

For Estate 128: U.P. RERA Registration No. : UPRERAPRJ446459.
For Estate 128 - II: U.P. RERA Registration No. : UPRERAPRJ294911/12/2024.
UPRERA Website <https://www.up-rera.in/>

A letter from your future home.

Construction Update

October 2025



ESTATE
128

Estate 128 — *Real* well-being begins at home

Every space within this landscape is thoughtfully crafted to nurture the social, emotional, environmental, and physical well-being of its residents. From quiet corners that invite pause to vibrant courtyards that spark connection, the design inspires a life of balance, community, and vitality.

Social Well-being

Courtyards, pavilions, and gathering lawns bring people together — for celebrations, spontaneous meetups, or everyday conversations — nurturing a strong sense of belonging and connection.

Physical Well-being

Walkways, cycling trails, and recreation zones encourage movement and outdoor engagement. From morning jogs to evening strolls, fitness becomes a natural, joyful part of everyday living.

Environmental Well-being

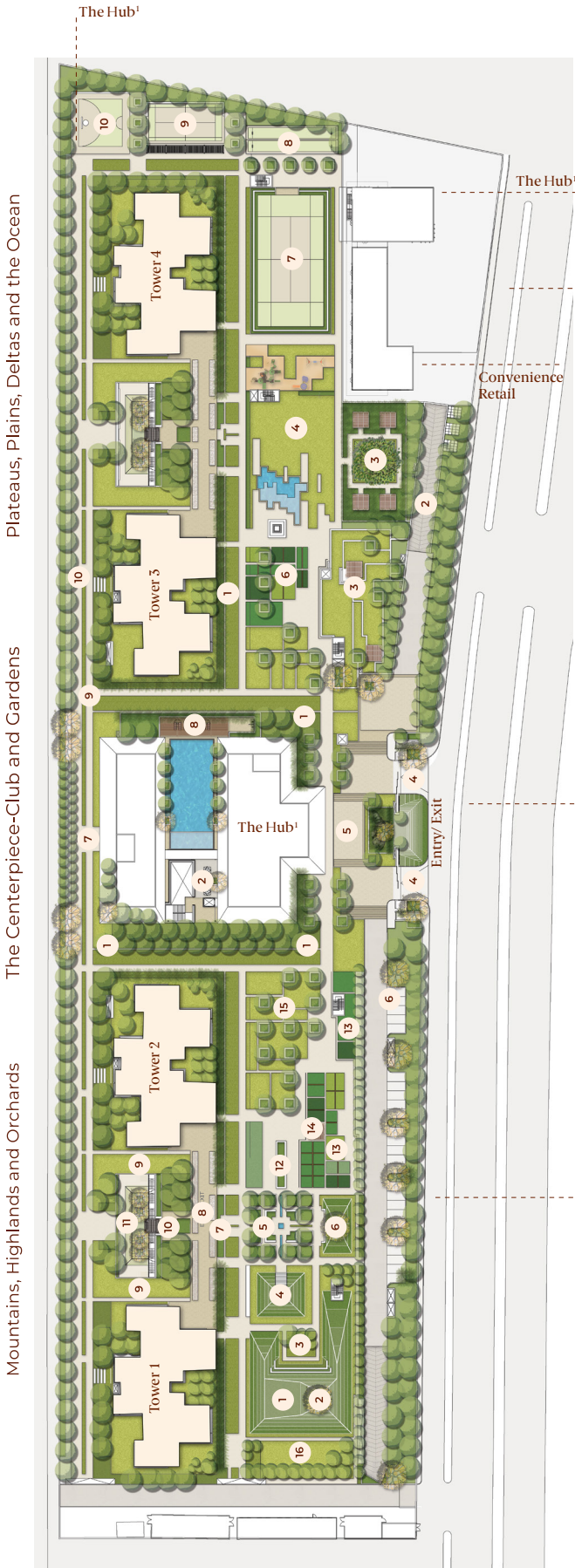
The landscape embraces natural contours through native planting, shaded walkways, and sustainable, water-sensitive design. These choices preserve the land's essence while creating a refreshing, green microclimate.

Emotional Well-being

Shaded trees, tranquil water features, and green retreats offer moments of reflection and calm. Every element evokes joy and mindfulness, creating a peaceful rhythm to daily life.



Real well-being begins at home



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

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

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

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

Construction Update

Tower 1

The twenty second-floor slab work has been completed, and the twenty third-floor slab work is in progress.





Tower 2

The twenty third-floor slab work has been completed, and the twenty fourth-floor slab work is in progress.



Tower 3

The twenty fourth-floor slab work has been completed, and the twenty fifth-floor slab work is in progress.



Tower 4

The raft foundation work has been completed and lower ground-floor work is in progress.



ACTUAL IMAGE

A home for you, a home for everyone.

At Estate 128, we believe everyone deserves to experience the comfort of home. We're proud to bring this belief to life in partnership with Habitat for Humanity, a global non-profit enhancing housing for marginalised families at Rewari, India.

Through this initiative, a portion of the proceeds from residential sales at Estate 128 goes toward addressing urgent housing needs for those who need it the most.

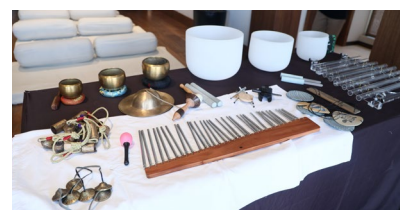
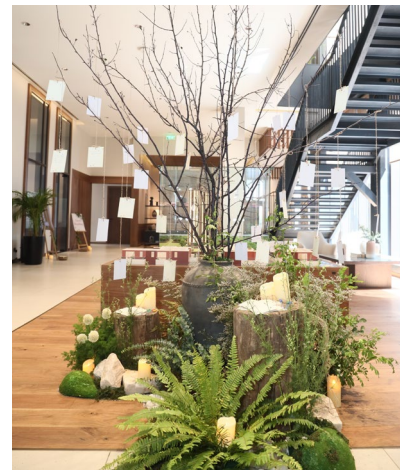
Phase I of this initiative was successfully delivered this year, with 25 homes handed over to the residents of Rewari village, in Haryana.

'Pulse' socials breathing life into our LiveWell experiences

By combining excellent hospitality with communal experiences, comforts, technology, and design, we hope to create a space where you can live more at work and do more at home. Our in-house vertical, Pulse, ensures our developments are always pulsing with life, with engagement driven activities curated by dedicated culture managers. We fulfil the "WorkWell and LiveWell" promise by giving life to a building and nurturing its occupants to be healthier and happier.



P U L S E



Our presence across Delhi-NCR



National Highway

 } Metro Lines
RESIDENTIAL
COMMERCIAL
MIXED-USE

* This is a proposed residential development which is under the planning stage. No sale or renting is presently being undertaken at this project.
 ** These are the proposed commercial developments which are under the planning stage. No sale or renting is presently being undertaken at these proposed projects.

Sustainably Yours



Estate 128, our first LiveWell experience in NCR, is also 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.

Imagined by respected thought leaders in design and architecture.

Studio Lotus

New Delhi, India
Concept architect
& Interior designer

RSP Design Consultants

Gurugram, India
Project architect

Oracles

New Delhi, India
Landscape architect

Promoter Name: MAX ESTATES 128 PRIVATE LIMITED | Promoter Registration No.: UPRERAPRM235248



For Estate 128: U.P. RERA Registration No. : UPRERAPRJ446459.
For more details refer to project information uploaded on <https://www.up-rera.in/>
Collection A/c for Estate 128: "Max Estates 128 Private Limited Collection A/c for Estate 128",
ICICI Bank Ltd. Sector 18, NOIDA having IFSC Code ICIC00000031, Account No.: 003105042349



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Collection A/c for Estate 128 - II: "Max Estates 128 Private Limited Collection A/c for Estate 128 - II", Standard
Chartered Bank Ltd., K-3 Brahm Datt Tower, Sector 18, NOIDA - 201301 having IFSC Code: SCBL0036024, Account No.: 53005090207

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1 sq. mtr. is equal to 10.764 sq. ft. 1 acre is equal to 4046.86 sq. m.