

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
January 2026



ESTATE
128

Promoter name – Max Estates 128 Private Limited, promoter registration no. – UPRERAPRM235248 | Collection a/c of the project – “Max Estates 128 Private Limited Collection a/c for Estate 128” | ICICI Bank Ltd. having IFSC Code ICIC00000031 | Account no. 003105042349
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

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

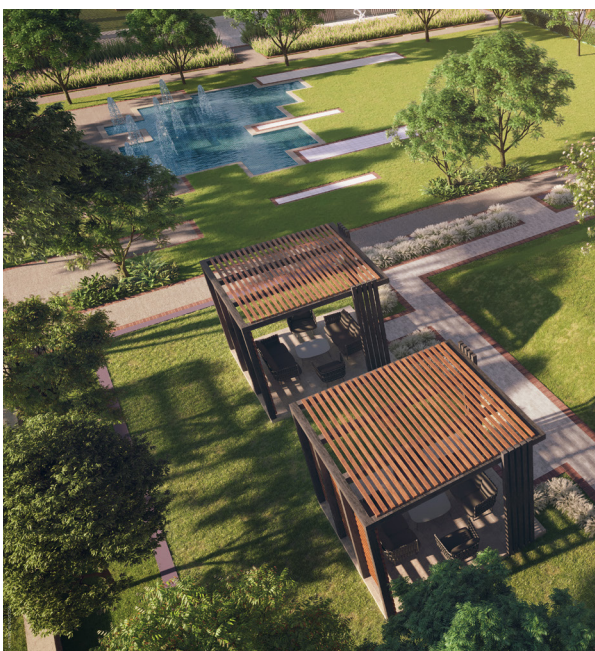
Walkways, cycling trails, and recreation zones encourage movement and outdoor engagement. From morning jogs to evening strolls, fitness becomes a natural, joyful part of everyday living.

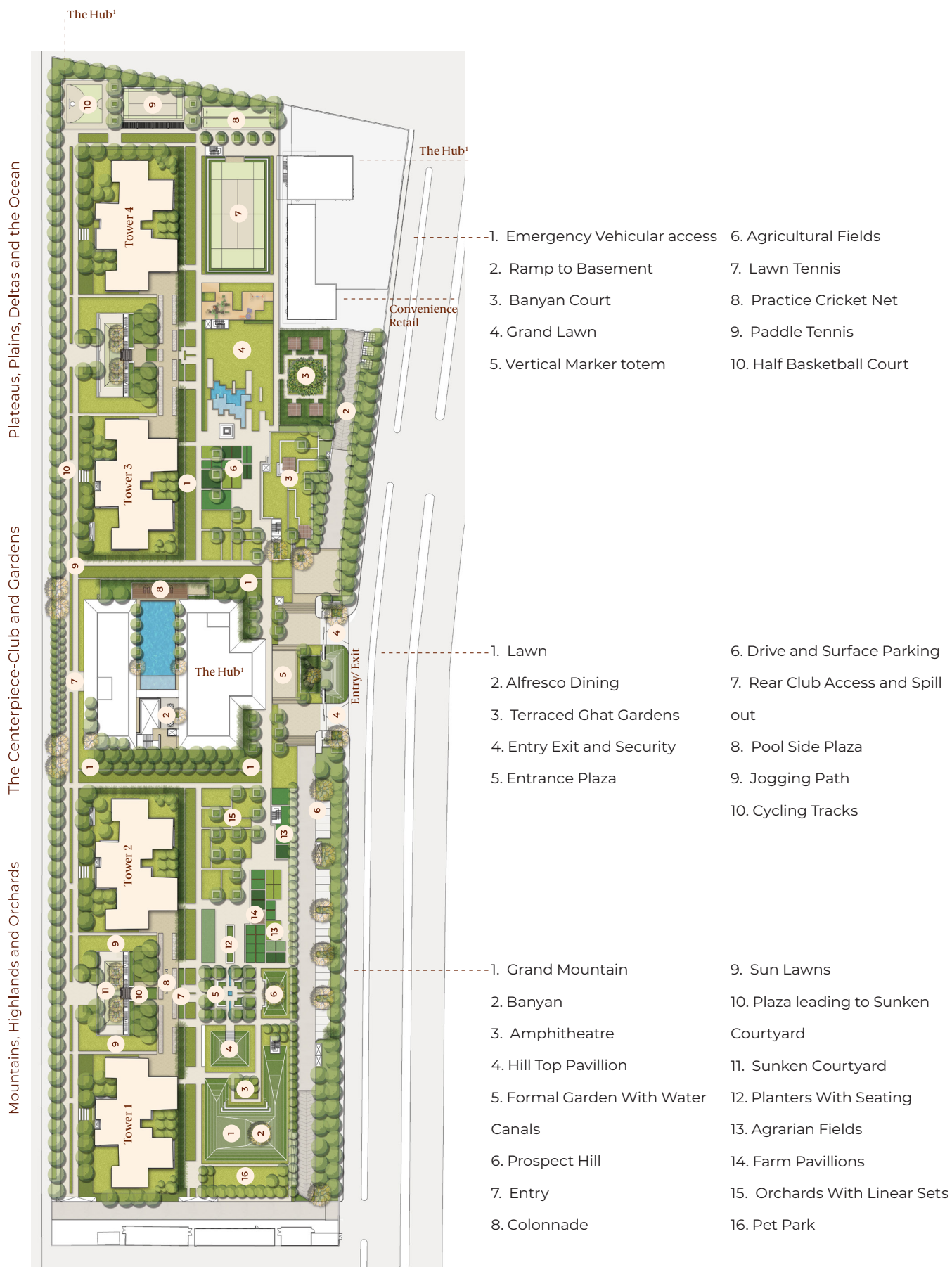
Environmental Well-being

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.





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 sixth-floor slab work has been completed, and the twenty seventh-floor slab work is in progress.





Tower 2

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



Tower 3

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



Tower 4

The ground-floor slab work has been completed, and the first-floor column/shear wall work is in progress.



A home for you, a home for everyone.

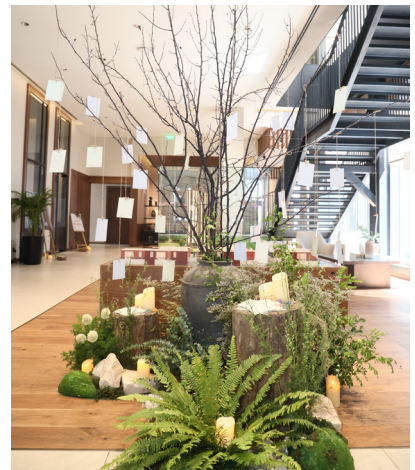
At Estate 128, we believe everyone deserves to experience the comfort of home. We're proud to bring this belief to life in partnership with Habitat for Humanity, a global non-profit enhancing housing for marginalised families at Rewari, India.

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.

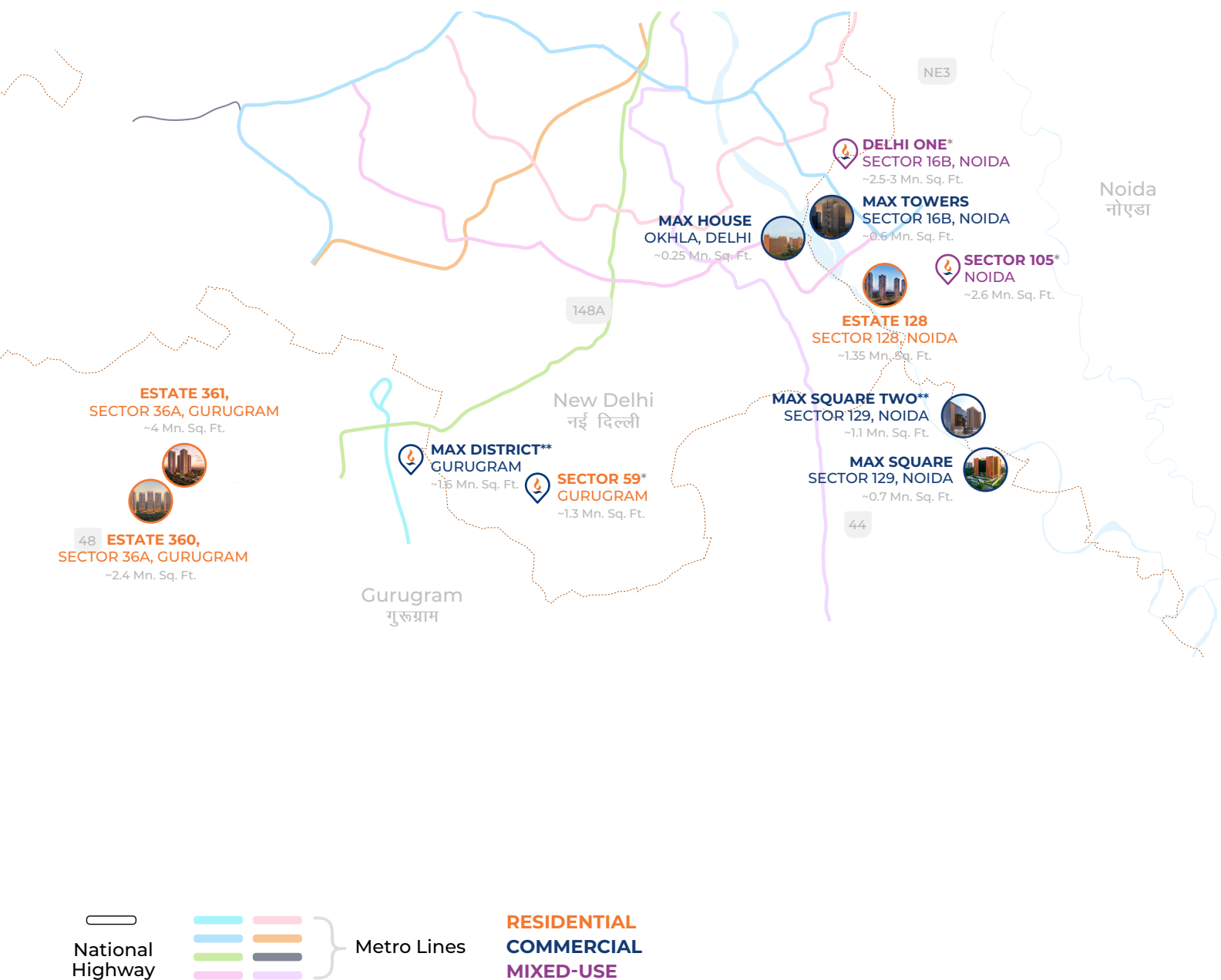
Phase I of this initiative was successfully delivered this year, with 25 homes handed over to the residents of Rewari village, in Haryana.

‘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.



Our presence across Delhi-NCR



* 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.



Round-the-clock hot water supply



Using renewable solar energy for common area lighting



Using organic waste converter for converting organic waste into compost



Low AQI homes

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



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For more details refer to project information uploaded on <https://www.up-rera.in/>
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Max Estates Ltd. (CIN No. U70200PB2016PLC040200) is having its Corporate office at Max Towers, L-20, 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 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.

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