

LIFE AT ELDECO

For private circulation only

October, 2016



150 PROJECTS DELIVERED

See updates of current
projects inside

► Eldeco opens
Children Creche
for working parents...P8

► Eldeco organises
Free Health Check-Up
for labourers and their families...P8



Upcoming
Launches



COMING SOON

New area with built-up Villa...P2

Jalandhar



Launching Soon

New Residential Plots...P2

Ludhiana



COMING SHORTLY

New Residential Township...P3

Lucknow

Launching Soon

New project under
2/3 BHK Apt...P3



South of Gurgaon

From the Desk of the MD



Dear Friends,

The real estate industry has been in the news for the wrong reasons in the span of last few months. Issues like delayed projects, customer agitations and adverse judicial pronouncements seem to be the order of the day. I hope the policy makers see the pattern and realize that the sector needs

systemic corrections for it to fulfill its role in the growth of the nation. Now that the much awaited Real Estate Bill has become an act, it has kick-started the process of putting in place institutional infrastructure to protect the interests of home buyers in India. We do hope some of the anomalies in the Act, which are ultimately against the interest of the sector and its customers, will be ironed out as the time goes by.

We at Eldeco welcome the Real Estate Act as a positive development. Our endeavor has always been to under promise and over deliver – a fact which is evidenced by the delivery of 150+ delivered projects, small and big, over the years. As a strategy, we have avoided over-expansion based on debt and market borrowings. Not only has this self discipline earned us the appreciation of our banking and equity partners, it has encouraged

our beloved customers to repose their unbroken faith in Eldeco over time. I am happy to report that the BSE-listed company in our group – Eldeco Housing & Industries Ltd. has turned net debt free due to this discipline and strong internal accruals.

In last few months we have continuously offered possession to our esteemed customers across projects. On our part, we have made sure that all essential services were made available to the first movers including daily needs, clubs and security. I congratulate families who have moved into Eldeco homes in past few months. We extend a warm welcome to the new residents at Lucknow (Saubhagyam, Eternia, Eldeco City sector B and Eldeco Samriddhi), Noida (Eldeco Magnolia Park), Greater Noida (Eldeco Mystic Greens Phase II), Panipat (Savoy Villas) and Neemrana (Eldeco Eden Park).

Our team has put together images and short updates on news and happenings to give you a preview of life at Eldeco. Please get in touch with your relationship Manager, should you need any information on any specific project. You can also give your feedback directly at md@eldecoproperties.com

Wishing you all the best.

Pankaj Bajaj

Customers Speak

I booked an independent floor in Eldeco County, in the month of January 2010. It was my first dealing with Eldeco and at that point in time, I was not so sure of the performance/service of the builder. However, today when I am a proud owner of the unit and all formalities have been completed, I can certainly say that I had a very good experience with the company and I thank you all for the co-operation, support and guidance.

Regards,

S K Balain
AGM, PAD RBI,
Eldeco County

We are highly impressed with you & your entire team. I would like to appreciate your hospitality, behavior and response towards customer satisfaction. We know how much you care for and value the customer. You are not just the employee of Eldeco, we think you are the jewels of Eldeco. Once again, thanks to all your team for nice co-operation.

Thanks & regards,

Mangi Lal Dhetarwal
Parle Biscuits,
Neemrana

I sincerely thank you for the great customer service that you had provided. I do interact with CRM of other builders too but you are one of the best in terms of proactive dealing, courtesy, commitment etc.

I would really like to pass on the big Thank You message to your bosses and, if you don't mind, please provide me their email addresses.

Thanks & Regards,

Ashok Mehta
PR/703,
Eldeco Accolade

I am impressed with your professional reply and courtesy. Sheila met you first in Sales and since then you and your team members at Eldeco have been exceptional in customer service, including following up our concerns and providing timely guidance to achieve our goal of having a dream home for Sheila Bhattacharya.

God Bless you all.

Nick Bhattacharya
S5-1501
Eldeco Aamantran

Upcoming Launches



Coming Soon

A new sector of villas in the already inhabited premium township of Jalandhar.
• Resort like ambience with club, parks and wide roads • A secure and gated township • Designated areas for shops and other commercial facilities • Well- planned infrastructure with facility of water, power supply and STP

For enquiries, call:

9888085858
7837000635



Launching Soon

Residential plots in the no.1 township of Ludhiana!

• Expandable villas that you can modify as your family & budget grows • Resort like ambience with parks & wide roads • Rich classic style architecture for a premium look • Gated township with access control • Lifestyle Club with gym, swimming pool, lawn tennis, banquet hall, table tennis & billiards

For enquiries, call:

9855973377
8427455222

Upcoming Launches



Coming Shortly

Modern-day lifestyle with rich colonial architecture in Lucknow

- Expandable villas at affordable price
- Rich colonial architecture for a premium look
- Resort like ambience with beautiful landscaping
- Gated township with access control
- Clubhouse with gym, swimming pool & other facilities

For enquiries, call:

7887088881

7887288881



Launching Soon

Premium residential apartments in South of Gurgaon

- Resort like ambience with central lawns & kids play zone
- Most of the apartments face central greens or Aravalli hills
- Sports courts- badminton, tennis, multi-purpose & squash
- Uniquely shaped club house with gym, billiards, table tennis, swimming pool, party hall & guest rooms
- Retail zone for daily shopping needs

For enquiries, call:

9899677697

9891906013

Project Update



- Privilege 14th floor roof casted
- Prestige (1) 8th floor roof casted
- Front area landscape/hardscape work in progress
- Show home ready
- Boundary wall work under progress
- Entrance gate structure ready
- Actual apartment ready of 2 BR & 2 BR + Study



2/3 BR Apartments

- Completion certificate received for Phase-I
- More than 160 flats handed over in Phase-I
- Around 100 families already residing in the complex
- Phase II completion certificate applied
- Daily needs store, medical store, fast food joint and gift shop operational in Arcadia Shopping Complex
- Club Mystic with swimming pool, gym, table tennis and banquet hall operational
- T-21 block: finishing work in progress
- IGL gas pipeline operational



2/3 BR Low-Rise Apartments



Project Update



- Show home ready in actual tower
- 6th floor slab cast
- Completion certificate received for all towers in Swagatam & Magnolia Park
- Club Nimantran ready and operational
- Around 400 families already residing in Eldeco Amantran



1 BR Apartments

- Brick work under progress on the 22nd floor for IN-1 & IN-2
- Brick work under progress on the 15th floor for IN 3 & IN 4
- Completion certificate received for all towers of Swagatam & Magnolia Park
- Club Nimantran ready and operational
- Around 400 families already residing in Eldeco Amantran
- Sample floor ready



2/3 BR + Study Apartments

Project Update



- Entrance gate ready
- Hi-rise tower structure and plaster work completed
- Low-rise block D-1, D-2 & C-1 structure work completed and finishing work under progress
- Low-rise block C-2 & D-3 plaster work under progress
- Club house plaster work completed
- Expected offer of possession of various residential blocks: Type C, D & J by December, 2016; Type G & H by January, 2017



1/2 BR and Studio Apartments

- 450 possessions offered
- Around 150 families already residing in the complex
- All essential services installed
- Club Eden ready and operational
- Daily needs service providers available - Grocery shop, Doctor, Taxi service, Beauty Parlour, etc.
- Access control through security guard operational
- Common areas and landscaped greens being maintained
- Interior work in 100 units under progress
- Multi-purpose play court operational



Villas • Floors • Apartments

Project Update



- Possession given to more than 50 families while 25 families have already moved in
- Construction and development work completed in I & II phase
- Lifestyle Club operational with swimming pool, gym, lawn tennis, restaurant, etc.
- G.D. Goenka Internationals School open from pre-nursery to 8th standard
- Construction of individual plots in full swing. More than 30 houses are nearing completion
- Construction work of personal floors started



Villas • Floors • Apartments

- Development in Phase-I completed and possession given to more than 200 families (including villas and floors)
- Around 150 families already residing inside township
- Estate Club operational with swimming pool, gym, billiards, table tennis, party hall, guest rooms, steam, badminton, half-court basketball
- Daily needs grocery store operational
- Well-maintained parks and landscaped greens
- Construction work in more than 20 plots started



Villas • Floors • Apartments



Health Check-ups

Eldeco routinely organises free Health Check-ups at its various projects, which are supported by local hospitals. Recently, the same was organised at Eldeco Mystic Greens (Greater Noida), Eldeco Aamantran (Noida) and Eldeco City (Lucknow). Numerous labourers and their families enthusiastically attended these health camps. Free medicines were also distributed.



Crèche for Children

Crèches and Day-Care Centres are now a necessity for the working parents as they take care of their young kids while they are away at work. We at Eldeco, decided to make the facility available and first Crèche was opened at Eldeco Aamantran. The Crèche is being managed and operated by professionally trained staff.



Tree Plantation Drive

We have a special focus on maintaining greens across all Eldeco projects as we care about healthy living environment. To take this resolve forward, a tree plantation drive was organised at Eldeco Shaurya, Lucknow. About 350 volunteers from different NGOs participated in the drive, with over 1200 trees planted in a single day.

Free e-rickshaw Service

Free e-rickshaw services has been started at Eldeco Estate One, Panipat. An initiative in the township under Eldeco Care environment. This facility is available for residents living inside township to commute within the township area with ease. An environment friendly transportation.



Independence Day

At all Eldeco project Independence day is celebrated with full enthusiasm & patriotic fervor. Residents celebrated the day with flag hoisting ceremony followed by cultural events and light snacks.

Corporate Communication



Flash Sale

It was felt that few customers are not able to buy Eldeco home due to a budget constraint. Eldeco organised Flash Sale to give them the opportunity to buy their dream home at a special price. Flash Sale was organised at Eldeco Accolade (Sohna), Eldeco Greens (Jalandhar) and Eldeco Eternia (Lucknow). As expected, the response was overwhelming.



Home Utsav

To offer a bouquet of residential options, Eldeco Home Utsav was organised at Eldeco County, Sonapat and Eldeco Mystic Greens, Greater Noida. To make the home search enjoyable for the whole family, delicious snacks and exciting games for children were arranged at Eldeco Home Utsav.





Draw and Paint

Children and colours always go together! And it was only appropriate to welcome the summer holidays with a Painting Competition, organised by Eldeco Saubhagyam, in association with The Times of India. The event witnessed active participation from about 100 children between the age group of 7 to 12 years, from various schools across Lucknow city.



Funday

Home search in general is a boring activity, especially for children. To make home search an enjoyable activity, Funday was organised at Eldeco Eden Park, Neemrana. Around 150 odd potential home buyers from Hero Moto Corp, Havells & Ginni International came to choose and buy their dream homes. The Funday was real fun with mouth-watering snacks, entertainment and exciting activities for all.





Cricket Fever

Friendly cricket match was organised between Eldeco Management and Eldeco Aamantran residents at Sector Park in front of Eldeco Aamantran, Noida. On a sunny Sunday, both the teams played the match enthusiastically while Eldeco Aamantran residents team won the match. The winner trophy was presented by Mr. Pankaj Bajaj, MD of Eldeco to the winning team at an award function organised at Club Nimantran lawns.



Sports Champ

Our Estate Manager R. K. Khanna, at Eldeco Estate One, Panipat showed his sporting side by participating in 37th National Masters Athletics Championship at Vidisha (MP). He won 2 Gold Medals, 2 Silver Medals & 1 Bronze Medal.

Life at Eldeco



Club Eden Opening

Big city life made entry into Neemrana with opening of Club Eden at Eldeco Eden Park, Neemrana. RIICO Senior Regional Manager – Mr. Sudhir Lohiya, inaugurated the club. The club offers recreational facilities like gym, swimming pool, lawn tennis, billiards, banquet hall and much more.



Draw and Paint

Kids + Holidays + Creativity = Summer Fun! Before the beginning of the summer holidays, a Drawing Competition was organised for the children of residents at Eldeco Estate One, Ludhiana. The children participated enthusiastically and fun prizes were distributed to the winners.





Dandiya Night

The energy and excitement at Dandiya Raas organised during the festival of Navratri at Eldeco Amantran (Sector 119, Noida) & Mystic Greens (Sector Omicron, Greater Noida) surpassed all expectations and was much applauded by the residents.



For Sales Contact

Noida: Salman - 9818682010; **Greater Noida:** Mohit - 9711421463; **Neemrana:** Yuvraj - 8003311266

Sonepat: Nitin - 8607582985; **Panipat:** Mukesh - 9896662092; **Ludhiana:** Hannet - 9855973377

Jalandhar: Vijay - 9888085858; **Lucknow:** Amit - 9818682579

Join us on:



[linkedin.com/in/eldeco-group-47026566](https://www.linkedin.com/in/eldeco-group-47026566)

Email: contact@eldecoproperties.com

Website: www.eldecogroup.com