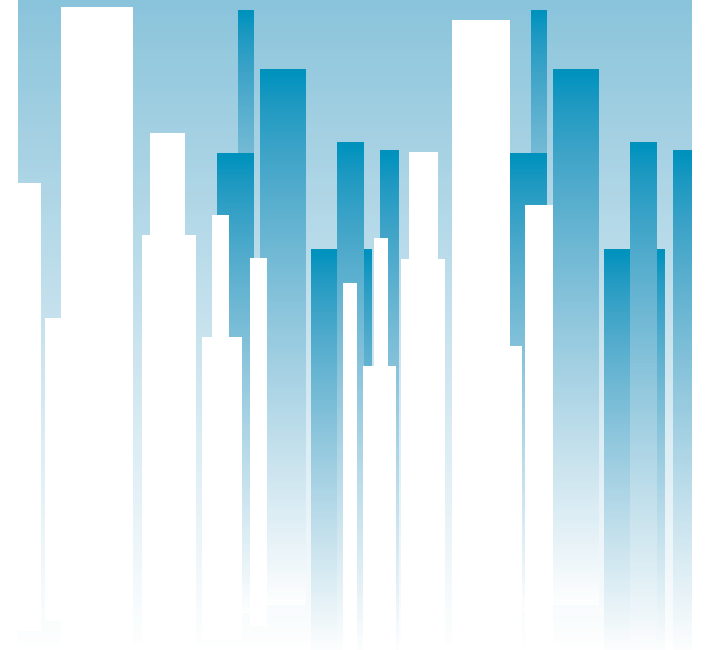


LIVING WITH A
RESTRICTED
VIEW?



**EXPAND YOUR
VIEW OF
LIFE**



ELDECO

OPEN UP
TO A NEW
LIFE



ELDECO

**LIVE BY THE
GREENS**



ELDECO



PRESENTING

ELDECO

PROJECT CODE: EL 150

AT SECTOR 150, NOIDA

ELDECO

ELDECO

SECTOR 150, NOIDA MASTER PLAN

Water side Cabanas

Round-About
Feature

Badminton Court

Convenient
Shopping

Kids Play Area,
Tot Lot

Seating Areas

Ampitheatre and
Multi-Purpose Lawn

Grass-On-Slope
Seating

Rock Climbing,
Tot Lot

Seating Areas

Skating Rink



TOWER TYPES

LIFE (2 BHK)
 VERVE (3 BHK)

Spacious Clubhouse with
Gym, Swimming Pool,
Banquet Hall, Billiards,
indoor Badminton

Party Lawn

Cricket Stadium
with Academy

Chess Feature

Lawn Tennis
Court

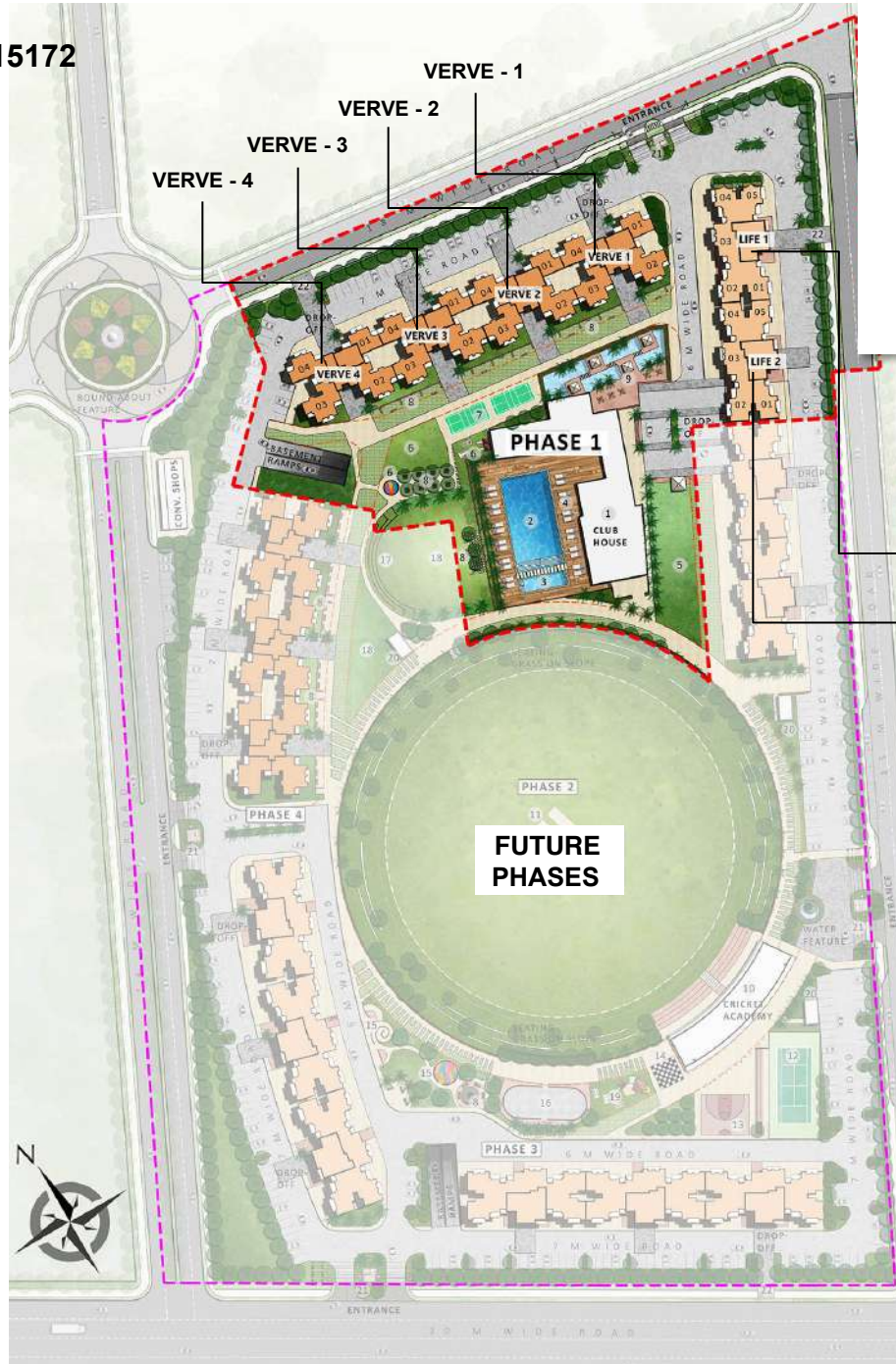
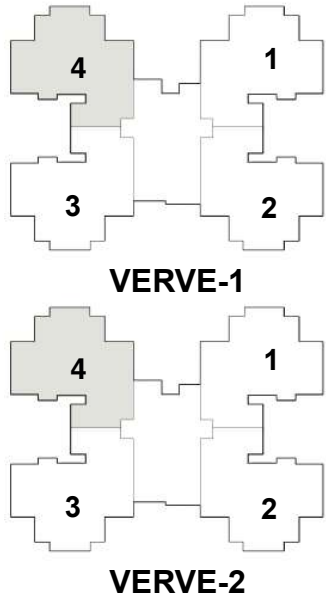
Half Basketball
Court

Kid's Play
Structure

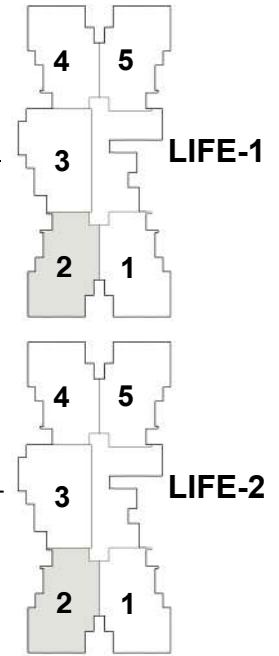
**Disclaimer: Only Phase-1
plan is firm. Other phases
subject to change at
Company discretion**

RERA NO: UPRERAPRJ15172

OPENING BOOKINGS
ELDECO
EL150 (PHASE-1)
AT SECTOR 150, NOIDA



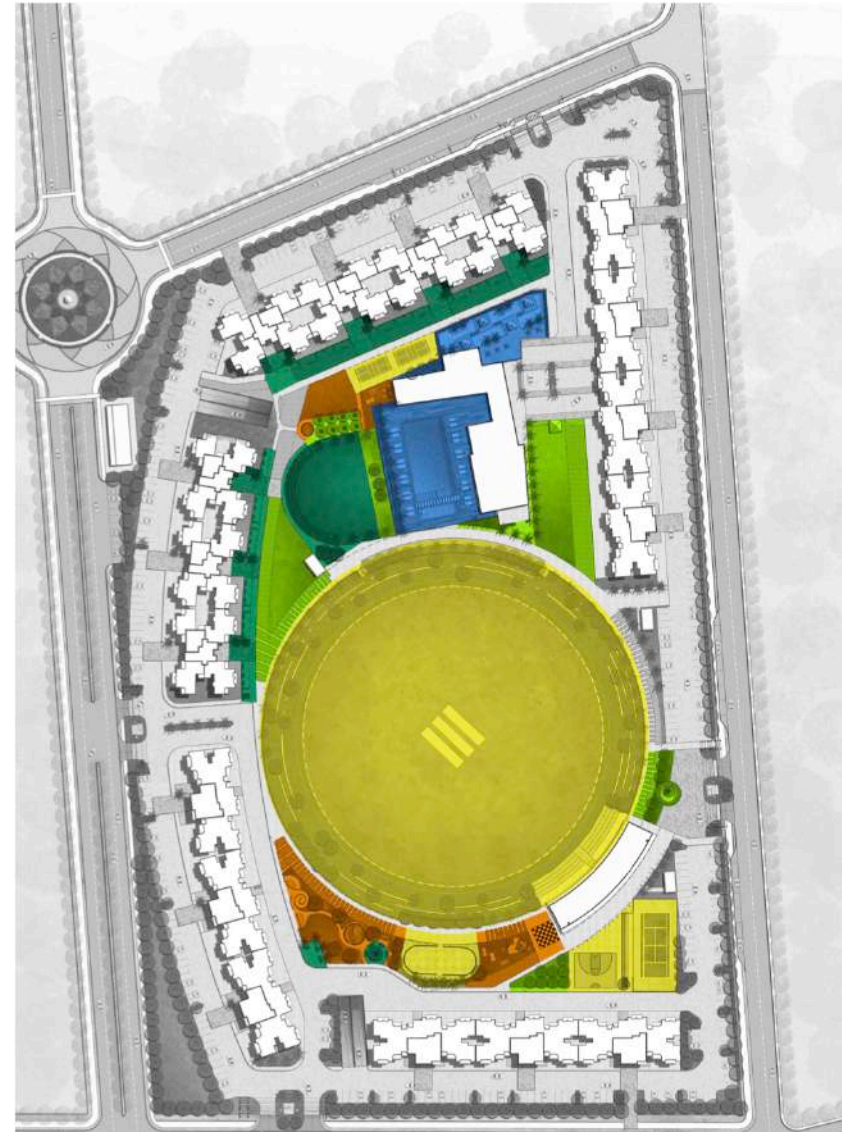
TOWER TYPES
LIFE (2 BHK)
VERVE (3 BHK)



Disclaimer: Only Phase-1 plan is firm. Other phases subject to change at Company discretion

Live an Active Life

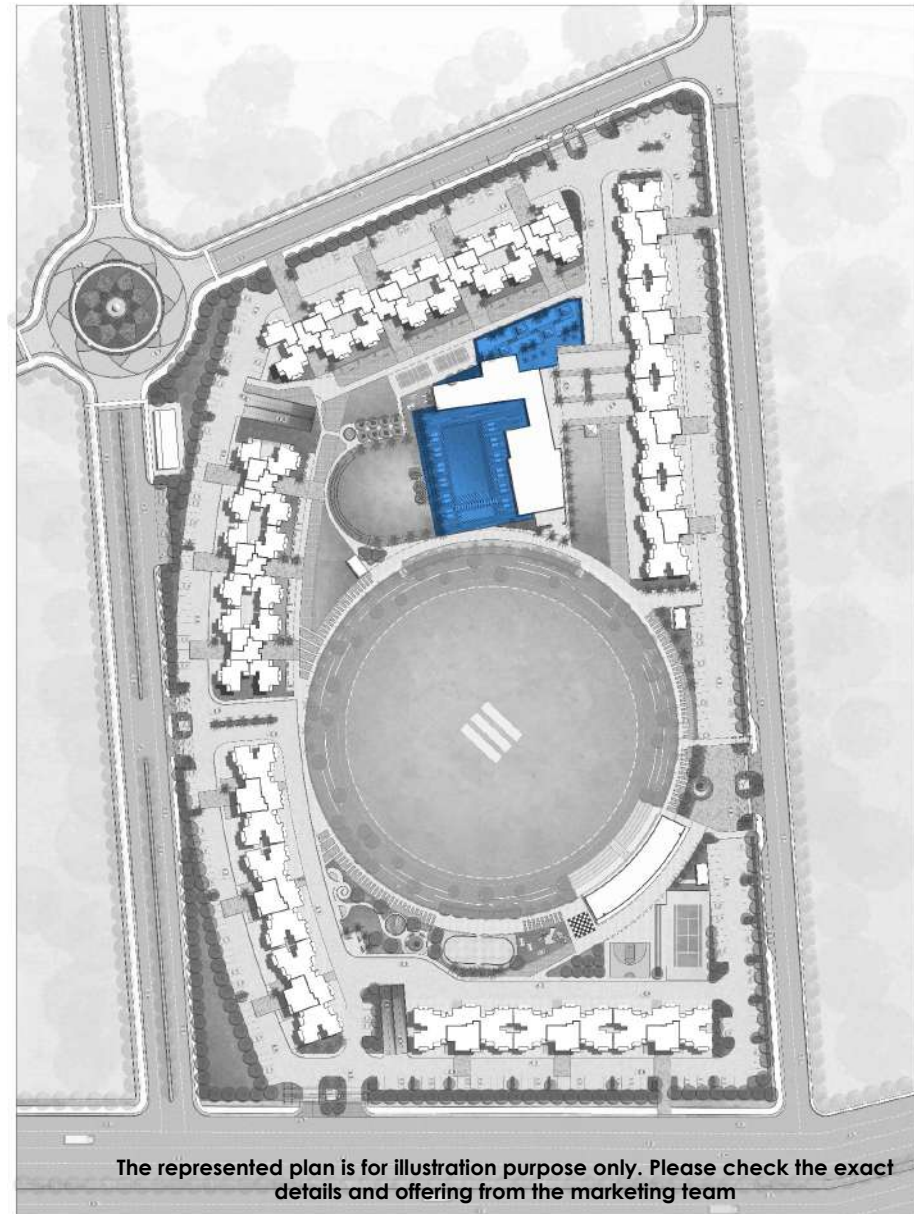
Enter a new life that is active with fun, sports and leisure. A life that offers numerous opportunities to relax and rejuvenate after a hard day at work. Life that brings alive the sportsman in you. Life that offers numerous social opportunities to meet new people, make new friends or let you be at peace with yourself.



The represented plan is for illustration purpose only. Please check the exact details and offering from the marketing team

Live The Way You Would Live In A Resort

- Enjoy resort living
- Swim, relax on loungers, chill under cabanas
- Meet your friends at the café
- Go for a stroll



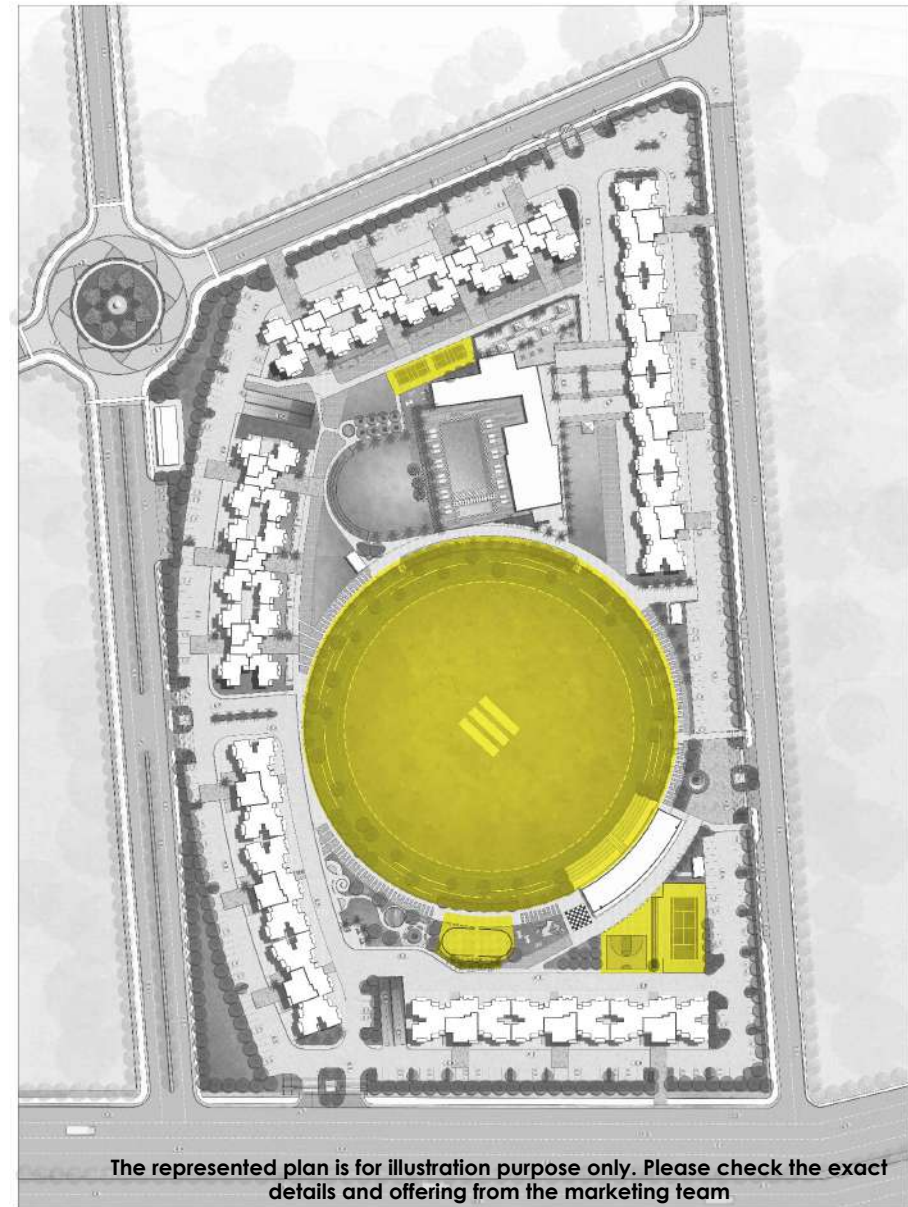
The represented plan is for illustration purpose only. Please check the exact details and offering from the marketing team

Live a Sporting Life

Enjoy sporting life. Choose to play what you like.

- A leisurely game of lawn tennis
- A quick round of badminton
- Feel the energy of basketball
- A friendly cricket match
- Play Chess outdoors

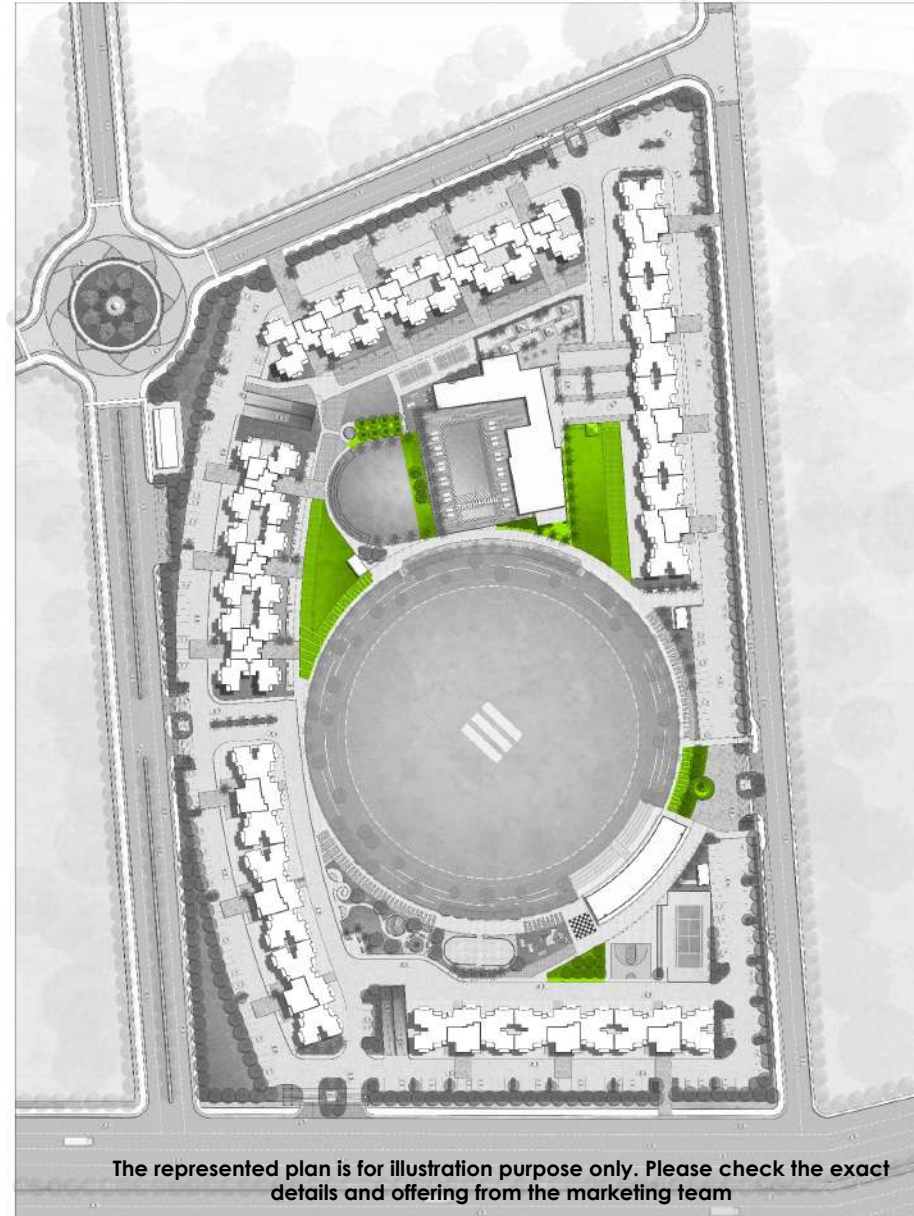
Choose the game of life.



The represented plan is for illustration purpose only. Please check the exact details and offering from the marketing team

Live an Active Social Life

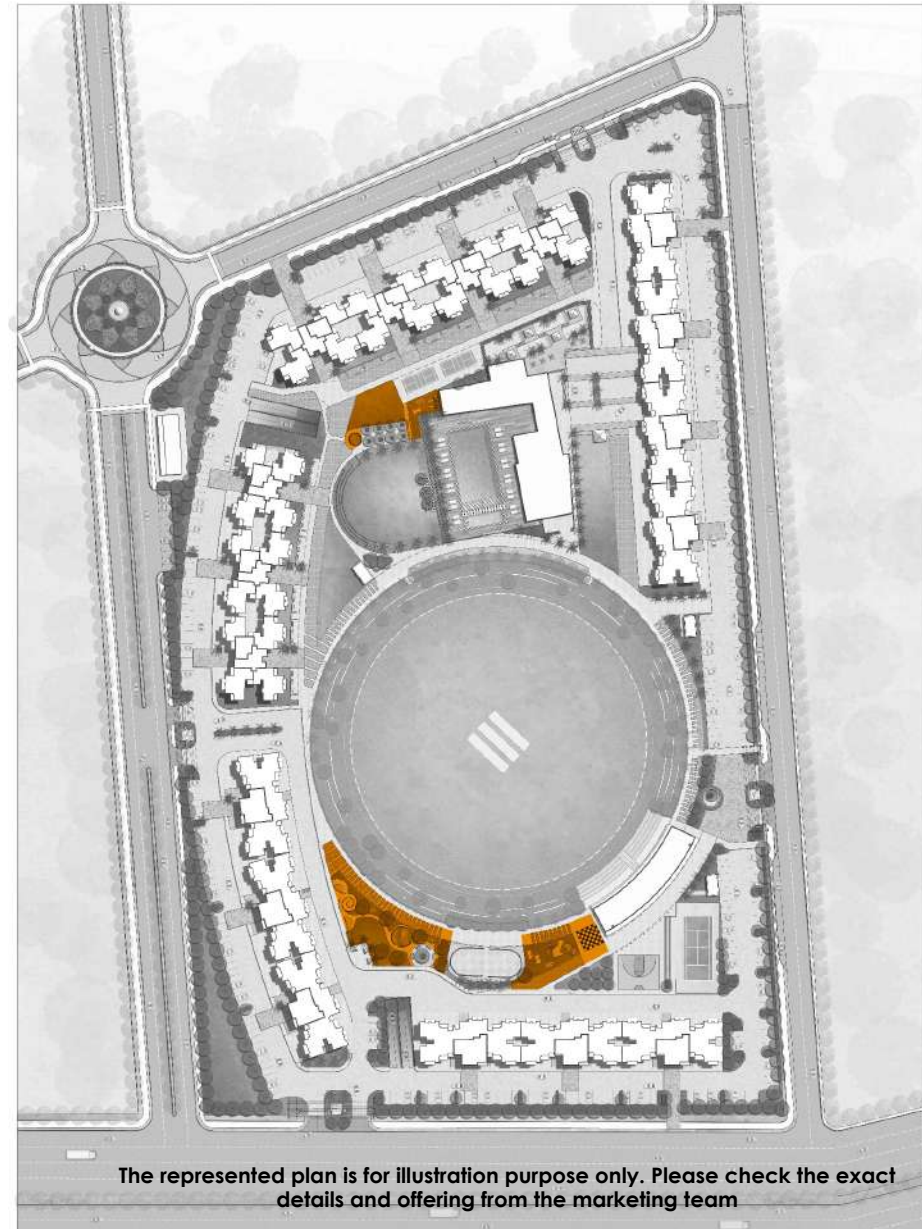
- Areas designed to cut out the city noise
- Floating seating areas for that evening chat with your neighbour



The represented plan is for illustration purpose only. Please check the exact details and offering from the marketing team

Let Kids Have Fun

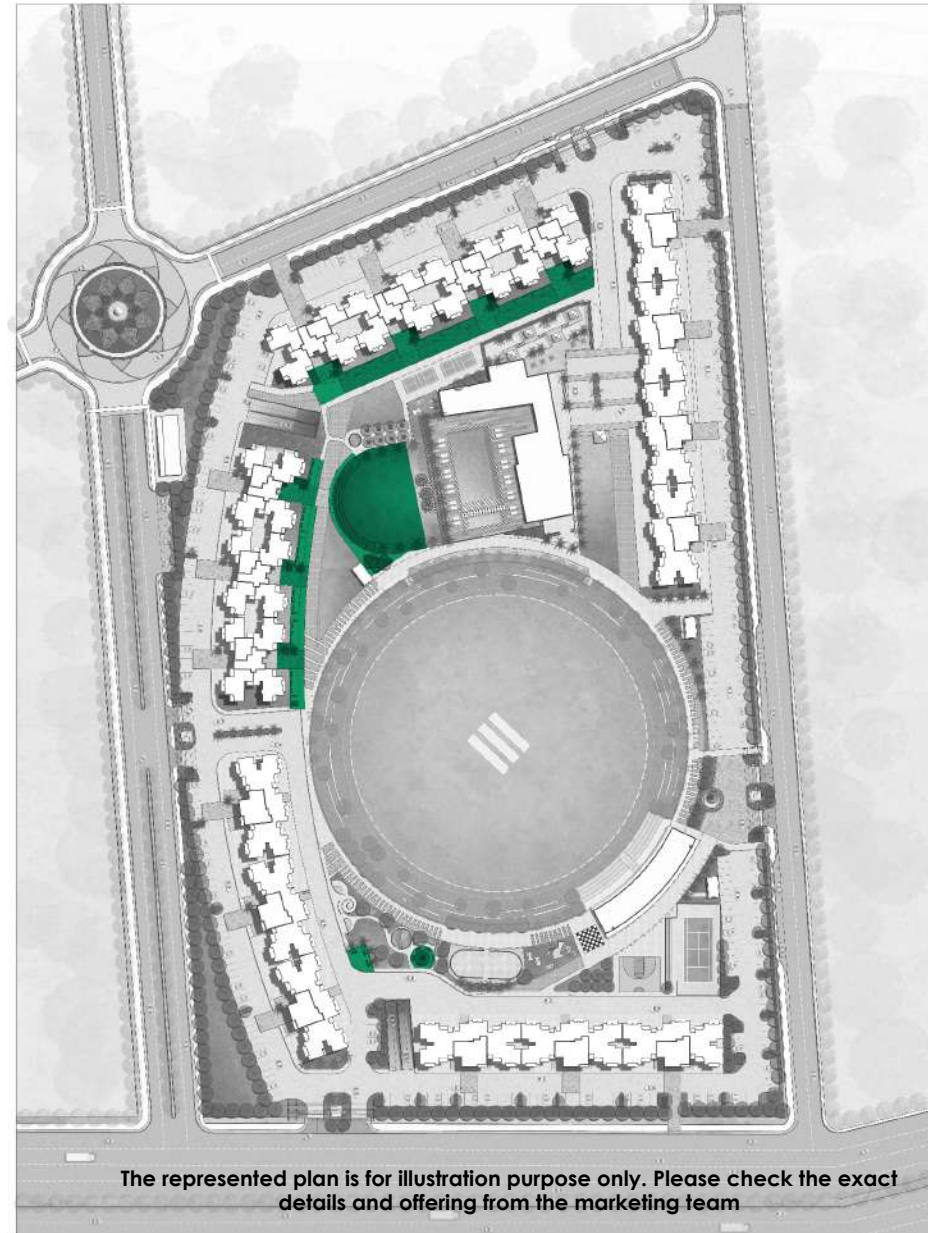
- Kids friendly complex with 4 kids' play areas
- Tot lot area for smaller kids with seating for guardians
- Cricket academy and field within the complex



The represented plan is for illustration purpose only. Please check the exact details and offering from the marketing team

Areas to Discover

- Hang out places scattered all over the complex
- Amphitheatre with grass steps and seating on grass
- Cricket field with grass on slope seating for spectators and pavilion



The represented plan is for illustration purpose only. Please check the exact details and offering from the marketing team

DESIGNED TO LIVE BETTER



LIVABLE ROOM SIZES

Homes at EL 150 are designed with livable room sizes. The apartment is spacious, aesthetically designed to accommodate what is necessary for contemporary living



HEALTHY HOMES

Homes at EL 150 are planned for healthy living. Each home is designed for maximum ventilation and natural light. Spacious open greens inside the complex also keeps the environment healthy



SOCIAL INFRASTRUCTURE

Sector 150, Noida is well located at a prime location with developed social infrastructure in near vicinity



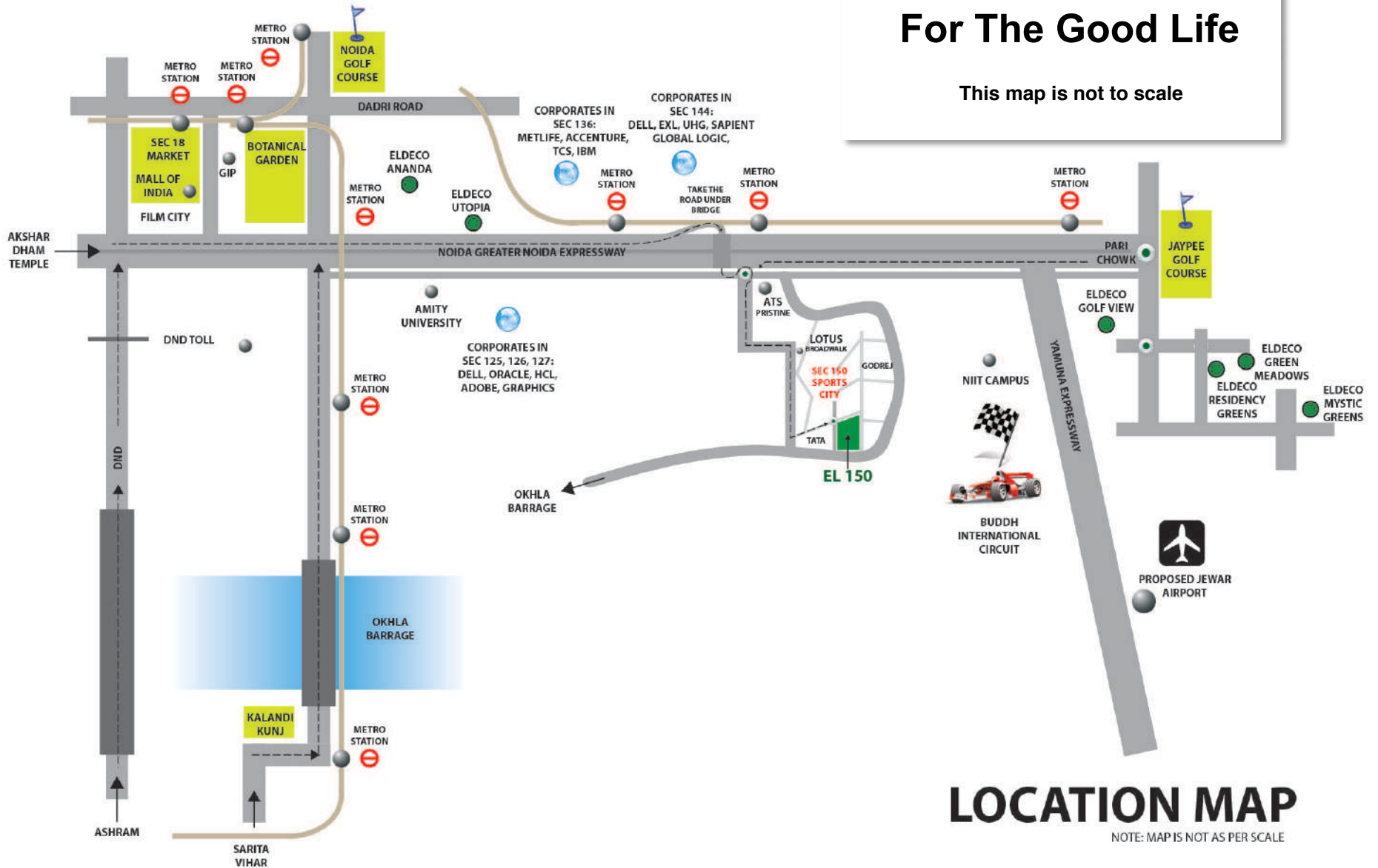
Sports City, Sector 150

The Most Sought After
Location In Noida

SECTOR 150

A Perfect Location For The Good Life

This map is not to scale



NOIDA HIGHLIGHTS



Sector 150

A well connected Location

- 8 Lane DND Flyway connects Delhi to Noida
- Noida- Greater Noida Expressway is a 6 Lane highway connecting Noida & UP to Greater Noida
- Upcoming FNG Expressway will connect all major cities
- Upcoming Noida Greater Noida Metro will pass close to the site. Estimated date of opening: June 2018



NOIDA HIGHLIGHTS

Best of Education

LEADING SCHOOLS WITHIN 15 MIN DRIVE

- Amity
- Apeejay
- DPS
- Step by Step
- Shriram Millennium
- Lotus Valley School
- Pathway and many more

LEADING INSTITUTES

- IIM Lucknow (Part-time campus)
- NIIT, Infosys Education Centre
- Amity Business School
- Shiv Nadar University
- Galgotia University



NOIDA HIGHLIGHTS

New Airport at Jewar

- Located at 20 minutes driving distance from Sports City, Sec-150
- As per state government the airport to be operational in the next 5 years
- To have Metro connectivity by extending the current Greater Noida Metro Line from Pari Chowk
- Airport connectivity will encourage MNCs to open their establishments in the vicinity



NOIDA HIGHLIGHTS

Best of Healthcare and Sports Facilities

LEADING HOSPITAL

- Jaypee Hospital
- Yatharth Hospital
- Fortis Hospital

SPORTS HUB

Proposed Sports City with

- Swimming academy
- Tennis academy
- Cricket academy
 - Golf course
- 4 World Class Golf-Courses in Noida
and Greater Noida



NOIDA HIGHLIGHTS

Best of Social Infrastructure

ACTIVITIES

- World of Wonders
- Water World
- Expo Centre

SHOPPING IN NOIDA

- DLF Mall of India
- Great India Place
- Sector 18 Market
- Omaxe Connaught Place (Greater Noida)
 - Grand Venice Mall (Greater Noida)
 - Lotus Greens Broadwalk (Sports City)
(under development)



NOIDA HIGHLIGHTS

NOIDA Home to Best of Companies

TATA
CONSULTANCY
SERVICES

KPMG

Infosys



WIPRO
Applying Thought

IBM

ORACLE

Adobe

MetLife

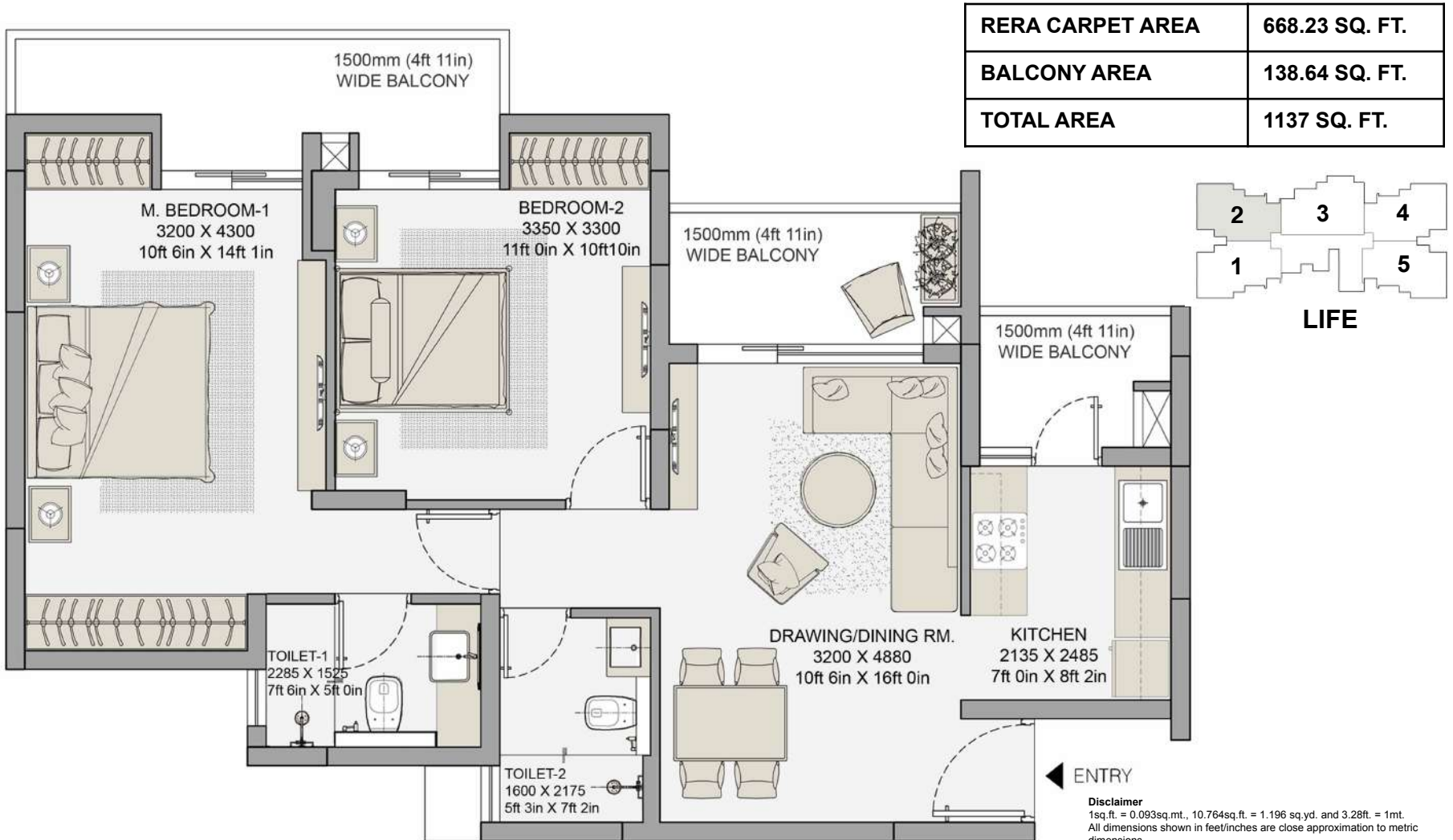
SAMSUNG

AON



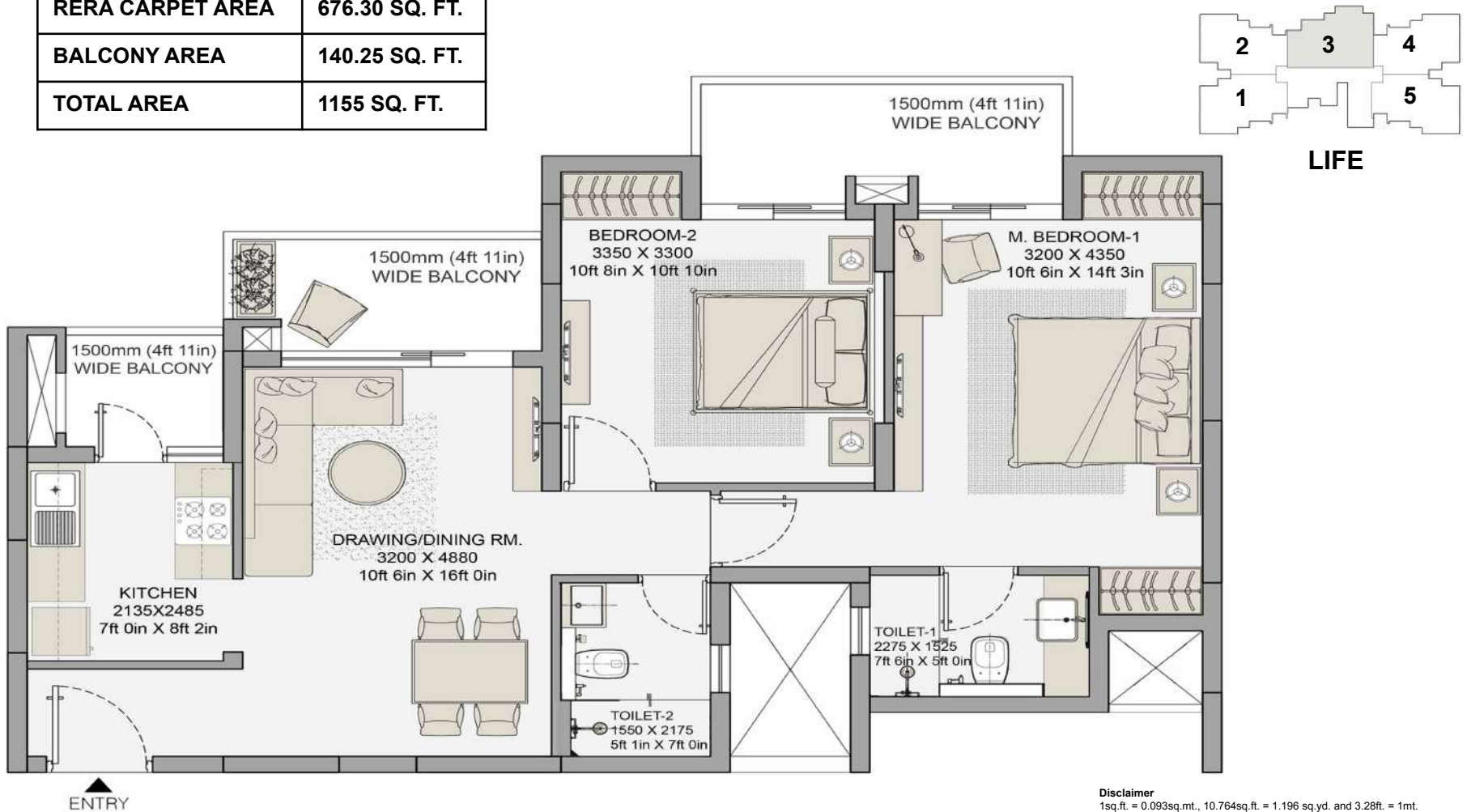
Floor Plans

TYPE A1: 2 BDR + 2T



TYPE A2: 2 BDR + 2T

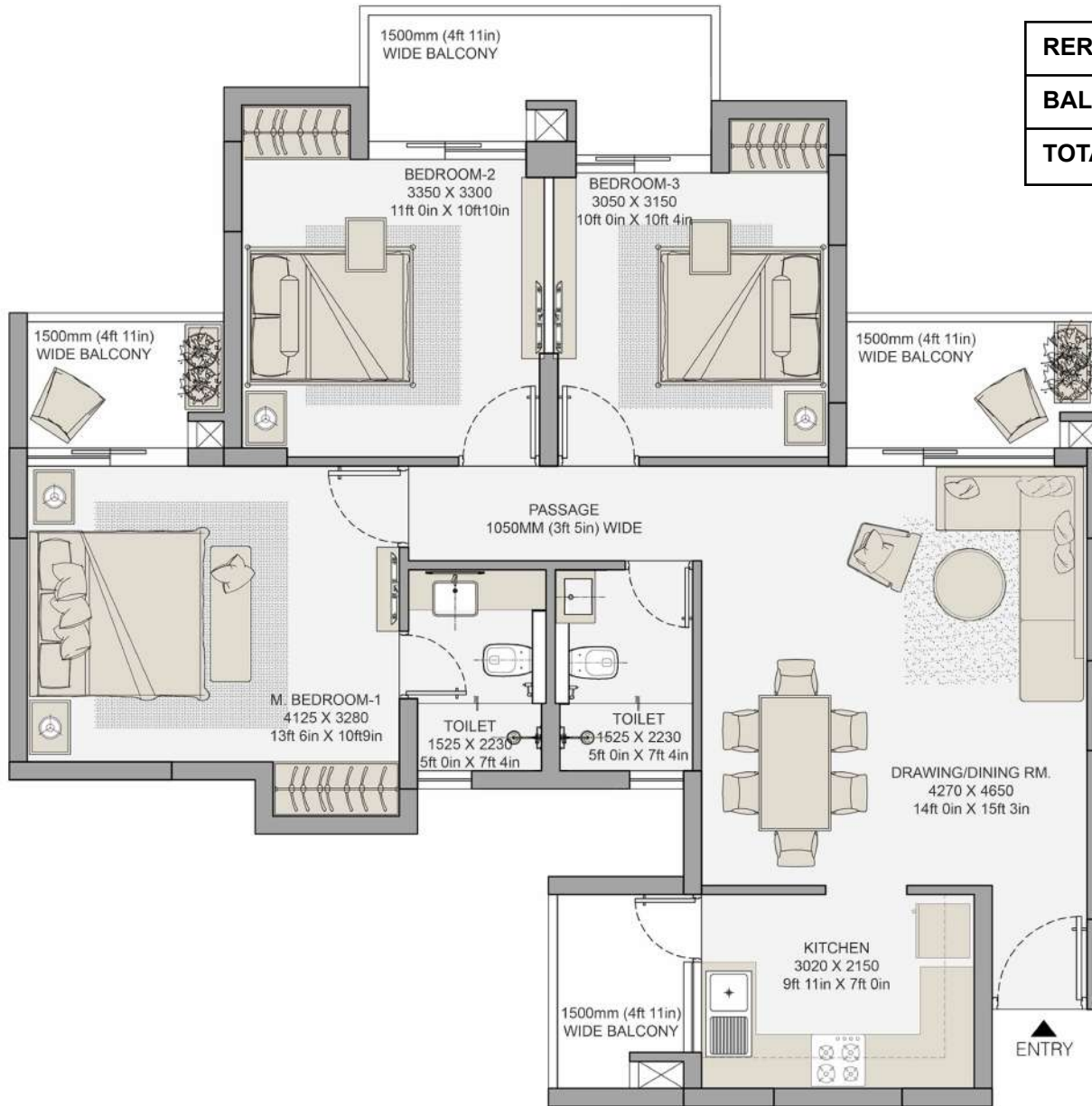
RERA CARPET AREA	676.30 SQ. FT.
BALCONY AREA	140.25 SQ. FT.
TOTAL AREA	1155 SQ. FT.



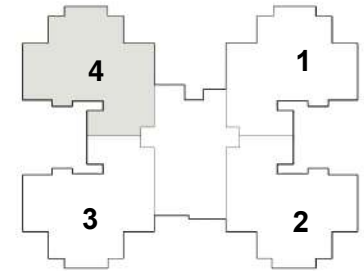
Disclaimer

1sq.ft. = 0.093sq.mt., 10.764sq.ft. = 1.196 sq.yd. and 3.28ft. = 1mt.
 All dimensions shown in feet/inches are close approximation to metric dimensions
 RERA carpet area includes area between the inner face of the outer wall of the unit.
 Total area includes RERA carpet area plus balcony area plus area of external walls and proportionate share of common area.
 Internal dimensions may vary after finishing plaster/tiles etc.
 Some units may have different area including additional lawn/terrace area. Please check the area with marketing at the time of purchase.

TYPE B: 3 BDR + 2T



RERA CARPET AREA	827.75 SQ. FT.
BALCONY AREA	165.66 SQ. FT.
TOTAL AREA	1404 SQ. FT.



VERVE

Disclaimer

1sq.ft. = 0.093sq.mt., 10.764sq.ft. = 1.196 sq.yd. and 3.28ft. = 1mt.
 All dimensions shown in feet/inches are close approximation to metric dimensions
 RERA carpet area includes area between the inner face of the outer wall of the unit.
 Total area includes RERA carpet area plus balcony area plus area of external walls and proportionate share of common area.
 Internal dimensions may vary after finishing plaster/tiles etc.
 Some units may have different area including additional lawn/terrace area. Please check the area with marketing at the time of purchase.

Convenient Payment Plans

TICKET SIZE COMPOSITION



***Amount mentioned is Basic Price of the Non-PLC unit on 22nd floor. Please check the Basic Price of your apartment with marketing team before making the purchase. The Basic Price of the unit may vary on different floor/location.**

Basic Price shall include 1 Car Parking* (open/covered)

Extra charges: IFMS, Maintenance Charges, EEC, FFC, Power Back-up installation charges, Club Development Charges, Registration Charges, GST** and any other Government taxes will be extra. Lease rent is payable as per actuals of Noida Authority. Proportionate lease rent to Noida Authority shall be paid annually till the date of application of completion certificate. One time lease rent shall be payable on intimation by the company 60 days prior to the application of completion certificate.

** Additional car parking is available on first-come-first basis at extra cost as mentioned in Price List.*

*** Input Credit of GST is already adjusted in Basic Price*

Payment Plans mentioned are indicative and subject to change without prior notice at the sole discretion of the developer.

PLAN 1: SPECIAL PAYMENT PLAN (10:30:30:25:5)

On Application for Booking

10% of Basic Price

Within 60 Days of Booking

30% of Basic Price

On completion of structure

30% of Basic Price

On Completion of external plaster

25% of Basic Price

On Offer of Possession

5% of Basic Price

***Payment plans may vary slightly depending upon the Tower**

Basic Price shall include 1 Car Parking* (open/covered)

Extra charges: IFMS, Maintenance Charges, EEC, FFC, Power Back-up installation charges, Club Development Charges, Registration Charges, GST** and any other Government taxes will be extra. Lease rent is payable as per actuals of Noida Authority. Proportionate lease rent to Noida Authority shall be paid annually till the date of application of completion certificate. One time lease rent shall be payable on intimation by the company 60 days prior to the application of completion certificate.

** Additional car parking is available on first-come-first basis at extra cost as mentioned in Price List.*

*** Input Credit of GST is already adjusted in Basic Price*

Payment Plans mentioned are indicative and subject to change without prior notice at the sole discretion of the developer.

PLAN 2: CONSTRUCTION LINKED PLAN (CLP)

On Application for Booking	10% of Basic Price
Within 45 Days of Booking	10% of Basic Price
Within 90 Days of Booking	10% of Basic Price
On Completion of Ground Floor Slab	10% of Basic Price
On Completion of 4 th Floor Slab	7.5% of Basic Price
On Completion of 8 th Floor Slab	7.5% of Basic Price
On Completion of 12 th Floor Slab	7.5% of Basic Price
On Completion of 16 th Floor Slab	7.5% of Basic Price
On Completion of 20 st Floor Slab	7.5% of Basic Price
On Completion of Structure	7.5% of Basic Price
On Completion of External Plaster	5% of Basic Price
On Completion of Internal Flooring	5% of Basic Price
On Offer of Possession	5% of Basic Price

***Payment plans may vary slightly depending upon the Tower**

Basic Price shall include 1 Car Parking* (open/covered) and PLC/floor premium included (if applicable)

Extra charges: IFMS, Maintenance Charges, ESC, FFEC, Power Back-up installation charges, Club Development Charges, Registration Charges, GST** and any other Government taxes will be extra. Lease rent is payable as per actuals of Noida Authority. Proportionate lease rent to Noida Authority shall be paid annually till the date of application of completion certificate. One time lease rent shall be payable on intimation by the company 60 days prior to the application of completion certificate.

** Additional car parking is available on first-come-first basis at extra cost as mentioned in Price List.*

*** Input Credit of GST is already adjusted in Basic Price*

Payment Plans mentioned are indicative and subject to change without prior notice at the sole discretion of the developer.

PLAN 3: SUBVENTION PAYMENT PLAN (10:30:30:25:5)

On Application for Booking

10% of Basic Price

Within 60 Days of Booking

30% of Basic Price

On completion of structure

30% of Basic Price

On Completion of external plaster

25% of Basic Price

On Offer of Possession

5% of Basic Price

***Payment plans may vary slightly depending upon the Tower**

Basic Price shall include 1 Car Parking* (open/covered)

Extra charges: IFMS, Maintenance Charges, EEC, FFC, Power Back-up installation charges, Club Development Charges, Registration Charges, GST** and any other Government taxes will be extra. Lease rent is payable as per actuals of Noida Authority. Proportionate lease rent to Noida Authority shall be paid annually till the date of application of completion certificate. One time lease rent shall be payable on intimation by the company 60 days prior to the application of completion certificate.

** Additional car parking is available on first-come-first basis at extra cost as mentioned in Price List.*

*** Input Credit of GST is already adjusted in Basic Price*

Payment Plans mentioned are indicative and subject to change without prior notice at the sole discretion of the developer.

**EL 150 is a project by
Wondrous Buildmart Private Ltd.**

Wondrous is promoted by
Lotus Greens Construction Private Ltd and
Eldeco Infrastructure & Properties Ltd.

Eldeco - The Front Runner In North India

- Eldeco Infrastructure & Properties Limited is a leading Real Estate developer of North India.
- Vast experience in Real Estate Development with Group Housing, Township Development, Shopping Mall, Office Buildings, Industrial Parks etc.
- Professionally run with best in class consultants and contractors
- Multi-city presence (15 cities). Established track record of delivering quality projects on time.
- 150 projects delivered, 25 under execution.

ELDECO PROJECTS ACROSS INDIA

- 35 Years Of Expertise
- Present in 12 Cities
- 25000 Customers
- Over 25 Projects
Under Development

175 PROJECTS
DELIVERED



SOME PROJECTS BY ELDECO

Eldeco Mansionz, Sector 48, Sohna Road, Gurgaon



Eldeco Green Meadows, Sector Pi, Greater Noida



Eldeco Castle, Sector Pi, Greater Noida



Eldeco Residency Greens, Sector Pi, Greater Noida



Eldeco Mystic Greens, Sector Omicron I, Greater Noida



Eldeco Golf View, Sector Omega, Greater Noida



Eldeco Ananda, Sector 48, Noida



Eldeco Olympia, Sector 93A, Expressway, Noida



Eldeco Utopia, Sector 93A, Expressway, Noida



Eldeco Studio, Sector 93A, Expressway, Noida



Eldeco Amantran, Sector 119, Noida



Eldeco Eden Park, Japanese Zone, Neemrana



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



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



Eldeco Greens, Nakodar Road, Jalandhar



Eldeco Estate One, Main G.T Road, Ludhiana



Eldeco City, IIM Road, Lucknow



Eldeco Elegance Vibhuti Khand, Gomti Nagar, Lucknow



Eldeco Eternia, Sitapur Road, Lucknow



Eldeco Samridhi, Udyan 2, Lucknow



Eldeco Saubhagyam, Amar Shaeed Path, Lucknow



Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow



Eldeco Corporate Chamber-II Vibhuti Khand, Gomti Nagar, Lucknow



Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow



Eldeco Shaurya, Bijnor Road, Lucknow



Eldeco Industrial Park, Sitarganj, Uttarakhand



The Project is being jointly developed by Lotus Greens Construction Private Ltd and Eldeco Infrastructure & Properties Ltd through a joint venture company Wondrous Buildmart Private Ltd.



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THANK YOU!