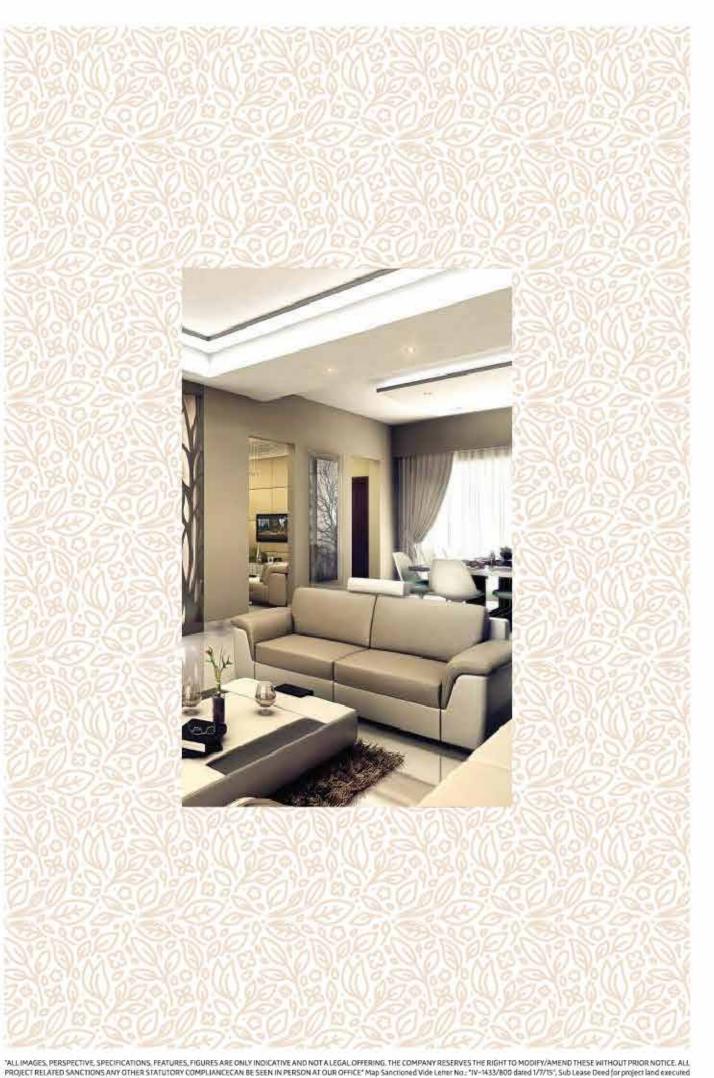
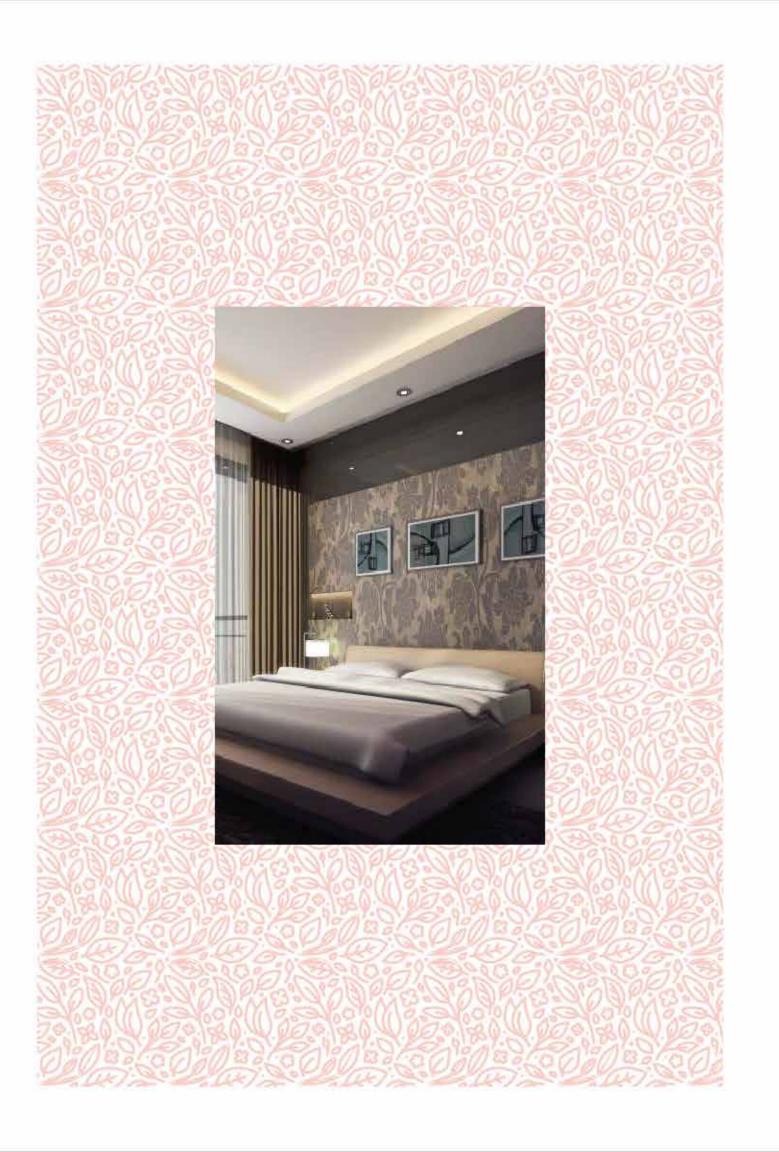


As per provisions of RERA 2016







a recreace in urban seccinss

The homes at Ace Parkway are envisioned to bring quality and modernity in a twin pact.

As a part of the greenest part of the NCR, Ace Parkway has been designed to bring nature in alliance with modern lifestyle.

Situated in the Sports City, Sector 150 Noida, Ace Parkway promises to present a blend of premium living ensconced not only by lush greenery but all the ultramodern facilities.

The project is surrounded with surfeit of conveniences and promises excellent road network to all the major landmarks of Noida and Greater Noida, with FNG corridor only 2 mins drive away.

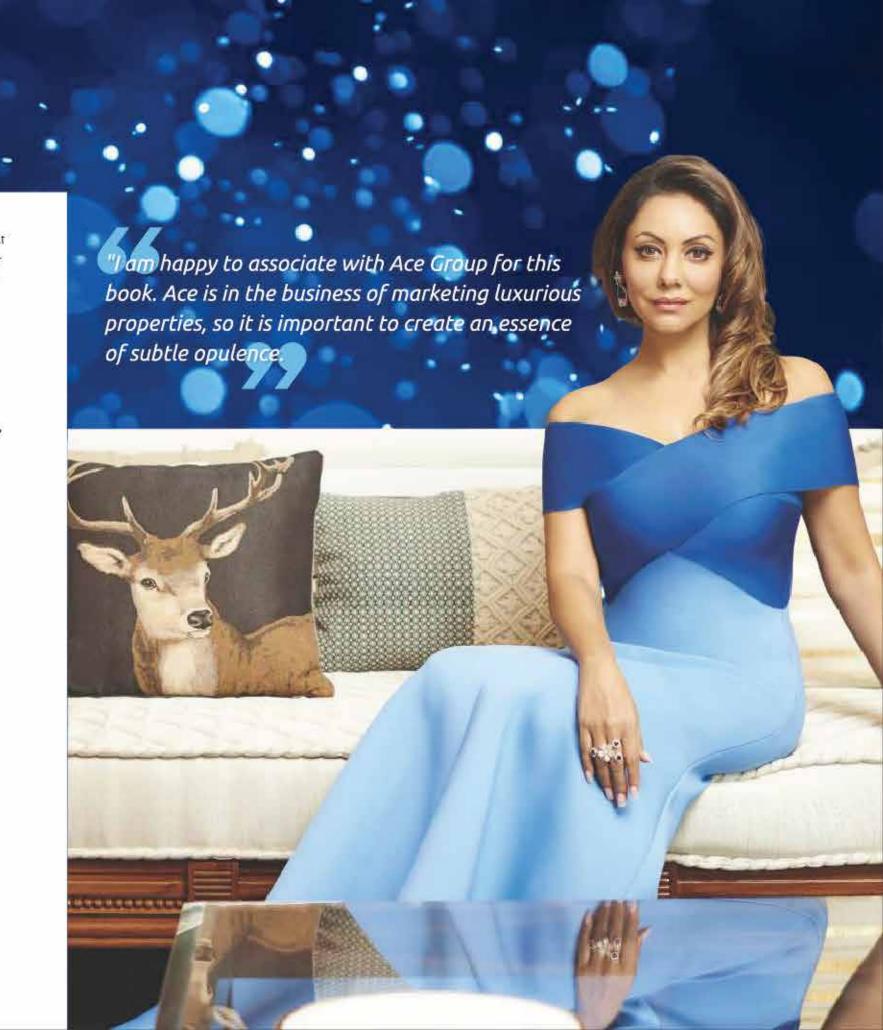




Sauri khau for ace. ace for you.

Till recent times, design in real estate was only limited to the aesthetics and functionality of the structure. But now, the real estate industry is rapidly embracing the importance of modern and innovative design even for the interiors. Leading this shift is Ace Group, a prominent name in India's realty sector. The coming together of Ace Group and Gauri Khan, entrepreneur and Bollywood star Shah Rukh Khan's wife, is another step focussing on the interiors of urban spaces to come.

Gauri Khan, in her association with Ace, will be instrumental in designing signature interiors for their premium residential projects. The joint venture will also unveil a commemorative book on contemporary living and design with a visual narrative by Gauri Khan. The announcement to this effect was made at Maison&Objet, Paris, one of the most prestigious fairs in home decor and design globally. In her own words, "I am happy to be associated with Ace Group for this book. Ace is in the business of marketing luxurious properties, so it is important to create an essence of subtle opulence. It is a pleasure to collaborate with a leading real estate luxury conglomerate, to design signature interiors for their premium projects." She added, "to weave sophistication into their interiors, I have opted for rich materials and textures, statement accents and strategic lighting to lend a feel which is classic, timeless chic."













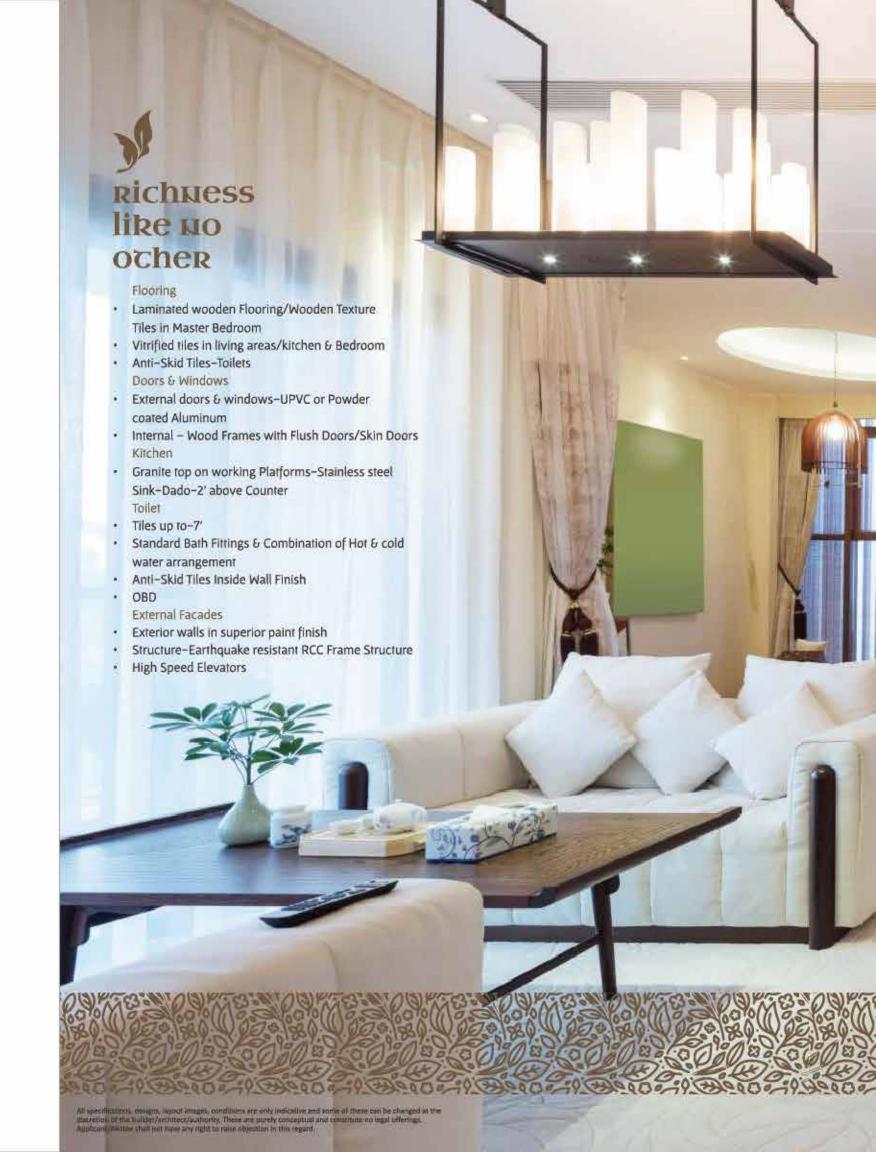
At Ace Parkway, Sports becomes an integral part of the lifestyle. Situated at the Sports City, sector 150, Noida, the project has been loaded with sports facilities for relaxation and recreation. All the sports facilities are exclusively offered for the residents to enjoy their leisure time

- · CRICKET PITCH
- · BASKETBALL COURT
- TENNIS COURT
- · BADMINTON COURT
- JOGGING & CYCLING TRAILS
- SPECIAL TOT LOTS
- · SKATING RINK



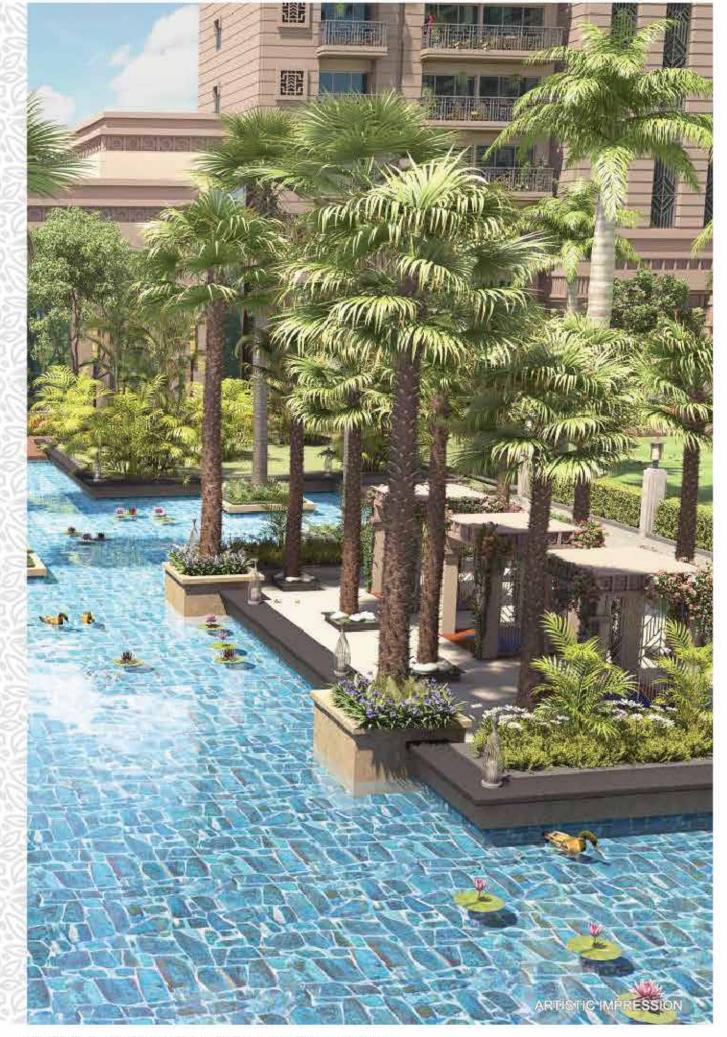




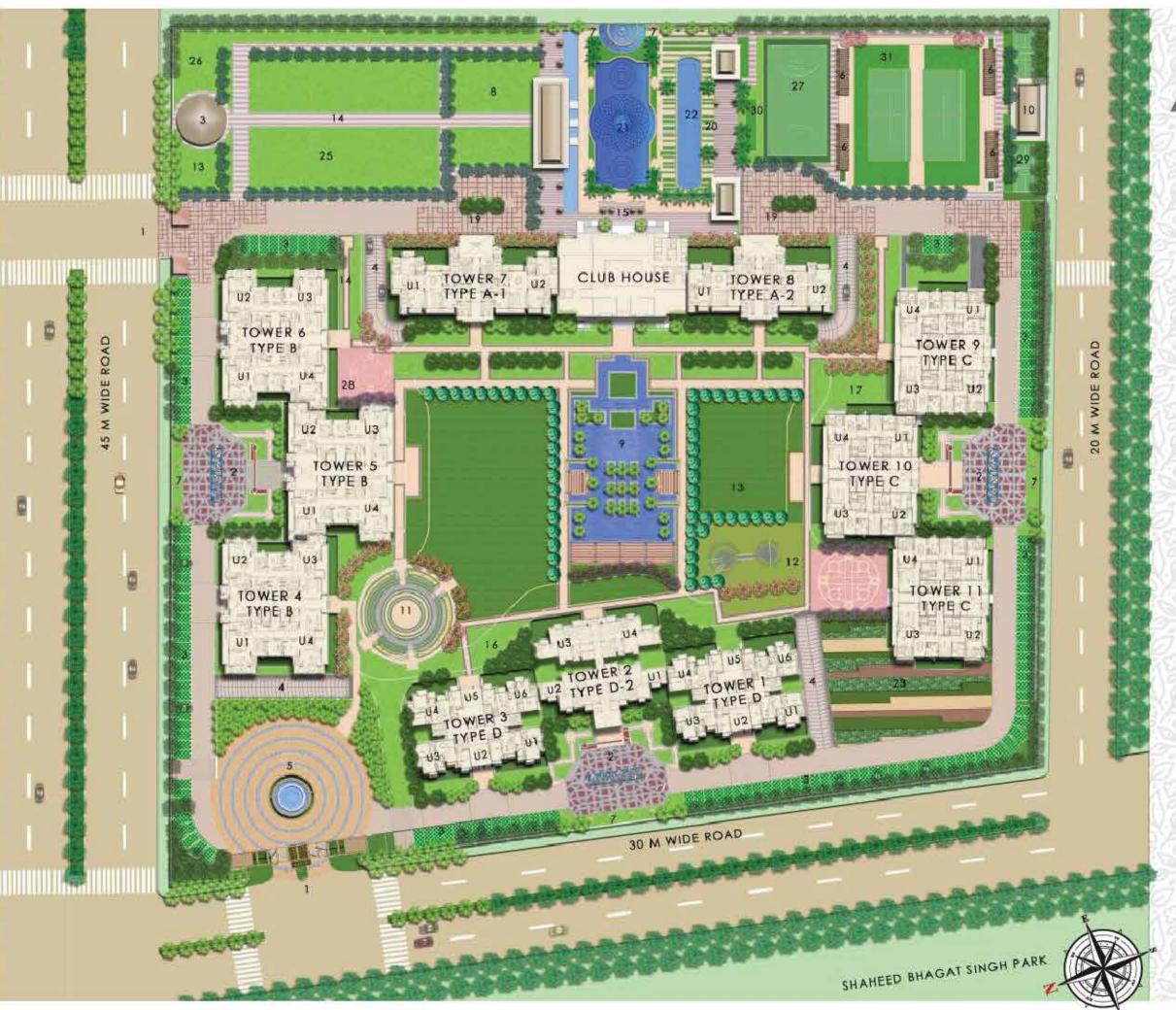








All specifications, designs, leyout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard.





LEGEND

- 1. ENTRY/EXIT
- 2. DROP OFF
- 3. MANDIR
- 4. RAMP WITH GREEN TRELLIS
- 5. ENTRY PLAZA
- 6. FEATURE PERGOLA
- 7. FEATURE COLUMNS
- 8. CELEBRATION LAWN
- 9. CENTRAL WATER FEATURE
- 10. PAVILION
- 11. AMPHITHEATRE
- 12. KIDS' PLAY AREA
- 13. YOUTH GARDEN
- 14. PATHWAY JOGGING TRAIL
- 15. CLUB ENTRY PAVED PLAZA
- 16. FITNESS AREA
- 17. TOT-LOT
- 18. BAMBOO SITOUT GARDEN
- 19. ROUND ABOUT
- 20. DECK
- 21. SWIMMING POOL
- 22. KIDS' POOL
- 23. REFLEXOLOGY PARK
- 24. FEATURE PERGOLA WITH SEATING BELOW
- 25. LAWN
- 26. MEDITATION/YOGA GARDEN
- 27. BASKETBALL COURT
- 28. SKATING RINK
- 29. BADMINTON COURT
- 30. CRICKET PRACTICE PITCH
- 31. TENNIS COURT

All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard. The Dimension are pounded off to nearest inch.

1 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1'-0"











Type-D (1085)

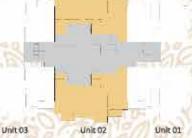
Tower-1, 3

- Carpet Area = 65.04 Sq. Mtr. (700.15 Sq. Ft.) Balcony Area = 8.82 Sq. Mtr. (94.94 Sq. Ft.)
- Area Under Ext Wall & Shaft = 10.28 Sq. Mtr. (110.61 Sq. Ft.)
 Common Area = 16.66 Sq. Mtr. (179.30 Sq. Ft.)
- 2 Bedrooms · Living/dining Room · Kitchen · 2 Tollers · Balconies

Curpet Area of Flat/Uriti: Corpet area means the not usable floor area of an apartment, excluding the area covered by the external walk, area under services shafts, excluding balance and exclusive open tamate area but includes the area covered by the intensial partition walks of the apartment. Note: Salesable area is toe tather and is subject to change due to modifications asked for by approving authorities from time to time if location per certificate is obtained. Architect reserves the right to additivisive and some of these can be changed at the discretion of the builder/orchitect/outhority. These are purely conceptual and conditions are only indicative. Applicant/Deletion shaft on these can be changed at the discretion of the builder/orchitect/outhority. These are purely conceptual and conditions are only indicative. Applicant/Deletion shaft on these are quietto rise edge-color in this regard. The dimension are counted of the incernal tach. List, min = 10.746 s.c. ft., 30.48 s.c. ft., 30







TYPE-D (TOWER 1 & 3)

Tower-1, 3 Type-D (1095)

- Carpet Area = 66.55 Sq. Mtr. (716.36 Sq. Ft.) Balcony Area = 9.43 Sq. Mtr. (101.50 Sq. Ft.)
- Area Under Ext Wall & Shaft = 8.75 Sq. Mtr. (94.20 Sq. Fr.) Common Area = 16.99 Sq. Mtr. (182.94 Sq. Ft.) 2 Bedrooms Living/dining Room Kitchen 2 Tollets Balconies





Tower-2 Type-D2 (1395) Carpet Area = 81.96 Sq. Mir. (882.26 Sq. Ft.) - Balcony Area = 13.21 Sq. Mir. (142.16 Sq. Ft.)

 Area Under Ext Wall & Shaft = 14.54 Sq. Mtr. (156,51 Sq. Ft.)
 Common Area = 19.89 Sq. Mtr. (214.07 Sq. Ft.) 3 Bedrooms · Living/Dining Room · Kitchen · 2 Toilets · Balconies







Tower-9, 10, 11 Type-C (1750)

(3BHK+3T)

- Carpet Area = 107.71 Sq. Mtr. (1159.44 Sq. Ft.)
 Balcony Area = 15.29 Sq. Mtr. (164.60 Sq. Ft.)
- Area Under Ext Wall & Shaft = 14.14 Sq. Mtr. (152.19 Sq. Ft.)
 Common Area = 25.43 Sq. Mtr. (273.77 Sq. Ft.)
- 3 Bedrooms Living/Dining Room Kitchen 3 Toilets Balconies Dress





Tower-4, 5, 6 Type-B (2190)

3BHK+UTILITY)

- Carpet Area = 125,85 Sq. Mtr. (1354,64 Sq. Ft.)
 Balcony Area = 26,84 Sq. Mtr. (288,94 Sq. Ft.)
- Area Under Ext Wall & Shaft = 20.15 Sq. Mtr. (216.85 Sq. Ft.)
 Common Area = 30.62 Sq. Mtr. (329.57 Sq. Ft.)

Unit 03

Unit 02

Unit 04

Unit 01

TYPE-B (TOWER 4,5,6)

3 Bedrooms • Living/Dining Room • Kitchen • 4Toilets • Utility Room • Balconies • Dress

Corpst Area of Risc/Unit: Corpst area means the net usable floor area of an apartment, excluding the area covered by the execution will a partment. For the paper means are substanced on the paper means are substanced on the paper means are substanced on the paper means are substanced. Architect resorate the right to additionable area is controlled in a behavior of the apartment. Notice substanced on the paper means are substanced on the paper means are substanced. Architect resorate the right to additionable area will resolve the right to additionable area. The right to additionable area will resolve the right to additionable area will resolve the right to additionable area will resolve the right to additionable area.

Carpet Area of Flat/Unit: Carpet area means the not usable floor area of an apartonism, excluding the area covered by the external walk, area under services shafts, excluding background area and exclusive open terrace area but includes the area covered by the intensit partition walks of the apartonism. Note: Salesable area is tonizative and is subject to change due to modifications saked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to additivished and some of these can be changed at the abstraction of the builder/orchitect/outhority. These are purely conceptual and conditions are only indicative. Applicant/Deleties shaft not fixed early light to a see objection in this regard. The Circe-color are counsed of time increased and to the application of the builder/orchitect/outhority. These are purely conceptual and conditions are only indicative.







TYPE-A1 (TOWER 7)

(48HK+UTILITY)

Tower-7 Type-A1 (3220)

- Carpet Area = 185.34 Sq. Mtr. (1994.99 Sq. Ft.)
 Balcony Area = 33.49 Sq. Mtr. (360.46 Sq. Ft.)
- Area Under Ext Wall & Shaft = 29.58 Sq. Mtr. (318.39 Sq. Ft.)
 Common Area = 50.74 Sq. Mtr. (546.16 Sq. Ft.)
- 4 Bedrooms Living/Dining Room Kitchen 5 Tollers Utility Room Balconies Dress





(3BHK+UTILITY)

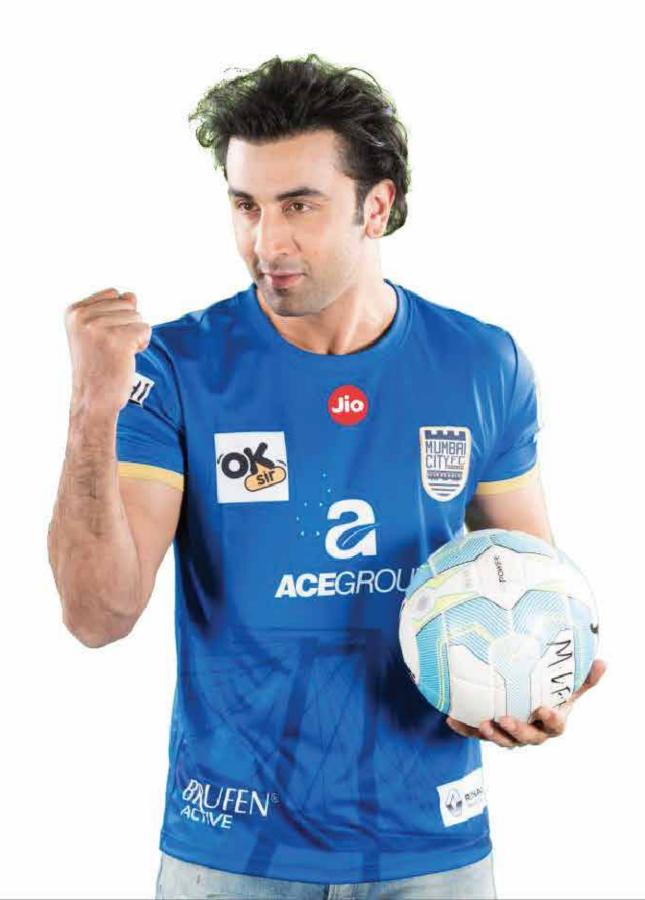
Tower-8 Type-A2 (2460) Carpet Area = 139.86 Sq. Mtr. (1505.47 Sq. Ft.)
 Balcony Area = 27.12 Sq. Mtr. (291.93 Sq. Ft.)

Area Under Ext Wall & Shaft = 24.55 Sq. Mtr. (264.30 Sq. Ft.)
 Common Area = 37.00 Sq. Mtr. (398.30 Sq. Ft.)
 Bedrooms • Living/Dining Room • Kitchen • 4 Toilets • Utility Room • Dress • Balconies

Corpet Area of Risc/Unit: Corpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, excluding based on the substance of an apartment, excluding the area covered by the internal partition walls of the apartment. Note: Selecible area is tentioned and is subject to change due to modifications asked for by approving authorities from three to time to the till occupancy certificate is obtained. Architect reserves the right to additioned any deviation mentioned if so wanted by circumstances. All seed floations, designs, layour images, conditions are only indicative and one of three can be changed at the discretion of the builder/architect/authority. These are purely conceptual and conditions legal efferings. Applicant (All seed at the discretion of the builder/architect/authority. These are purely conceptual and conditions to legal efferings. Applicant (All seed at the discretion of the builder/architect/authority. These are purely conceptual and conditions to legal effectings. Applicant (All seed at the discretion of the builder/architect/authority. These are purely conceptual and conditions to legal effectings. Applicant (All seed at the discretion of the builder/architect/authority. These are purely conceptual and conditions to legal effectings. Applicant (All seed at the discretion of the builder/architect/authority. These are purely conceptual and conditions to legal effectings. Applicant (All seed at the discretion of the builder/architect/authority.)

Curpet Area of Flag/Unit: Curpet area means the not usable floor area of an apartment, excluding the area covered by the external walk, area under services shafts, excluding based on a partment, excluding the area covered by the intensial partition walls of the apartment. Note: Salesable area is trentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Another treserves the right to additional asked for by approving authorities from time to time till occupancy certificate is obtained. Another treserves the right to additional and obtained and obtained is a warried by accumulations. As specification, designs, byould integer, conditions are only indicative and some of these can be changed at the elsevietion of the builder/architect/outhority. These are purely conceptual and conditions are consistent on legal officings. Applicant/Allelese shall not have any right to rise edjection in this regard. The Circumstance of the interest of the accumulation of the builder/architect/outhority.

"We are very glad to have Ace Group as our sponsors. The brand understands the importance of the sport and they believe in, as we do, the commitment and support it requires. We are extremeley glad to have them as our lead sponsor."







proud to be a football promoter iu iudia

Ace Group is pro enhancing lifestyles. Not just through its innovative approach in the realty sector, which is its core competency, but by contributing to other sectors too. One such sector which is completely unrelated to realty, is sports, to be precise football. Understanding the challenge that football promotion faces in cricket-crazy India, Ace Group decided to contribute to this game for its betterment. The emergence of ISL (indian Super League) presented the right opportunity. Out of this urge was born a collaborative approach between Mumbal City FC and Ace in the form of a sponsorship.

Ranbir Kapoor, actor and owner of Mumbai City FC on the collaboration: "We are very glad to have Ace Group as our sponsors. The brand understands the importance of the sport and they believe in, as we do, the commitment and support it requires. We are extremeley glad to have them as our lead sponsor."

Ajay Choudhry, CMD, Ace Group on the collaboration: "Our partnership with Mumbai City FC is very fruitful and we are extremely happy to be associated with Ranbir and his franchise. We believe in the team, in their brand of football and commitment towards the promotion of the sport."



ACE Group is a renowned name in the field of real estate in Delhi NCR. Utmost professionalism and great honesty are the two watch words at Ace. Its fervor for innovation has propelled ACE to set new trends and benchmarks of architectural excellence in the real estate industry. Having been the name behind more than five thousand luxurious apartments, the emphasis of ACE on quality has paid the company rich returns, the most important of them being the trust of its customers.

Fulfilling acepiracions







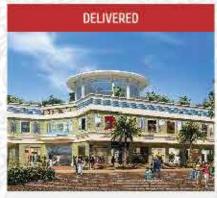
















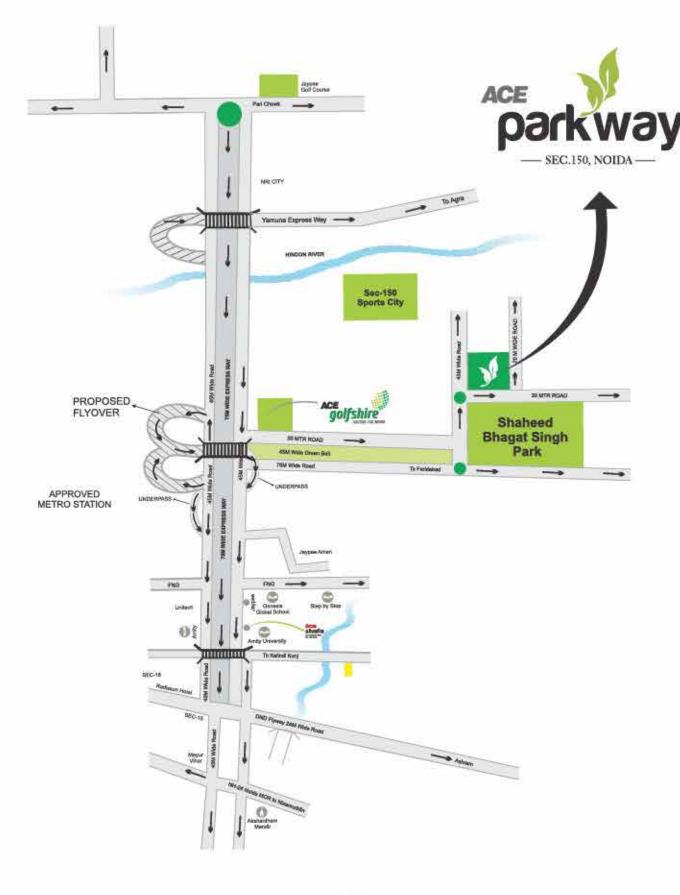














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