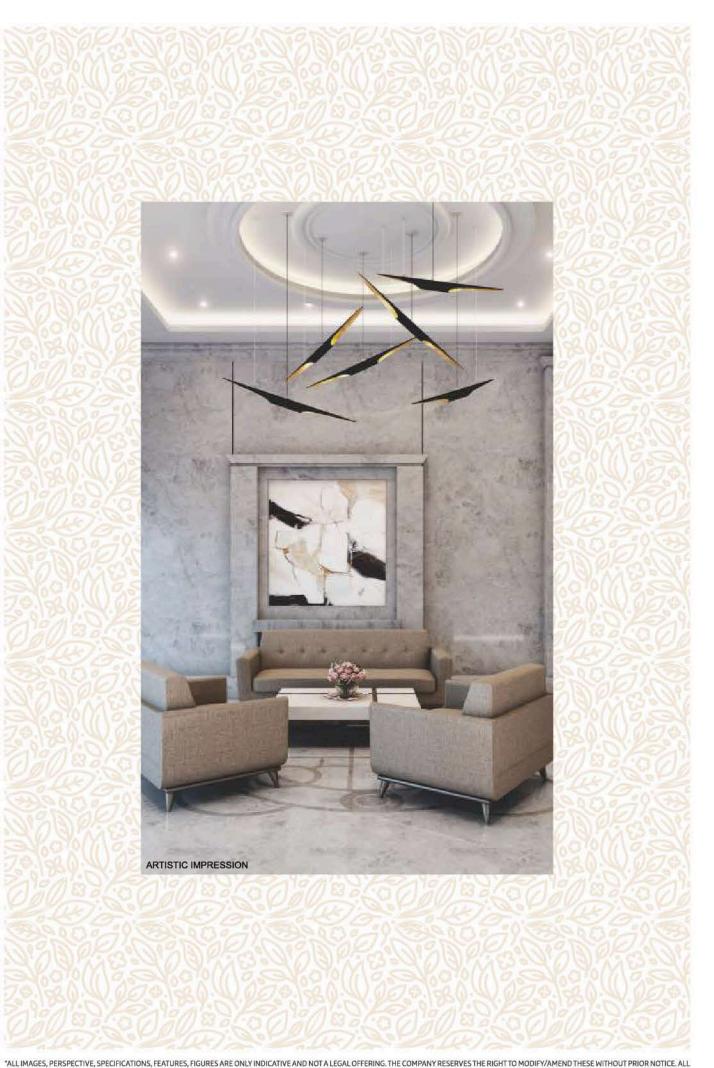


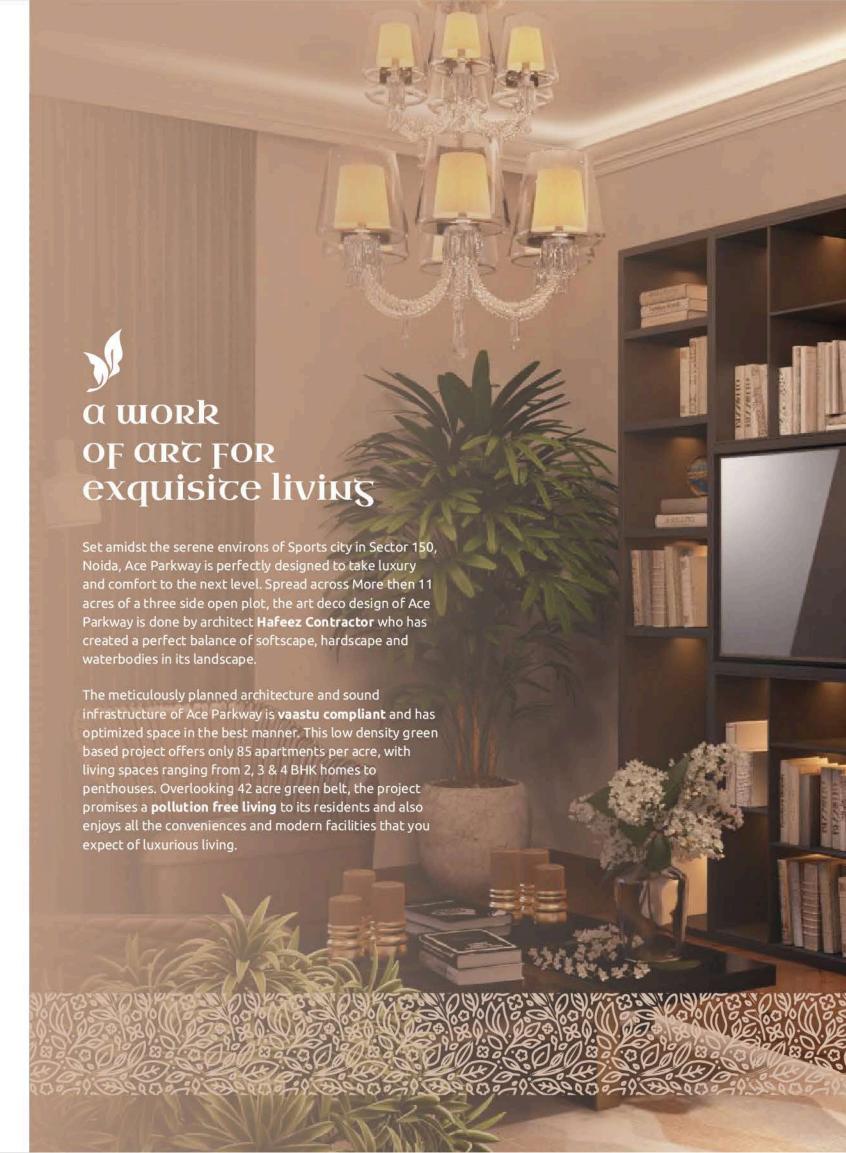


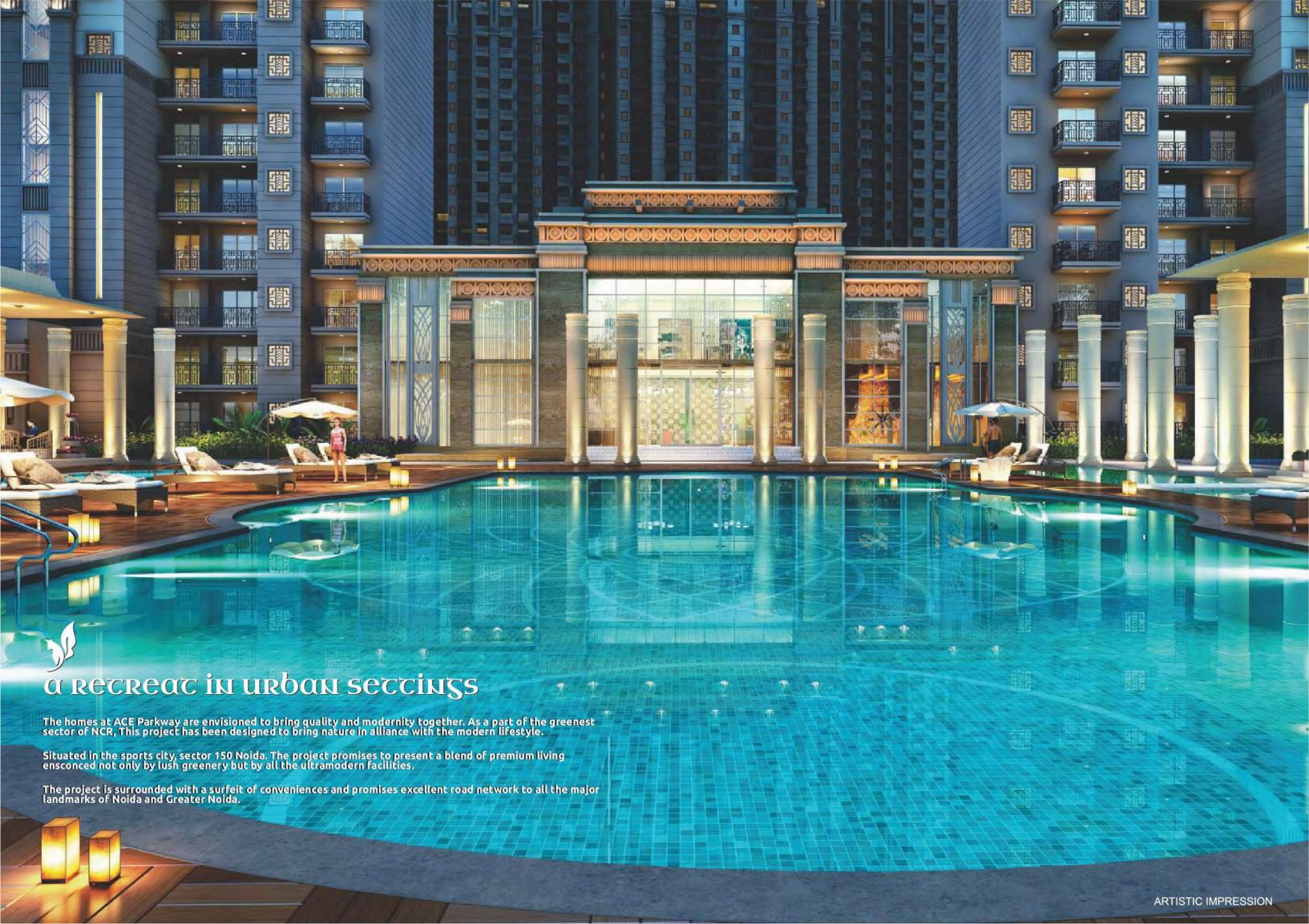




As per provisions of RERA 2016







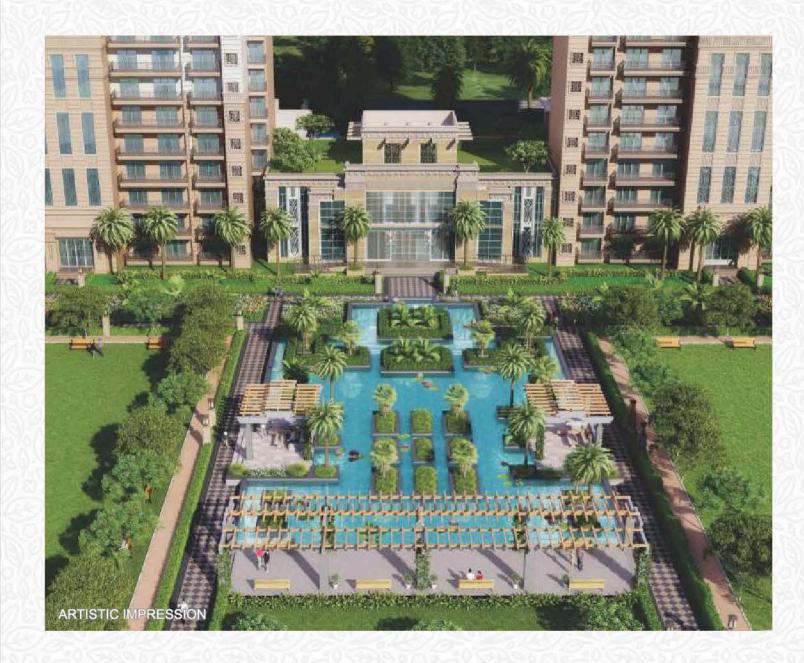




Sauri khan for ace. ace for you.

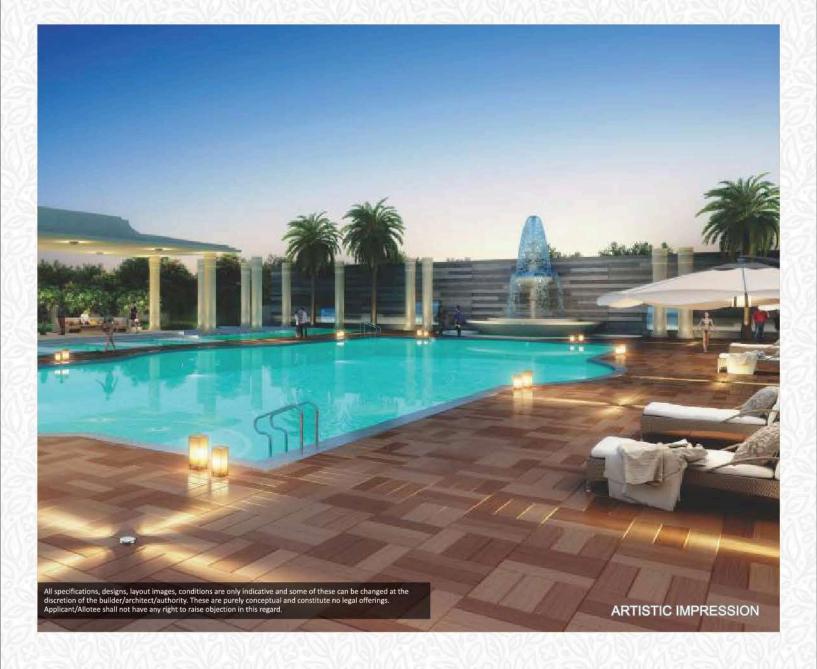
Till recent times, design in real estate was only limited to the aesthetics and functionality of the structure. But now, the real estate industry is rapidly embracing the importance of modern and innovative design even for the interiors. Leading this shift is Ace Group, a prominent name in India's realty 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."





The project is strategically and beautifully designed which offers an extravagant green environment and a soothing view. There are ample of amenities offered with lush green gardens and water bodies that surround this precious property and adds to the magnificence of ACE Parkway.

The lavishness of this majestically designed project would reflect by its enormous outdoor swimming pool. It offers you a subtle blend of luxury and modern pool that creates a magical merge of inspiration and space. This is an innovative masterpiece of architecture that guarantees a relaxing and soothing effect.







A truly cosmopolitan club house

The cosmopolitan lifestyle crafted here would be reflected by its state of the art clubhouse that will give you an experience of a resort. Give your life a new definition with a cornucopia of facilities for you to relax, refresh and recharge yourself by spending quality time with your family and create some inedible memories for the upcoming years.

The excellent leisure hub at ACE Parkway would be equipped with an abundance of facilities for you to revive and rejuvenate. Enrich your lifestyle and experience the bliss of luxurious, ecstatic pool equipped with temperature control that would allow access to swimming at any time. Tranquilizing is the vital element here, along with luxury and comfort. Because we believe in redefining your life. Indoor pool for all residents would give them an opportunity to rejuvenate, making their life comfortable.









The beauty of flowing water amidst greens is always a mesmerizing view. ACE Parkway brings a serene view with a beautiful cascade.

The majestic essence would make the night look more charming. It is a sight of elegance. The graceful design and construction are one of a kind creation.





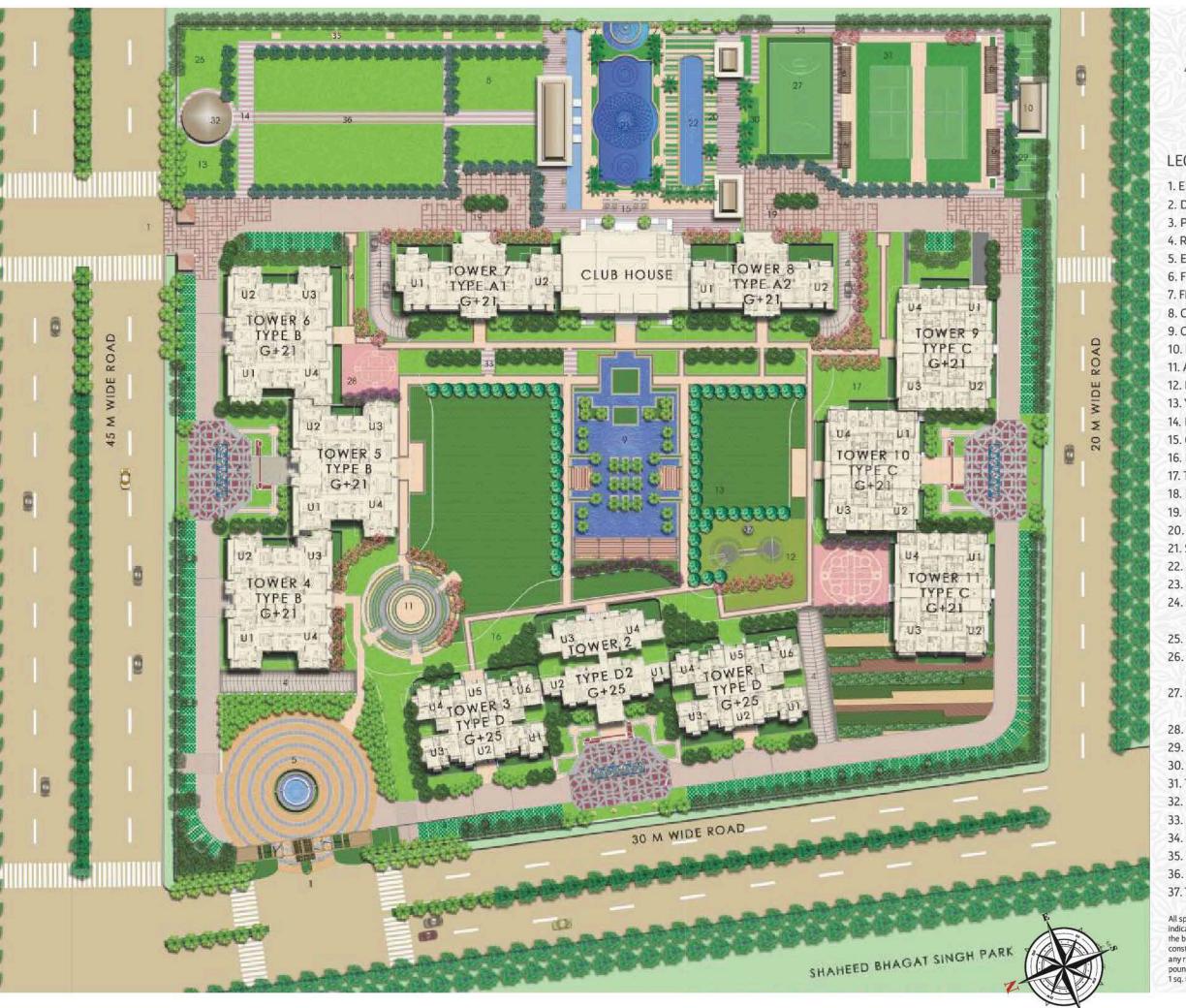
Sports for your everyday life





At Ace Parkway, sports become an integral part of the lifestyle. Situated in sector 150 Noida sports city, the project is being loaded with sports facilities for relaxation and recreation. All the sports facilities are exclusively offered for the residents to enjoy their leisure time. Physical and mental fitness is the vital objective at Ace Parkway which contributes you and your family an exhilarating life style. From squash to water aerobics, exploring new and unique sports facilities which will rekindle your soul to stay fit and strong. Health is the greatest gift to achieve the bliss of life at Ace Parkway.







LEGEND

- 1. ENTRY/EXIT
- 2. DROP OFF
- 3. PARKING
- 4. RAMP WITH GREEN TRELLIS
- 5. ENTRY PLAZA
- 6. FEATURE PERGOLA
- 7. FEATURE COLUMNS
- 8. CELEBRATION LAWN
- 9. CENTRAL WATER FEATURE
- 10. PAVILION
- 11. AMPHITHEATER
- 12. KID'S PLAY AREA
- 13. YOUTH GARDEN
- 14. PATHWAY JOGGING TRAIL
- 15. CLUB ENTRY PAVED PLAZA
- 16. FITNESS AREA
- 17. TOT-LOT
- 18. BAMBOO SIT OUT GARDEN
- 19. ROUND ABOUT
- 20. DECK
- 21. SWIMMING POOL
- 22. KID'S POOL
- 23. REFLEXOLOGY PARK
- 24. FEATURE PERGOLA WITH
 - SEATING BELOW
- 25. LAWN
- 26. MEDITATION/YOGA GARDEN/
 - KUNG-FU/TAEKWONDO
- 27. BASKETBALL COURT/HANDBALL /VOLLEYBALL
- 28. SKATING RINK
- 29. BADMINTON COURT
- 30. CRICKET PRACTICE PITCH
- 31. TENNIS COURT
- 32. MANDIR
- 33. HOPSCOTCH
- 34. WALL CLIMBING
- 35. OUTDOOR GYM STATION
- 36. SOCCER GROUND
- 37. TRAMPOLINE

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

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





Floor plaus



Unit 04 Unit 05 Unit 06

TYPE-D (TOWER 1 & 3)

Tower-1, 3 Type-D (1085)

(2BHK+2T)

- 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 Toilets Balconies

Carpet Area of Flat/Unit: Carpet are a means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications added for by approving authorities from time to time to ince till occupancy certificate is obtained. Architect reserves the right to add/delete any letail/specification/elevation mentioned if so wanted by circumstances. 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 on legal of letings. Applicant/Alloteeshall not have any right to raise objection in this regard. The Dimensionare ounded off ton earestinch. 1. sq. mtr. = 10.764 sq. ft., 304.8 mm = 1'-0''







Tower-1, 3 Type-D (1095)

(2BHK+2T)

- 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. Ft.) Common Area = 16.99 Sq. Mtr. (182.94 Sq. Ft.)
- 2 Bedrooms Living/dining Room Kitchen 2 Toilets Balconies







Tower-2 Type-D2 (1395)

(3BHK+2T)

- Carpet Area = 81.96 Sq. Mtr. (882.26 Sq. Ft.) Balcony Area = 13.21 Sq. Mtr. (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

Carpectures of may clinic carpect a earmenature net substruction at each of repair offens; excluding the affect covered by the exact reinternal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications aske detail/specification/delevation mentioned if so wanted by circ unstances. All specifications, designs, layout images, conditions and constitute no least offerines. Apoli card/Allotee shall not have any right to raise objection in this researd. Dimension are rounded







TYPE-C (TOWERS 9,10,11)

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.)
- 3 Bedrooms Living/Dining Room Kitchen 4Toilets Utility Room Balconies Dress

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specifications/elevation mentioned if so wanted by circumstances. All specifications, designs, layout images, conditions are not 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 rounded off to nearest inch. 1 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1'-0"

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcomy or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/elevation mentioned if so wanted by circumstances. All specifications, designs, layout images, conditions are not 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 rounded off to nearest inch. 1 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1-0"







TYPE-A1 (TOWER 7)

Tower-7 Type-A1 (3220)

(4BHK+UTILITY)

- 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 Toilets Utility Room Balconies Dress





Unit 02 Unit 01

TYPE-A2 (TOWER 8)

Tower-8 Type-A2 (2460)

(3BHK+UTILITY)

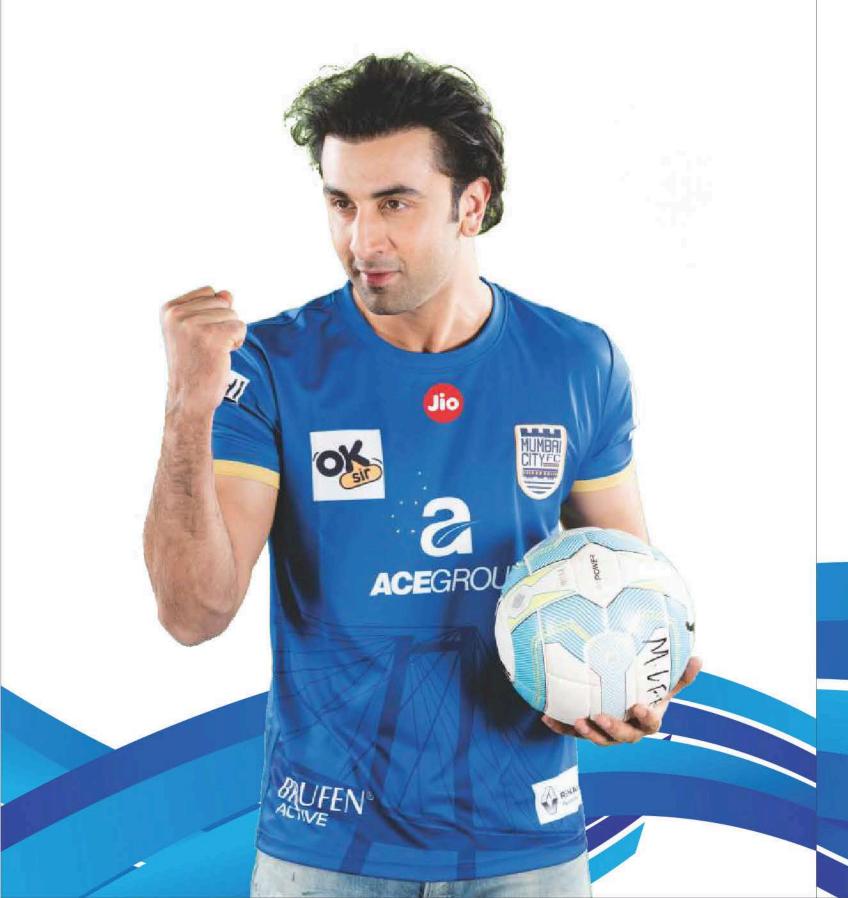
- Carpet Area = 139.86 Sq. Mtr. (1505.47 Sq. Ft.) Balcony Area = 27.12 Sq. Mtr. (291.93 Sq. Ft.)
- Area Under Ext Wall & Shaft = 24.55 Sq. Mtr. (264.30 Sq. Ft.) Common Area = 37.00 Sq. Mtr. (398.30 Sq. Ft.)

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

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/elevation mentioned if so wanted by circumstances. 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 rounded off to nearest inch. 1 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1*-0**

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/elevation mentioned if so wanted by circumstances. All specifications, designs, layout images, conditions are not 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 rounded off to nearest inch. 1 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1'-0"

"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 in india

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 Mumbai 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.

Fulfilliuς αcepirαcious



