

PERFECTING THE ART OF BUILDING



Eldeco Accolade
Sector 2, Sohna, Gurgaon



Eldeco Estate One
Main G.T. Road, Ludhiana



Eldeco Estate One
Sec. 40, G.T. Karnal Road, Panipat



Eldeco County
Sec. 19, G.T. Karnal Road, Sonapat



Eldeco Mystic Greens
Sector Omicron I, Greater Noida



Eldeco Inspire
Sector 119, Noida

The Eldeco Group has been at the forefront of Real Estate development in North India since 1985. The group is synonymous with timely and quality delivery in a number of cities like Lucknow, Kanpur, Agra, Noida, Greater Noida and other parts of Delhi-NCR. With more than 30 years of expertise in construction and real estate development, Eldeco has delivered more than 175 projects spanning townships, high-rise condominiums, industrial estates, malls and office complexes. In addition, 30 projects are in various stages of active execution. The aggregate delivered area stands at more than 20 million sq.ft. with more than 25000 satisfied customers. Currently, apart from the towns mentioned above, Eldeco is developing projects in Panipat, Sonapat, Ludhiana, Jhansi, Neemrana and Jalandhar. The unique 1200 acres state-of-the-art Eldeco Sidcul Industrial Park at Sitarganj, Uttarakhand, is Eldeco's flagship project in the industrial sector.

Eldeco's strength lies in its professional and experienced workforce. Apart from in-house capabilities, Eldeco employs best-in-class consultants and experts to deliver state-of-the-art projects. The group's business activities rest on the principles of high quality, superior construction technology and high consumer satisfaction. Over the years, the group has won numerous awards and accolades for its projects.

Disclaimer: Eldeco Nora ("Project") is promoted by Eldeco Jalandhar Properties Pvt. Ltd. ("Company"). The details of the above projects is being provided for general information purposes only. The above projects are promoted by the separate companies which may not be having association either with Project or with the Company.

European lifestyle now comes to Jalandhar



Eldeco is proud to present Eldeco Nora, an exclusive collection of villas within the posh 83 acres Eldeco Greens township in Jalandhar. Eldeco Nora is a set of expandable villas with signature European lifestyle. The uniquely designed access road gives you a sense of arrival, as well as easy access to the resort-like ambience of the township with a lifestyle club, parks and wide roads.

Come, live a rich European lifestyle with the joy of exclusive living.



RERA No. PBRERA-JAL34-PR0023



This is an artistic impression. The look and materials shown may change at the time of completion.



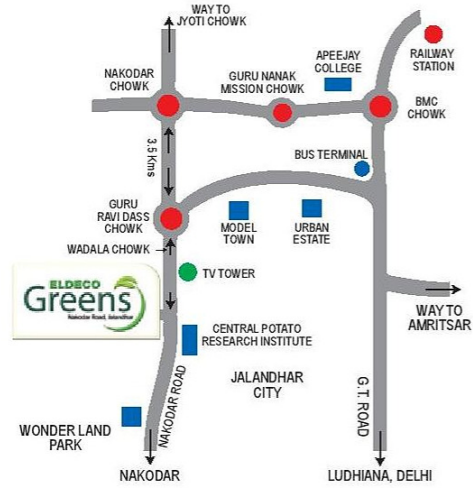
Discover the luxurious charm of European lifestyle

While the rich and classic style architecture gives Eldeco Nora a premium look, this property provides you the best of both worlds - the privacy & space of a bungalow with the security & convenience of a gated apartment complex. Built on an ingenious blueprint, these expandable villas, with flexibility to add rooms as family

and budget grows, are truly designed to give a sense of pride to their owners. What sets them apart from ordinary living is their new age architecture, surrounded with premium landscaping and a magnificent club that introduces you to the extravagant lifestyle. Come, experience the lavish charisma of European lifestyle with Eldeco Nora.

Location Advantages:

- Prime location on Nakodar Road
- Close to major residential area of Jalandhar City
- All major educational institutes and business areas nearby
- Various commercial projects coming in the vicinity, comprising of hotels, multiplexes and malls



NOTE: This map is indicative. Not to the scale.



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ELDECO
nora
AT ELDECO GREENS, JALANDHAR

VILLA
Type: A

Features:

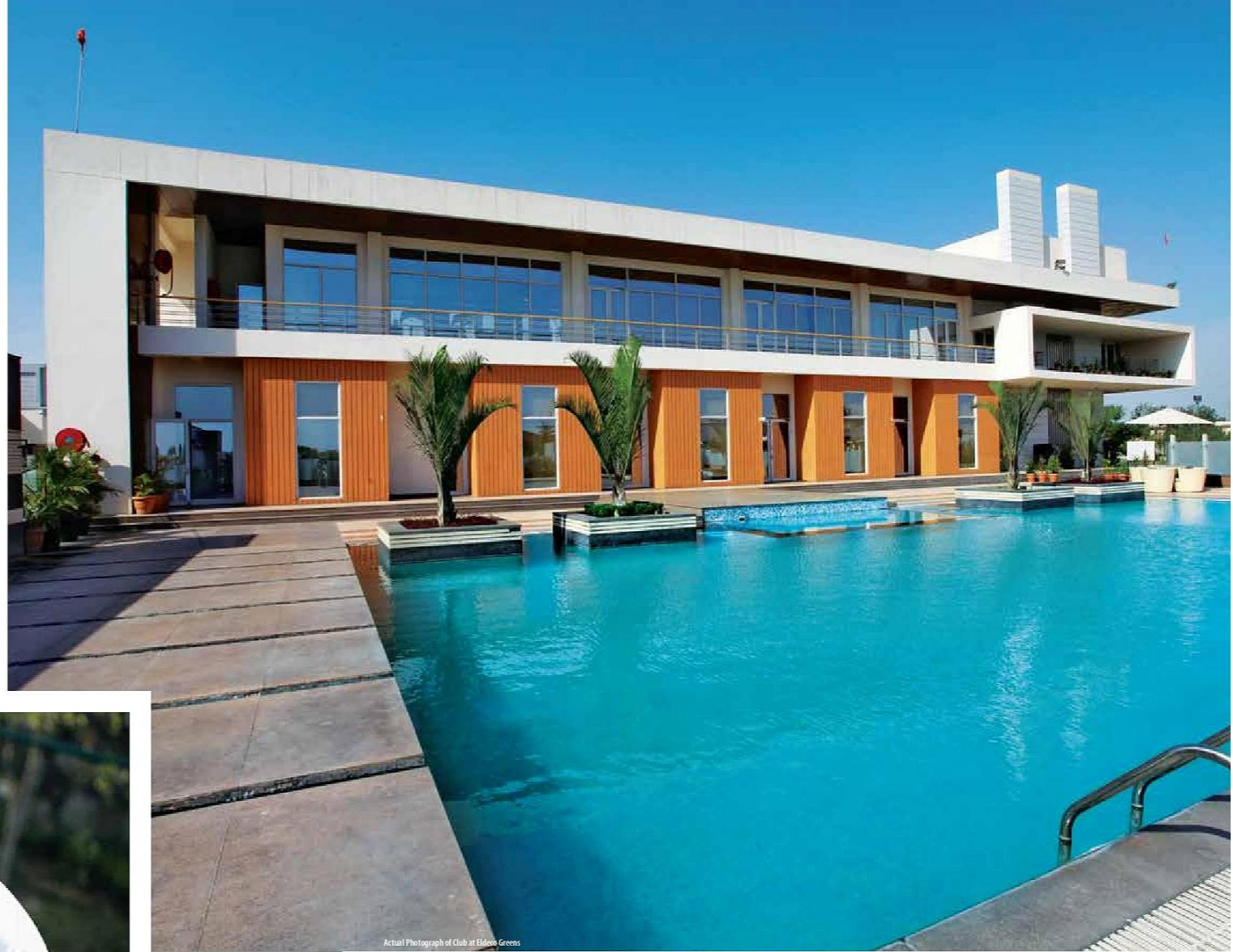
- Expandable villas that you can further build as your family and budget increases
- Resort like ambience with parks and wide roads
- Rich and classic architecture for a premium look
- Free hold property
- Power back-up for villas
- Most of the villas are located on 80 meter double road



Master Planning of Eldeco Greens

When it comes to unique architectural style and integrated living for a better lifestyle, Eldeco Greens is the place to be.

- Defined area, set amid tranquil greens with built-up villas and plots
- Distinctive entrance road to give you a sense of arrival
- Landscaped greens with walkways & park
- Underground power lines, water tank and well-laid sewerage system



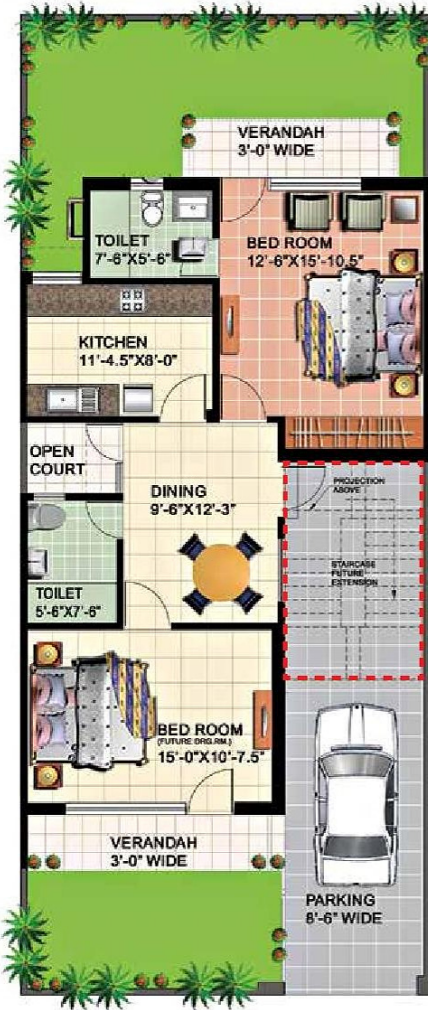
Actual Photograph of Club at Eldeco Greens



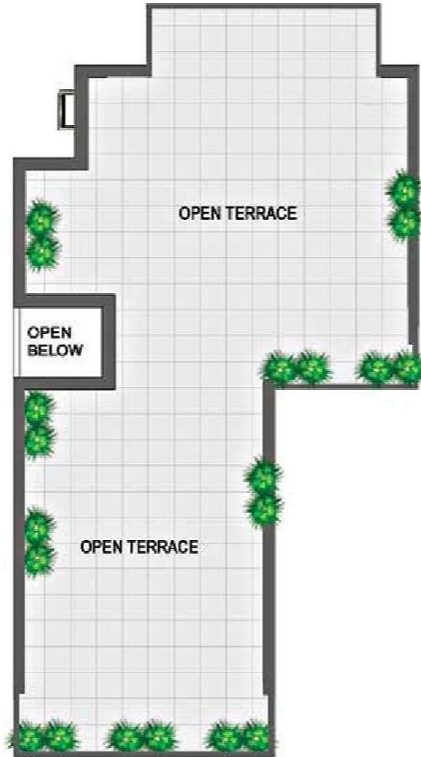
Amenities inside Eldeco Greens

- Gated township with access control
- Club Anandam operational with gym, swimming pool, lawn tennis, banquet hall, sauna, card room & billiards
- GD Goenka International school open
- Well-maintained parks and landscaped greens
- Ready infrastructure with roads, sewerage system, water and electricity
- Provision for commercial area

VILLA TYPE : A
 PLOT AREA : 167 sq. yards (139.35 sq. m. approx.)
 BUILT-UP AREA : 853 sq. ft. (without staircase)
 RERA CARPET AREA : 658 sq. ft. (without staircase)



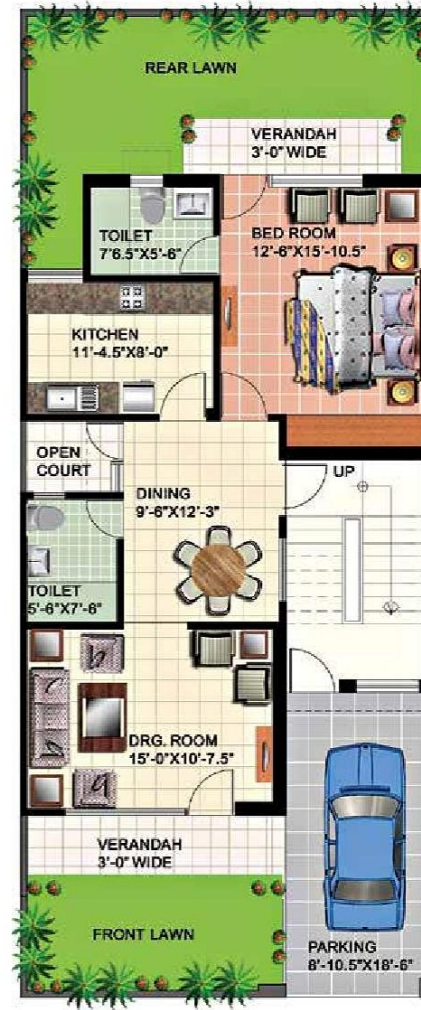
Staircase is optional. Please check the cost with marketing.



GROUND FLOOR PLAN

TERRACE FLOOR PLAN

VILLA TYPE : B
 PLOT AREA : 167 sq. yards (139.35 sq. m. approx.)
 BUILT-UP AREA : 1553 sq. ft. (with staircase, without mumty)
 RERA CARPET AREA : 1220 sq. ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DISCLAIMER

- 1 sq. ft. = 0.093 sq. m., 10.764 sq. ft. = 1.196 sq. yd. and 3.28 ft. = 1 m.
- All dimensions shown in feet inches are close approximation to metric dimensions.
- Please check actual area of the unit booked with marketing at the time of purchase.
- RERA carpet area includes area between the inner face of the outer wall of the unit.
- Built-up area of the unit includes RERA carpet area, balcony area & external wall area.
- Internal dimensions may vary after finishing plaster/tiles/etc.

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Entrance Gate



Row of built-up Villas

Actual images of Eldeco Greens

with happy residents



Club Anandam



G.D. Goenka International School