

AN EPITOME  
OF COMMERCIAL  
DESTINATION





## PREFACE

Carving our legacy in your hearts for the past 50 years, KRA Infra as a group, has always been evolving and exploring new dimensions in Infrastructure industry. Maasters Infra takes forward the KRA legacy of excellence in Real Estate with High End Workspaces and Luxury Retail built on the values of Trust and Transparency; values that are driving force behind everything that we do.

Maasters Infra, developing masterpieces with concepts based on consumer insight and architectural delight. With a set vision to transform the perception of Indian Real Estate sector, Maasters Infra will soon be synonymous with transforming barren lands into brilliant masterpieces of architecture and style.

## MAASTERS INFRA, PERFECTION RUNS DEEP

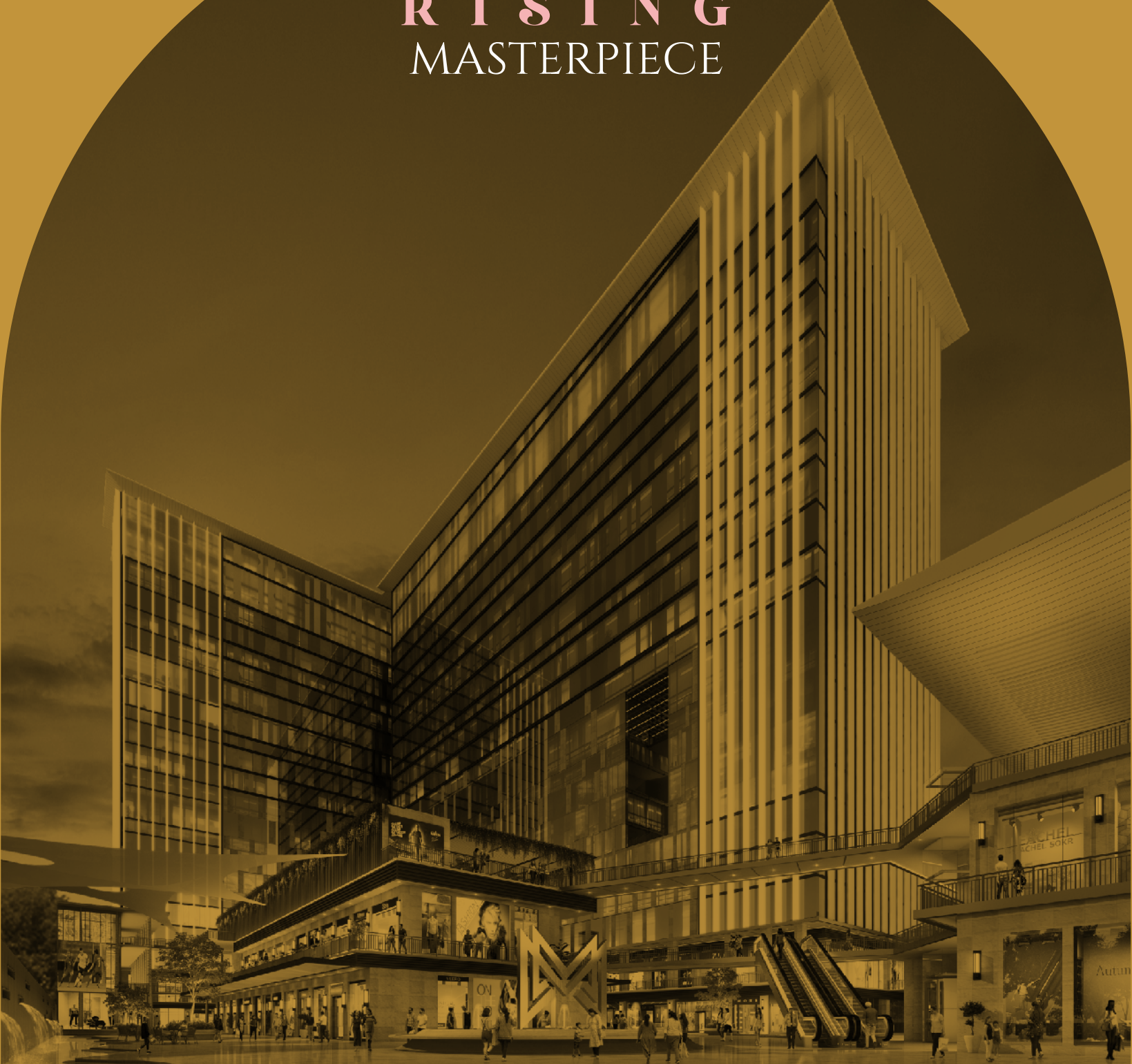


Excentia Infra, a leading development firm in real estate commenced its operations in 1985. The establishment has a portfolio of 3 Million Sq. Ft. comprising of IT/ITES, Retail and Residential spaces. The group operation spans across three North Indian cities that include Noida (Uttar Pradesh), Kota (Rajasthan) and Dehradun (Uttarakhand).

At Excentia, we take pride in our uncompromising integrity in customer engagement and quality assurance, and throughout our 36 years legacy we have made it our core mission to provide real-estate development and advisory services of the highest calibre.



# NOIDA'S RISING MASTERPIECE



The image shown is for demonstrative purpose only and is subject to change



## SITE LAYOUT

Experience 5 acres of a commercial masterpiece, an iconic development with vibrant and attractive landscaping. Capitol Avenue presents the finest concoction of Work Spaces, Shopping, Dining & Leisure that can bring together families, friends, colleagues or people with similar interests. Contemporary architecture & intricate design of Capitol Avenue proffers high-end facilities and services, giving an experience of sheer fulfillment to visitors and investors alike.

- |                                   |                      |                       |                     |
|-----------------------------------|----------------------|-----------------------|---------------------|
| 1 Workspace Tower I with Sky Club | 2 Workspace Tower II | 3 Drop-off            | 10 Culinary Terrace |
| 4 Fountain Plaza                  | 5 Cascade Street     | 6 The Flagship Icon   |                     |
| 7 Gateway Arcade                  | 8 Garden Street      | 9 Waterfront Crescent |                     |







ARTISTIC IMPRESSION

## WHERE YOU FIND EVERYTHING AT ONE PLACE

The master development, that is a beautiful amalgamation of Office Spaces, High-Street Retail and F&B



**OFFICES** – The project features contemporary and stylish office space. There is a seamless connectivity with the retail area, for those looking at a leisurely experience after a hard day at work



**HIGH-STREET RETAIL** – Designed on Ground, First & Second floor with large store fronts and glazing areas, all retail units look really beautiful



**RESTAURANTS AND F&B** – The Project boasts of restaurants and food court dotted across the retail and the office area. These spaces cater to all taste buds

## GREAT FOOD IS SERVED WITH GREAT VIEWS HERE

It's the time between getting off from work and before hitting the bed, that you get for the most important things in life - to discuss new ideas, have deep conversations, and spend quality time with family. That's why you need nothing less than the perfect setup. An open space with a stunning view and all kinds of Cozy Cafes, Bistros and Restaurants.

- Overlooking the Water Bodies
- 24x7 Fine Dining Restaurants



ARTISTIC IMPRESSION





## RETAIL THERAPY AT IT'S PRESCRIBED BEST

Futuristic and an International concept based Uber High Street Retail for a living concept millennium city has never witnessed before. Capitol Avenue is a masterpiece designed to create a unique environment which offers diverse and secure mix of Retail for Shopping & Dining. A tribute to the vibrancy and energy of the electronic city always on the move. The Retail Zone of Capitol Avenue has got a Vibrant & International look, and is ready to offer you an experience you won't ever forget!

## A GIFT TO THE WORLD OF BUSINESS

Making an excellent impression on visitors and clients is the penchant of any successful business. With Premium Office Floors and strata spaces designed to suit the need of businesses of different type & size, Capitol Avenue offers premium work spaces to create your office base. Get the advantage of prime location, premium amenities and best-in-class services at your workplace. Whether you are a giant corporate house or budding entrepreneur, Capitol Avenue has space to





## A RISING MASTERPIECE AT A LANDMARK LOCATION

- Most Promising Location of Electronic City, Sector 62, Noida
- Excellent Connectivity to Delhi, Gr. Noida & Ghaziabad
- Quick access to Electronic City - Metro Station
- Easy access to Proposed Noida International Airport, Jewar
- Spreads over 5 Acres with large frontage
- Grade 'A' offices to suit both, Private as well as Coworking Culture
- Dedicated floors for High Street Retail & Food Court
- Multiple high speed elevators for convenient vertical movement
- 24X7 Operational Fine Dining Restaurants, Cafes & Bistro
- State-of-the-art Rooftop Community Deck for Recreation
- Dedicated Drop-offs with Ample Car Parking Space
- Multi-tier security with CCTV surveillance
- Project with Green Building Concept built on Fully Paid up Land
- Privilege Membership access to the Club
- A landscape designed to nurture well-being. Water body & lush greenery is integrated with facade bringing your everyday experience closer to nature



## OFFICE SPECIFICATIONS

- Office Spaces starting from 580 Sq.Ft.
- Central Atrium with meeting facility
- Luxury designer Washrooms, Washbasin, Toilet & Hand Dryer points
- Well trained Maintenance staff to take care of 24x7 operations
- Earthquake Proof RCC framed structure with in fill foam concrete blocks
- Italian Marble/Granite floorings in common areas
- State of the art plumbing system with UPVC double stack fully ventilated systems
- Automatic RO BO (AOS) System in expert cybernation
- Luxurious office entrance & waiting lounge
- Huge Corridors
- Beautiful facade with structural glazing







AS  
THE SUN SETS  
PRESS RESET



ARTISTIC IMPRESSION

YOUR DRIVE  
TO THE GYM IS  
NOW A WALK



ARTISTIC IMPRESSION



# GIVE YOUR BUSINESS A GOLD-CLASS UPGRADE



## GOLD CLASS CONNECTIVITY

- Adjoining 14 lane Delhi-Meerut Expressway
- Well Connected to Delhi via NH-24
- Easy access to Proposed Noida International Airport, Jewar via Noida-Greater Noida Expressway
- Seamlessly connected to Indirapuram, Ghaziabad, Greater Noida



## GOLD CLASS CONVENIENCE

- World Class IT Park
- Stylish High Street Retail
- Multiple Activity Arena
- Trendy Coworking Spaces
- Exquisite Dining Avenues
- Quick access to Metro



## GOLD CLASS COMFORTS

- Multiple High Speed Elevators
- Ample Car Parking Space
- Green Building Concept
- Multi-Purpose Rooftop Recreational Floor with Café, Swimming Pool
- Convention Centre

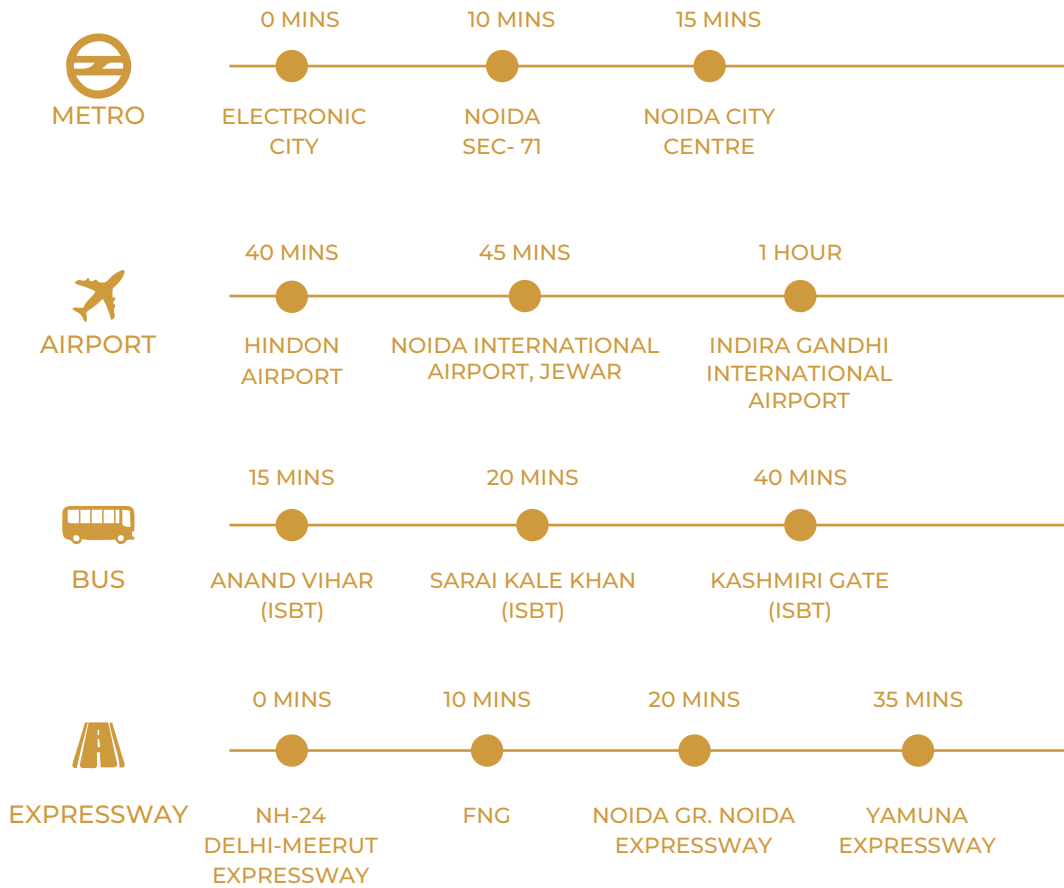


## GOLD CLASS CAPITAL APPRECIATION

- Integrated Commercial Destination built on Fully Paid Up Land
- Most Promising Location of Noida
- Close Proximity with Industrial Hub and Residential Communities for Assured Footfall & Great Business Opportunities

# A NEXT GENERATION CORRIDOR AT NOIDA’S COMMERCIAL HOTSPOT

Intended to be the preferred hotspot for upscale Retail Outlets and Large Corporates. Capitol Avenue is bound to be the focal point of future business in Electronic City, Noida.





## A NEXT-GENERATION GROWTH CORRIDOR

Intended to be the preferred hotspot for upscale Retail Outlets and Corporates, Capitol Avenue is bound to be the focal point of future business in Electronic City. Noida's growing commercial masterpiece where your returns will have no set limit, it is here where your ROI will grow at a rapid rate.

Integrated Commercial Destination built on fully paid up land. Most Promising location of Noida with ready infrastructure and dense catchment. Close Proximity with Industrial pockets of Noida & Ghaziabad assures guaranteed footfall Surrounded by prime Residential Communities catering to affluent families with high disposable income.

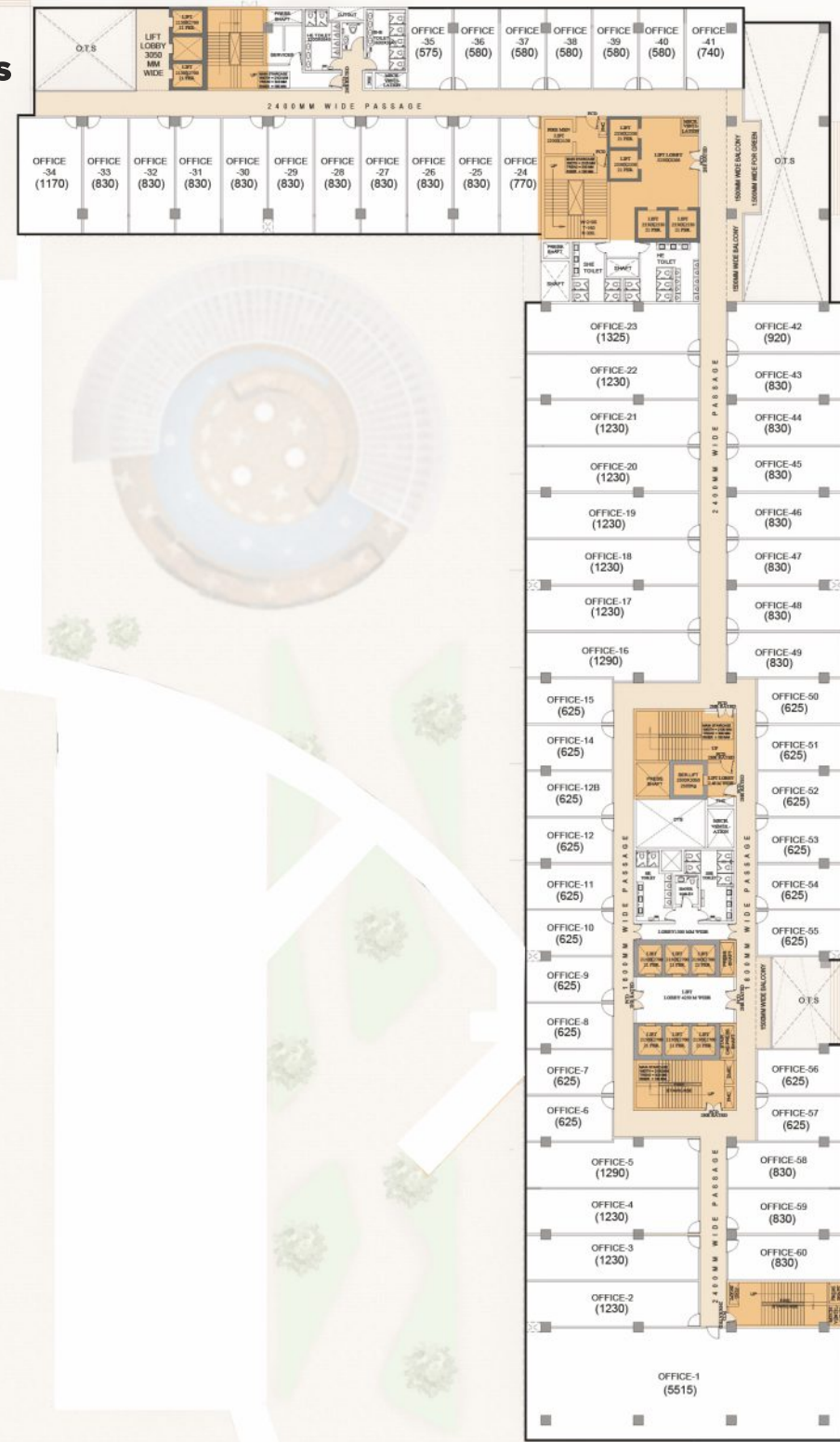
# FLOOR PLANS







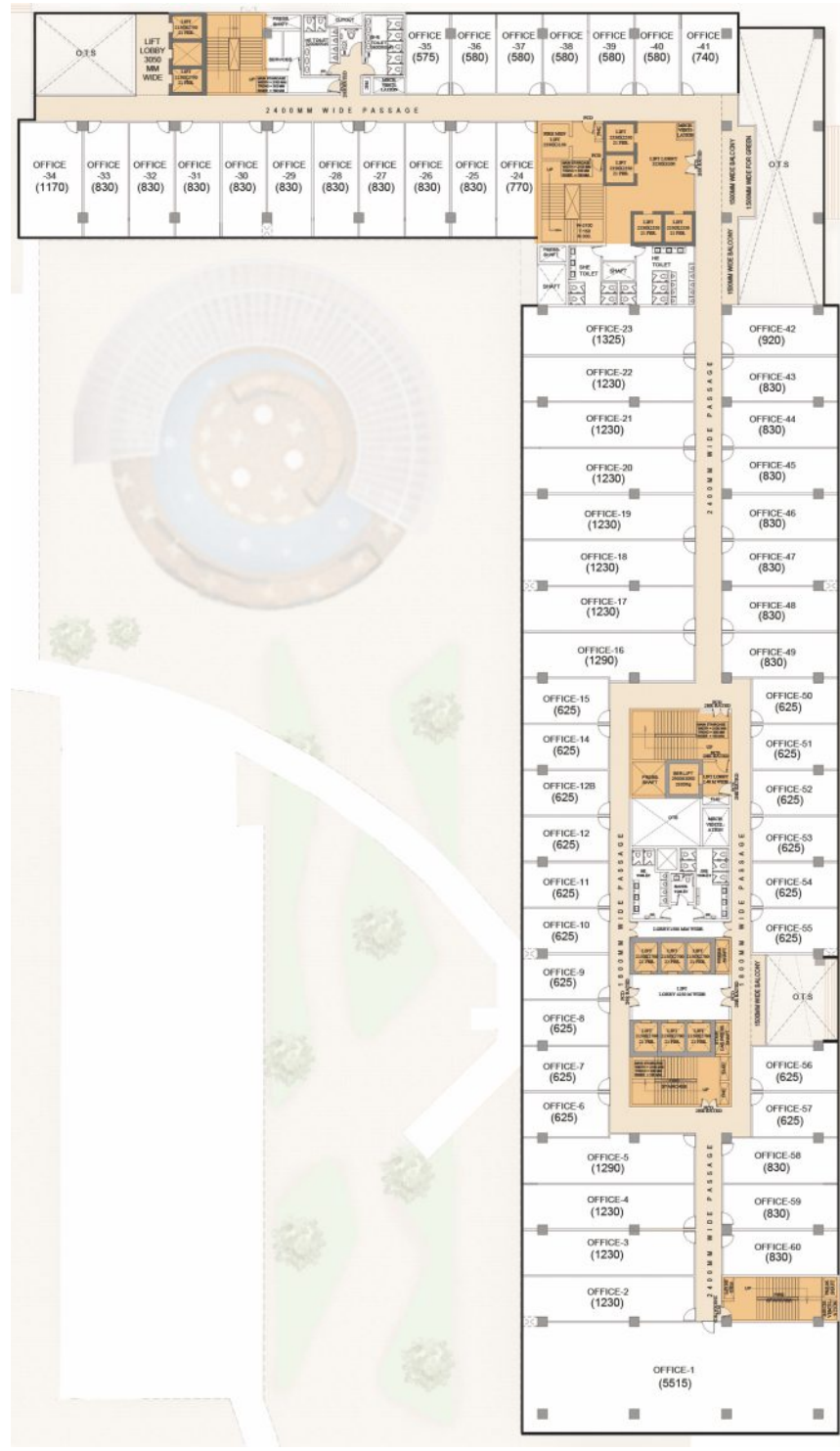
# FLOOR PLANS







14<sup>TH</sup> • 15<sup>TH</sup> • 16<sup>TH</sup> • 17<sup>TH</sup> FLOOR PLAN



18<sup>TH</sup> FLOOR PLAN



## KRA INFRA 50 YEARS OF EXCELLENCE

With over five decades of experience in construction and infra-structure development, KRA Infra is one of India's fastest growing conglomerate. Being a pioneer in creating path breaking infrastructure with some finest roads, highways & bridges contracting work that combines the best of technology, quality and design. Most of the Delhi is been developed by KRA, Dwarka, Rohini, East Delhi, Central Delhi.

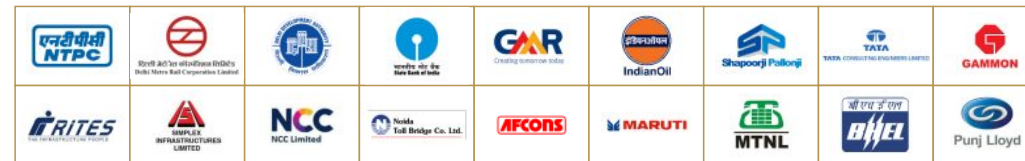
The most formidable project, **Surkandadevi Ropeway**, was successfully created by **KRA Infrastructure Developers Pvt. Ltd**, 3000 Meters above sea level. The project is under the care of KRA infrastructure developers for the next 40 years.

### KRA EXPERTISE

BUILDING AND HOUSING | ROADS, BRIDGES AND HIGHWAYS | SEWAGE AND WATER LINES | STEEL STRUCTURAL WORKS

STADIUM | RUNWAYS | ROPEWAYS

### KRA CLIENTS



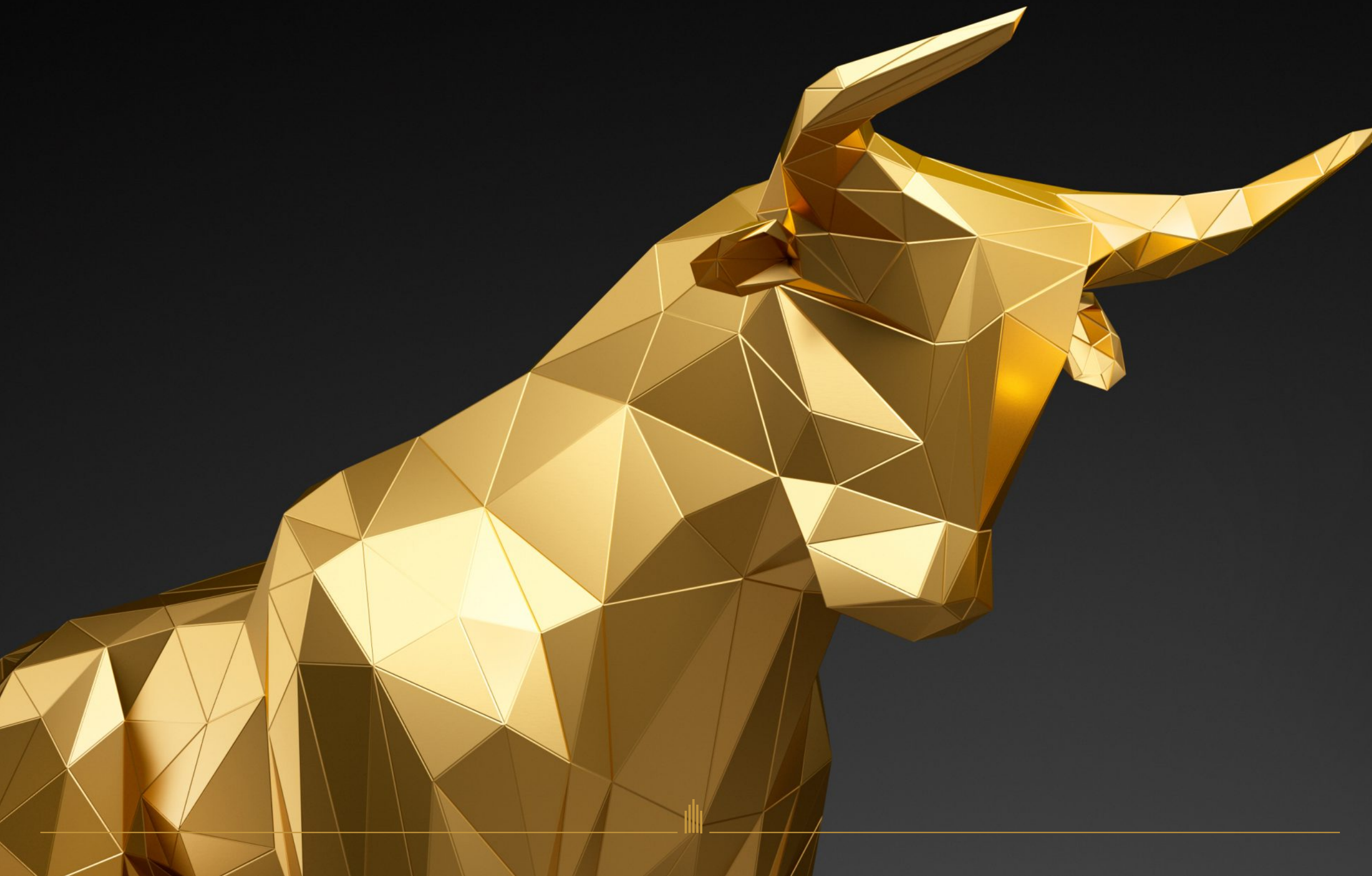
### OUR OTHER PROJECTS



## EXCENTIA INFRA A LEGACY OF 36 Years

Excentia's vision of 'Building a Sustainable Life' extends across geographies, markets, price points and consumer segments. By deploying the best people and processes, we are creating landmark developments across residential, retail and office spaces. Our world-class design, excellent execution, differentiated branding and marketing, coupled with efficient and enthusiastic on-ground sales staff, work well together to create the best value for our customers.





Waterfront Crescent





PROMOTER - ANAND HABITAT INFRASTRUCTURE PVT. LTD.  
LAND OWNER - CHAMBAL TRADINGS PVT. LTD.

Corp. Office : A-12, Swasthya Vihar, Vikas Marg, Delhi-110092  
Site Office: Plot No:A37, Sector 62, Noida - 201 301, Gautam Budh Nagar, UP

[www.capitolavenue.co.in](http://www.capitolavenue.co.in)  
UPRERAPRJ665479 | [www.up-rera.in](http://www.up-rera.in)

THE PROJECT IS BEING DESIGNED BY A WORLD CLASS EXPERIENCED TEAM TO REALISE THE VISION.

ARCHITECTS  
HOLISTICS URBAN  
INNOVATIONS PVT. LTD.

ARCHITECTURAL FACADE  
INTERIOR AND LANDSCAPE DESIGN  
INCUBIS CONSULTANTS (I) PVT. LTD.

STRUCTURAL CONSULTANTS  
ENGINEERING  
CREATIONS

MEP CONSULTANTS  
PANASEA TECHNOLOGIES  
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