

WELCOME TO
THE BIG CITY LIFE!
IN PANIPAT.

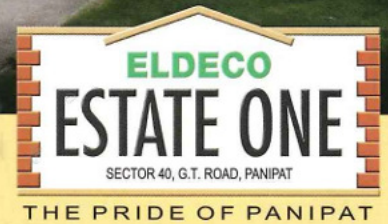
ZEPHORS.COM

ELDECO
ESTATE ONE
SECTOR 40, G.T. ROAD, PANIPAT

THE PRIDE OF PANIPAT



Actual photograph of existing villas at Eldeco Estate One.



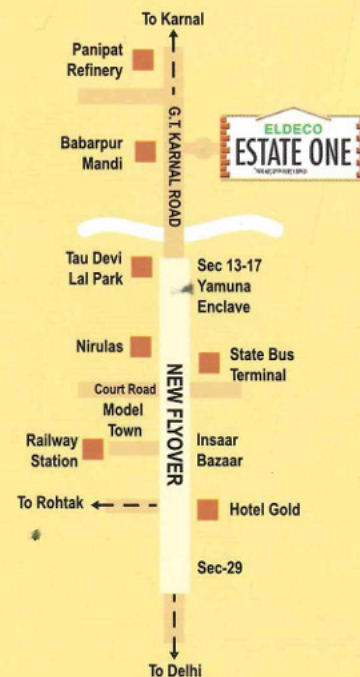
Now you can experience a lifestyle better than that of the big cities right here in Panipat with the fantastic township from Eldeco-Estate One. Get ready for acres of sheer luxury, all inside an access controlled gated complex.

- Prime location on G.T. Karnal Road compared to any other residential development being developed in far-flung areas
- A breathtaking entrance area with a spectacular clock tower • Fully developed plots with water and electricity supply, drainage and sewerage system • Comprehensive lifestyle amenities like Shopping area, Club and School
- A signature lifestyle club with swimming pool, sports facilities and lots more • Lush greens, huge parks and landscaped greens • Beautiful wide roads • Power backup

Truly it is better than the best that the big cities have to offer. So go ahead and enjoy the big city life. It's now a reality in Panipat!

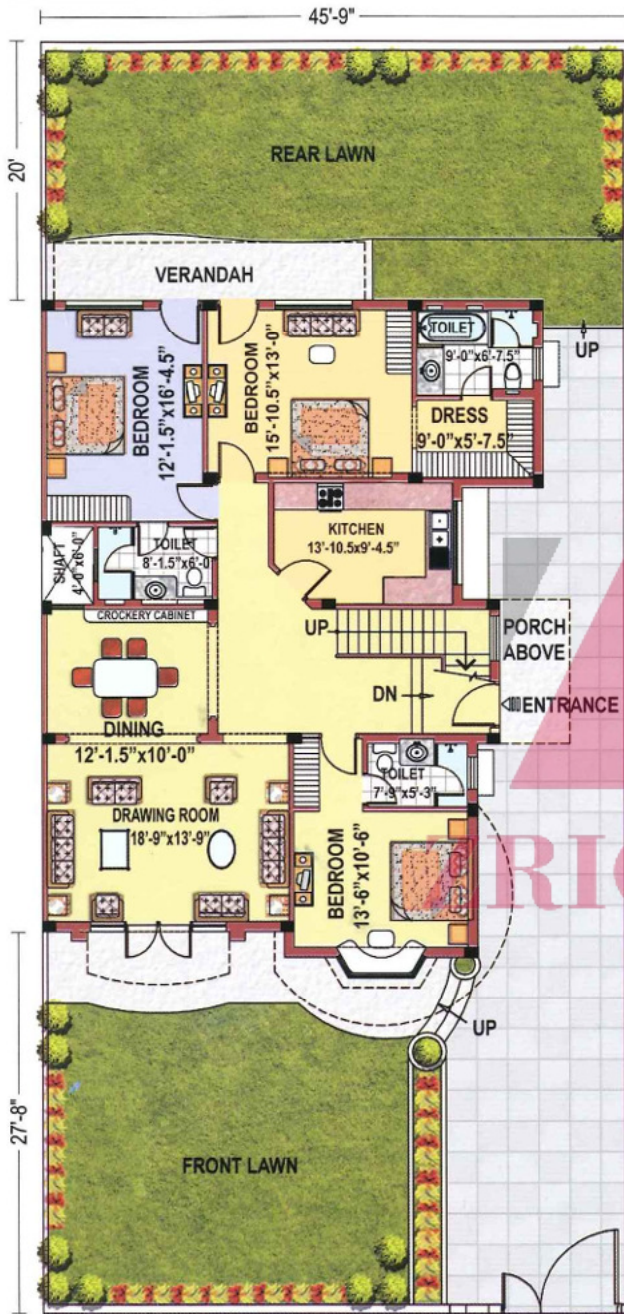
PRIME LOCATION, PRIME ADVANTAGES.

Eldeco's brand new ultra-modern township Estate One has excellent locational advantages. Situated right on the G.T. Karnal Road, it is easily approachable and extremely well connected with Panipat, all nearby towns and of course Delhi. Estate One is just five minutes away from the town center thus has quick and easy access to the entire Panipat town and its facilities (markets, hospitals, schools, entertainment centers, shopping centers, educational institutes, government centers and much more) as well as different localities. Estate One is the only township on G.T. Karnal Road and truly has a prime location which translates into terrific convenience and multiple advantages.

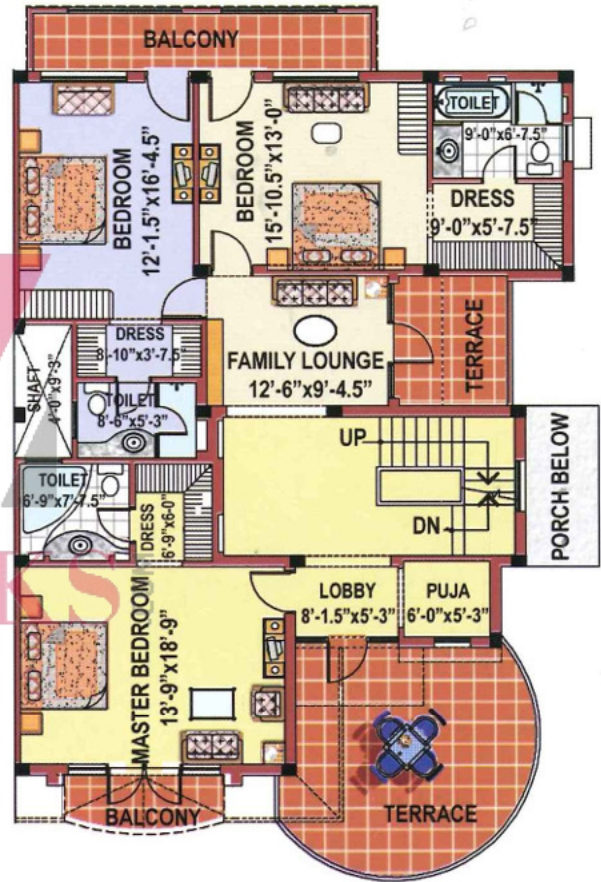




505/500 SQ YARDS



GROUND FLOOR PLAN

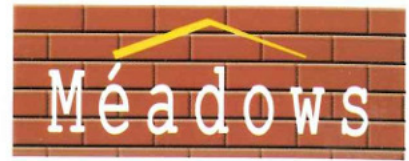


FIRST FLOOR PLAN

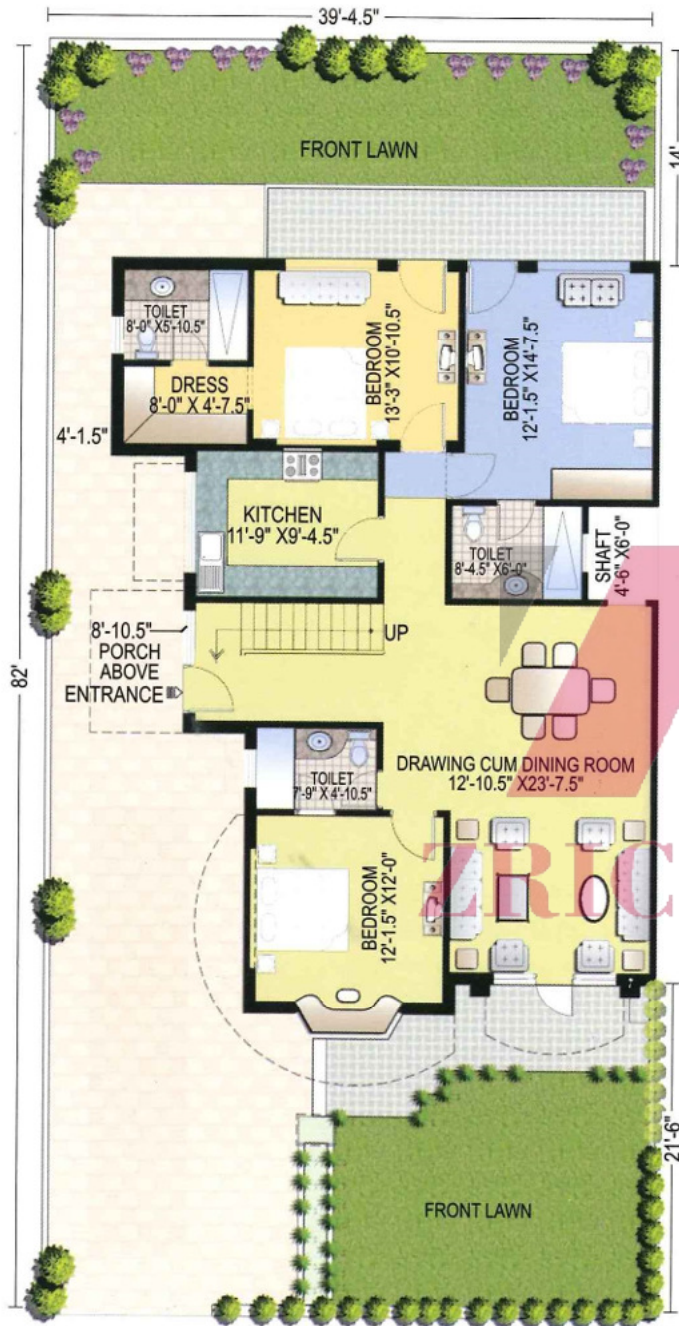
Note:

- The areas and plans shown here are subject to change
- 1 sq. ft. = 0.093 sq. mt. 10.764 sq.ft. = 1 sq.mt. = 1.196 sq. yd. and 3.28 ft. = 1 mt
- All dimensions shown in feet inches are close approximation to metric dimensions
- The above plans are indicative. Please check actual plans with marketing

PHASE	COMBINATION	AREA (Sq.ft)
A		2200
B		3043
C		3537
D		3948



360 SQ YARDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

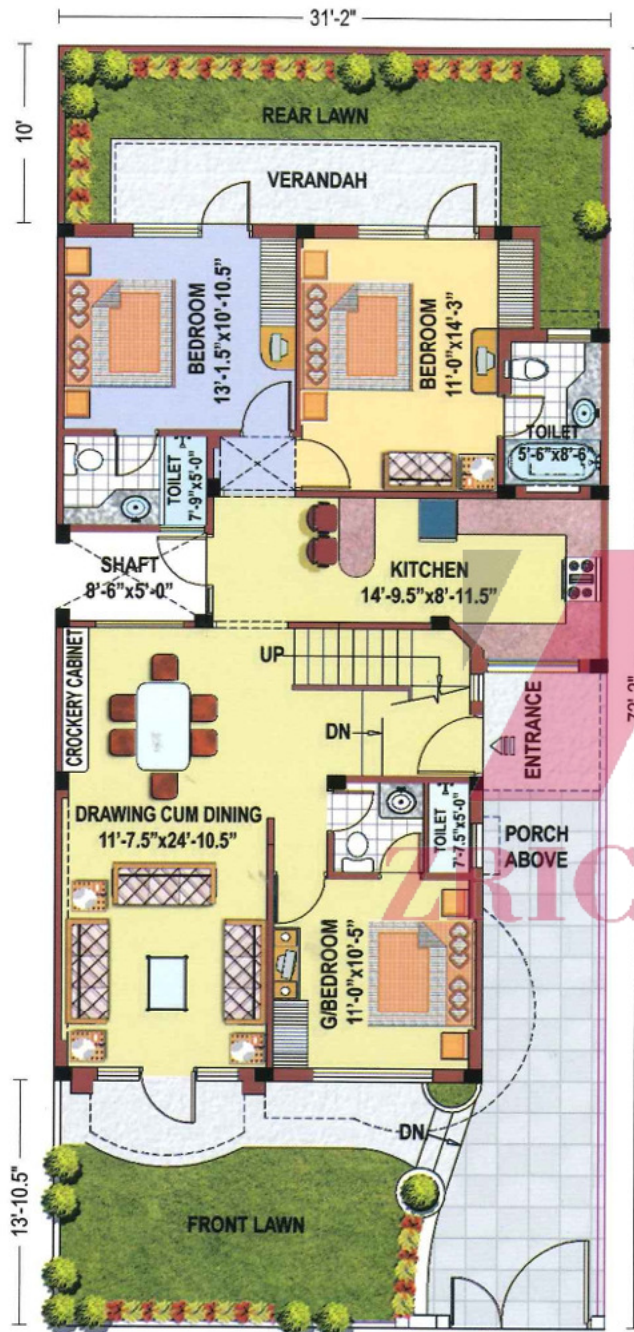
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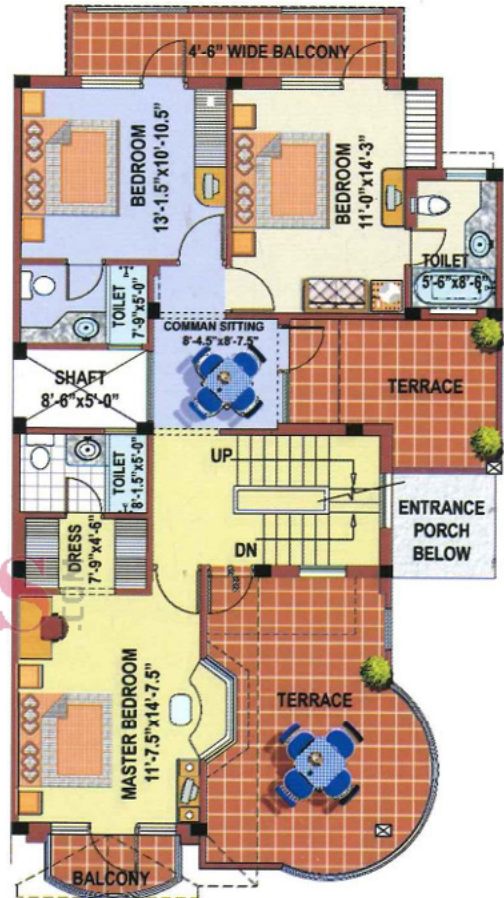
PHASE	COMBINATION	AREA (Sq.ft)
A		1890
B		2684
C		3006
D		3329



250 SQ YARDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

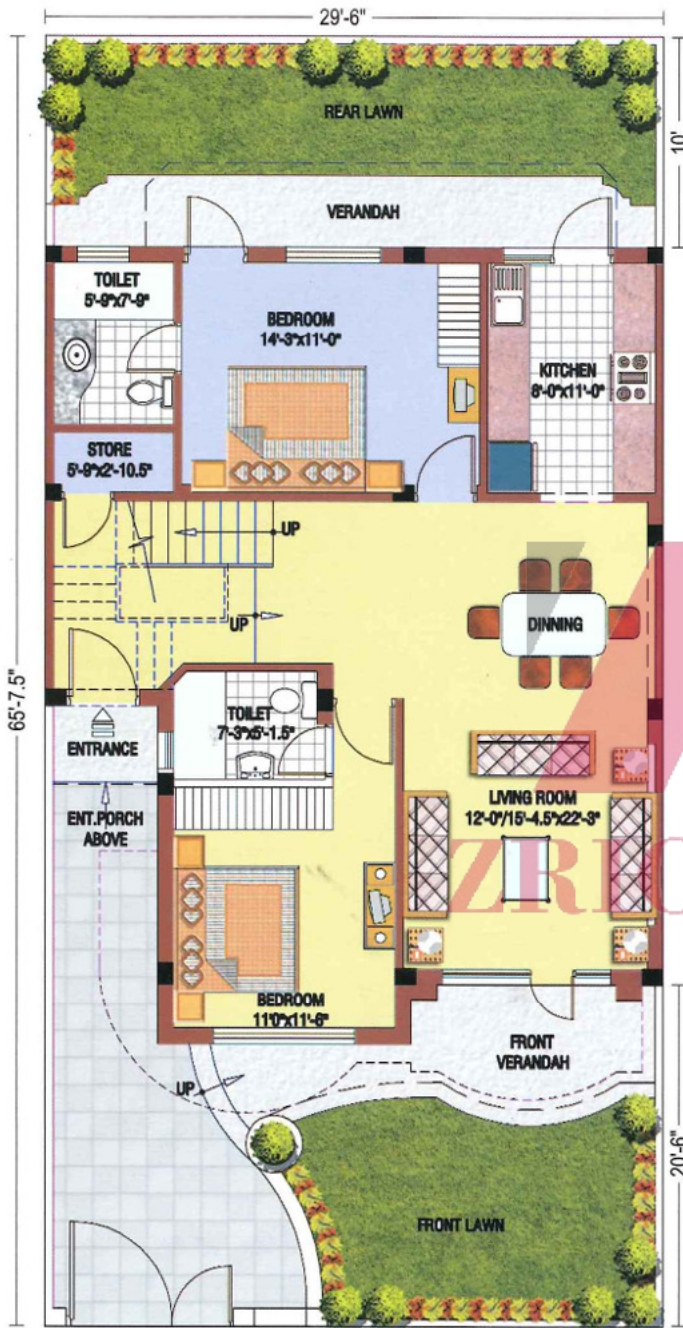
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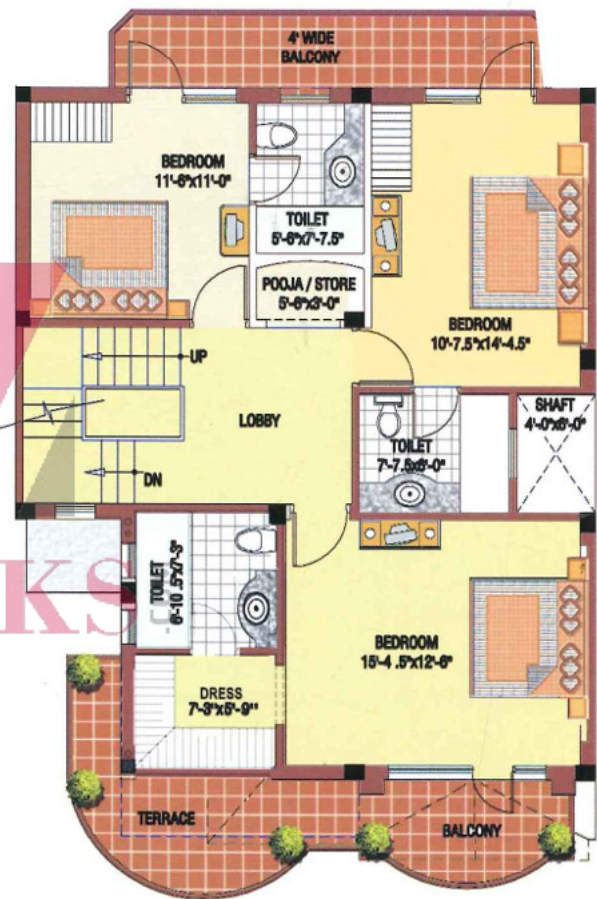
PHASE	COMBINATION	AREA (Sq.ft)
A		1625
B		2255
C		2532
D		2781

Riviéra

217 SQ YARDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

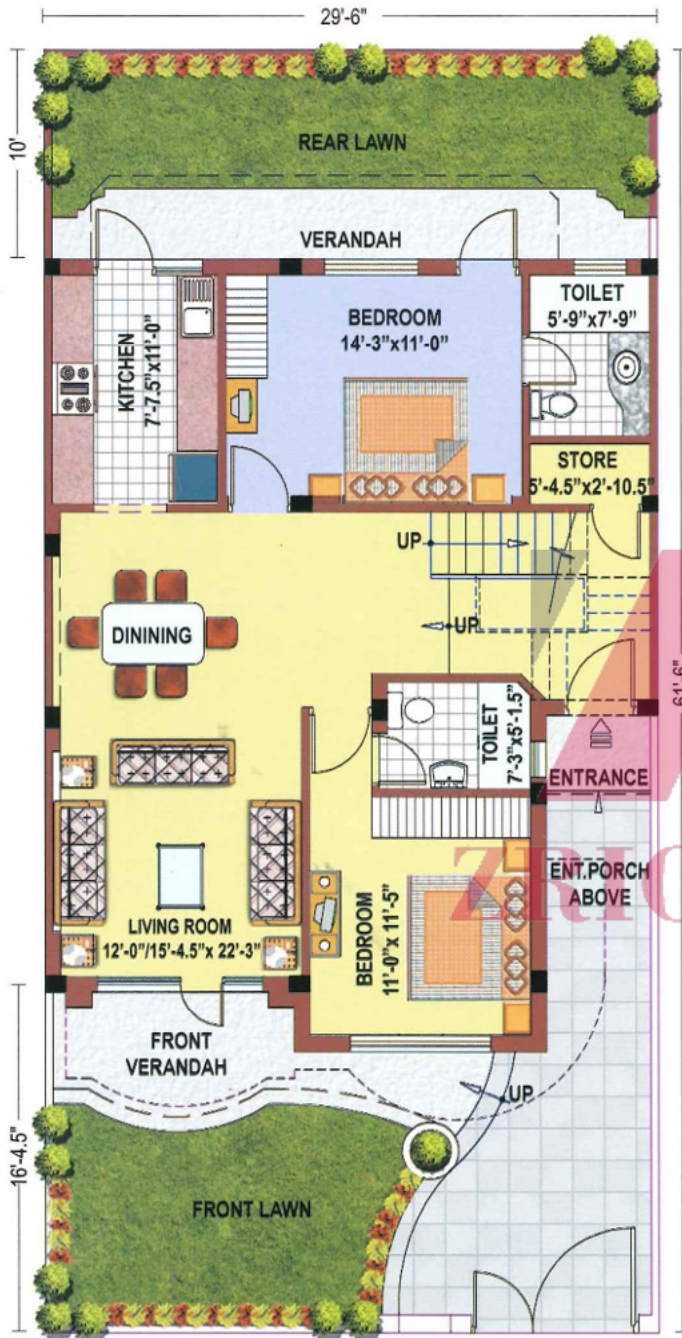
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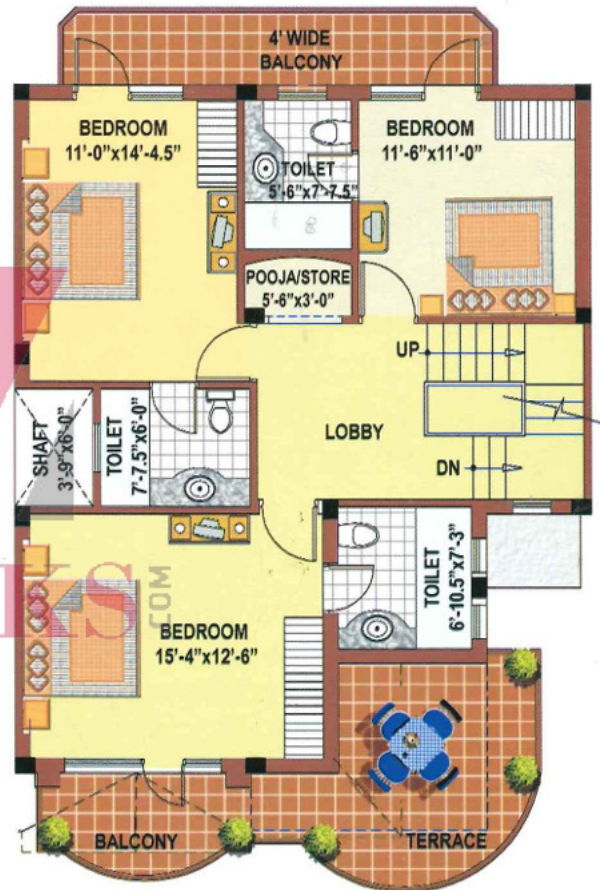
PHASE	COMBINATION	AREA (Sq.ft)
A		1640
B		1936
C		2207
D		2458



203 SQ YARDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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PHASE	COMBINATION	AREA (Sq.ft)
A		1617
B		1913
C		2184
D		2435

SPECIFICATIONS THAT COMPLEMENT YOUR LIFESTYLE

STRUCTURE

- Earthquake resistant structure : Combination of RCC frame and load bearing brick structure
- External Finish : Superior quality permanent/texture finish
- Internal Finish : Oil bound distemper on walls and ceiling
- Flooring : Vitrified tiles flooring in drawing/dining and kitchen
Laminated wooden flooring in Master and Children's bedroom
Ceramic tiles in study/store/servant rooms
- Doors/Windows : Polished/painted hard wood frames with polish/painted Moulded skin/flush door
- External doors/Windows : Powder coated/anodized aluminium glazing
- Hardware : Designer handles and fittings except for servant room & servant toilet

KITCHEN

- Walls : Combination of ceramic tiles upto 2' above the counter and oil bound distemper in balance area
- Flooring : Vitrified tiles/Ceramic tiles/Stone
- Counter : Granite
- Fittings and Fixtures : Superior quality C.P. Fittings, quartz/SS kitchen sink

TOILETS

- Walls : Combination of designer ceramic tiles upto 7", oil bound distemper and mirror
- Flooring : Ceramic tile / Stone
- Counter : Granite/Marble/Stone/Designer wash basin
- Fittings & Fixtures : Superior quality C.P. Fittings, English type WC, wash basin, towel rod

ELECTRICAL

- : Modular switches and sockets; copper wiring, (fittings like fan, light fixtures, geysers appliances etc. not provided)

BALCONIES & SIDE TERRACE

- Flooring : Designer tiles/Stone
- Ceiling : Exterior Paint
- Drive Way : Kota stone/tile/paver blocks/combination of stone

*Note: EIPL reserves the right to go for any one of the material for execution out of the given options.

Perfecting the art of building- The Eldeco Group



Eldeco Magnolia Park, Sector 119, Noida



Eldeco Mystic Greens,
Sector Omicron, Greater Noida



Eldeco Green Meadows, Greater Noida



Eldeco County, Sector 19, Sonapat



Eldeco Greens, Nakodar Road, Jalandhar



Eldeco Estate One, G.T. Road, Ludhiana

Founded by Mr. S K Garg, Eldeco Group has been at the forefront of Real Estate development in North India since 1975. The group is synonymous with timely and quality delivery in a number of cities like Lucknow, Kanpur, Agra, Noida, Greater Noida and NCR of Delhi. Carrying 30 years of expertise in construction and real estate development Eldeco has delivered more than 175 projects spanning townships, hi-rise condominiums, townhouses, malls and office complexes. In addition, 30 projects are in various stages of active execution. The aggregate constructed area stands at more than 20 million sq ft with more than 15000 satisfied customers. Currently apart from the towns mentioned above, Eldeco is developing integrated townships in Panipat, Sonapat, Ludhiana, Jhansi and Jalandhar. The unique 1200 acres state-of-the-art Eldeco Sidcul Industrial Park at Sitarganj, Uttarakhand and the 2500 acres special economic zone at Amravati, Maharashtra, mark Eldeco's entry into the Industrial Park space.

Eldeco's transparent and principle driven business philosophy has been widely recognized. The group's business activities rest on the principles of high quality, superior construction technology and high consumer satisfaction. Eldeco stands firm in its commitment to 'creating value and cementing trust' and is heading towards ever-greater success.



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