

ONLY FROM AGRASEN PROPERTIES

NOIDA

A CITY PLANNED BEFORE IT WAS BUILT



noida
AN AREA OF EXCELLENCE
Estd. April 17, 1976



Indian government's
initiative to decongest Delhi



And push peripheral modern industrial
development around it.



Today's **NOIDA**

From industrial township to India's most liveable smart city.



30K+
Businesses



1M+
Residents



Major Corporate Hubs
Sectors 18, 125 & 135

India's **Future Silicon Valley**

Drives NCR's growth with urbanisation and job creation.

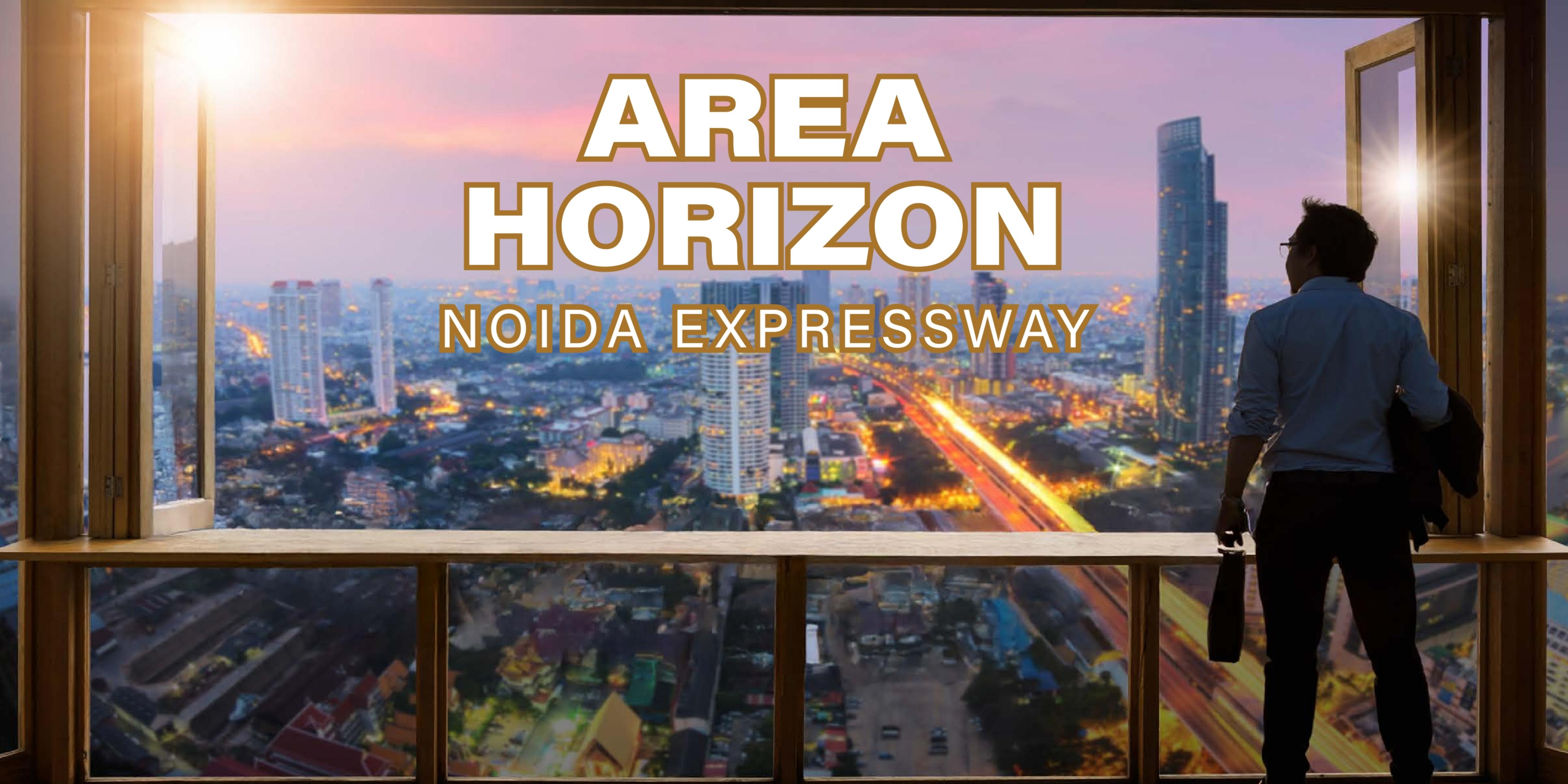
46% of UP's real estate investments from Noida (2024)

152% appreciation in new launch prices* (2019-2024)

128% increase in average housing prices* (2021-2024)

79.5% increase in property prices* (2022-2024)

AREA HORIZON NOIDA EXPRESSWAY



NOIDA EXPRESSWAY

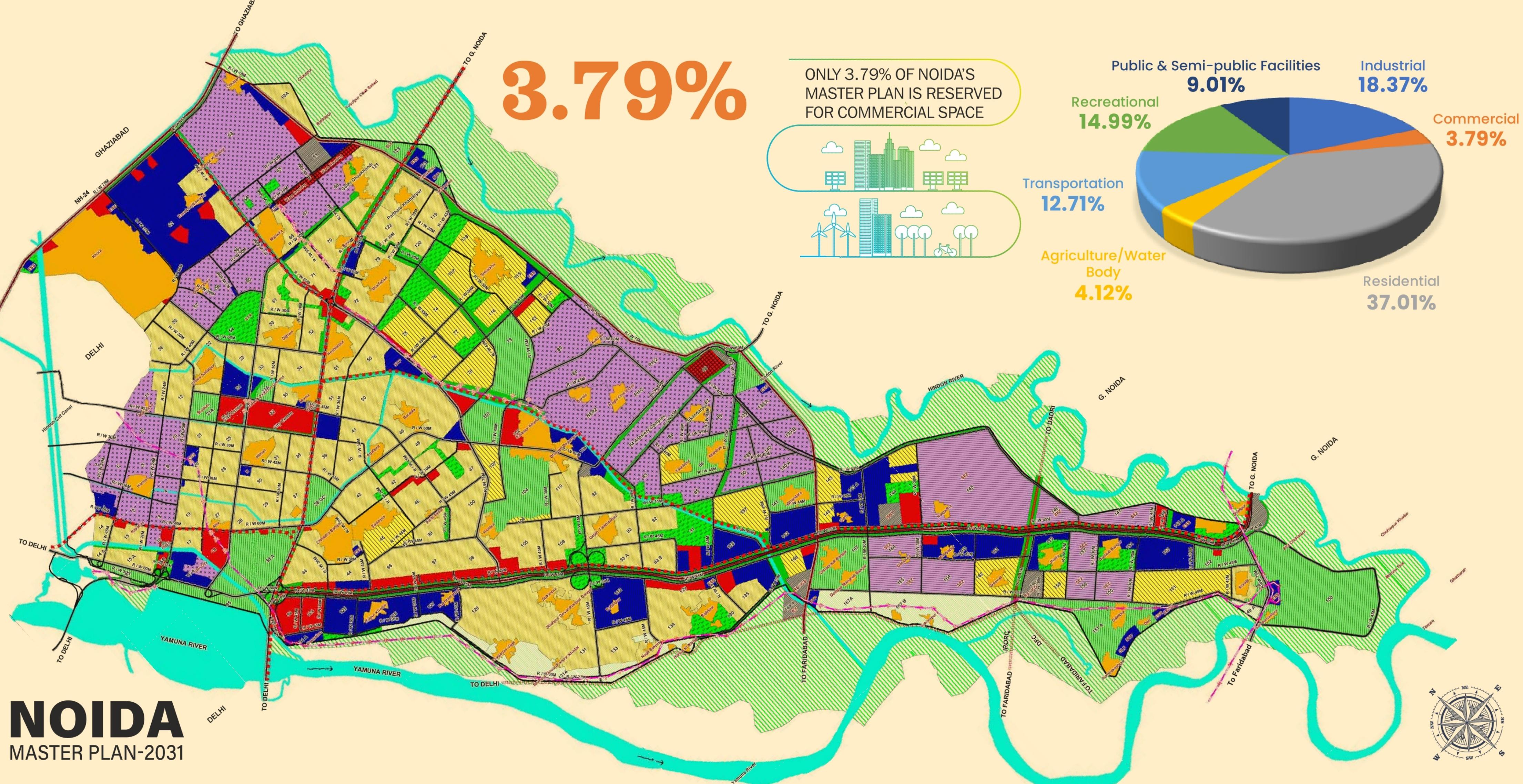
The Heartbeat Of Noida

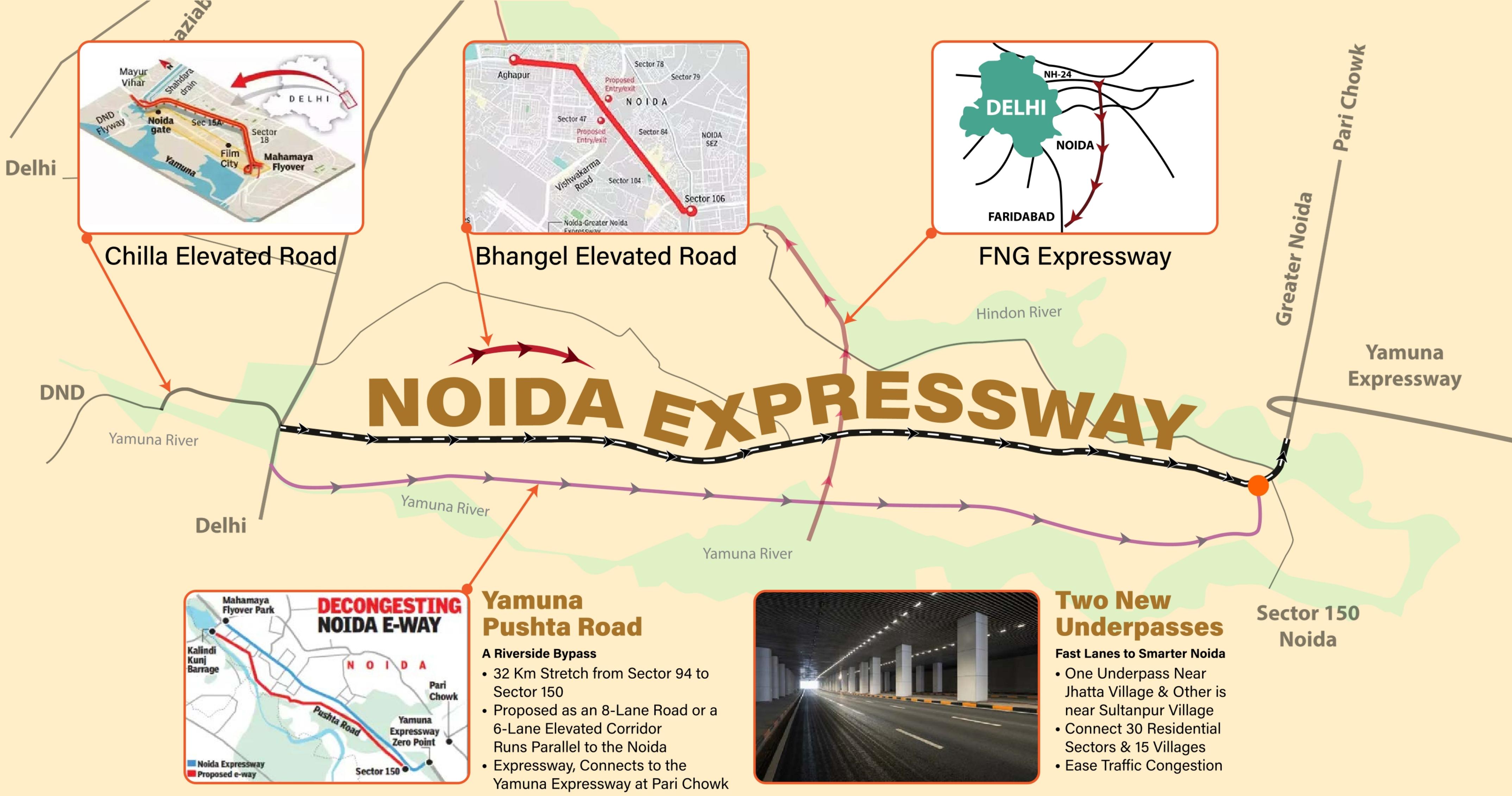
Amidst Noida's supersonic growth, Noida Expressway has stood out as a game changer, linking Noida, Greater Noida & Yamuna Expressway, providing direct access to key cities in the region.



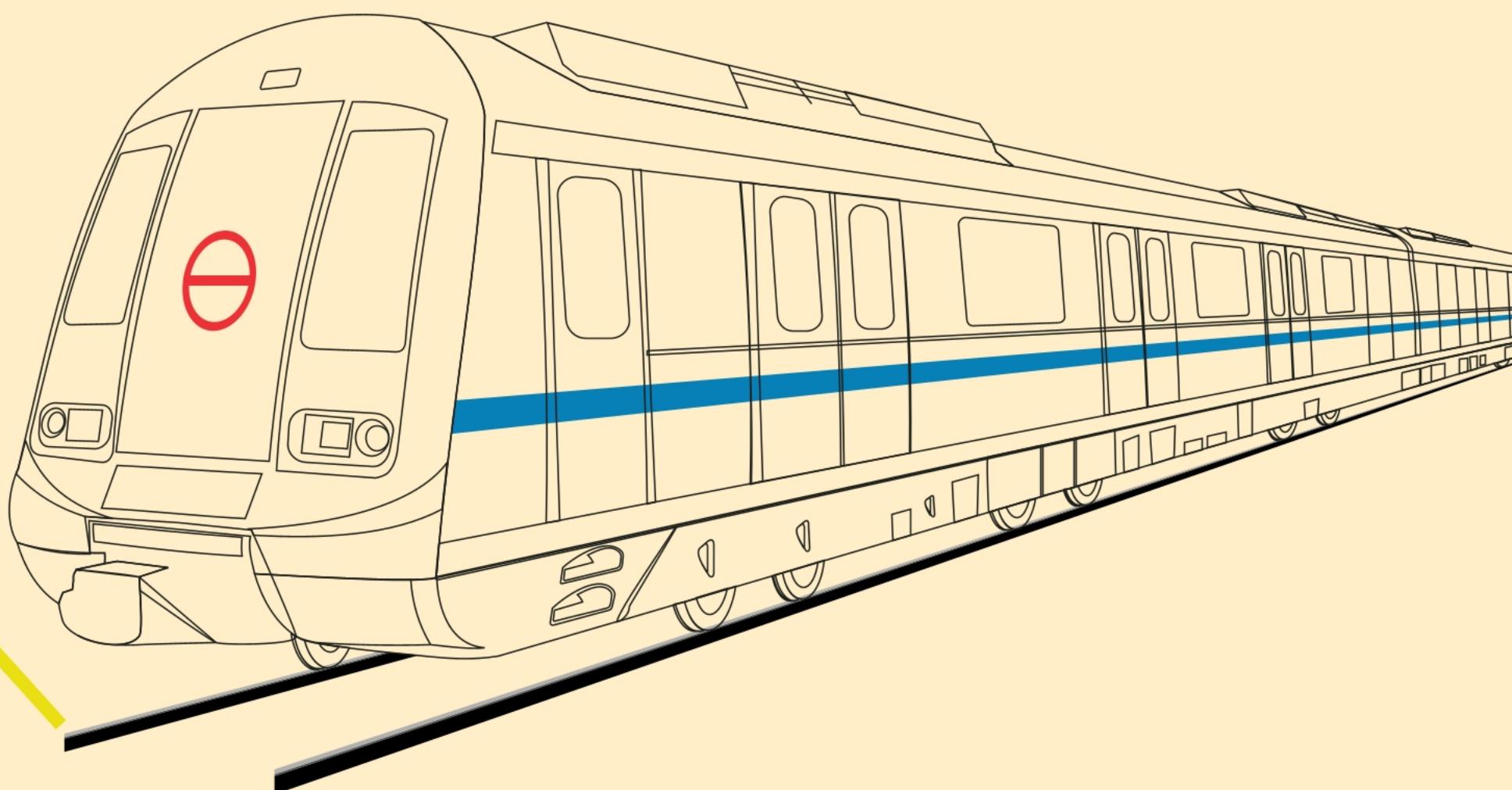
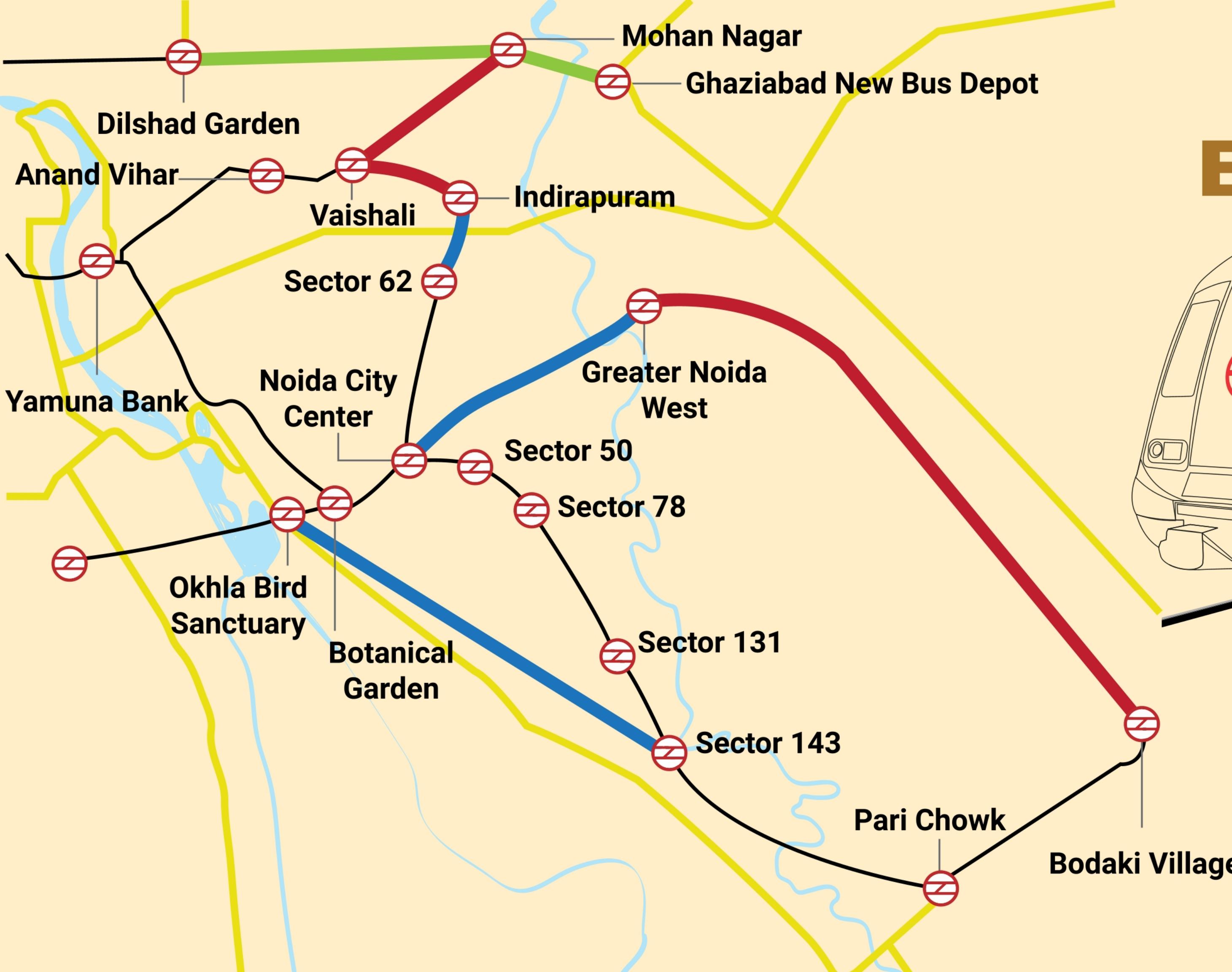


INDIA'S IT HOTSPOT





NEXT-GEN BLUEPRINTS



- Awaiting Approval
- In Planning Stage
- Operational Lines

DOORWAY TO CONVENIENCE

Educational Institutes

Amity University
Maharishi University
Anjali Public School
SKS World School

Hospitals

Felix Hospital
Jaypee Hospital
AJ Hospital
Navjeevan Hospital

Shopping Malls

DLF Mall of Noida
The Great India Palace
Wave Mall
Logix City Centre

IT & Business Hubs

GM IT Park
Advant IT Park
HCL Tech Campus, Sector 126
Infosys SEZ (Sec 85)

Multiplexes

PVR at Logix Mall/ DLF Mall/ TGIP
MovieMax in Gulshan One29
INOX, Sector 18

Noida Expressway Connectivity



45 mins

IGI Airport

40 mins

Jewar Airport

19 mins

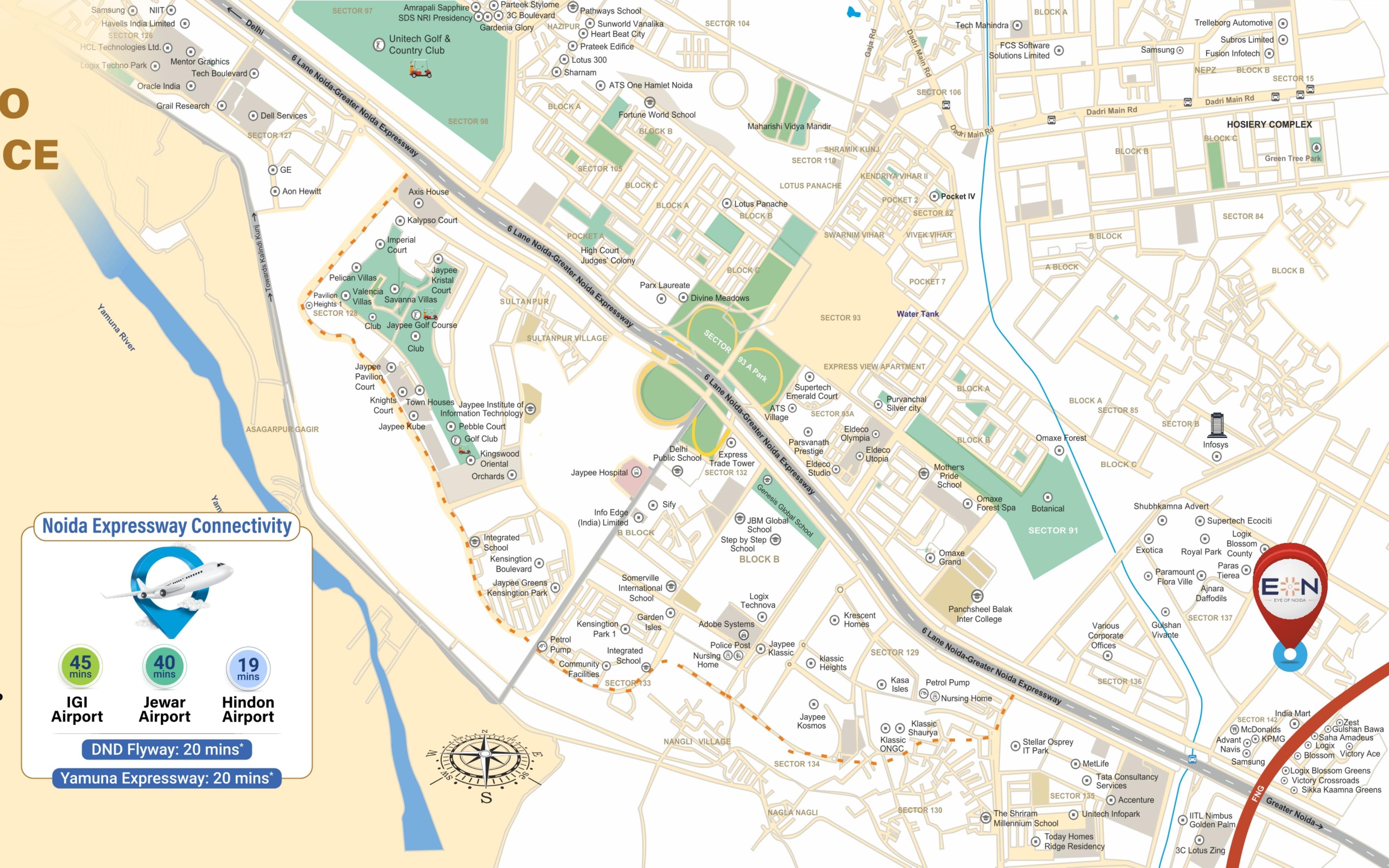
Hindon Airport

DND Flyway: 20 mins*

Yamuna Expressway: 20 mins*



Map not to scale.



THE CATCHMENT PROMISE

5,00,000 FAMILIES



12.83%

Rise in Multistorey Apartment
(2025)



2nd

Highest Rank Micromarket
with Highest Supply (Q4-2024)



151%

Increase in Residential Plot
Rates (2019-2025)



\$106.05 B

Commercial Real Estate
Boom by 2029



37

New Parks Along the
Expressway by 2024



5 Lakh+

People Daily Commute
from Noida Expressway



Petrol Pump



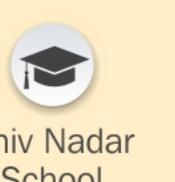
Genesis
Global School



The Sriram
Millennium School



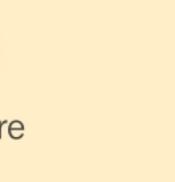
Stellar Osprey
IT Park



Shiv Nadar
School



Unitech Infopark



Accenture



Met Life

THE FUTURE IS GREEN.



27 new parks

The Noida Authority is developed a 105 acres park along with a 29 acres herbal garden in Sector 91 where about 25,000 varieties of trees and plants with healing properties are planted



50% GREEN

In terms of greenery and lush nature, Noida breathes fresher with 50% green cover. Making Noida India's greenest city.



Sharda
University



Greater Noida
Expo Centre



Mc Donalds



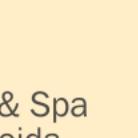
Galgotias
University



KPMG



Samsung



Jaypee Greens Golf & Spa
Resort, Greater Noida



Noida Express Highway

UPCOMING MILESTONES



Microsoft Development Centre

Catalyst for Growth & Tech Innovation

- Largest R&D Centre after Redmond Headquarters
- Spans 15 acres with a 1.1 million square feet built-up area
- Expected Employment Opportunities for 6000 IT Professionals
- Approx ₹2,000 Crores Investment

TCS Campus

Shaping the Future of Tech

- Designed to Accommodate 35,000+ Professionals
- Leased 4 Lakh Sq. Ft. at Assotech Business Cresterra
- Boosts Noida's IT Ecosystem and Job Market

IKEA Store Lykli

Swedish Brand's First Retail Space

- World's First Meeting Place with Mix-Use Development
- Approx ₹5,500 Crore Investment from IKEA
- Include a Nine-Storeyed Hotel & Two Commercial Towers
- Expected 9,000 Employment Opportunities

Infosys Campus

Redefining IT Excellence

- Expected to Commence by October 2025
- 9 Towers, 4 IT blocks & 550-room employee care center
- Boosts Noida's status as a top tech & IT hub

EVOLVING REAL ESTATE - PRICE TRENDS

An Upward Growth Trajectory



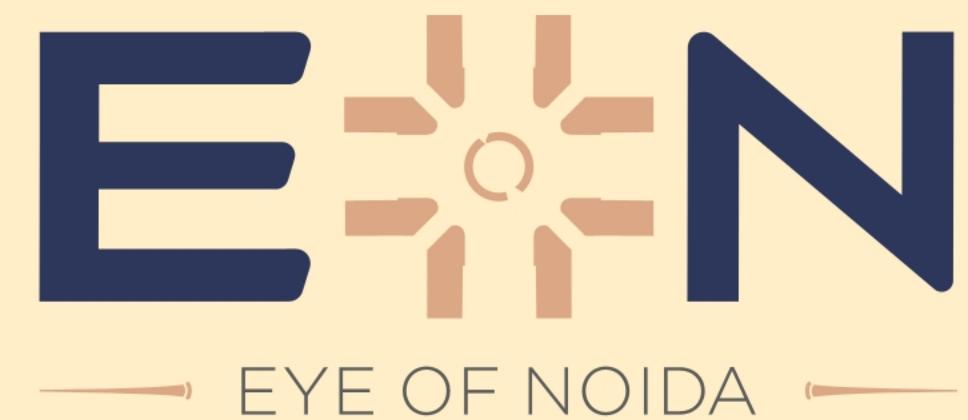


The future is full of opportunities, and it belongs to those who can see it today.

Those who can see what will be rather than what is now.

The life we always aspired for, the life we have always wanted to live is not far. It's right in the Eye of Noida.

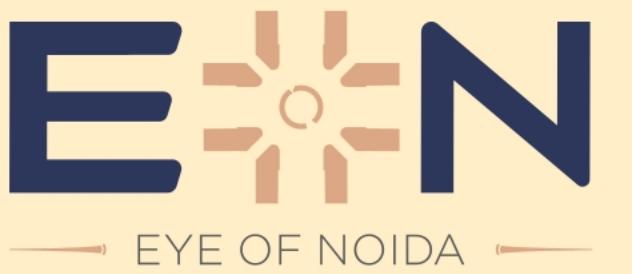
Presenting



EYN
— EYE OF NOIDA —

SPACE FOR HIGH-END RETAIL

Imagine a retail space where everything is unique, where you can discover and experience tomorrow's trends. As a retailer, you can showcase your brand over different floors. There is easy access to the retail area with pedestrian plazas leading to smaller streets and interactive spaces. For innovative businesses, upcoming retailers, and many more, you get an ideal retail space with EON.





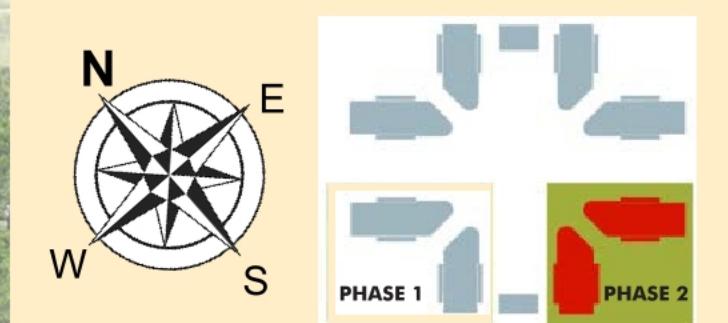
MORE THAN JUST A PLACE TO WORK

The EON office space is designed with a clear objective in mind: to create a distinctive and energetic environment that everyone who works there can enjoy. Here is a development that places sociability and networking at its very heart. One that encourages interaction and exchange between companies through shared spaces.



LEGEND

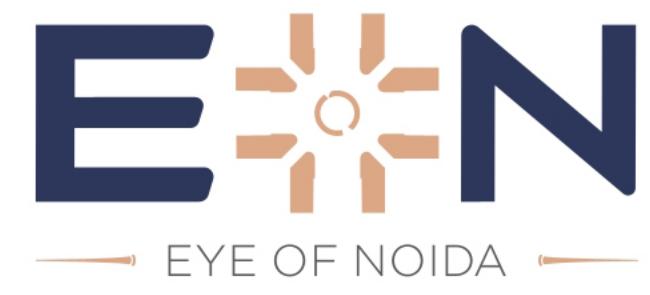
1. Vehicular Entrance
2. Vehicular Exit
3. Road to Ramp
4. Road to Shopping Plaza
5. Shaded Avenue
6. Green Boulevard
7. Central Inner Grove with Mound
8. Shopping Boulevard
9. Pedestrian Shopping Plaza
10. F&B Kiosk
11. Double Height Entrance Lobby (30 ft)
12. Project Signnage
13. Food Terraces
14. Pedestrian Crossovers
15. Sky Walk
16. Multifunctional Spaces
17. Kid's Play Area
18. Sand Pit
19. Amphitheater
20. Performance Deck
21. Landscape Terraces
22. Tree Bosque Seating
23. Vehicular Boulevard
24. Pedestrian Boulevard
25. Pedestrian Entry
26. Sculptural Staircase-basement Connection



RERA No: Phase I UPRERAPRJ211016, Phase II UPRERAPRJ716606, Phase III UPRERAPRJ882013

For reference visit www.up-rera.in

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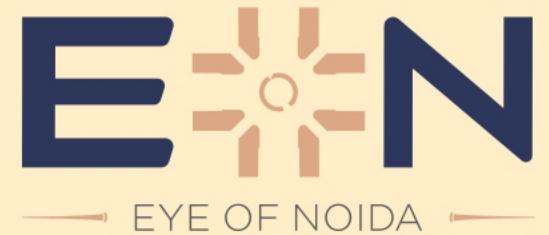


THIS SUMMER

*Beat the
Heat*

WITH A COOL
INVESTMENT





SAY HELLO TO SMART PRICING

Pricing (BSP In INR PSF)*

Ground Floor

₹35,990

First Floor

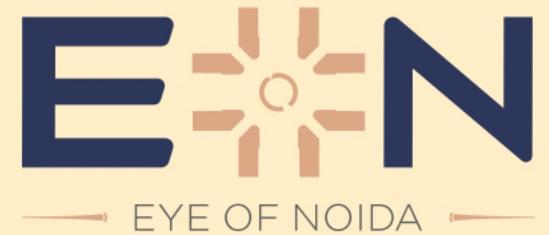
₹27,990

Second Floor

₹26,990

Pay Smart, Own SMARTER

Tower A		Tower E	
On Booking:	10%	On Booking:	10%
Within 30 Days:	40%	Within 30 Days:	30%
1 Year After Fit Out:	50%	After 6 Months:	30%
Tower B		Tower D	
On Booking:	10%	On Booking:	10%
Within 30 Days:	30%	Within 30 Days:	30%
After 1 Years:	20%	On Superstructure:	30%
After 2 Years:	20%	On Fit Out:	30%
On Fit Out:	20%	On Fit Out:	30%



Fairfox EON Presents

DOUBLE*

the Rental

For 24 Months



₹1,000*

Off on BSP

Summer Bonanza



₹500*

/sq.ft.
Discount on BSP

On Timely Payment

**FIRST POSSESSION,
THEN PAYMENT***

Pay After 1 Year Of Possession



**INTERNATIONAL
TRIP***

For One Person