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Account: Max Estates Noida Private Limited Collection A/c for Estate 105 Account No.:
003105046159 Bank Name: ICICI Bank Ltd IFSC Code: ICIC00000031 Branch: K1, Senior Mall,
Sec-18, Noida, Uttar-Pradesh

ESTATE 105





In a *fast-paced* world,
the rarest luxury is
the freedom to *move*.

Movement is the doorway to
well-being, and the very sign of life —
yet it often takes a back seat in our
daily lives.

In NCR, even the smallest act
of movement requires effort,
owing to traffic, heat, pollution,
scarce green cover and poor
walkability.

Yet, with longevity and wellness
trends being embraced across
the world, the desire to feel more
energetic, active and connected
has never been stronger.

For representational
purposes only

What if your environment itself could make movement *effortless*?

RESEARCH SHOWS THAT OUR HABITS
ARE DIRECTLY INFLUENCED BY OUR IMMEDIATE SURROUNDINGS.

In *Atomic Habits*, author James Clear suggests that the environment is the invisible hand that shapes human behavior; designing your environment for success can bring about more favourable outcomes.

Clear, James. *Atomic Habits*: The life-changing million-copy #1 bestseller. Random House, 2018.

Nudge theory, popularised by Richard Thaler and Cass Sunstein, proposes that subtle changes in ‘choice architecture’ can influence people to make better decisions without limiting their options or using force.

Thaler, Richard H., and Cass R. Sunstein. *Nudge: Improving Decisions about Health, Wealth, and Happiness*. Yale UP, 2008.

According to Danielle Roeske, Psy.D., Vice President of Residential Services at Newport Healthcare, our outer worlds invariably affect our inner worlds, and vice versa.

“The Mental Health Benefits of a Clean Home.” Newport Healthcare, 26 Jan. 2023, www.newporthealthcare.com/resources/press/clean-home-benefits.



For representational
purposes only

We imagined
a living environment

From a force
of habit to an act
of *intention*.

From a task
you dread to a
respite you invite.

From something
you seek, to something
that *finds* you.

From boring to joyful,
demanding to effortless,
tiring to *replenishing*.

that could *transform*
movement.



Move Well Live Well.

AT ESTATE 105

A movement-first
residential community
nurturing well-being and
vitality in your everyday.

A view of the Residences
at Estate 105.

ARTISTIC IMPRESSION

A place
where life is

best lived
in motion.



5.62 acres of
low-density living



A 2.5-acre
car-free landscape



Over 72,000 sq. ft.
of *lifestyle* amenities



An *elevated* walkway
& jogging track



Seamless expressway
connectivity



Entrance to
the Residences at Estate 105.
ARTISTIC IMPRESSION



Strategically located
in Sector 105, along
the Noida-Greater
Noida Expressway.

CONNECTIVITY

Noida–Greater Noida Expy	5 mins
Mahamaya Flyover	10 mins
DND Flyway	25 mins
Jewar Airport	55 mins
IGI Airport	65 mins

URBAN HUBS

New Friends Colony	25 mins
Defence Colony	30 mins
Greater Kailash	30 mins
Connaught Place	35 mins
Khan Market	35 mins

LEISURE & RETAIL

Okhla Bird Sanctuary	10 mins
Film City	12 mins
Noida Golf Course	14 mins
Mall of India	15 mins

HEALTHCARE

Medanta Hospital	15 mins
Max Super Speciality Hospital, Sector 128	7 mins

OUR DEVELOPMENTS

Estate 128	5 mins
Max Square	10 mins
Max Towers	30 mins
Max One	30 mins

Estate 105 is anchored in a deeply holistic focus on fitness, mobility and well-being, inviting you to...

Rest

Expansive architecture

that opens up to light and air

Streamlined interiors

that enable easier indoor living

Amenities & programming

that turn activity into community

On-ground interventions

that bring joy to each step

Play

Move

A car-free ground plane

that makes pedestrian circulation intuitive

An immersive landscape

that draws you outside

Heal

Recovery spaces

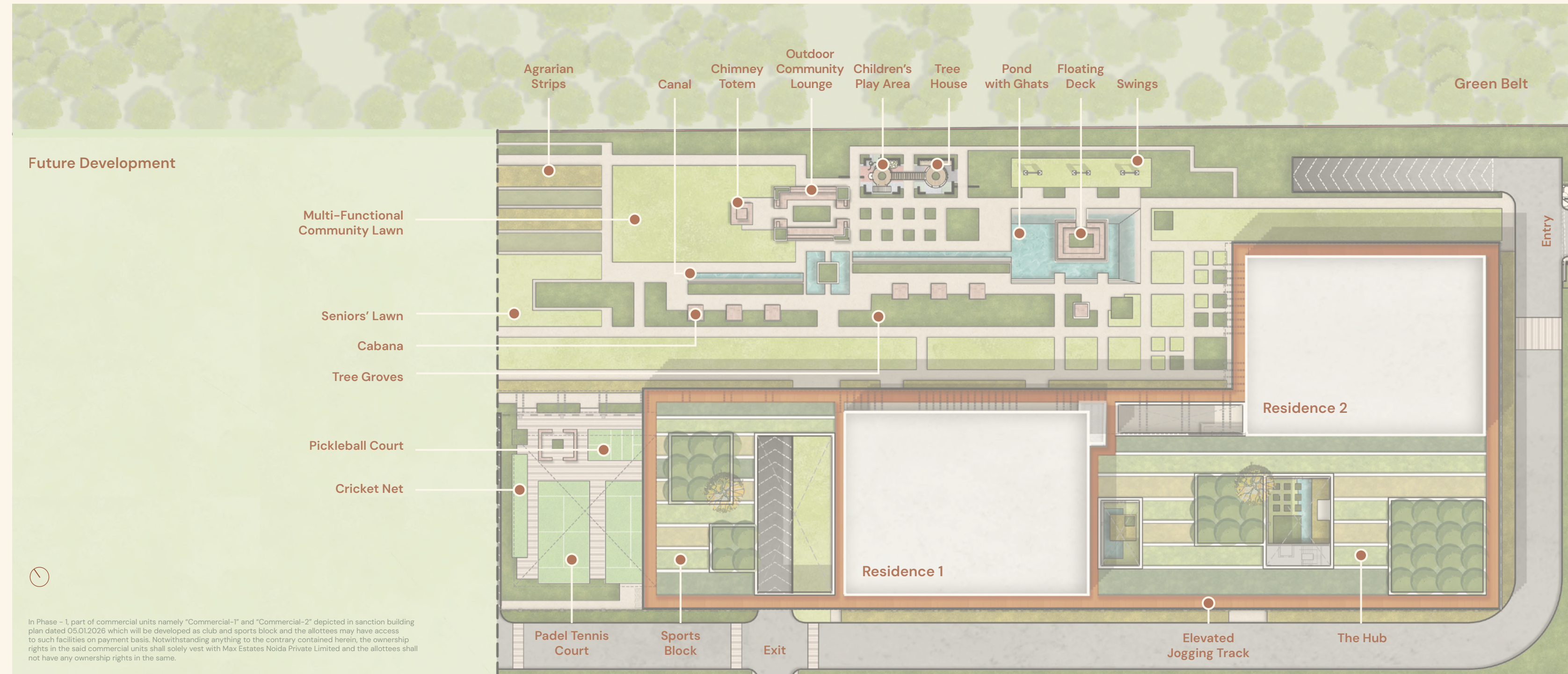
that balance movement and pause

A dynamic campus built for a spirited life.

Estate 105 offers an intuitively designed, low-density environment shaped by movement and everyday convenience.

The development comprises two residential towers, oriented in accordance with key vastu principles.

To the north, the development softens into an organic green peripheral edge, blending with the adjoining greenbelt to offer verdant views to residents, as well as ready access to free movement in nature's refuge.





A view of the landscaped podium and elevated walkway.
ARTISTIC IMPRESSION

Estate 105 also offers over 72,000 sq. ft. of amenities, spanning fitness, productivity, leisure and convenience.

Sports & Fitness

- Elevated Jogging Track
- Cycling Path
- Rock Climbing Wall
- Padel Tennis Courts
- Squash Courts
- Indoor Badminton Court
- Pickleball Court
- Table Tennis
- Cricket Net
- Gymnasium / Fitness Centre
- Indoor Swimming Pool
- Indoor Toddler Pool
- Yoga / Aerobics / Dance Room

Leisure & Entertainment

- Indoor Games Room
- Cards Room
- Amphitheatre

Children's Amenities

- Parkour Inspired-Movement Zone
- Jungle Gym
- Tree House
- Rope Courses
- Kids' Gym
- Kids' Room

Work & Productivity

- Business Centre / Co-Working Space
- Library / Reading Room

Food & Beverage

- Restaurant
- Deli / Bakery
- Sports Bar
- Juice Bar

Self Care & Wellness

- Spa
- Sauna / Steam Rooms



Dedicated vehicular
drop-off for the Residences.
ARTISTIC IMPRESSION

At Max Estates,
our guiding belief
is that the spaces
we inhabit can
nurture well-being
in our everyday.

We call this
our *LiveWell*
philosophy.





Designed
to enhance
residents’ quality
of life, Estate 105
is a place where...

Dedicated vehicular
drop-off for the Residences.
ARTISTIC IMPRESSION

form *meets* function

As IGBC Platinum pre-certified, Estate 105 is designed to meet the highest standards of sustainable living.



architecture *breathes* with nature

Car-free landscaped greens and podium gardens create continuous connections to nature across the estate.



people *find* belonging

Curated MoveWell programming managed by Pulse, our in-house team, helps create social rituals around fitness, while spaces like the amphitheatre, community lawns and clubhouse make room for cultural evenings and informal gatherings.



life *feels* richer, for longer

An integrated indoor–outdoor sports ecosystem and an elevated jogging track encourage movement across ages and energy levels — from active play to recovery.



impact *aligns* with intention

Rainwater harvesting, organic waste composting and STP systems help reduce dependence on municipal resources and support responsible living.





Aerial view of the estate landscape.
ARTISTIC IMPRESSION

Move



An immersive ground
plane enhancing everyday
mobility.



Entry to the vehicular drop-off for the Residences.
ARTISTIC IMPRESSION

A car-free podium for everyday walking.

Enjoy the simple pleasure of walking through a calm, pedestrian-first podium that connects the Residences.

Vehicular movement is shifted to a lower-ground drop-off, allowing the podium above to remain entirely car-free and bringing the luxury of walking to NCR. Shaded pathways, play pockets and quiet rest areas create space to walk, pause and move freely, inviting residents to step outdoors and reconnect with nature as part of everyday life.



A countryside-inspired landscape.
ARTISTIC IMPRESSION

A nature-led landscape for all ages.

Move, pause and reconnect
with nature across the estate's
countryside-inspired landscape.

Imagined as a celebration of Noida's
agrarian history, the immersive
landscape makes room for motion,
rest — and every moment in between.

Features such as meadows, a winding
canal and a community pond encourage
incidental movement and playful
exploration for all age groups, nurturing
children's imagination and evoking
nostalgia in adults.



For representational
purposes only



The Circuit, Estate 105's
elevated walkway and jogging track.
ARTISTIC IMPRESSION

An *elevated* walkway & jogging track.

Walk, jog, or train along
The Circuit — a one-of-
a-kind walkway bringing
dedicated pedestrian
passage to Delhi NCR.

Elevated above activity zones,
the walkway connects residence
blocks and amenity blocks and also
lives independently above open
areas. Residents can enjoy leisurely
morning strolls or high-intensity runs,
while tracking their progress through
milestone markers placed at regular
intervals along the route.

Play



An integrated sports and fitness ecosystem for high-energy movement.



A dedicated indoor-outdoor Sports Block.

Find the right match
for your energy levels,
from casual play to serious
training, at the estate
Sports Block.

Complete with indoor and outdoor
courts, tactical zones and versatile
sports surfaces, our Sports Block
creates a dynamic setting
for movement, connection
and community.

Outdoor courts at the estate Sports Block.
ARTISTIC IMPRESSION

Your everyday,
now with a game plan.



PADEL TENNIS COURTS



ROCK CLIMBING WALL



INDOOR BADMINTON COURT



PICKLEBALL COURT



TABLE TENNIS COURT



SQUASH COURTS



CRICKET NET



JUICE BAR

A sports court at Estate 105.
ARTISTIC IMPRESSION



A high-octane rock climbing zone.

Build strength, agility and confidence
within a purpose-designed rock climbing
zone at The Hub.

Thoughtfully designed and
age-appropriate climbing routes,
paired with robust safety measures,
transform movement into an
engaging physical challenge
that engages both body and mind.



Children's play area at Estate 105.
ARTISTIC IMPRESSION

A sensory play space for kids.

Grow your child's cognitive, social and motor skills through the art of play, at an outdoor children's zone within the estate landscape.

Nature-inspired elements — including jungle gyms, rope courses, balancing logs, sandpits, water features and a tree house — blend tactile experiences with open-ended play, fostering learning through movement, social interaction and a deeper connection with the outdoors.



The cabanas at Estate 105.
ARTISTIC IMPRESSION

Indoor *fitness* amenities at The Hub.

Stay connected to your daily fitness routine at The Hub, the estate's community clubhouse.

Approaching everyday mobility from a lifestyle lens, The Hub at Estate 105 offers best-in-class fitness spaces for children and adults alike.

Amenities include a fitness centre, a kids' gymnasium, as well as a multipurpose room for yoga, aerobics and dance.



The gymnasium at The Hub.
ARTISTIC IMPRESSION

Heal

Restorative amenities
and recovery spaces
for long-term well-being.





Cabanas looking onto
the Estate 105 landscape.
ARTISTIC IMPRESSION

Pockets of *pause* at the estate.

Transition effortlessly
between movement and
rest through thoughtfully
placed recovery spaces
across the landscape.

Reflecting the belief that rest
is the other half of well-being,
Estate 105 introduces calm spaces
such as sensory gardens, quiet
courtyards, shaded seating
and hammocks, across
the ground plane and podium.



An outdoor community lounge for residents.
ARTISTIC IMPRESSION

Restorative amenities at The Hub.

Balance energy with recovery through wellness spaces designed for everyday rest and renewal at The Hub.

In addition to high-energy fitness and mobility spaces, the clubhouse prioritises recovery through dedicated areas where residents can relax and replenish themselves.

Amenities include an indoor all-weather swimming pool with a toddlers' pool, a spa and a sauna.



The indoor all-weather pool at The Hub.
ARTISTIC IMPRESSION



Dedicated spa facilities at The Hub.
ARTISTIC IMPRESSION



A view of a sunken courtyard at The Hub.
ARTISTIC IMPRESSION

Sunken, scenic community courtyards.

Reconnect with nature
in quiet courtyards that
punctuate the clubhouse.

Integrating the indoors with
the outdoors, the sunken courtyards
at The Hub act as meaningful
interruptions in residents' everyday,
making space for deeper reflection
in the lap of nature.

Movement-led art & design interventions.

Live*Well* amidst stimulating art, sculpture and everyday interventions woven across spaces at the estate.

Art at Estate 105 has been curated to bring in a sense of motion, from lively kinetic installations to sculptures that respond to wind, touch or vision.

Well-lit, inviting staircases encourage people to choose steps over lifts, while step-count markers on staircases and distance markers on tracks facilitate everyday motivation.



A canal winding through the landscape at Estate 105.

ARTISTIC IMPRESSION



The multipurpose fitness room at The Hub.
ARTISTIC IMPRESSION

Community wellness programming.

Discover shared respite
and joy in motion,
through mobility routines
that bring people together.

Group weekend runs, Pilates
sessions, dance workouts and more
will be curated through a dedicated
MoveWell calendar, supported by
a resident wellness app that offers
individual fitness tracking and
lists events, classes and trainer
schedules.

Rest



Thoughtful homes nestled
within intuitively designed
residences.



Generous private decks at Estate 105.
ARTISTIC IMPRESSION

*Home is
always the
starting line.*

At Estate 105,
well-being is built
as much into the
indoors as the outdoors.

Air-conditioned, double-height
lobbies usher you in the moment
you arrive at the Residences.

Inside, you'll find thoughtfully designed
homes with intuitive circulation,
maximising natural light, ventilation
and visual connection to green
spaces – so that your everyday feels
calm, expansive, and effortless.

Your world, *uninterrupted.*

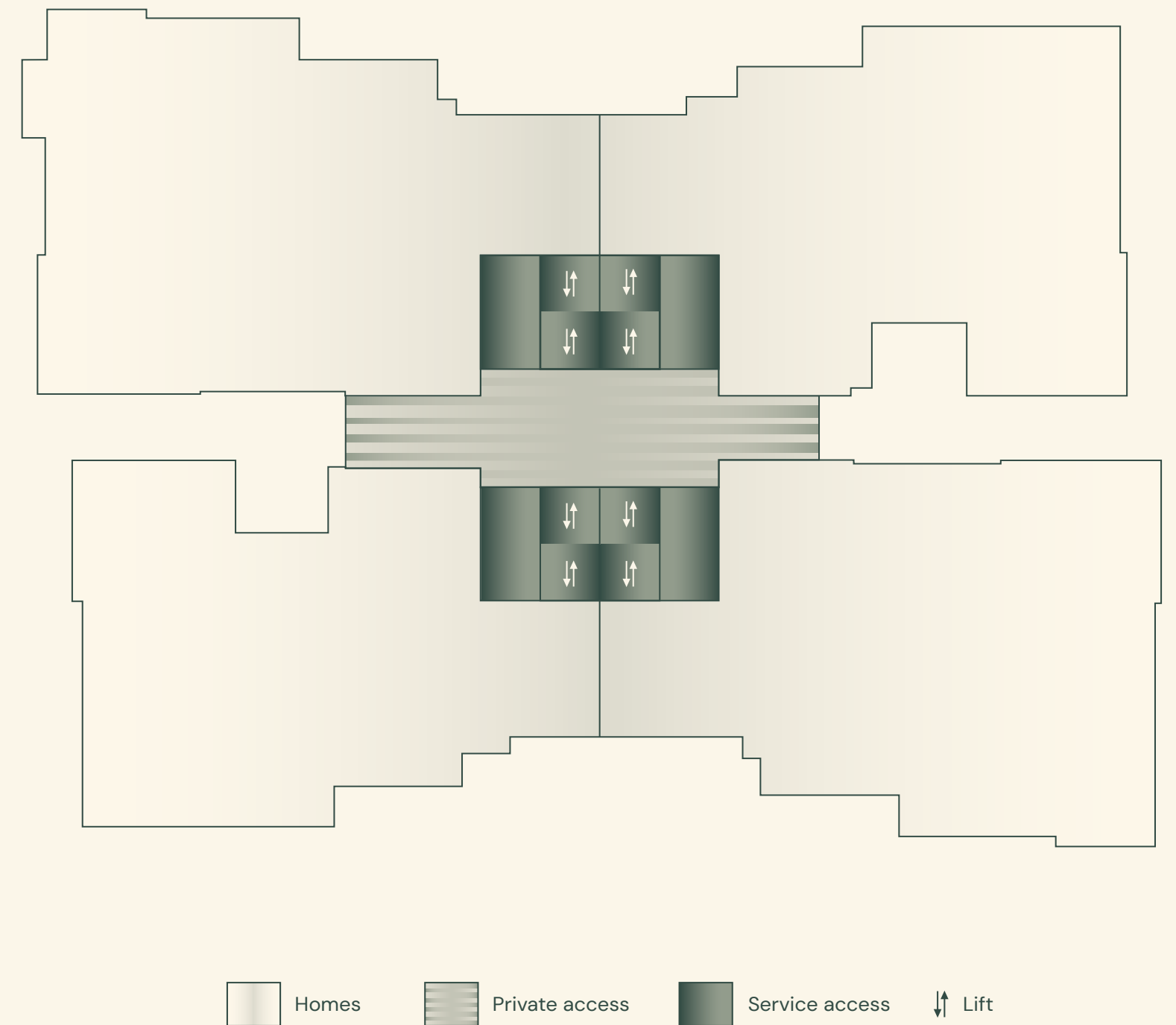
Carefully planned circulation ensures privacy, calm and seamless movement at the Residences.

Complete Privacy

Four homes per floor, each served by two dedicated lifts and a private lobby.

Ease of Movement

Separate service and passenger lobbies.



The bedroom in an Estate 105 home.
ARTISTIC IMPRESSION



Space for *generous* living.

Our homes are designed with expansive layouts and thoughtful storage to support the rhythms of everyday life.

Optimised Floor Plans

Separate store room, staff room and powder room in every home.

Ample Closet Space

Walk-in closets in all bedrooms, available for select typologies.

Access to Nature

Balconies along living areas and private decks in every bedroom.

Expansive Design

Airy floor-to-floor height spanning 3.6 metres.

The dining area in an Estate 105 home.

ARTISTIC IMPRESSION



The living area in an Estate 105 home.
ARTISTIC IMPRESSION



Designed for *real* well-being.

Careful attention is lent to elements of your built environment, for better day-to-day living and long-term vitality.

Enhanced Air Quality

Fresh-treated air supplied to every home.

Biophilic Design

Three-side-open homes maximising natural light, ventilation and views to the estate landscape.

We build the
homes, so you can
build the life.

1 m² = 10.7639 ft
Total area shall mean the area after loading of other constructed areas including the exclusive Balcony Areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and Balcony Areas for exclusive use of the allottee.

4 Bedroom

120 UNITS

RERA Carpet Area	2,065 sq.ft.
Balcony Area	509 sq.ft.
Total Area	3,754 sq.ft.

4 Bedroom + FL

132 UNITS

RERA Carpet Area	2,318 sq.ft.
Balcony Area	649 sq.ft.
Total Area	4,214 sq.ft.

Duplex

6 UNITS

5.5 Bedroom Duplex Home

RERA Carpet Area	3,487 sq.ft.
Balcony Area	781 sq.ft.
Total Area	6,339 sq.ft.

Townhouse

4 UNITS

5.5 Bedroom Ground-Level Duplex Home with Private Lawn

RERA Carpet Area	3,854 sq.ft.
Balcony Area	698 sq.ft.
Total Area	7,008 sq.ft.

Townhouse (L)

4 UNITS

5.5 Bedroom Ground-Level Duplex Home with Private Lawn

RERA Carpet Area	4,290 sq.ft
Balcony Area	794 sq.ft.
Total Area	7,800 sq.ft.

Sky Villa

4 UNITS

5.5 Bedroom Duplex Penthouse with Private Terrace

RERA Carpet Area	5,401 sq.ft.
Balcony Area	1,133 sq.ft.
Total Area	9,821 sq.ft.

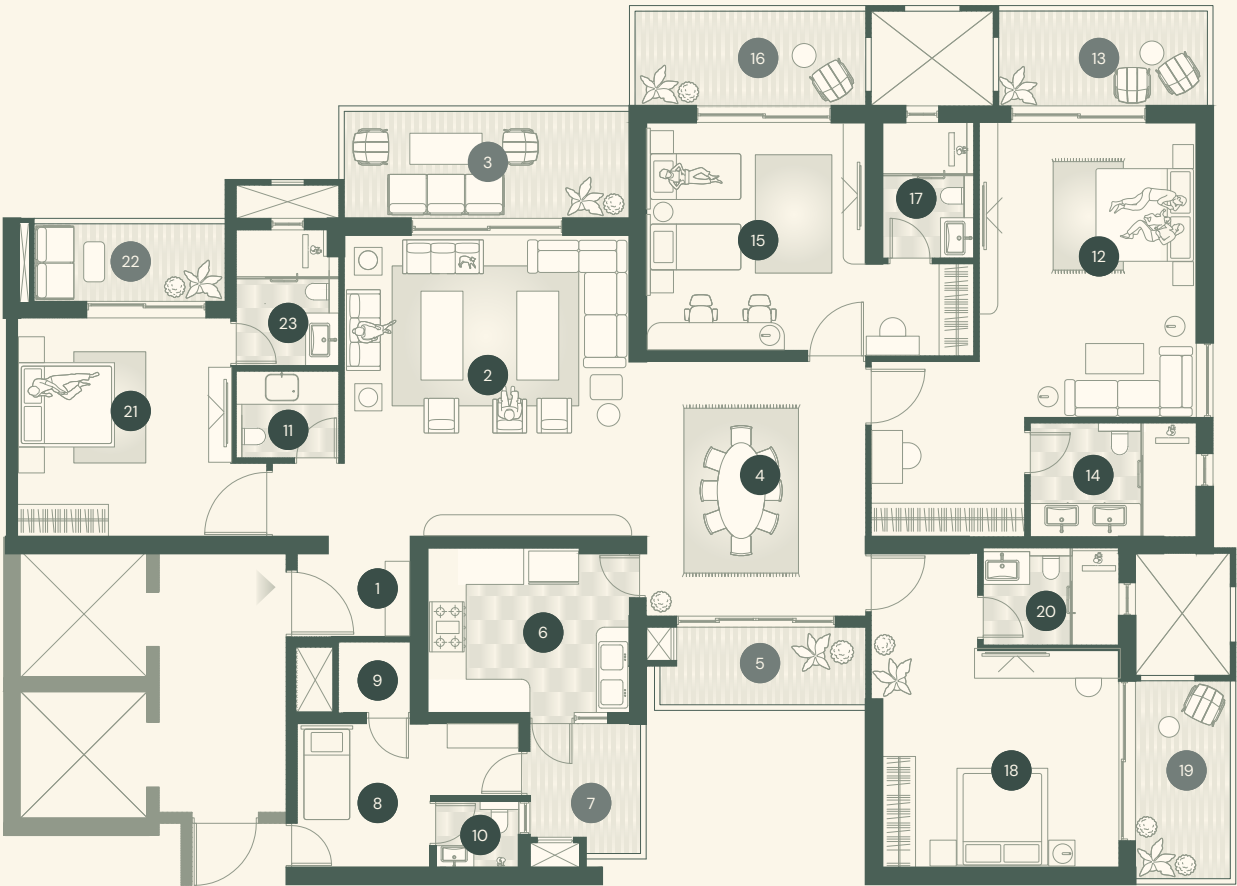
4 Bedroom

RERA Carpet Area: 2,065 ft²

Balcony Area: 509 ft²

Total Area: 3,754 ft²

- | | | | |
|---------------------------------|-------------------------------------|-------------------------------|-------------------------------|
| 1 Entry Foyer
2050 x 1500 mm | 7 Balcony
2100 mm deep | 13 Balcony
1800 mm deep | 19 Balcony
1800 mm deep |
| 2 Living
5150 x 5450 mm | 8 Utility
2400 x 2600 mm | 14 Bathroom
3000 x 2050 mm | 20 Bathroom
2450 x 1750 mm |
| 3 Balcony
2030 mm deep | 9 Store
1300 x 1275 mm | 15 Bedroom
3965 x 4100 mm | 21 Bedroom
3850 x 3950 mm |
| 4 Dining
3965 x 4600 mm | 10 Bathroom
1500 x 1200 mm | 16 Balcony
1800 mm deep | 22 Balcony
1500 mm wide |
| 5 Balcony
1500 mm deep | 11 Powder Room
1850 x 1550 mm | 17 Bathroom
1650 x 2450 mm | 23 Bathroom
1850 x 2450 mm |
| 6 Kitchen
3650 x 2975 mm | 12 Master Bedroom
3900 x 5325 mm | 18 Bedroom
4270 x 3900 mm | |



1 m² = 10.7639 ft

Total area shall mean the area after loading of other constructed areas including the exclusive Balcony Areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and Balcony Areas for exclusive use of the allottee.

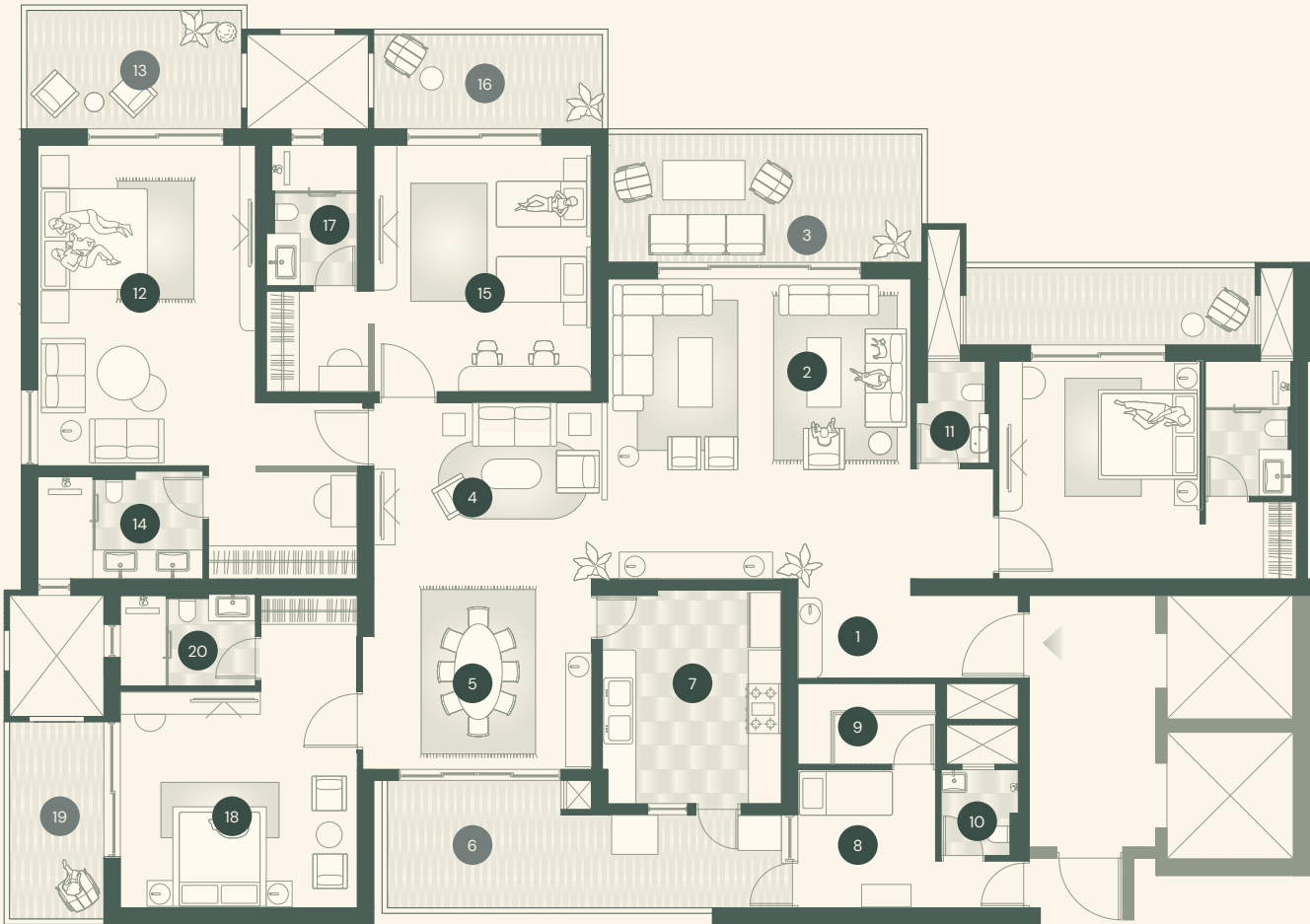
4 Bedroom + FL

RERA Carpet Area: 2,318 ft²

Balcony Area: 649 ft²

Total Area: 4,214 ft²

- | | | | |
|-----------------------------------|-------------------------------------|-------------------------------|-------------------------------|
| 1 Entry Foyer
4000 x 1500 mm | 7 Kitchen
3250 x 3885 mm | 13 Balcony
2250 mm deep | 19 Balcony
1800 mm deep |
| 2 Living
5500 x 5450 mm | 8 Utility
2500 x 2500 mm | 14 Bathroom
3000 x 1950 mm | 20 Bathroom
2450 x 1745 mm |
| 3 Balcony
2425 mm deep | 9 Store
2500 x 1450 mm | 15 Bedroom
3950 x 4475 mm | 21 Bedroom
3650 x 3950 mm |
| 4 Family Lounge
4150 x 3200 mm | 10 Bathroom
1400 x 1560 mm | 16 Balcony
1800 mm deep | 22 Balcony
1500 mm deep |
| 5 Dining
4150 x 3460 mm | 11 Powder Room
1400 x 1850 mm | 17 Bathroom
1650 x 2550 mm | 23 Bathroom
1650 x 2450 mm |
| 6 Balcony
2400 mm deep | 12 Master Bedroom
3950 x 5800 mm | 18 Bedroom
4300 x 3930 mm | |



1 m² = 10.7639 ft

Total area shall mean the area after loading of other constructed areas including the exclusive Balcony Areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and Balcony Areas for exclusive use of the allottee.

Experience the future of modern living.

Homes with seamless tech integration
and state-of-the-art home automation,
for your peace of mind.



HOME AUTOMATION WITH ONE-TAP CONTROLS

Effortlessly manoeuvre your lighting,
fans and ACs, with one-tap toggles
that can also be accessed remotely.



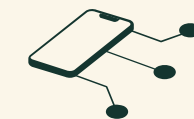
SMART SENSING SYSTEMS

Motion-sensor lights in bathrooms
and gas-leak detectors in kitchens
add an extra layer of safety.



VIDEO DOOR MONITORING

Monitor your home and
communicate with visitors wherever
you are, through video door phones
and smart door lock systems.



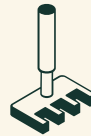
YOUR SMART HOME, ON YOUR SMARTPHONE

All of the above mentioned
features are accessible to you
through one intuitive application
on your phone. Enjoy the flexibility
of staying connected to your living
space, even on the go.



HOUSEKEEPING SERVICES

Avail housekeeping services such as mopping, dusting and ironing, with hourly, daily, weekly or monthly packages available through trusted partners.



GARDENING SERVICES

Access in-house gardening and horticulture services, with hourly, daily, weekly or monthly packages available through trusted vendors.



IN-HOME BUTLER & CULINARY PROFESSIONALS

Explore our vetted list of home cooks, chefs and butlers available on call for daily, weekly or monthly packages.



FOOD DELIVERY

Have fresh meals delivered to your doorstep from The Hub's dedicated kitchen.



CATERING ASSISTANCE

Enjoy in-home catering and assistance for special occasions via The Hub's dedicated F&B team.



ENGINEERING SERVICES

Access engineering and maintenance services, with hourly, daily, weekly or monthly packages available through trusted vendors.

Home & household services, managed seamlessly through an in-house concierge and resident app.

EXCLUSIVE RESIDENT SERVICES

Services
that take care
of the everyday.

Services that keep life running smooth.

Mobility, transitions & practical support services,
managed seamlessly through an in-house concierge
and resident app.



CAR CLEANING SERVICES

Our on-site vendor can assist with daily car wash services.



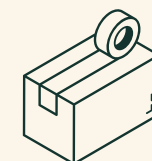
LAUNDRY SERVICES

Our housekeeping hotline desk will assist you in managing laundry services for your everyday needs, in collaboration with our empanelled vendor.



CAR REPAIR SERVICES

The estate has a tie-up with a car clinic for assistance with minor repairs, modifications and accessories.



MOVE-IN ASSISTANCE

Our in-house team will assist you with household chores and settling down, at the time of moving in.



CHAUFFEUR SERVICES

Our concierge can arrange trustworthy chauffeurs for luxury and non-luxury cars.



PET CARE SERVICES

We offer a range of pet care services in collaboration with our empanelled vendor, including a kennel, veterinary clinic, pet spa and accessories.



EARLY LEARNING CENTRE

Managed by Learning Matters

Learn within an enriching curriculum designed to foster creativity and learning through play and hands-on engagement.
First Steps: for 2–4yrs
Right Start: for 4–5yrs
Parent–Toddler Program: for 18m–2yrs



COMMUNITY ENGAGEMENT & PROGRAMMING

Enjoy community programming across all touch points at the Club, from food and beverage experiences to curated workshops, talk shows, art and theatre, and comedy and musical nights.



WELLNESS CENTRE

The on-site wellness centre is staffed with a trained nurse, on-site paramedics and an ambulance, for your peace of mind.



CARE AT HOME

Managed by Antara Senior Care

Our concierge can arrange for personalised medical care from trained professionals, within the comfort of your home.



PERSONAL TRAINERS

Our concierge can connect you with trusted fitness and wellness trainers from our list of empanelled professionals.



TRAINED YOGA PROFESSIONALS

Our concierge can connect you with trusted yoga professionals from our list of empanelled practitioners.

Wellness, learning & community life services, managed seamlessly through an in-house concierge and resident app.

EXCLUSIVE RESIDENT SERVICES

Services that support a thriving future.

A home that takes care of you, and itself.



MAINTENANCE & OPERATIONS

- Annual maintenance contracts for lifts, fire safety, air conditioners in common areas
- Maintenance of landscaped areas, compound walls, electrification, sewerage, roads, paths and other services within the facility boundary
- Maintenance, housekeeping, cleaning, painting and necessary replacements in common areas, including basements
- Operation staff, administrative staff and maintenance staff related to the facility
- All consumables and tools for services in common areas
- Pest control



UTILITIES & SERVICES

- Water for all purposes
- Electricity for air-conditioning (excluding demised premises) and all services in parking, common and external areas
- Power backup maintenance (diesel, lubricants, gas, etc.) for generators and air conditioning systems



WASTE MANAGEMENT & SUSTAINABILITY

- Waste management and sustainable practices



OVERALL SECURITY MANAGEMENT OF THE COMMON AREAS

- Gate management
- Basements management
- Visitor management
- Tower security
- Patrolling



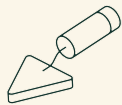
PLANT & MACHINERY, CIVIL & IT, MEP MAINTENANCE

- All plant and machinery
- Sewage treatment plant
- Fire pumps
- Water treatment
- Electrical panels
- DG and chillers



FINANCIAL & ADMINISTRATIVE

- Annual fees for various authorities
- Consultancy for renewal of statutory licenses
- Insurance for the facility
- Depreciation/sinking fund/lease rent for electromechanical equipment (e.g. chillers, AHUs, generators, lifts)



HORTICULTURE & BEAUTIFICATION

- Horticulture and beautification of common areas, including facility surfaces



FIRE & INFRA SAFETY-RELATED PROTOCOLS OF THE ESTATE

- Annual fees for various authorities
- Consultancy for renewal of statutory licenses
- Insurance for the facility
- Depreciation/sinking fund/lease rent for electromechanical equipment (e.g. chillers, AHUs, generators, lifts)

Unit Specifications

1	BASIC SPECIFICATIONS	
1.1	Structure	Earthquake resistant R.C.C. framed structure
2	LIVING & DINING ROOM	
2.1	Floors	Premium marble / premium marble texture tile
2.2	External Door & Windows	Aluminium / uPVC frame with glass
2.3	Internal Walls	Acrylic emulsion paint
2.4	Ceiling	Acrylic emulsion paint / OBD
2.5	External Walls	Exterior grade paint
2.6	Internal Doors	Painted / Polished frame with painted / laminated / veneered flush door
2.7	Main Door & Frame	Painted / Polished frame with painted / laminated / veneered flush door
3	BEDROOM	
3.1	Floors	Laminated wooden flooring or equivalent
3.2	External Doors & Windows	Aluminium / uPVC frame with glass
3.3	External Walls	Exterior grade paint
3.4	Internal Walls	Acrylic emulsion paint
3.5	Ceiling	Acrylic emulsion paint / OBD
3.6	Internal Doors & Frame	Painted/ Polished Frame with painted/ laminated/ veneered flush door
3.7	Hardware & Locks	Standard make
4	BATHROOMS	
4.1	Floors	Anti-skid tiles
4.2	External Doors & Windows	Aluminium / uPVC frame with glass
4.3	Ceiling	Acrylic emulsion paint / OBD

4.4	Internal Doors	Painted / Polished frame with painted / laminated/ veneered flush door
4.5	Fixtures & Fittings	Premium sanitary fixtures
5	KITCHEN	
5.1	Floors	Premium quality anti-skid tiles or equivalent
5.2	External Doors & Windows	Aluminium / uPVC frame with glass
5.3	Internal Walls/Ceiling	Combination of ceramic / vitrified tiles and acrylic emulsion paint / OBD
5.4	Kitchen Counter	Marble / Granite/ Engineered stone or equivalent with stainless steel sink
5.5	Hardware	Standard make
5.6	Drawers & Cabinets	Modular kitchen as per design
6	BALCONIES	
6.1	Floors	Vitrified tiles / wooden or equivalent
6.2	External Walls	Exterior grade paint
6.3	Railings	MS railing as per design or equivalent
7	LIFT LOBBIES/CORRIDORS	
7.1	Floors	Typical floor: tiles or equivalent / Ground floor lobby: with marble or tiles
7.2	Walls	Paint/ Laminate/ Veneer or equivalent
8	SANITARY WARE & C.P FITTINGS	
8.1	Premium Sanitary Fixtures	
9	OTHERS	
9.1	Centralised Heat Pump	Heat pump of approved make provided in each unit
9.2	HVAC	VRV / VRF AC system in bedroom and living room
9.3	Wardrobes	Modular as per design
9.4	Plumbing System	As per standard practice



Views to the clubhouse from the ground plaza.

ARTISTIC IMPRESSION

Conceptualised alongside global thought-leaders in design & architecture.

Gensler Gensler
London, UK
CONCEPT ARCHITECT

GreenTree Green Tree
New Delhi, India
GREEN BUILDING CONSULTANT

RSP RSP Design Consultants
London, UK
CONCEPT ARCHITECT

MELIOR Melior Structural Solutions Pvt.
Chandigarh, India
STRUCTURE CONSULTANT

MATRIX Matrix Management
Consultants Pvt. Ltd.
New Delhi, India
CONCEPT ARCHITECT

oracles Oracles
New Delhi, India
LANDSCAPE CONSULTANT

Proion Proion Consultants Pvt. Ltd.
New Delhi, India
MEP CONSULTANT

epc EPC India
New Delhi, India
TRAFFIC CONSULTANT

**VIJAY VASTU
& CONSULTANTS** Er. Vijay Shankar Sharma
New Delhi, India
VASTU CONSULTANT



A view of the
Estate 105 landscape.
ARTISTIC IMPRESSION



Imagined and developed by Max Estates.

Max Estates is a well-being company enabled by real estate. So far, we've built a diversified portfolio of grade-A+ sustainable residential and commercial developments spanning 18 million square feet across various asset classes and key strategic locations throughout Delhi-NCR.

We are committed to creating a unique confluence of spaces that enable collaboration, innovation and community — that are not just functional and aesthetically pleasing, but environmentally sustainable and designed to promote the holistic wellness of their occupants. We aspire to add at least 3 million square feet to our portfolio every year, by building developments rooted in our operating philosophies of LiveWell and WorkWell.



A view of the cabanas at Estate 105.
ARTISTIC IMPRESSION

Max Estates is the real estate arm of Max Group.



Max Group is a leading Indian multi-business conglomerate with interests across telecommunication, real estate, insurance, healthcare, packaging films and senior care. The Group was founded in 1982 by its founder and chairman, Mr. Analjit Singh, a leading visionary, entrepreneur and philanthropist.

Currently, Max Group has a total customer base of around 5 million and an employee strength of more than 20,000 across 400 offices in India.

The Group has been recognised with numerous accolades for its governance, commitment to care and exceptional value creation while enabling a better society.

Max Group is driven by a strong set of values and beliefs that underpin all aspects of our operations.



Sevabhav



Excellence



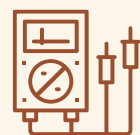
Credibility

Having nurtured diversified businesses over the last 40 years...

...our focus has now shifted to real estate & related ventures.



PHARMA



ELECTRICAL
COMPONENTS



MOBILE
TELEPHONY



COMMUNICATION
SERVICES



PLATING
CHEMICALS



MEDICAL
TRANSPORTATION



ANTARA

Max Group

