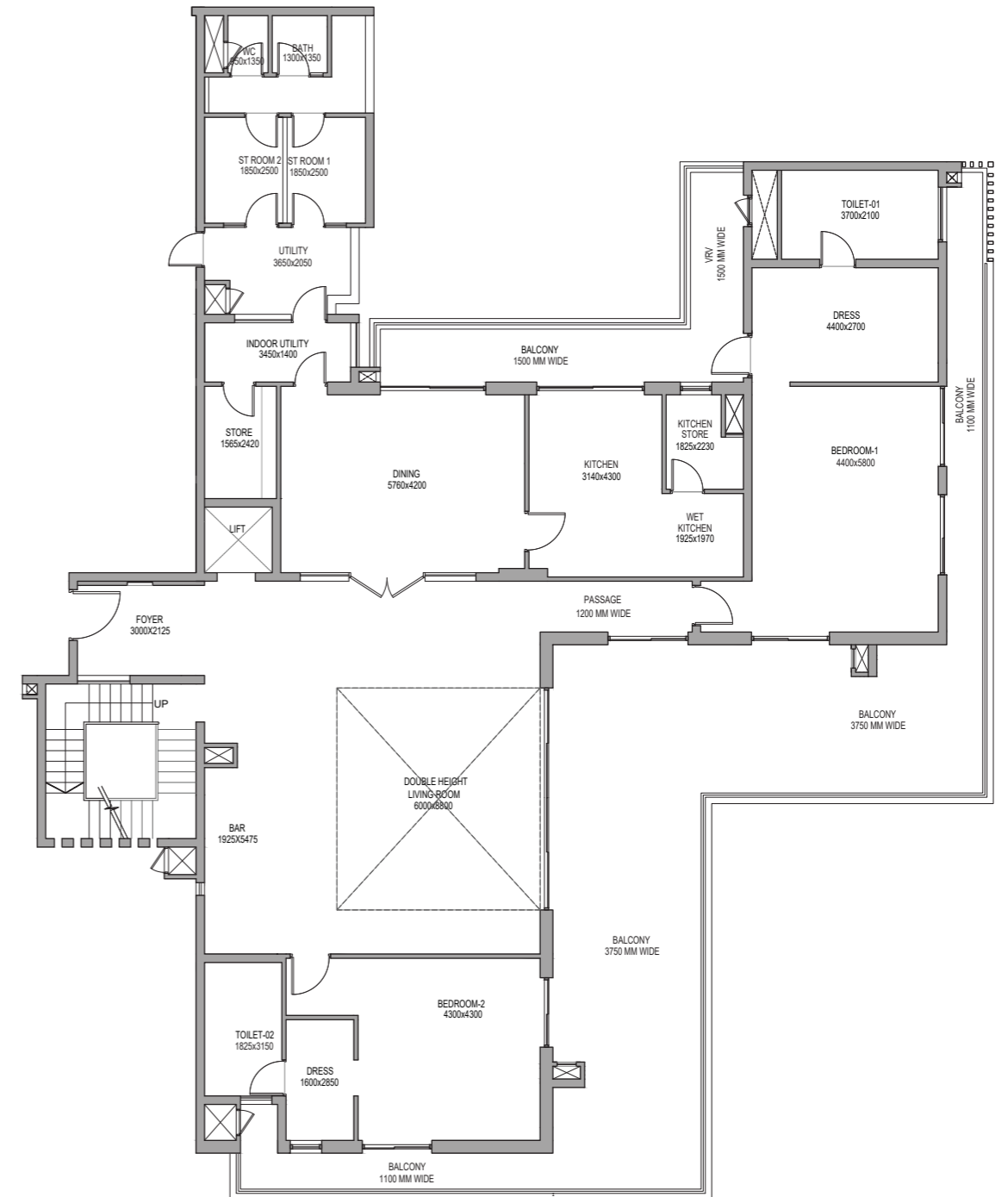


## Skyvilla 1 (level 1)

\*All figures and areas are rounded off to the nearest integer  
\*All dimensions are in mm

## Tower 1

1. Luxurious double height living room
2. Entertainment floor with gym and private pool
3. Large outdoor decks to enjoy uninterrupted views
4. Blend of indoor and outdoor living room
5. His & Her master bedroom suite
6. Master bathroom with a view
7. Two units to a core with a separate service core
8. Dedicated puja room, study corner and family lounge

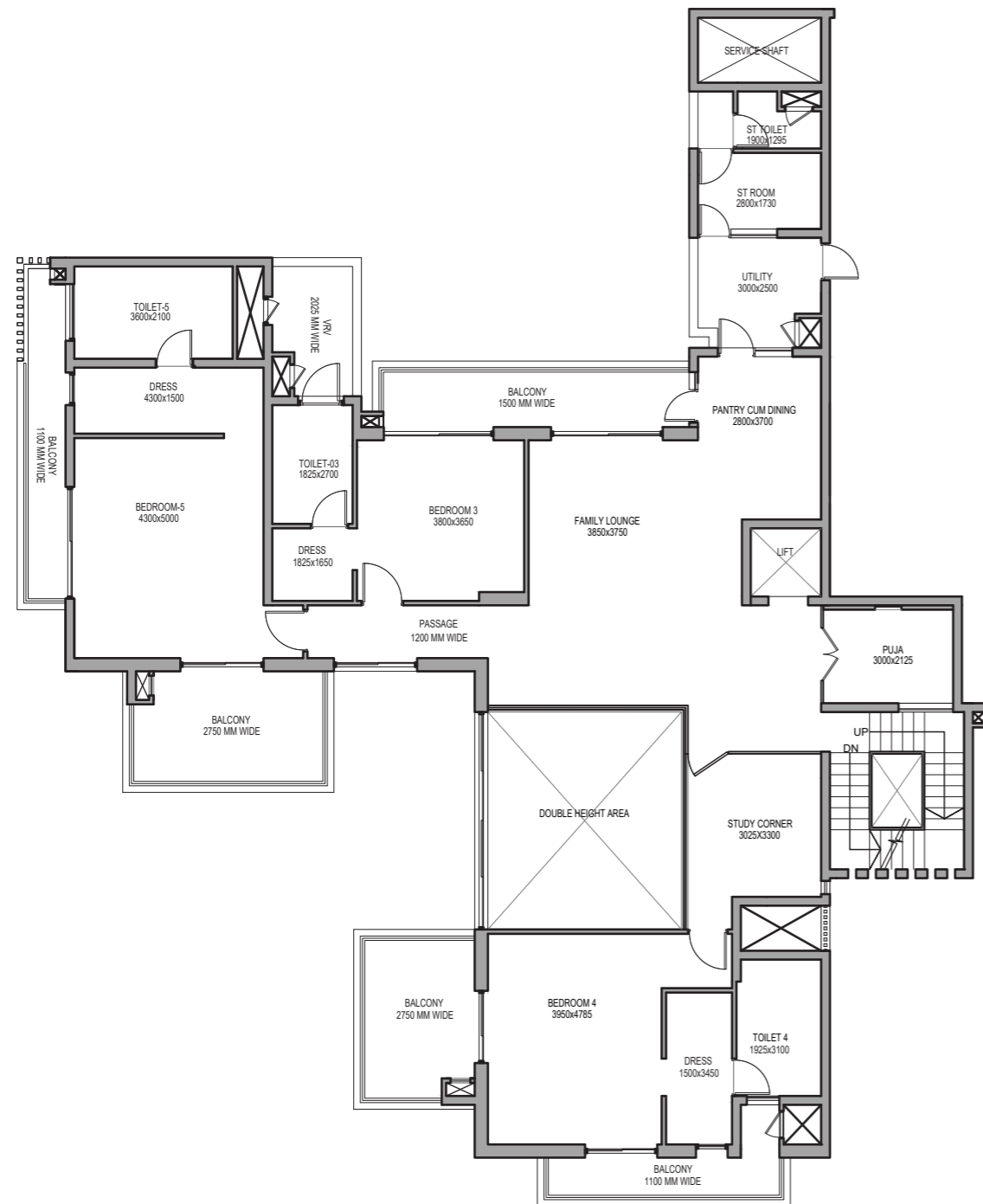


## Skyvilla 2 (level 1)



## Tower 1

1. Luxurious double height living room
2. Entertainment floor with gym and private pool
3. Large outdoor decks to enjoy uninterrupted views
4. Blend of indoor and outdoor living room
5. His & Her master bedroom suite
6. Master bathroom with a view
7. Two units to a core with a separate service core
8. Dedicated puja room, study corner and family lounge

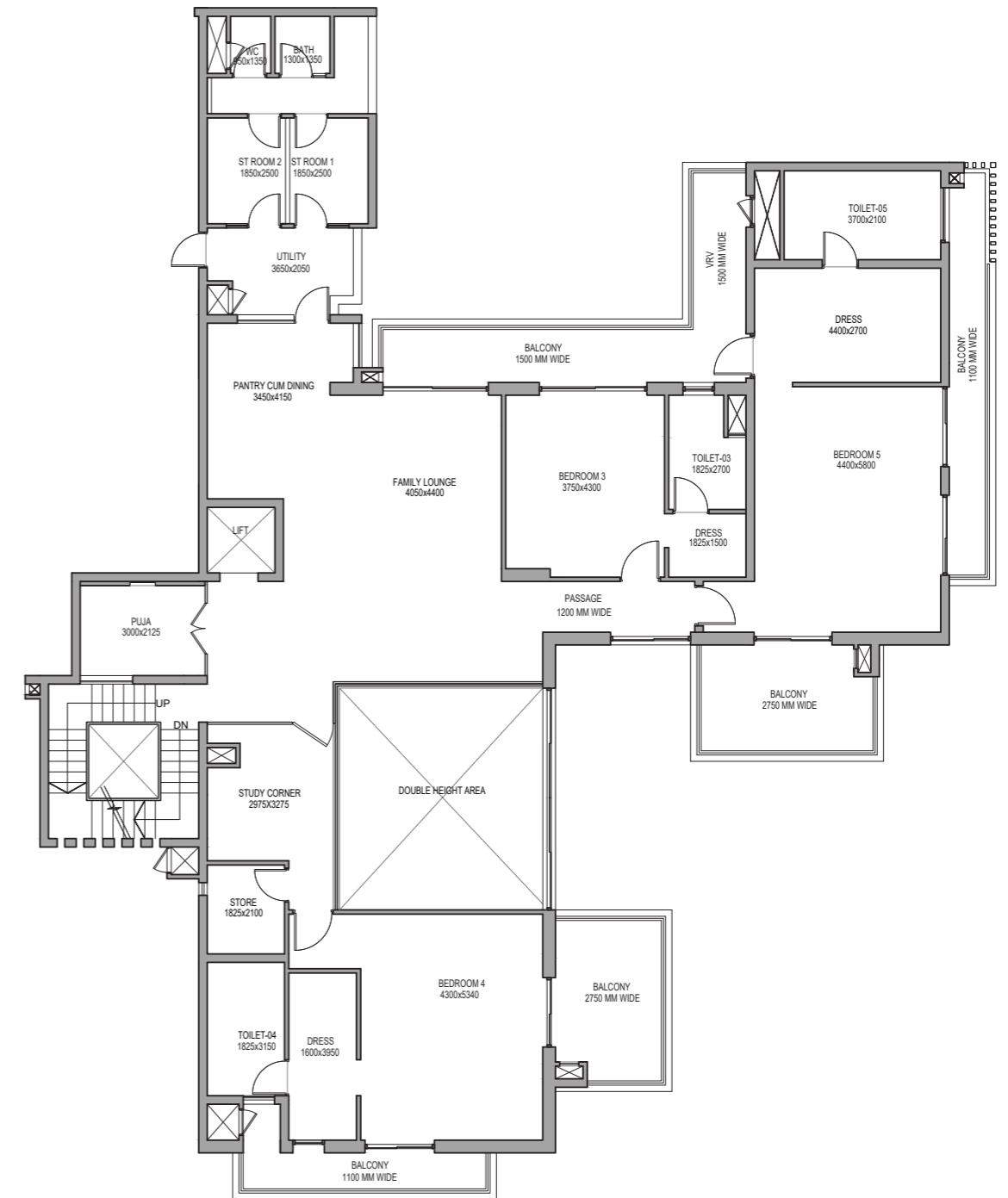


## Skyvilla 1 (level 2)

\*All figures and areas are rounded off to the nearest integer  
\*All dimensions are in mm

## Tower 1

1. Luxurious double height living room
2. Entertainment floor with gym and private pool
3. Large outdoor decks to enjoy uninterrupted views
4. Blend of indoor and outdoor living room
5. His & Her master bedroom suite
6. Master bathroom with a view
7. Two units to a core with a separate service core
8. Dedicated puja room, study corner and family lounge

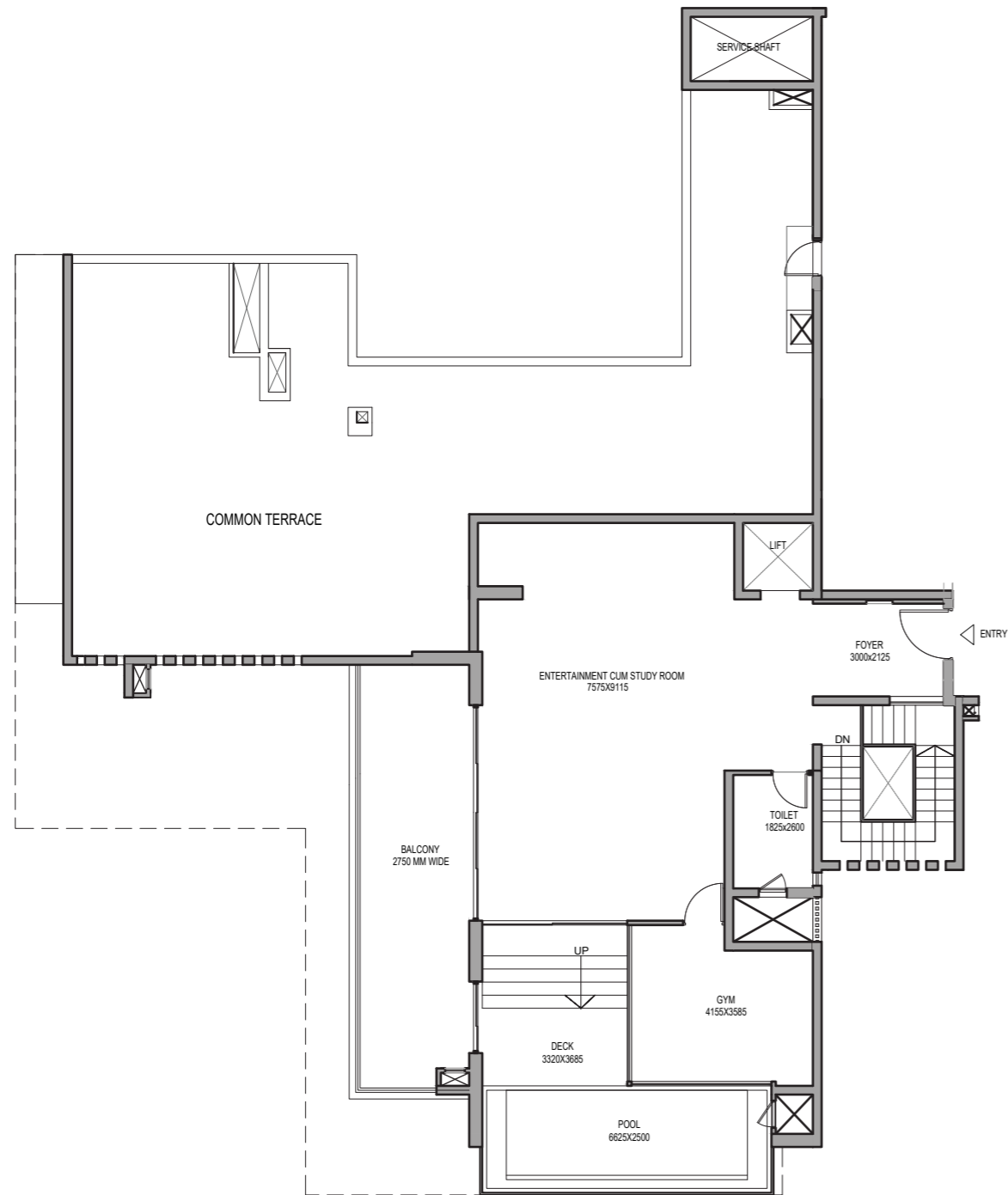


## Skyvilla 2 (level 2)



## Tower 1

1. Luxurious double height living room
2. Entertainment floor with gym and private pool
3. Large outdoor decks to enjoy uninterrupted views
4. Blend of indoor and outdoor living room
5. His & Her master bedroom suite
6. Master bathroom with a view
7. Two units to a core with a separate service core
8. Dedicated puja room, study corner and family lounge

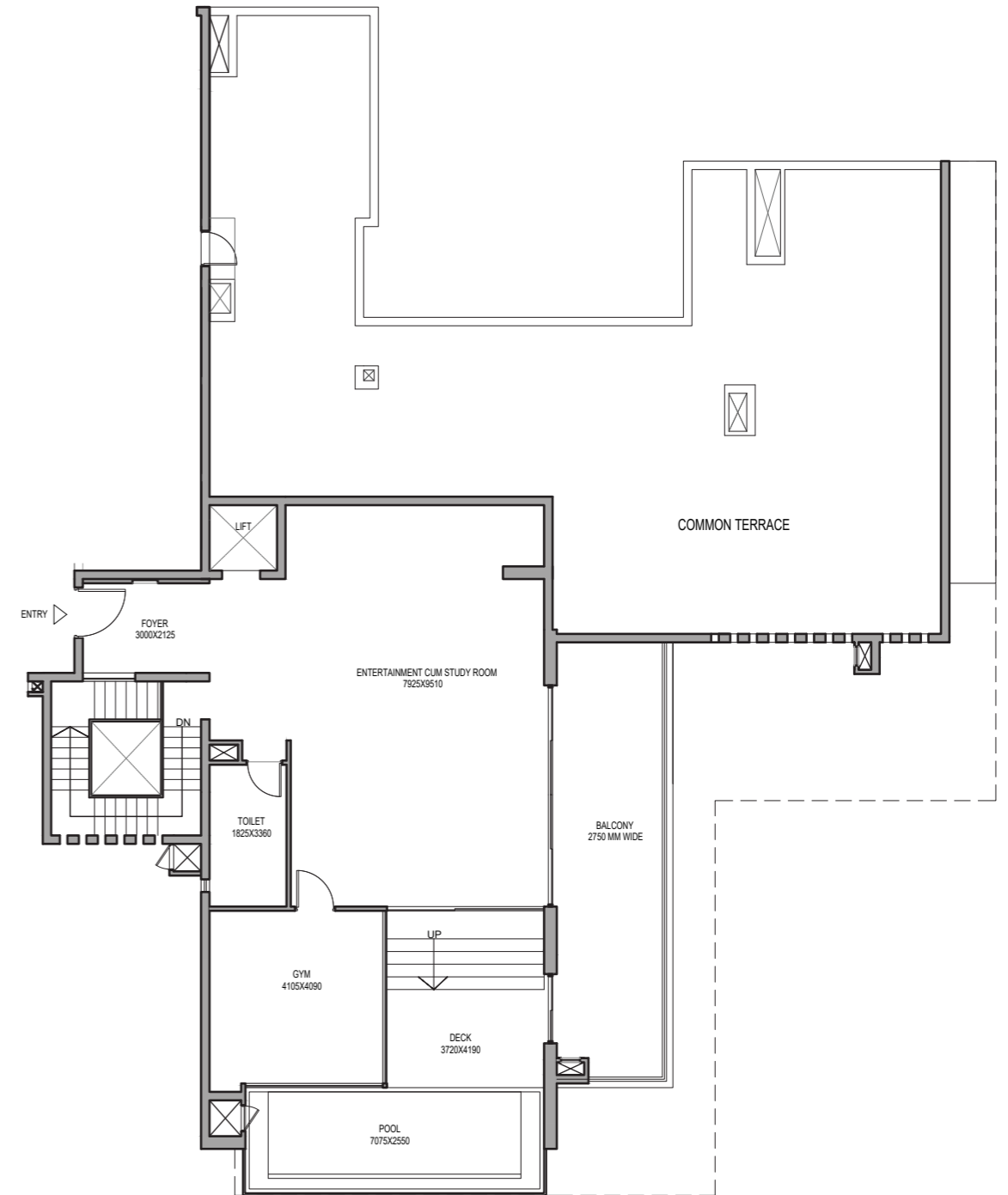


## Skyvilla 1 (level 3)

\*All figures and areas are rounded off to the nearest integer  
\*All dimensions are in mm

## Tower 1

1. Luxurious double height living room
2. Entertainment floor with gym and private pool
3. Large outdoor decks to enjoy uninterrupted views
4. Blend of indoor and outdoor living room
5. His & Her master bedroom suite
6. Master bathroom with a view
7. Two units to a core with a separate service core
8. Dedicated puja room, study corner and family lounge

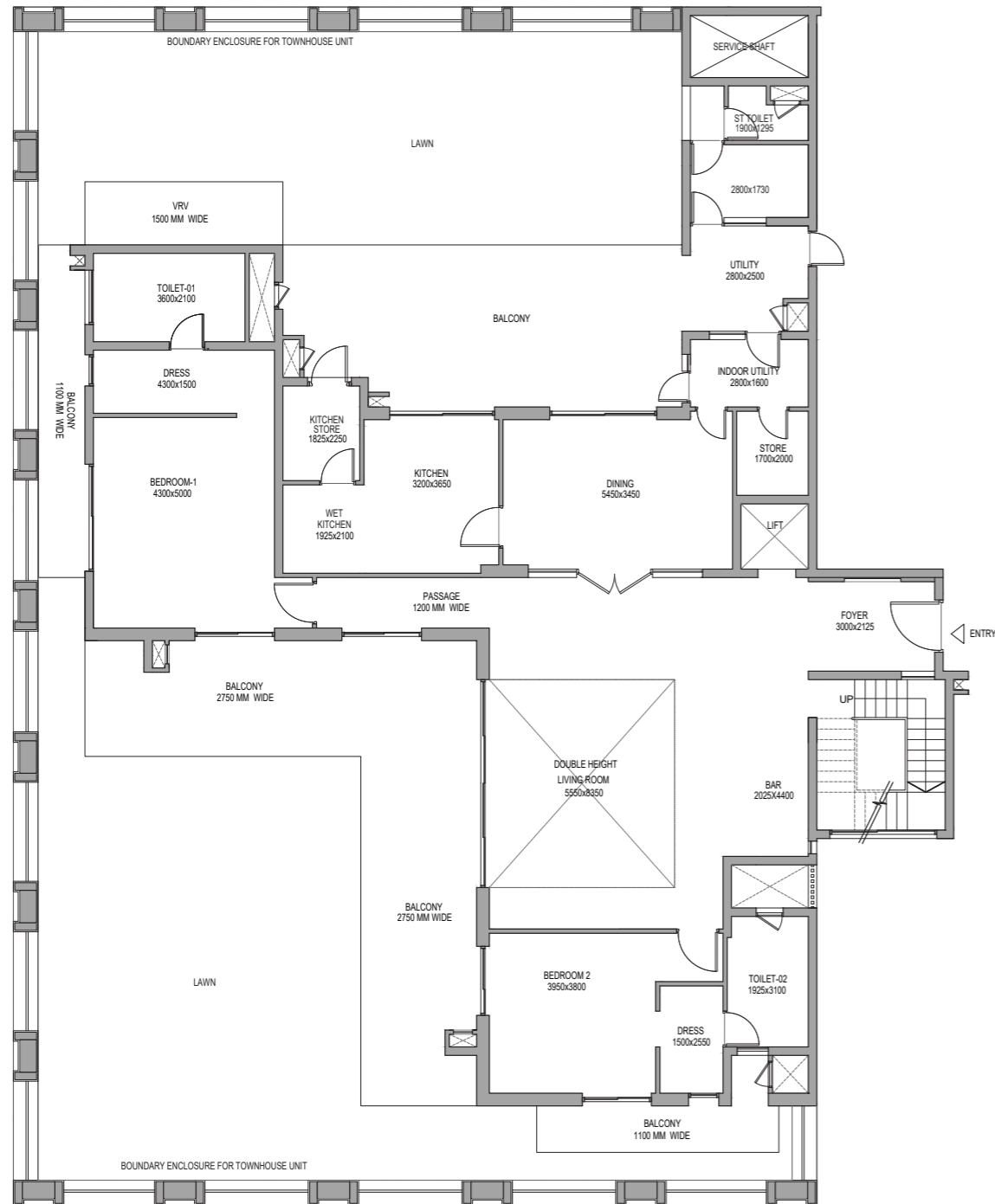


## Skyvilla 2 (level 3)



## Tower 1

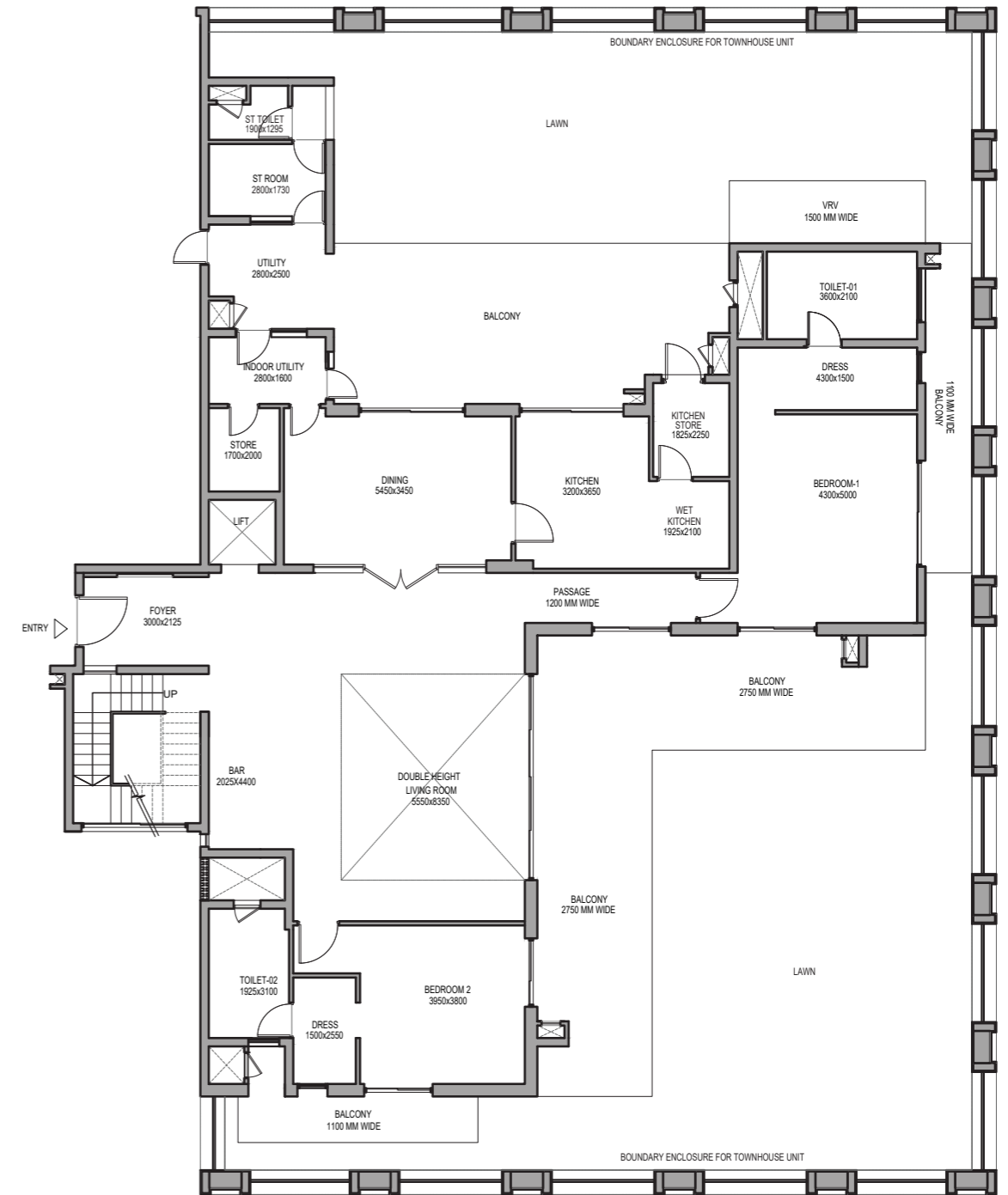
1. Generous private garden
2. Blend of indoor and outdoor living room
3. Well-spaced bedrooms for privacy
4. His & Her master bedroom suite
5. Dedicated staff rooms
6. Separate passenger & service access for privacy & utility
7. Two units to a core to avoid crowding



### Townhouse 1 (level 1)

## Tower 2

1. Generous private garden
2. Blend of indoor and outdoor living room
3. Well-spaced bedrooms for privacy
4. His & Her master bedroom suite
5. Dedicated staff rooms
6. Separate passenger & service access for privacy & utility
7. Two units to a core to avoid crowding

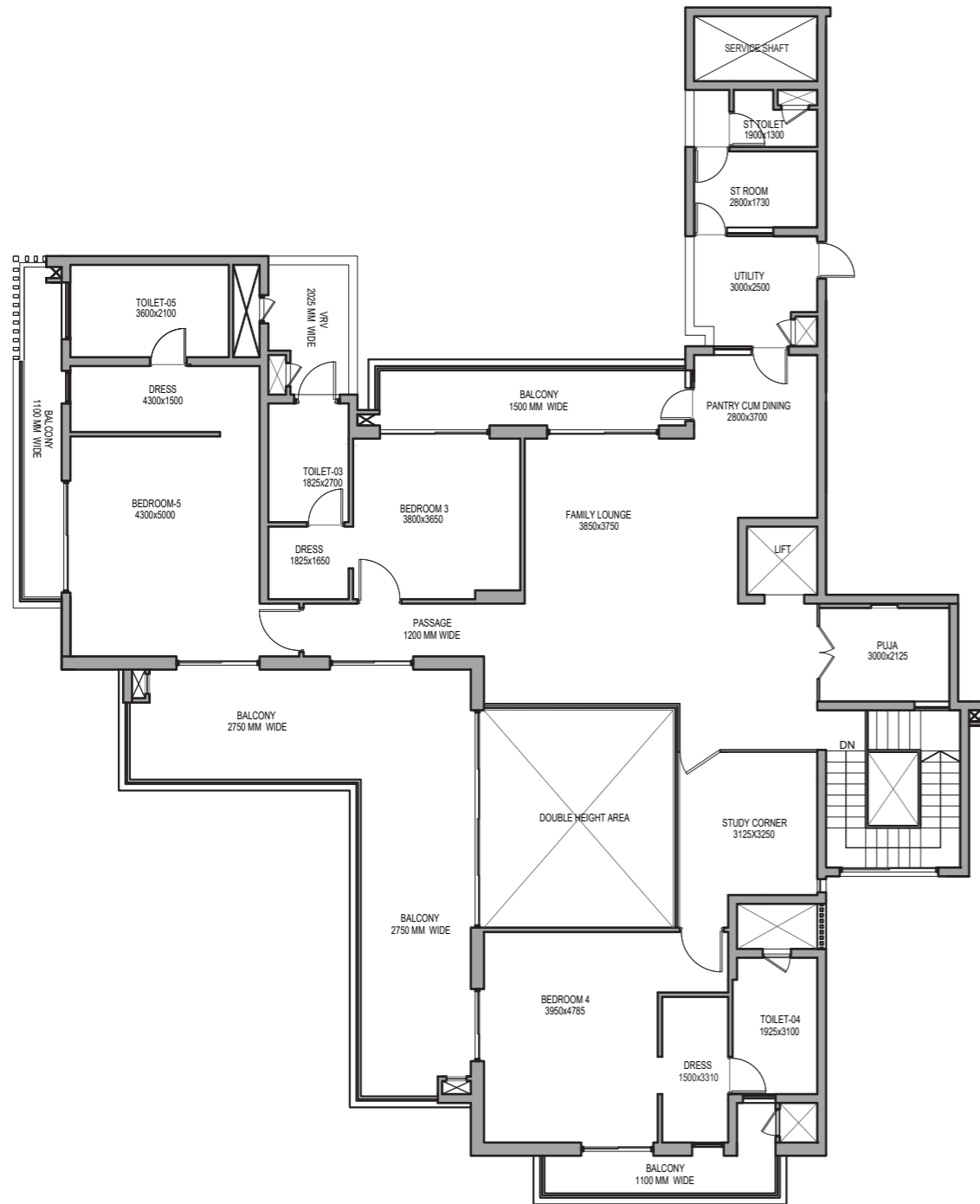


### Townhouse 2 (level 1)



## Tower 1

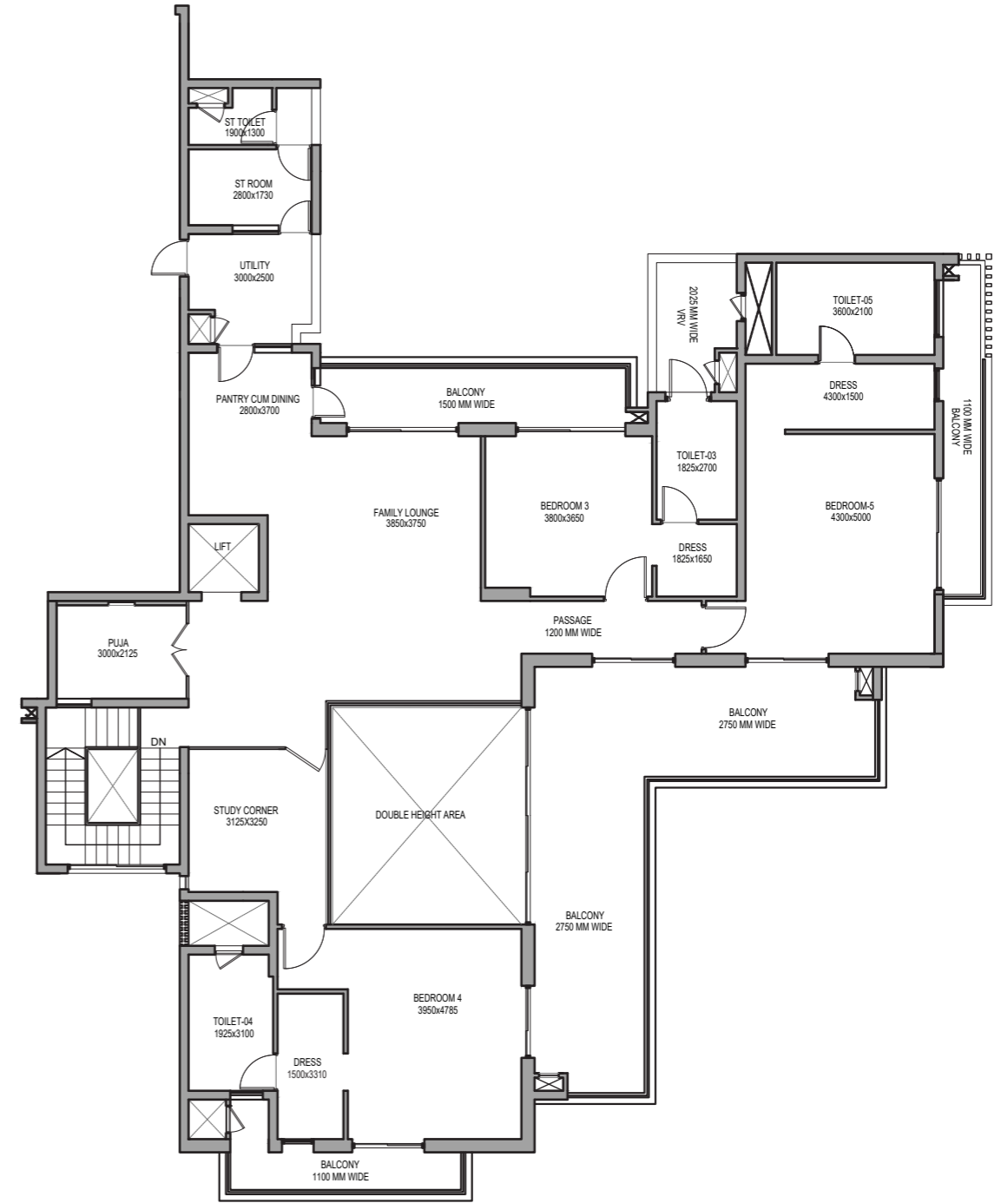
1. Generous private garden
2. Blend of indoor and outdoor living room
3. Well-spaced bedrooms for privacy
4. His & Her master bedroom suite
5. Dedicated staff rooms
6. Separate passenger & service access for privacy & utility
7. Two units to a core to avoid crowding



## Townhouse 1 (level 2)

## Tower 2

1. Generous private garden
2. Blend of indoor and outdoor living room
3. Well-spaced bedrooms for privacy
4. His & Her master bedroom suite
5. Dedicated staff rooms
6. Separate passenger & service access for privacy & utility
7. Two units to a core to avoid crowding



## Townhouse 2 (level 2)



## Seamless Space Adaptability

Experience mindful living at Estate 128, where discreet entrances seamlessly transform spaces for remote work and versatile lifestyles. Embrace a thoughtfully crafted environment that balances practicality and modern aesthetics.



# Living Room

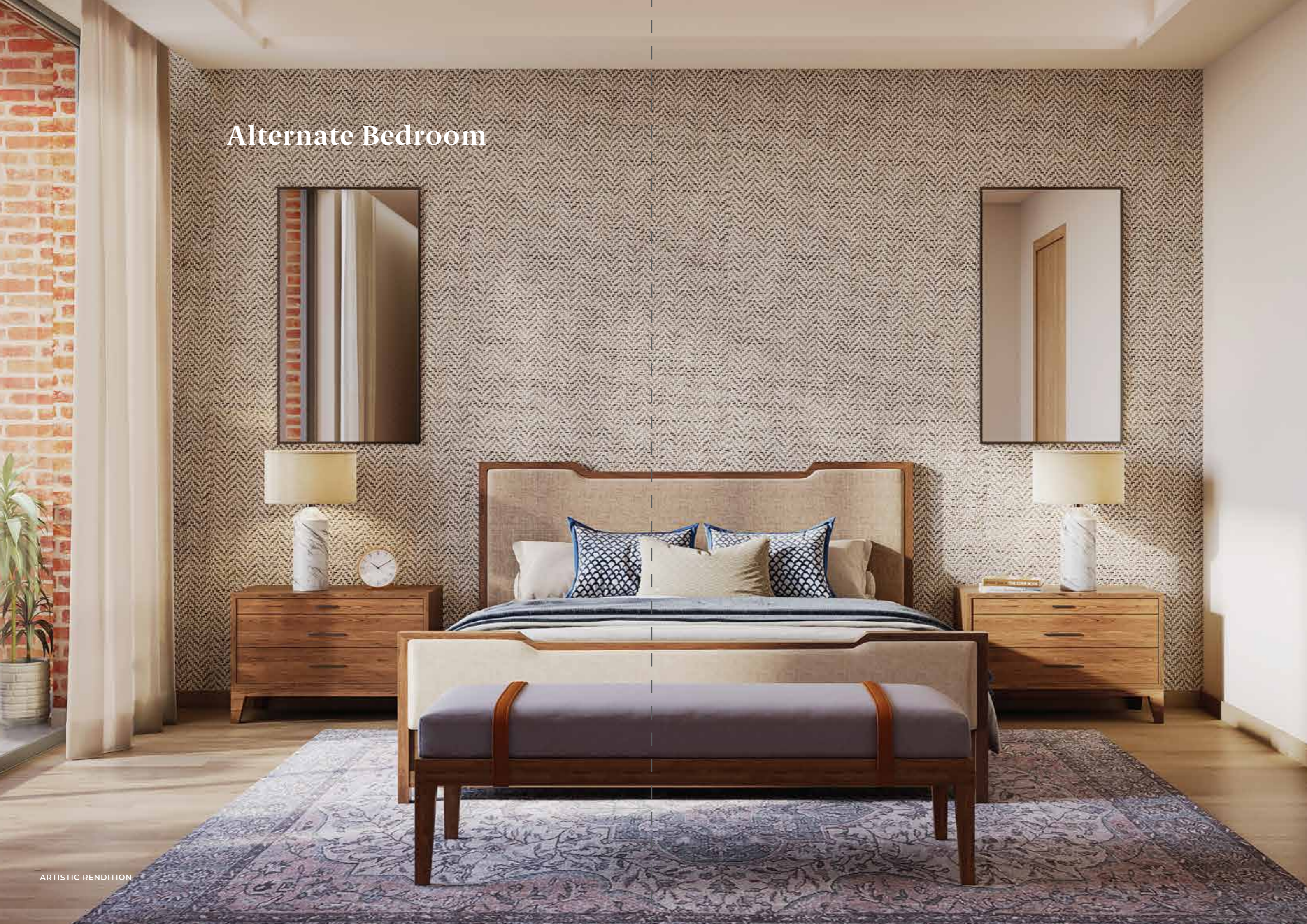


# Master Bedroom





## Alternate Bedroom

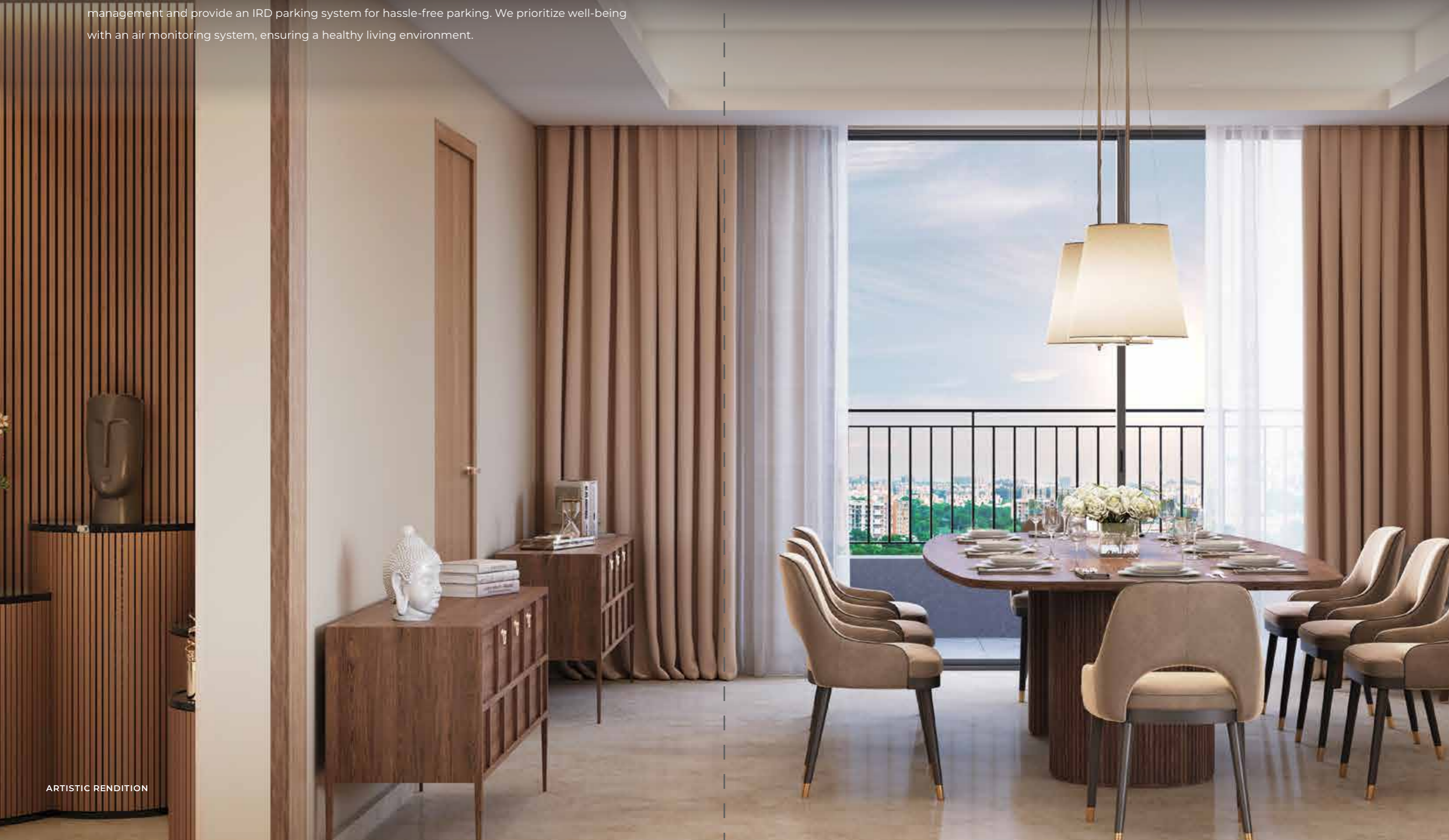


## Kids Bedroom



# Well-Being through Technology

Estate 128 embraces technological advancements, offering residents an advanced living experience. Our home automation system empowers residents to control lighting, temperature, and security for convenience. We implement water metering tech for effective consumption management and provide an IRD parking system for hassle-free parking. We prioritize well-being with an air monitoring system, ensuring a healthy living environment.



# Our Services And Service Orientation

Estate 128 has been intricately designed for an unparalleled living experience, prioritizing your security, safety, and comfort at every step.



# Exclusive Resident Services

In-Apartment dining

In-apartment events & parties

**Club at 128 will cater to such requirements**

**Concierge will help if they wish to arrange an external vendor**

Paid Housekeeping service packages

Hourly, Daily, Weekly or Monthly flexible packages

**Hospitality team will arrange anytime of upkeep services**

On-site laundry vendor/laundromat

**Hospitality team will arrange pick-up & retrieval from external vendor too**

In-Apartment Nurse arrangement

On-site Doctors Bay: Tie-up with a hospital for Doctor Visits

On-call medicines via Concierge

Health Pop-ups with known hospitals/doctors

Emergency Resident Doctor consultation (if any doctors are residing)

On-site car clinic for minor repairs & modifications & accessories

Concierge to assist with insurance companies

Vendor tie-up for daily car wash

Housekeeping service : Mopping, dusting, clothes ironing, etc.

Horticulture Services: In-House Mali preferably

**We will have packages for all the above on hourly, weekly & monthly basis**

# Exclusive Resident Services

**Driver:** Luxury & Non-Luxury all types of cars.

We will have packages for all the above on hourly, weekly & monthly basis.

**Cooks/Chefs :** Various cuisines, Expertise-level charges will be levied.

**Petcare service:** Kennel, Veterinary clinic, Pet Spa & accessories

We will have tie-ups for all the above

**Early Learning Centre:** Celebrate and nurture children so that they can thrive and meaningfully contribute to making our world a better place. Their curriculum focuses on play and concrete, hands-on learning through diverse engagements such as block building, imaginative play, stories, music and movement, cooking, and trips to explore the world beyond the classroom. Some of the programs are:

First Steps - Age : 2+ years to 4 years

Right Start - Age: 4 years to 5 years

Parent-Toddler Programme - Age: 18 months to 2+ years

**Care at Home:** Clinical expertise and personalized care provided by a team of trained professionals in the safety and comfort of your homes. It is ideal for those who need assistance for managing their condition or seek convenience in diagnostics and health monitoring. Some of the offerings are:

Home Critical Care

Home Sample Collection

Nursing care

X-ray and ECG at home

Patient Caregiver

Physiotherapy and Rehabilitation



# Facts and Spec sheet

<b>Structure</b>	<b>Earthquake Resistant R.C.C. framed structure</b>
------------------	---

## 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 door & 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	Branded stainless steel/brass finished hardware fittings for doors and locks

## Toilets

Floors	Premium Quality Anti-Skid Tiles
External door & windows	UPVC/Aluminum 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 door & 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

## 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

# Habitat For Humanity

The dedication to community welfare remains unwavering at Estate 128. In the aftermath of the global pandemic, the importance of extending a helping hand has been highlighted profoundly. It paved the way for our contribution to "Habitat for Humanity", a renowned nonprofit organization ardently devoted to community betterment.

This association materializes Max Group's initiative to positively impact secure housing availability for marginalized families in Rewari, one of the districts in National Capital Region (NCR). We believe in complementary growth for those in need as we help elevate the quality of your life and bring in considerable and transformative change towards a healthier living environment.







## Disclaimer

Max Estates Ltd. (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 201301 & Registered office at 419, Bhai Mohan Singh Nagar Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab 144533.

Max Estates Ltd. is the promoter of Max Estates 128 Pvt. Ltd. (CIN No. U55101DL2006PTC151422)  
Regd. Office: Max House, 1, Dr. Jha Marg, Okhla, New Delhi 110020).

This document contains proprietary and confidential information that is not in the public domain. This document and its contents are intended for the exclusive use of Max Estates 128 Pvt. Ltd., its associate companies and any intended recipients with whom same is shared. This document/information may not be published, circulated, reproduced and otherwise distributed to any third party without the express written consent of Max Estates 128 Pvt. Ltd.

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](http://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 201301 & Registered office at Max House, 1, Dr. Jha Marg, Okhla, New Delhi 110020.

Disclaimer: 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.

1 sq. mtr. is equal to 10.764 sq. ft.