



ELDECO

200
PROJECTS +

40
YEARS +

30,000
FAMILIES +

20
CITIES +



Yamuna Expressway



The Future Belongs Here

165 KMS EXPY.
CONNECTING
NCR TO AGRA
SEAMLESSLY

HOME TO
INDIA'S LARGEST
AIRPORT - NIA

EMERGING HUB
OF ECONOMIC
GROWTH

BOOSTING
CONNECTIVITY
FOR GROWTH



28.03.2026

NOIDA INTERNATIONAL AIRPORT



PM Modi inaugurates phase-I of Noida International Airport

A gateway to growth, connectivity, and a new era of development



<https://www.hindustantimes.com>
<https://www.ndtv.com>

Noida International Airport



◆ No. of passengers flying from
Indira Gandhi International Airport (Delhi) in 2025
Approx. 8 Cr

◆ Expected number of passengers flying from
Noida International Airport
1.2 Cr passengers

◆ Catalyst for
Yamuna Expressway's Growth

- ✈ India's largest and world's 4th largest Airport
- ✈ India's first 100% FDI airport project
- ✈ Spread over 1,300+ hectares Developed by Zurich Airport International AG



Emerging Industrial & Tech Hub

◆ Yamuna Expressway / YEIDA Region:

₹3.3 lakh crore+ investments secured; 3,041+ plots allotted; ~4,50,000 jobs projected by

◆ **Core Focus:** EV/electronics manufacturing, warehousing, NIT/IT parks, semiconductors, AI, fintech, hyperscale data centres & advanced packaging clusters (Sectors 8/8D/10/11).

◆ **Vivo:** Operational 50-acre plant with ₹7,000 crore investment in electronics.

◆ **Major Manufacturing/Food Units:**

- Bikanervala (₹160 cr food processing),
- Avery Dennison (₹250 cr),
- Patanjali Ayurved (455 acres acquired),
- LG Electronics/Ying Tong (~₹953 cr),
- Surya Global Flexi,
- Haldiram,
- Bodycare International,
- Mtandt (₹48 cr) – driving electronics, food & tech-linked growth.

◆ 114+ industrial units under construction; many to start ops within a year (target ~180–200 total by end-2026).

◆ HCL-Foxconn OSAT Semiconductor Plant: ₹3,700 cr facility (groundbreaking Feb 2026); display driver chips for Mobiles/laptops/autos/PCs; ops by 2028.



Reference Images



Emerging Industrial & Tech Hub



- ◆ **Mega ₹2.2 lakh crore AI Hub (AM Green/AM AI Labs):** 289-acre 1 GW HPC/AI facility (Sectors 28 & 8D) + AI Lab/data centres; Lol issued; ops phased from 2028, full by 2030; carbon-free renewable-powered.
- ◆ **500-acre FinTech Hub (Sector 11 near Noida Airport):** World-class financial ecosystem (digital banking, insurtech, start-ups, IT/digital services); EOI issued (submissions due March 18, 2026); targets ₹20,000 crore+ investments.
- ◆ **Hyperscale Data Centre (BK Sales Corporation):** ₹400 cr on 5 acres (Sector 8D); two-phase high-density/AI build; commercial ops within 18 months.
- ◆ **International Film City (1,000-acre infotainment hub, Sector 21):** Construction advancing (tenders for oversight issued); shooting begun ('Mom-2' on site); first permanent studio ready by end-2026; includes film university.



Latest Updates on the Rising *Employment Opportunities* in the Region



Yamuna Expressway *in News*



NMIMS to Start Construction on 35-Acre Management Campus in Yamuna City Along Yamuna Expressway. First Out-of-Maharashtra Expansion for Institute.



Shooting Begins at Yamuna Expressway Film City; First Permanent Studio Likely Ready This Year in 230-Acre Media Zone.



52 Industrial Units Set to Begin Operations in Yamuna City Under YEIDA; Boost to Manufacturing & Local Jobs.

Japan's Kewpie Proposes ₹200 Cr Food Processing Plant Off Yamuna Expressway; Seeks 8-10 Acres for Sauces & Mayonnaise Unit.

UP Govt Allots ₹1,200 Cr for 74 Km Link Road Connecting Noida International Airport to Ganga Expressway.

UP Govt Approves ₹1,204 Cr Land Acquisition for New Greenfield Expressway Link to Enhance Airport Connectivity.

YEIDA Acquires ₹5,000 Cr Worth Land (~2,700 Acres) to Meet 2041 Master Plan Demand & Future Sector Needs.



YEIDA Proposes 500 Acres Each for Themed 'Japan City' (Sector 5A) & 'Singapore City' (Sector 7) as Integrated Industrial Townships Along Expressway.

YEIDA Allocates Land for ₹1,290 Cr Projects in Advanced Manufacturing, Apparel & Packaging; Expected to Create 7,000 Jobs

YEIDA Pitches 'Japanese City' as Flagship 395-Hectare Hub for Japanese Firms & MSMEs in Yamuna City Plan to Attract Investments.



₹ 500+ Cr Minda Corporation
manufacturing unit on
23 acres (Sector-10)
Source - <https://timesofindia.indiatimes.com>

**Large-scale Fin-tech
& AI Hub** planned by YEIDA with
500 acres in Sector-11
Source - <https://economictimes.indiatimes.com>

7,200-crore Heritage City
project near Mathura - Vrindavan. A
**public- private partnership
model** will be adopted for religious,
cultural and tourism infrastructure
Source - <https://timesofindia.indiatimes.com>

Shaping Tomorrow's Industrial Landscape

Japanese MSME Park near
Noida International Airport proposed, targeting
1,400+ Japanese MSMEs
Source - <https://economictimes.indiatimes.com>

**250-acre
Fin-tech Park** to
create a complete digital
finance ecosystem
Source - <https://www.hindustantimes.com>

**New Noida Master Plan
2041** for Noida and YEIDA, to
expand New Noida and the aviation hub
around Noida airport
Source - <https://economictimes.indiatimes.com>



UP RERA Registration No. UPRERAPRJ125342/02/2026

Website of UP RERA: www.up-rera.in

Launch Date: 27th February, 2026



Collection A/c details of Eldeco Echoes of Eden:

Bank Account Name – Eldeco Sohna Projects Ltd.-Coll A/C For Eldeco Echoes of Eden-Esc

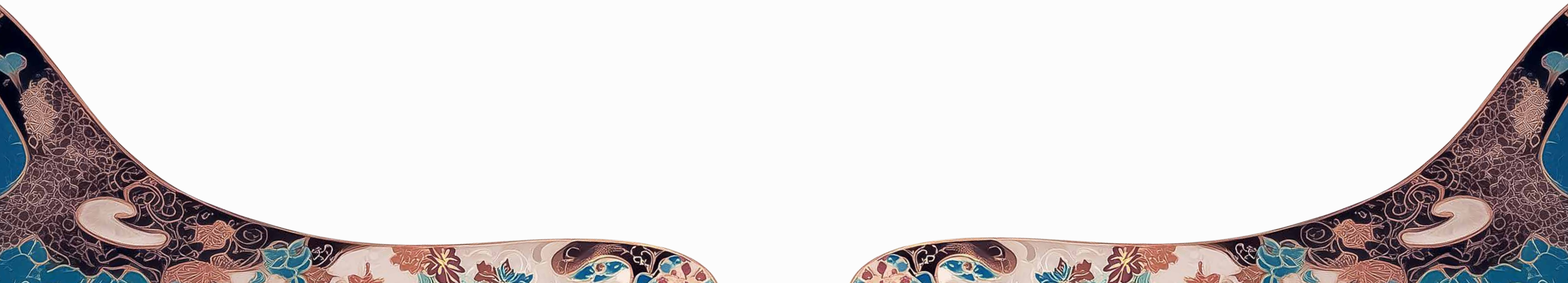
Bank Name: HDFC Bank, Bank Account No.: 57500001893809

IFSC Code - HDFC0002830

ELDECO

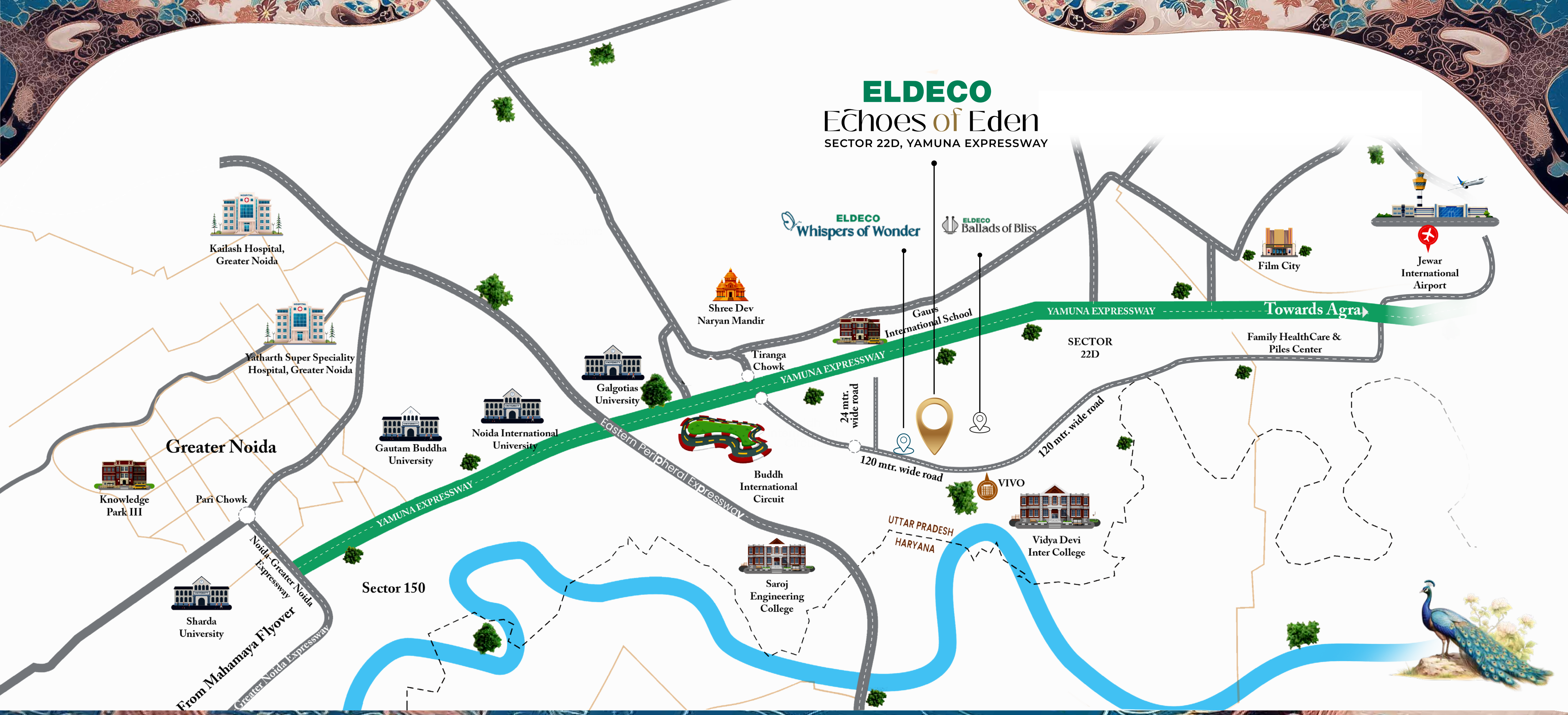
Echoes of Eden

SECTOR 22D, YAMUNA EXPRESSWAY



ELDECO Ēchoes of Eden

SECTOR 22D, YAMUNA EXPRESSWAY



Location Map

Sardar Patel Vidyalaya (Jaypee Group)
Gaurs International School
Divine Public School
Galgotias University

1.1 Kms
5.3 Kms
13.6 Kms
5.9 Kms

Noida International University
Kailash Hospital
Jaypee Sports City
Buddha International Circuit

6.5 Kms
4.5 Kms
0.5 Kms
3 Kms

Film City in Sector 21
Noida International Airport

9 Kms
19 Kms



In a world that celebrates speed,
Echoes *of* Eden chooses *stillness*.

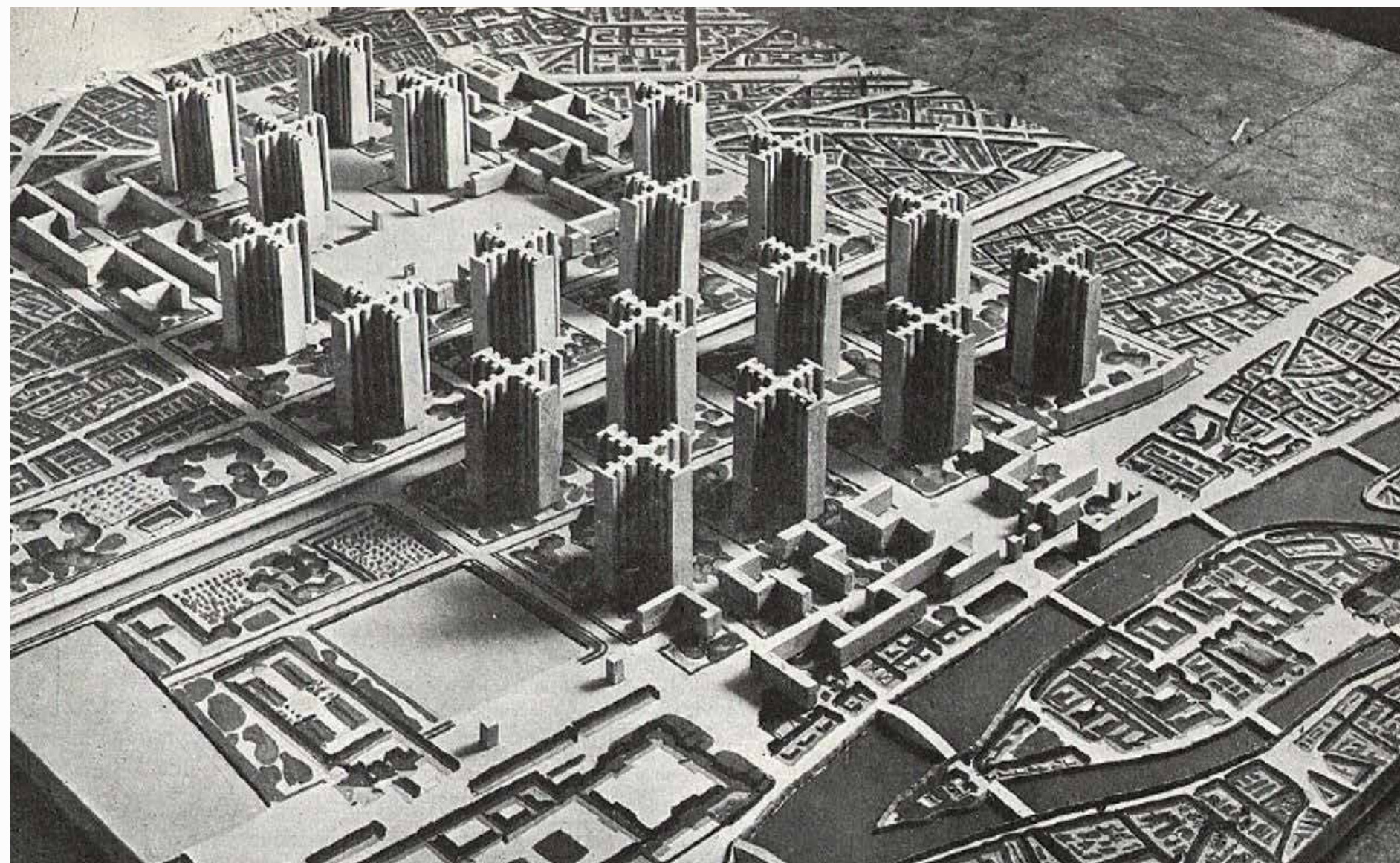
PRESENTING

3 BR VRV AIR CONDITIONED HOMES



Artistic Impression

Design *Inspiration*



La Ville Radieuse: The Radiant City by Le Corbusier Source: Wikipedia

A 100 years ago, the celebrated architect Le Corbusier unveiled the conceptual Radiant City, a design never fully implemented.

- ◆ The towers are positioned within a garden setting.
- ◆ All units are corner units
- ◆ A stilt level at the base enhances visibility and facilitates movement.
- ◆ The towers are symmetrically spaced, ensuring that each residence enjoys views of the garden, as well as ample sunlight and ventilation.
- ◆ At the podium level, the towers are spatially interconnected, creating a shared community greens that also acts as a buffer from vehicular movement below.



Design Visionaries

ARCOP

PRINCIPAL ARCHITECT

CANADA

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



Dubai Maritime City, Dubai



ITPO, Pragati Maidan, New Delhi



Medanta The Medicity, Gurgaon



IGI Airport Terminal 3, New Delhi

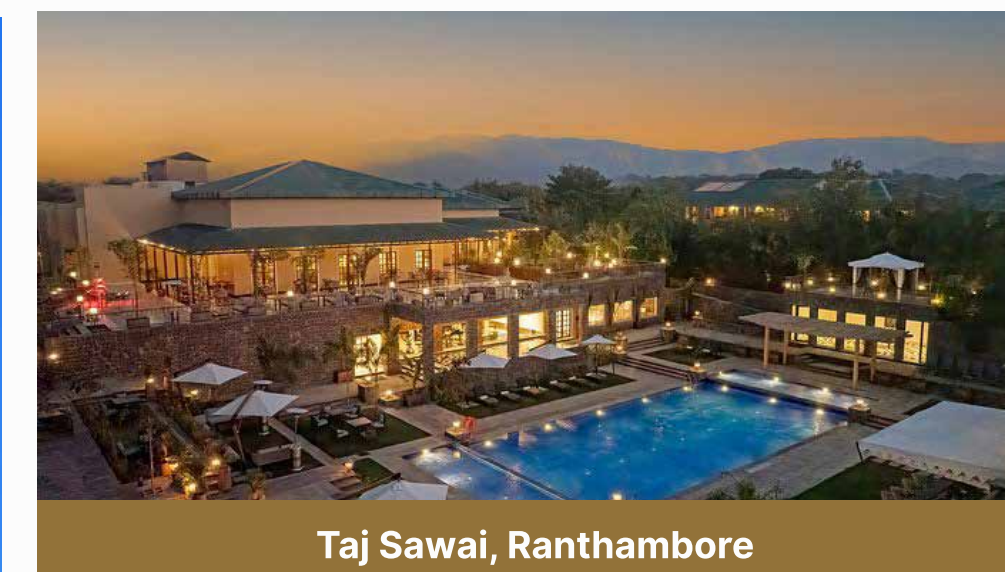
Landscape Visionaries



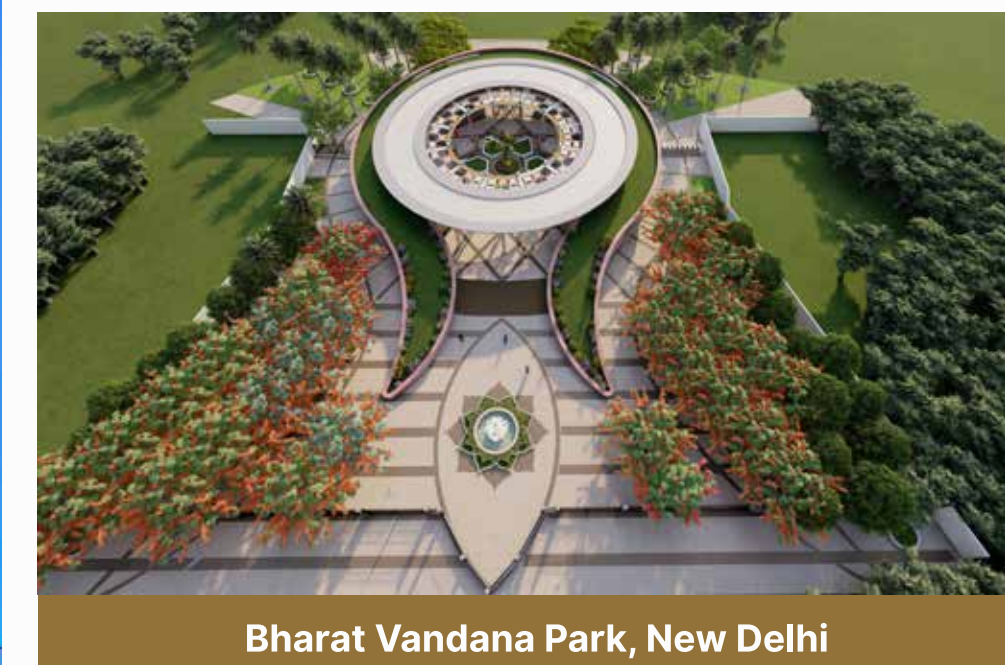
With a team of 200+ professionals, ARCOP combines decades of expertise with a commitment to design excellence, led by a core team with over 20 years of experience.



Aloft Hotel, Aerocity, New Delhi



Taj Sawai, Ranthambore



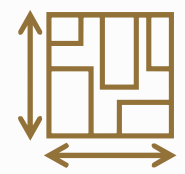
Bharat Vandana Park, New Delhi



National Rose Garden, Shantipath, New Delhi

Design Meets Global Standards

Where international design philosophies shape refined living



Spread across 5 acres
with only 3 towers



IGBC Gold targeted
sustainable development



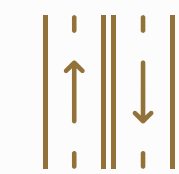
MIVAN structure with high-quality
factory finish



5-meter-high entrance lobby with
modern drop-off canopy



Grand arrival experience with
signature water feature



Facing a 24-meter-wide road



Interconnected dual-core design
for efficient circulation



5 lifts per tower, including
service elevator



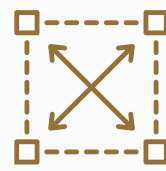
✦ *Planning that works quietly, every day.* ✦

The Art of Spatial Harmony

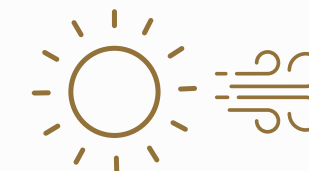
Thoughtfully designed spaces that bring harmony to every dimension of life



Clear separation of pedestrian
and vehicular movement



Low-density planning with
generous open areas



Towers positioned for light,
air, and privacy



Central greens acting as
community anchors



Thoughtful podium planning
for seamless circulation

✦ *Balance here is not visual alone - it is spatial and experiential.* ✦



Project Amenities



CONVENIENCE
RETAIL



LANDSCAPE
HANGOUT AREA



PERIPHERAL
GREENS



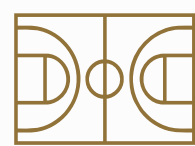
PALM TREE
AVENUE



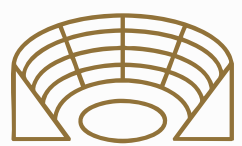
OPEN GYM



PLAY AREA



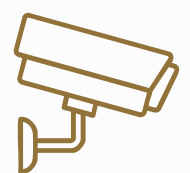
MULTIPURPOSE
COURT



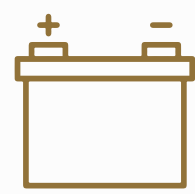
AMPHITHEATRE



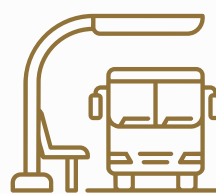
KIDS SWING
AREA



CCTV
SECURITY



POWER
BACKUP



SCHOOL BUS
WAITING AREA



Site Plan



1. Entry/Exit
2. Main Drop-Off
3. Tower Drop-Off
4. Landscape Hangout Area
5. Play Area
6. Amphitheatre
7. Kids Swings Area
8. Sports Courts on Club Roof
Multipurpose Play Court
Box Cricket/ Mini Football Court/ Pickleball
9. Club Drop-Off
10. Swimming Pool
11. Kid's Pool
12. Bus Waiting Area
13. Private Parking
14. Open Gym
15. Central Landscape At Podium Level With Parking Below

ELYSIAN (BASEMENT+STILT+32)

HAVEN (BASEMENT+STILT+32)

CAELUM (BASEMENT+STILT+32)



● **RETAIL**
Eden Plaza Kiosks at Stilt

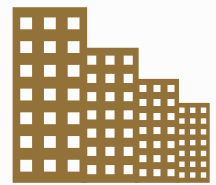
■ **PRIVATE LAWN WITH UNITS AT PODIUM LEVEL**

DISCLAIMER:
Some units on podium have private lawns

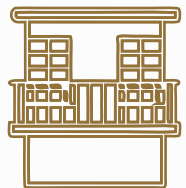
Apartment Features



3 BR VRV
AIR-CONDITIONED
HOMES



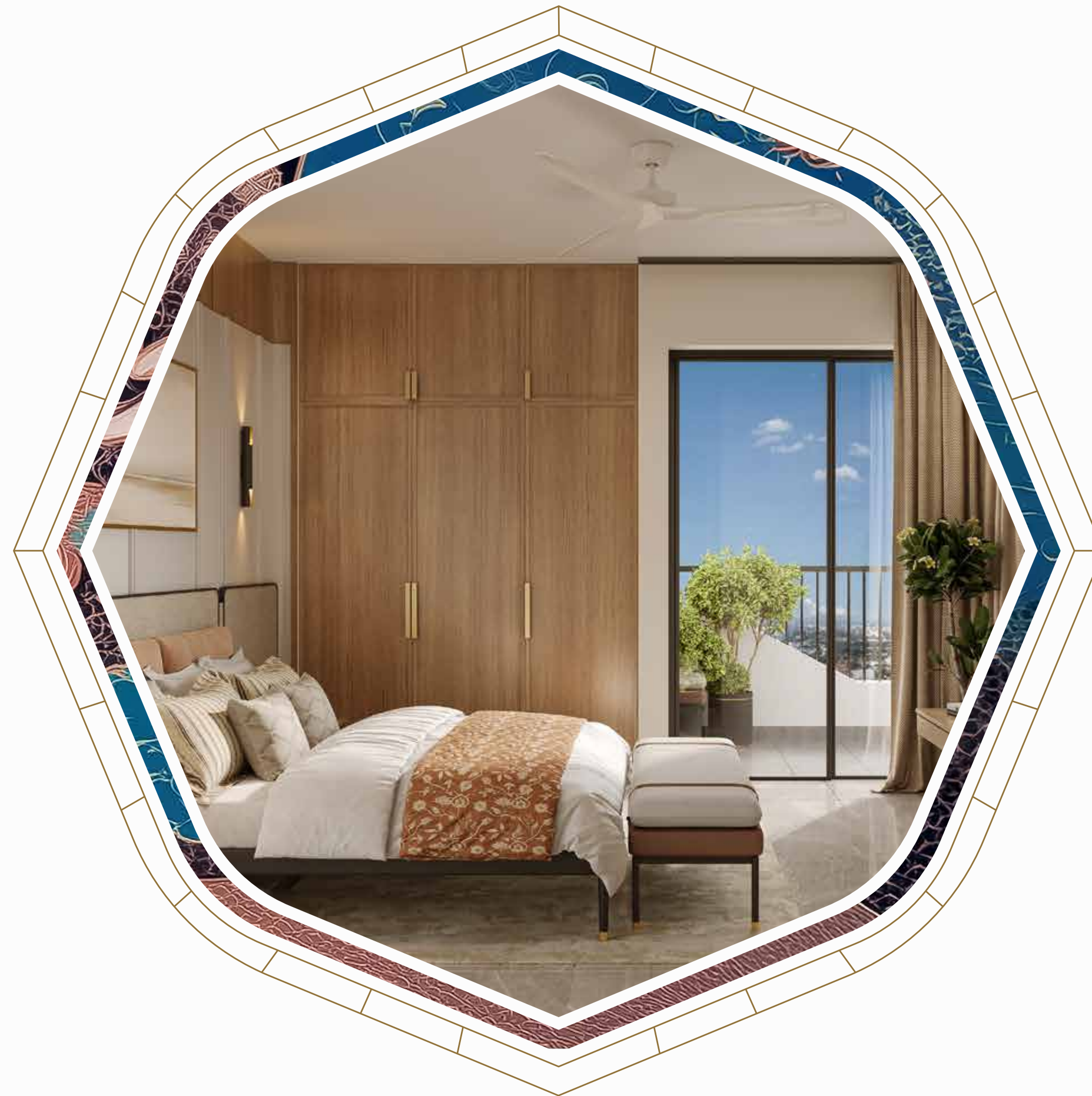
ALL RESIDENCES
DESIGNED AS
CORNER UNITS



PRIVATE BALCONY IN
EVERY BEDROOM



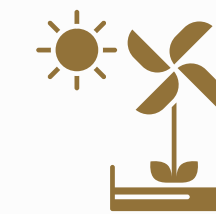
SELECT PODIUM LEVEL
RESIDENCES WITH
PRIVATE LAWNS



ONLY 3 RESIDENCES
PER CORE FOR
ENHANCED PRIVACY



6 RESIDENCES PER
FLOOR ENSURING
LOW DENSITY LIVING



DESIGNED FOR
ABUNDANT NATURAL
LIGHT AND CROSS
VENTILATION



LAVISH CURVED
UTILITY BALCONY IN
EVERY APARTMENT





Artistic Impression

Swimming Pool



Artistic Impression

Amphitheatre



Artistic Impression

Kids Play Room



Artistic Impression

Kids Play Area



Artistic Impression

Club



Artistic Impression

Basketball



Artistic Impression

Game Room



Artistic Impression

Multipurpose Hall



Artistic Impression

Gym

Club Amenities



PREFUNCTION
HALL



GYM



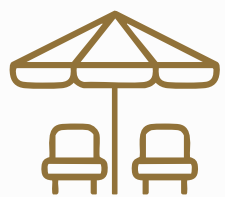
KIDS PLAY
AREA



DOUBLE-HEIGHT
MULTIPURPOSE HALL



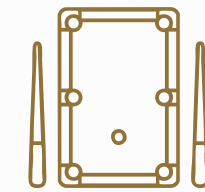
SQUASH
COURT



SWIMMING
POOL



BOX
CRICKET



POOL TABLE
ROOM



PARTY
HALL



MINI FOOTBALL
COURT



KIDS POOL



READING
ROOM





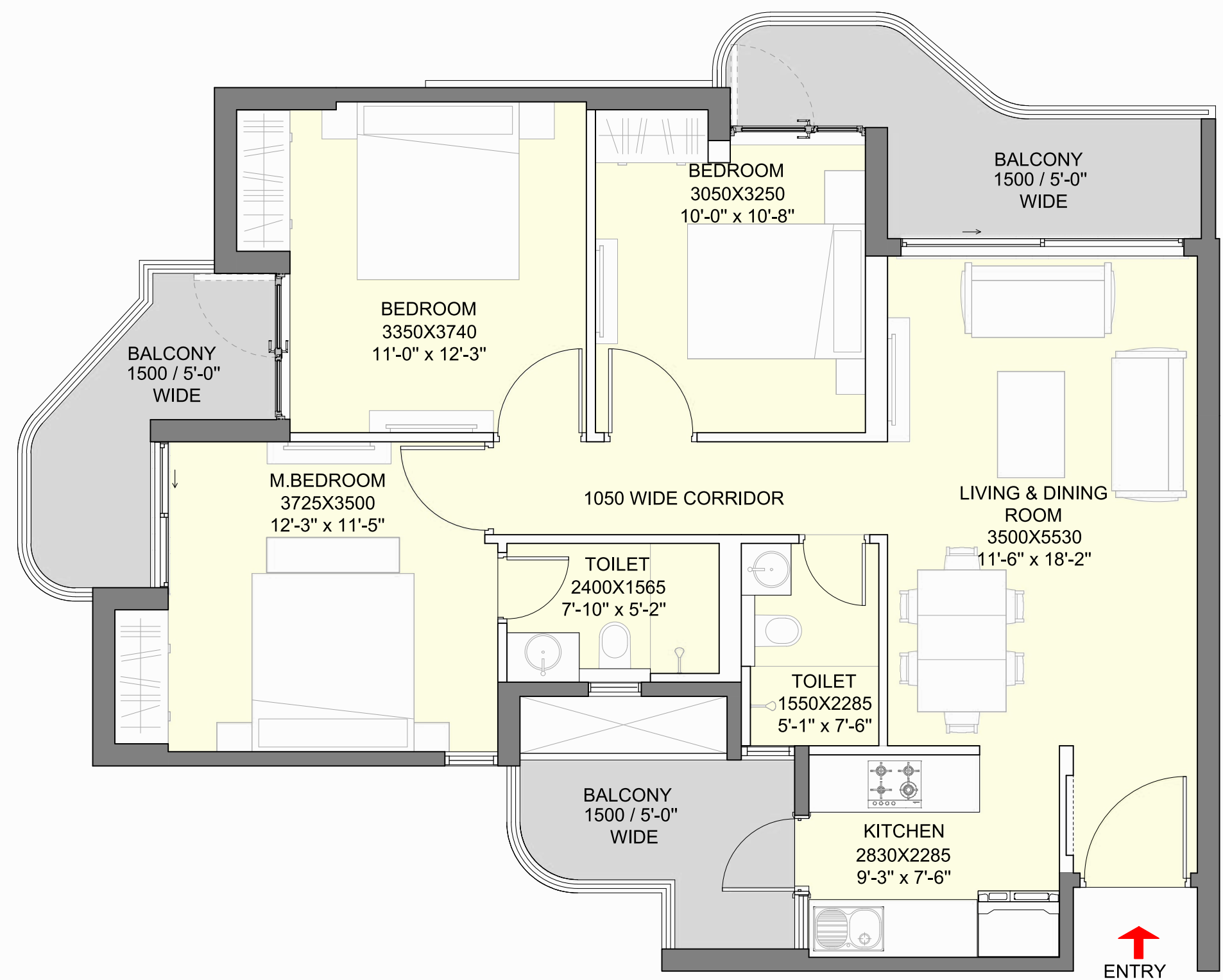
Artistic Impression



Floor Plans

3 BHK + 2T

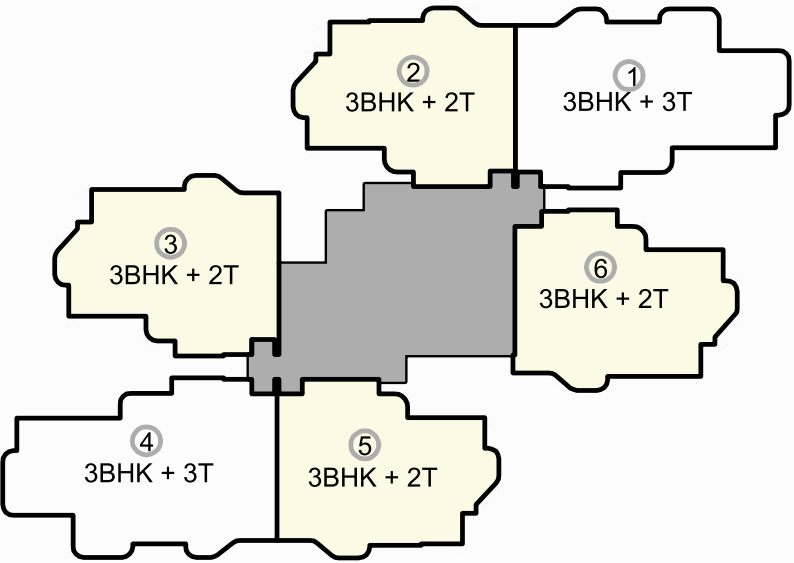
SUPER AREA :1550 SQ.FT (144 SQ. M)	BUILT UP AREA :1193.73 SQ.FT (110.90 SQ. M)
CARPET AREA :870.70 SQ.FT (8089 SQ. M)	BALCONY AREA :218.40 SQ. FT (20.29 SQ. M)



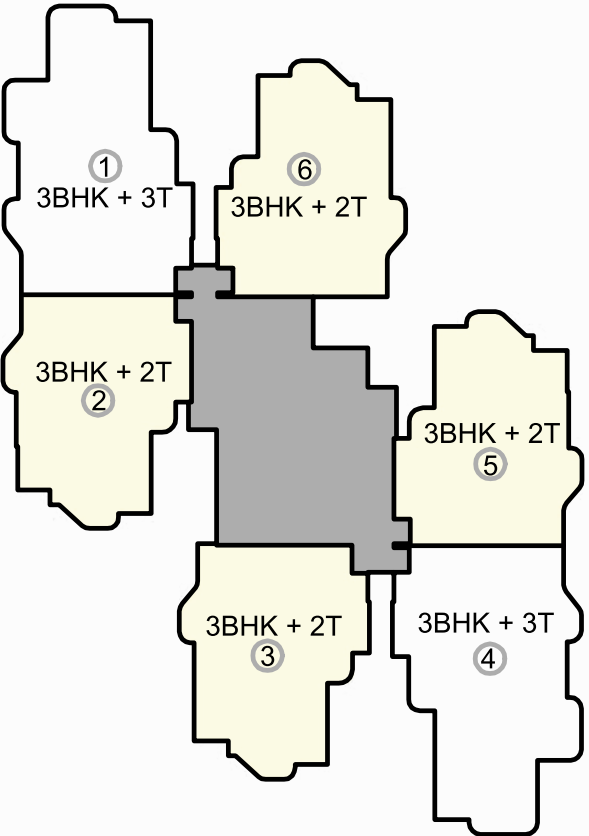
DISCLAIMER:

- 1 sq. ft. = 0.093 sq.mt. 10.764sq.ft./ 1.196 sq.yd. and 3.28ft. = 1mt
- All dimensions shown in feet/inches are close approximation to metric dimensions.
- 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 plasters/titles etc.
- Some units may have diffrent area including additional lawn/terrace area.
- Please check the area with the marketing team at the time of purchase.

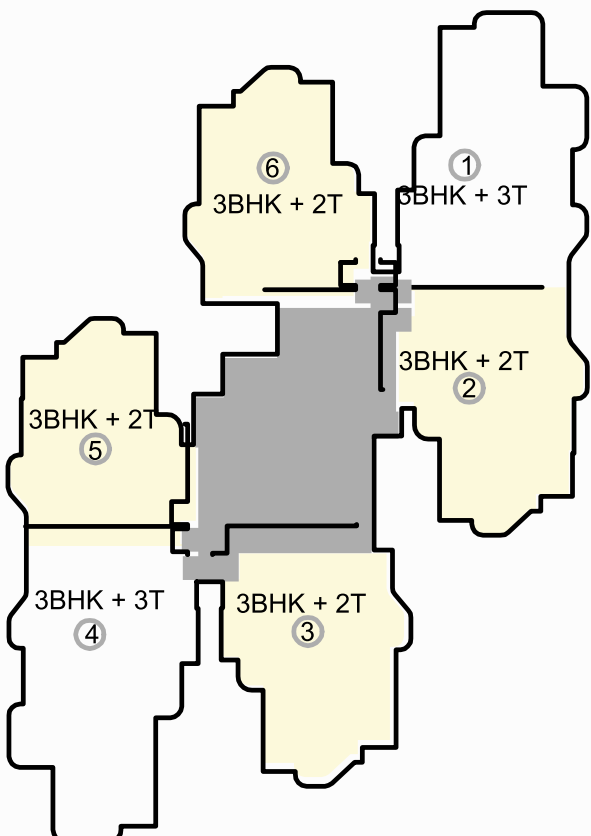
KEY PLAN



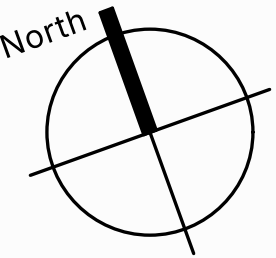
CAELUM
TYPICAL FLOOR



ELYSIAN
TYPICAL FLOOR

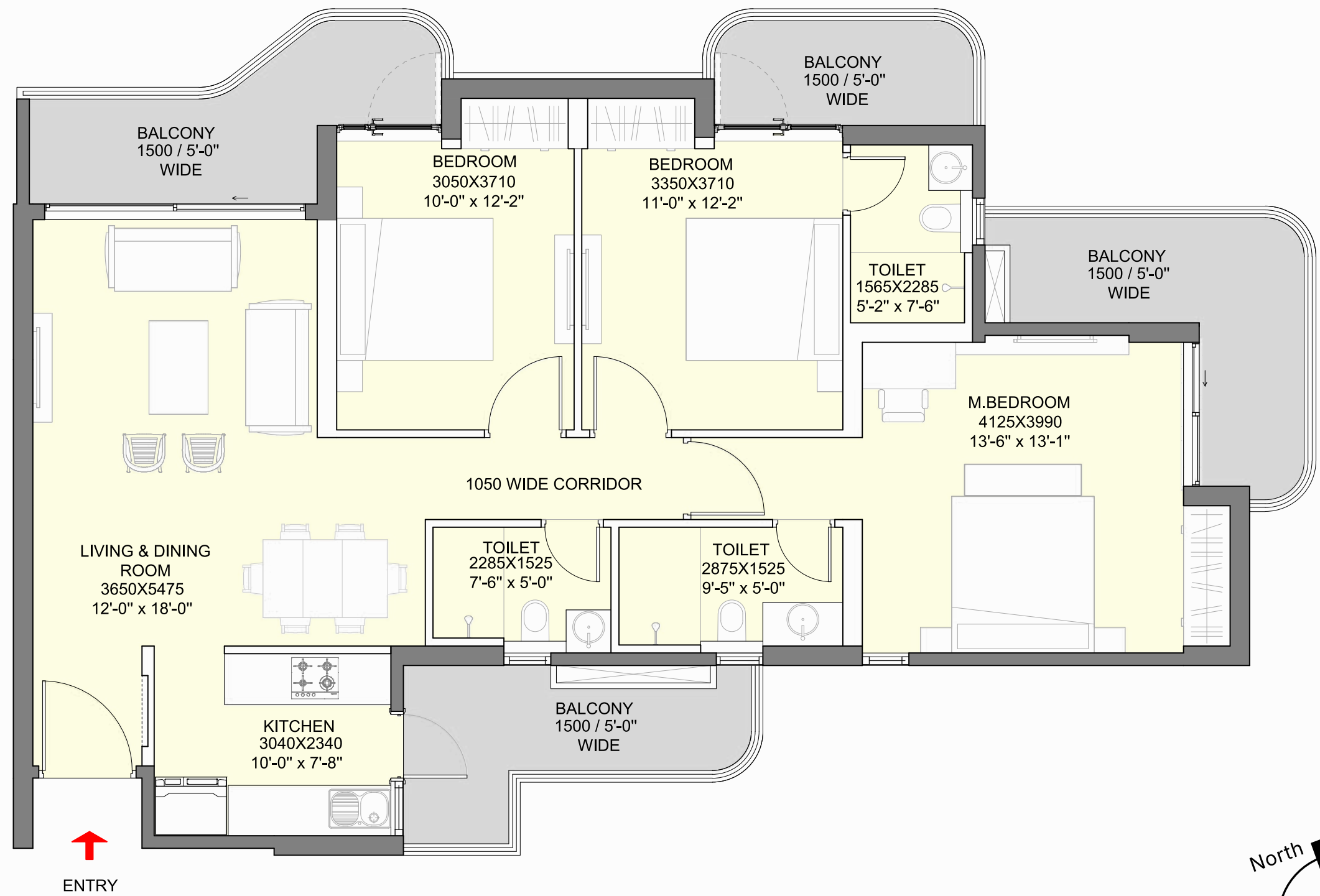


HAVEN
TYPICAL FLOOR



3 BHK + 3T

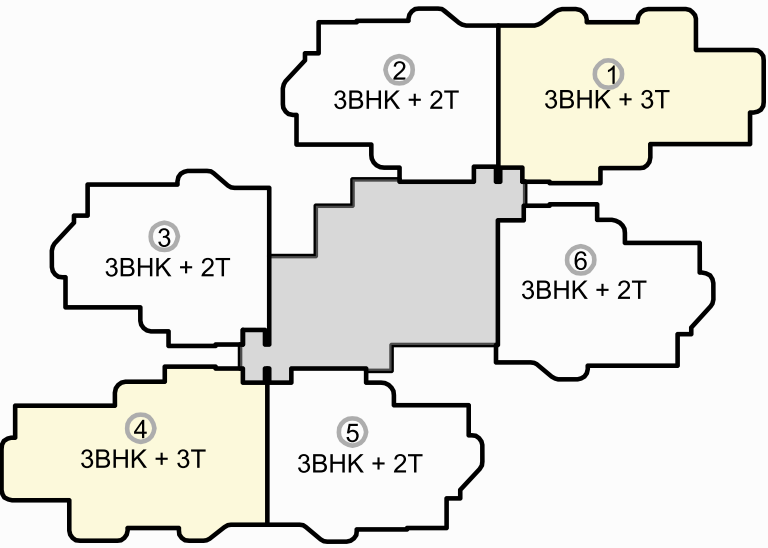
SUPER AREA :1850 SQ.FT (171.87 SQ. M)	BUILT UP AREA :1492.73 SQ.FT (138.63 SQ. M)
CARPET AREA :1056.81 SQ.FT (98.18 SQ. M)	BALCONY AREA :326.40 SQ. FT (30.30 SQ. M)



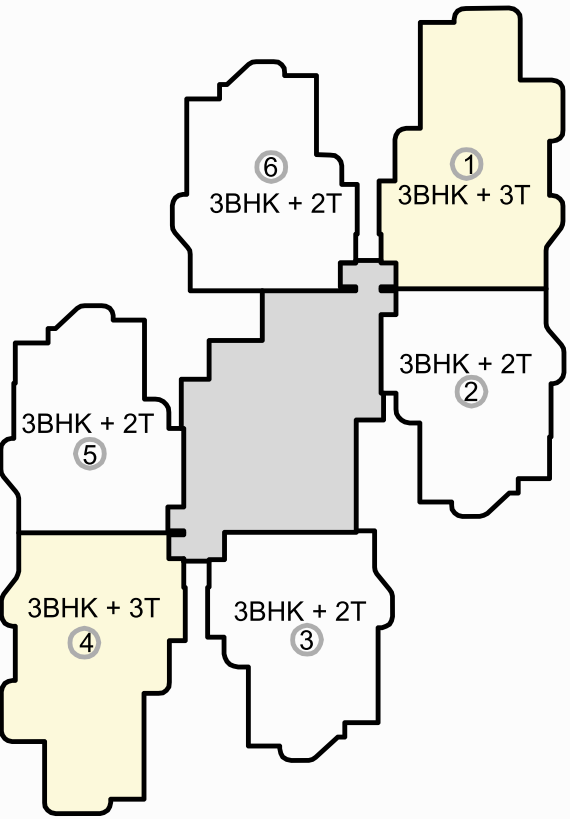
DISCLAIMER:

- 1 sq. ft. = 0.093 sq.mt. 10.764sq.ft./ 1.196 sq.yd. and 3.28ft. = 1mt
- All dimensions shown in feet/inches are close approximation to metric dimensions.
- 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 plasters/titles etc.
- Some units may have diffrent area including additional lawn/terrace area.
- Please check the area with the marketing team at the time of purchase.

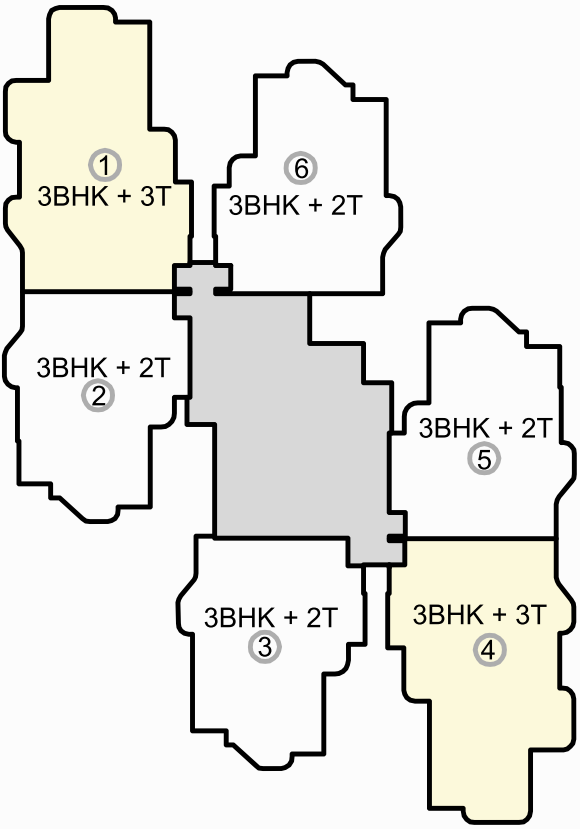
KEY PLAN



CAELUM
TYPICAL FLOOR



ELYSIAN
TYPICAL FLOOR



HAVEN
TYPICAL FLOOR





Artistic Impression



Artistic Impression

Marquee Projects



Eldeco 7 Peaks Residences, Omicron 1A, Greater Noida



Eldeco Whispers of Wonder, Sec 22D, Yamuna Expressway



Eldeco Ballads of Bliss, Sector 22D, Yamuna Expressway



Eldeco La Vida Bella, Sector 12, Greater Noida West



Eldeco Live By The Greens, Sector 150, Noida



Eldeco Accolade, Sector 2, Sohna Road, Gurugram



Eldeco Paradiso, Sector 40, Panipat



Eldeco Amaya, Sector 33, Sonipat



Eldeco City, Nainital Road, Bareilly



Eldeco Aranya, Sector 16, Panchkula



Eldeco Viviana, Pakhowal Road, Ludhiana



Eldeco Raisina Estate, Kashipur Road, Rudrapur



Luxury by **ELDECO**



Actual Image

Terra Grande by Eldeco, Sirmaur, Near Kasauli



Actual Image

Terra Grande by Eldeco, Rishikesh Hills



Marquee Projects



Eldeco Trinity, Gomti Nagar Extension, Lucknow



Eldeco Skywalk, at Eldeco City, IIM Road, Lucknow



Eldeco Hanging Gardens, Off Shaheed Path, Lucknow



Eldeco Regalia, Off IIM Road, Lucknow



Eldeco Corporate Chamber-I , Gomti Nagar, Lucknow



Eldeco Imperia, Sisandi Road, Lucknow



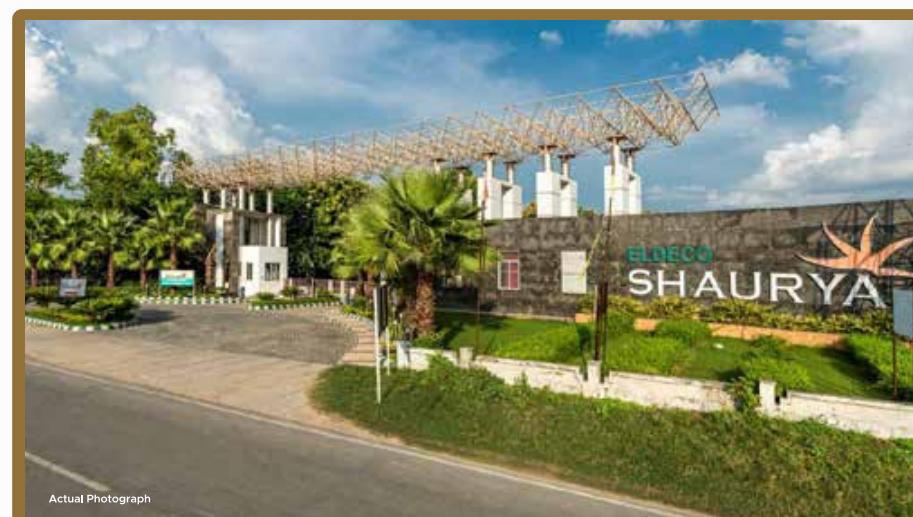
Eldeco Twin Towers, at Eldeco City, IIM Road, Lucknow



Eldeco Latitude 27, at Eldeco City, IIM Road, Lucknow



Eldeco City Breeze, at Eldeco City, IIM Road, Lucknow



Eldeco Shaurya, Bijnor Road, Lucknow



Eldeco Saubhagyam, Amar Shaheed Path, Lucknow



Eldeco Eternia, Sitapur Road, Lucknow



Luxury by **ELDECO**



Eldeco Centre, Malviya Nagar



Eldeco Camelot, Dwarka Sector 17



Marquee Projects



Eldeco Aamantran, Sector 119, Noida



Eldeco Olympia, Sector 93A, Noida



Eldeco Utopia, Sector 93A, Noida



Eldeco County, Sec 19, G.T. Karnal Road, Sonipat



Eldeco Mystic Greens, Omicron I, Greater Noida



Eldeco Green Meadows, Sector Pi, Greater Noida



Eldeco Residency Greens, Sector Pi, Greater Noida



Eldeco Paradiso, Sec 40, Panipat



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



Eldeco Hillside, Japanese Zone, Neemrana



Eldeco Greens, Nakodar Road, Jalandhar



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



Luxury by **ELDECO**



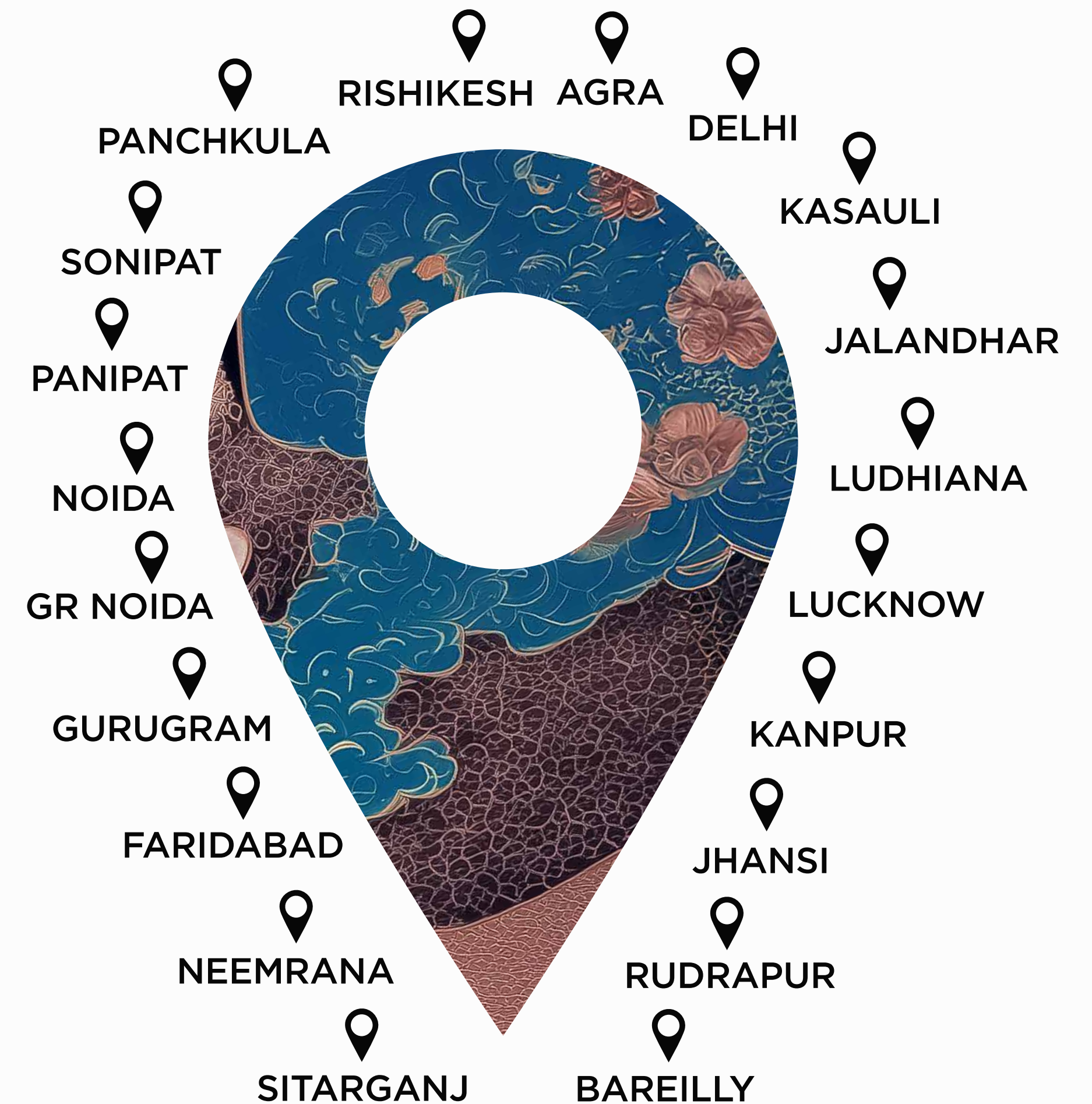
Eldeco Fairway Reserve, Sec-80, Gurugram



ELDECO

Echoes of Eden

SECTOR 22D, YAMUNA EXPRESSWAY



ELDECO

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

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

Eldeco Echoes of Eden ('Project') is being developed by Eldeco Sohna Projects Limited (CIN: U45200HR2006PLC073744) having registered office at S-16, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007 ("Promoter"), on a land admeasuring 20235 sq. mtr., situated at GH-01B/1, Yamuna Expressway, Sector-22D, Uttar Pradesh ('Project Land'). The layout plan of Project is approved by Yamuna Expressway Industrial Development Authority ("YEIDA") vide no. YEIDA/202601120558/2025/09/09/S/2189 dated 12th January, 2026. The Project Land is leased in favour of Promoter by YEIDA for 90 years. 1 Sq. mtr = 10.764 sq. ft., 1 Acre = 48.40 sq. yds. or 4046.86 sq. mtrs. The content and visuals in this advertisement are solely an artistic rendering for illustrative purposes and are not to scale, it does not constitute a legal offer or forms part of any legally binding agreement. The Promoter of the Project clarifies that the information provided herein are indicative in nature. Intending purchasers are advised to verify all the details independently with the respective sales team of Promoter of the Project regarding plans, specifications, terms of sales and payments and other relevant details independently before making any purchase decision regarding unit(s) in the Project.

The Project Land and receivables thereon has been mortgage/hypothecated in favour of HDFC Capital Advisors Limited (Lender) for the purpose of project finance.

