

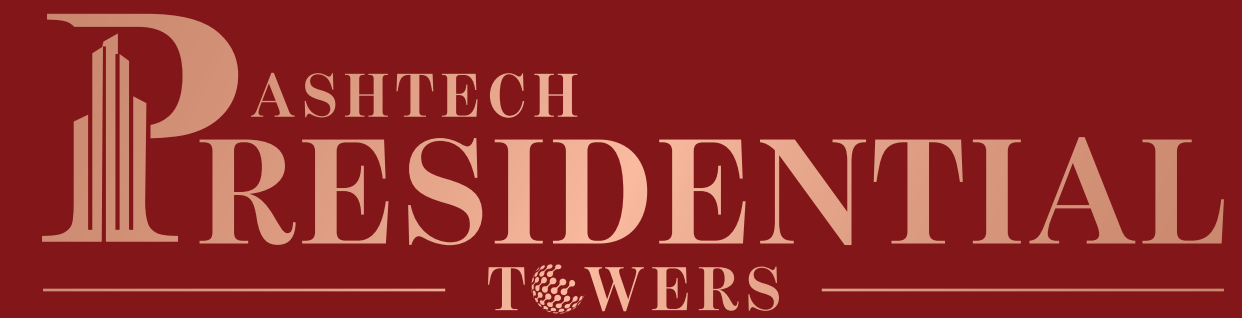
Project RERA No: UPRERAPRJ746615/10/2025, Project Name : Ashtech Presidential Towers | www.up-rera.in
Launch Date: 10-10-2025 | Promoter Name: Ashtech Industries Private Limited, Promoter ID: UPRERAPRM395505
Bank A/c Name: Ashtech Industries Pvt Ltd Collection A/c for Ashtech Presidential Towers
Bank: Kotak Mahindra Bank Ltd., A/c No: 9049912848, IFSC: KKBK0005028 | Branch: Greater Noida Alpha-1



Corporate Office Address: C-50, RDC, Raj Nagar, Ghaziabad, Uttar Pradesh - 201002, India

Site Office Address: Ashtech Presidential Towers, GH-01, F, G, H & I, SECTOR - 12, Greater Noida (West), U.P. - 201318, India

+91 9278-133-133 | care@ashtechgroup.in | www.ashtechpresidentialtowers.com



Sector 12, Greater Noida (West)

Disclaimer: This is not an offer, an invitation to offer and/or commitment of any nature. The images include artistic impressions and stock images. The details of Project, Apartment/Unit including but not limited to designs, dimensions, cost, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and may not form part of the standard specifications/amenities/services to provided in the Project, Apartment/Unit. Intending buyers are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Project, Apartment/Unit shall be as per the documents/information uploaded by the company on the website of UPRERA (www.up-rera.in) and the agreement between the parties.

Project Financed by Kotak Mahindra Investments Limited

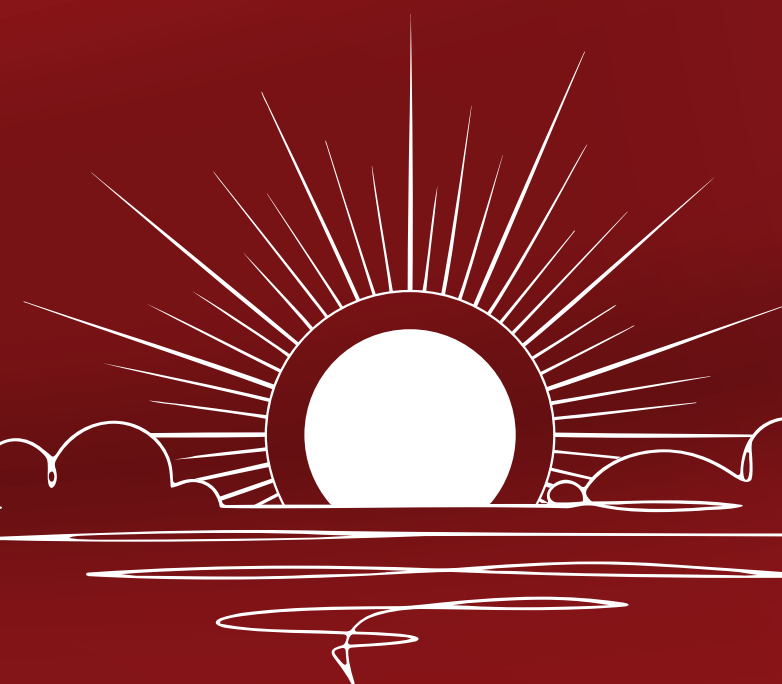
ASHTECH
RESIDENTIAL
TOWERS

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. _____ ● ● ●



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 (PCBs)

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
- Five-star security
- 5-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



Actual Render

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.

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



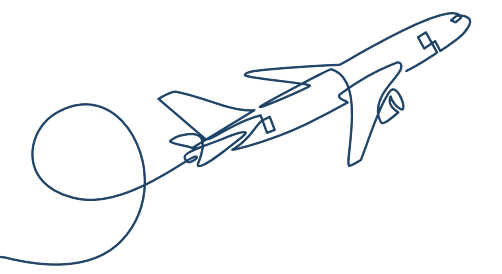
Actual Render

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.



The Noida International Airport (Jewar) is catalyzing comprehensive economic and infrastructural development across the entire region.



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

Corporates & IT Parks (0.6-3 km)

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

Malls & Retail (2-4 km)

- ♦ Gaur City Mall and other high-street malls

*Approximate travel time as per Google Maps, subject to change due to traffic conditions.





Actual Render

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





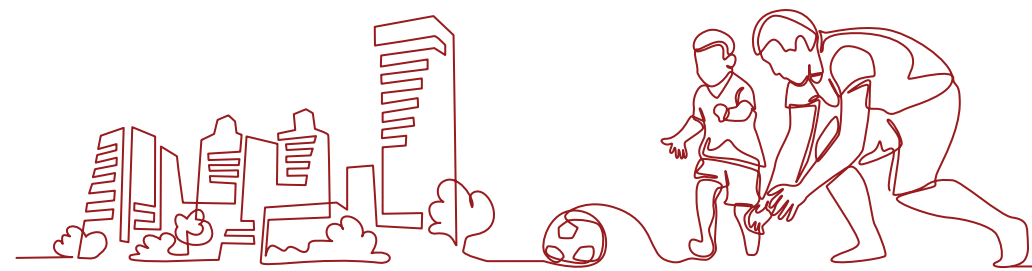
In Perfect Harmony
With The Elements



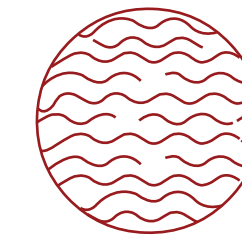


Where Life Rises From The Earth

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. Vast lawns, shaded trees and landscaped gardens create a natural sanctuary that grounds your lifestyle in calmness and vitality. Here, every step you take is a step closer to nature.

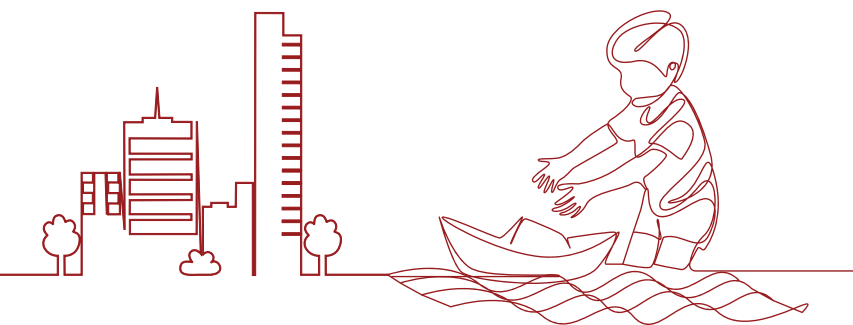


Artistic Impression



Luxury Of Water To Soothe Your Senses

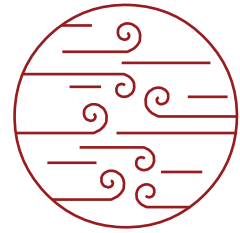
Water, the purest source of renewal, flows through the heart of Ashtech Presidential Towers, giving it a resort-style landscape. From shimmering swimming pools and soothing fountains to a spa with hot and cold pool, every space is designed to keep you connected with this life-giving element. It refreshes the body, calms the mind and brings the serenity of nature right to your doorstep.



Artistic Impression

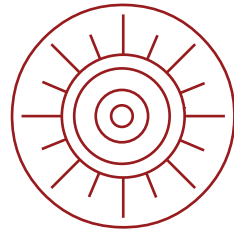


Artistic Impression



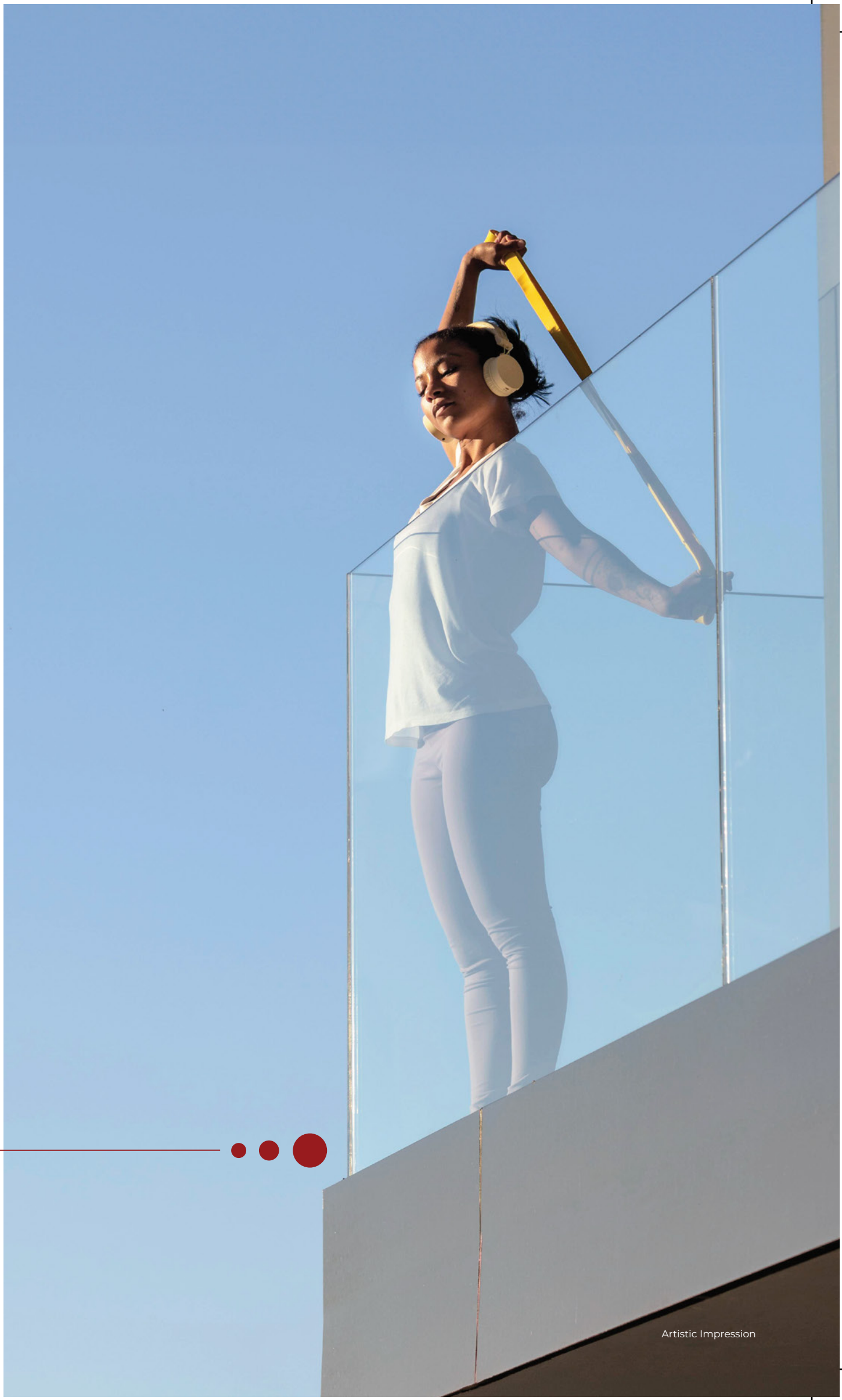
Abundance Of Air To Rejuvenate You All Day

At Ashtech Presidential Towers, 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. That means lower electricity consumption, a lower carbon footprint and a healthier, more sustainable lifestyle.



Be Embraced By The Warmth Of The Sun

Every home at Ashtech Presidential Towers is graced with a wraparound balcony that keeps you connected to the sun's warmth from dawn to dusk. Natural light embraces your living spaces throughout the day, creating a home that feels brighter, more vibrant and closer to nature. Here, sunlight isn't a fleeting visitor but a constant companion.



Artistic Impression

Presidential Life
Begins Here



PASHTECH
RESIDENTIAL
TOWERS

Resort-style
Landscaping

Over 80% open and green



Actual Render

Triple-height Lobby

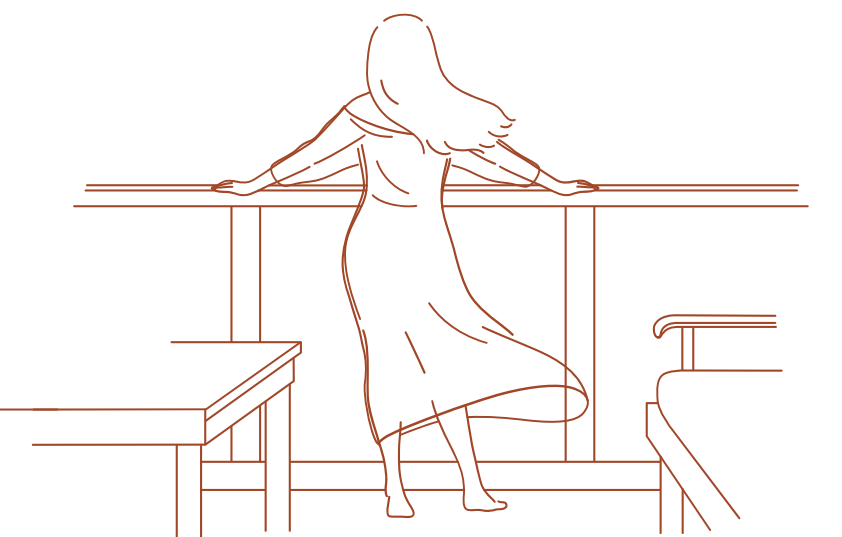
A grand welcome
every time





Upto 10-Foot Wide Wraparound Balcony

With 3-side open views

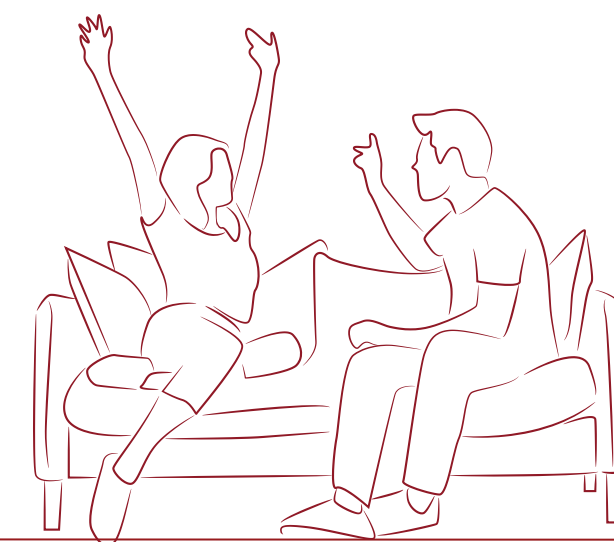




Artistic Impression

All-weather Comfort

With hot & cold VRV system





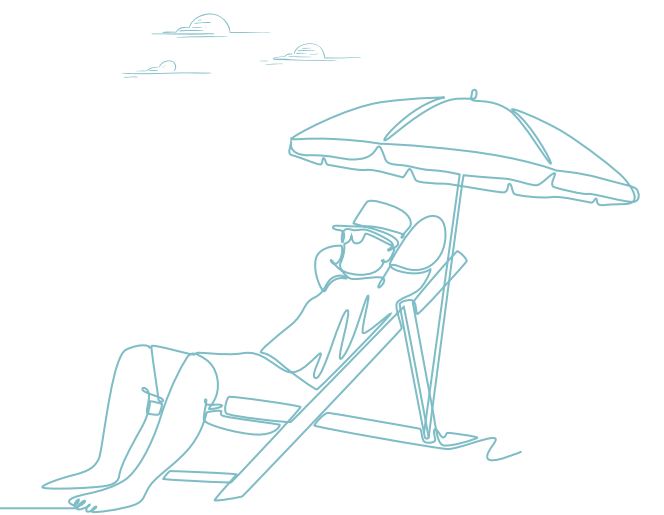
3-level Clubhouse & Amenities Area

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

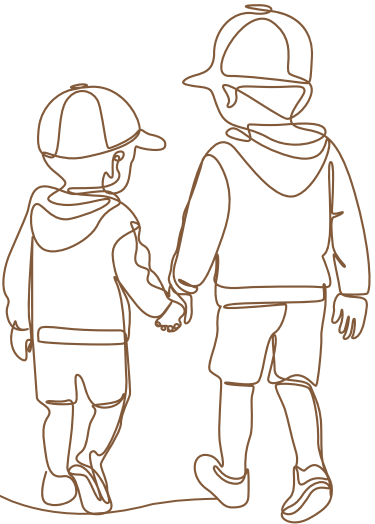
For calm reflections



Actual Render

Vehicle-free Surface

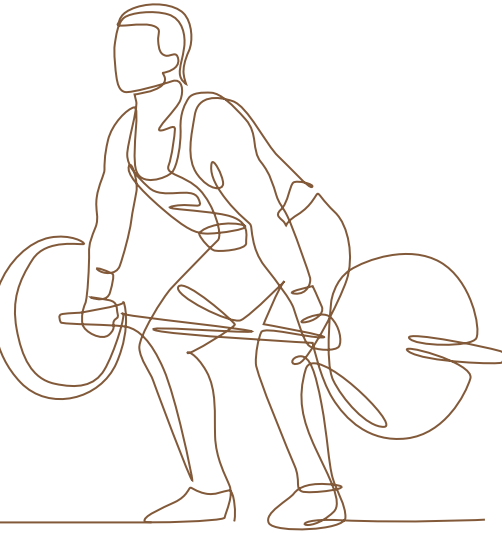
For residents to walk freely





State-of-the-art Gymnasium

That inspires you every day

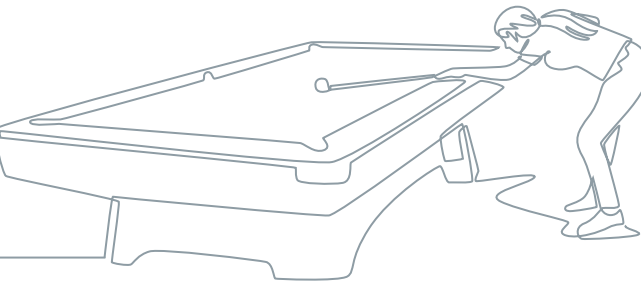




Artistic Impression

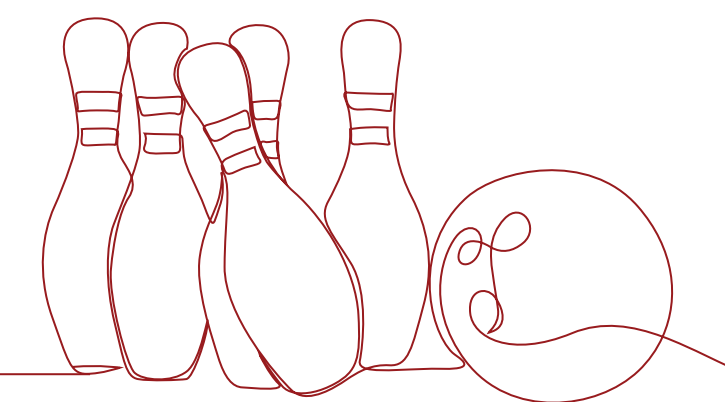
Sports Bar

Where every game feels like a victory



Bowling Alley

Where every roll brings excitement





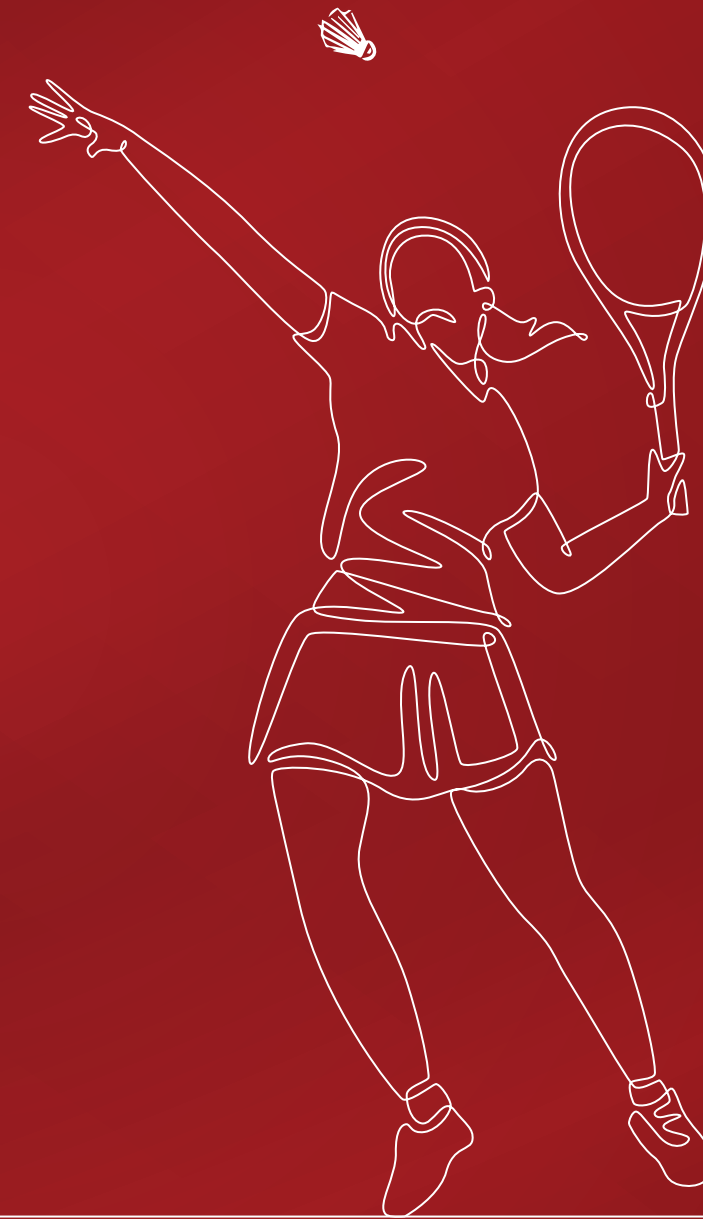
Actual Render

Fine Dine Restaurant & Bar

Where every moment
is a celebration



50+ Lifestyle & Leisure
Amenities Spread Across
4 Zones





Artistic Impression



Entertainment Zone

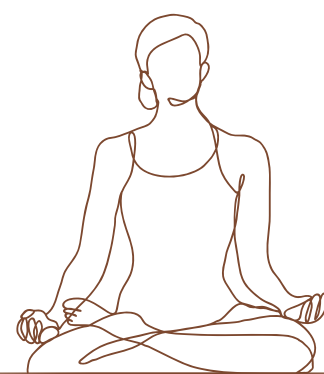
A thoughtfully curated space where leisure takes centre stage. From immersive indoor games to cinematic escapes and social lounges, this zone brings people together effortlessly. Here, every moment is designed to unwind, engage and entertain.



Artistic Impression



Actual Render



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.



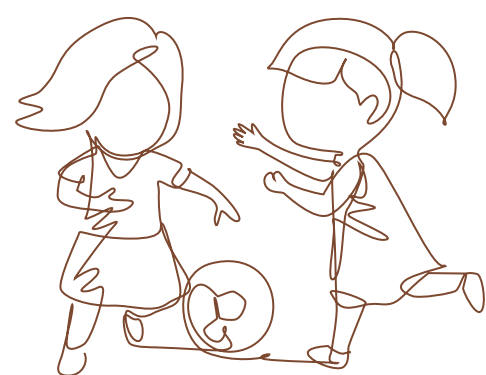
Artistic Impression



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.





Kids' Zone

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



Amenities

For A Presidential Life



Ballroom (250 pax)



Party Lawn



Amphitheater



Movie Theater
(30 pax)



Billiards & Card Games



Alfresco Dining



Badminton Court



Pickleball



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

2. Entrance Drop-off

3. Clubhouse Drop-off

4. Commercial Entry / Exit

5. Water Body

6. Amphitheater

7. Edifice

8. Basketball Court

9. Pickleball

10. Pet Park

11. Green Oasis

12. Party Lawn

13. Zen Garden

14. Zen Pavilion

15. Botanical Garden

16. Kids' Play Area

17. Sand Pit

18. Outdoor Barbeque

19. Picnic Lawn

20. Water Lagoon

21. Oasis Pavilion

22. Connecting Bridge

23. Yoga / Meditation

24. Senior Citizen Sitout

25. Canopy with Planter

26. Open Seating

27. Stepped Water Feature

28. Cricket Nets

29. Badminton Court

30. Outdoor Gym

31. Swimming Pool

32. Kids' Pool

33. Deck Seating

A. Yoga and Reading Zone

B. Lawn with Pergola

C. Old Age corner with canopy

D. Seating Plaza

E. Jogging Track (Walkway)

F. Planters
- CLUBHOUSE :**
34. Swimming Pool (Hot & Cold)

35. Outdoor Seating

36. Meditation

37. Zumba

38. Alfresco Dining

39. Bowling Alley

40. Restaurant

41. Business Zone

42. Gaming Zone (Golf Simulator, Play Station, Card Table, Billiards)

43. Mini Theater

44. Gym

45. Sports Bar
- BELOW TOWER AMENITIES:**
- TOWER 01**

- Zen Garden

- Senior Citizen Lounge

- Lawn

TOWER 02

- Indoor Games

- Kids' Play Area

TOWER 03

- Indoor Games

TOWER 04 & 05

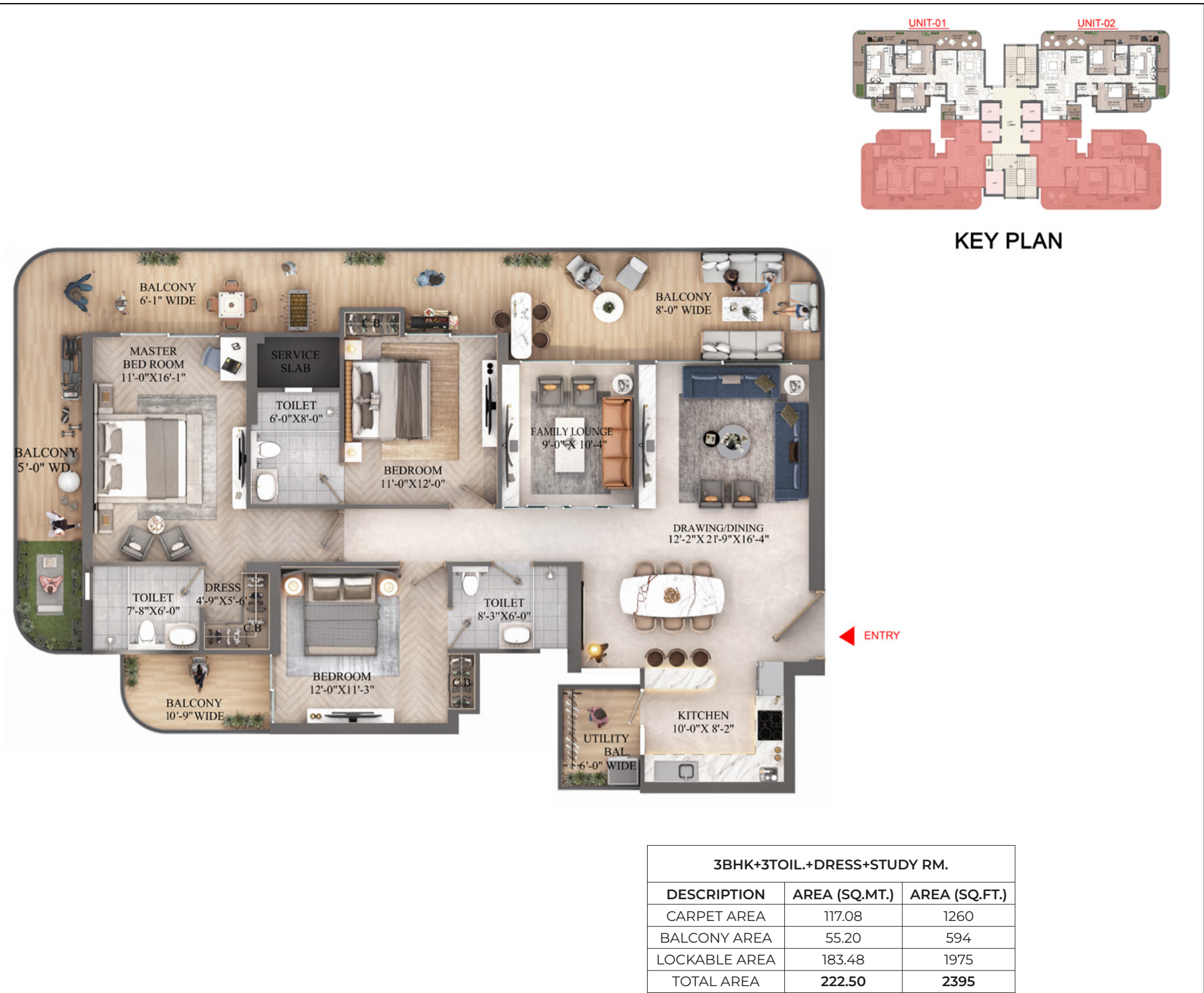
- Medical Center

- Salon

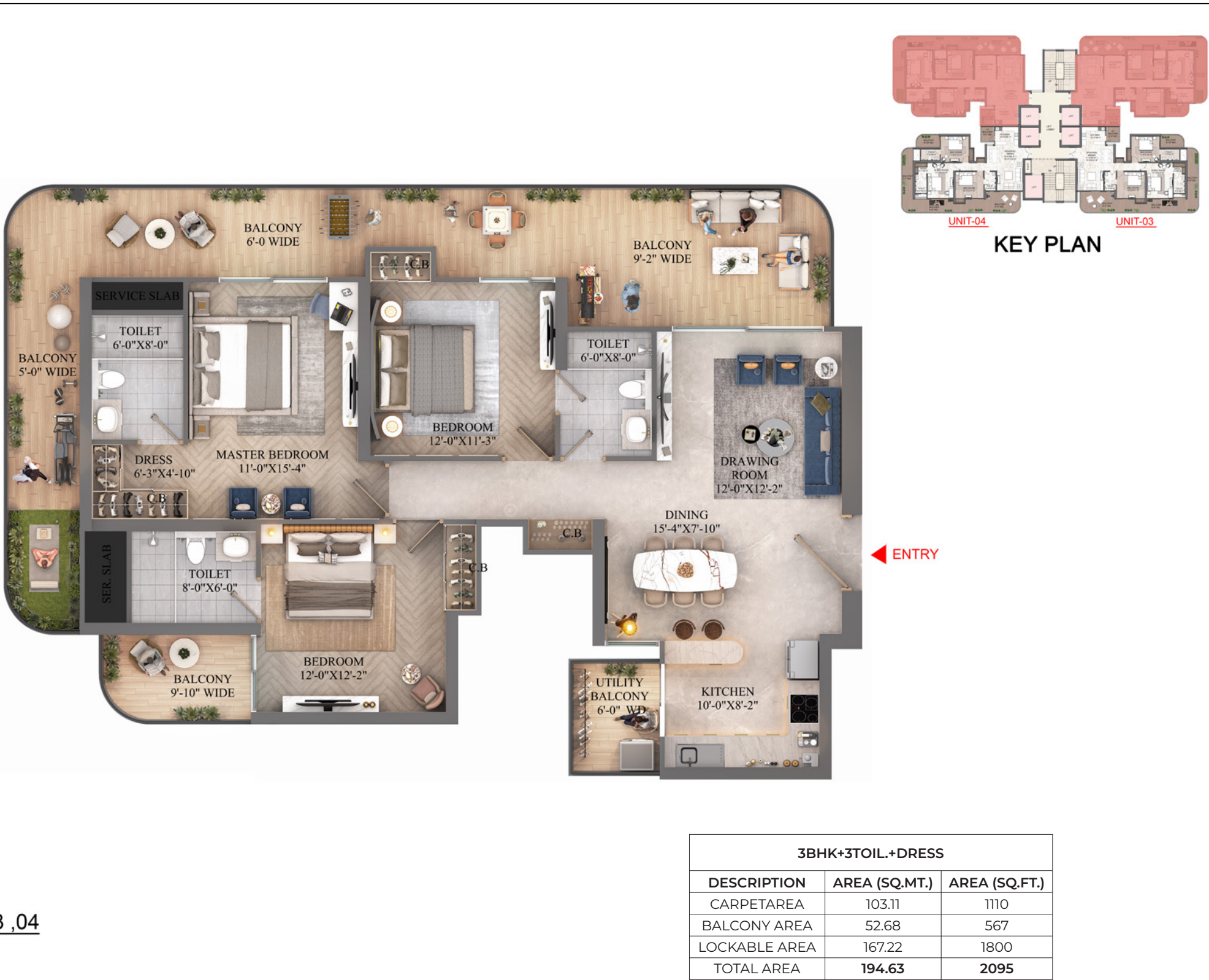
- Spa

- Maintenance Office





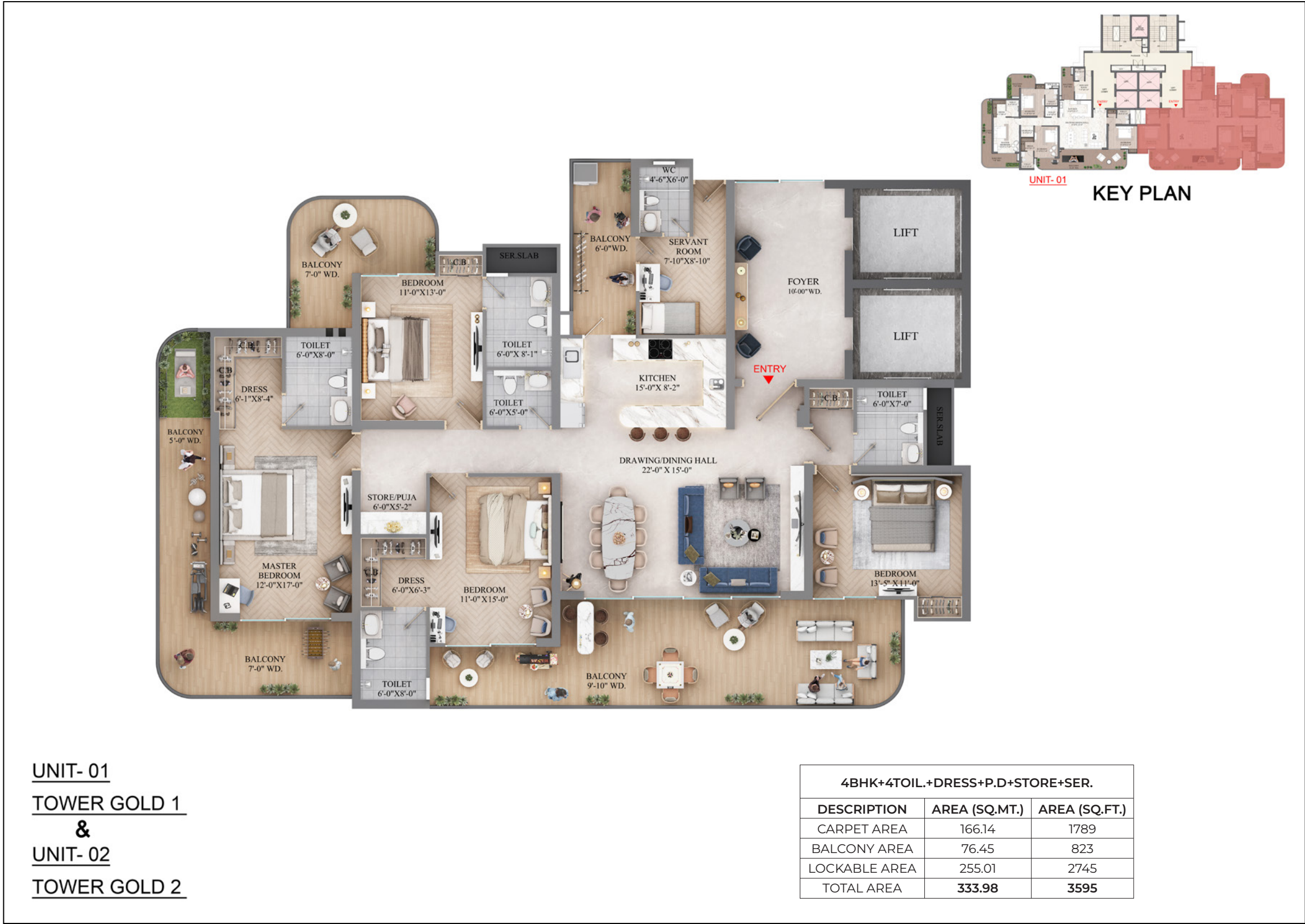
UNIT-01 & 02
TOWER T2



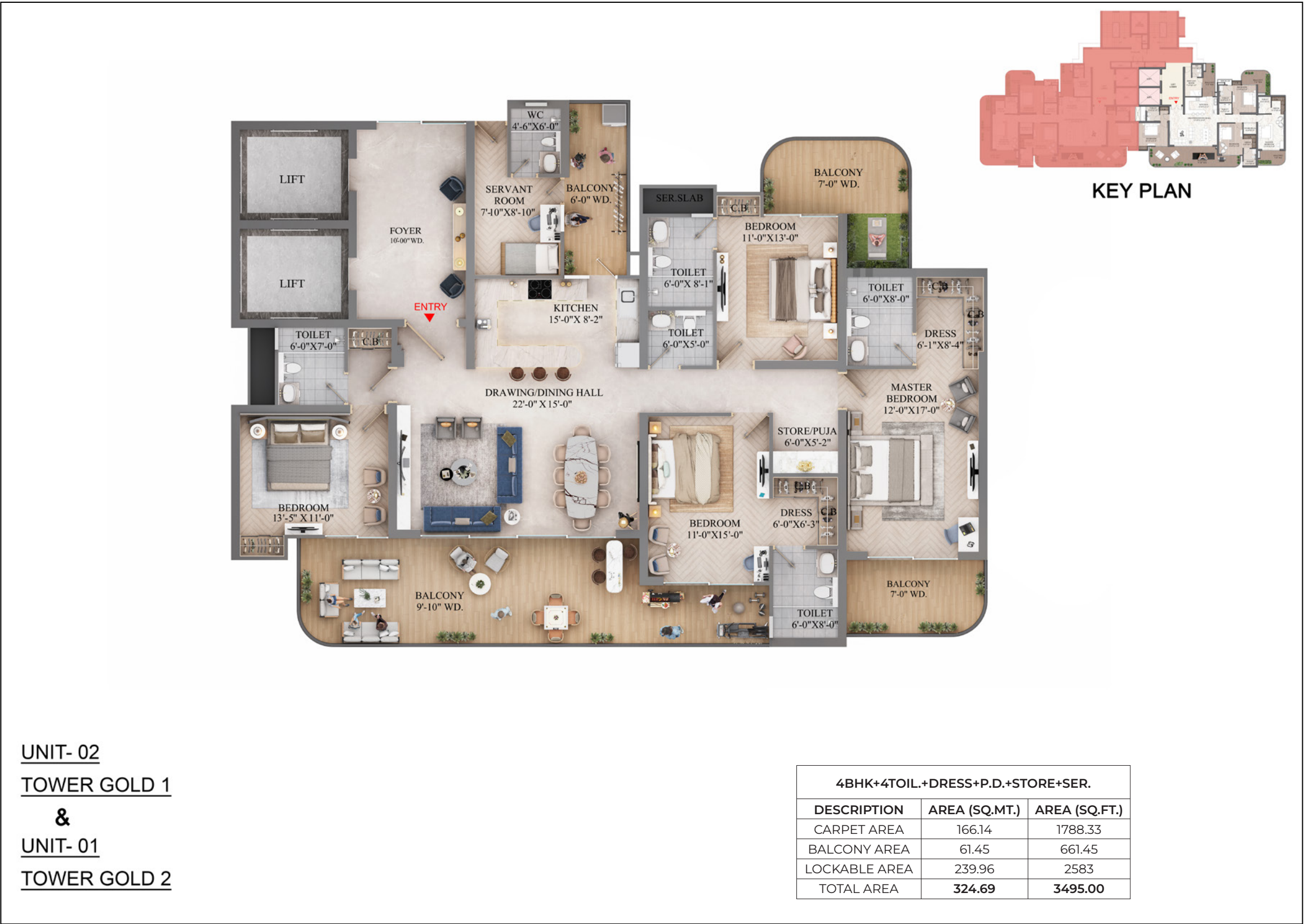
UNIT-03 & 04
TOWER T2
&
UNIT-01 ,02 ,03 ,04
TOWER T3

3 BHK, Key Plan

3 BHK, Key Plan



4 BHK, Key Plan



4 BHK, Key Plan



ONE TEAM. ONE VISION. ONE GOAL.

ASHTTECH

