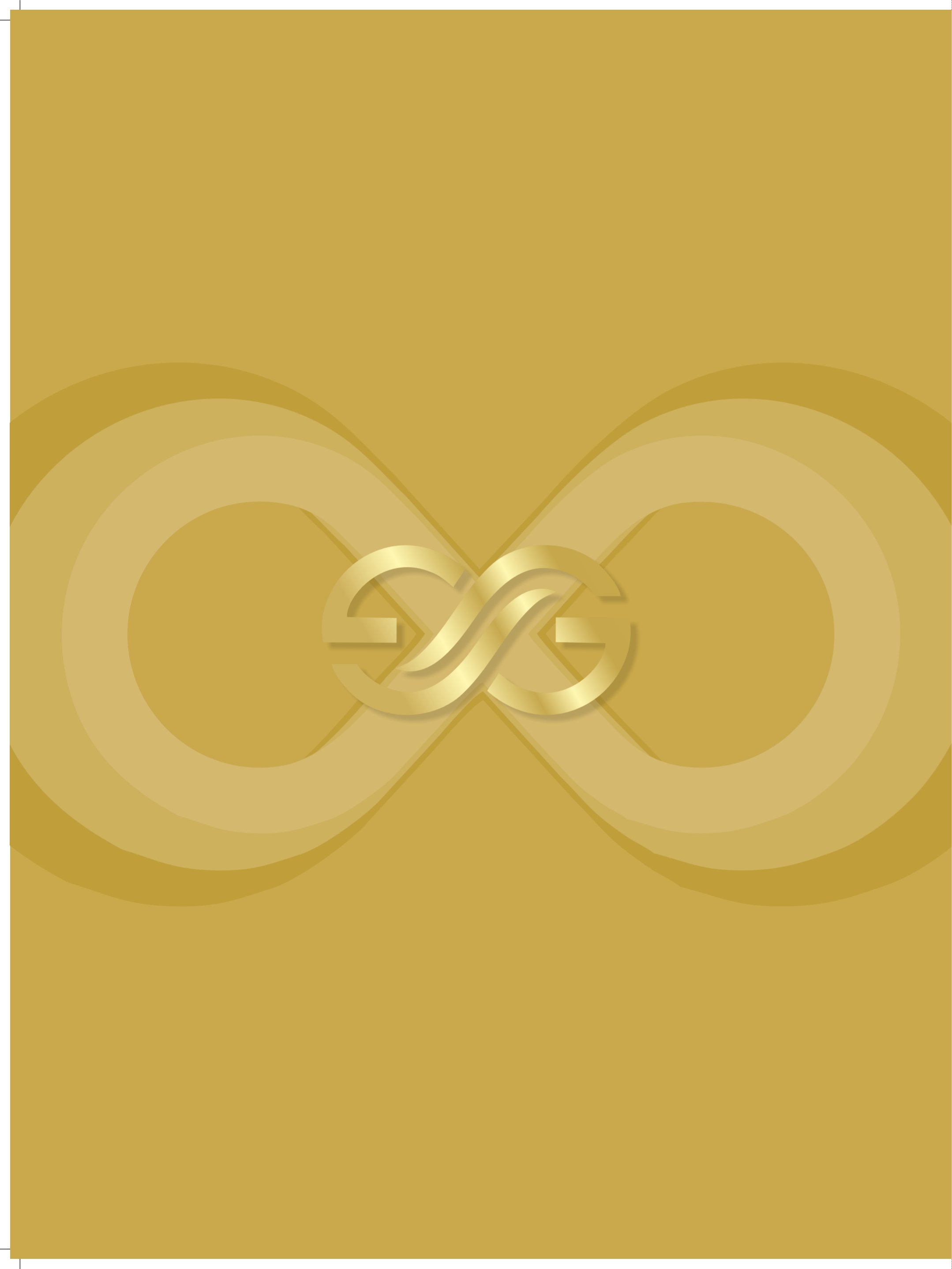




Advance Compusoft Pvt. Ltd.
(RERA Regn. No. : UPRERAPRJ301910) (www.up-rera.in)
Site Off. : Plot No. 19, Sector – Tech Zone - IV, Greater Noida West,
Gautam Budh Nagar, (Uttar Pradesh) - 201308

Disclaimer: All the content of the brochure including images used for artistic impressions, descriptions and specifications are there to give the conceptual sense of the offerings. It can be changed at the sole discretion of the developer and does not constitute legal commitment on design and/or specifications.







THE GRAND DESTINATION





ASHRAI is a new age real estate development company all set to shape the Realty landscape of India with world-class projects. Our story has just begun in the year 2019 with Mr Anand Shukla and his Team shaping & successfully delivering a mega 25 acre IT/ITES project "Golden I" in Greater Noida West. The Team is Ashrai now.

The trust & Relationship it has earned while executing the project is a testimony to its commitment of delivering in Time. ASHRAI recognises that the consumer is choice driven and will settle for nothing but the best. Having changed the skyline of Greater Noida West, ASHRAI now aspires to deliver state-of-the-art projects across the Nation.


 5 Star luxury hotel


 Expansive views of water bodies from Offices

 Entire Project connected with unique skywalks for an enhanced experience and easy connectivity


 Dedicated Eco-system for large International standard of office spaces

 Sprawling Retail experience with wide walkways landscaped for a International Shopping experience

 8 acres of Landscaped green area

 Waterbodies facing Retail & F&B

INTERNATIONAL HIGH STREET SHOPPING, RETAIL, F&B AND WORKING EXPERIENCE

 Iconic Retail stores for Iconic brands


PROJECT SPREAD ACROSS 25 ACRES

 3 Side open with massive frontage of 900 Meters

LEGACY OF HAVING BUILT OVER 20,00,000 SQ.FT IN A RECORD PERIOD OF 2.5 YEARS.

 Drive Through for added convenience

FULLY VASTU COMPLIANT

 160 Meter wide arterial road connecting Meerut Expressway to Jewar Airport

Conceived around the futuristic multi-life concept of Work. Shop. Relax

Ashrai Infra's Latest and most ambitious project in Greater Noida West

Welcome to Golden Grande, a truly international exemplification of the finest business & retail hub in Delhi NCR crafted for the privileged. The concept of the project reveals itself beginning with the modern design vision that creates a contemporary paradigm of seamless working, shopping & dining.

The design planning & architecture is distinct and reflects a modern international feel attuned to the tastes of the Global Citizen. This experience is further accentuated by water bodies, fountains, landscaped greens and alfresco style dining intuitive to ensure a global working, dining & shopping experience amidst opulent calm and magnificence.

At Golden Grande we believe that the grandness of the project is revealed by its details, the green certifications from LEEDS & GRIHA, the global design and concept, the grand 3 side open location, choice of eco friendly building materials, state-of-the-art technology and top of the line service and experience.

Golden Grande is the coming together of diverse perspectives in a beautiful balance. An iconic and artful statement poised to become the No. 1 Shopping, Working & F&B destination in Delhi NCR.



ARTISTIC IMPRESSION OF GOLDEN GRANDE



ARTISTIC IMPRESSION OF OFFICE TOWER



ARTISTIC IMPRESSION OF HIGH-STREET RETAIL

Greater Noida West

Future ready ultra modern Infrastructure



Fastest & Largest Developing Residential Centre
Golden Grande is surrounded by more than 1000 acres of Residential Development and is poised to serve over 10,00,000 inhabitants expected to live in the vicinity in the near future.



Road
Walking Distance from the proposed Metro Station (Kisan Chowk)
10 minutes drive from Delhi-Meerut Expressway.
20 minutes drive from DND Flyway and Noida Sec 18
40 minutes drive through dedicated road connectivity to the new Noida International Airport.



Metro
Walking distance from the proposed metro station (Kisan Chowk) which will connect to Noida, Ghaziabad, Faridabad and Delhi



Airport
Zurich AG is developing Asia's largest Airport-Noida International Airport. Security Clearances have been granted. Golden Grande has easy and fast access to the upcoming Noida International Airport which will drive up the real estate prices in the region.



Dedicated Freight Corridor
Greater Noida is shaping up as India's smartest city and the fastest developing centre of attraction. Located at the intersection of the Western and Eastern dedicated freight corridors, it is also the gateway to the Delhi-Mumbai Industrial Corridor (DMIC). Important expressways originate from this city, namely the Yamuna expressway from Greater Noida to Agra Eastern Peripheral Expressway, will take off at Kundli and will join NH2 at Faridabad via Ghaziabad and Greater Noida.



Mega Data Centres
The Noida Authority has allotted land for mega Data Centres to 13 major companies including Google, Adani, Dixon Technologies, NTT Ltd & Hiranandani group which will bring in investment of Rs 3870 crores and over 50000 jobs. This decision will help business get e-centralised from traditional Mumbai and Chennai strongholds and boost real estate in the region



Largest Tech Zone
Golden Grande is located in one of the Largest Tech Zones. Tech Zone is a preferred locality due to its proximity to various commercial and social hubs. Tech Zone is well connected via DND Expressway and Noida Greater Noida Link Road. State Transport Authority UPSRTC provides bus services to residents. Indira Gandhi International Airport located 40 km away and Noida Sector 51 metro station on blue line of DMRC is about 10 km. Hazrat Nizamuddin Railway Station is about 25 km away.



Nearby Employment Hubs
Nearby employment Hubs of Noida and Greater Noida where companies to name a few IBM, LG, TCS, Yamaha, KPMG, IndiaMART, R Systems among others provide ample employment opportunities to the Locals.

Welcome to the most preferred location
in Greater Noida West.
3 Side open with proximity to over 10 lakh residents.

Golden Grande is an iconic 3 side open project with massive frontage of 900 meters facing the 160 meter wide arterial road connecting Meerut Expressway to Jewar Airport. The project enjoys excellent connectivity with the Delhi Meerut Expressway, FNG expressway, DND Flyway, Metro Station (Walking Distance) & proposed Jewar Airport with proximity to over 10 lakh residents approximately (Catchment of 5 km radius).

















Parking conveniences on a higher plane

5 Star two level underground parking for 5,000+ cars will ensure that your working, shopping and dining experience is completely hassle free and allows you a royal experience ensuring unmatched ease and comfort.

Sprawling 8 acre open green landscape maximizes opportunities of interaction and aids in better work environment & maximizes work productivity

Interactive open spaces for personal and group interactions
 Multi utility space for leisure, fun and shopping
 A sensory experience with fountains & water creeks
 8 acre green landscape

LANDSCAPE CONCEPT | EXPLORING POSSIBILITIES

LEISURE AND PERFORMANCE	 Music	 Performing Art	 Art Exhibitions
INTERACTION	 Intimate Gathering	 Moderate Gathering	 Large Gathering
OUTDOOR WORKROOMS	 Seating Area	 Open Air Work Station	 Group Meetings
WATER BODIES	 Fountains	 Recreation Pool	 Water Creeks



INFINITE
OPPORTUNITIES

The pleasure of working reaches new heights in these iconic towers. With first in its class features.

Make a statement with your address, always close to an opportunity in the commercial heart of Greater Noida West. With superior engineering and world class contemporary design Golden Grande creates an aura of opulence in a strategic location which is very well connected to the rest of Delhi NCR.

These self contained multi purpose commercial spaces come with abundant opportunities for shopping and relaxation around. Offering a fine balance of aspiration and the functional together with an address that spells eminence.

- Category A - IT Buildings with green certifications from LEEDS & GRIHA
- Professional reception with double height ceiling, large waiting areas & cafes
- Attractive Working Environment
- Energy efficient double Insulated Glass
- Large Capacity High Speed Elevators
- 24 hour CCTV Security Surveillance System
- Modern Smoke & Fire Detection System
- 100% power back-up
- State-of-the-art Building Management System
- Large Floor Plates
- Access to F&B, High Street Shopping & Food Courts
- Expansive Views of Water Bodies & City from Office Towers



Access control system



Large Capacity High Speed Elevators



Double Height Ceiling Office Reception
for a grand welcome



Dedicated zones for professionals

Golden Grande work spaces have Green Certifications and incorporate Green Footprints with sustainable designs improving energy, water and light efficiency using eco-friendly construction material and creating healthier indoor space and along with superior air quality, abundant natural light, access to views and noise control which benefit its building occupants, making the building a better place to work and relax.

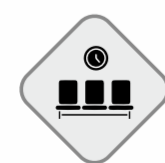
Dedicated professional zones for Chartered Accountants, Doctors and Lawyers



Dedicated privilege clubs for professionals



DOUBLE HEIGHT CEILING



LARGE WAITING AREA



INHOUSE CAFES



GREEN CERTIFICATION



PROFESSIONAL ZONES



PRIVILEGE CLUB

Come, Work the way
you've always dreamed of

Work spaces with full access to Food Courts, Cafes
and World Class Shopping experience. Retreat into
iconic social zones whenever you desire. You will
find yourself refreshed and relaxed. The lifestyle you deserve.





OPEN THE DOORS TO
INFINITE RETAIL

3 SIDE OPEN
LUXURY RETAIL
WITH MASSIVE
FRONTAGE OF
900 METERS



Setting new benchmarks in shopping at Golden Grande

Golden Grande presents an unrivaled collection of Fashion, Food, Entertainment and Lifestyle, the best the world and the region has to offer. It will allow its customers a unique shopping experience with fountains, water bodies and landscaped greens, part of a lifestyle development offering the world's most original, revered and influential brands.

The shops have high visibility being a three side open plot which provides visibility from the roads, add to it the shops facing inside have views to green boulevards and water creeks. You will also experience beautiful wide walkways and skywalks landscaped for a complete International Shopping experience. Its poised to be buzzing with people from entire Delhi NCR driving footfall.

Golden Grande is set to achieve the new benchmarks in working & shopping. This will create value to customers and end users.





SHAPERS
STORE

ZAPA

Infinite pleasure with reflection pool facing the flagship stores, wide walkways & rooftop eateries

Ground Floor Shops ; Wide Frontage with Double Height Ceiling. Open Glass structures with wide walkways for customers to see through the iconic shops.

First Floor Shops ; Interconnected with wide walkways & convenient escalators overlooking grand views of the 3 acre Green Boulevard.

Rooftop Eateries with covered and open sitting areas with exotic views of the central green boulevard and flowing water creeks.

Pure Ground Floor Retail Units with Double Height Ceiling

- Ample escalators at optimum distances for ease and convenience
- Water bodies & Fountains for Curated Boutique Stores
- Sky Walkways / Corridors between all retail spaces
- Large spaces for Recreation / Games / Hypermarket





INFINITE
F&B OPTIONS

... Beverage

FRIES

French Fry (small)	80	Double	100
Garlic Fry	90	Triple	110
Hot Fry	90	Double Cheese	100
Mac & Cheese	100	Triple Cheese	110
Spicy Fry	90	French Fry	80
Curry Fry	90	Double Cheese	100
Street Fry	90	Triple Cheese	110

COFFEE

Espresso	80	Latte	100
Black Coffee	80	Cappuccino	100
Cold Coffee	90	Ice Latte	100
Hot Coffee	90	Hot Chocolate	100

ICE CREAM

Vanilla Ice Cream	80	Chocolate Ice Cream	80
Strawberry Ice Cream	80	Vanilla Caramel Ice Cream	80
Green Apple Ice Cream	80	Vanilla Caramel Ice Cream	80
Orange Ice Cream	80	Vanilla Caramel Ice Cream	80

Alfresco style dining

Laze around and relax in style as you take a shopping break. Take your time as the wide open seating areas allow you to bask in the outdoors and savor your meal.

Beverages

TEA	
Assam Tea (100ml)	80
Darjeeling Tea	90
Honey Lemon Tea	90
Masala Tea	90
Ginger Tea	90
Cardamom Tea	90
Green Tea	80

COFFEE	
Cappuccino	90
Black Coffee	80
Cafe Latte	90
Cold Coffee	90
Hot Coffee	80

FRIES	
Belto	45
Potato Fries	50
Cheese Gubette	80
Spanish Gubette	80
French Fries	80
Mac'n'Cheese	100
Chicken Pizza Stick (100g)	140
Cheesy Chicken Popcorn	100
Chicken South Kebab (100g)	100
Alma Yaki (100g)	100
Chicken Kebab	100



Rooftop dining overlooking the landscaped greens

Welcome to the largest Food and Beverage zone in Greater Noida West. Golden Grande envisages an exclusive 1,00,000 sq. ft of stunning restaurants provisions for a variety of F&B outlets and dining suites.

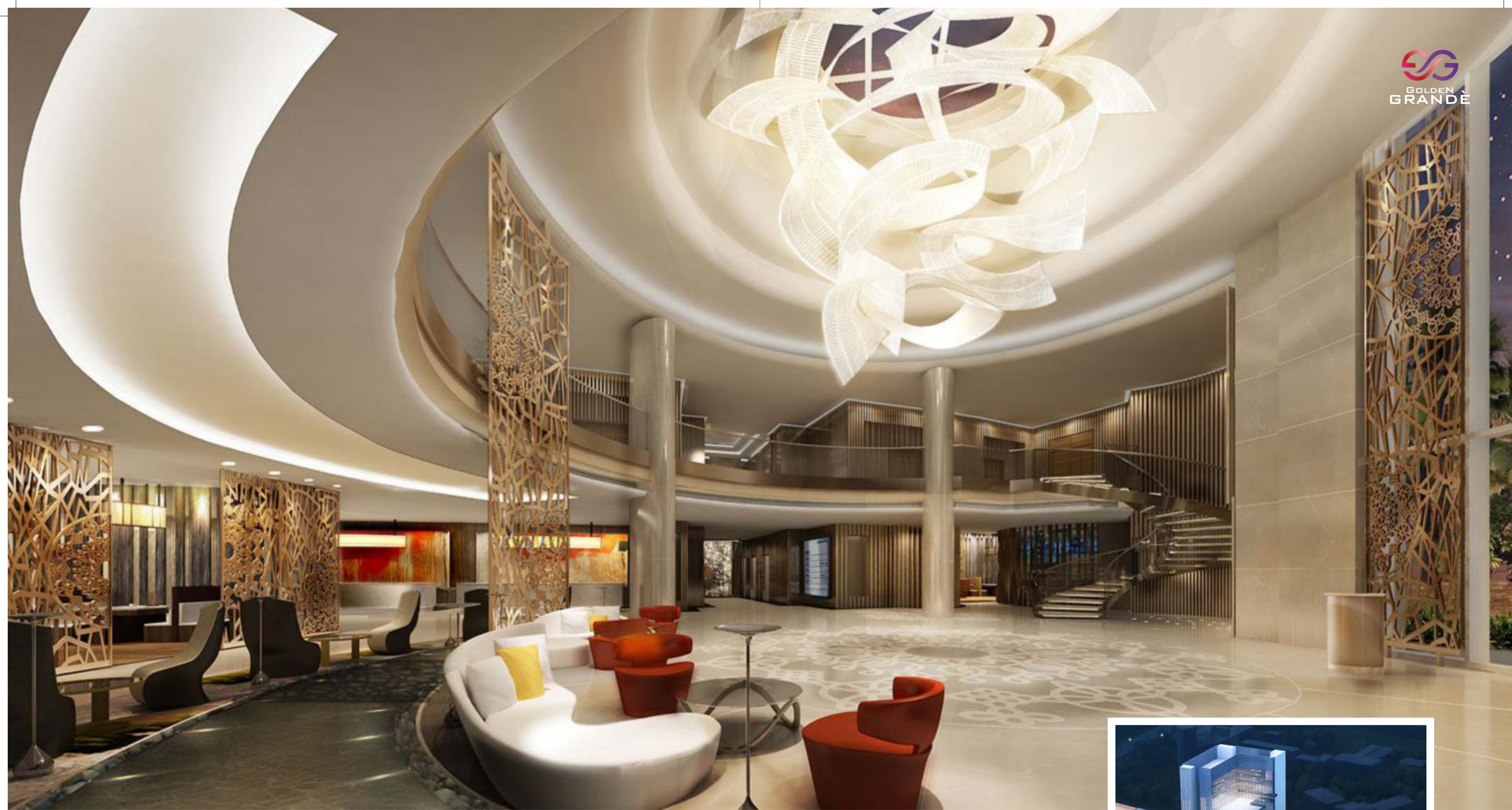
Join a selection of esteemed restaurateurs'. The large spaces allow customers to wine & dine while soaking in the grand views of the green boulevard and the flowing water creeks overlooking them.

Build-to-suit-drive for International F&B brands, add a whole new dimension to the experience.





INFINITE
MAGNIFICENCE



Where Business meets Leisure

Enjoy pure splendor in a iconic 5 star hotel surrounded with exciting convenience avenues for discussions, meetings, business conventions and recreation that is close to International benchmarks for excellence. Celebrate life in this world class community.

