

Project RERA No: UPRERAPRJ746615/10/2025, Project Name : Ashtech Presidential Towers | www.up-rera.in
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Bank A/c Name: Ashtech Industries Pvt Ltd Collection A/c for Ashtech Presidential Towers
Bank: Kotak Mahindra Bank Ltd., A/c No: 9049912848, IFSC: KKBK0005028 | Branch: Greater Noida Alpha-1



ASHTECH PRESIDENTIAL TOWERS

Sector 12, Greater Noida (West)

ASHTECH PRESIDENTIAL TOWERS

For The Elite Few Who Deserve
Nothing Less Than Extraordinary.

At Ashtech Presidential Towers, we've envisioned a way of living, where modern comfort meets the soul of nature. Where sun, earth, water and air exist in perfect harmony.

A place where life finds its balance. Where you don't just live closer to nature, you live with it.







Driven By Vision, Built On Integrity: The Legacy Of Our Founders

Founded in 1992 by Shri Kedar Nath Agarwal and his four sons - Shri Satish Agarwal, Shri Sushil Agarwal, Shri Praveen Agarwal and Shri Shiv Kumar Agarwal, with a passion to build with purpose, and integrity.

Their unwavering commitment to world-class quality and constant innovation has turned Ashtech Group into one of the most trusted partners of the country in infrastructure development.

Ashtech Group

30 Years Of Nation Building

Ashtech Group has evolved into one of India's most trusted infrastructure partners. With expertise spanning Projects, Fly Ash, Bricks, AAC Blocks, Logistics, Ready-mix Concrete, Pre-engineered Buildings, Power Infra, and Real Estate, the Group has played a vital role in shaping large-scale projects across the country.

Today, it has presence in 50+ cities across India, and has delivered 1000+ projects with 350+ reputed partners. With 1200+ professionals, 1 Million+ tonnes of waste repurposed annually, ISO-certified systems and zero-complaints, Ashtech Group continues to drive sustainable, future-ready infrastructure solutions for India.



Actual Image

A Legacy Rooted In Purpose, Guided By Values.



30 YEARS OF
NATION BUILDING

जुनून

(Passion)

विश्वास

(Trust)

संकल्प

(Resolution)

निष्ठा

(Dedication)

लगन

(Commitment)

दृढ़ता

(Strength)



Building Excellence Across Every Vertical



1992

Fly Ash Supply

In a long-standing partnership with NTPC for over two decades, we repurpose 1 million+ tonnes of waste annually.



2004

Logistics

Operates a fleet of 400+ vehicles, covering 300,000+ km per month.



2006

Ready-mix Concrete

Expanded into Ready-mix Concrete (RMC) and Bricks manufacturing through fully integrated plants across Delhi NCR, delivering over 10 million cubic metres of concrete yearly with a strong focus on quality, consistency and timely supply.



2012

Fly Ash Processing

Pioneered a next-generation Fly Ash Processing Division with an annual handling capacity of 1 million tonnes, featuring an advanced grinding unit unrivalled across NCR-ensuring superior quality, consistency and efficiency.



2014

Fly Ash Bricks

Ashtech Group ventured into manufacturing Fly Ash Bricks and AAC Blocks in NCR. It has delivered 100+ million pieces to date, establishing a strong presence across the country.



2020

Large-scale Infrastructure And Projects

Completed 50+ Infra Projects including govt. schools, colleges, metro stations in Delhi and Kanpur, multi-speciality hospitals, national highways and industrial manufacturing units.



2021

Pre-engineered Buildings (PEBs)

Provides advanced Pre-engineered Building Solutions and has delivered over 200 projects successfully.



2021

Power Infrastructure

Entered Power Infrastructure sector successfully. We've powered 1,00,000+ homes in Goa and Chhattisgarh.



2024

Management Consultancy

Leverages 30+ years of industry knowledge to provide strategic advice.



2025

Real Estate

Building on a proven legacy of quality, we entered the group housing sector with premium residential developments focused on superior quality, timely delivery and transparency, powered by advanced construction technologies.

Crafted For Presidential Living

- Spread over 5.6 acres of land
- 3-side open plot
- 5 towers - three G+28 towers & two G+30 towers, with one more future tower
- 2-to-a-core apartments in towers 4 & 5 and 4-to-a-core apartments in towers 1, 2 & 3
- Fully AC private lift lobby in tower 4 & 5
- Three levels of basement parking
- Upto 10 feet wide wraparound balconies
- Overlooking 8 acres of authority park
- 3-level clubhouse and amenities area spanning 70,000 sq. ft. (approx.)
- 80% green and open spaces
- Every tower offers panoramic views of the central landscape
- 5 tier security
- 5 high-speed elevators
- Upto 10 feet doors
- Well-designed façade
- Construction by Ashtech Group
- Safety, quality & planning ensured by TQ Cert (Tata Group)
- IGBC certified for sustainability



Director's Note



Our journey has always been driven by integrity, innovation and passion. Over the past three decades, we've honed our expertise across multiple verticals, from manufacturing building materials like Fly Ash, Fly Ash Bricks and Ready-mix Concrete, to partnering with government and private bodies on major infrastructure projects. These experiences have made us one of India's most trusted and seasoned players in infrastructure development.

Real estate, therefore, is a natural and passionate progression of that journey. Ashtech Presidential Towers brings together everything Ashtech stands for - precision, sustainability and the pursuit of excellence.

It is located in Greater Noida West, close to everything you would ever need for a truly convenient life.

Mr. Sumit Agarwal

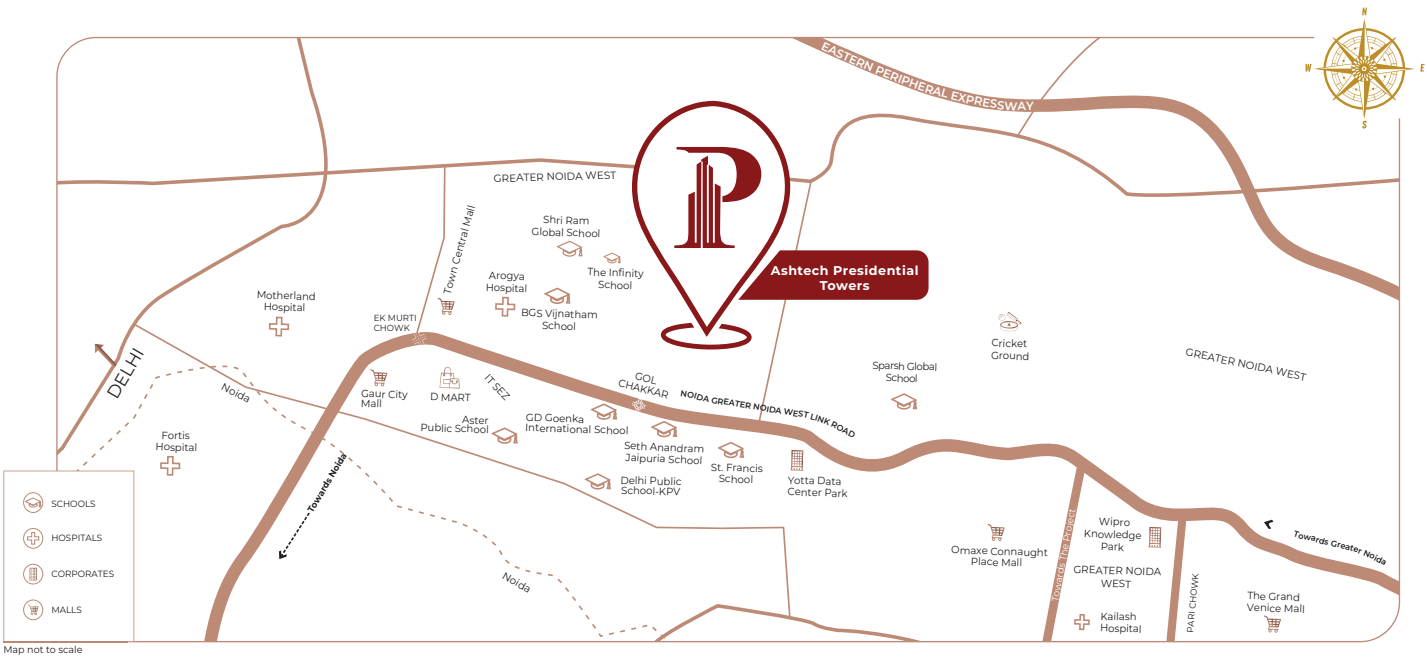
Ashtech Presidential Gold Towers (Tower 4 & 5)

The Gold Towers represent the pinnacle of design precision and timeless elegance. Comprising 2 iconic towers, each soaring 30 floors high with just 2 expansive residences per floor, they offer true 2-to-a-core residences along with private lift lobbies that open to fully air-conditioned, climate-controlled comfort across every level.

Every large-size, garden-facing apartment is designed for expansive living.



Close To Everything That Matters



Schools (0.6-3 km)

- Shri Ram Global School
- DPS KPV, The Infinity School
- BGS Vijnatham, Jaipuria, Aster
- GD Goenka, St. Francis, Sparsh Global

Hospitals (2-5 km)

- Arogya Hospital, Yatharth Super Speciality
- Fortis, Kailash, Neo, Medanta

Malls & Retail (2-4 km)

- Gaur City Mall and other high-street malls

Corporates & IT Parks (0.6-3 km)

- Yotta Data Center, Wipro Knowledge Park
- Technopolis IT Park

At The Heart Of Connectivity And Convenience

Sector 12, Greater Noida (West), offers unmatched connectivity with direct access to major expressways, metro links and the Jewar International Airport. Surrounded by wide roads, green corridors and planned infrastructure, it ensures seamless mobility while keeping you close to the city's lifestyle hubs and business districts.



Architect's Statement

At the heart of Ashtech Presidential Towers lies the idea of crafting a seamless dialogue between architecture, landscape, and lived experience. The design envisions a refined vertical community where nature is not treated as an external layer, but integrated as an essential part of everyday life.

Conceived as a new vertical landmark, the towers present a sculpted façade that establishes a bold urban identity while maintaining warmth and intimacy at the human scale. The careful interplay of form and material results in an elegant silhouette that reflects precision, refinement, and timeless appeal.

Landscape is designed as an experiential journey - layered with water bodies, green courts, and interconnected open spaces that balance recreation with serenity. Every aspect of planning is guided by the philosophy of performative aesthetics, where beauty emerges from function and sustainability.

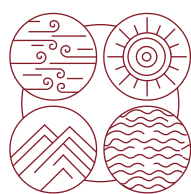
The result is a contemporary habitat that harmonises urban sophistication with a deep connection to nature, offering a living experience that is fluid, open, and enduring.

Our Architects:

ACPL[®]
INDIA • DUBAI

STUDIO SYMBIOSIS
INDIA | LONDON | GERMANY





In Perfect Harmony With The Elements



Where Life Rises From The Earth

With over 80% open green spaces within the community and an expansive 8-acre park right in front, Ashtech Presidential Towers ensures you remain deeply connected to the earth.



Artistic Impression



Be Embraced By The Warmth Of The Sun

Every home at the Ashtech Presidential Towers is graced with a wraparound balcony that keeps you connected to the Sun's warmth from dawn to dusk.



Artistic Impression



Luxury Of Water To Soothe Your Senses

From swimming pools and soothing fountains to a spa with hot and cold pools, every space in the Ashtech Presidential Towers is designed to keep you connected with this life-giving element.



Artistic Impression

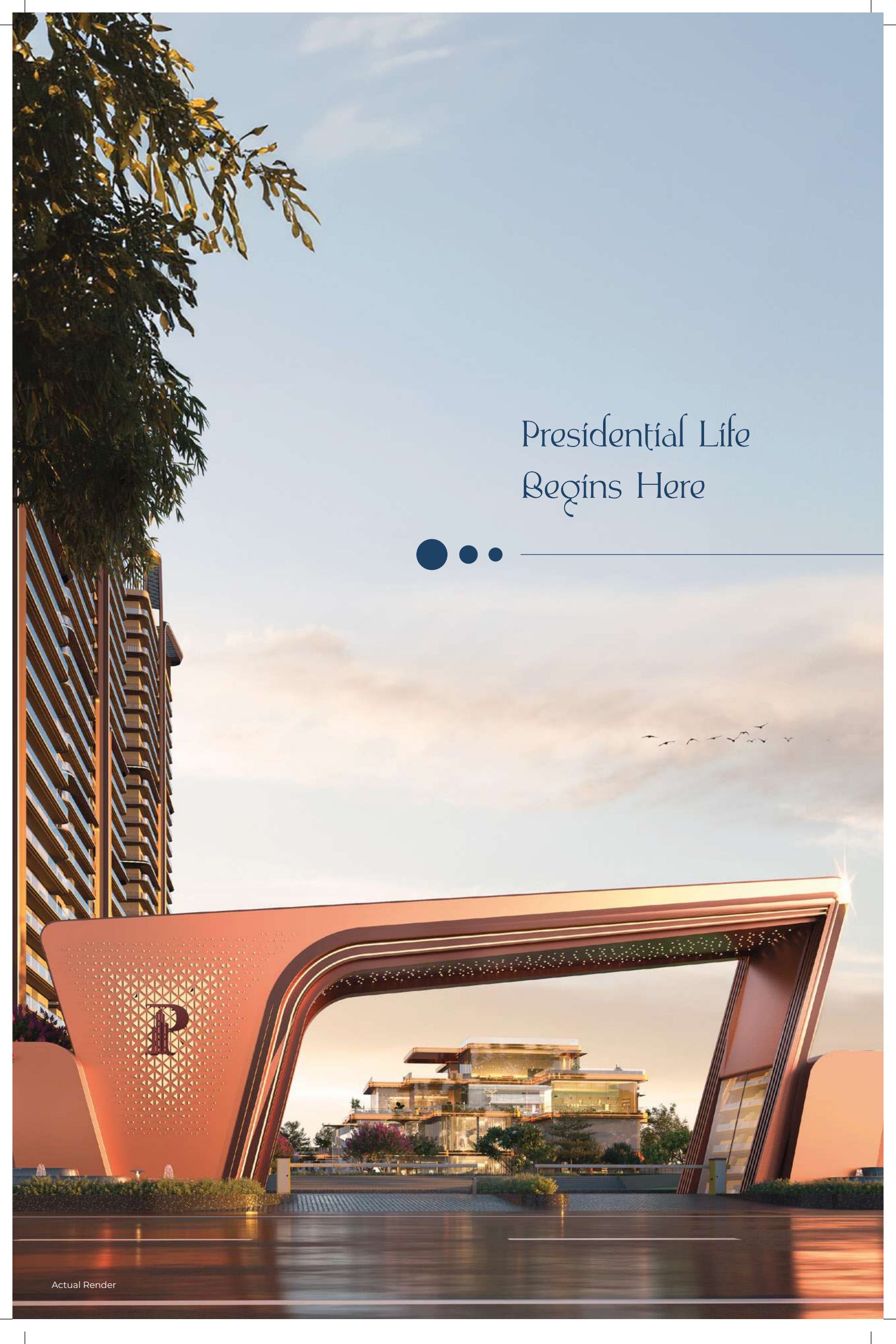


Abundance Of Air To Rejuvenate You All Day

The 3-side open design ensures every home enjoys abundant fresh air and natural ventilation. This thoughtful planning keeps interiors cooler, reducing reliance on air-conditioning.



Artistic Impression

An architectural rendering of a modern building entrance at dusk. The scene features a large, curved, copper-colored archway with a perforated metal screen on the left side, displaying a large 'P' logo. The archway frames a view of a multi-story building with glass facades and balconies in the background. The sky is a mix of blue and orange, with a few birds flying in the distance. The foreground shows a wet, reflective surface, possibly a pool or a wet plaza, and some greenery on the left. The overall mood is sophisticated and modern.

Presidential Life Begins Here



Resort-style
Landscaping

Over 80% open and green



Triple-height
Lobby

A grand welcome
every time

Upto 10-Foot
Wide Wraparound
Balcony

With 3-side open views





Vehicle-free Surface

For residents to walk freely

Actual Render



2-to-a-core Residences With Private Lift Lobbies

Actual Render



All-weather Comfort

With hot & cold VRV system

Artistic Impression

3-level Clubhouse & Amenities Area

70,000 sq. ft. (approx.) leisure hub



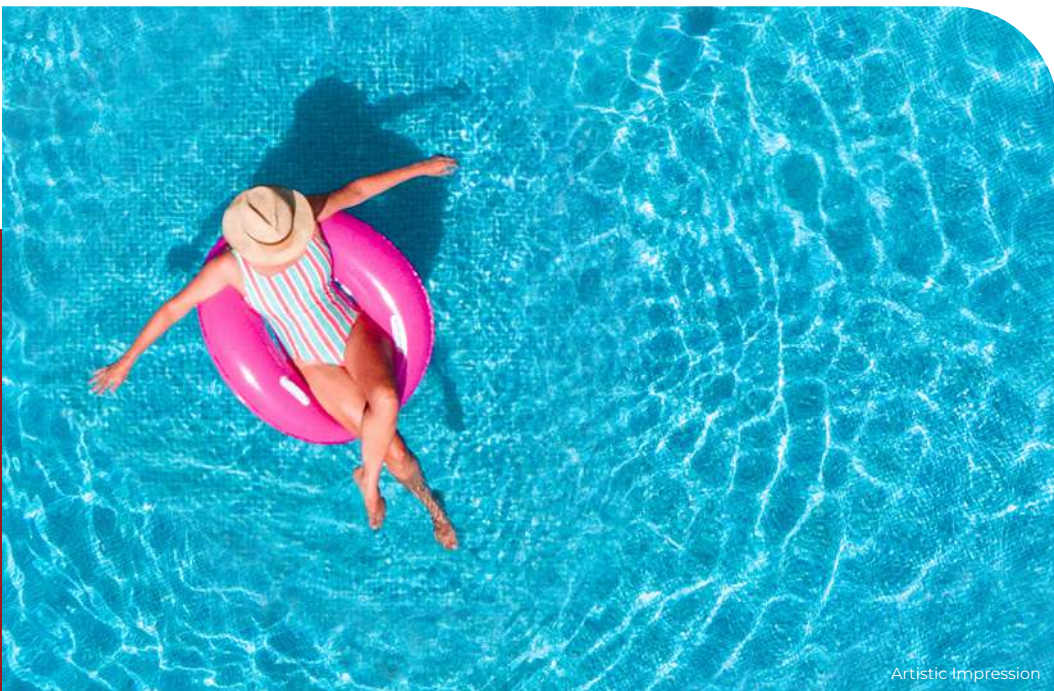


Temperature-controlled Swimming Pool

Your all-season oasis

International Standard Spa With Hot Pool

For indulgence and inner calm



Swimming Pool

For calm reflections

50+ Lifestyle & Leisure
Amenities Spread Across
4 Zones

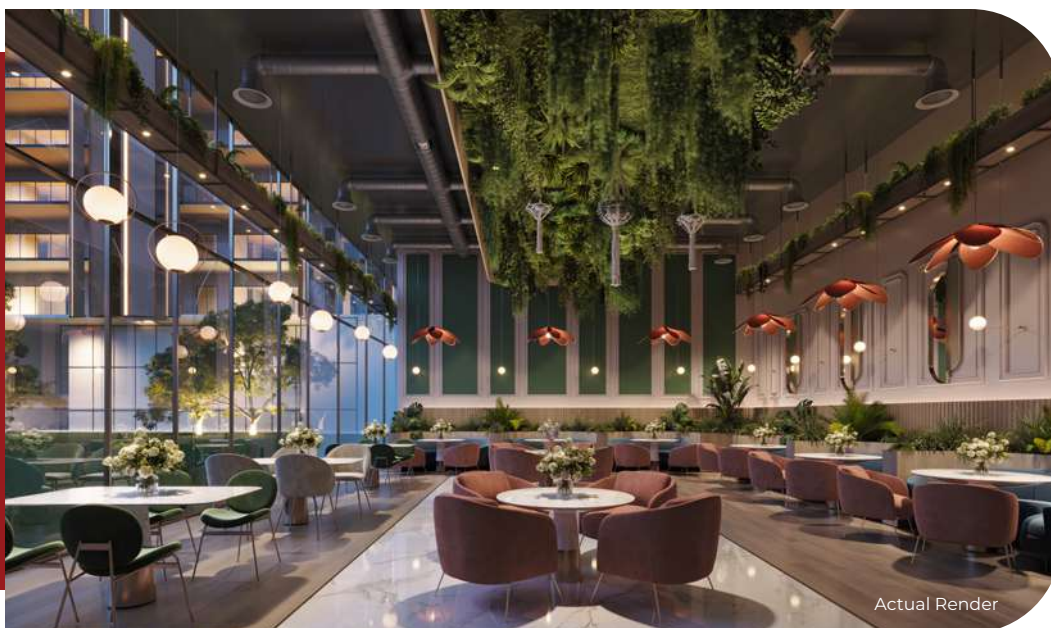




Entertainment Zone

A thoughtfully curated space where leisure takes centre stage. From immersive indoor games to cinematic escapes and social lounges, this zone brings people together effortlessly. Here, every moment is designed to unwind, engage and entertain.

Professional Podcast Studio



Fine Dine Restaurant & Bar

Bowling Alley





Wellness Zone

A sanctuary dedicated to restoration and renewal. Indulge in spa therapies, hydro pools and calming rituals that soothe both body and mind. This is where time slows down, allowing balance and calm to return naturally.

Yoga Deck



Spa

State-of-the-art Gymnasium





Sports Zone

Equipped with world-class sports facilities, this zone inspires strength and vitality. Where every workout and every game becomes a step towards a healthier and more dynamic lifestyle.

Basket Ball Court

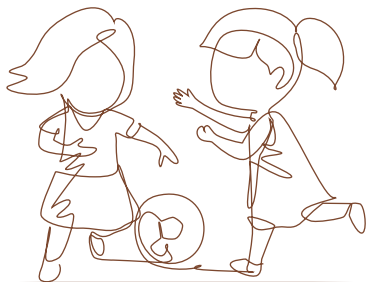


Pickleball Court



Sports Bar





Kids' Zone

A joyful world designed for imagination, movement and discovery. Here, childhood is vibrant, curious and full of wonder, unfolding freely.



Artistic Impression



Artistic Impression

Amenities

For A Presidential Life



Ballroom (250 pax)



Party Lawn



Amphitheater



Movie Theater
(30 pax)



Billiards & Card Games



Alfresco Dining



Badminton Court



Cricket Net



Jogging Track



Golf Simulator



Kids' Play Area



Kids' Pool



Wellness Zone
with Hot Pool



Sauna



Treatment Rooms



Yoga & Zumba



Zen Garden



Salon



Senior Citizen Lounge



Business Center



Terrace Garden



Guest Rooms



Pet Walking Area



Library

● ● ● ————— Endless amenities, thoughtfully curated
for Presidential Living.

A Master Plan That Blends Luxury With Nature



LANDSCAPE :

- | | | | |
|----------------------------|----------------------|---------------------------|-------------------------------|
| 1. Entry / Exit | 11. Green Oasis | 22. Connecting Bridge | 32. Kids' Pool |
| 2. Entrance Drop-off | 12. Party Lawn | 23. Yoga / Meditation | 33. Deck Seating |
| 3. Clubhouse Drop-off | 13. Zen Garden | 24. Senior Citizen Sitout | A. Yoga and Reading Zone |
| 4. Commercial Entry / Exit | 14. Zen Pavilion | 25. Canopy with Planter | B. Lawn with Pergola |
| 5. Water Body | 15. Botanical Garden | 26. Open Seating | C. Old Age corner with canopy |
| 6. Amphitheater | 16. Kids' Play Area | 27. Stepped Water Feature | D. Seating Plaza |
| 7. Edifice | 17. Sand Pit | 28. Cricket Nets | E. Jogging Track (Walkway) |
| 8. Basketball Court | 18. Outdoor Barbeque | 29. Badminton Court | F. Planters |
| 9. Pickleball | 19. Picnic Lawn | 30. Outdoor Gym | |
| 10. Pet Park | 20. Water Lagoon | 31. Swimming Pool | |
| | 21. Oasis Pavilion | | |

CLUBHOUSE :

- | | | |
|--------------------------------|---|------------------|
| 34. Swimming Pool (Hot & Cold) | 39. Bowling Alley | 43. Mini Theater |
| 35. Outdoor Seating | 40. Restaurant | 44. Gym |
| 36. Meditation | 41. Business Zone | 45. Sports Bar |
| 37. Zumba | 42. Gaming Zone (Golf Simulator, Play Station, Card Table, Billiards) | |
| 38. Alfresco Dining | | |

BELOW TOWER AMENITIES:

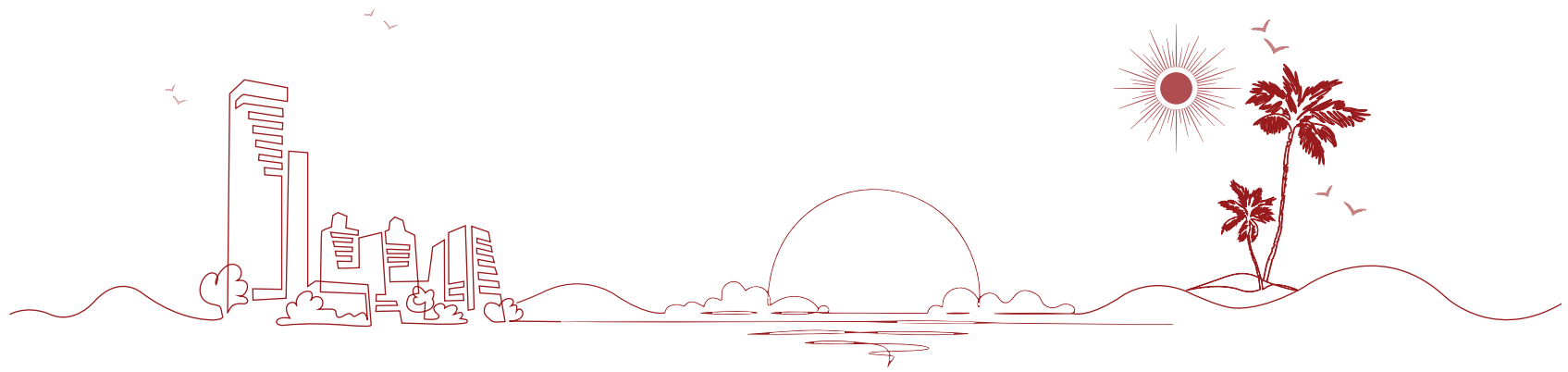
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|-------------------------|-------------------|-----------------|--------------------------|
| TOWER 01 | TOWER 02 | TOWER 03 | TOWER 04 & 05 |
| - Zen Garden | - Indoor Games | - Indoor Games | - Medical Center |
| - Senior Citizen Lounge | - Kids' Play Area | | - Salon |
| - Lawn | | | - Spa |
| | | | - Maintenance Office |



Unit Specification

For Residences

Sl. No.	PROJECT FEATURES	TOWERS 01, 02 & 03
1	Living/Dining/Foyer	
1.1	Floor	Imported marble or equivalent
1.2	Walls	Acrylic emulsion paint
1.3	Ceiling	Height – up to 12 feet, acrylic emulsion paint/oil-bound distemper paint
2	Master Bedroom/Dressroom	
2.1	Floor	Laminated wooden flooring
2.2	Walls	Acrylic emulsion paint
2.3	Ceiling	Height up to 12 feet, acrylic emulsion paint/oil-bound distemper paint
2.4	Door	Height 8 feet, premium laminated door
2.5	Modular Wardrobes	Equipped with premium quality hardware
3	Bedroom	
3.1	Floor	Laminated wooden flooring
3.2	Walls	Acrylic emulsion paint
3.3	Ceiling	Height up to 12 feet, acrylic emulsion paint/oil-bound distemper paint
3.4	Modular Wardrobes	Equipped with premium quality hardware
4	Bathroom	
4.1	Floor	Premium quality anti-skid tiles
4.2	Walls	Stone/tiles, acrylic emulsion paint/oil-bound distemper paint
4.3	Ceiling	Acrylic emulsion paint/oil-bound distemper paint
4.4	Sanitary Ware/Chrome-Plated Fittings	Washbasin, premium quality vanity fittings with mirror, glass shower partition, premium quality wc. Kohler or equivalent
4.6	Hot Water	Geyser in all bathrooms
5	Kitchen	
5.1	Floor	Imported marble or equivalent
5.2	Walls	Combination of ceramic/vitrified tiles and acrylic emulsion paint/oil-bound distemper paint
5.3	Ceiling	Acrylic emulsion paint/oil-bound distemper paint
5.4	Counters	Marble/granite/engineered stone or equivalent
5.5	Fixtures	Chrome-plated fittings, stainless steel sink with drainboard of premium quality
5.6	Kitchen Appliances	Modular kitchen equipped with chimney and HOB, provision for microwave, dishwasher, fridge & RO



Sl. No.	PROJECT FEATURES	TOWERS 01, 02 & 03
6	Servant Room	
6.1	Floor	Laminated wooden flooring/vetrified tiles
6.2	Walls & Ceiling	Acrylic emulsion paint/oil-bound distemper paint
6.3	Bathroom	Anti-skid tiles
7	Balconies	
7.1	Height	Upto 10 feet wide wraparound balcony
7.2	Floor	Anti-skid tiles
7.3	Walls & Ceiling	Exterior grade paint
7.4	Railings	Aluminium/glass/mild steel railing as per design or equivalent

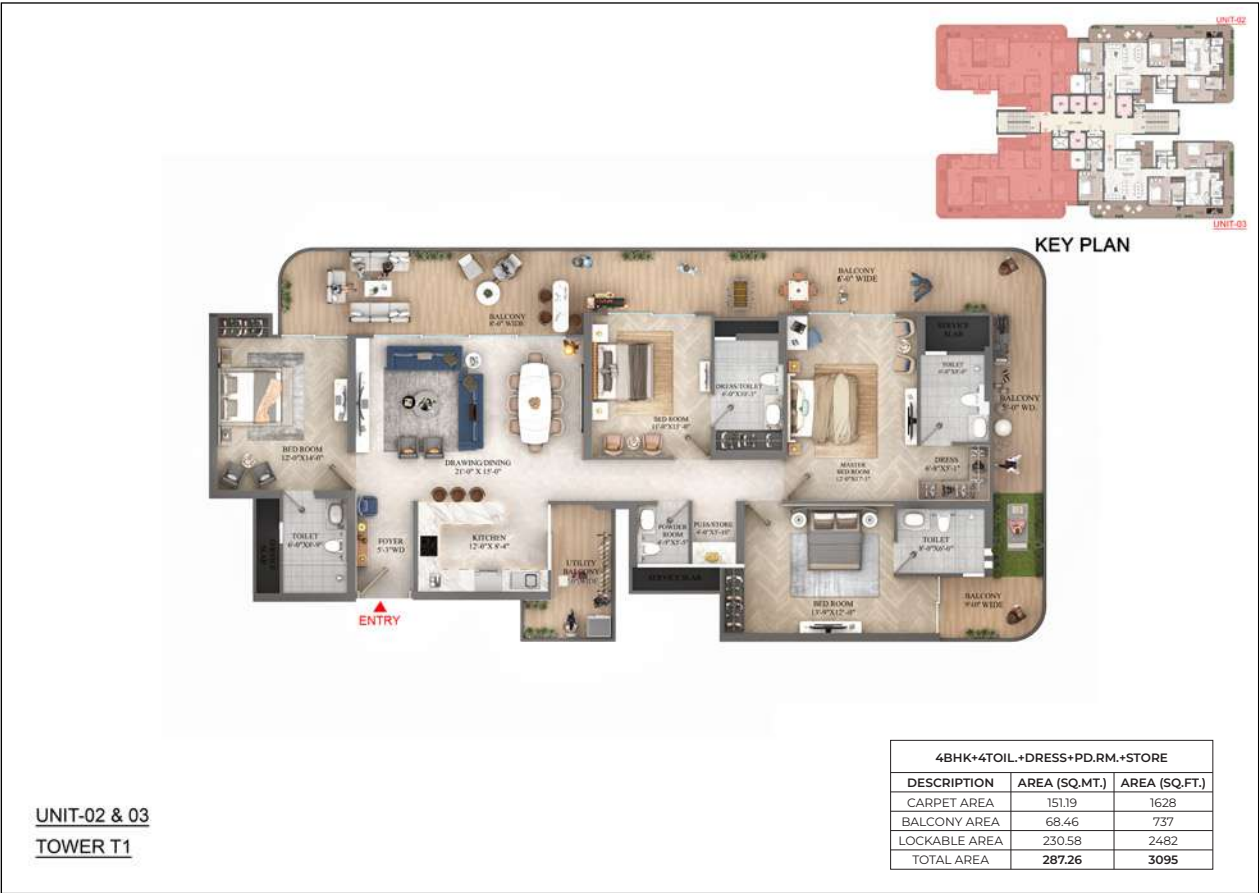
Specification

Of Construction

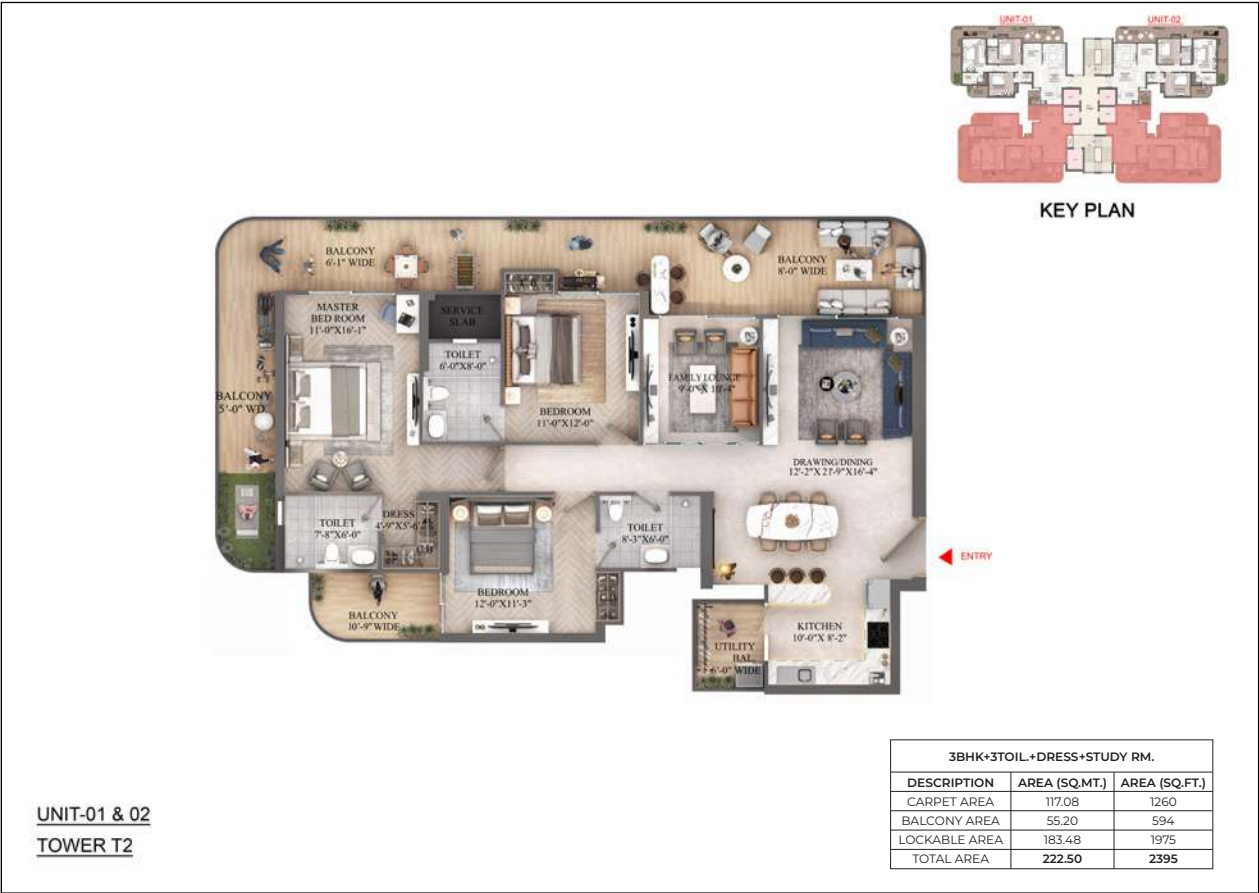
Sl. No.	PROJECT FEATURES	TOWERS 01, 02 & 03
1	External Glazing	Aluminium/uPVC frame with glass
1.1	Windows	Aluminium/uPVC frame with glass
2	Main Door	Height- 10 feet, veneered door
2.1	Internal Doors	Height- 8 feet, premium laminated door
3	Air Conditioning	VRV air-conditioning system in the living, dining and bedrooms
4	Electrical Fittings	Modular switches and sockets
5	Provision of WIFI & Broadband Facility	Provision for wi-fi router and broadband at one location
6	External Finishing/Colour Scheme	Exterior grade paint
7	Conduit & Wiring details	FRLS wires
8	Water Storage	Half-day storage capacity in OHT
9.1	Details of Resident Lifts & Capacity	4 Residents high speed lift per floor
9.2	Details of Service Lift & capacity	1 Service high speed lift per floor
10	Fire Fighting System	Fire fighting system with sprinklers, smoke detection system



3 BHK, Key Plan



4 BHK, Key Plan



3 BHK, Key Plan



3 BHK, Key Plan

One Team.
One Vision.
One Goal.

ASHTeCH





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Project Financed by Kotak Mahindra Investments Limited