



COMMERCIAL PLOTS IN CENTRAL NOIDA

45 METER ROAD

ERM
GLOBAL INVESTORS

SECTOR 76

The Heart of Future Growth – Invest Where it Matters

Welcome to Central Noida Sector 76, one of the fastest-growing and most strategically located sectors in Noida. Whether you're an investor, developer, entrepreneur, or homeowner, these plots offer unmatched value, connectivity, and growth potential.



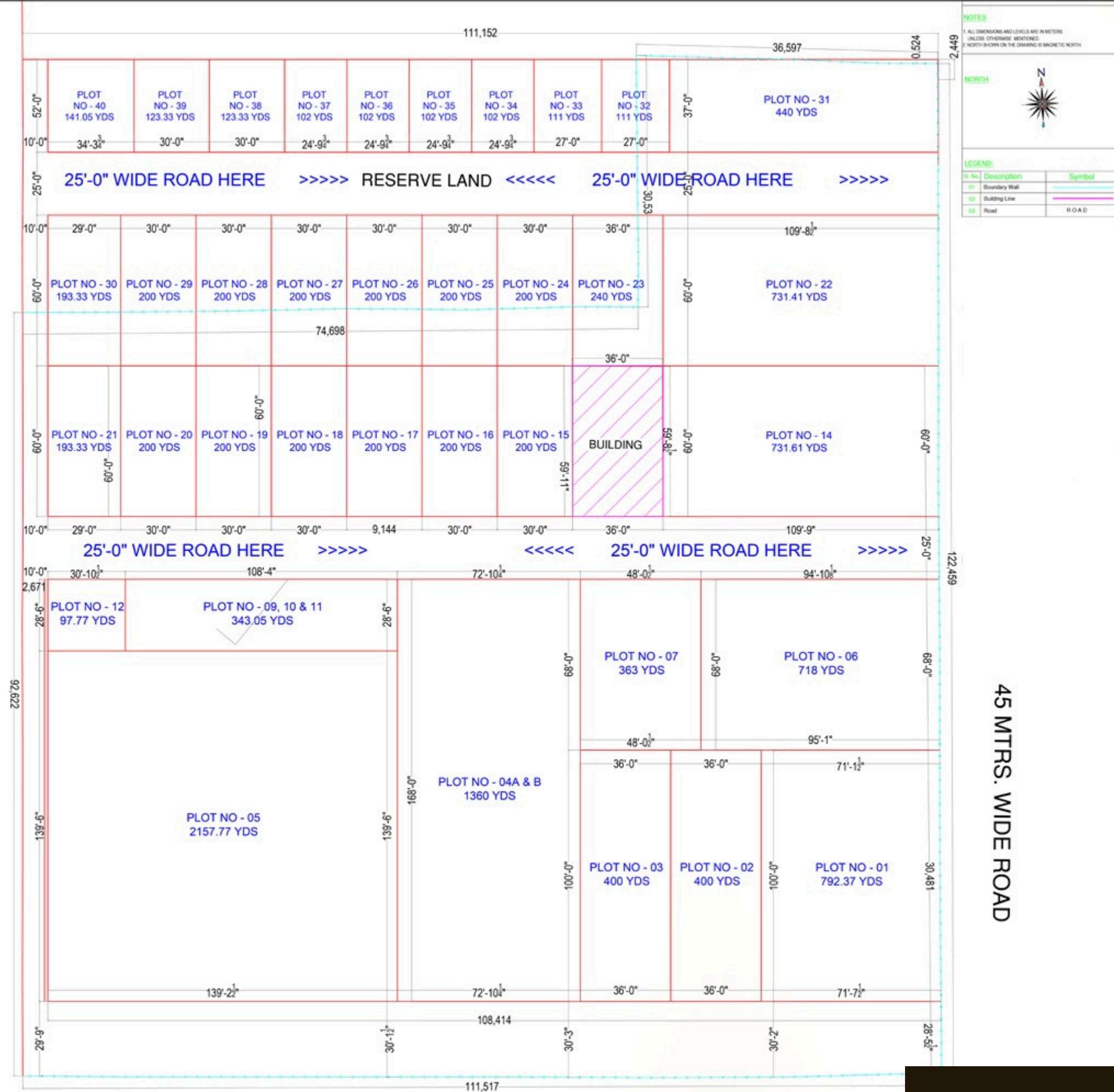
Unmatched Connectivity

Just 500 meters from Sector 76 Metro Station, offering seamless connectivity to Delhi, Greater Noida, and the NCR region.

Direct access to FNG Expressway, Noida-Greater Noida Expressway, and NH-24.

Plot Inventory

SETHI GROUP



MAHAGUN GROUP
45 MTRS. WIDE ROAD

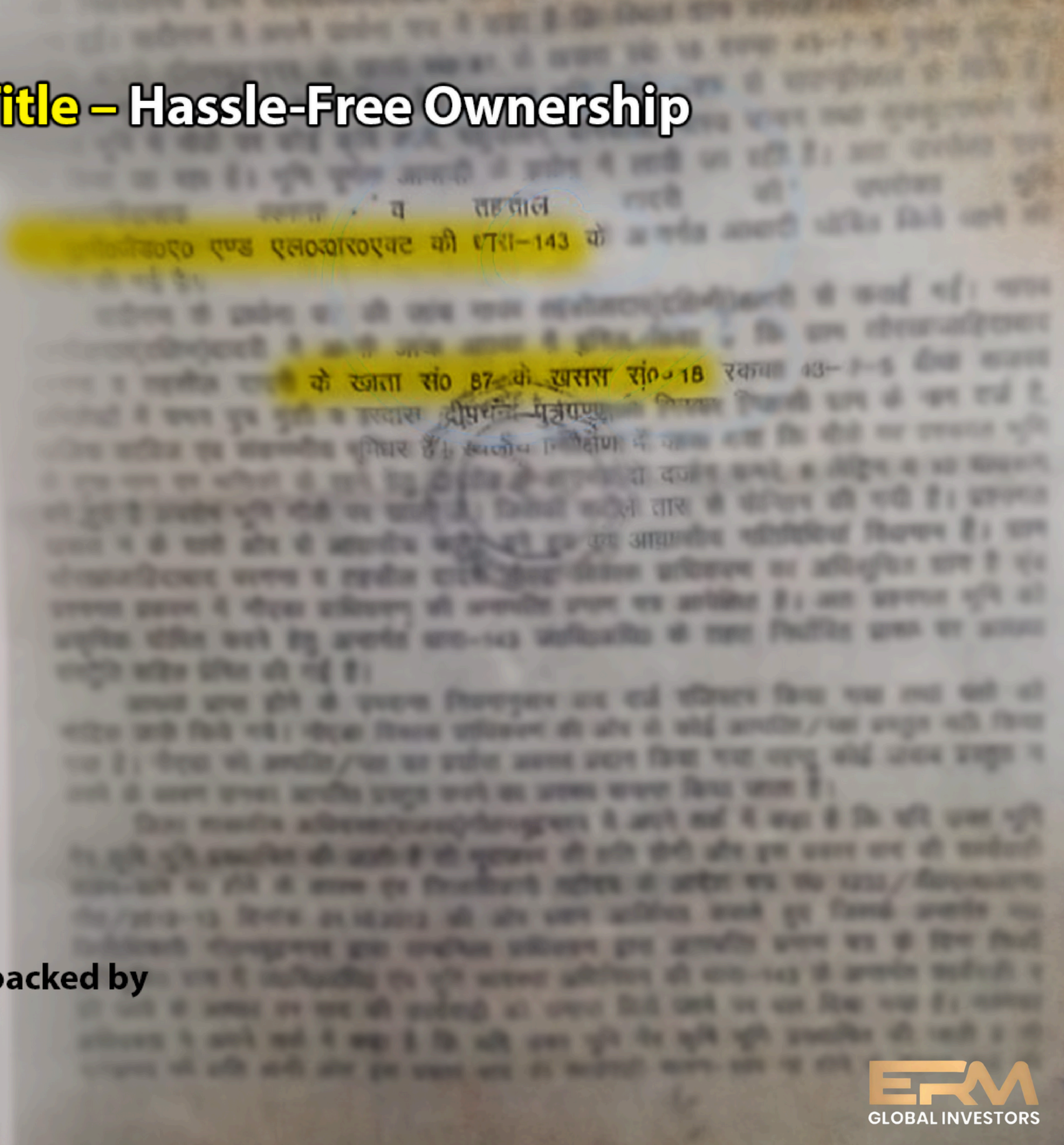
Legally Verified – **Clear Title** – Hassle-Free Ownership

- This plot has been converted as per Section 143

Section **143** Abadi Land

Section 143 of the U.P. Zamindari Abolition and Land Reforms Act allows agricultural land to be legally converted into non-agricultural use, including residential or commercial purposes. Our project sits on 143-approved Abadi land, making it fully legal and development-ready.

Invest with confidence in a legally clean and safe project, backed by Section 143 **Abadi land documentation**



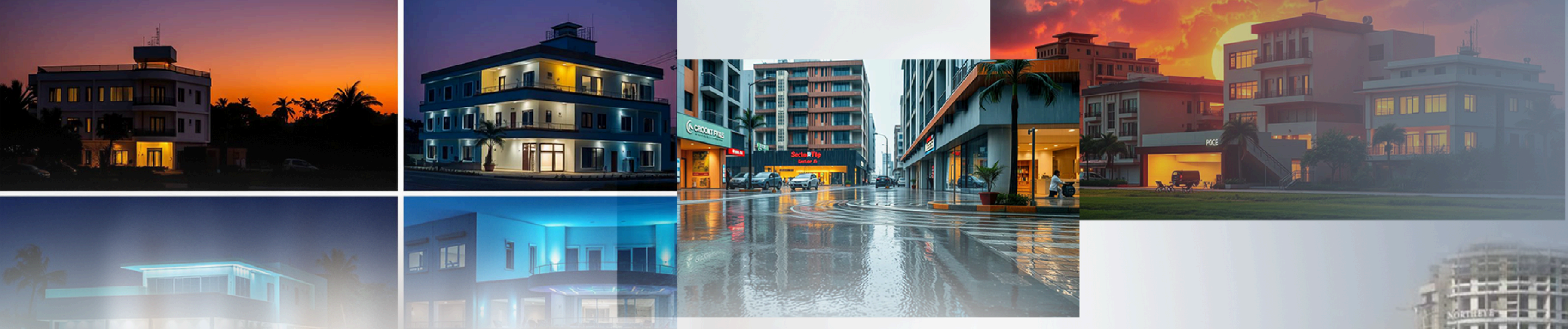


Also Available – Residential Plot Options

Perfect for luxury builder floors or personal dream homes in a well-planned and elite neighborhood.

Peaceful surroundings, yet close to all urban amenities.

Gated community feel with wide roads and green space provisions.



Perfect for Business Ventures

Ideal for:

- High-street retail brands
- Clinics, diagnostic labs, and wellness centers
- Educational or coaching institutes
- Fine-dining restaurants, cafes, and cloud kitchens
- Corporate and co-working spaces
- High Return Potential due to rapidly developing infrastructure and rising demand in Central Noida.





Central Noida – **The Urban Powerhouse**

Surrounded by high-density residential societies such as Prateek Wisteria, Mahagun morderne JM Orchid, Amrapali Silicon City, and Skytech Matrott — ensuring a built-in customer base for your business.

Walking distance from schools (Manthan School, DPS), hospitals (Fortis, Neo Hospital), malls (secturum ,Logix), and IT Parks (InfoTech Zone, HCL Campus).



Plot Images





Contact Now

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www.ermglobalinvestors.com



Book a Site Visit Now – Limited Inventory

Whether you're planning a commercial venture or a dream home, this project in Central Noida Sector 76 is your perfect opportunity. Plots are moving fast — only 15 available!

