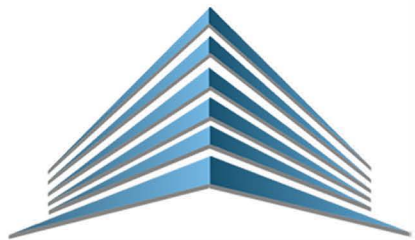


*Real Site Picture



ANUGRAH HOMES
dreams comes true...

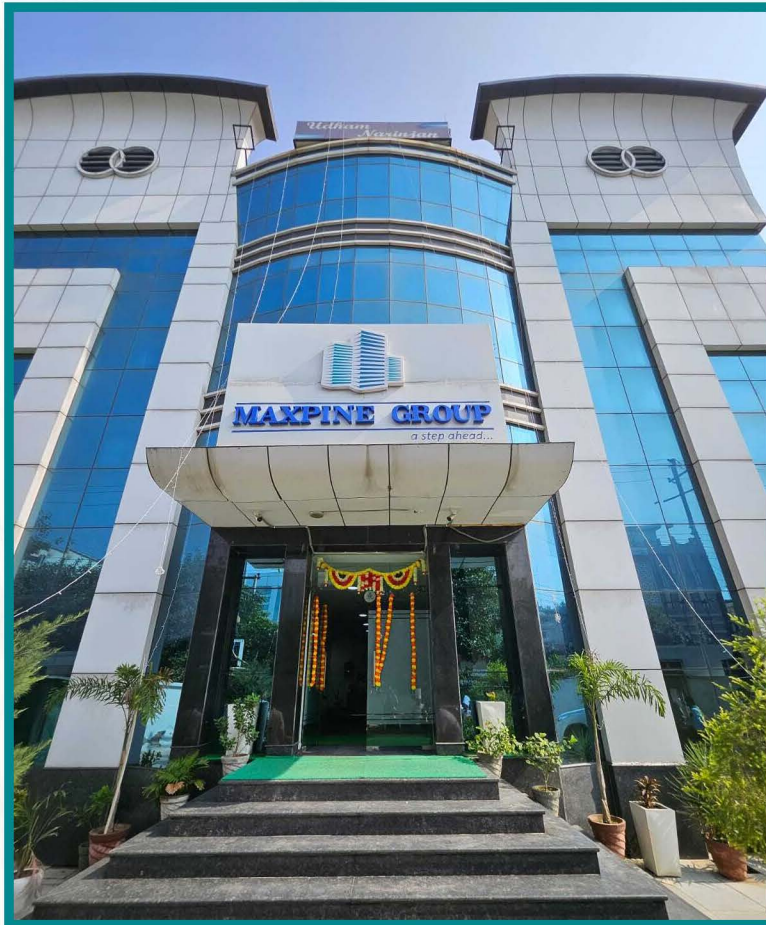
Premium Residential Plots Near Noida International Airport



About Maxpine Group

Maxpine Group Launched in **2020** by a Group of Experienced Professionals having Experience of more than 20+ Years in the field of Real Estate, Construction and Project Development.

Our Greatest Strength lies in our People - a Dedicated Team of Professionals, **Visionary Board Members, Trusted Investors, and Committed Associates** who operate as one **Unified Family**. Together, we uphold Integrity, Innovation, and Inclusive growth as the Pillars of everything we Built & Developed.



At Maxpine Group, we are driven by a clear **MISSION:**

To create nature-aligned, value-rich land opportunities that nurture lives and legacies.

Our **VISION** is to shape India's green future through purpose-led real estate - where wellness, sustainability, and community co-exist harmoniously.

Maxpine Group has spent over **20+ Years** shaping landmark projects across North India with a steadfast belief in trust, transparency, and long-term value. With a strong foundation in real estate, wellness, and culture-driven developments, Maxpine has evolved into a brand synonymous with purposeful living and secured investments.

Our greatest strength lies in our people - a dedicated Team of Professionals, Visionary Board Members, Trusted Investors, and Committed Associates who operate as one Unified Family.

Together, we uphold integrity, innovation, and inclusive growth as the pillars of everything we built & developed.

About ANUGRAH HOMES



UP TO 300 ACRES EXPENDABLE INTEGRATED TOWNSHIP

ANUGRAH HOMES emerges as a beacon of opulence and modern living, strategically nestled in the heart of a rapidly developing region. Positioned in close proximity to the upcoming **Noida International Airport**, this residential marvel offers an unparalleled living experience.

Situated along the high-speed **Yamuna Expressway**, It provides seamless connectivity to **Delhi-NCR** and beyond. The project's strategic location benefits immensely from the upcoming **Defence Corridor**, promising a surge in infrastructure development and appreciation in property values. Furthermore, the proximity to the vibrant **Film City** adds a touch of glamour and entertainment to the neighborhood.

It is more than just a residential address; it's a lifestyle statement. The township boasts a plethora of world-class amenities designed to cater to the discerning tastes of its residents. From a state-of-the-art **clubhouse** offering fitness centers, and recreational spaces to lush green parks and **children's play areas**, every facet of life is thoughtfully catered.

The township is equipped with essential infrastructure, including underground electricity to ensure uninterrupted power supply and a modern **sewage treatment plant** to maintain ecological balance. Wide, meticulously planned **50-foot roads** enhance connectivity within the township and its surroundings.

Why ?



INVEST IN ANUGRAH HOMES

Location Advantages



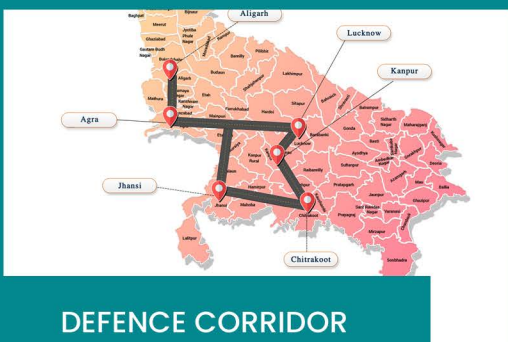
**NOIDA INTERNATIONAL
AIRPORT (JEWAR)**



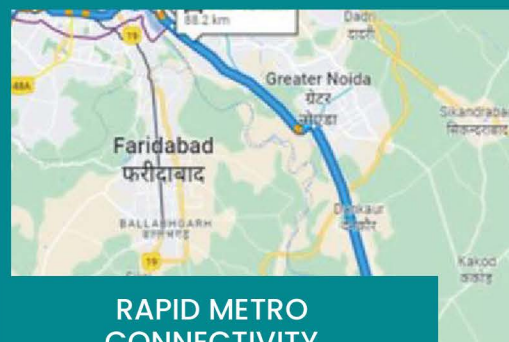
**MULTI-MODAL
LOGISTIC PARK**



FILM CITY



DEFENCE CORRIDOR



**RAPID METRO
CONNECTIVITY**



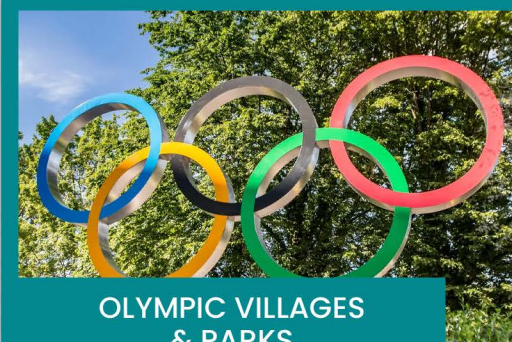
**PATANJALI FOOD &
HERBAL PARK**



MEDICAL DEVICE PARK



**RAJA MAHENDRA
PRATAP UNIVERSITY**



**OLYMPIC VILLAGES
& PARKS**

Urban Centres



Upcoming Industries



LEATHER MANUFACTURING
PARK



PLASTIC PROCESSING PARK



TEXTILE PARK



TOY PARK



HANDICRAFT PARK



DATA CENTRE PARK



MSME PARK



ELECTRIC VEHICLE CITY



PATANJALI FOOD & HERBAL
PARK

INVEST ON BIGGEST AIRPORT OF INDIA Noida International Airport

AREA: 1,334 HECTARES

*** ESTIMATED COST: RS. 29,650 CRORE**

Status: Under Construction, Operational by April 2025 (Estimated).

Runways: Up to six planned (making it the largest in India & Asia).

Facilities: Passenger Terminals, Cargo Terminals, MRO, Business Spaces, Hotels.



Noida International Airport, also known as Jewar Airport, is a greenfield international airport being constructed near Jewar in Gautam Buddha Nagar district, Uttar Pradesh, India. It is set to become a major aviation hub serving the National Capital Region (NCR).

PM Modi laid the foundation stone for Noida International Airport on November 25, 2021.



Film City

15 Minutes Away



FILM CITY

Near Noida International Airport
15 Minutes Away

- The proposed UP Film City is only 4 KM away from the upcoming Noida International Airport.
- Location: Sec-21 of Yamnua Expressway - YEIDA region.
- Area: 1000 Acres.
- Facilities: Pre-production infrastructure, and post-processing labs, VFX and digital technology.
- Amenities: Star Hotels, Resorts, Cinemas and Parks.
- Land use: 780 Acres for industrial purpose and 220 Acres for commercial purpose.
- Bayview Projects and Bhutani Group will build the world's best film infrastructure.

Medical Device Park

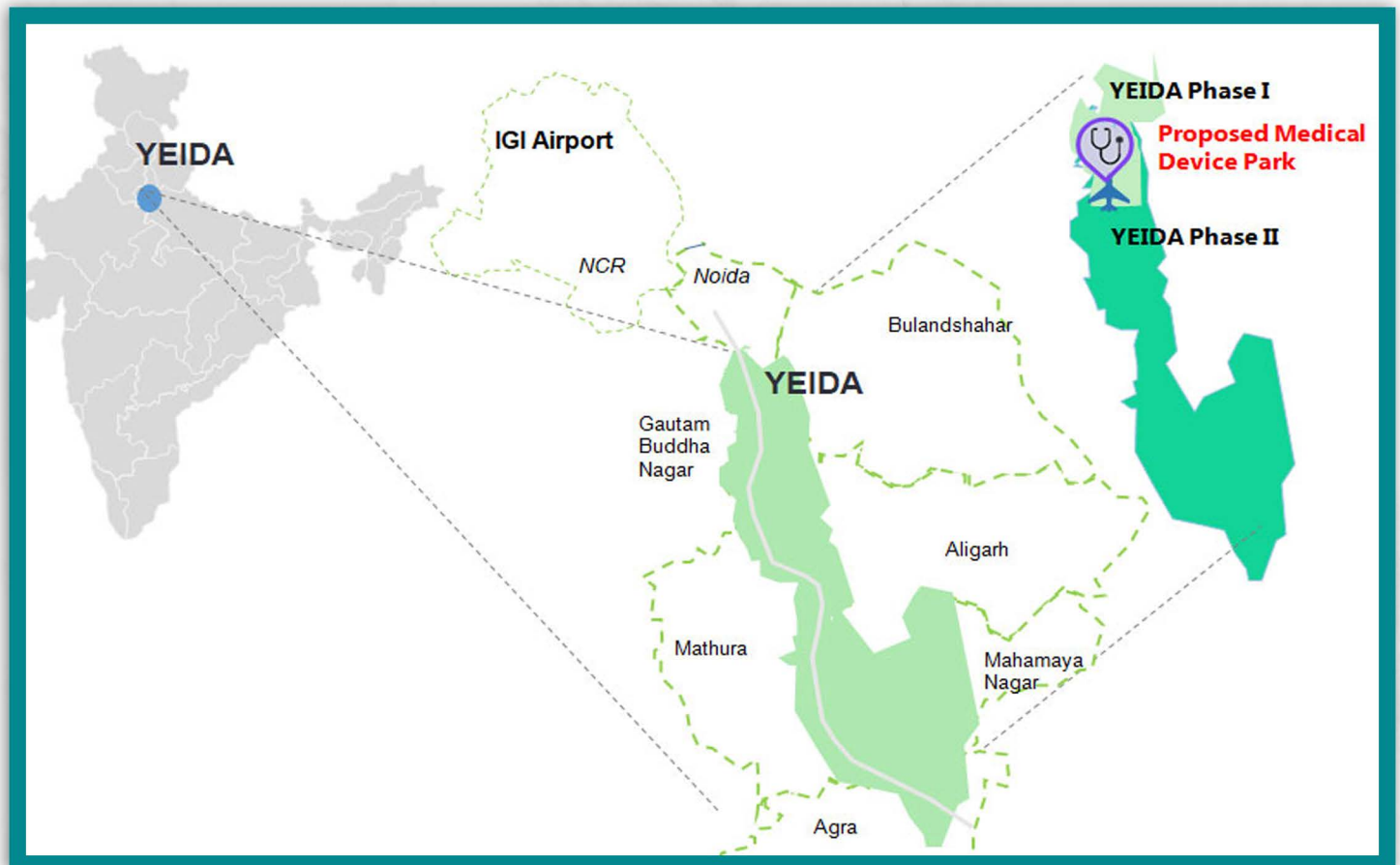
12 Minutes Away

The Government of Uttar Pradesh ("GoUP") has envisaged development of a Medical Device Park at Sector 28, YEIDA. Recognizing the growth potential of the healthcare market in India, the government has launched initiatives such as Make in India campaign, special incentives for setting-up manufacturing plants at medical device parks, and fast clearance and approvals, to promote the conducive investment environment and boost FDI in medical devices through greenfield, brownfield, and strategic entry options.

This park will be North India's first dedicated medical device park, which will be spread over 350 acres. Under the banner of the Uttar Pradesh Medical Device Park, the park is conceptualized to address to the key concerns of Indian manufacturers which primarily include access to cost effective testing and scientific facilities.

Target Segments

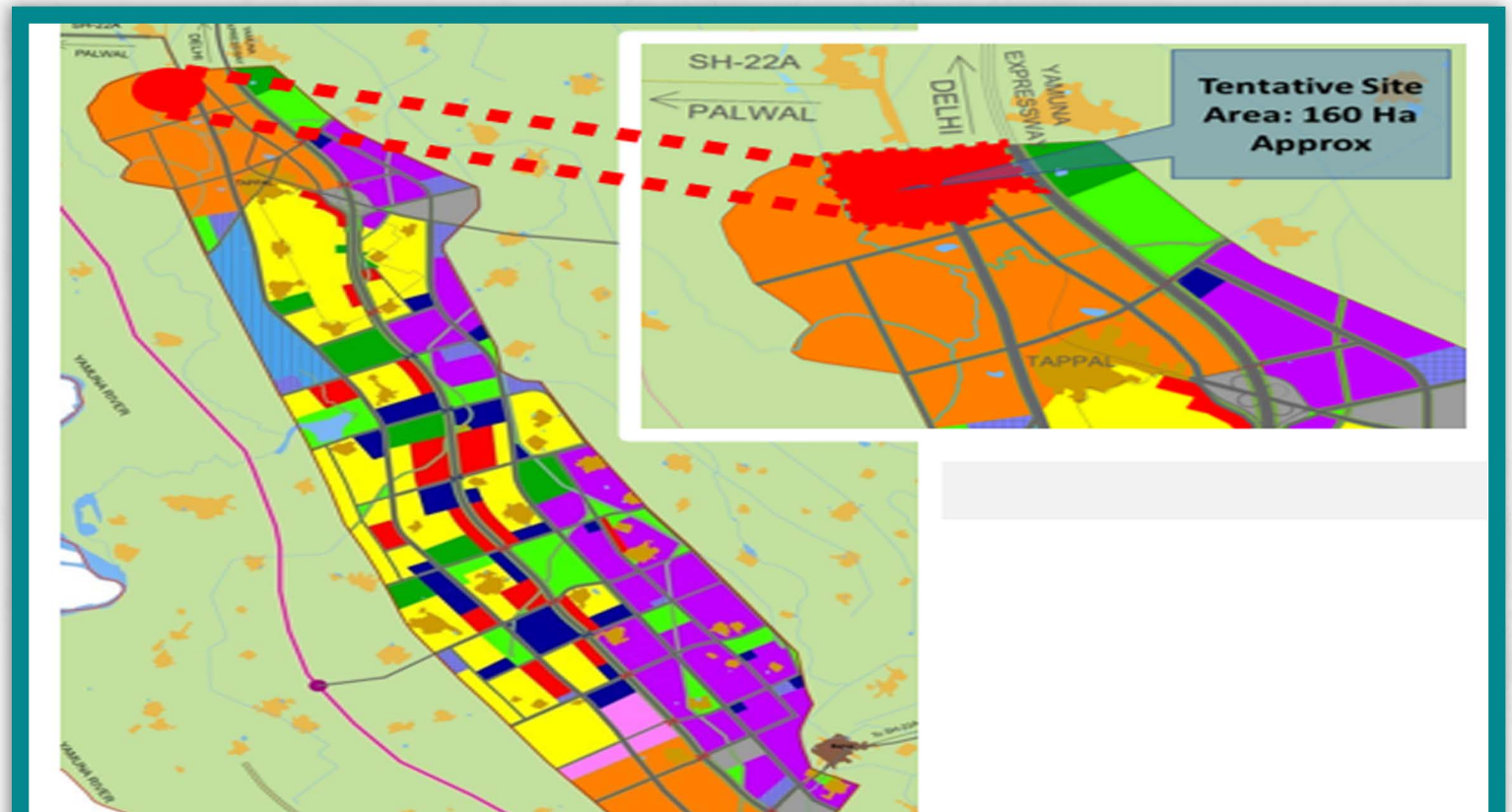
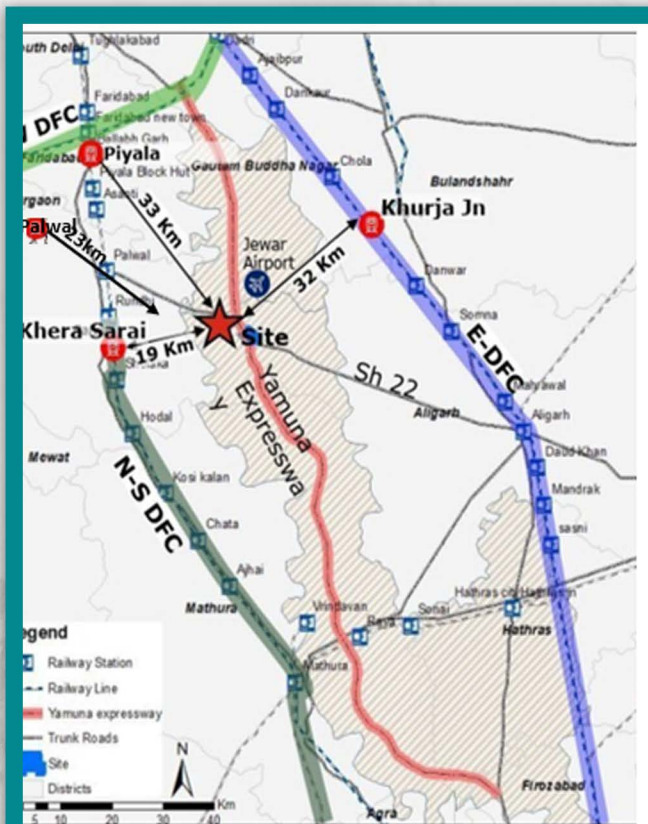
- Cancer care / Radiotherapy medical devices
- Radiology & Imaging medical devices
- Anaesthetics & Cardio respiratory
- Renal Care medical devices
- Nuclear Imaging devices
- Implantable electronic devices



Logistics Hub

5 Minutes Away

The Yamuna Expressway Industrial Development Authority has proposed to develop a Multimodal Logistics Park (MMLP) facility at Tappal Bajna located within YEIDA. This is with the objective to optimize the present potential, enhance investment climate and promote the economic development of the area with major thrust on industrial activities. The MMLP shall provide excellent transport links via rail and road, custom clearance facilities, single-window services, and value-added services. Given the freight profile and upcoming industrial development potential of the proposed site, the MMLP is expected to have potential to develop as a storage and warehousing hub.



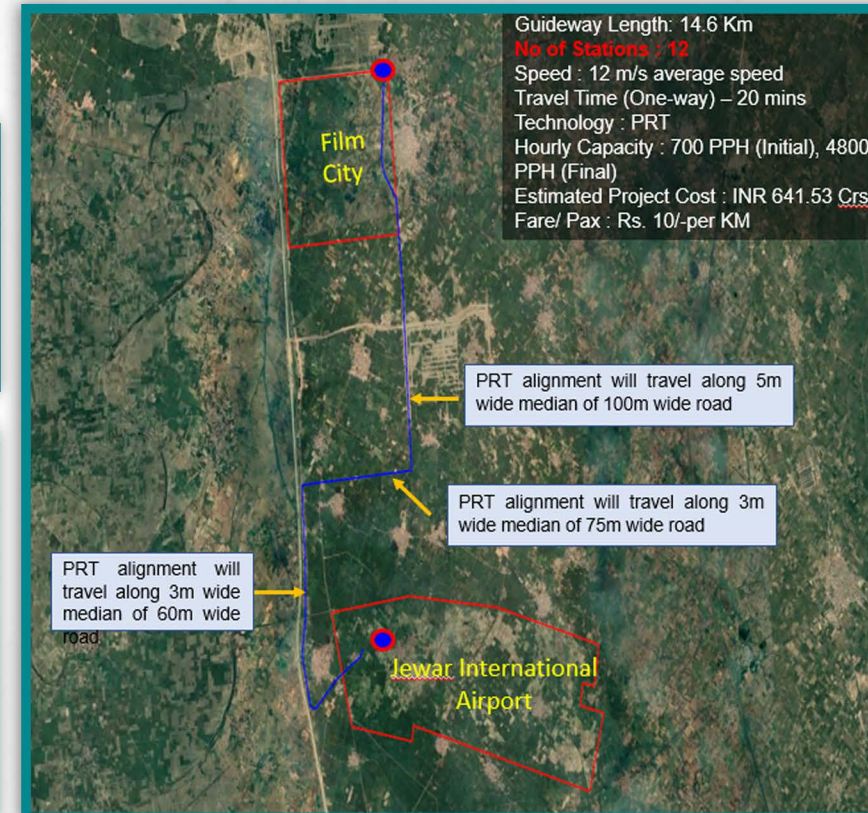
Personal Rapid Transit(PRT)– Pod Taxi

12 Minutes Away

PRT Alignment – Film city to Jewar International Airport

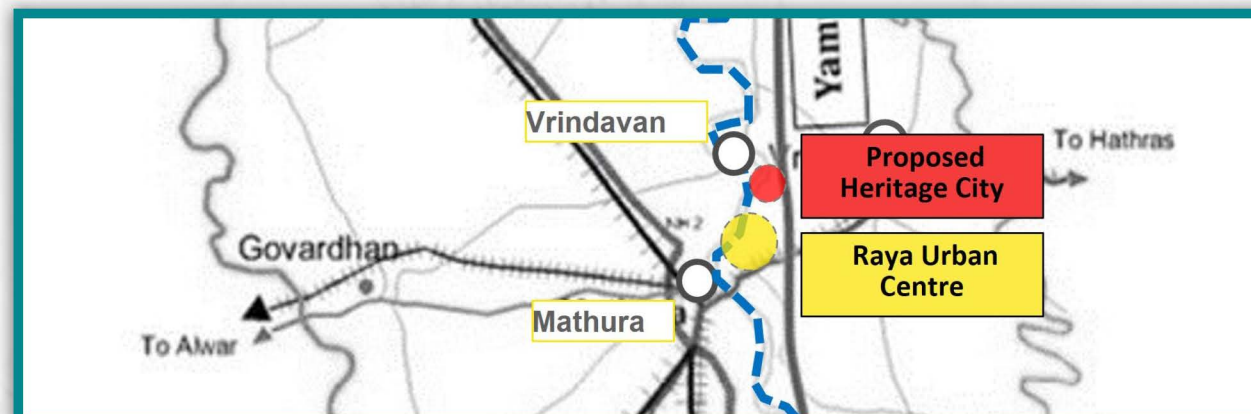
RFP floated for DEVELOPMENT OF PASSENGER PERSONAL RAPID TRANSIT (PRT) SYSTEM FROM FILM CITY TO NOIDA INTERNATIONAL AIRPORT, JEWAR (YEIDA), UTTAR PRADESH ON DESIGN, BUILD, FINANCE, OPERATE, AND TRANSFER (DBFOT) BASIS on 1 July 2023

Corrigendum Uploaded on 23 August 2023



New land parcel was proposed by MVDA & UPBVP for consideration of development of the proposed Heritage City. The consultant, CBRE, was directed to assess the Site area requirement and prepare updated DPR.

Updated DPR prepared by the Consultant (CBRE) shall be put across the Board for their kind approval. Post which the Consultant shall submit RFP and CA documents.



Pardarshni halls



Chikitsalaya



Proposed Cities

The Yamuna Expressway Industrial Development Authority (YEIDA) has ambitious plans to develop several international cities in the region around the upcoming Noida International Airport.

These proposed cities include:

Korean City: This project aims to create a Korean-inspired city with a focus on technology, education, and culture.

Japanese City: This city will showcase Japanese architecture, culture, and business practices.

American City: This project aims to establish a global education and business hub with American-style infrastructure and institutions.



KOREAN CITY



AMERICAN CITY



JAPANESE CITY

Facilities & Amenities

Infrastructure Highlights:

1. **Wide Roads for Seamless Connectivity:**
50-, 40-, and 30-feet wide roads ensuring smooth traffic flow.
2. **Modern Street Lighting:**
Solar-powered streetlights across the township for eco-friendly illumination.
3. **Grand Main Entrance:**
Wide and impressive entry gate *with a *security house for enhanced safety.
4. **Underground Electrification:**
All external electrical lines are underground for aesthetic appeal and safety.
5. **Advanced Drainage & Water Systems:**
Sewer line and dedicated water supply line for hassle-free living.
6. **Boundary Wall Protection:**
The entire project is surrounded by a high - security boundary wall, ensuring complete safety for all residents.



Facilities & Amenities

Sustainability Initiatives:

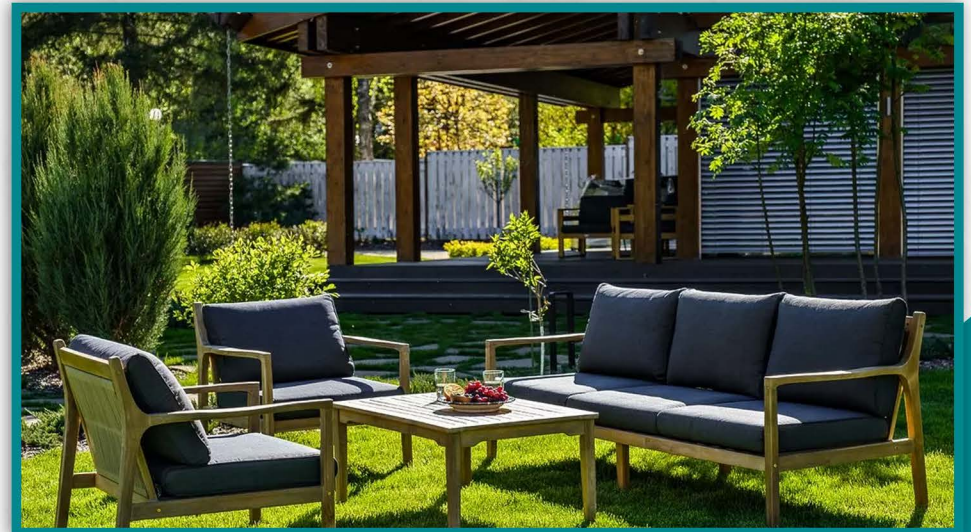
1. Rainwater Harvesting:
Systematic water conservation for a sustainable future.
2. STP (Sewage Treatment Plant) :
Ensuring eco-friendly waste management.
3. ESS (Electric Sub-Station):
Reliable and uninterrupted power supply.



Facilities & Amenities

Green Living Spaces:

1. Beautiful Landscaping:
Greenery along roadsides for a serene environment.
2. Green Parks & Open Spaces:
Dedicated parks and fountains for relaxation and community bonding.
3. Resort-Style Living:
Premium resort facilities within the township.



Facilities & Amenities

Exclusive Amenities

Exclusive Lifestyle Amenities:

1. Kid's Park Area:
A dedicated space for children's play and recreation.
2. School and Education Facilities:
Reserved plots for educational institutions.
3. Commercial Plots:
Convenient shopping and business spaces.

Clubhouse:

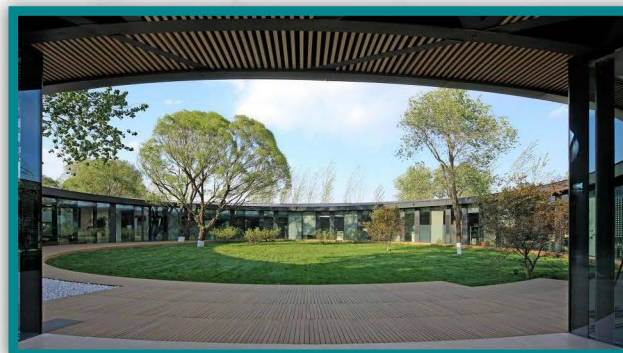
Reserved area for clubhouse facilities
Clubhouse facilities based on membership basis.
It will be chargeable.
A vibrant social hub with fitness amenities.

Health and Safety Features:

1. Hospital Plots:
Reserved area for healthcare facilities.
2. 24/7 Security with Guards:
Ensuring the safety of residents.
3. CCTV Surveillance:
State-of-the-art monitoring for added peace of mind.

Connectivity and Accessibility:

Strategically located for excellent connectivity to major landmarks and hubs.

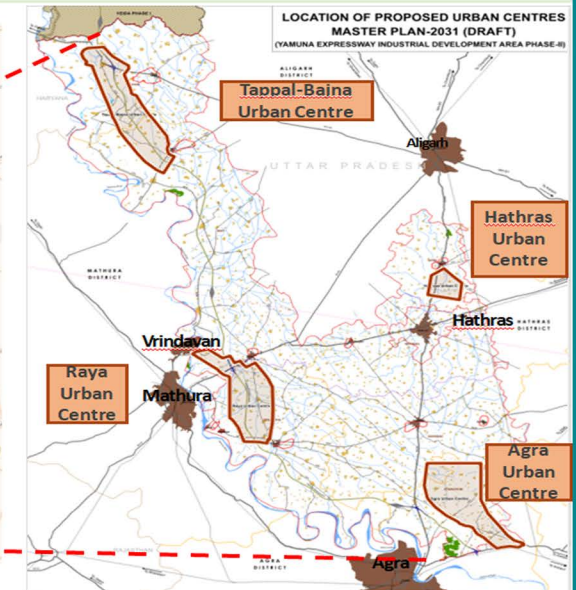
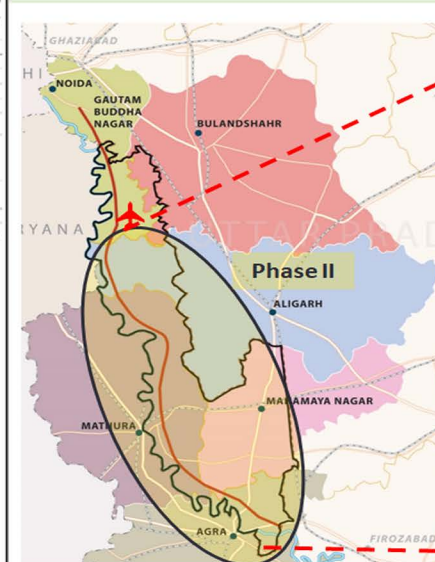
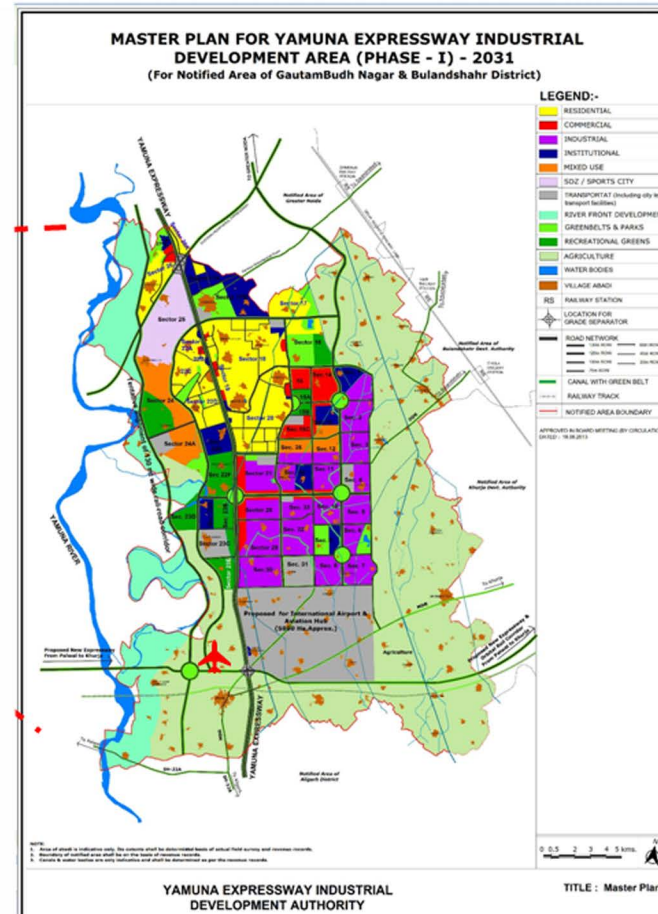
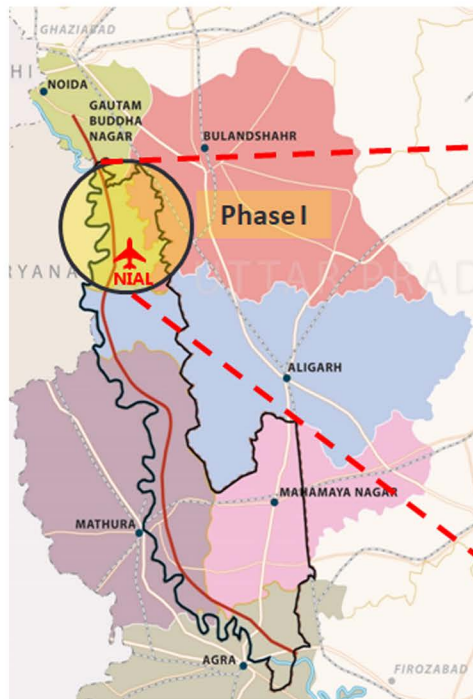


Actual Site Pics



Master Plan 2031

The plan is conceptualized by the Yamuna Expressway Industrial Development Authority (YEIDA) in order to channelize and foster developments in a planned manner. The project aims for industrial developments and providing support to resultant in-migration from entire Uttar Pradesh and other surrounding areas. The Perspective Plan for the entire notified area and the Draft Master Plan 2031 of the area falling in the NCR area (Parts of Districts of Gautam Budh Nagar and Bulandshahr) has been prepared in the first phase.



Draft Master Plan 2041

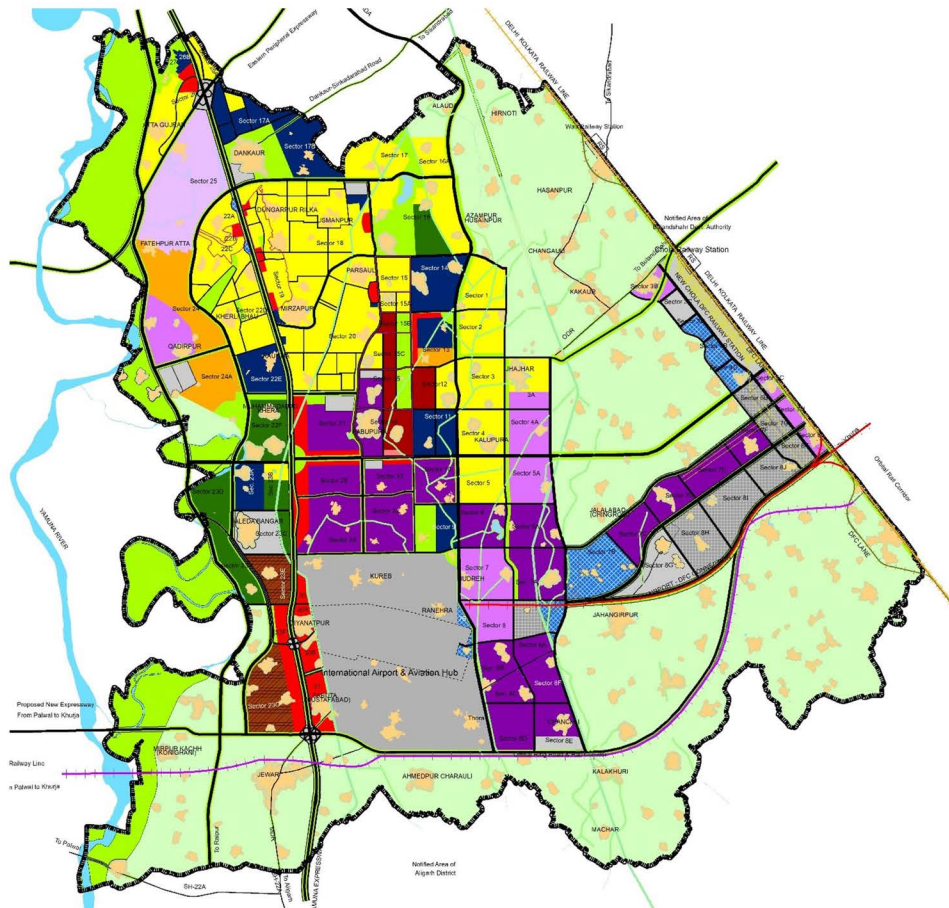
Objectives :

To strengthen the economic base and generate an employment surplus region through creation of an Aerotropolis and cities within the city.

To provide high quality and affordable infrastructure ensuring quality of life.

To provide safe, reliable, economical and environment friendly mobility.

To create a unique identity for the city through culture and public life.



Legend

- Yeida_Canal_Buffer
- Roads
- Planning Area Boundary
- Existing Rail
- Existing DFC rail
- Proposed ORC
- Airport Rail
- Proposed Road
- Gamtal_AddedArea
- GamtalBuffer_100m
- GamtalBuffer_Addarea_50m
- Sector Boundary

RESIDENTIAL

- Residential
- Abadi
- Abadi Extension

COMMERCIAL

- Commercial
- CBD
- Wholesale Commercial

INDUSTRIAL

- Multiple Landuse Industry
- Industry

LOGISTICS

- Logistics

INSTITUTION

- Institution
- Utility

MIXED USE

- Multiple Landuse Hospitality
- Mixed Use

SPECIAL DEVELOPMENT ZONE

- SDZ

TRANSPORTATION

- Transport

Roads

- Airport
- Railway Area
- Proposed Railway Area
- DFC Area

GREENS

- Parks & Green Belt
- Recreational Green
- River Front Development

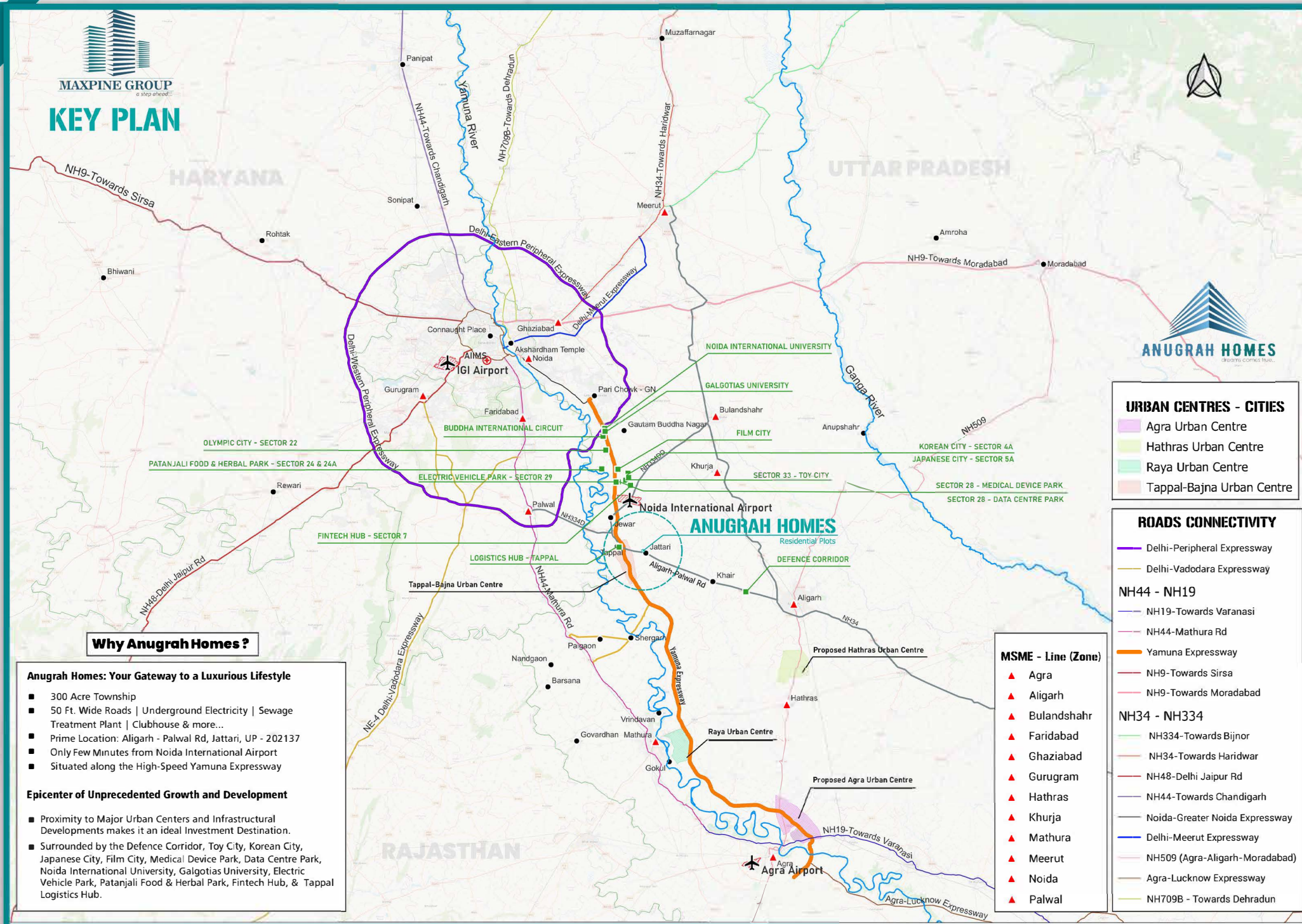
AGRICULTURE

- Agriculture

WATER BODY

- Yamuna River
- Water Bodies

Key Plan - Anugrah Homes



Layout - Anugrah Homes





MAXPINE GROUP

a step ahead...



Scan To Review



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