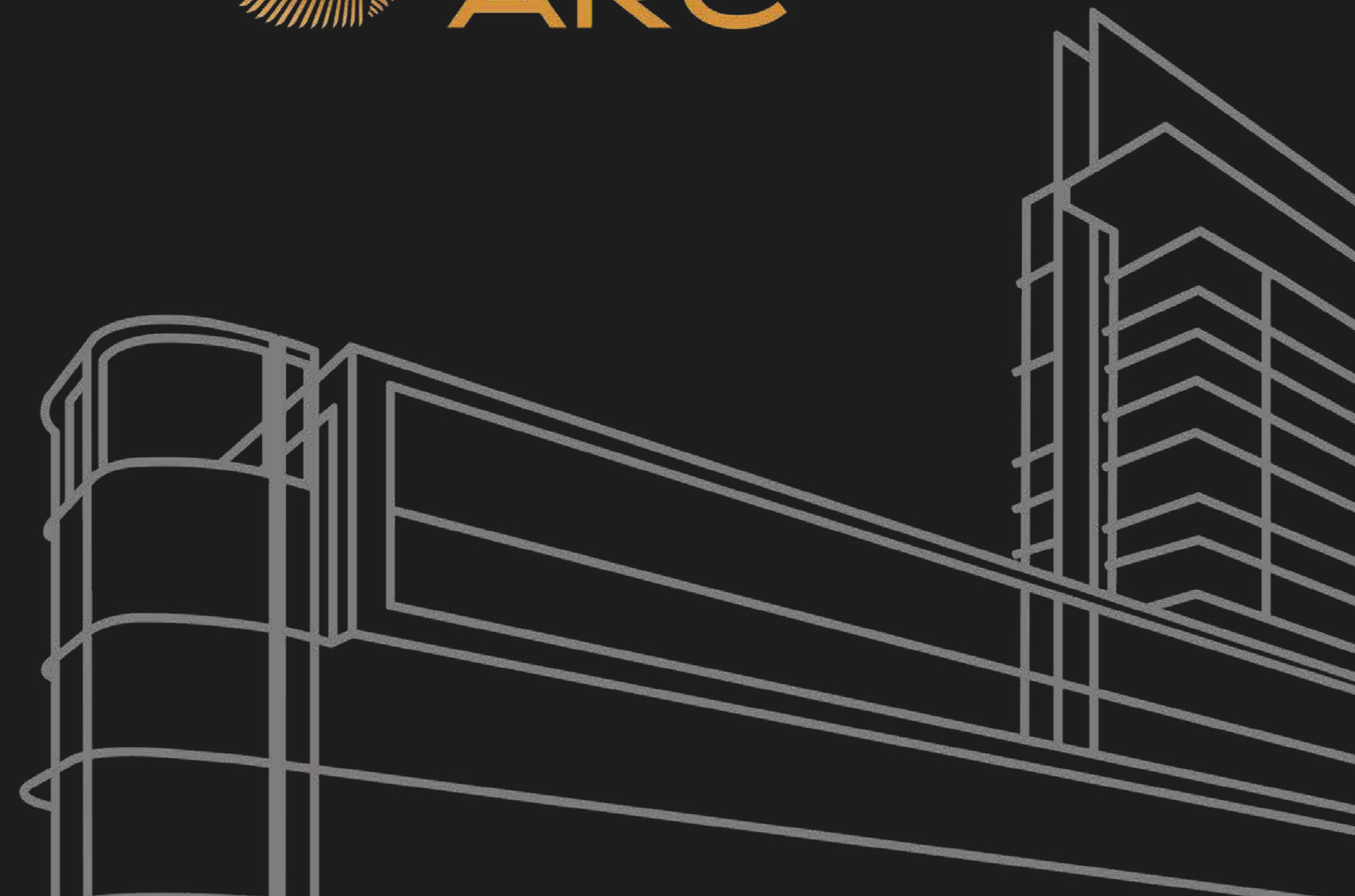




MONTEVISTA PRIVATE LIMITED

CORPORATE: DASNAC ANNEXE I, ECE HOUSE, 28A KASTURBA GANDHI MARG, NEW DELHI 110 001
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NOIDA

RUNWAY TO OPPORTUNITY

UPCOMING AIRPORT

With the Noida International Airport in sight, Noida is positioned to be catapulted into a pre-eminent urban centre of India.

STRATEGIC CONNECTIVITY

Located in the NCR, Noida enjoys excellent connectivity to Delhi, Gurgaon, and Faridabad. The Noida-Greater Noida Expressway and Yamuna Expressway further enhance accessibility to all of Uttar Pradesh.

THRIVING ECONOMIC HUB

Noida is a major industrial and economic centre, particularly in the IT and ITeS sectors, with numerous multinational companies.

WELL-PLANNED INFRASTRUCTURE

Noida boasts well-maintained roads, modern public transportation, and robust trunk infrastructure.

GREEN OASIS

Despite urban development, Noida maintains green spaces and parks, contributing to residents' quality of life.

PROMISING GROWTH

Ongoing industrial and infrastructure projects and investments ensure a promising future for Noida, promoting continued development and prosperity.



NOIDA
INTERNATIONAL
AIRPORT



MULTIPLE
EXPRESSWAY
ACCESS



SEAMLESSLY
LINKED TO
DELHI



INDIA'S
IT, ITES & MNC
HUB



U.P.'s
COMMERCIAL
CAPITAL



NCR's
INDUSTRIAL
CENTRE

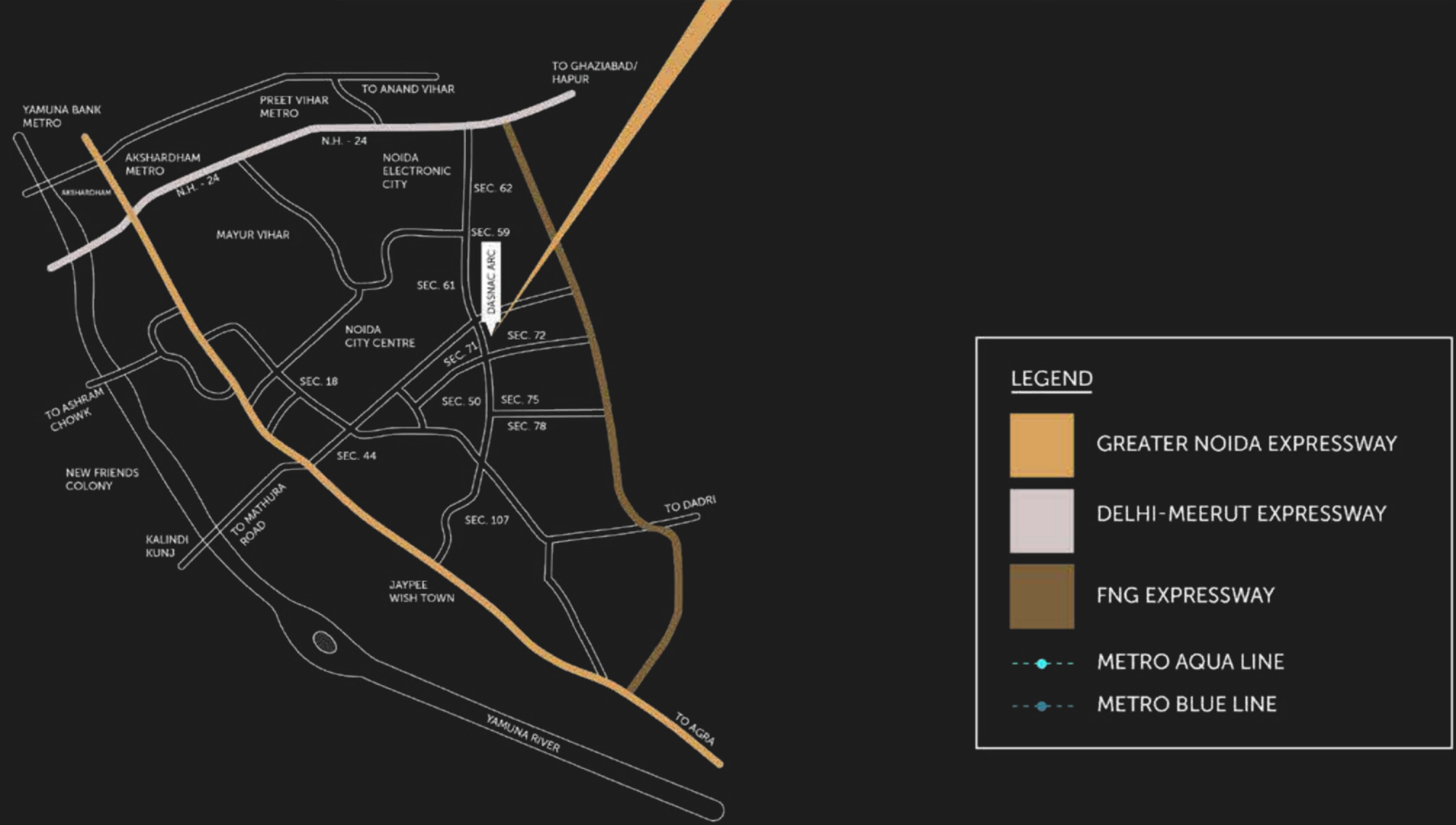
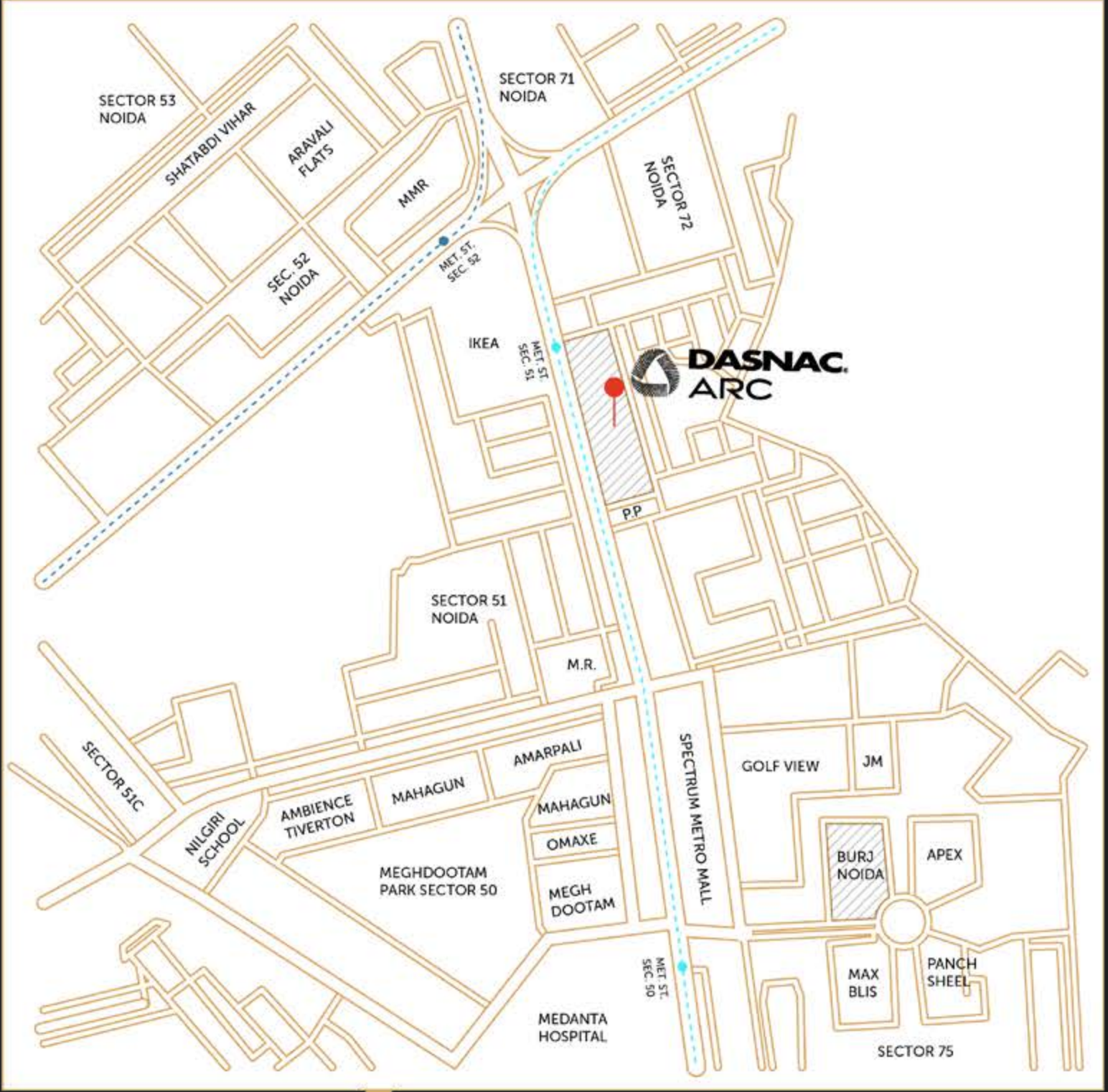




CENTRAL NOIDA

ON THE GOLDEN MILE OF NOIDA

- Positioned on the primary arterial road of Central Noida that connects Delhi-Meerut Expressway and Noida-Greater Noida Expressway.
- Conveniently situated at Sector 51 Metro Station, Noida's key interchange station connecting Delhi, Noida, and Greater Noida, generating substantial footfall.
- Centrally located in the thriving commercial and retail hub of Noida, starting at Sector 72 and extending to adjacent sectors, forming a 2 km-long Master Plan commercial belt.
- Sector 72 and its neighbouring sectors are set to become the primary commercial destination in Noida surpassing Sector 18.
- Surrounded by vast pockets of residential habitation consisting of over a million families spanning entire Central Noida on one side, Noida-Greater Noida Expressway on the second, Greater Noida (West) on the third and Ghaziabad on the fourth side.
- Across the road from the proposed IKEA/INGKA Centre, a global furniture and retail group, which will attract visitors from across India and across Delhi NCR, adding to the already densely populated catchment for this project.
- Within 1 km proximity to the upcoming Medanta Hospital site, also expected to contribute significantly to footfall for both retail and studio office spaces.



*NOT TO SCALE

This plan is not drawn to scale and not intended to be a precise/accurate representation of the location, roads and amenities. The intending buyers are requested to visit the site to ascertain actual location, roads or amenities. The upcoming projects as mentioned in this page are expressly subject to change at the discretion of their respective owners and this represents only tentative proposals known in public domain. The intending buyers are requested to check with respective owners for actual status of upcoming projects and clarification. The promoter has no right in any intellectual property of the respective owners of these upcoming projects and any reference is merely factual.



DASNAC ARC

COMMERCE PAR EXCELLENCE

Welcome to DASNAC ARC, where business success gets foremost priority. With over 500 feet of prime commercial frontage along Central Noida's primary arterial road, brands are poised for exceptional revenue potential. What sets DASNAC ARC apart is its commitment to providing an efficient leasing experience to brands. Exclusive leasing and operation rights remain with one party, ensuring a single-window interface, streamlining the leasing and operational journey.

The project adopts a low-maintenance high-street format, catering to a diverse range of customers, including studio office guests who have dedicated access to retail and F&B floors, ensuring a steady flow of customers. The modular design allows for seamless unit combinations, ideal for all brands for creating a holistic family experience encompassing shopping, dining, anchors, hypermarkets and entertainment. Carefully planned footfall circulation and zoning for retail boosts potential for all brands. A separate lift lobby with a café area exclusively for studio office guests ensures great first impressions.

The commitment to sustainability is evident in the energy-efficient design and use of eco-friendly materials, aligning with the contemporary architecture of DASNAC ARC. The building façade design features detailed elements like fins, louvers, trellises, pergolas, and night lighting effects. Thoughtful landscape design enhances ambience, including vertical landscapes, greenery, and plants on the retail floors, as well as private balcony planters in studio offices. Multiple levels of terrace gardens provide relaxing spaces for guests to enjoy.

Welcome to the project designed to elevate retail and studio office experience for the city of Noida.





ARCHITECTURE AND DESIGN

MODERN CONSTRUCTION METHODS

Use of advanced construction technology including Diaphragm Wall for an outstanding reinforced concrete structure.

CONTEMPORARY ARCHITECTURE

Excellence in building façade design including use of fins, louvers, trellis, pergolas and night lighting effects.

FEWER COLUMNS

Large column-free spans for less hindrance in retail planning.

LINEAR PLANNING

Straight-line shopfront planning without division of footfall traffic.

PREMIUM FINISHES

High-quality finishes to recreate the experience of a globally inspired A-Grade retail asset.

DISTINCTIVE FAÇADE

Glass façade and standard signages for a clean retail shopfront.

STATE-OF-THE-ART SIGNAGE

High visibility signage and large-sized dynamic digital displays inside and outside the building.

ACCESS AND CONVENIENCE

OPTIMISED ENTRY AND EXIT

Strategically positioned access/traffic nodes for efficient entry, exit, and circulation.

SEPARATION OF FOOT TRAFFIC

Separate access/traffic node for retail and studio offices.

PEDESTRIAN BRIDGE

A unique pedestrian bridge for direct access from the main road to both Ground and Upper Ground Floors.

PARKING CONVENIENCE

Three basement levels for extensive availability of paid parking with automated parking modules.

IN-HOUSE CUSTOMERS

Footfall from studio office guests through dedicated access to retail and F&B floors.



INTERSPERSED GREENS

RETAIL LANDSCAPE

Vertical landscape, greenery and plants spread across retail floors.

TERRACE GARDENS

Multiple levels offering terrace gardens as relaxing spaces.

PRIVATE PLANTERS

Private balcony planters in studio offices provide a personal green oasis.

VERTICAL TRANSPORTATION

ESCALATORS

Multiple sets of escalators for efficient movement between multiple levels of retail.

EFFICIENT ELEVATORS

High-Speed and Large-Sized Elevators spread across multiple lift lobbies with separate service elevators.

BUILDING SAFETY

SPACIOUS & SECURE STAIRWAYS

Enhanced fire and life safety with 3 extra-wide staircases and fire-fighting system.

EARTHQUAKE RESISTANT STRUCTURE

Reinforced concrete structure designed for Earthquake Safety as per latest building code.

ADVANCED BUILDING SAFETY

Armoured electrical cables, HRFR electrical wires, smoke detectors, and sprinklers for building safety.



EFFORTLESS UTILITIES

SPACIOUS WASHROOMS

Large washroom facilities on every retail floor and dedicated family and specially-abled facilities.

EFFICIENT WATER INFRASTRUCTURE

Water connection and drainage outlets on every floor for seamless operations of certain brands.

INVITE-ONLY CLUB

EXCLUSIVE CLUB

Club within the tower with paid membership available on invite-only basis.

INFINITY POOL ACCESS

Hanging infinity pool on the terrace for club members, along with modern club facilities.

INFRASTRUCTURE & SECURITY

RELIABLE POWER SOLUTIONS

Dedicated power backup and provision for installation of air conditioning by brands.

ADVANCED SECURITY MEASURES

High-tech security systems and 24x7 CCTV surveillance with planning for 24x7 security staff.

SUSTAINABILITY

DESIGN & MATERIALS

Energy-efficient design and conscious use of eco-friendly materials.

SOLAR POWER

Provision for solar panels to support environmental sustainability.

WATER CONSERVATION

Low water consuming fittings in toilets and Rainwater Harvesting pits.

WASTE MANAGEMENT

On-site Solid Waste Management and Sewage Treatment Plant.





In this artist's impression, project details and surrounding area are only for an imagination and may differ from actual completed state/view. Skydeck and Club/ F&B is a property of solely the promoter and will be available for use of public and/or unit owners only upon availing membership and/or upon making payment for use at the sole discretion of the promoter. Entire roof shall be available to the promoter or its nominee for installation of exclusively owned third-party solar technology (not provided as part of project facilities) from which they have right of first refusal to supply electricity to units. The intending buyers are requested to visit the site for actual layout, location, view, description and clarification.

HIGH STREET FRONTAGE TO RETAIL SUCCESS

HEIGHTENED VISIBILITY

Over 500 feet of prime commercial frontage on Central Noida's Primary arterial road.

DIRECT ROAD FRONTAGE

Potential for all brands to have signage and visibility directly from the main road.

DOUBLE-HEIGHT RETAIL SPACES

Double-height retail spaces featuring ceilings as high as 17 to 20 feet (slab to slab).

ZONE-WISE PLANNING

A world of retail excellence unfolds across 6 retail levels with zone-wise planning.

HOLISTIC FAMILY EXPERIENCE

Modular design allows seamless unit combinations for shopping, dining, anchors, hypermarket, and entertainment.

STANDARDISED FLOOR PLANS

Possibility of combining units on multiple floors for leasing to a single brand.

DIVERSE RETAIL EXPERIENCE

Space for a variety of temporary and permanent kiosks, generating a dynamic brand mix.

AL FRESCO DINING

Floors dedicated to create an al fresco dining experience, with adjoining terraces.

SINGLE-WINDOW LEASING & OPERATION

Exclusive leasing and operational rights for the entire retail and studio offices shall remain with one party to provide a single-window leasing and operational interface to all brands.

LOW MAINTENANCE FORMAT

More competitive CAM charges and building fees as a high street, vis-a-vis traditional shopping malls.





STUDIO OFFICES

ANCHOR AT STRATEGIC CROSSROADS

PERFECT LOCATION

High demand for studio offices from industrial, IT, healthcare and commercial segments, including big name brands in a 2 km radius.

DEDICATED ACCESS

Separate lift lobby with a cafe area for studio office guests.

VIEW OPTIONS

Choose between studio offices facing the Green Belt or enjoy sprawling Street Views.

WIDE BALCONIES

Studio offices enjoy wide open balconies for a break from the interiors.

PRIVATE PLANTERS

Private balcony planters in studio offices provide a personal green oasis.

CIRCULATION AND ASSEMBLY

Extra-wide common corridors for studio offices and two refuge terraces for assembly.



The features, specifications and services etc. as visible in this page are expressly subject to change at the discretion of the developer and this represents only tentative preliminary features, specifications and services etc. suggested by the consultants at the internal review stage. Company reserves the right to replace any material or feature etc. with an alternative option. Defect liability of various materials is subject to the manufacturer warranty/ guarantee. The intending buyers are requested to visit the site for actual specifications, features and clarification. In this artist's impression, project details and surrounding areas are only for an imagination and may differ from actual completed state/view. This picture is based on the personal imagination of the consultants and are not an actual representation of the interiors of various areas. The intending buyers are requested to visit the site for actual layout, location, view, description and clarification. The units shall normally be in raw/bare shell form.

HERE FOR THE LONG RUN

NURTURING ENTERPRISE WITH A PASSION TO CREATE CHANGE FOR POSITIVE HUMAN IMPACT

We presently have interests in businesses focused on innovative and meaningful value creation across the real estate value chain. We have acquired expertise across property development engineering, architecture, and building construction. In addition, we make strategic investments in real estate and impactful ventures across sectors and geographies.

ENGINEERING & ARCHITECTURE

Our flagship business has been a leading engineering and architectural group in India for over three decades. We have successfully completed over 125 residential, commercial, education and healthcare projects of over 16 million sq. ft.

STRATEGIC INVESTMENTS

We make strategic investments in real estate and impactful ventures across sectors and geographies. Within real estate we concentrate on opportunistic value-addition in the built environment and land. We see urbanisation in the developing world as an immense opportunity and evaluate opportunities around this theme for private investments.

BUILDING CONSTRUCTION

We, equipped with a long-standing engineering and architectural tradition, are capable of managing and executing construction of its projects at the cutting-edge with our construction division.

PROPERTY DEVELOPMENT

We are a knowledge-driven leader in property development in North India. We pioneered smart housing in South Asia. We develop properties selectively with an unrelenting focus on quality. Our properties have commanded up to 150% pricing as compared to micro-market averages.

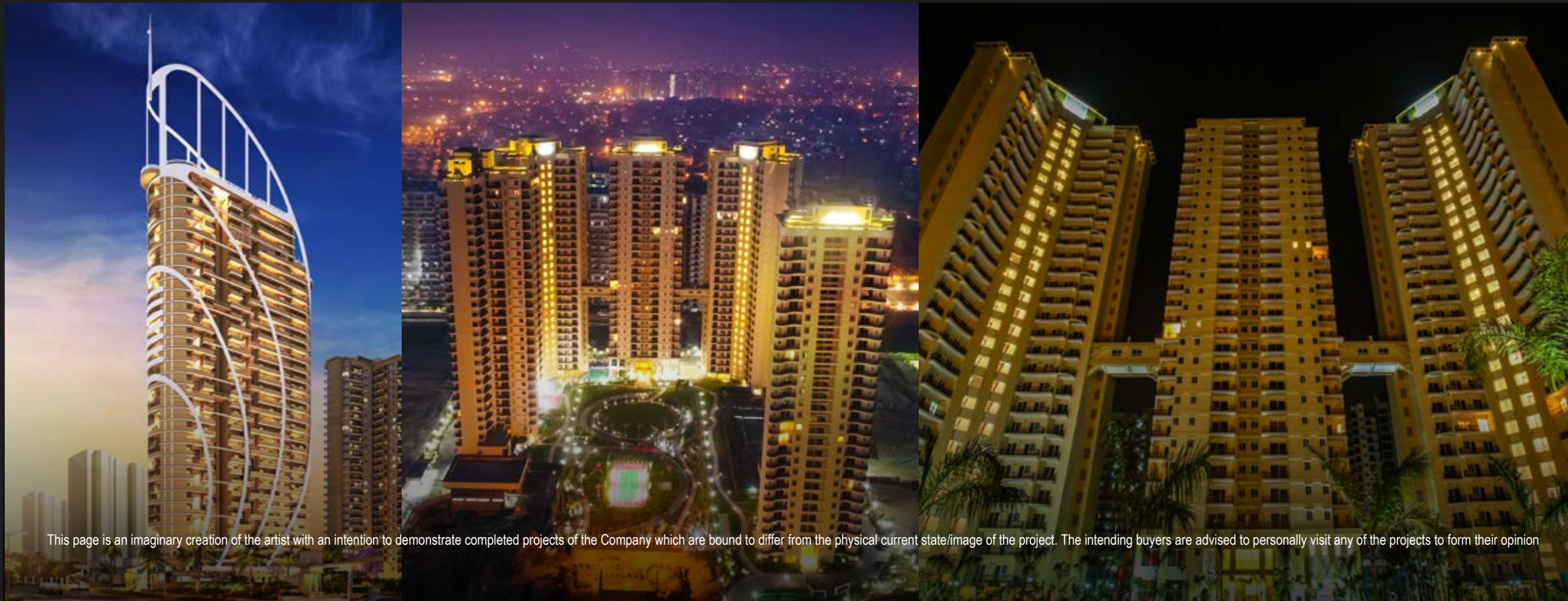


37+
YEARS OF
EXPERIENCE

125+
PROJECTS ACROSS
NORTH INDIA

16+
MILLION SQ. FT. OF
REAL ESTATE DELIVERED

6500+
HOMES DELIVERED



This page is an imaginary creation of the artist with an intention to demonstrate completed projects of the Company which are bound to differ from the physical current state/image of the project. The intending buyers are advised to personally visit any of the projects to form their opinion