

# ELDECO

UP RERA Registration No.   
UPRERAPRJ921261/05/2025  
Website of UP RERA : [www.up-rera.in](http://www.up-rera.in)  
Launch Date: 21<sup>st</sup> 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



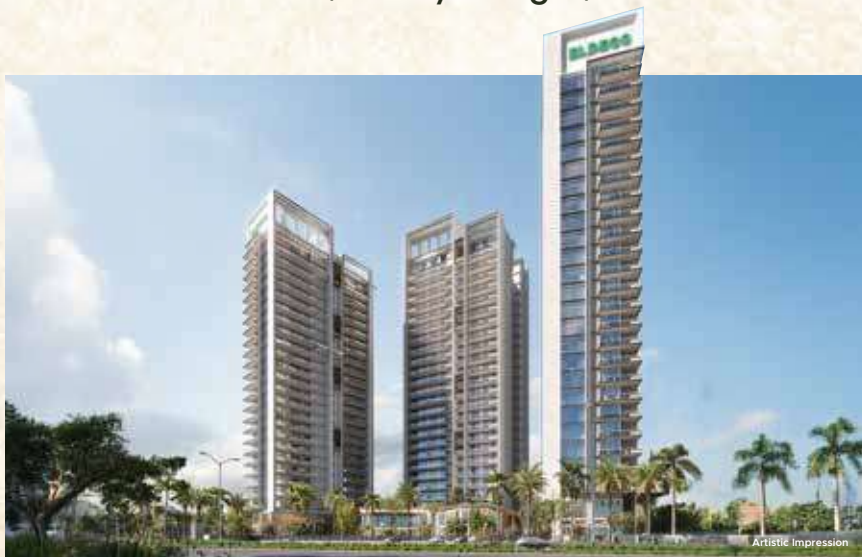
Eldeco Live by the Greens, Noida



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

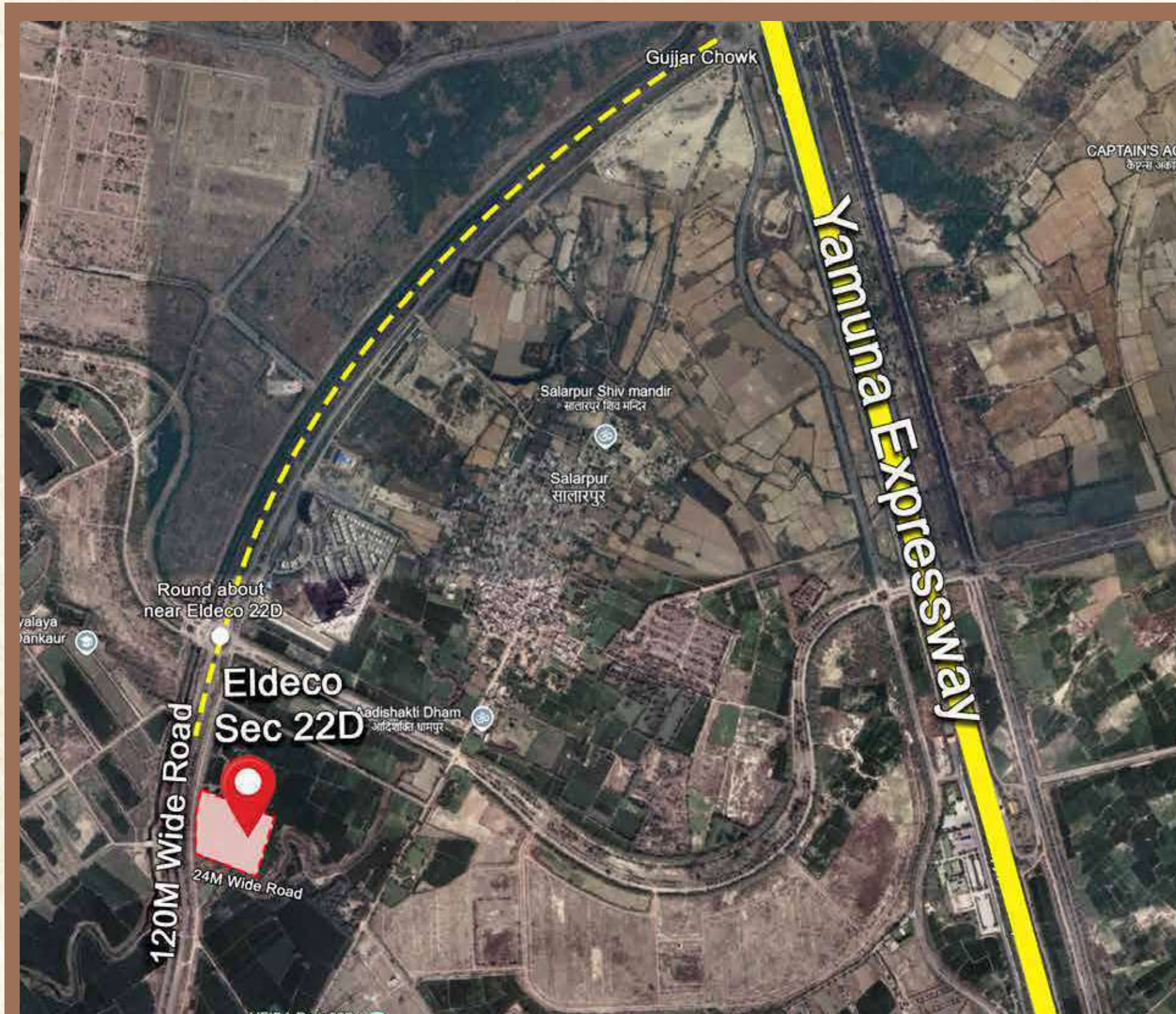


Sardar Patel Vidyalaya (Jaypee Group) – 1.1 Kms  
Gaur International School – 6.3 Kms  
Divine Public School – 13.6 Kms

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

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# PROJECT AMENITIES



Convenience  
Retail



Festival  
Garden



Open  
Gym



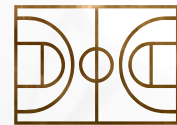
Peripheral  
Greens



Grand Water  
Feature



Palm Tree  
Avenue



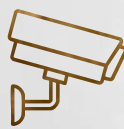
Multipurpose  
Court



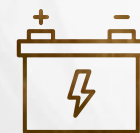
Amphitheatre



Kids Play  
Area



CCTV  
Security



Power  
Backup



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# CLUB AMENITIES



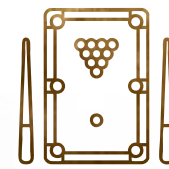
Prefunction  
Hall



Double-Height  
Multipurpose Hall



Gym



Pool Table  
Room



Reading  
Room



Squash  
Court



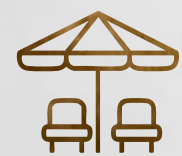
Kids Play  
Area



Party  
Hall



Kids Pool



Swimming  
Pool



Box  
Cricket



Mini Football  
Court



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Conceptual Render



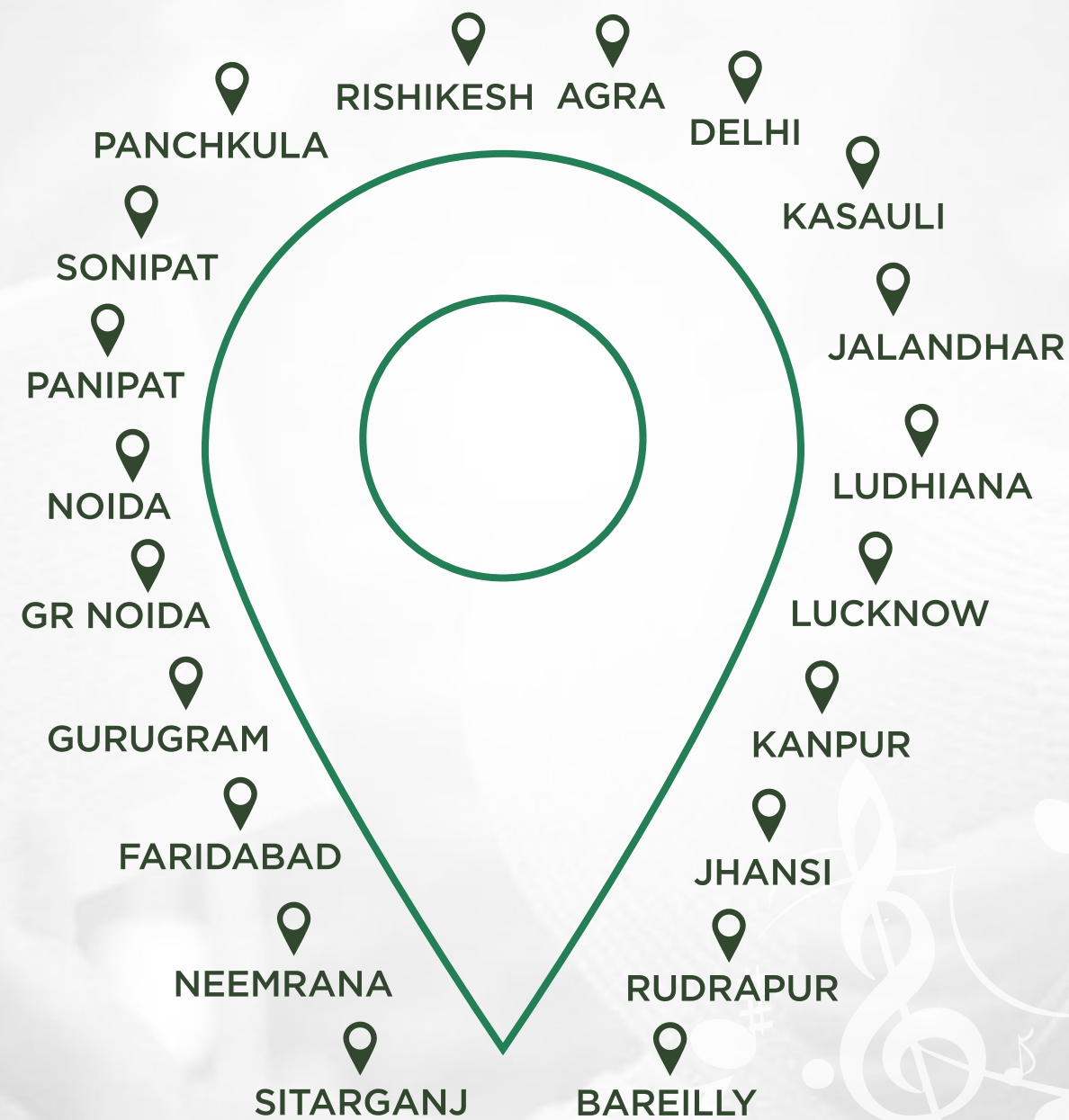
Conceptual Render



Conceptual Render

Choose an Eldeco home.

# Live Better.



Site Address: **Sector 22D, Yamuna Expressway**  
Website: **eldecogroup.com**

To Know More: **99999 80022**

**ELDECO** 200+ PROJECTS | 40+ YEARS | 30000+ HOMES | 20+ CITIES

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