



HON'BLE SUPREME COURT
OF INDIA MONITORED
HOUSING PROJECT

CONVERGENCE *of* AUTHORITY *and* LUXURY

ASPIRE GOLF HOMES
FAB[👑]LUXE
RESIDENCES

Forbes
GLOBAL PROPERTIES

Forbes

GLOBAL PROPERTIES

FORBES *Clean-Air* RESIDENCES

Sector 4, Greater Noida West

A CENTURY *of* AUTHORITY **Forbes**

100+ YEARS *of* EXCELLENCE

For over a century, the name Forbes has been synonymous with success, wealth and achievement.

It is the definitive chronicler of the world's most influential people and companies.

More than a media brand, it is a global symbol of economic power and discernment.



CURATING *the*
WORLD'S FINEST

Forbes

GLOBAL PROPERTIES

A CENTURY OF INFLUENCE
A WORLD OF LEADERSHIP

- Forbes Global Properties is the exclusive worldwide real estate partner of Forbes.
- Showcases exceptional residential and high-end properties across premier international markets.
- Collaborates exclusively with select local partners who embody Forbes' standards of quality, credibility and distinction.
- Delivers trusted insights, premium exposure, and unmatched global reach for discerning property buyers and investors.



SEAL *of* ABSOLUTE TRUST

Amid an unpredictable market landscape, Fab-Luxe delivers confidence through sovereign guarantees and robust judicial oversight



**SUPREME
COURT
MONITORED**

The project operates under the direct supervision of the Hon'ble Supreme Court of India ensuring complete transparency, legal sanctity and zero risk for the buyer

**EXECUTED
BY NBCC**

Monitored by NBCC, a Navratna CPSE. This guarantees court-monitored quality standard and timely delivery

OUR PARTNERS

Building Legacies Together





VARINDERA CONSTRUCTIONS

EPC PARTNER

VARINDERA CONSTRUCTIONS LTD

Varindera Constructions Ltd (VCL Group) is a long established EPC contractor with over 30 years of experience delivering residential, institutional, defence, airport and infrastructure projects across India.

Acts as NBCC's on-ground EPC partner for towers, basements, podium and common areas at Fab-Luxe Residences.

Portfolio of High-End Residential & Landmark Developments across India and Overseas

- Luxury High-Rise: M3M Altitude, Gurugram
- Lifestyle Township: Kingswood, Greater Noida
- Diplomatic Luxury Residences: Puri Diplomatic Greens, Gurugram
- International Ultra-Luxury: Blue Lagoon Residences, Maldives
- Defence & Institutional Housing: AWHO Development, Bengaluru

3

COUNTRIES
PRESENT IN

31+

PROJECTS
COMPLETED IN
10 YEARS

37+

YEARS OF
EXPERIENCE

22+

ACTIVE
PROJECTS





PROJECT ARCHITECT

- **CHAPMAN TAYLOR** is a multi-award-winning global architecture and masterplanning practice with studios across Europe, Asia and the Middle East.
- **KNOWN** for large-scale mixed-use, retail, residential and hospitality projects worldwide, including landmark schemes in India.
- **BRINGS** international design thinking, efficient planning and strong façade and public-realm experience.
- **ENSURES** the master plan, tower design and amenity layouts are aligned with contemporary global standards of liveability and aesthetics.

3000+
PROJECTS

100+
COUNTRIES

300+
AWARDS



City Plaza - Wuppertal, Germany



COLLAB ADVISORY SERVICES

PROJECT MANAGEMENT CONSULTANT

- **ENSURES** all on-site work meets approved drawings, technical specifications, IS codes, and quality benchmarks through continuous inspections and QA/QC checks.
- **TRACKS** the construction schedule closely, identifies delays or bottlenecks early, and coordinates with contractors to maintain timely progress and milestone completion.
- **REVIEWS** quality of materials and tests workmanship.
- **SYNCHRONISES** architects, EPC, vendors, and site teams while ensuring regulatory compliance and safety standards throughout the construction

COLLAB ADVISORY SERVICES
HAVE WORKED WITH INDIA'S LEADING
REAL ESTATE DEVELOPERS.

SOME KEY ASSOCIATIONS INCLUDE:

- | | |
|----------------------|--------------------|
| • M3M Golf Estate | • Jindal Realty, |
| • M3M Trump Tower | Sonipat |
| • Godrej Miraya | • Bharti Realty, |
| • Elan Mercado | Kolkata |
| • IREO The Corridors | • M3M Cosmopolitan |
| • Silver Spring | • Elan Miracle, |
| Township, Indore | Gurgaon |
| • Emmar MGF Jaipur | • IREO SEZ |
| Greens | |

GREATER NOIDA - WEST

A HUB *Redefining* CONNECTIVITY *and* LIFESTYLE



INFRASTRUCTURE

Pipeline

KEY DEVELOPMENTS POISED TO TRANSFORM THE REGION.

- **THE** Greater Noida Authority board has approved the Rs 400-crore elevated road project in March 2025. The road is proposed to have six lanes and start from Ek Murti roundabout in Greater Noida West's Sector 4 on the 130-metre-wide road, cross Shahberi and Ghaziabad's Crossings Republik, and connect with the Delhi-Meerut Expressway and NH-9.
- **WITH** 70% of the underpass already built, Gaur Chowk is on track to become congestion-free.
- **EXISTING** access is via the Greater Noida West Link Road, NH-24 and key Noida arterial roads.
- **PROPOSED** 11 stations and 17.4 km Aqua Line Metro Extension from Sector-51 to Knowledge Park-V improving connectivity. Expected to be completed by Dec 2029.



Strategic
LOCATION
SECTOR 4

ASPIRE GOLF HOMES
FAB LUXE
RESIDENCES

LOCATED IN THE HEART of Greater Noida West, Sector 4. Prime arterial access to major link roads leading to Noida City Centre & NH24.

VIBRANT NEIGHBOURHOOD: Surrounded by operational housing societies and expanding commercial hubs.

GATEWAY POSITIONING: The perfect entry point to the Greater Noida region from Central Noida



REGIONAL CONNECTIVITY OVERVIEW

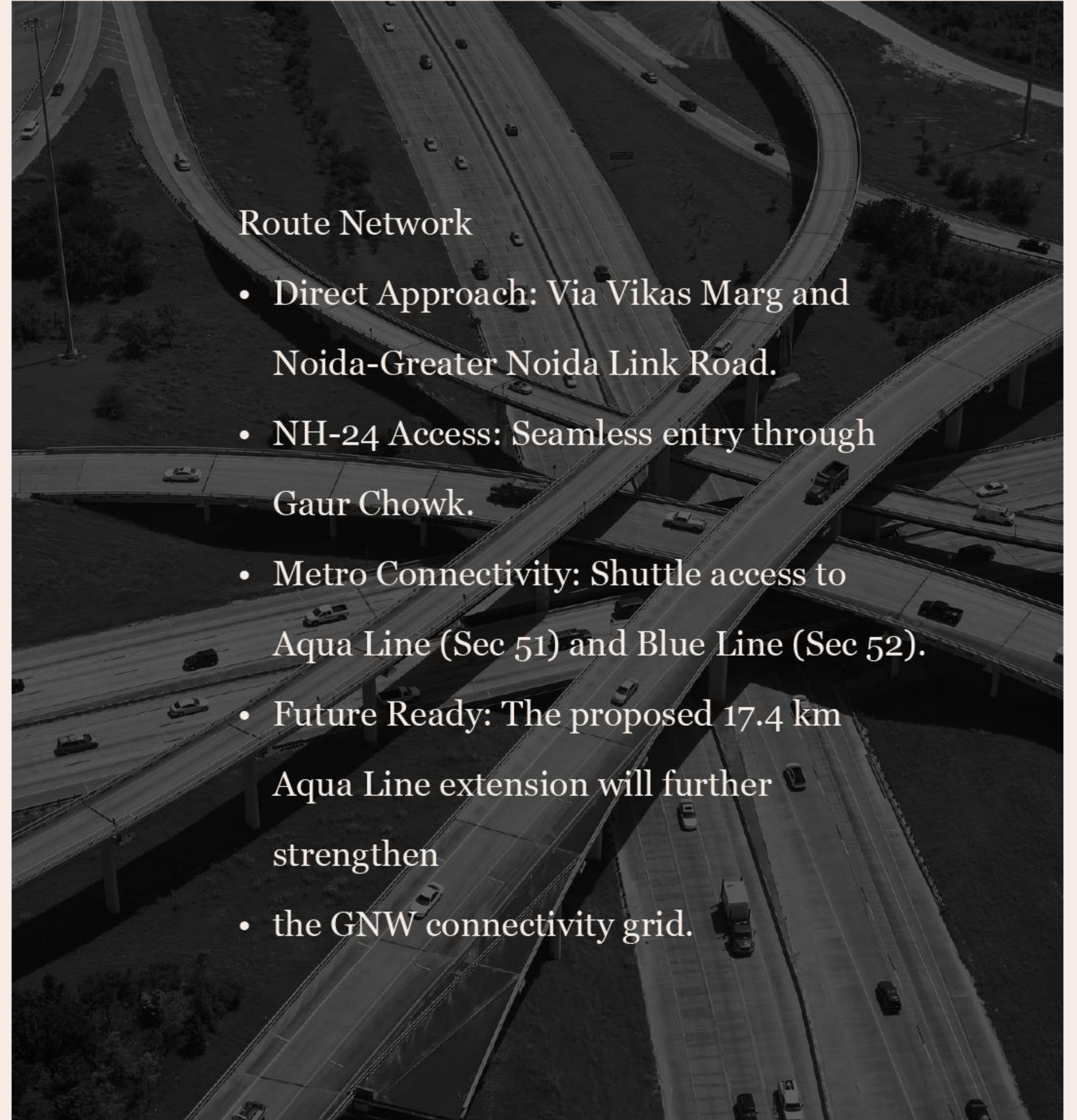
Seamless Mobility

Key Distances

- **GAUR CITY MALL:** ~0 km (adjacent)
- **SECTOR 52 METRO** (Blue Line): ~8 km
- **ALL MAJOR SCHOOLS** (GD Goenka School, Amity International School): ~4-5 km
- **HOSPITALS** (Sarvodaya Hospital): ~2.5 km
- **IGI AIRPORT:** ~40 km (~60 mins)
- **JEWAR AIRPORT:** ~65 km (~75 mins)

Route Network

- **Direct Approach:** Via Vikas Marg and Noida-Greater Noida Link Road.
- **NH-24 Access:** Seamless entry through Gaur Chowk.
- **Metro Connectivity:** Shuttle access to Aqua Line (Sec 51) and Blue Line (Sec 52).
- **Future Ready:** The proposed 17.4 km Aqua Line extension will further strengthen the GNW connectivity grid.





FOUR
DIMENSIONS
of ELEVATED
LIVING

CORE ASPECTS
of FAB-LUXE

A woman with her hair in a bun, wearing a white athletic top and leggings, is sitting in a meditative pose on a red mat. She is facing away from the camera, looking out a large window. The room has a polished floor and white curtains. Outside the window is a lush tropical garden with palm trees, red flowers, and orange shrubs. A lounge chair is visible through the window on the right.

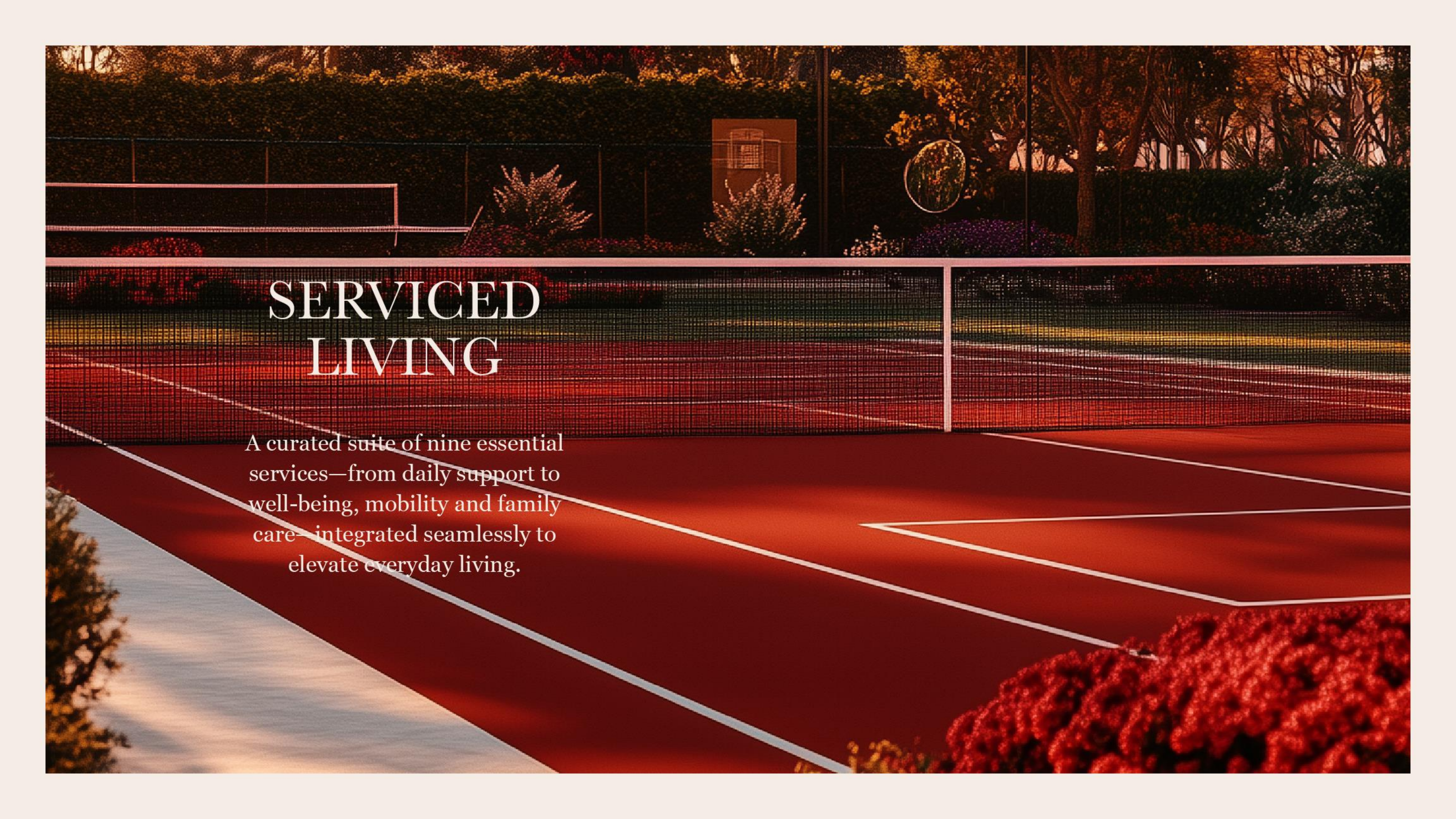
AQI MANAGED

A scientifically regulated
cleanair ecosystem engineered
to deliver healthier,
high-quality everyday living
(outdoor & indoor).

LUXURY LIVING

Refined architecture with
generous ceiling heights,
expansive balconies and
lowloading layouts creating
spacious residences crafted
for true elegance.



A photograph of a tennis court at sunset. The court has a red clay surface with white boundary lines. In the background, there is a chain-link fence and a dense line of trees with autumn foliage in shades of orange, yellow, and red. The sky is a mix of orange and blue. The text "SERVICED LIVING" is overlaid in white serif font on the left side of the court.

SERVICED LIVING

A curated suite of nine essential services—from daily support to well-being, mobility and family care—integrated seamlessly to elevate everyday living.



WELLNESS

A resort-grade wellbeing environment
designed for holistic living - a
sanctuary for mind - body balance and
restorative comfort.

FAB-LUXE IS
BUILT AROUND
A CORE
PHILOSOPHY

CLEAN BREATHING EXPERIENCE

AQI DISPLAY

20

NCR'S POLLUTION CRISIS

Delhi–NCR faces hazardous air quality for much of the year, creating an urgent need for healthier living environments.

- AQI averages 280–400 for 6 months/year.
- NCR ranks among the world's most polluted regions.
- PM2.5 levels far above global safety limits.



COME *Home*
to FAB-LUXE

COME *Home*
to CLEAN AIR

CLEAN BREATHING EXPERIENCES

Fab-Luxe is thoughtfully designed to offer cleaner, healthier air across the entire community. With dedicated green zones and advanced fresh-air planning, the environment-both indoors and outdoors-is crafted to support enhanced wellbeing and everyday comfort.

OUTDOOR *AQI Management*

Reimagining open-air environments with
science led, resort-grade clean-air engineering.



A.

OXYGEN PARKS & BOTANICAL ZONES

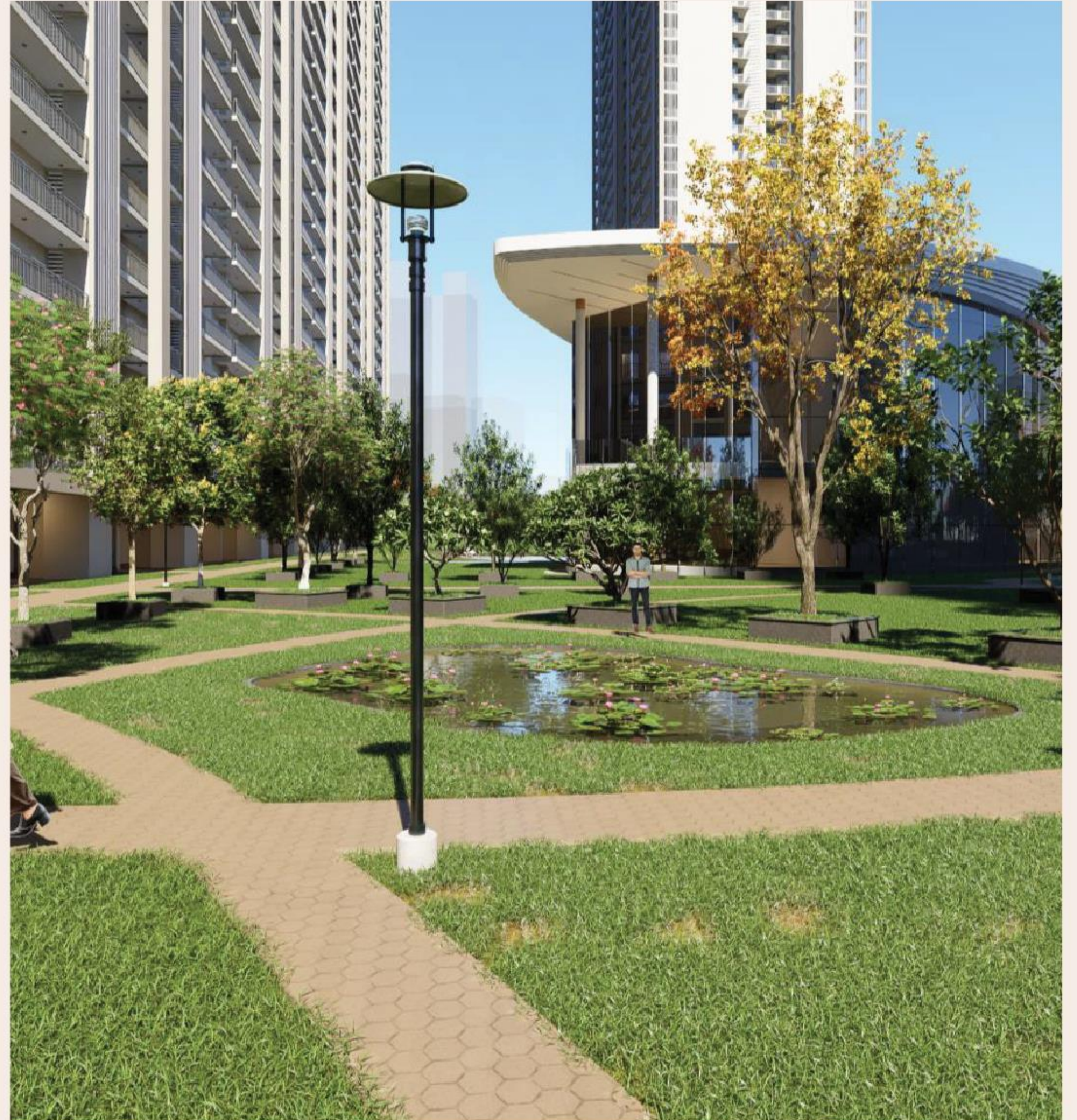
- Oxygen Parks
- Dense, layered plantations
- Botanical belts
- Micro-forests



B.

CLIMATE & DUST REDUCTION SYSTEMS

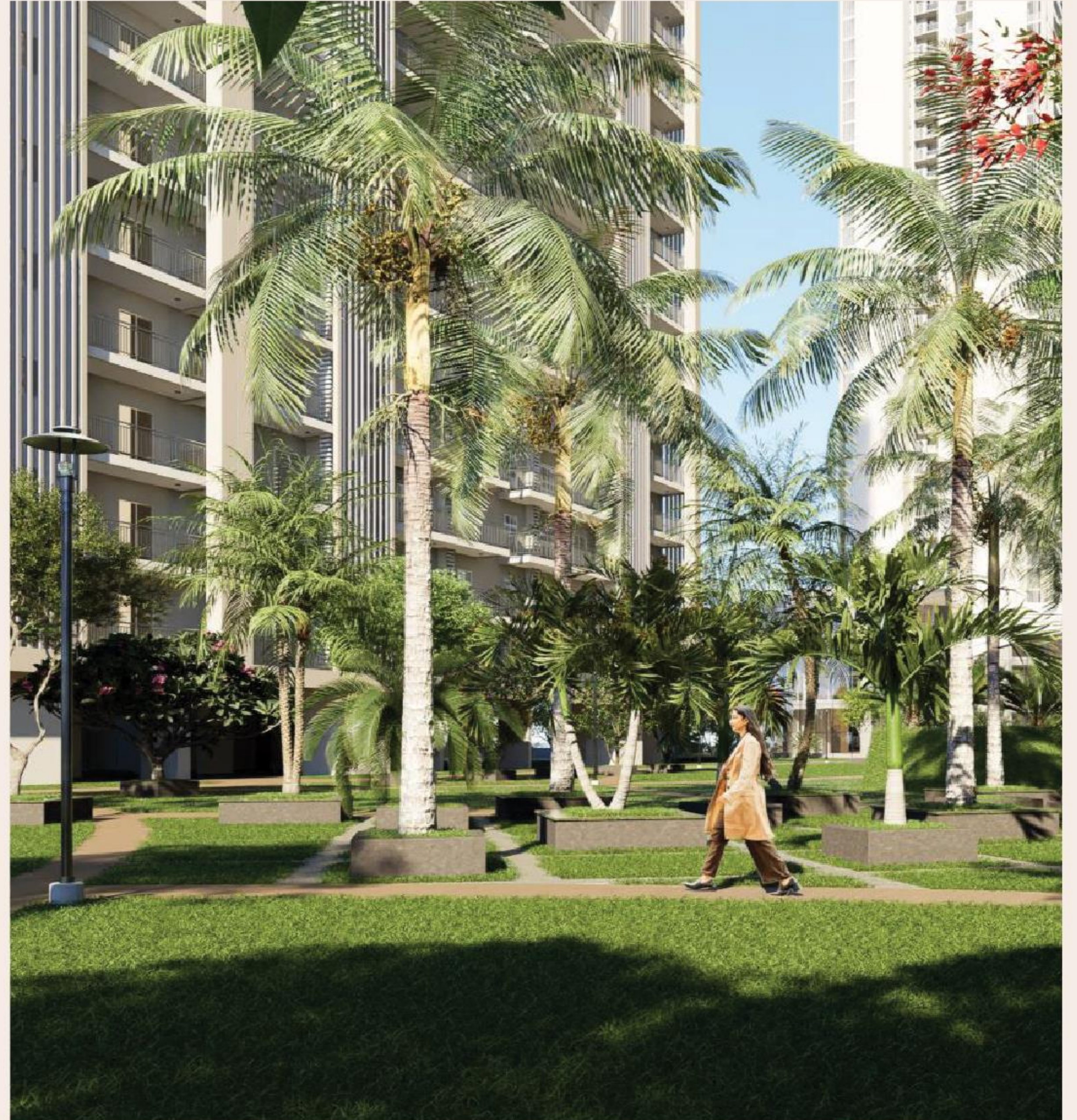
- High-pressure mist-cooling corridors
- Fine-particle neutralising sprays
- Heat-island reduction landscaping



C.

AIR-FILTRATION & DUST-FREE ZONES FOR KIDS & RESIDENTS

- Filtered enclosed common areas
- Air-shower gates
- Anti-dust pavements & landscaping materials
- AQI-shielded play zones



INDOOR *AQI Management*

Reimagining open-air environments with
science led, resort-grade clean-air engineering.





A.

FRESH-AIR SYSTEMS *in* EVERY ROOM

- Goes beyond regular air purifier - it brings in filtered outdoor air, not just recycled air
- Dual modes: fresh-air intake + recirculation
- Continuous ventilation to avoid suffocation and stale indoor air
- PM2.5 / PM10 filtration for cleaner breathing
- Auto-switching based on real-time indoor AQI
- Bedside sensor for accurate, breathing-level monitoring
- Low-noise operation for night-time comfort

B.

UPVC & INSULATED WINDOWS

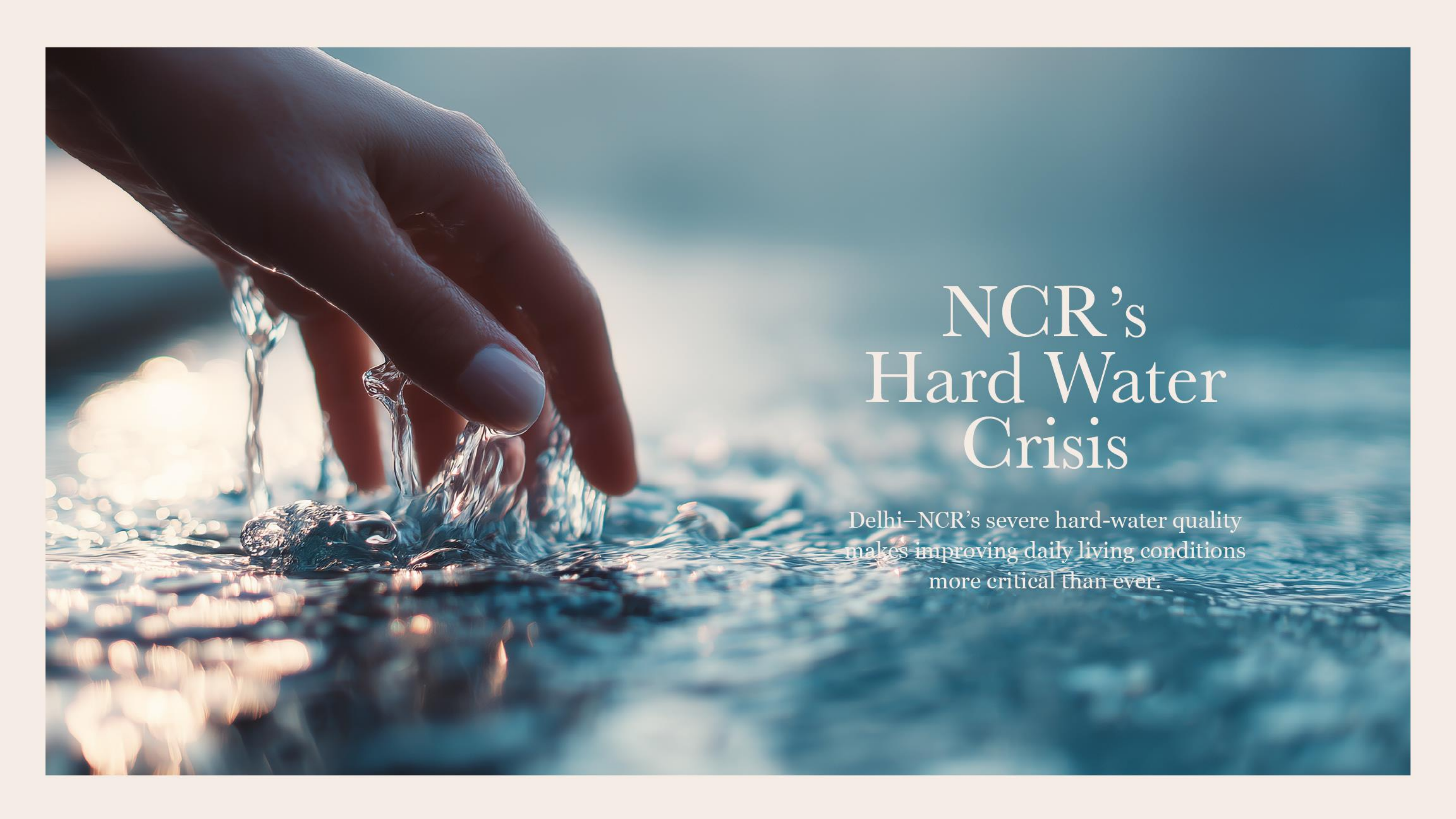
- Blocks external dust and pollutants
- Minimises air infiltration
- Enhances thermal and acoustic sealing

C.

INDOOR GREENARY

- Strategic placement of air-purifying plants
- Supports natural air refreshment and wellbeing



A close-up photograph of a hand with dark skin and a dark nail, dripping water into a pool. The water is captured in mid-air, creating a dynamic splash. The background is a soft, out-of-focus blue and white, suggesting a bright, sunny day. The overall mood is one of urgency and the preciousness of water.

NCR's Hard Water Crisis

Delhi–NCR's severe hard-water quality
makes improving daily living conditions
more critical than ever.

VERY HIGH TDS

Many NCR areas have TDS 500–1,500+ mg/L, making water extremely hard.

SCALE & DAMAGE

Hard water causes rapid scaling in geysers, RO filters, taps, and tiles.

SKIN IMPACT

Hard water strips natural oils, leading to dryness, hair fall, and dull skin.





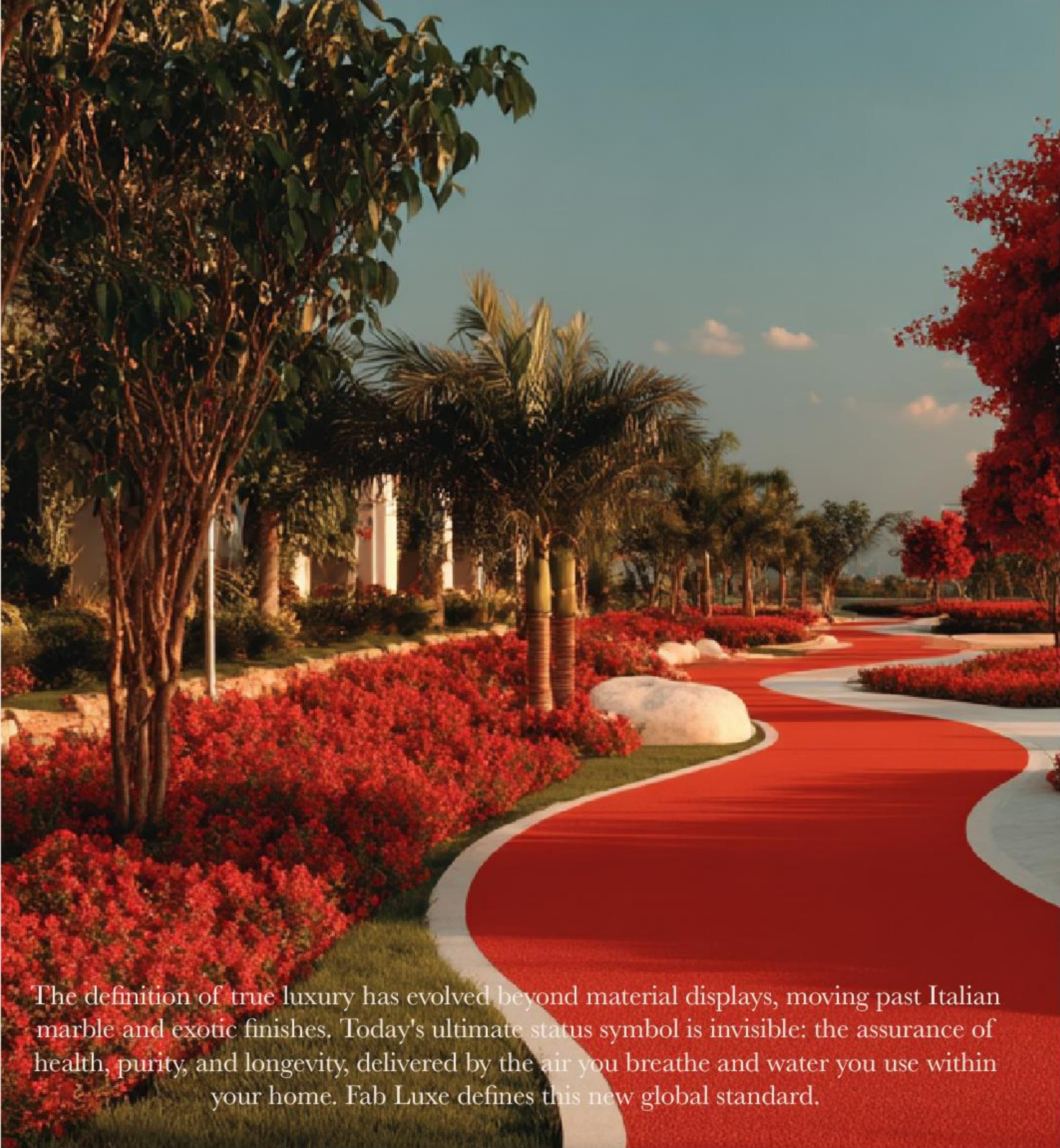
COME HOME
to Water
THAT CARES.
COME HOME
To Fab-Luxe

WATER THAT CARES FOR
YOUR SKIN, HAIR, AND HOME

NCR's hard water dries the skin, weakens hair, and affects overall bathing comfort.

Our centralised softening system treats all water before it reaches your home.

Enjoy softer water 24×7 for smoother skin, healthier hair, and a better daily shower experience.



LUXURY *is* NO LONGER ABOUT ITALIAN FLOORING

Its the air you breathe and the
water you use for healthier living

ENGINEERED PURITY

FORBES PROMISE

SUSTAINED WELL-BEING

ULTIMATE HEALTH SECURITY

The definition of true luxury has evolved beyond material displays, moving past Italian marble and exotic finishes. Today's ultimate status symbol is invisible: the assurance of health, purity, and longevity, delivered by the air you breathe and water you use within your home. Fab Luxe defines this new global standard.

WELLNESS

Crafted for a calmer, healthier you

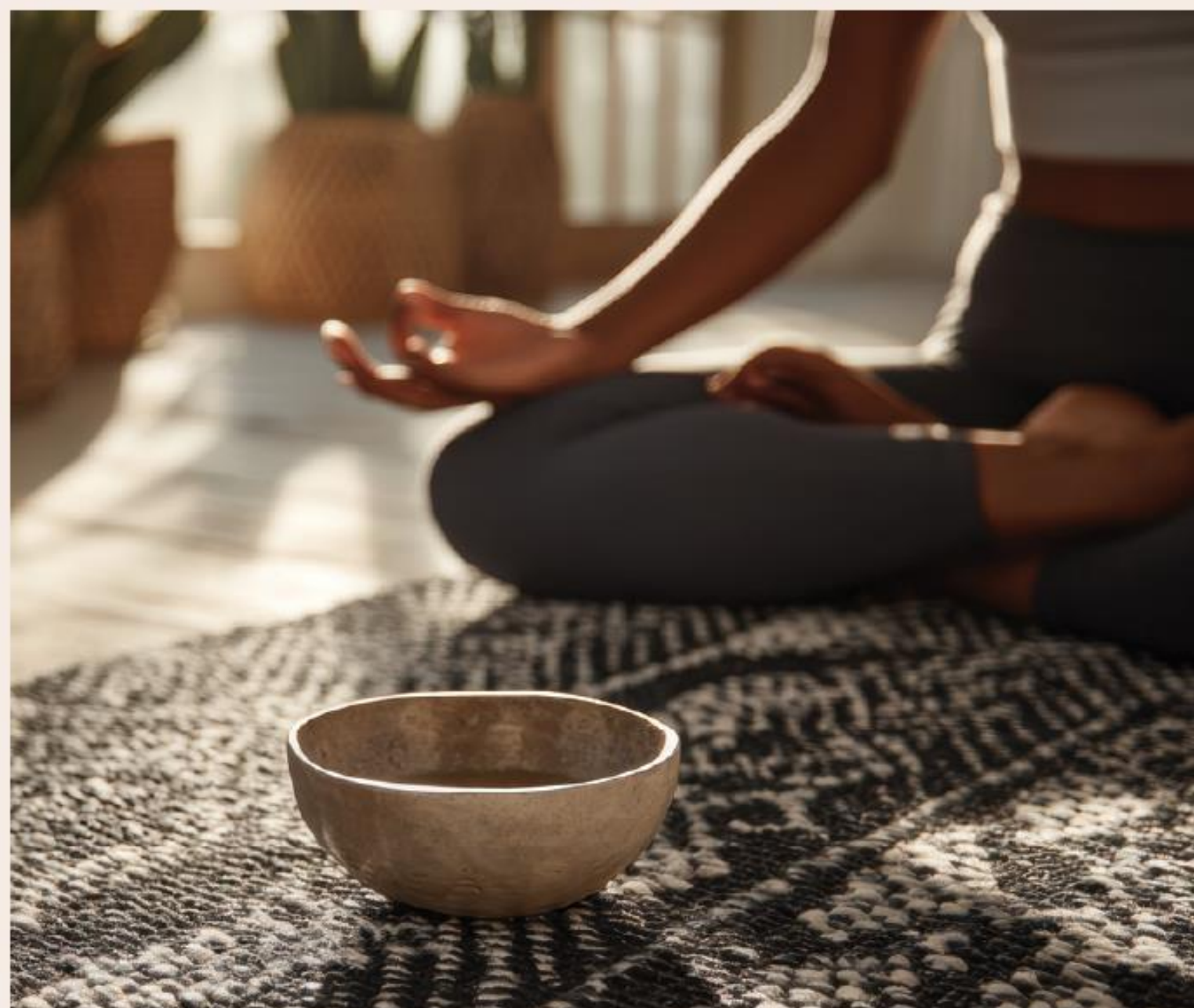


RESORT-*Style* Well-BEING

DISCOVER TRANQUILITY & REJUVENATION

From spa therapies and fitness studios to meditation decks and wellness programming, every amenity is created to enrich the mind, body, and soul. FAB-LUXE offers the calm and rejuvenation of a luxury retreat, right where you live.

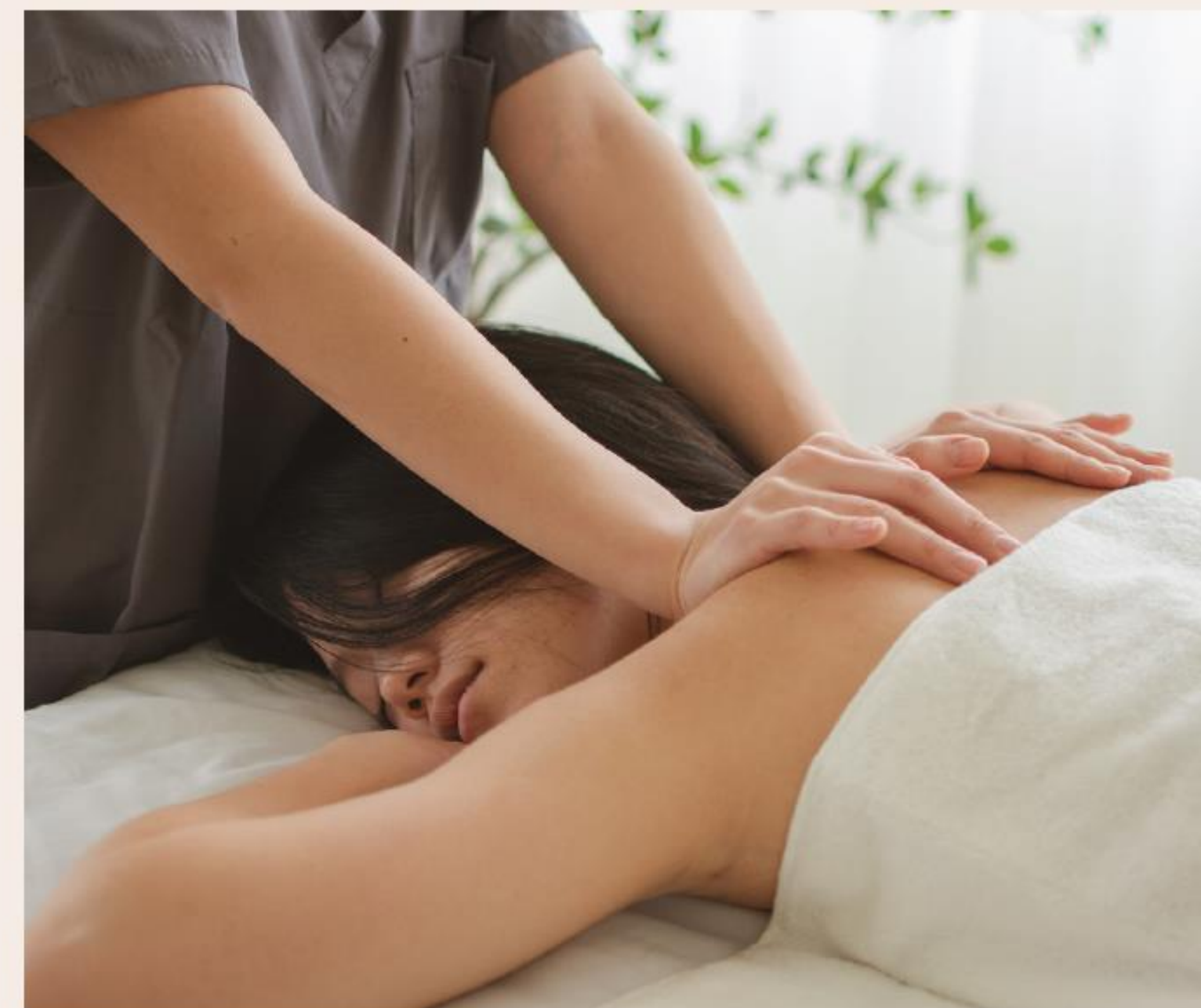
Meditation Centers



Fitness Centers



Signature Therapies & Relaxation Spaces



Signature THERAPIES

YOUR DAILY ESCAPE INTO PURE WELLNESS

Himalayan Salt Detox



Warm salt stones to purify, release tension, and refresh.

Herbal Steam



Detoxifying steam infused with healing herbs.

Reflexology Boost



Pressure-point therapy to restore balance and energy.

Botanical Massage



Plant-powered relaxation for deep renewal and restful sleep.

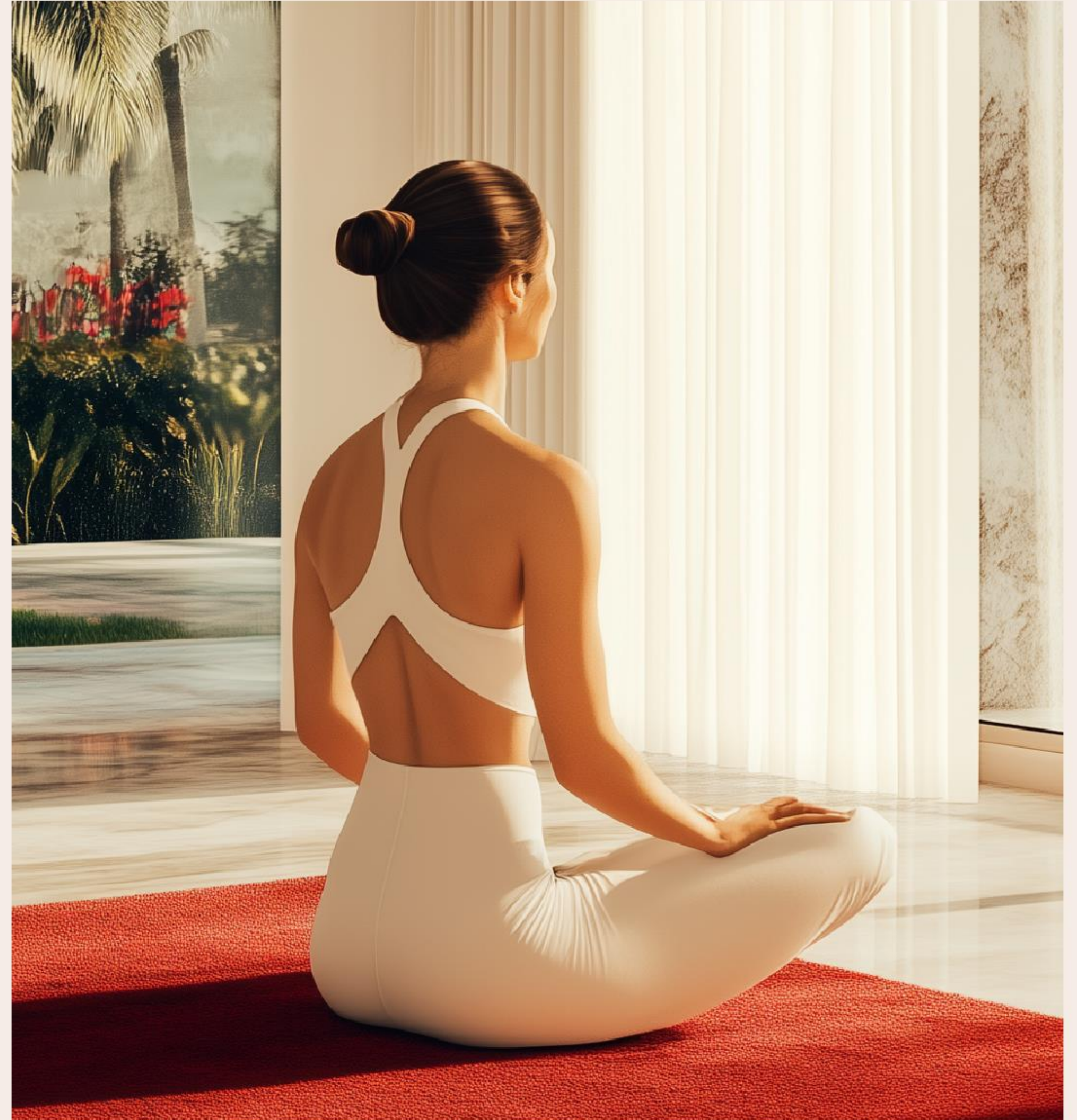
MEDITATION & YOGA *Centers*

CRAFTED FOR CALM. DESIGNED FOR RENEWAL.

At FAB-LUXE, the Meditation Center is a sanctuary designed to quiet the mind and elevate inner harmony. Surrounded by natural elements and calming acoustics, it offers a peaceful environment for mindfulness, breathwork and restorative practices

Serene, nature-inspired spaces
designed for mindfulness,
breathwork and quiet reflection.

Dedicated zones for guided
meditation, personal practice and
holistic wellness sessions.





FITNESS *Center*

TRAIN SMARTER. LIVE STRONGER.

The FAB-LUXE Fitness Center is a state-of-the-art training space designed for performance and total well-being. Equipped with modern machines, expert trainers and functional zones it delivers a dynamic environment for every level of fitness.

BRAND TIE-UP

Strategic tie-ups with leading fitness brands to offer expert-led, signature training experiences.

CURATED FITNESS EXPERIENCES

State-of-the-art cardio, strength, & functional training zones designed for all fitness levels.

SERVICED LIVING

Modern, tech-enabled and efficient
living that covers conveniences



A man with dark hair and sunglasses is sitting in the driver's seat of a red convertible car. He is wearing a white dress shirt and a light-colored tie. The car's interior is red leather. The background is a solid red color.

FAB-LUXE 3-YEAR *Assurance Program*

3 YEARS
OF
COMPLIMENTARY
SERVICE

All residents receive a curated bundle of services free for the first three years, designed to provide a hotel-like, professionally supported living experience from Day One.

HEALTH &
EMERGENCY
SERVICES

CONCIERGE
SUPPORT

AIR & WATER
QUALITY
MANAGEMENT

HOME
MAINTENANCE
&
UTILITY CARE

ARTS & SPORTS
ACADEMY

SENIOR
CITIZENS
PROGRAM

CO-WORKING
& WFH
SUPPORT

GOLF
CART

PET &
ECO-FRIENDLY
PROGRAM



HEALTH &
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& WFH
SUPPORT



GOLF
CART



PET &
ECO-FRIENDLY
PROGRAM

A SMARTER, *Safer Living* ENVIRONMENT

A COMPLETE SECURITY ECOSYSTEM DESIGNED FOR MODERN FAMILIES

A robust, app-connected security framework that keeps your home monitored, protected, and always within reach.



SMART MAIN DOOR LOCK

Biometric + PIN +
RFID + App control



PANIC BUTTON

Installed in master
bedroom, linked to
guard room



DOOR SENSORS (Main + Balcony)

Indoor screen +
mobile integration
Intrusion alerts
through push
notifications



SMART MAIN DOOR LOCK

Biometric + PIN +
RFID + App control



SMOKE & GAS SENSORS

Enhanced fire and
gas safety



INDOOR IP CAMERA

Night vision, app
monitoring and
two-way talk

SMART SWITCHES

App + voice control in
Living, Dining and Master



HOME AUTOMATION GATEWAY

Central hub to manage
all devices via a single app



INTELLIGENT CONTROL *at your* FINGERTIPS

Automation that transforms every residence into an intuitive smart home where lights, fans, ACs and access can be managed effortlessly from your phone, enhancing comfort and efficiency.

SMART FAN MODULES

Smart fan control for
living & master bedrooms

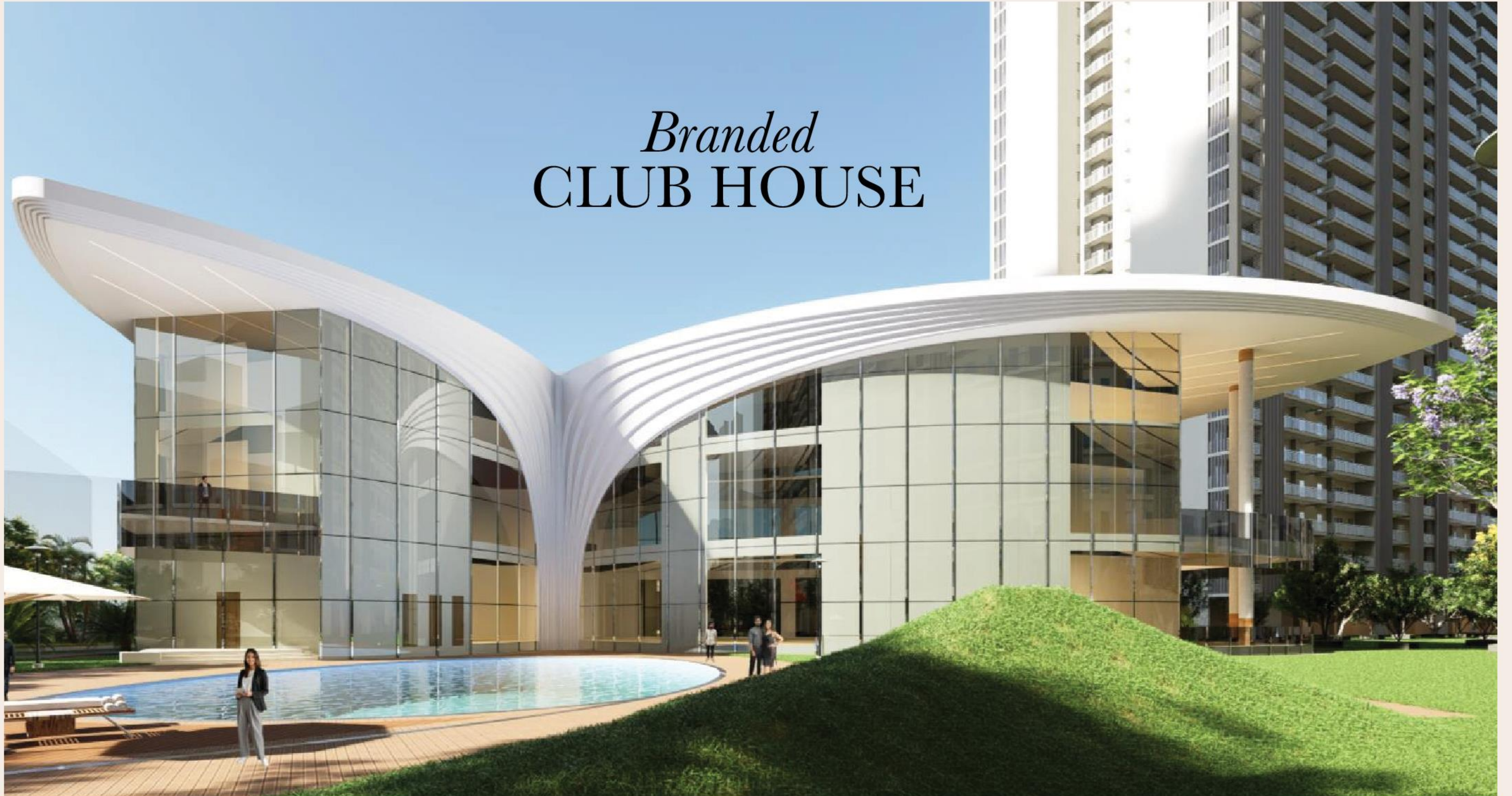


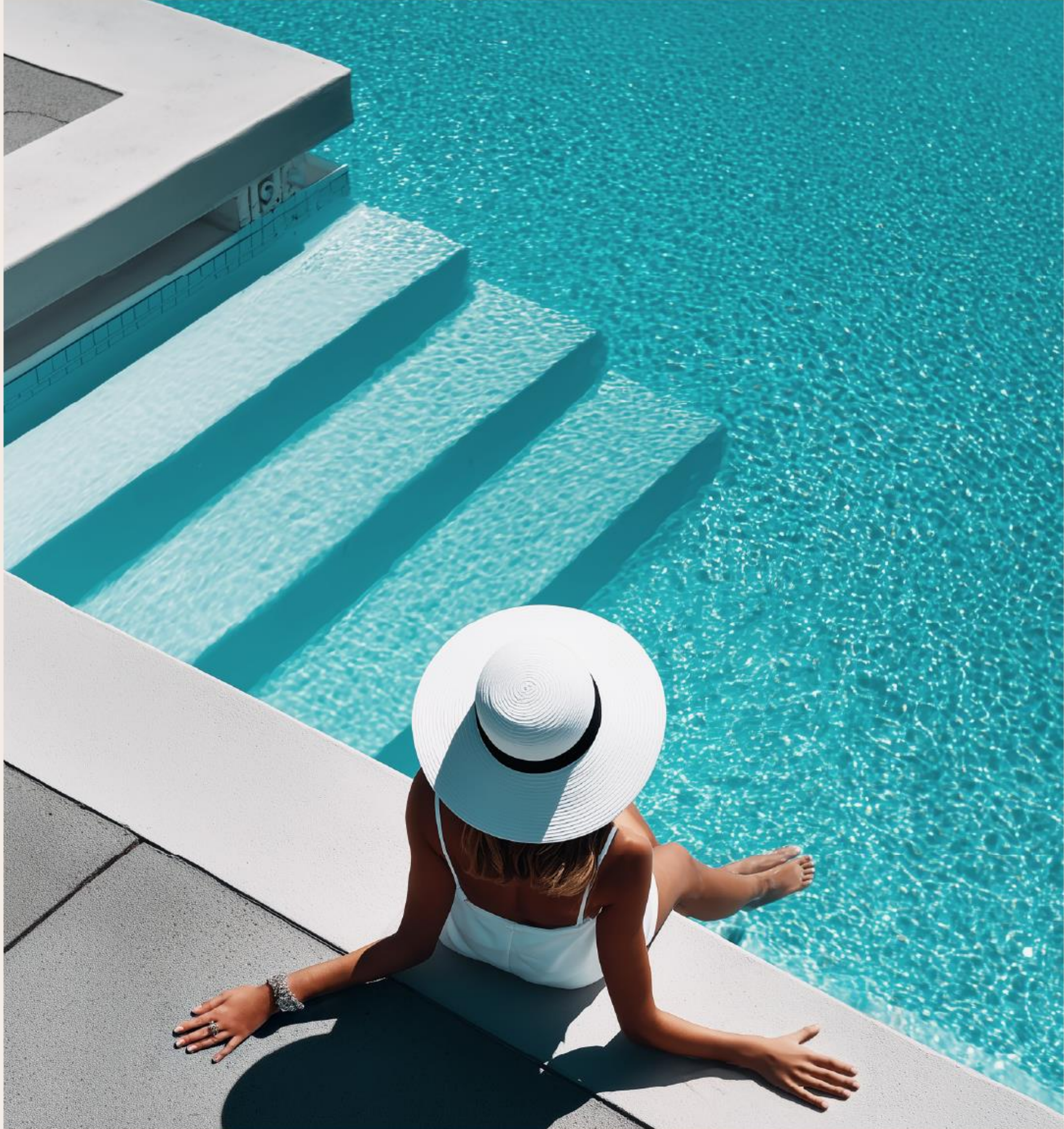
SMART AC CONTROLLERS

Mobile-based control for
all bedroom + living ACs



Branded
CLUB HOUSE





Luxurious POOL

MEMORIES THAT LAST A LIFETIME

A serene, impeccably maintained swimming pool designed for elevated leisure and relaxation.

YEAR-ROUND ENJOYMENT

Expertly maintained water quality and ambience ensure a refreshing swim experience throughout the year.

MINERALIZED WELLNESS

Enhanced with gentle, non-chlorine water treatment that supports skin comfort and promotes a naturally soothing aquatic environment.

DINING *Experience*

A CULINARY JOURNEY
LIKE NO OTHER

A signature restaurant and
boutique café offering gourmet
flavours, crafted brews, and a
serene atmosphere to unwind.
Savor refined cuisine and artisanal
coffee in beautifully curated
spaces designed for indulgence.



WISHKEY VAULT

THE ULTIMATE SANCTUARY

INTIMATE ATMOSPHERE

A speakeasy-inspired lounge featuring plush leather seating and moody lighting, designed specifically for private conversations and high-level networking.

GLOBAL CURATION

Access a hand-picked selection of limited-edition single malts, aged reserves and rare vintages sourced globally.

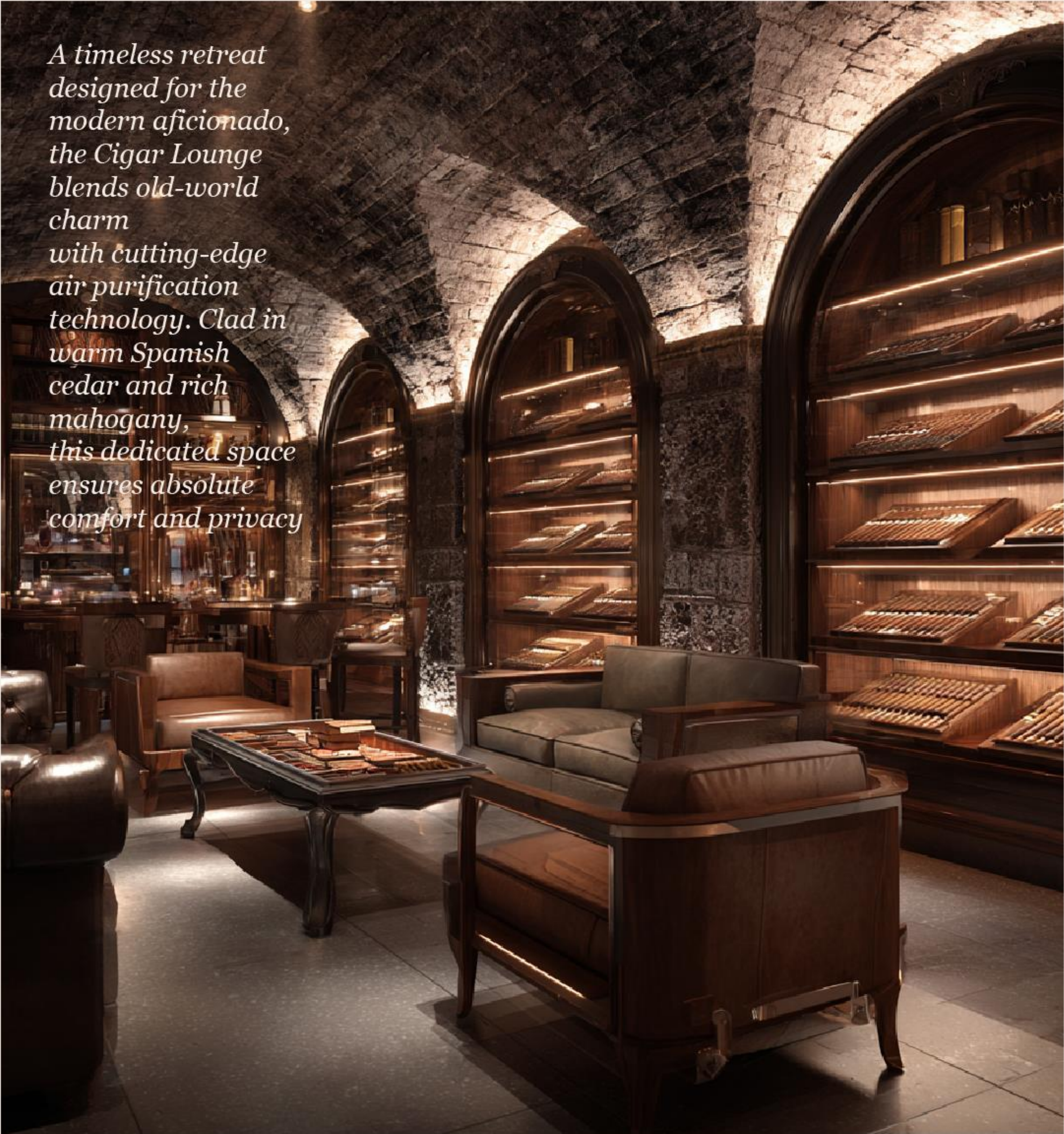
MEMBER-ONLY ACCESS

Enjoy exclusive pouring rights to "liquid gold" bottles and allocated casks reserved strictly for residents and guests.



Designed as an intimate sanctuary for the true connoisseur, the Whiskey Vault is a curator of liquid history. Enveloped in rich woods, soft leather, and amber lighting, this exclusive enclave offers a library of the world's rarest single malts and elusive vintages.

Subject to License

A photograph of a luxurious cigar lounge interior. The space features vaulted stone ceilings and walls. Large, arched wooden display cases filled with cigars line the walls, illuminated by warm, ambient lighting. In the foreground, there are plush leather armchairs and a low wooden coffee table. The overall atmosphere is sophisticated and elegant.

*A timeless retreat
designed for the
modern aficionado,
the Cigar Lounge
blends old-world
charm
with cutting-edge
air purification
technology. Clad in
warm Spanish
cedar and rich
mahogany,
this dedicated space
ensures absolute
comfort and privacy*

Cigar LOUNGE

A TIMELESS ENCLAVE
OF LEATHER AND CEDAR

ADVANCED AIR SYSTEMS

Cutting-edge ventilation technology
continually refreshes the air, providing a
smoke-free and comfortable ambiance for
extended conversations

BESPOKE PAIRINGS

A curated menu of aged cognacs and whiskies
selected specifically to enhance the tasting
notes of premium tobacco blends.

WORK *Seamlessly.* LIVE FULLY.

SMART SPACES FOR
SMARTER LIVING

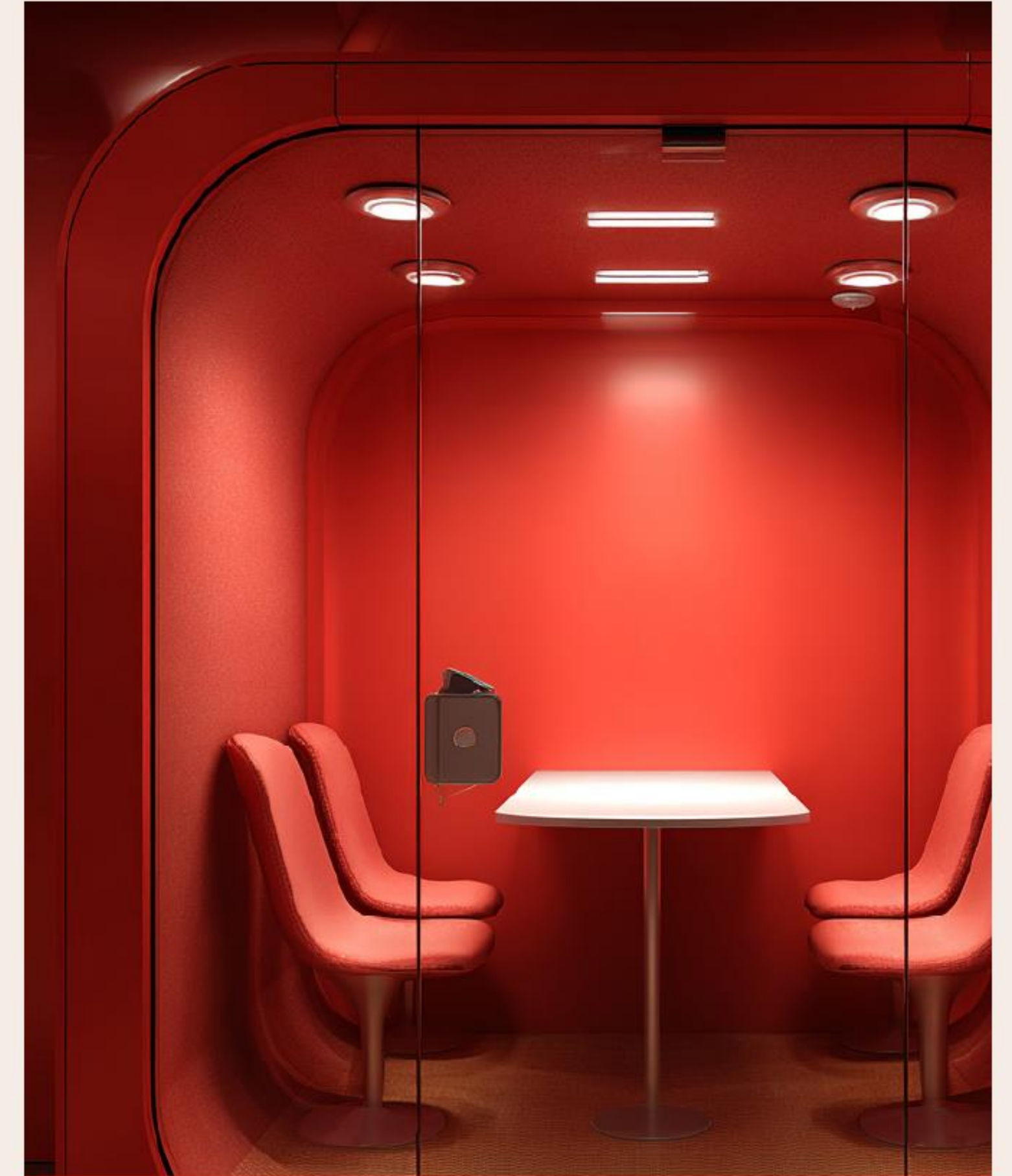
Fab Luxe offers thoughtfully planned co-working spaces that let you stay productive without leaving the comfort of your community. Designed for focus, convenience, and well-being, these modern work zones help you achieve a healthier work–life balance every day.

Co-Working Spaces
Designed for a Balanced Life



STRATEGY SUITE

State-of-the-art boardroom
hosting global virtual meetings
with secure biometric access.

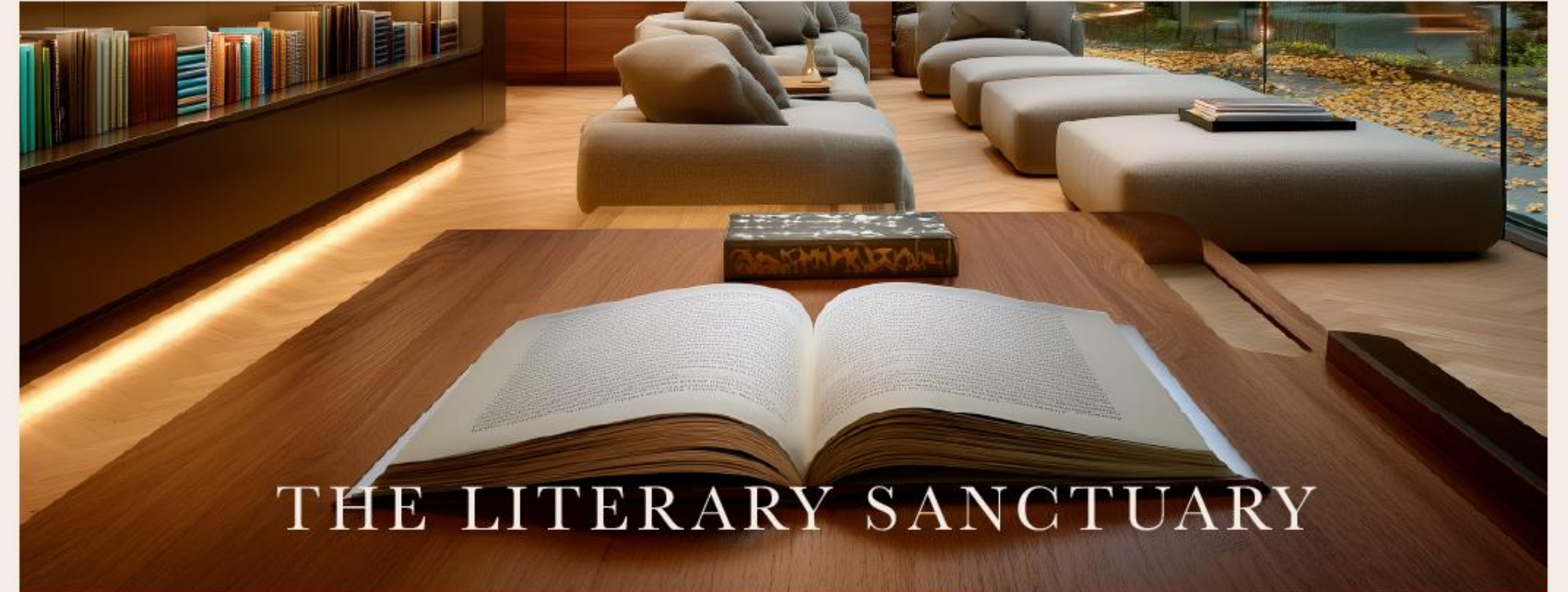


FOCUS PODS

Ergonomic stations and private
soundproof pods for
uninterrupted professional
productivity & daily work.

The Reading HAVEN

A Quiet Reading Corner



THE LITERARY SANCTUARY

A tranquil, intimate space for quiet contemplation and the undisturbed pursuit of knowledge



CURATED COLLECTION

Bespoke literary library featuring rare first editions, global classics, and oversized art books for intellectual nourishment



DIGITAL DETOX ZONE

Dedicated spaces ensure absolute silence, providing the ideal environment for focused thought and personal renewal, free from distraction

SPORTS & ART Academy

*Where EVERY CHILD discovers
THEIR POTENTIAL*

Give your children the gift of world-class coaching
across sports and creative arts - all at no added cost.
A nurturing academy that helps them grow, explore,
and shine in a safe, inspiring environment.

Nurturing TALENT, PASSION and GROWTH

COACHING FOR SPORTS & ARTS

COMPLIMENTARY *for 3 years*



LAWN TENNIS
COACHING



BASKETBALL
TRAINING

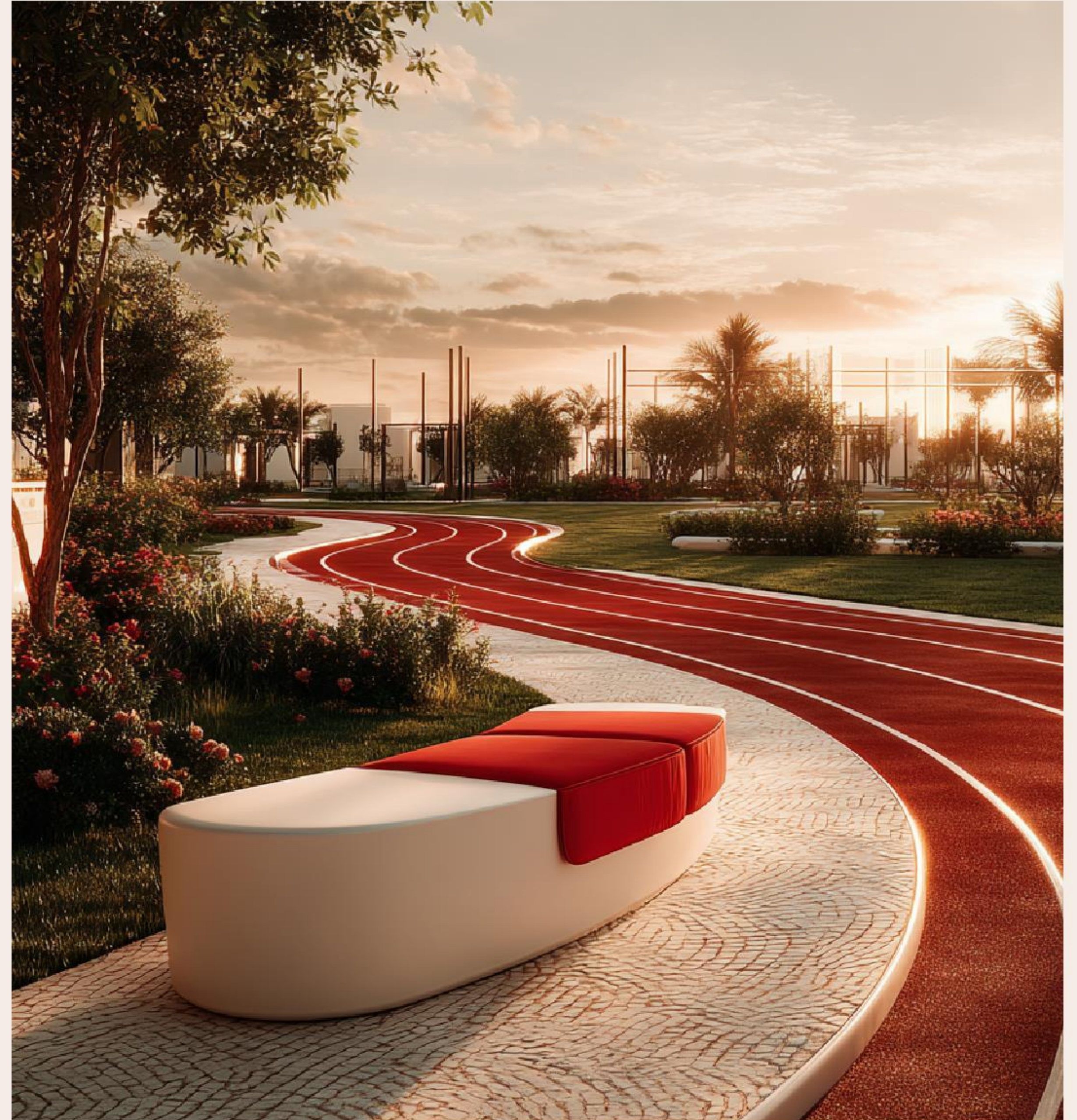


PAINTING
& CREATIVE
ARTS

LANDSCAPES *that* INSPIRE

CRAFTED FOR
CONNECTION & RECREATION

Fab-Luxe offers expansive central greens, nature trails, and thoughtfully themed gardens—herbal, flowering, butterfly, and reflexology. Complemented by an amphitheatre, serene water features and shaded cabanas, the outdoor environment encourages relaxation, exploration, and community bonding



THEMED *Interactive* LANDSCAPES

ZONES DESIGNED FOR
NATURE, PLAY & MINDFUL MOVEMENT.

Thoughtfully designed outdoor
environments including adventure play
area, butterfly gardens, senior citizen
park, maze runner, lily ponds, zen
gardens that elevate wellness, leisure
and community engagement





EXCLUSIVE *Amphitheatre*

MEMORIES THAT LAST A LIFETIME

FIRST-CLASS COMFORT

Enjoy generous personal space, designed for relaxed open-air gatherings and immersive performances.

EVENT CONCIERGE

Dedicated support offering curated refreshments and seamless assistance during shows, community events, or private celebrations.

A MULTI-PURPOSE AMPHITHEATRE EXPERIENCE

A versatile open-air venue that transforms effortlessly for cultural performances, live screenings, community events, festive celebrations, or intimate evening gatherings

Designed to rival professional studios, this private amphitheatre offers residents the ability to host exclusive premieres, watch championship sporting events, or enjoy family classics.



HON'BLE SUPREME COURT
OF INDIA MONITORED
HOUSING PROJECT

Welcome to India's First & Only
AQI-MANAGED *Luxury* PROJECT

