

ELDECO

UP RERA REG NO.: UPRERAPRJ752382/09/2025

WEBSITE: WWW.UP-RERA.IN

LAUNCH DATE: 2ND SEPTEMBER, 2025

ELDECO SOHNA PROJECTS LTD.-COLL A/C

FOR ELDECO WHISPERS OF WONDER-ESC

HDFC BANK, BANK ACCOUNT NO.: 50200112482650

IFSC CODE: HDFC0002830



#THE_WOW_LIFE






SECTOR-22D, YAMUNA EXPRESSWAY

3 BR VRV HOMES



DESIGN INSPIRATION

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.



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

#THE_WOW_LIFE



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.





Artistic Impression

<< 24M WIDE ROAD >>

<< 24M WIDE ROAD >>

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

SOLACE (BASEMENT+ STILT+ 32)

SALOME (BASEMENT+ STILT+ 32)

SERENITY (BASEMENT+ STILT+ 32)

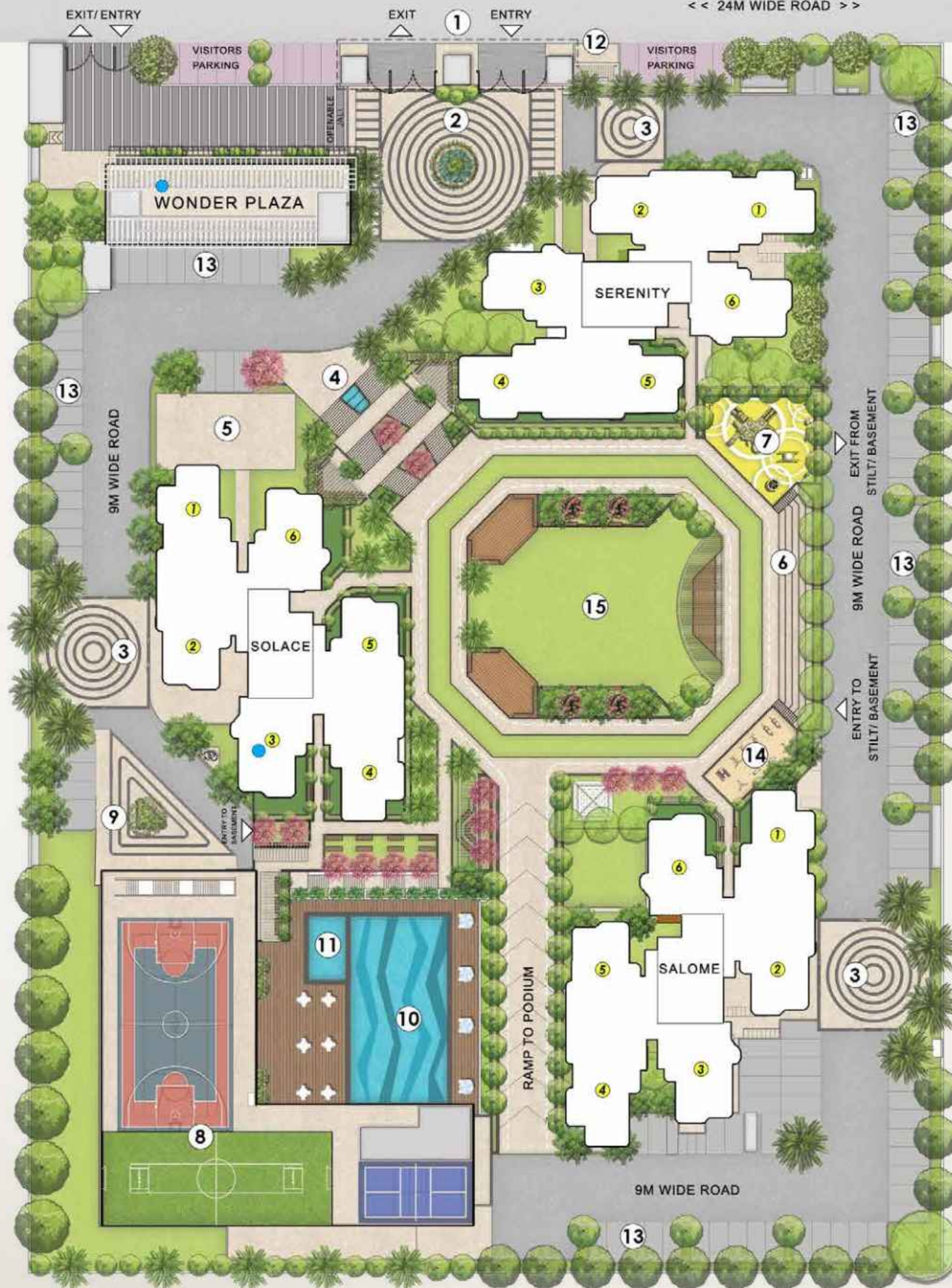
● RETAIL
WONDER PLAZA
KIOSKS AT STILT

■ PRIVATE LAWN WITH UNITS AT PODIUM LEVEL

■ DG SHAFT

DISCLAIMER:

- Some units on podium have private lawns



SITE PLAN

#THE_WOW_LIFE



KEY PLANNING FEATURES



- Spread over 5 acres of land with only 3 towers
- Facing 24 mtr. wide road
- VRV 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
- Some units on podium have private lawns

#THE_WOW_LIFE





Artistic Impression

PROJECT AMENITIES



Convenience
Retail



Landscape
Hangout Area



Open
Gym



Peripheral
Greens



Play
Area



Palm Tree
Avenue



Multipurpose
Court



Amphitheatre



Kids Swing
Area



CCTV
Security



Power
Backup



School Bus
Waiting Area



#THE_WOW_LIFE



CLUB AMENITIES



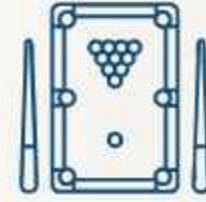
Prefunction
Hall



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



#THE_WOW_LIFE





Artistic Impression

FLOOR PLANS

#THE_WOW_LIFE

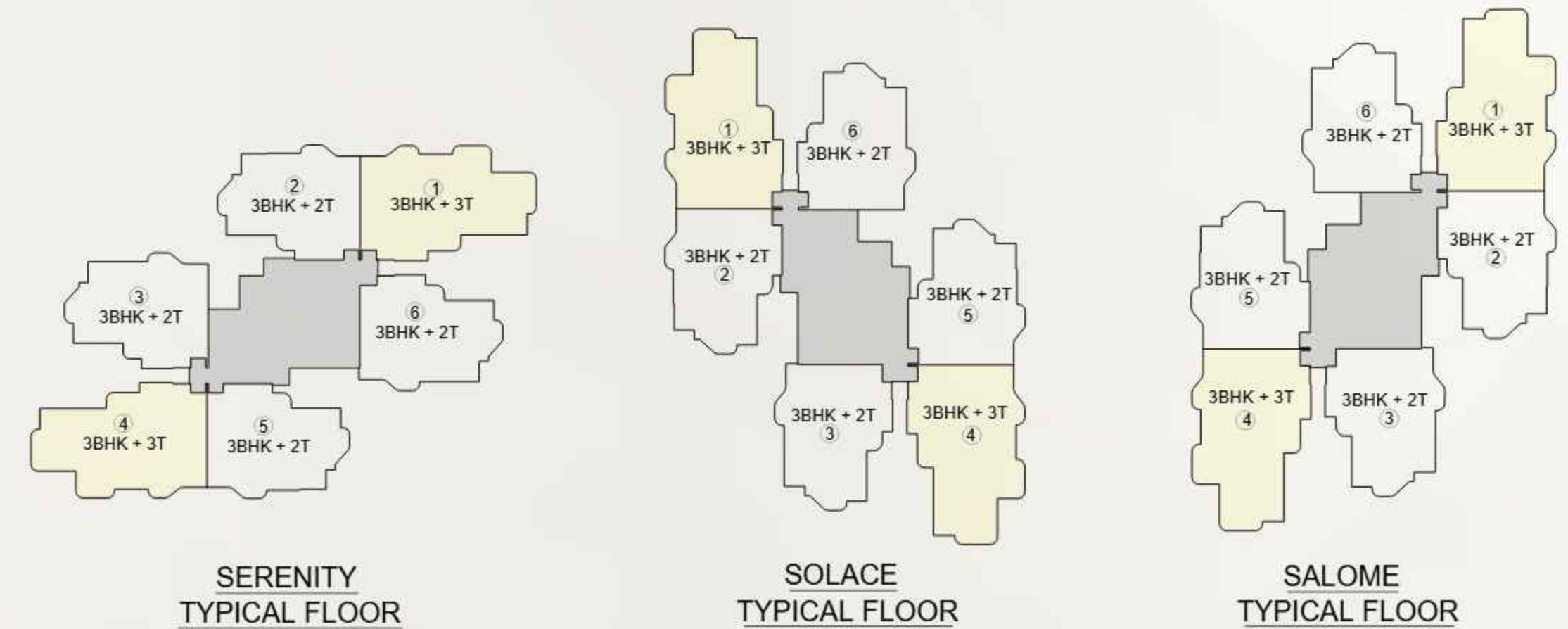


TYPE 3BHK + 3T

BUILT UP AREA	1492.21 sqft (138.63 sqm)
CARPET AREA	1056.81 sqft (98.18 sqm)
BALCONY AREA	326.15 sqft (30.30 sqm)
SUPER AREA	1850 sqft (171.87 sqm)

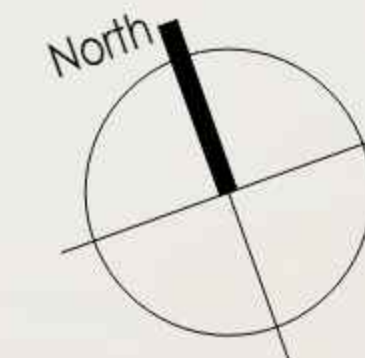


KEY PLAN



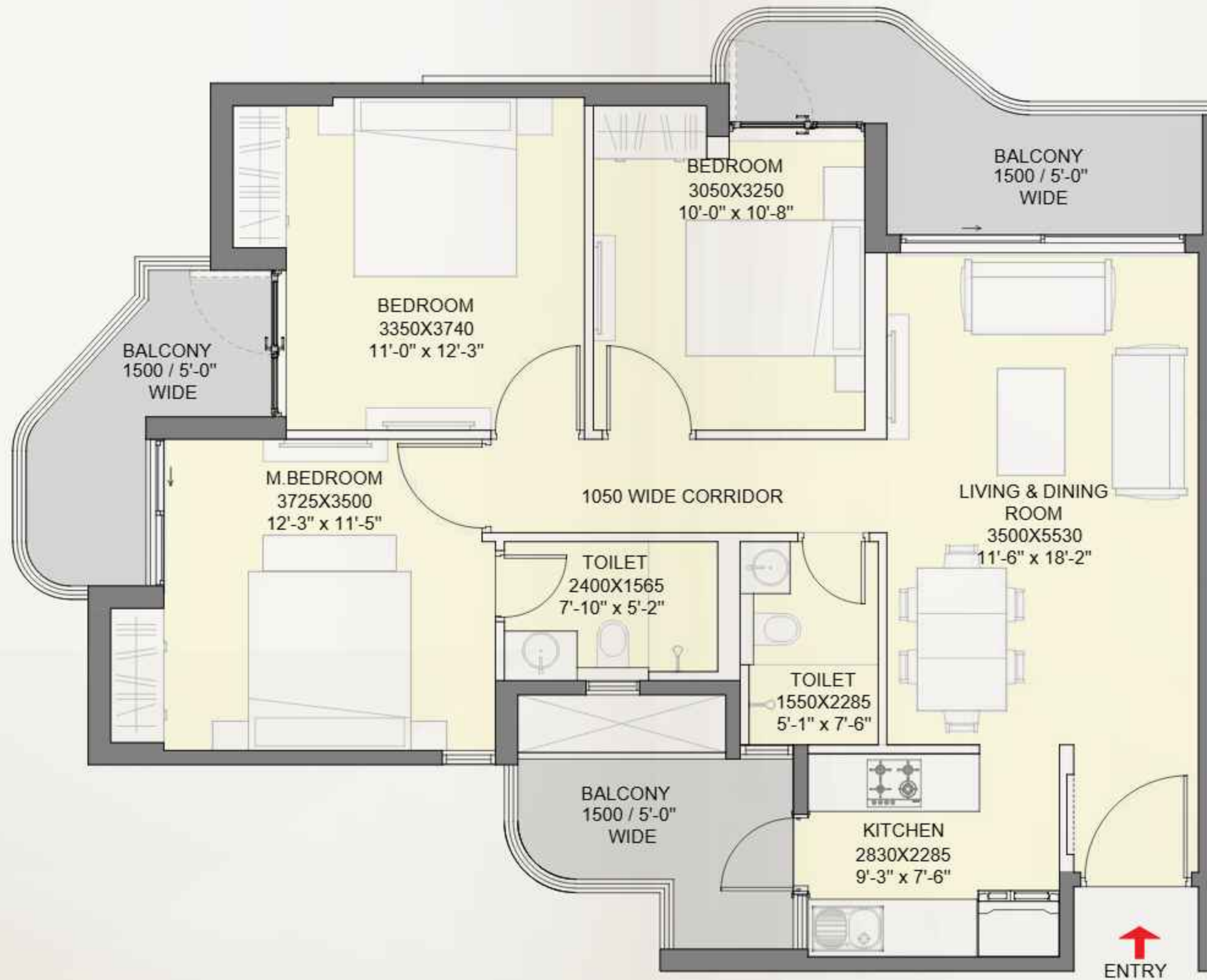
DISCLAIMER:

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



TYPE 3BHK + 2T

BUILT UP AREA	1193.73 sqft (110.90 sqm)
CARPET AREA	870.70 sqft (80.89 sqm)
BALCONY AREA	218.40 sqft (20.29 sqm)
SUPER AREA	1550 sqft (143.99 sqm)

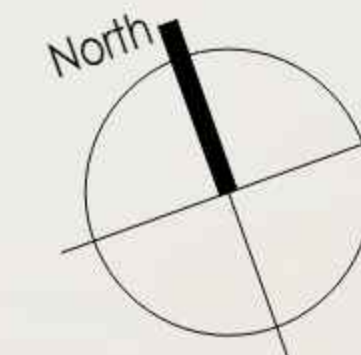


KEY PLAN



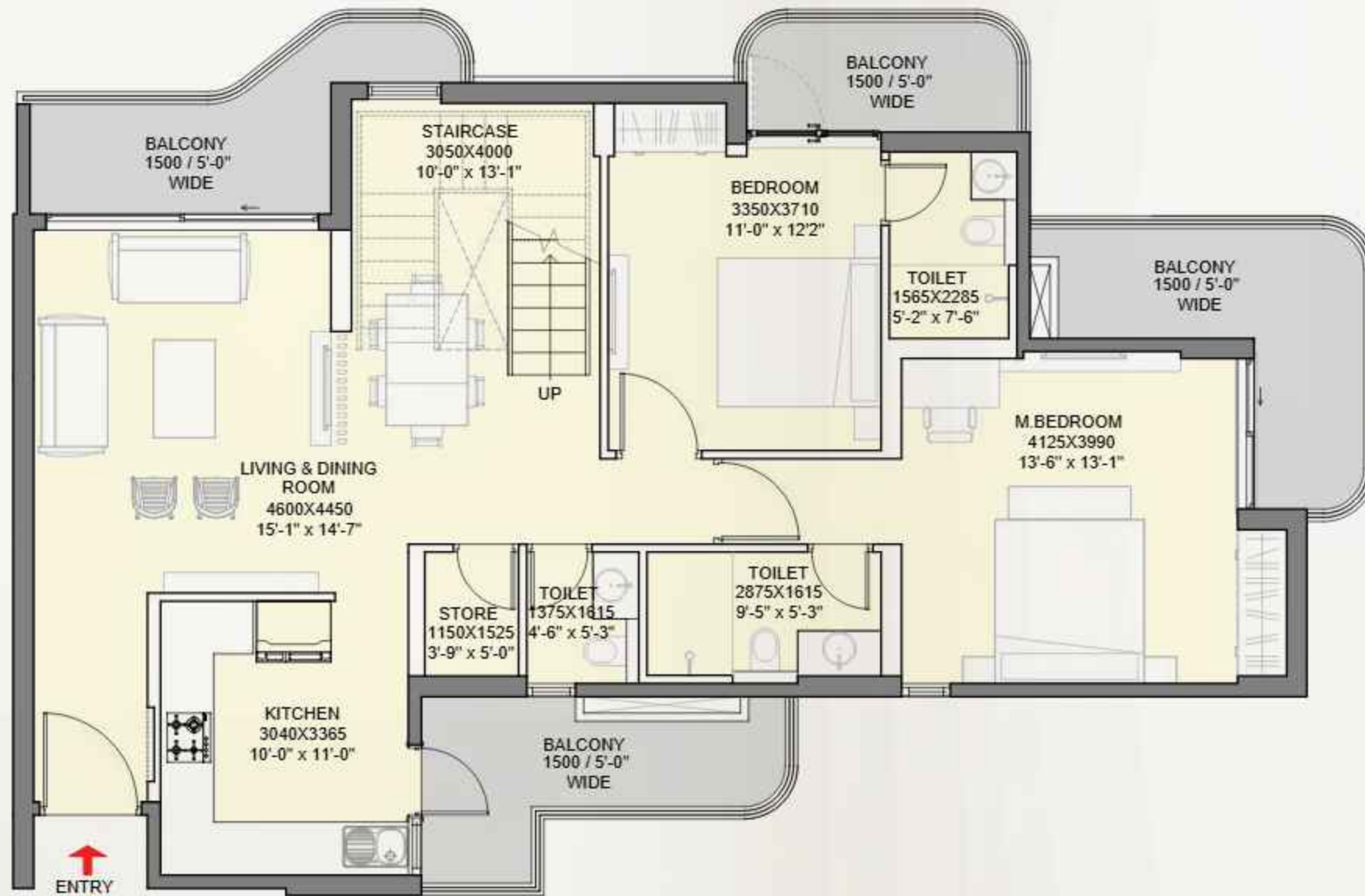
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TYPE 4BHK + 5T + STORE + STAFF + STAFF TOILET

BUILT UP AREA	2432.53 sqft (225.99 sqm)
CARPET AREA	1819.20 sqft (169.01 sqm)
BALCONY AREA	415.37 sqft (38.59 sqm)
TERRACE AREA	604.93 sqft (56.2 sqm)
SUPER AREA	3150 sqft (292.64 sqm)



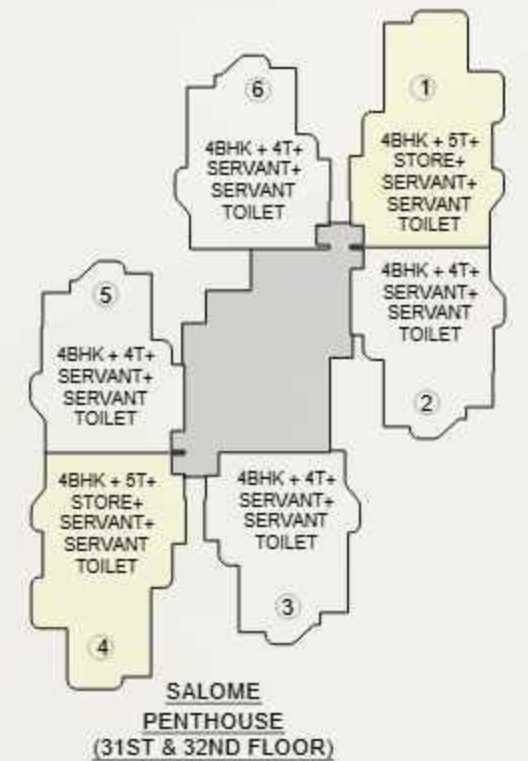
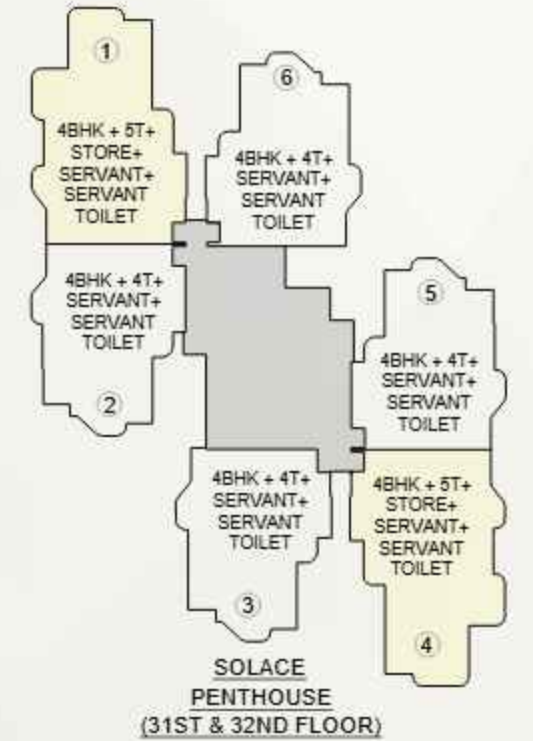
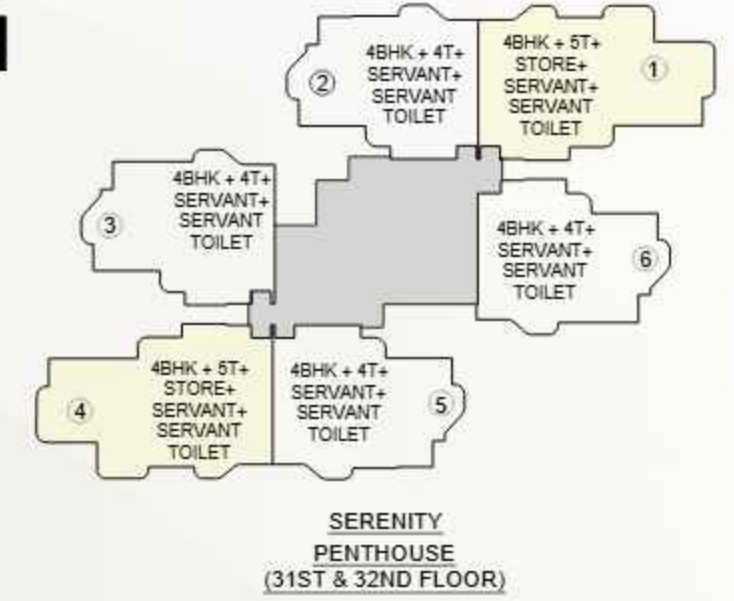
LOWER PENTHOUSE

143.99 sqm



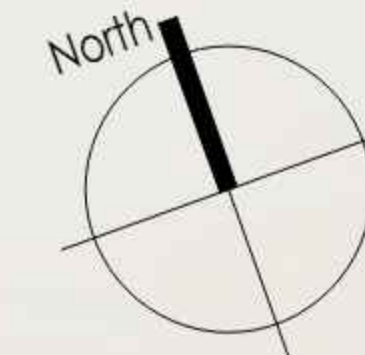
UPPER PENTHOUSE

KEY PLAN



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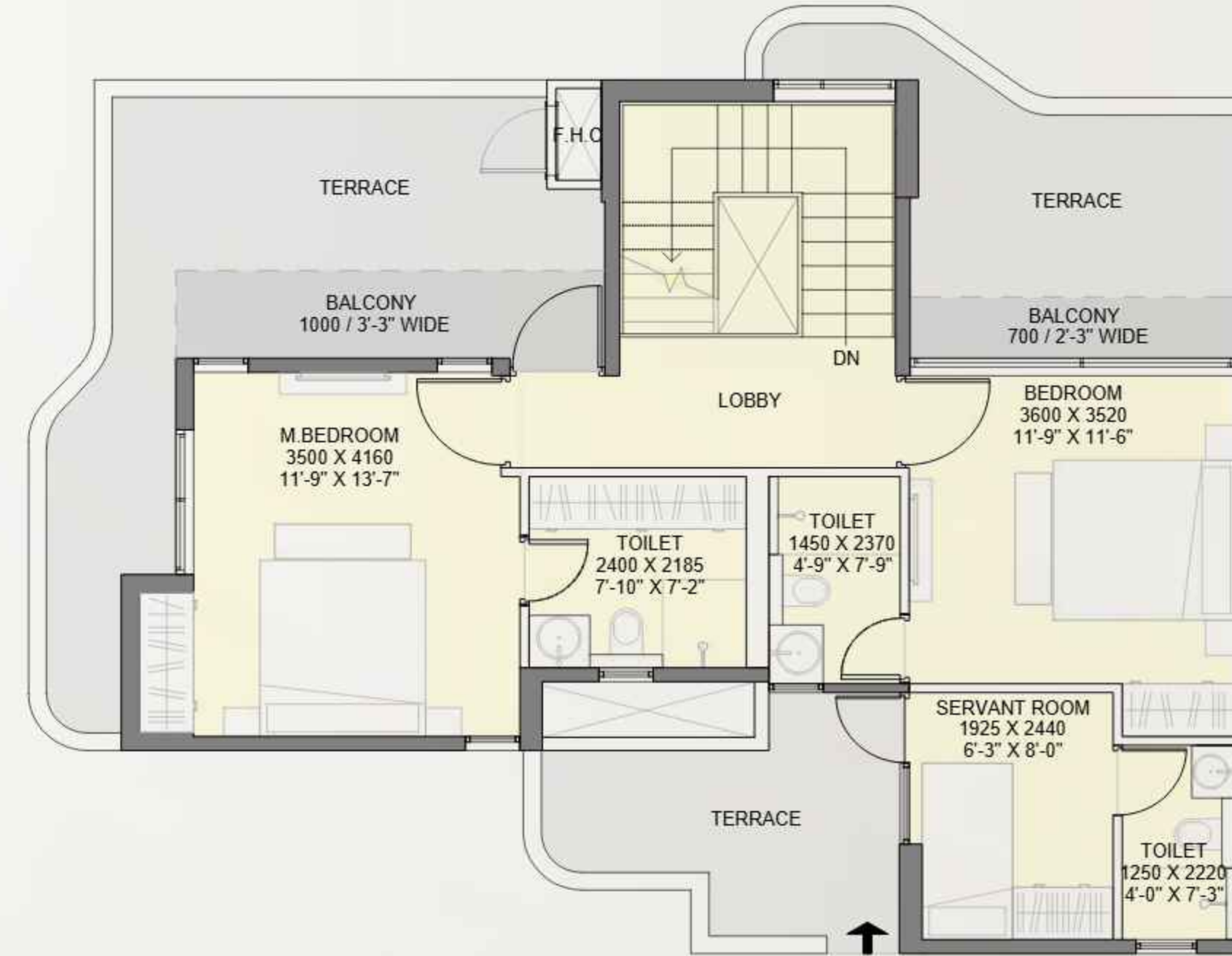


TYPE 4BHK + 4T + STAFF + STAFF TOILET

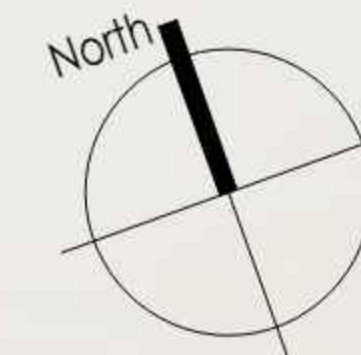
BUILT UP AREA	2048.47 sqft (190.31 sqm)
CARPET AREA	1558.39 sqft (144.78 sqm)
BALCONY AREA	288.14 sqft (26.77 sqm)
TERRACE AREA	403.96 sqft (37.53 sqm)
SUPER AREA	2700 sqft (250.83 sqm)



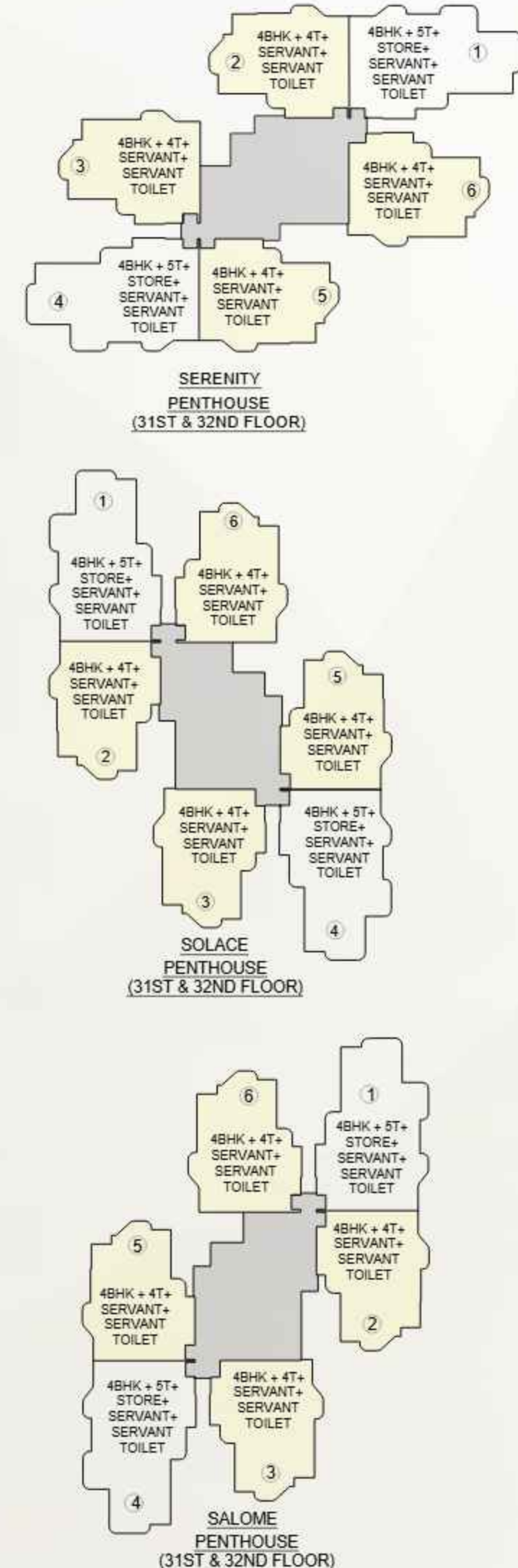
LOWER PENTHOUSE



UPPER PENTHOUSE



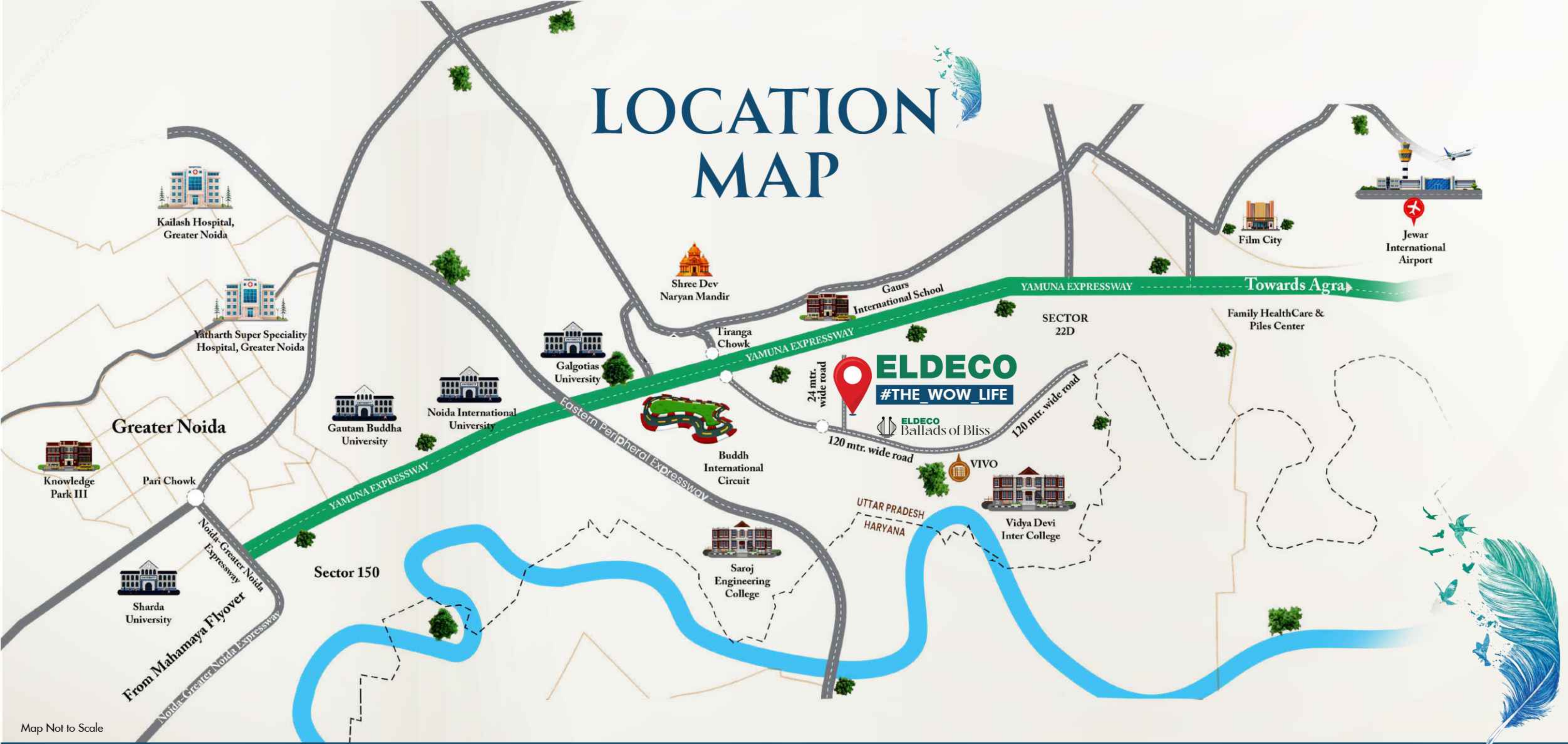
KEY PLAN



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LOCATION MAP



Map Not to Scale

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

1.1 Kms
5.3 Kms
13.6 Kms

Galgotia University –
Noida International University –
Gautam Buddha University –
Kalash Hospital –

5.9 Kms
6.5 Kms
11.9 Kms
4.5 Kms

Jaypee Sports City –
Buddha International Circuit –
Upcoming Film City in Sector 21 –
Noida International Airport –

0.5 Km
3 Kms
9 Kms
19 Kms



Artistic Impression

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 institutions 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 investments, allotted 3,041 industrial plots, estimated 4,50,000 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

Union Cabinet Approves India's Sixth Chip Unit Worth Rs 3,700 Cr. Plant to manufacture display driver chips for mobile phones, laptops, automobiles, PCs.

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

THE TIMES OF INDIA

Hindustan Times

Yeida okays ₹ 9,991 Cr. budget, hikes land allotment rates across all categories

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

#SWARAJYA

Business Standard

Airbus 320 lands & takes off from Jewar airport in passenger flight trial conducted in 'record' time

YAMUNA EXPRESSWAY IN NEWS

THE TIMES OF INDIA

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

Two new interchanges will connect Yamuna Expressway to Noida's upcoming Film City, will improve travel for private vehicles near Noida International Airport.

indiatimes



moneycontrol

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

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

ET THE ECONOMIC TIMES

moneycontrol

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



An artistic rendering of a modern residential and retail complex. The image features several tall, light-colored apartment buildings with curved balconies and glass railings. In the foreground, there is a retail plaza with a flat roof covered in greenery and purple flowers. The plaza has large glass windows and doors, with various retail brands visible. A car is parked in front of the plaza, and two people are riding bicycles. The scene is set against a clear blue sky with some trees in the background.

Whispers of Wonder

RETAIL WONDER PLAZA

ELDECO

Barbarn

Clerk

Muftee

Halderam's

Reebok

Red cheif

Reymand

Artistic Impression

ELDECO

A LEGACY BUILT ON EXCELLENCE

200+

PROJECTS

40+

YEARS

30000+

HOMES

20+

CITIES



MARQUEE PROJECTS



Eldeco Aamantran, Sector 119, Noida



Eldeco Olympia, Sector 93A, Noida



Eldeco Utopia, Sector 93A, Noida



Eldeco Ananda, Sector 48, Noida



Eldeco Mystic Greens, Omicron I, Greater Noida



Eldeco Green Meadows, Sector Pi, Greater Noida



Eldeco Golf View, Sector Omega 1, Greater Noida



Eldeco Residency Greens, Sector Pi, Greater Noida



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



Eldeco Hillside, Japanese Zone, Neemrana



Eldeco Greens, Nakodar Road, Jalandhar



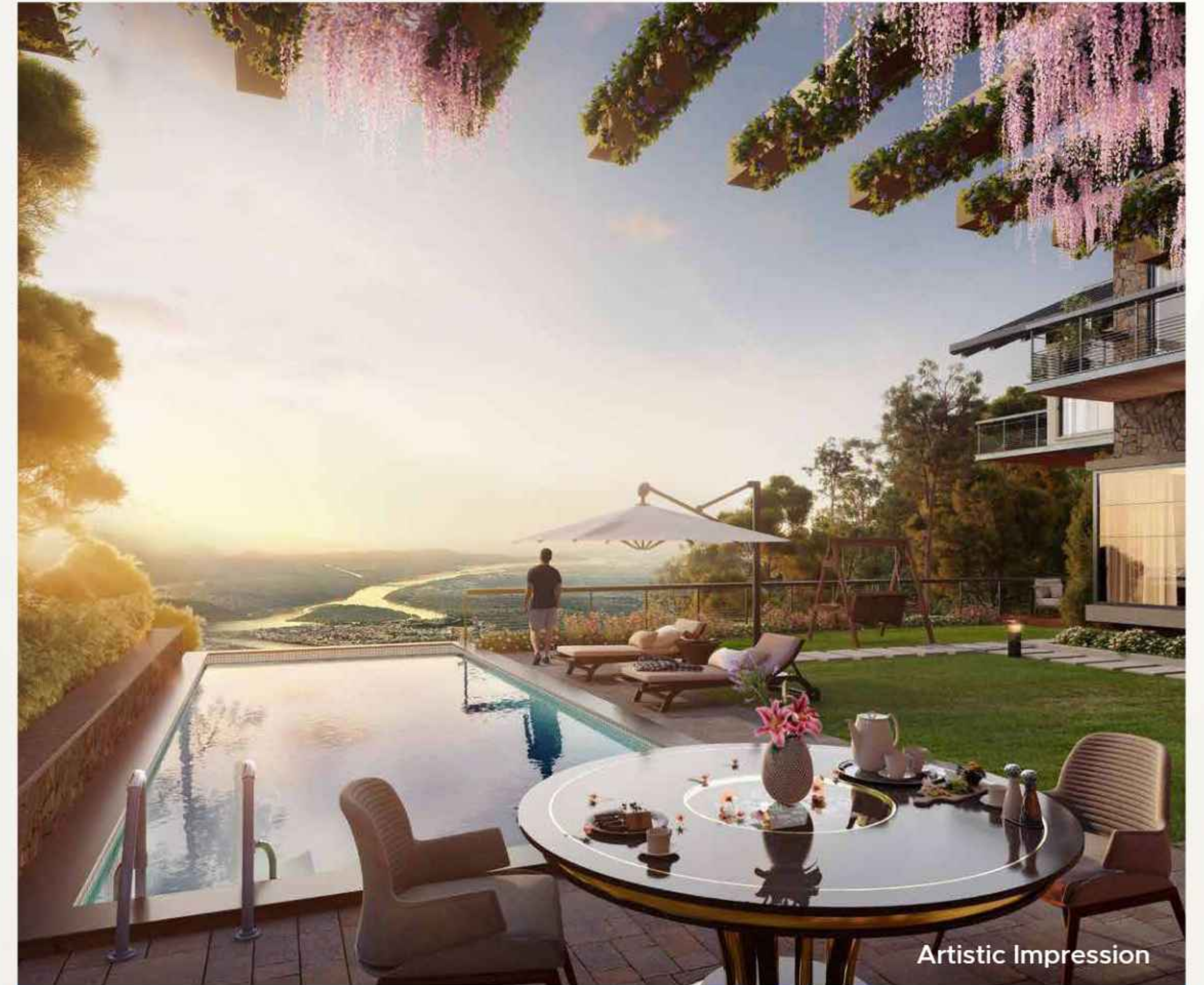
Eldeco Estate One, Main G.T. Road, Ludhiana



LUXURY BY **ELDECO**



Terra Grande by Eldeco, Sirmaur, Near Kasauli



Terra Grande by Eldeco, Rishikesh Hills

MARQUEE PROJECTS



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 Mansionz, Sector 48, Sohna Road, Gurugram



Eldeco Paradiso, Sector 40, Panipat



Eldeco Amor, Sector 33, Sonipat



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**

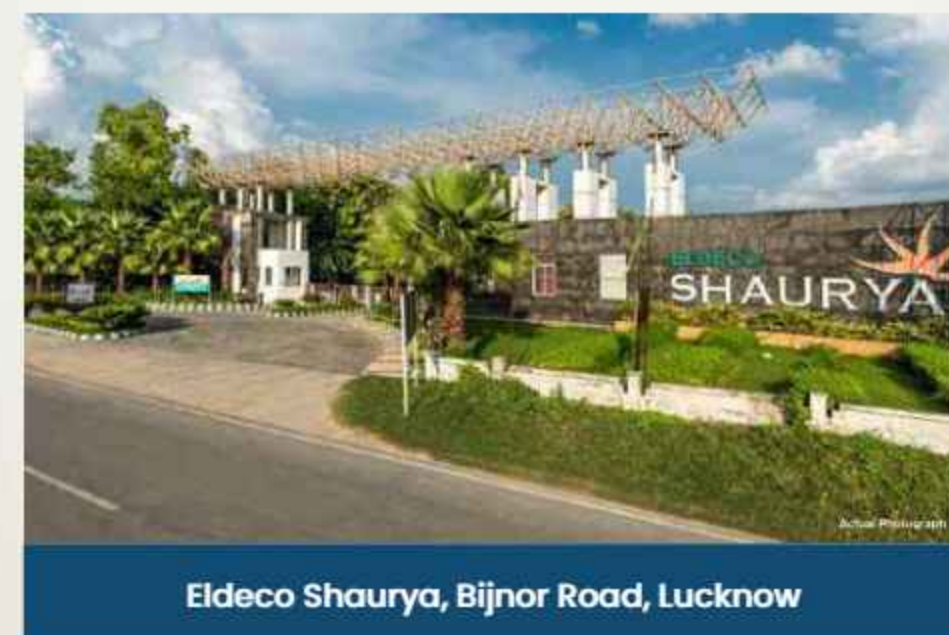


Eldeco Centre, Malviya Nagar



Eldeco Fairway Reserve, Sec-80, Gurugram

MARQUEE PROJECTS



Choose an Eldeco home.

Live Better.



Site Address: **Sector 22D, Yamuna Expressway**

Website: www.eldecogroup.com

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

Eldeco Whispers Of Wonder ('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 20,235 sq. mtr., situated at GH-01C/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. YEA/Planning/815/2025 dated 18.07.2025. 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.

