

ELDECO

UP RERA Registration No. 
UPRERAPRJ921261/05/2025
Website of UP RERA : www.up-rera.in
Launch Date: 21st May, 2025

Collection A/C Details of Eldeco Ballads of Bliss
Bank Account Name: Eldeco Goodliving Prop Ltd Coll A/C for Eldeco Ballads of Bliss
Bank Name: HDFC Bank | Bank Account No.: 57500001750791
IFSC Code: HDFC0002830

— CODENAME — SONG OF LIFE

SEC-22D, YAMUNA EXPRESSWAY

AIR CONDITIONED 3 BR HOMES

#SONG_OF_LIFE



ELDECO



A LEGACY
BUILT ON EXCELLENCE



40+ YEARS OF EXCELLENCE

200+ PROJECTS DELIVERED

30000+ HAPPY FAMILIES

20+ CITIES & RAPIDLY EXPANDING

MARQUEE PROJECTS



Eldeco Centre, Malviya Nagar, New Delhi



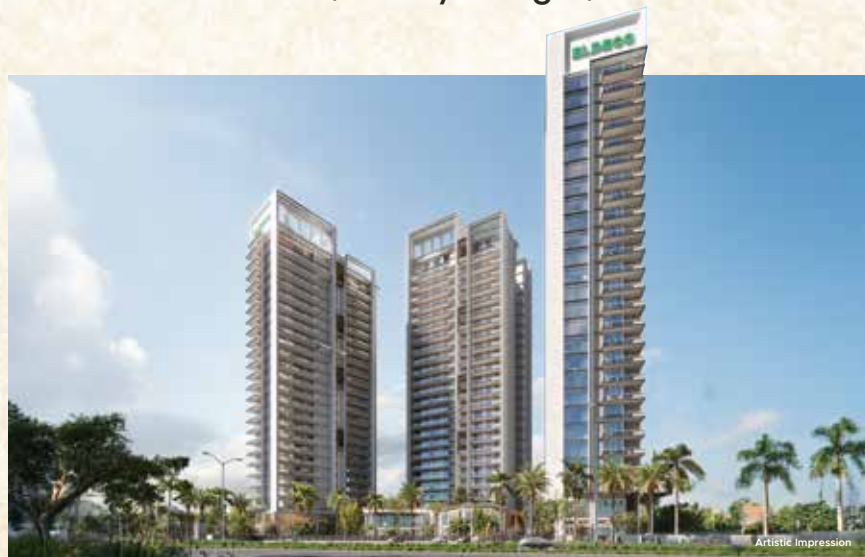
Eldeco Live by the Greens, Noida



Eldeco Fairway Reserve, Gurugram



Eldeco Mystic Greens, Omicron I, Greater Noida



Eldeco Trinity, Gomti Nagar Extension, Lucknow



Eldeco La Vida Bella, Greater Noida West



Eldeco Green Meadows, Greater Noida



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



Eldeco Accolade, Sohna Road, Gurugram



Eldeco Olympia, Expressway,



Eldeco Utopia, Expressway, Noida



Eldeco Mansionz, Sohna Road, Gurugram

MARQUEE PROJECTS



Eldeco Greens, Nakodar Road, Jalandhar



Eldeco Regalia, Off IIM Road, Lucknow



Eldeco Golf View, Greater Noida



Eldeco Residency Greens, Greater Noida



Eldeco City, Bareilly



Eldeco Ananda, Noida



Eldeco Imperia, Sisandi Road, Lucknow



Eldeco Aamantran, Noida



Eldeco Estate One, Main G.T. Road, Ludhiana



Eldeco Viviana, Pakhowal Road, Ludhiana



Eldeco Corporate Chamber-I, Gomti Nagar, Lucknow



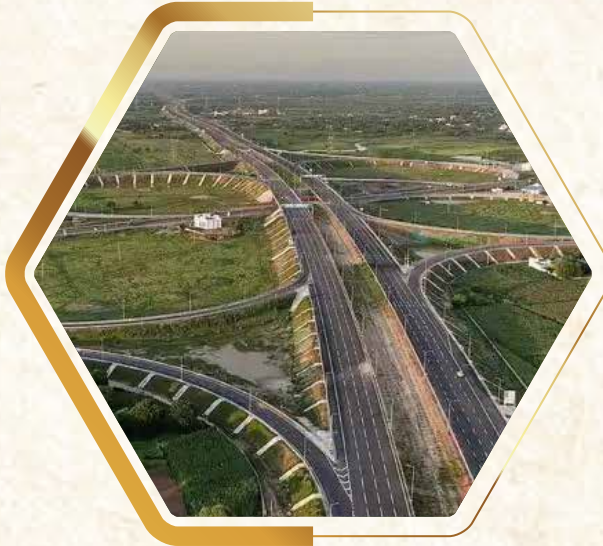
Eldeco Raisina Estate, Kashipur Road, Rudrapur

FINANCIAL PARTNERS*



*At group level, across various projects

WHY YAMUNA EXPRESSWAY?



STRATEGIC LOCATION & CONNECTIVITY

- 🚧 Connecting Delhi, Noida, Greater Noida, Mathura & Agra
- 🚧 Well connected to the DMIC Corridor, Kundli-Manesar-Palwal (KMP) Expressway, proposed Palwal Khurja expressway



NOIDA INTERNATIONAL AIRPORT

- 🚧 International airport near Jewar, projected to become the largest airport in both India and Asia.
- 🚧 Identified 13,000 acres for the project. Plans to handle 12 million passengers annually in the phase-1, growing to 60-120 million by 2050.



GOVERNMENT-BACKED DEVELOPMENT

- 🚧 Government allotting land for industries, data centers, logistics hubs, film city, electric vehicle parks, educational institutes and tech zones
- 🚧 Well developed sector roads, street lighting, sewage & electricity infrastructure



EMERGING INDUSTRIAL & TECH HUB

- Focus on EV manufacturing, warehousing, NIT Hub, IT parks, and semiconductor & electronic manufacturing
- Yeida has brought in ₹3.3 lakh crore in investments, allotted 3,041 industrial plots, estimated 450,000 jobs will be created in the region
- Vivo**, operating through a 50-acre manufacturing plant with investment of ₹ 7,000 crore
Bikanervala to set-up food processing unit with investment of ₹ 160 crore
Avery Dennison announced a ₹ 250 cr. investment to set up the manufacturing plant
Patanjali Ayurved acquired 455 acres
LG Electronics, Yingtong Electronic Technology also set up its manufacturing units
Surya Global Flexi Pvt Ltd has invested around ₹ 953.3 crore
Haldiram & Bodycare International are setting up units to develop products through cutting-edge research and technology
Mtandt Limited investing ₹ 48 crore
- Another 114 industrial units are under construction and likely to begin operations within a year

YAMUNA EXPRESSWAY IN NEWS

OUTLOOK BUSINESS THINK BEYOND. STAY AHEAD. Union Cabinet Approves India's Sixth Chip Unit Worth Rs 3,700 cr

**THE TIMES
OF INDIA**

HCL-Foxconn unit to manufacture 36 million display driver chips per month
Phone to snacks, 14 companies started operations in Y.Expressway sectors

Hindustan Times

Yeida okays ₹9,991 cr budget, property to get costly

#SWARAJYA

After Japanese And Korean Cities, Yamuna Expressway Authority
Receives \$4 Billion 'American City' Project Near Noida Airport

Business Standard

Noida's Jewar airport successfully conducts first flight
validation test

THE TIMES OF INDIA

**E-cluster along Yamuna e-way gets Centre nod,
Havells to invest Rs 800 crore**

indiatimes



**Yamuna Expressway Update: Why are two new interchanges
being built near Noida Film City?**

moneycontrol

**Boney Kapoor gets possession of land for Film City
project near Noida airport**

ET THE ECONOMIC TIMES

**Yamuna Expressway authority plans footwear, plastic,
handloom, EV industrial parks in Sector 10**

moneycontrol

**Metro rail between Jewar airport and Greater Noida likely
to have seven stations**

LOCATION MAP

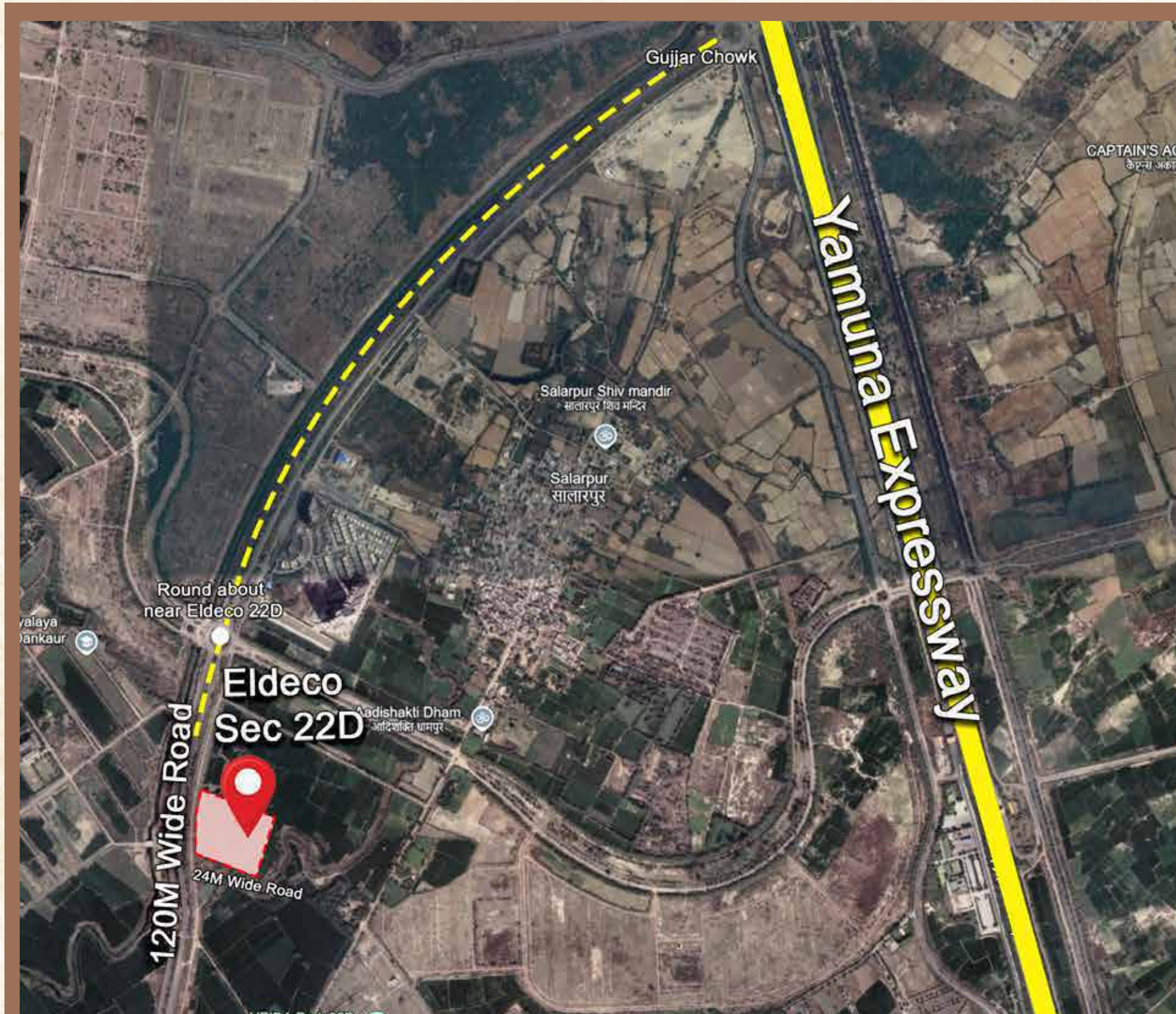


Sardar Patel Vidyalaya (Jaypee Group) – **1.1 Kms**
Gaurs International School – **6.3 Kms**
Divine Public School – **13.6 Kms**

Galgotia University – **7.1 Kms**
Noida International University – **7.5 Kms**
Gautam Buddha University – **11.9 Kms**
Kalash Hospital – **5.6 Kms**

Jaypee Spots City – **4.6 Kms**
Buddha International Circuit – **5.1 Kms**
Upcoming Film City in Sector 21 – **11.8 Kms**
Noida International Airport – **32.5 Kms**

SITE & SURROUNDING



DESIGN PARTNERS

ARCOP

PRINCIPAL ARCHITECT

ARCOP is a premier architectural and master planning firm in India since 1985 Originating in Montreal, Canada.

With a team of 200+ professionals, ARCOP combines decades of expertise with a commitment to design excellence, led by a core team with over 20 years of experience.

roha

LANDSCAPE CONSULTANT

Roha is a renowned landscape design firm based in New Delhi, India, that specializes in creating open spaces that enrich the lives of their users.

Their approach focuses on finding the "Spirit of Place" by weaving together nature, art, and people to create unique designs.

KEY PLANNING FEATURES

- 🏢 Spread over 5 acres of land with only 3 towers
- 🏢 2 side open plot with frontage on 120 m wide road
- 🏢 Air conditioned 3 BR homes with private balcony in every bedroom
- 🏢 All units are corner units
- 🏢 Grand arrival experience with grand water feature
- 🏢 Interconnected dual core with 3 units per core, 6 units on a floor
- 🏢 5 lifts per tower
- 🏢 Lavish utility balcony in each apartment

#SONG_OF_LIFE

PROJECT AMENITIES



Convenience
Retail



Festival
Garden



Open
Gym



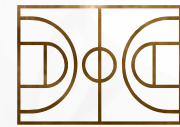
Peripheral
Greens



Grand Water
Feature



Palm Tree
Avenue



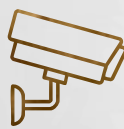
Multipurpose
Court



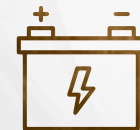
Amphitheatre



Kids Play
Area



CCTV
Security



Power
Backup



#SONG_OF_LIFE

CLUB AMENITIES



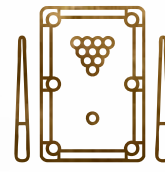
Prefunction
Hall



Double-Height
Multipurpose Hall



Gym



Pool Table
Room



Reading
Room



Squash
Court



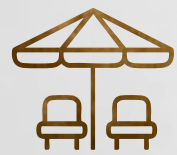
Kids Play
Area



Party
Hall



Kids Pool



Swimming
Pool



Box
Cricket



Mini Football
Court



#SONG_OF_LIFE



Conceptual Render



Conceptual Render



Conceptual Render