



**ELDECO**

**SAUBHAGYAM**

Vrindavan Yojna, Raibareilly Road, Lucknow \* ॐ ॐ ॐ ॐ \*

A Mega Group Housing Scheme

To be here,  
you don't need to be Rich...  
you just need  
to be Fortunate!

*Surprisingly affordable*



# A lifestyle beyond compare



Presenting Eldeco Saubhagyam, a mega-project that offers not only a grand lifestyle but also comforts, you have always desired from your home. Choose to live in a magnificently designed and skillfully planned home amidst landscaped greens. Eldeco Saubhagyam is planned on a plot encircled by roads on all four sides and has an exclusive green belt making it a truly special place to reside in.

All the advantages of a residence in an area, that is fully developed and inhabited, come to you with Eldeco Saubhagyam along with the benefits of a safe and secure abode featuring the best of comforts. Take pleasure in residing next to all the conveniences and amenities that make living a pleasure for years to come.



LIMITED  
EDITION FLATS



This is an artist's impression.

**ELDECO**  
**SAUBHAGYAM**  
Vrindavan Yojna, Raibareilly Road, Lucknow



# Own a premium lifestyle that's surprisingly affordable...

How often do you find homes that take care of all your necessities as well as your aspirations? How often do they also have all the facilities and attractions of a well established town with it? When such prized addresses appear, they are on the wish list of practically every person in town. Eldeco Saubhagyam is one such address. Conceived and crafted with international styling, one look at the features, amenities and facilities at Eldeco Saubhagyam is bound to charm you. With flats that come in all sizes and mixed range to appeal to every kind of need, Eldeco Saubhagyam has a variety of choices for everyone. When taking into account all the aspects, you will find Eldeco Saubhagyam replete with features of a premium property, yet **SURPRISINGLY AFFORDABLE!**



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# An ideal abode meticulously planned with impressive architecture

Acquire a home that combines the sophistication of the elite with the aesthetics of a premium property. Eldeco Saubhagyam boasts the finest architecture with international specifications perfectly engineered for complete satisfaction. Be it the variety of options or the sizes or affordability, you will find here everything you would want from a home, if not more.

- Mega group housing with wide range of flats of different sizes
- Large central green park
- Large independent green area with each block
- Impressive entrance lobby in each block
- Well spaced and clutter-free designing of blocks
- Each block is independent and enjoys a separate identity
- Each flat is open from at least 2 sides to provide refreshing green views, fresh air, natural light and maximum ventilation



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Vrindavan Vajra, Raibareilly Road, Lucknow

# Site Layout Plan



- LEGEND :-**
1. MAIN ENTRY
  2. CLUB
  3. COMMERCIAL
  4. SWIMMING POOL
  5. CHILDREN PARK
  6. TENNIS/BASKET BALL COURT
  7. GREEN PARK
  8. OPEN AIR THEATER/AMPHITHEATER
  9. UTILITY
  10. LANDSCAPED GREENS
  11. PARKING
  12. VISITOR PARKING

- LEGEND :-**
- TYPE - A
  - TYPE - B1
  - TYPE - B2
  - TYPE - C1
  - TYPE - D
  - TYPE - E
  - TYPE - F

**Flats Detail :**

TYPE - A	1 BHK	520 sq.ft.
TYPE - B1	2 BHK	890 sq.ft.
TYPE - B2	2 BHK	890 sq.ft.
TYPE - C1	2 BHK	912 sq.ft.
TYPE - D	2 BHK	1004 sq.ft.
TYPE - E	3 BHK	1200 sq.ft.
TYPE - F	4 BHK	1480 sq.ft.



NOTE: THIS IS R.O.D. DRAWING. SUBJECT TO CHANGE AS PER THE CONTRACT.

# Combining features that provide care, comfort & convenience

Enter this abode of happiness and experience a great lifestyle with total comfort in everything you do. With a huge dedicated green belt as well as an exclusive green pocket along each block, the green cover is the most eye-catching feature in Eldeco Saubhagyam. Each block is planned to give quality living experience and the right balance of nature and comfort.

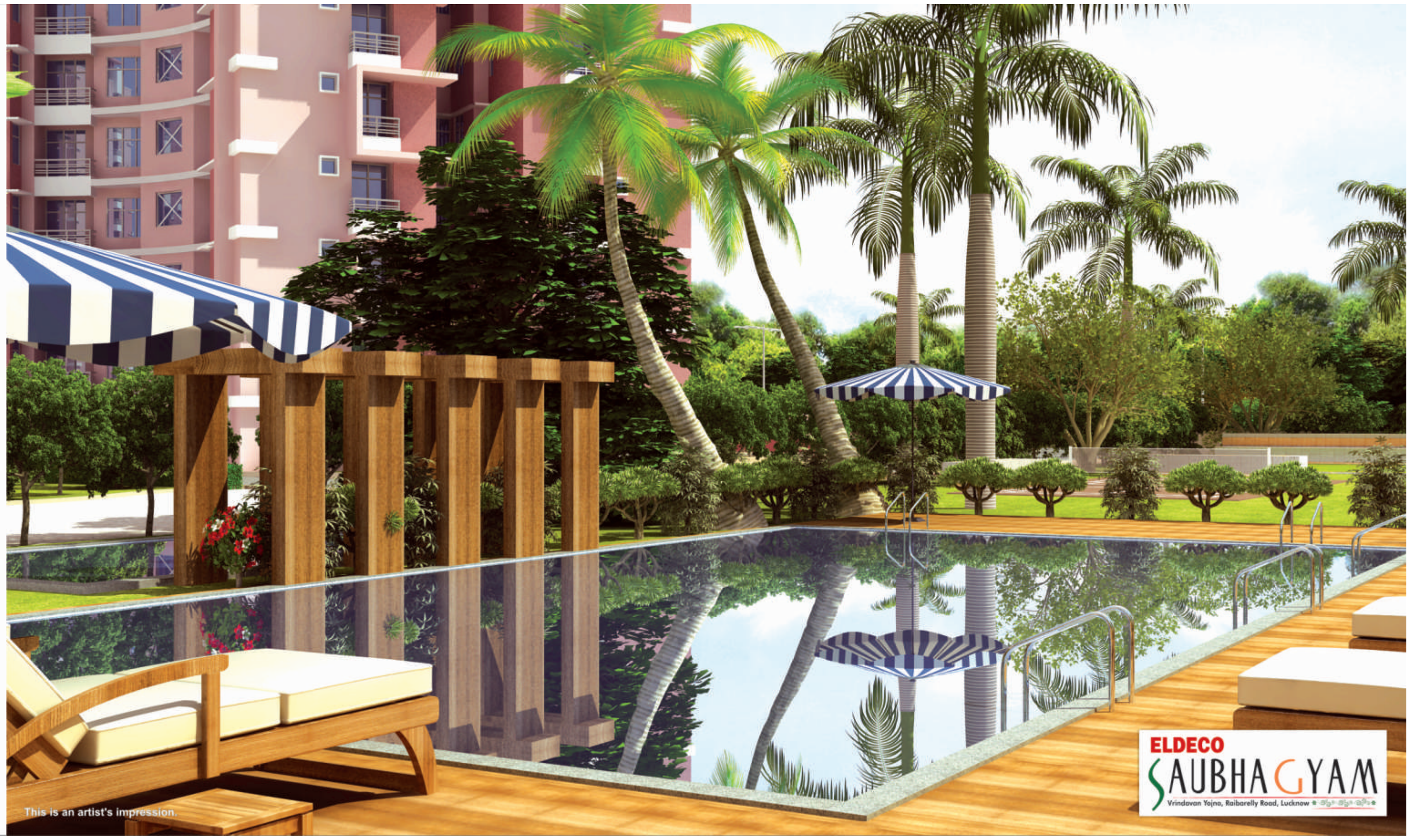
- Beautifully landscaped greenery with breathtaking flora & fauna
- Well connected to Shopping Malls, Railway Station, Airport, Hospitals and Schools
- Access-controlled Entry & Exits in each block
- Uninterrupted power back-up for common areas and individual flats
- Ample parking space
- 24 hour water supply

- Rain water harvesting
- Storm water drain
- Sewage treatment plant
- Underground electrification and other features



# Added attractions that facilitate a premium lifestyle

- Fully loaded club with Swimming pool, Gym and Wellness centre, Kids room, Banquet halls and Guest rooms
- Landscaped green belt with a large play area
- Shopping Centre for everyday shopping needs
- Lawn tennis, Badminton courts and a Half Court Basketball
- Children Play Area with slides and swings



This is an artist's impression.

# Location Plan



# Vrindavan Colony

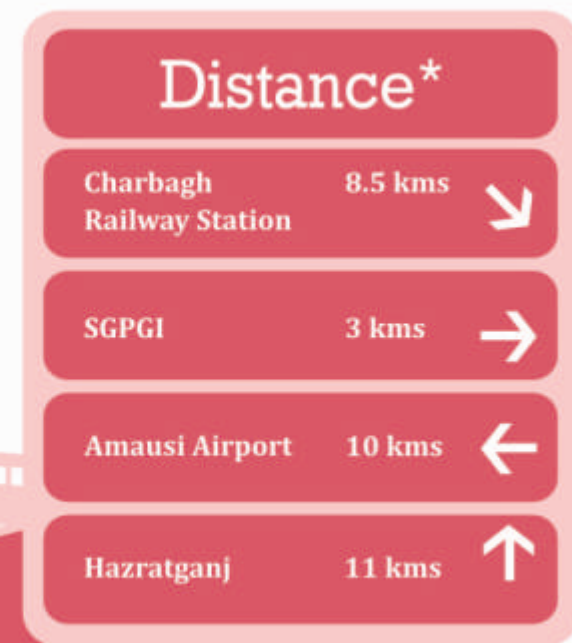




# Strategically located for smooth and easy connectivity

At Eldeco Saubhagam, one will have every reason to feel happy, right from premium amenities and facilities, to a well inhabited neighborhood to socialize, shop and enjoy. Eldeco Saubhagam is tactically located within fully developed Lucknow's posh Vrindavan Colony on Raibareilly Road.

Encircled by 45mt, 24mt & 18mt wide roads, this exclusive residential township is in the midst of a clean and healthy environ and finds Hospitals, Railway station, Airport, Shopping malls and other local markets for daily shopping in close vicinity. It enjoys easy access to Shaheed Path and is well connected to Raibareilly Road.



Distance*		
Charbagh Railway Station	8.5 kms	→
SGPGI	3 kms	→
Amausi Airport	10 kms	←
Hazratganj	11 kms	↑

# The Eldeco Group

## Carving Lifestyle of the future



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, NCR of Delhi, Haryana, Punjab, Uttarakhand and Maharashtra. Carrying 34 years of expertise in construction and real estate development, Eldeco has delivered more than 175 projects spanning townships, hi-rise condominiums, townhouses, malls, office complexes and Industrial Parks (SEZs). 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 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 Eldeco MIDC Growth City as Ultra Modern Multi Product special economic zone at Amravati, Maharashtra, mark Eldeco's entry into the Industrial Parkspace.

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.



Eldeco Empereur,  
New Hyderabad, Lucknow



# Premium Specifications

Location	Floor	Wall	Internal & External Door	Window	Ceiling	Other
Drawing Dining & Bedroom	Vitrified Tiles	Tile skirting & OBD	Hard wood frame with flush doors in high gloss paint finish.	Anodized aluminum composite glazed windows with security grills and wire mesh shutter.	OBD & POP Cornices	Entrance Door-Hardwood frame with decorative flush door in high gloss paint finish.
Kitchen	Vitrified Tiles	2' high ceramic dado above counter & rest OBD	-do-	-do-	OBD	Green Marble or equivalent working top, S.S. Sink with drain board, CP fitting with provision of hot and cold water supply.
Toilets	Anti-skid Ceramic Tiles	7' high ceramic tiles & OBD	-do-	-do-	OBD	Wash basin, good quality C.P. Fittings, EWC/(IWC), mirror, towel rod soap dish.
Balconies/ Terraces	Anti-skid designer Ceramic Tiles	OBD/Exterior Cement Paint	—	—	OBD	—
Corridors/ Lobby	Kota/Marble in granite polish	OBD	—	—	OBD	Lift facia in attractive stone/tile cladding.
Main and fire staircase	Kota/Marble step and riser	OBD	—	—	OBD	M.S. with polished/painted hand rail.
Electrical	Copper Electrical wiring throughout in concealed conduit with light points, power points, T.V. and phone sockets with MCB. Modular switches, without any fans & fixtures.					
<b>Door &amp; Window fitting</b> - Anodized aluminum door & window fittings.						
<b>Facade</b> - Permanent finish/Textured paint.						
<b>Structure</b> - Earthquake resistant structure. Combination of RCC frame with brick filler wall.						

**Note :** This brochure is purely conceptual and not a legal offering. Further in the interest of maintaining high standards, the company / architect reserves the right to modify any details / specifications / elevations / features mentioned herein. Please refer to the application form for detailed terms and conditions.



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