

Choose an Eldeco home.

*Live Better.*

**Upcoming  
Launches**



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LUCKNOW

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LUCKNOW

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LUCKNOW

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► *Eldeco Amantran* was awarded  
**Most Premium Apartment Project  
of the Year - North**  
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LUCKNOW

New area of 2/3 BR apartments... • Pg4

## FROM THE DESK OF THE MD



Dear Friends,

The most common question one faces these days is “real estate market kab uthegi?” The question is from people who have traditionally looked at real estate as a lucrative, asset class for investment. While it is true that real estate prices have been stable for some time, this is exactly the reason that this is a great time to invest in real estate. Corrected for inflation, real prices of real estate are actually down by 20-30% from their peak in 2012-13. If one looks at India’s population growth, urbanisation and annual GDP growth, price stagnation clearly cannot last. Even more than investors, it is a great time for end users to lock in good properties at reasonable rates, given the low home loan rates.

The Eldeco team has been making consistent construction progress across our projects. I am happy to report that all our 20+ projects are adhering to the committed delivery timelines except a couple where (unfortunately) legal embargos (e.g. the NGT case in Noida) have delayed us somewhat.

**Project Progress and Deliveries:** In the last few months we welcomed new residents at Lucknow ( Eldeco Shaurya, Eldeco Arcade, Eldeco Saubhagyam), Neemrana (Eldeco Eden Park, Eldeco Hillside) and Panipat (Hi-street, Prime Floors). Possession has recently been offered In Noida (Eldeco Inspire 1&2) and Eldeco City Breeze, Lucknow. Work is progressing at Sohna (Eldeco Accolade), Lucknow (Eldeco Regalia), Jalandhar (Eldeco Nora) and Ludhiana (Prime Circle and Enclave).

**New Launches:** Every year we launch a number of new projects. This year we have already launched Eldeco Nora (Jalandhar), Eldeco NorthEnd (Ludhiana), Eldeco Estate One Prime (Panipat), Eldeco Acclaim (Sohna) and Eldeco City Dreams (Lucknow). We will shortly be launching our new project in Noida Sector 150. We hope it receives the same affectionate response that our launches have received.

Our team has put together images and short updates on news and happenings to give you a preview of life at Eldeco. There is also a compilation of some of our CSR activities that we undertake under the “Eldeco Care” banner. 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](mailto:md@eldecoproperties.com).

Wishing you all the best.

Pankaj Bajaj

## CUSTOMERS SPEAK

*It gives me immense pleasure to write few words of appreciation for you and your team in handling my case. I liked the fact that you and your team were always available to the investor for resolving our queries and was extremely helpful and supportive. I was quite relaxed all the time as I have always felt that I am in the hands of dependable people. I must also say here that the customer service of other big Builders in the same region was just pathetic.*

*I am personally thankful to you for assisting me in my journey of Eldeco on A to Z basis. Today, because of the Eldeco team, I gained more respect for Eldeco Group.*

*I wish to stay connected with Eldeco and hope to do more and profitable investments with Eldeco Group.*

**Rajesh Bhalotia**

E4-901, E4-902 and D29/GF  
Eldeco Eden Park, Neemrana

*I am all praise for the response and appreciate the good work. I am truly impressed with the brand called Eldeco. Hence we made up our mind in 2015 to a buy a Flat with the esteemed company which delivers what it promises to the customers. Thanking you all for nice gesture.*

**Sanjay kumar Pandey**

MG 10 FF  
Eldeco Mystic Greens, Greater Noida

*Dear Mr. Bajaj, I am indeed not only touched by your candid response, but also got an insight of what perhaps made you a shining star of a highly competitive real estate arena. I have also conveyed your sentiments and best wishes to all the owners/residents including my colleagues in the Managing Committee of our complex as desired.*

*We, at Eldeco Vaishali, sincerely wish you many more laurels in your promising career in future. With warm wishes & kind regards.*

**A. K. Malik**

President,  
Eldeco Residents Welfare Association,  
Vaishali

*I am writing this to you to highlight the difference your team and your company has created against other builders in the market and it comes as a great differentiator to me. While, I have invested with some other builders also and I still remain invested with them, ELDECO remains my favorite company where I had most pleasurable dealings and this was not possible without your team support and ever helping attitude. I must compliment that you all bring in a great blend and sense of "Hospitality in the real estate world" and this combination can only be experienced while dealing with you and your company.*

*Keep up the good work!!*

**Sunil Sharma**

Eldeco Eden Park, Neemrana



# Upcoming Launches



RERA No. UPRERAPRJ15172



## Coming Soon

Premium residential apartments in Sec-150 Noida

**Features:** 2-3 BR Apartments • Cricket ground with pavilion and slope sitting • Cabanas with water side café • Club house with gym, swimming pool (with loungers), billiards, table tennis, indoor badminton court and other facilities • Amphitheatre • Rock climbing • Convenient shopping • Kids play area and a Tot Lot for smaller kids • Skating rink

For enquiries, call:

**9650775959**



# Upcoming Launches



## Launching Soon at Eldeco Shaurya, Bijnor Road

A new sector of villas/plots in the already inhabited premium township of Lucknow  
**Features:** Simplex villas that you can modify as your family & budget grows • Resort-like ambience with parks and wide roads • Gated township • Club with gym, swimming pool, multi-purpose hall and kids play area • Well planned infrastructure with facility of water, power supply and drainage system

For enquiries, call:  
**9792102308**



RERA NO. UPRERAPRJ24

## Coming Soon

Premium residential apartments at Sitapur Road, Lucknow

**Features:** 2-3 BR apartments • A part of Eldeco Eternia where more than 125 families already residing • Exclusive designer main entrance door of 8ft height • Double height air- conditioned entrance lobby at ground floor • Club Luxa swanky lifestyle club with Swimming pool • Video door phone at the entrance door of the apartment • Each bedroom and living room with pre-fitted air-conditioners • Modular kitchen



2/3 BR Premium Apartment

call: **9792102349**



# Upcoming Launches



## Coming Soon

Premium retail-cum-office spaces situated in the heart of Delhi

**Features:** Commercial/Business building with space for retail, offices, restaurants etc. • Covered and open parking • Security with access control • Double height entrance lobby • Food court

For enquiries, call:

**9818675637**

RERA NO. HRERA-PKL-PNP-12-2018



## Coming Soon

Premium residential plots in world-class township of Panipat

**Features:** Most of the plots are park facing and along the 12 meter wide road • Estate One Township is in advanced stage of development with more than 450 families already residing • Well planned infrastructure with water, power supply and STP facilities • Parks with kids play area • Comprehensive lifestyle amenities like shopping area, schools and nursing home

ELDECO ESTATE ONE  
**PRIME**

ELDECO ESTATE ONE PHASE-III PLOTS  
AT ELDECO ESTATE ONE, PANIPAT

Call: **9266601200**



# Recent Launches



RERA No. PBRERA-JAL34-PR0023



## European lifestyle now comes to Jalandhar

**Features:** Expandable villas that you can further build as your family and budget increases • Resort like ambience with parks and wide roads • Rich and classic architecture for a premium look • Free hold property • Power back-up for villas • Most of the villas are located on 80 meter double road. Part of inhabited township of Eldeco Greens on Nakodar Road, Jalandhar

Villas • Plots

Call: **9266116660**



RERA No. PBRERA-LDH45-PR0003



## Exclusive set of villas and plots

**Features:** Most of the villas/plots are on 12 meter wide road • Separate entrance gate with boundary wall for an exclusive living experience • Well planned infrastructure with facility of water, power supply and STP in place • Free hold property • The Estate Club is ready and operational with swimming pool, gym, table tennis, billiards, party hall, guest rooms, steam, multi purpose play courts and much more • Daily needs store within the township. Part of inhabited township of Eldeco Estate One, Ludhiana

Villas • Plots

Call: **9266545050**



# Recent Launches



RERA No. PBRERA-LDH45-PR0003



Plots

Call: **9266545050**

### Live like a VIP. Now build your home in the front

**Features:** A premium enclave enclosed with 26 residential plots, for an exclusive living experience • Most of the plots are park facing and are on 12 meter wide road • Part of Eldeco Estate One, where 300 families are already residing • Separate entrance gate with boundary wall and access control for an exclusive living experience • Well planned infrastructure with facility of water, power supply and STP in place • Free hold property



Phase I nearing completion



RERA No. HRERA 81/2017



Phase-2 of Eldeco Accolade  
2/3 BR Apartments

Call: **9210136299**

### Here's a world so fulfilling, You'll forget that there's a world out there too

**Features:** Liveable room sizes and spacious sit-out balconies • Most apartments face central greens or Aravalli hills • Well ventilated homes with ample natural light • Resort style swimming pool with pool deck and loungers • Sports facilities with flood lit badminton and tennis courts • Kids play zone • Multi-purpose sports court for children and teenagers • Designated vendor space and retail zone for daily shopping needs



# Recent Launches



RERA No. UPRERAPRJ3850



Come home to a Regal life. Exclusive township with villas & plots designed in rich colonial architecture style

**Features:** 2/4 BR expandable villas • Gated township with access control • Landscaped greens and kid's play areas • Club Lutyens\* with swimming pool, gym, banquet hall and party lawns • Convenient shopping complex and school inside township • State of the art infrastructure – underground power lines, water supply system and well laid sewage system with STP

Villas • Plots

Call: 9792102349

\*Disclaimer: Club is private property of company. Services available on payment basis



RERA No. UPRERAPRJ16415



Now celebrate life with your dream home

**Features:** Gated complex with access control. Electronic and manned security • Rooftop club • Landscaped greens • Rainwater harvesting • Underground cable electrification • Power back-up

1/2 BR Apartments

Call: 9792102305





# Project Update



## CURRENT STATUS

- External plaster in Privilege Left (PL) & Privilege Centre (PC) is complete and Privilege Right (PR) is nearing completion
- Tile work in progress in tower PL & PC
- Internal plumbing work completed for towers PC, PR & PL and work in progress for tower Prestige 1 (P1)
- Fire prevention work in progress
- STP & WTP work in progress
- Offer of possession in Phase 1 by mid of 2019
- Construction work of club in progress



2/3 BR Apartments



## CURRENT STATUS

- Completion Certificate received
- More than 338 flats handed over
- More than 190 families already moved in
- Arcade shopping complex operational with general store, chemist, salon, beauty parlour, boutique, stationary & gift shop
- Club Mystic with swimming pool, gym, table tennis & banquet hall operational
- T-21 block handing over in process
- IGL gas pipeline operational



2/3 BR Apartments





# Project Update



RERA No. UPRERAPRJ1916

## CURRENT STATUS

- Structure work complete except on over head water tank
- Brick work complete everywhere except GF
- Internal Plaster completed from 2<sup>nd</sup> to 13<sup>th</sup> floor
- Flooring work in progress
- Plumbing work in progress
- External plaster work in progress
- Show home ready in actual tower
- Club Nimantran ready and operational
- Likely offer of possession by June 2019



1 BR Apartments

## CURRENT STATUS

- Structure work of all towers completed
- External paint work in progress for IN 1 & IN 2
- Internal finishing work of IN 1 & IN 2 nearing completion and progressing in IN 3 & IN 4
- Sample floor ready
- Offer of possession started for IN 1 & IN 2 and IN 3 & IN 4 by Dec 2018
- External development work in progress for all towers



RERA No. UPRERAPRJ1916



2/3 BR + Study Apartments





# Project Update



RERA No. RAJ/P/2017/067

## CURRENT STATUS

- Possession of J, H3, C1, D1 & D2 blocks started
- External paint work in progress in H2 block  
FDN is being sent
- Club house finishing work in progress &  
Interior work started
- All services operational
- Daily needs store operational



1/2 BR & Studio Apartments

## CURRENT STATUS

- Around 700 possessions offered
- Around 400 families are already residing in the complex
- All essential services installed
- Club Eden ready & operational
- Daily need service providers available -  
grocer, doctor, taxi, and beauty parlor etc.
- Multi-purpose play court now operational



Villas • Floors • Apartments



Type B Villas



# Project Update



RERA No. PBRERA-JAL34-PR0023



## CURRENT STATUS

- Possession to more than 160 families given with 75 families already living in
- Construction and development work in 1<sup>st</sup> & 2<sup>nd</sup> phase completed
- Club Anandam operational with swimming pool, gym, lawn tennis, restaurant etc.
- GD Goenka international school opened from pre-nursery to 10<sup>th</sup> standard
- Construction of individual plots in full swing with more than 50 houses nearing completion
- Offer of possession of Personal Floors started



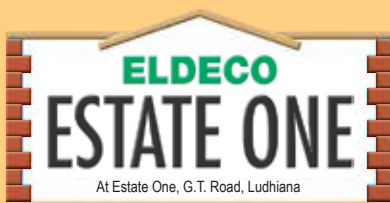
Villas • Floors • Plots

## CURRENT STATUS

- Development in phase-I completed and possession given to more than 320 families (including villas, floors and plots)
- More than 250 families already staying
- Estate Club operational with swimming pool, gym, billiards, table tennis, party hall, guest rooms, steam, badminton, half-court-basketball
- Daily need grocery store operational
- Well-maintained parks and landscaped greens
- Construction of more than 60 private plots in progress



RERA No. PBRERA-LDH45-PR0003



Villas • Floors • Plots





# Project Update



RERA No. UPRERAPRJ3783

## CURRENT STATUS

- 9 out of 11 towers towers are complete
- Final finishing work of Tower 1 in progress
- Tennis court, badminton court & half basketball court already operational
- Saubhagyam Club with swimming pool, gym, guest room, table tennis & banquet hall operational
- More than 500 flats handed over
- More than 250 families already moved in
- Saubhagyam Arcade shopping complex structure completed, finishing & development work in progress



**ELDECO**  
**SAUBHAGYAM**  
 Amar Shaheed Path, Lucknow

1-4 BR Apartments

## CURRENT STATUS

- Project complete and inhabited
- More than 175 flats handed over
- More than 125 families moved in
- Club Eterna with swimming pool, gym & banquet hall operational
- Manned & CCTV security
- Well maintained parks & landscaped greens
- Maintenance of the complex has been handed over to RWA who are effectively and efficiently managing the maintenance of the project



**ELDECO**  
**ETERNA**

Sitapur Road, Lucknow

1-4 BR Apartments





# Project Update



## CURRENT STATUS

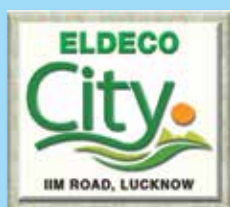
- Construction of all the 3 towers completed with all services in place
- Possession of more than 100 flats offered
- Execution of sale deed and possession of individual units in Breeze started
- Project is part of already inhabited township Eldeco City where amenities like Road, Parks, Sewer, Drain etc are already developed



**2/3 BR Apartments**

## CURRENT STATUS

- Construction and development complete with more than 700 plots & villas handed over and 450 families residing
- Well maintained parks and landscaped greens
- Capital City Club operational with swimming pool, gym, pool table, table tennis, banquet hall, tennis & badminton courts etc. available
- STP operational
- Sports academy in Sports Park operational
- Eldeco City Arcade is complete with sale deed and possessions in progress. Few shops are also operational
- Structure of Eldeco City Arcade 2 is complete and finishing work is in progress. Possession to be offered as scheduled.
- Construction of Eldeco Kutir/Sukriti (EWS-LIG) is complete and development work is in advance stage of completion. Possessions to be offered very soon.



**Villas • Plots**





# Project Update



## CURRENT STATUS

- Construction and development work completed
- Shaurya Club with swimming pool, gym & banquet hall completed
- Construction of all villas completed
- More than 100 plots & villas handed over
- Few families have moved in
- Construction on private plots within the township under progress
- Well maintained parks and landscaped greens



**ELDECO**  
**SHAURYA**  
BIJNOR ROAD, LUCKNOW

Villas • Plots

## CURRENT STATUS

- Construction and development work completed.
- Construction of all villas completed
- More than 100 plots and villas handed over
- More than 70 families already residing
- Construction on private plots within the township under progress
- Construction work of Lucknow Public School commenced
- Well maintained parks and landscaped greens
- Services handed over to Nagar Nigam and Jal Vibhag



RERA No. UPRERAPRJ6773

**ELDECO**  
**Samridhi**  
Udyan II, Raibareilly Road, Lucknow

Villas • Plots







### Crèche for Children

Over the years the Eldeco Group has contributed in many ways to the society. All these initiatives are directed toward improving community life in and around projects being developed by Eldeco. Today Eldeco runs 11 crèches in Noida, Neemrana, Lucknow, Panipat, Ludhiana and Jalandhar. The children receive free meals, are taught basic hygiene and are imparted elementary education. Well trained teachers impart essential life skills to migrant labour children apart from basic reading and writing skills.



### Nukkad Natak

For Child Safety, Nukkad Natak (Street Play) was conducted at Eldeco Estate One, Panipat. The initiative helped in educating site workers/labourers on child safety issues and its benefits.







### Free e-rickshaw service

Free e-rickshaw service has been started at Eldeco Eden Park, Neemrana. An initiative in the township under Eldeco Care. This facility is available for residents living inside township to commute. An environment friendly transportation.



### Free Health Check-Up Camp

Free Health Check-Up Camp was organised at Eldeco Inspire, Sector 119, Noida for the benefit of site labourers. The initiative was taken under Eldeco Care.



### Tree Plantation Drive

We have a special focus on maintaining greens across all Eldeco projects as we care about providing a healthy living environment. To take this resolve forward, a tree plantation drive was organised at Eldeco Shaurya, Lucknow.



### Independence Day

This year Independence Day was celebrated at all Eldeco residential complexes and townships by holding cultural events along with flag hoisting. A perfect occasion for all the residents to come together and show their patriotic spirit and love for the country.







## Channel Partners Meeting

Eldeco Acclaim (phase-II of Eldeco Accolade) was launched on 14<sup>th</sup> April, 2018 at hotel Fortune in Gurgaon. Channel Partners meet was organised, where the management thanked all the channel partners for their support and successful sale of Eldeco Accolade (phase-I) and motivated them to grow together .





# Corporate Communication



## Chess Championship

Eldeco UP State U-7 Chess Championship was held on 26<sup>th</sup> & 27<sup>th</sup> May 2018 at Presidium School, Sector-30, Noida. Total of 46 children participated in the event. 2 Boys and 2 Girls were selected for National Level Chess Championship.



## Kidsomania Carnival

At Eldeco Accolade, Sohna Road, Eldeco Kidsomania Carnival was organised on 2<sup>nd</sup> & 3<sup>rd</sup> June, 2018. The response from prospective home buyers was overwhelming with more than 100+ families visiting the site. Eldeco Kidsomania Carnival had whole lot of fun activities like nail art, caricature, choreography & outdoor games with many prizes to be won.





# Corporate Communication



## Easy day opening in Eldeco Hillside

Reputed grocery store Easyday is now open at Eldeco Hillside, Japanese Zone, Neemrana. Easyday is an Indian retail brand that runs chains of consumer retail supermarkets and convenience stores. Eldeco Hillside has low-rise and high-rise apartments with all lifestyle facilities like club, swimming pool, sport court and local shopping.



## Brokers Meet at Panipat

Eldeco Estate One Township has now opened sale of front area plots in Phase-3. These are premium residential plots located at the prime area of Eldeco Estate One township. To announce the launch of Phase-3 plots, a channel partner meet was organised at Panipat. The township is currently inhabited with 450+ families.



# Life At Eldeco



## Drawing Competition

On World Environment Day, drawing and painting competition was organised at Eldeco Mystic Greens, Greater Noida and Eldeco Estate One, Panipat. Children at both the locations participated enthusiastically. The parents accompanying their children were also educated on waste management and environment protection.



## Draw & Paint

Eldeco along with Raffles International School Neemrana organised drawing and colouring competition at Club Eden inside Eldeco Eden Park, Japanese Zone, Neemrana. The students enjoyed participating in the completion and won prizes for the best work.





# Life At Eldeco



## Sports Champ

1<sup>st</sup> Indo-Bangladesh Masters Athletics Meet was held from 14<sup>th</sup> to 16<sup>th</sup> February 2018 at Jawahar Lal Nehru Stadium, New Delhi. Eldeco employee Rajesh Khanna participated in the event and won 2 Gold Medals, 1 Bronze Medal. Congratulations from all the staff members of Eldeco Group.



## Inter – Industry Cricket Tournament

Sitarganj, April 2018: The second season of ELDECO SIDCUL Premier Cricket League-2 was played at Eldeco Greens Township, Sitarganj from 12<sup>th</sup> to 21<sup>st</sup> April, 2018. 24 teams participated in this year tournament. It was inaugurated by Sh. Sadanand Date Ji, SSP, Udham Singh Nagar. The representatives from around 70 Eldeco Sidcul Industrial Park industries were present to witness the inaugural match.





# Eldeco Awards



## Chosen as the Premium Apartment Project of the Year - North at NDTV Property Awards, 2017

Eldeco Aamantran Sector 119, Noida was awarded as the Most Premium Apartment Project of the Year - North at NDTV Property Awards, 2017 which was held on 31<sup>st</sup> March, 2018 at The Taj Diplomatic Enclave, Chanakyapuri, New Delhi.



## Best Value for Money Award, 2016

Eldeco Saubhagyam, Lucknow was awarded as The Best Value for Money Homes at NDTV Property Awards, 2016 at Hotel Hyatt Regency, Pune. A real honour and recognition for the Eldeco team who made this award winning residential complex.





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**For Sales Contact**

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**Noida 150:** Salman/Mohsin - 9650775959; **Noida + Greater Noida:** Mohit/Ravi/Mridul - 9211220055; **Sohna Road:** Anand/Jitender - 9210136299;  
**Neemrana:** Yuvraj/Manish - 9871098098; **Sonepat:** Nitin/Aditya - 9268115050; **Panipat:** Mukesh/Sudhir - 9266601200;  
**Ludhiana:** Hannet/Amandeep - 9266545050; **Jalandhar:** Vijay/Yadwinder - 9266116660; **Lucknow:** Siddharth - 9554964937

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