Supernova Project

Investment Teaser

July 2026

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- The information contained in this Teaser, including the project status, construction progress, unit details and all other information relating to the Project, is based on data and records available with Supernova Realtors Private Limited ("**SRPL**") and the Empowered Committee as of the date of this Teaser. Prospective Developers are strongly advised to conduct their own independent due diligence with respect to the actual construction status, structural condition, cost to complete, and all other matters relating to the Project, including through site visits (only to Shortlisted applicants pursuant to submission of EOI) and independent technical, legal, financial and commercial assessments, before taking any decision or submitting any expression of interest or bid.
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Strategic Development Opportunity at Supernova – Noida's Landmark Mixed-Use Destination

Project overview

- **Iconic Mixed-Use Development**: The Supernova Project (Project) was undertaken by Supertech Realtors Private Limited (SRPL or Company) during the year 2010–11 and was one of the tallest and largest mixed-use developments in NCR, comprising ultra-luxury residences, serviced suites, Grade A office spaces, and premium retail malls.
- **Prime Waterfront Location:** Located at Sector 94, Noida (0 km from South Delhi) along Noida Expressway, overlooking the Yamuna riverfront with strong connectivity.
- **Land Parcel Size:** Developed on a 70,002 sq. mt. allotment by Noida Authority for integrated mixed-use development.

Key highlights of the project

~ 70,002 sq. mt.
Land allotted by NOIDA Authority

Metro Connectivity
Adjacent to Okhla Bird Sanctuary Metro Station

~ 1.4 m sq. ft.*
Balance saleable area

Queen Tower
Greenfield development opportunity

4.20 → 4.70
Revised Floor Area Ratio (FAR) #

*Note: *Excludes potential saleable area of Queen Tower*
#Revised FAR is subject to payment of additional amount to NOIDA along with formal approval and compliance with applicable regulatory norms

Timeline of events

2010-11	**Project conceived**; land allotted by Noida Authority
2013-15	**Construction begins**, units marketed
2016-19	**Cash Flow issues**, delays, buyer complaints escalate
2021-22	**Construction Suspended**
June 2024	Company is admitted into **Corporate Insolvency Resolution Process**
December 2025	**SC appointed Empowered Committee** to oversee the company's resolution process

~1.4 million sq. ft. of saleable area along with greenfield development potential for the Queen Tower

Inventory & Construction status

Component	Total Saleable Area (Sq. ft.)	Sold Area (Sq. ft.)	Balance Area to be Sold (Sq. ft.)
Hypernova Mall	13,14,620	3,05,767	10,08,853
Spira Tower	14,10,993	10,09,270	4,01,723
Queen Tower*	Greenfield Development Tower		

** Queen Tower presents a greenfield development opportunity, to be constructed using the purchasable FAR of 0.50 available for the Metro Corridor benefit granted by the NOIDA Authority.*

SPIRA TOWER

72 Storeys — Mixed Use

- GF–43F: Studio & Residential Apartment- Certain Finishing & MEP pending
- 44F–58F: Service floor, Club, Offices — Facade, MEP & finishes pending
- 59F–66F: Sky Villas — Facade, MEP & finishes pending
- 67F–72F: Observatory & Helipad — Facade Steel, MEP & finishes pending

HYPERNOVA MALL

Retail Mall

- Lower Ground Floor to 3rd Floor
- Foundation and Structure: Partially Complete

QUEEN TOWER

Construction not yet commenced

- An additional Purchasable FAR of 0.5 on payment of INR 129.04 crores
- Potential upside from enhanced FAR under the proposed Uttar Pradesh Unified Building Regulations 2026

The Supernova Project for the New Developer selection process comprises only the following components: ***Spira Tower, Hypernova Mall, Queen Tower, and the common infrastructure/ services associated thereto***. Spira Tower and Hypernova Mall are partially constructed, and their approved use and product mix shall remain unchanged. Queen Tower is yet to be developed and may be developed by the New Developer for any permissible use, subject to compliance with the total permissible FAR and receipt of requisite approvals. The Project scope also includes the Common areas infrastructure/ services across basement levels, utility infrastructure, recreational facilities and external development serving these components. It is expressly clarified that Nova East, Nova West, and Astralis are excluded from the development scope of this process. However, the completion of remaining work/ deficiencies in common infrastructure of Nova East, Nova West and Astralis tower shall be the responsibility of the New Developer. For the avoidance of doubt, the term Supernova Project shall include incomplete common services only for the Nova East, Nova West and Astralis towers for which development / construction has already been completed and handed over/ occupied, prior to the signing of the definitive agreements.

Strategic Opportunity to Become Project Developer with Structured Resolution and Strong Development & Monetization Potential

Market Opportunity

- Noida's residential market is witnessing strong momentum in 2026, with property rates growing **~10–24%**, supported by expressways and the Jewar Airport*
- Metro connectivity remains a key growth driver in Noida, improving accessibility and supporting sustained demand and higher property values in metro-linked locations.
- Sector 94 is one of **Noida's most premium micro-markets** — home to landmark developments and high-end residential demand.

Structured acquisition opportunity

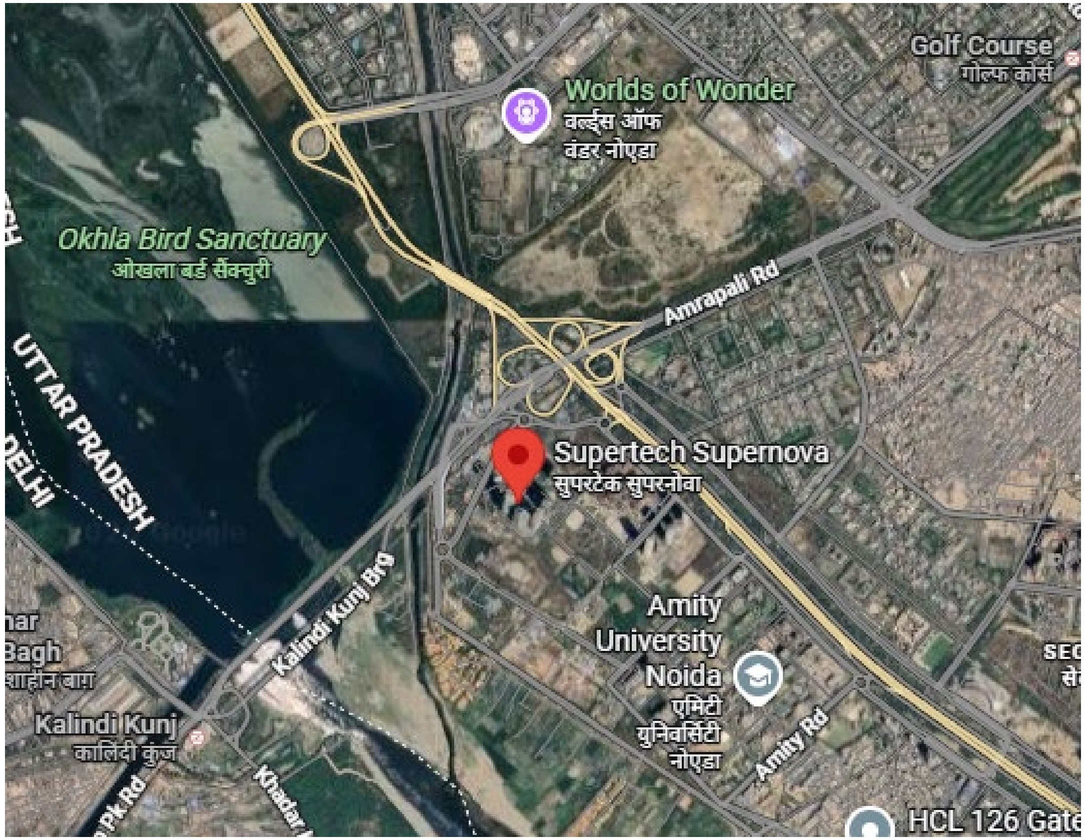
- An attractive opportunity to develop the project through a **Supreme Court-monitored resolution process**, with a structured pathway, strong governance, and lower execution uncertainty.
- **Strong cash flow cushion:** Zero-payment period for NOIDA and lenders during execution phase
- **Ring-fenced liability structure** with no legacy dues exposure

Strong monetization potential

- 1.4 million sq. ft. of balance saleable area, plus the Queen Tower greenfield over and above, offers strong monetization and cash flow potential.
- Spira Tower, Hypernova Mall, and Queen Tower - offering residential, commercial, retail, and hospitality options **in a single development**
- Strategic location proximity to the **metro corridor** provides an exceptional opportunity to enhance the project's **FAR from 4.20 to 4.70** (subject to regulatory approvals and applicable fee payment to NOIDA authority).

*Source: *Nobroker.in*

Located in a prime area of Noida, the project enjoys direct access to the Okhla Bird Sanctuary Metro Station and the Noida-Greater Noida Expressway.



Supernova Project, Sector 94, Noida

Connectivity

- Adjacent to Okhla Bird Sanctuary Metro Station
- Adjacent to NGN Expressway
- In close proximity to DND Flyway
- ~22 km from Hindon Airport
- ~25 km from IGI Airport
- ~64 km from Jewar Airport

Social Infrastructure

- ~2 km from Amity University
- ~5 km from Jaypee Hospital
- ~8 km from Apollo Hospital, Sarita Vihar

Points of Interest

- ~0 km from South Delhi
- ~2 km from Jungle Trail Park
- ~3 km from DLF Mall of India
- ~4 km from Film City, Noida
- ~4 km from Noida Golf Course
- ~16 km from India Gate

Transaction Opportunity Under a Court-Supervised Resolution Process

EMPOWERED COMMITTEE

- The Hon'ble Supreme Court of India, vide its Order dated 16 December 2025, constituted an Empowered Committee to oversee the resolution process of M/s Supertech Realtors Private Limited.

SUBMISSION OF EXPRESSION OF INTEREST

- Interested and eligible parties may participate in the process by submitting an Expression of Interest ("EoI"), in the prescribed format, together with the supporting documents and the Earnest Money Deposit, as outlined in the EoI process document, on or before 10 August 2026, by 5:00 PM IST.

APPOINTMENT OF A NEW DEVELOPER

- As part of the resolution process, the Empowered Committee is seeking to appoint a New Developer to undertake the completion, development, execution, marketing, sale, delivery, and all other related functions in respect of the Supernova Project.

Hard copies of the documents to be sent to the following address:

To,
The Empowered Committee
M/s Supertech Realtors Private Limited
Plot No. 3, Sector-94,
Opposite Okhla Bird Sanctuary Metro Station
Noida, Uttar Pradesh

Soft copies of the documents to be sent to the following email addresses:

- nodalofficer@supernovascc.in
- in_supernova@pwc.com

Photos of the project

Metro Station & Aerobridge Facility

Hypernova Mall

Spira Tower

Aerial View - Hypernova Mall

Land Parcel – Queen Tower

Source: Site Images

Thank you