

# PORTFOLIO DECK





*Think Real Estate*  
*Think ACE*

*15* Million sq. ft. of Projects  
Delivered\*\*

*Numerous*  
Happy families

*15* Million sq. ft.  
of Ongoing Projects\*

*19* Landmark  
Projects

*12* Years  
legacy





# Our Commercial Portfolio



Ace Studio



Ace Medley Avenue



Ace Capitol







# KEY ATTRIBUTES

ACE Capitol encompasses all premier amenities for a luxurious experience. Get acquainted with the most enticing aspects of a fulfilling culture with top-notch comforts.

01

## Architects

ACPL  
Landscape by Sanju Bose

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02

## Earthquake Resistance

Building designed as per IS: 456, 875, 1893 with resistance for Seismic Zone V

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03

## Power Backup

100% Power backup

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04

## Regal Lobbies

Triple Height Entrance Lobbies

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05

## HVAC System

Water Cooled Screw Chillers with AHU on each floor as per seating plan & Heat load MERV rating-13

Design Temperature -73 + 2F (22.7 + 1 C) db  
(Summer/Monsoon)

Relative Humidity – Not to exceed 65% during Monsoon

HVAC Systems are Integrated with BMS for Smooth controlling and Monitoring

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06

## Ceiling Height

Floor to Ceiling – 3.75 Metres  
Floor to Beam – 3.20 Metres

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07

## Swift Elevators

Destination Controlled High-Speed Mitsubishi Lifts

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08

## Back of House Facilities

Drivers' room and rest area  
Security screening area in building  
Dry & wet garbage sorting & storage

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09

## Air Treatment

Air Quality Control – measures taken by the landlord to mitigate/tackle air quality issues. For e.g. air purifying equipment/Air Scrubber in HVAC / common corridors etc., reduction in PM 2.5 and PM 10 content and handle sulphur content.

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# Amenities & Facilities

Accessibility & Well-being Addressed In A Single Location

- 01** **Car Parking**  
Ample car parking between two Basement levels

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- 02** **Auditorium**  
A comfortable and exceptional 100-seater venue

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- 03** **Training Room**  
Fully-equipped for occupants

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- 04** **Gym**  
Diverse and modernistic well-being facilities

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- 05** **Cafeteria**  
Indulge in a variety of appetizing refreshments

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- 06** **Amphitheatre**  
Enjoy new experiences at live social events in the open air

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- 07** **High-end Restaurants**  
For celebratory lunches or for impressive client entertainment

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- 08** **Day Care**  
A hygienic, safe and secure zone for the tiny tots to hangout

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- 09** **Multi-Cuisine Food Court**  
Relax and relish in the delectable variety of cuisines

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- 10** **Service Floors For Tenants**  
For flexible usage by tenants on a requirement basis

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- 11** **Medical Aid**  
Medical Lounge with isolation area & ambulance for emergencies

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# UNIQUELY DEVELOPED APP-SMART ACCESS

## VISITOR MANAGEMENT



Pre-approve your guest and reserve parking for them for hassle free experience be notified when they will arrive.

## PAYMENTS MANAGEMENT

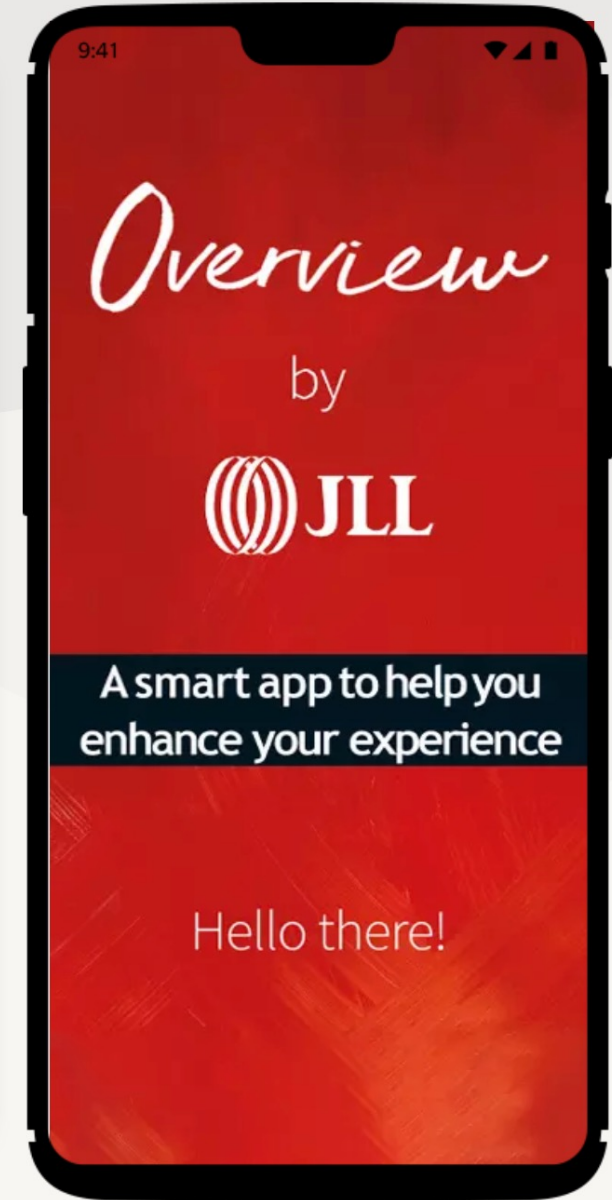


Receive invoices and make payments with ease. Get receipts in just a few clicks.

## PARKING MANAGEMENT



Be notified about available parking and/or when your car pass the gate/boom barrier





## Ace Group Leases More Than 6 Lakh Sq Ft Of Office Space In Ace Capitol To HDFC Bank And Infosys

Follow

*Ace Group's unwavering dedication to delivering top-quality infrastructure and unparalleled amenities to its clients is reflected in the successful leasing of office space in its Ace Capitol project*



Photo Credit :



Noida's **First & Only, 100% Leased** office, between just 2 tenants.

Both Tenants are part of India's **Top 10 Brands & Market Leaders** in their domain.





## **HDFC Bank leases 2.17 lakh sq ft office space in Noida for 18 years; monthly rent @ Rs 1.47 crore**

*The agreement comes with a rent escalation clause of 15 percent every three years.*

HDFC Bank has leased 2.17 lakh square feet (sq ft) of office space in Noida for 18 years, for a starting monthly rent of Rs 1.47 crore, documents accessed by CRE Matrix showed.

The banking major has leased the Ground to the 5th floor, and 7th to 15th floor, in Ace Capitol, Tower - I Sector - 132, Noida, the documents showed.

The sub-lessor is Mango Infratech Solution LLP, a subsidiary of ACE Group, while the sub-lessee is HDFC Bank Ltd, they showed.

The floors have been leased for 18 years — from May 15, 2023, to May 14, 2041, the documents showed.

The company has paid a security deposit of Rs 8.87 crore, the documents showed.

**2 L** sqft leased @ **Rs. 67** psf by HDFC for a period of **18 y**, showcasing the overall Vision of the Group to develop **World Class Commercial Spaces.**





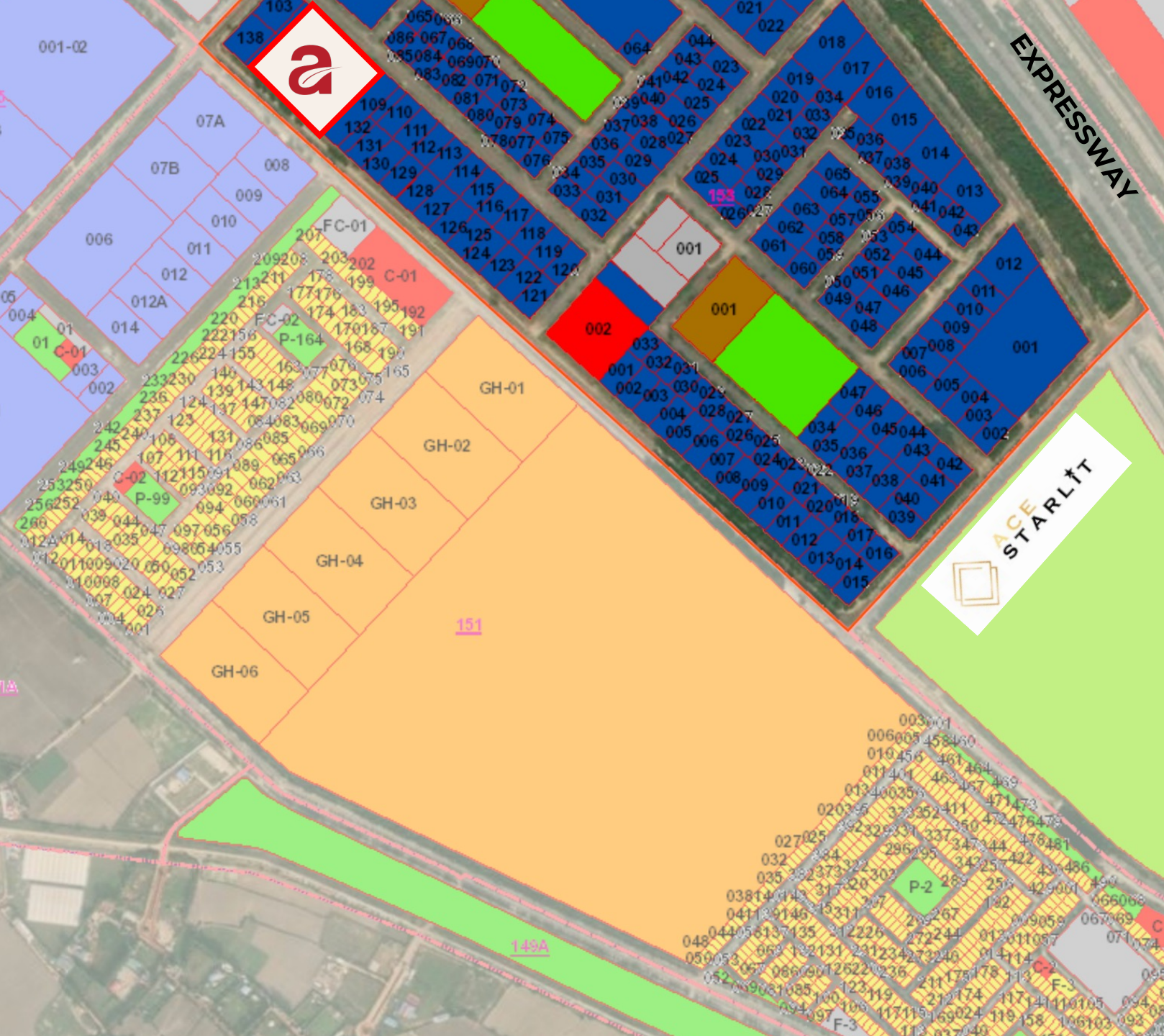
### Location Highlights

- Very Close to Metro (sec-148)
- <500 mts from the highway
- First Commercial Sector in Noida while coming from Jewar Airport

- School / College / Institutes
- Landmark
- Commercial Complex
- Metro
- Hospital
- F1 International Circuit
- Mall
- Metro Line
- Park
- Expressway

**Sec 153**





## RETAIL SPACES THAT WILL ALWAYS STAY CROWDED

Surrounded by ~ **150 Acres of Group Housing & Plotted Development**

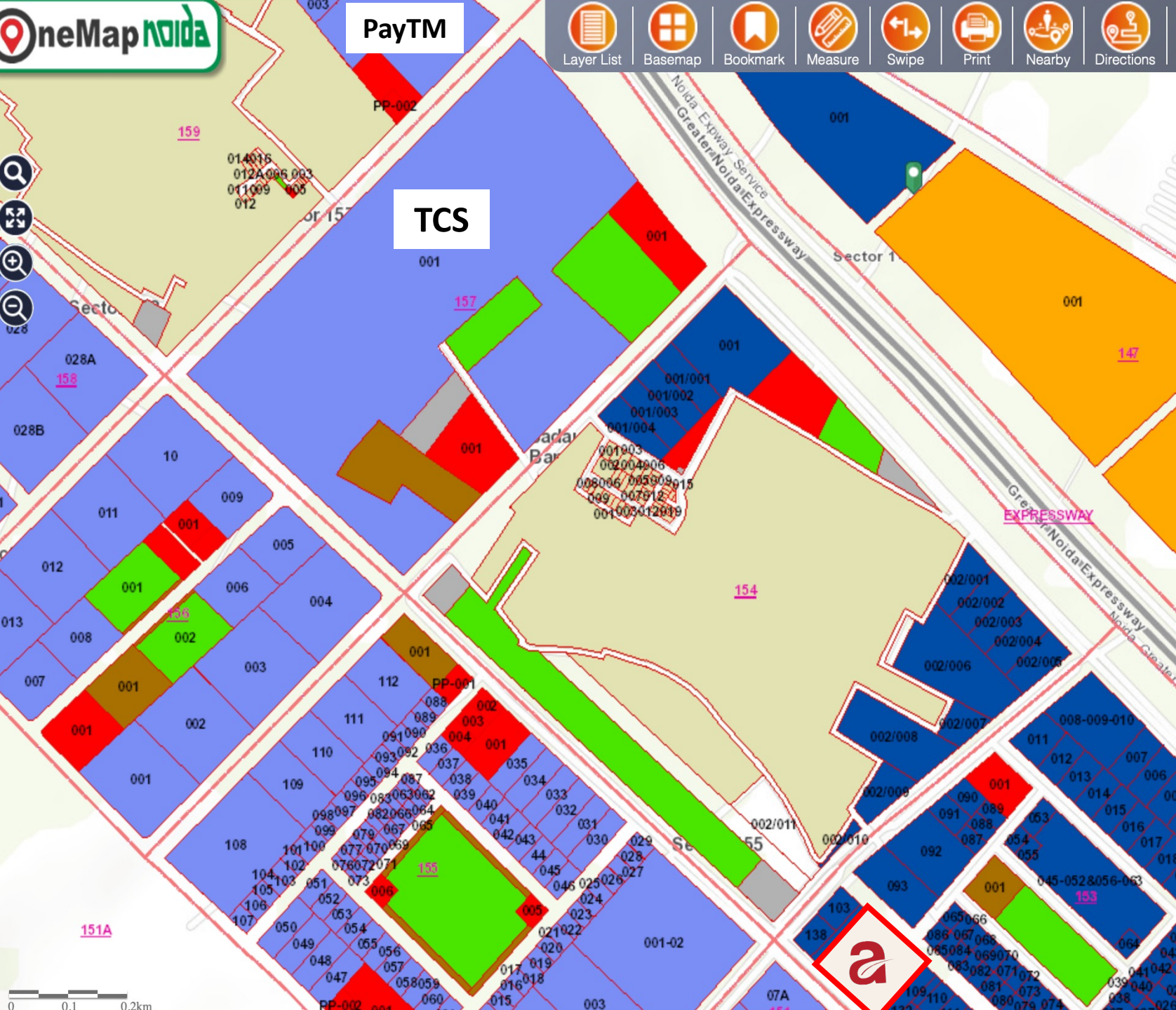
Will **serve the retail needs** of the smaller abutting offices ~ **160 acres**, like Advant serves sector 136's 85 acres of small offices

The **In-House offices** will have a **population of ~ 12,000+** who will always keep the retail busy



PayTM

TCS



# OFFICE SPACES THAT WILL ALWAYS STAY IN DEMAND

**Largest IT/ITES Plot (5 Acres)** in one of the **Largest Institutional Sectors** spread across **150 acres**

Surrounded by **TCS – 75 Acres, Paytm – 10 Acres, Kent- 5 Acres,** leading to **high surge demand** in ancillary offices

**View towards golf course** from higher floors

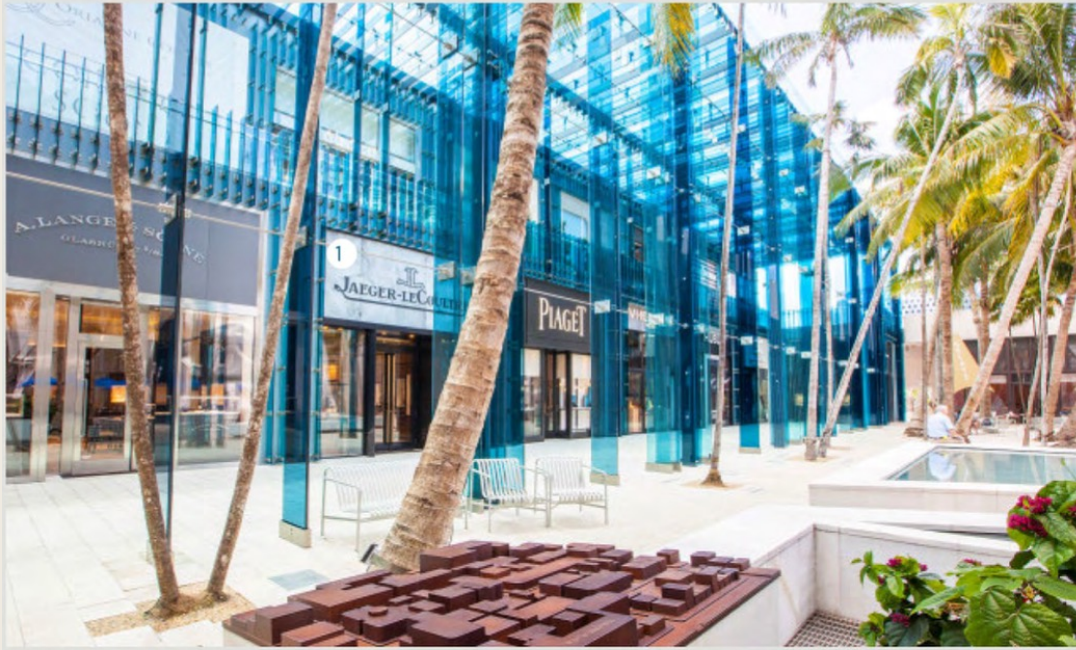


**RANDOM CONCEPTUAL DESIGN, NOT TO BE USED FOR ANY REFERENCE**





# DESIGN REFERENCES



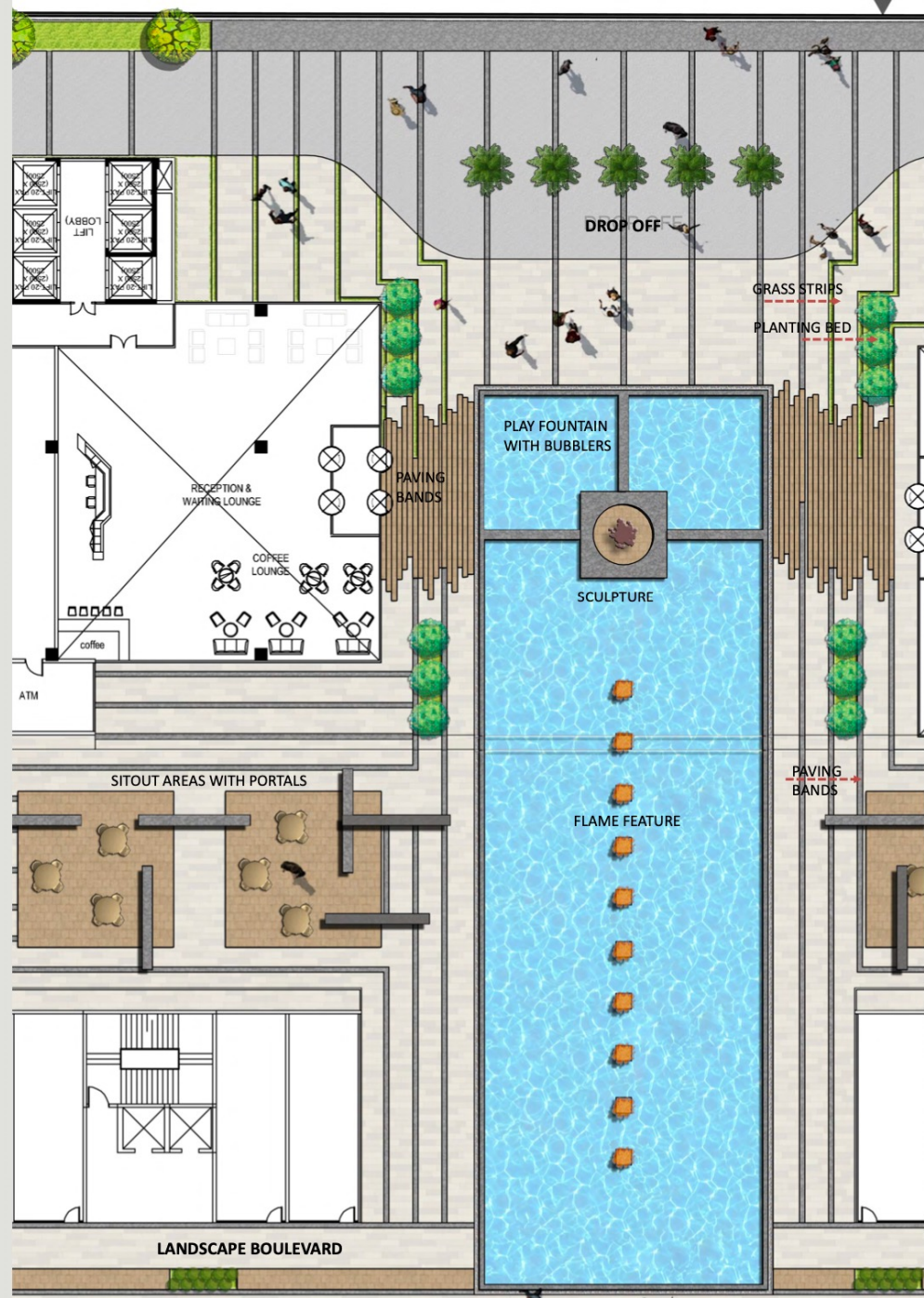




*Shop Till You Drop*









# TENTATIVE SIZING & TICKET SIZE

## Office Spaces

Floors	Size(sft)	Launch Ticket Size*	Inaugural Ticket Size (excluding Car Park)*	Lease Guarantee	No. of Offices	Payment Plan
~20	~750-1150	~Rs. 75L to 1.15 Cr Onwards	~ <b>Rs. 65L</b> to 99.5L	~ <b>50 Rs/sft</b> for <b>24m</b>	~175	<b>Easy 4 Shot</b>

## Retail Spaces

Floor	Average Size	Launch Ticket Size*	Inaugural Ticket Size*	No. of Shops	Payment Plan
Ground	~950	~3 Cr Onwards	~ <b>2.5 Cr Onwards</b>	~40	<b>Easy 3 shot</b>
First	~830	~2.15 Cr Onwards	~ <b>1.75 Cr Onwards</b>	~30	

\*Poss & Govt. Charges Extra