Eiffel Group Initiative

EIFFEL INFRADEVELOPERS (P) LTD.

Corp Off & Regd Off: 10th Floor, Eldeco Corporate Chamber-II,
Plot No. TC 58-V & TC-59 - Vibhuti Khand, Gomti Nagar, Lucknow - 226010
0522 - 4932204/5 eiffelgroup@eiffelinfra.co.in eiffelinfradevelopers.in
GST No. : 09AADCE5855F1ZI
RERA Reg No. : UPRERAPRJ669500
RERA Reg No. : UPRERAPRJ929171

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Visual representation shown in this brochure is purely conceptual and not a legal offering. All images, plans, specification, site plan, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities.

Eiffel Vivassa estate

New Lifestyle New Experience

Eiffel Group Initiative



Live
like you
mean it

Cherry-pick Your Future Happiness

Exquisitely orchestrated abodes high rise apartments are designed for those who march to a different drumbeat and believe that happiness is never to be compromised.

Vivassa Estate is designed with urban pioneers in mind, who value a mix of excitement and creativity, with blend of well-designed comfort.

This marvelous estate welcomes you to the 288 finely planned and brilliantly laid out apartments that come in a range of sizes and configurations, from 2 bedroom all the way up to 4 bedrooms, so that you can choose the home that best suits your needs.

Beautifully crafted to suit your needs, tastes and most importantly, your budget, it offers you the freedom and the reassurance to live life on your terms!

Eiffel
Vivassa
estate

Inspired by celestial hues & beauty

2, 3 & 4 BHK Apartments

Relish your first Spacious Residence

*Artistic Image

A Blend of Class & Comfort

Set in 5.6 acres in the fast developing heart of New Lucknow, just off Shaheed Path Vivassa Estate, is located close to all major amenities, colleges, hospitals and shopping malls, ensuring that your daily life is convenient and hassle free. The building components that shape the overall gives a prestigious and immense look to the frontage.

Generously Proportioned and Spaciously laid to be flushed with nature's own light and ventilation, Vivassa offers the unbeatable combination of a prime location and a totally tranquil atmosphere.





Beautiful Homes That's Thoughtfully Crafted



Tagged with Numerous lifestyle avenues to guarantee never ending happiness, this grand living opens a new doors of delight for you and your family.

Fully equipped with all that you need to keep you and your family entertained. Its sprawling Clubhouse and recreational amenities include Health Club, Tennis Court, Swimming Pool, Gym, Badminton Court, Jogging Tracks, Table Tennis, Other Indoor Games, Kids' Play Area, as well as provision's for a Convenience Store.

Altogether presenting you with a home that is perfect in every aspect and equipped with every comfort you desire. Get ready to be amazed at what awaits you at Vivassa Estate



*Artistic Image

Finally A Lifestyle You Desire For

Vivassa Estate has remarkable features that would make your life better in every sense of the word. Some of the features are:

- Quality planned infrastructure
- Gated Township encompassed by boundary wall
- Spacious lush green area
- Well demarcated residential & recreational area
- Earthquake resistant structure
- Well planned drainage system
- Zero waste sewer treatment plant
- Single Entry & Exit



*Artistic Image

Indulge in Luxury

A splendid welcome to a slick & chic exposure to captivating clubbing facility. Located within the campus of Vivassa Estate, this premium luxury is surely to transform your way of life in every sense of the world. Your needs of health & fitness, yoga, relaxation, meditation, entertainment or celebrations are properly taken care of. Being here means non – stop celebration.

Variation in Life which
You and Your Family is Looking for



- Lavish Card Rooms
- Well – Equipped Gymnasium
- Lush Green Area
- Yoga Lounge
- Indoor Games Room
- Swanky Swimming Pool
- Separate Party Area



*Artistic Image

Where nature & modernity lives in Perfect Harmony



This majestic residential complex has all the modern features that let you enjoy life to the fullest. Apart from Lush Green Parks and Play Areas, it also flaunts:

- Premium Club for exciting gaming experience
- Swanky Swimming-pool for a refreshing plunge
- State-of-the-art Health & Fitness facilities
- Well-designed Jogging tracks for convenient workouts
- Play areas for children with swings
- 24X7 security
- 100% power back-up
- Open & Basement parking



*Artistic Image

Cosmic - The Commercial Arena



Where all good things are in abundance

Eiffel Vivassa provides you with best in class infrastructure to give a life you deserve. This beautiful crafted living has well integrated shops & stalls to attend to your daily needs. This well planned retail space inside Eiffel Vivassa makes it the most adorable address of the town.

- Shops
- Attractive common areas
- Kiosks
- Stalls
- Fully Demarcated commercial / retail area
- Visitor parking

A Home in a Gorgeous Locale

Vivassa Estate finds home in the most breathtaking and enchanting location of the city. Adjacent to Gomti Nagar Lucknow, Vivassa Estate has perfect neighborhoods and developed colonies.

Vivassa Estate is not only strategically located, but it also brings you near to everything important. Enjoying excellent connectivity with the rest of the city, it is placed on the main Amar Shahid Path. So Vivassa Estate is a living that brings you close to the future development.

- Ekana Stadium : 2 km.
- Airport : 19.0 km.
- Hazratgunj : 11.5 km.
- SGPGI : 13.3 km.
- 100 dial : 2.9 km.
- Charbagh : 14.0 km.
- Medanta Hospital : 6.3 km.
- Lulu Mall : 5.50 km.
- CMS : 8.1 km.
- G.D. Goenka Public School : 6.50 km.

Connect Fast. Forget Delays

Location Plan



MAP NOT TO SCALE



*Artistic Image.

Layout Plan

Eiffel Vivassa is more like a free lifestyle

with 6 Towers which has been

intellectually and soulfully named as

Rigel & Elara that gives

positivity in life.

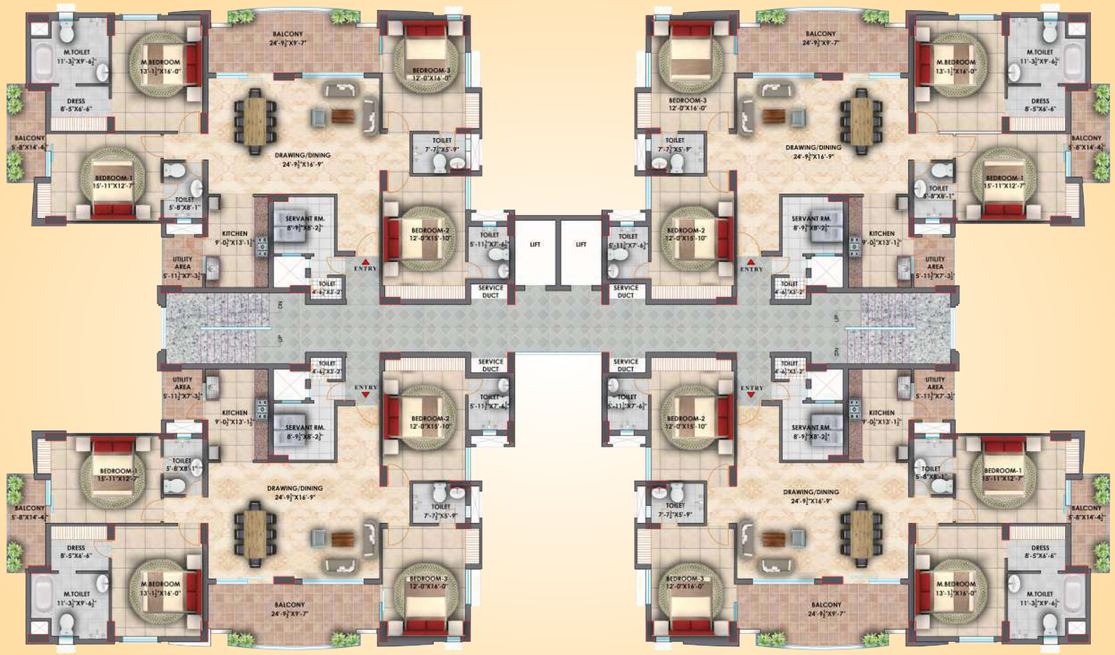
Eiffel Vivassa Estate has planned the housing

taking care of basic needs such as

comfort, fine approach, and balance

between technology and beautification.

The Divine Lights will Sparkle here



TYPICAL FLOOR PLAN

EIFFEL - "VIVASSA" (TYPE - A)

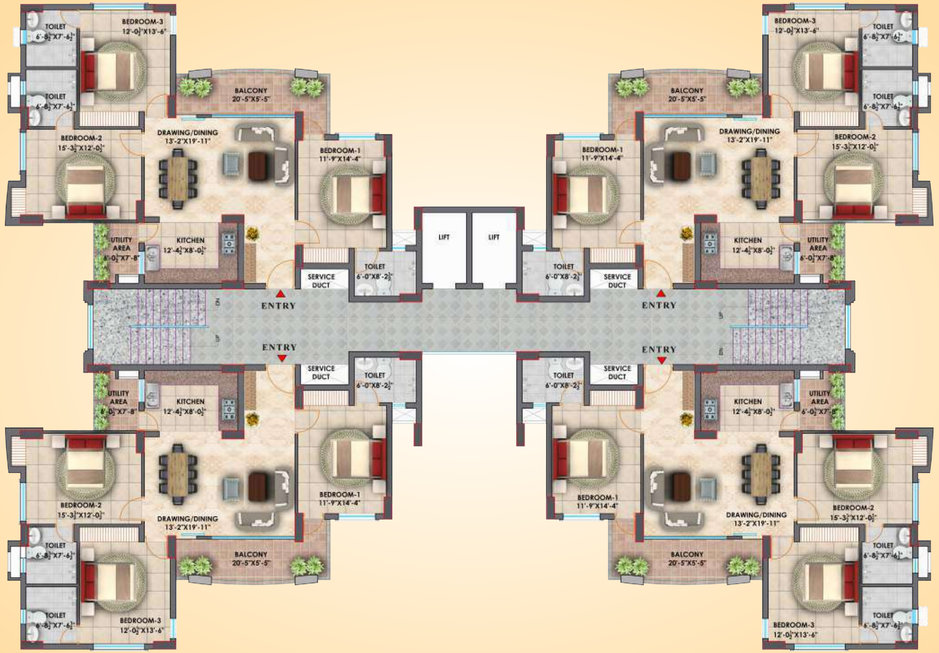


TYPE A (4 BEDROOM + 4 TOILET) UNIT PLAN

Disclaimer :

- All shown sizes include wall plaster / tile thickness.
- All dimensions shown in feet inches are close approximation to metric dimension.
- The dimensions and super area mentioned above may vary from unit to unit on completion of construction.
- RERA Carpet area includes are between the inner face of the outer wall of the unit.
- Super area includes RERA carpet area plus balcony area, external wall area of the unit, common area of the tower, non - tower area of the complex.

SUPER AREA	2945.00 sq.ft.	273.55 sq.mt.
RERA CARPET AREA	1958.50 sq.ft.	181.95 sq.mt.
BALCONY AREA	299.33 sq.ft.	27.80 sq.mt.
EXTERNAL WALL AREA	237.55 sq.ft	22.07 sq.mt



TYPICAL FLOOR PLAN

EIFFEL - "VIVASSA"
(TYPE - B)



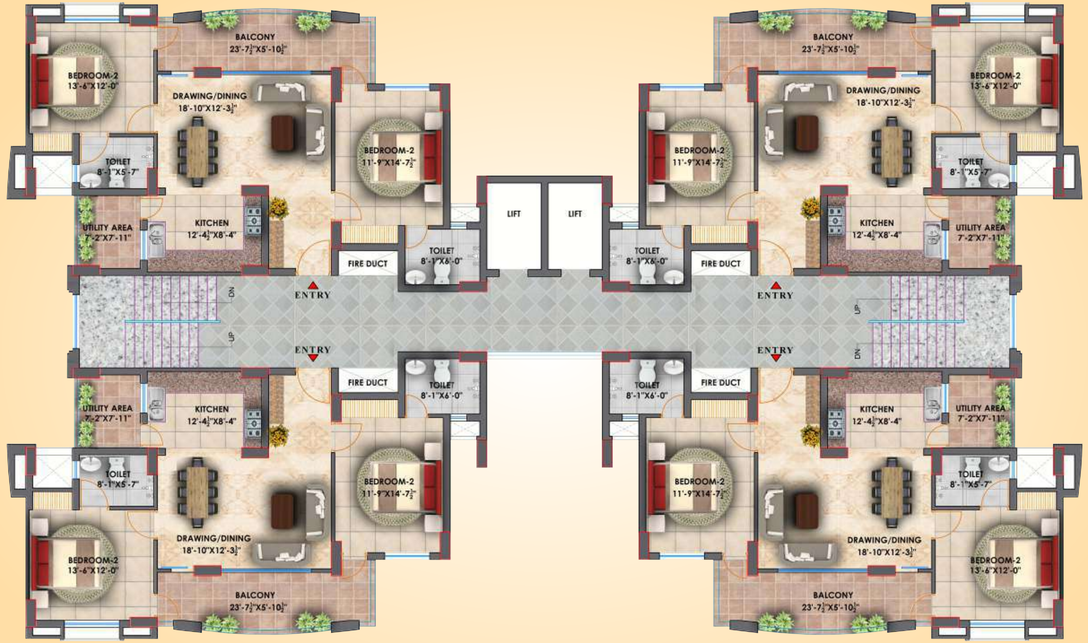
TYPE B (3 BEDROOM + 3 TOILET)

UNIT PLAN

Disclaimer :

- All shown sizes include wall plaster / tile thickness.
- All dimensions shown in feet inches are close approximation to metric dimension.
- The dimensions and super area mentioned above may vary from unit to unit on completion of construction.
- RERA Carpet area includes are between the inner face of the outer wall of the unit.
- Super area includes RERA carpet area plus balcony area, external wall area of the unit, common area of the tower, non - tower area of the complex.

SUPER AREA	1734.00 sq.ft.	161.03 sq.mt.
RERA CARPET AREA	1214.27 sq.ft.	112.81 sq.mt.
BALCONY AREA	123.03 sq.ft.	11.43 sq.mt.
EXTERNAL WALL AREA	131.64 sq.ft	12.23 sq.mt



TYPICAL FLOOR PLAN

EIFFEL - "VIVASSA"
(TYPE - C)



TYPE C (2 BEDROOM + 2 TOILET)

UNIT PLAN

Disclaimer :

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- All dimensions shown in feet inches are close approximation to metric dimension.
- The dimensions and super area mentioned above may vary from unit to unit on completion of construction.
- RERA Carpet area includes are between the inner face of the outer wall of the unit.
- Super area includes RERA carpet area plus balcony area, external wall area of the unit, common area of the tower, non - tower area of the complex.

SUPER AREA	1400.00 sq.ft.	130.06 sq.mt.
RERA CARPET AREA	937.32 sq.ft.	87.08 sq.mt.
BALCONY AREA	138.42 sq.ft.	12.86 sq.mt.
EXTERNAL WALL AREA	110.65 sq.ft	10.28 sq.mt



Chairman's Meritorious Journey

Master of the real estate, a graduate in Civil Engineering , Mr SK Garg, is the Chairman of the Eiffel Group, one of the fastest upcoming real estate company. Mr Garg is widely recognized across the industry for his path-breaking and visionary contributions to the housing industry through his pioneering role as a founder and Ex-Chairman of Eldeco Group and corporate leader who has transformed the housing landscape of the North India by setting new standards in the housing scenario in last 50 years of his experience.

A Corporate Citizen with Social Responsibility

A frugal upbringing and an ethical value system - which stresses the sanctity of the teacher-pupil relationship, a graduate in civil engineering Mr. Garg started his career in the teaching profession in various engineering colleges for the first 14 years.

Imbibed in him, a strong sense of social commitment and responsibility.

In this endeavor, he started Dr. K.L.Garg Memorial Charitable Trust through which several social service programs for the underprivileged section of the society are carried on. Thus, leaving a stamp of philanthropy on society in every possible way.

Vision - Excellence –Recognition " An Entrepreneur, Philanthropist, Honored Nationally and Internationally.

Mr.Garg's visionary efforts were crowned by the society and its leaders on numerous occasions like "An award for the Best Entrepreneur", " Best Builder Excellence Award", "Udyog Ratan Award", "Bhartiya Nav Nirman Award", Rajiv Gandhi's Memorial Award", "Lok Shree Award International Achievers Award" & "Noble Person Award" to name a few. Honored through tremendous awards an after infinite eventful moment all through the course of his profession has never let the heady achievements ride his mind.

The man, who started small, dreamt big with never ending zeal has come up with new initiative and that is Eiffel Infra Developers Pvt Ltd. This upcoming venture will be promoted by her daughter Ms. Shivani Garg Bansal who is apt enough to take charge of this rich legacy with aplomb and grace.

In the words of Mr. S.K. Garg,

"This new venture is specially for my daughter Shivani Garg Bansal and I am glad to introduce Eiffel Group under her Leadership. I have full confidence in her headship and her virtues that she will be leading the industry soon.

My best wishes for the future endeavors of Eiffel Group."

S.K .Garg

Chairman - Eiffel Group
Chairman - CREDAI UP

Legendary Merits Afresh

` Shivani Garg Bansal, a dynamic young professional and **emerging entrepreneur**, is the heir and the MD of Eiffel Group, one of India's finest property developers. **Ms. Shivani has made a breakthrough in the real estate industry in India and is one of the few women to be a key member of the leadership team in an organization.**

She has been exposed to the world of real estate and property development from a very early age. She is keenly involved with the strategy and operations of the Eiffel Group and its diversified businesses, along with her father Mr. S.K. Garg, Chairman of Eiffel Group.

Being a dynamic thought leader and team player, her knack of adopting the skills across industries has played major part in her career trajectory and her ability to rise above challenging situation.

Post - Graduated from University of Birmingham at Singapore Institute of Management, she started her journey with an opportunity to work in real estate.

She firmly believes that collaborative and sustainable partnerships between the government and private sector can provide a solution to some of the key areas of focus like housing. She also actively supports non-profit organization like Eiffel School & Dr K. L. Garg Memorial Charitable Trust.

Shivani Garg Bansal

Managing Director - Eiffel Group



Few of many Honors Bestowed on S.K Garg



Prakhar Samaj Sevi Safal Udyami Award

in 2014 Conferred by Samachaar Plusgiven by Mr. Akhilesh Yadav, Hon'ble Chief Minister of U.P. at Lucknow



Architectural Engineering Award

in 1995 given by Shri Moti Lal Vohra Hon'ble Governor of Uttar Pradesh



Lifetime Achievement Award

in 2008 instituted by Construction Industry Development Council given by Dr. G.V. Ramkrishnan, Ist Chairman of SEBI.



Jewels of Uttar Pradesh Award

in 2014 by Zee News India given by Shri Shivpal Yadav Hon'ble Minister Lok Nirman Vibhag, U.P.



Udyog Ratan Award

in 1991 for outstanding performance in economic development by Hon'ble Shri Giani Zail Singh, Former President of India.



International Achievers Award

in 2011 for Social Entrepreneur for recognizing outstanding achievements at 4th International Achievers' Summit Global Business Opportunities at Singapore.



Rajiv Gandhi Memorial Award

in 1991 for promoting creative, inventive, constructive and productive talents, given by Hon'ble Shri Gulam Nabi Azad, Minister of Parliamentary Affairs, Govt. of India.



Bhartiya Nav Nirman Award

in 2011 for recognizing outstanding achievements in social service at the 27th Indian Achievers Summit at New Delhi, by All India Business & Community Foundation.



Best Entrepreneur Award

in 1986 for quality construction presented by renowned Film Actress Smt. Shabana Azmi.

We value the importance of relationship and will strive to remain fair and true in our dealings with all employees, clients, vendors and partners.

-Eiffel Group

SPECIFICATIONS

Location	Floor	Wall	Internal & External Door	Window	Ceiling	Other
Living / Dining	Full Body Vitrified Tiles	Tile skirting & Interior Emulsion Paint	8 ft. High Entry Door-Hard wood frame with Polished Teak wooden Panel Door Shutter	Anodized aluminum / Composite / UPVC Glazed Window	Emulsion Paint & POP Cornices	—
Master Bedroom	Vitrified Tiles	Plastic Emulsion Paint	Hard wood frame with Skin Moulded Shutter in Paint Finish	-do-	-do-	—
Bedroom	Vitrified Tiles	-do-	-do-	-do-	-do-	—
Kitchen	Ceramic Tiles	Combination of Ceramic Tiles upto 2' above the counter & Plastic Paint in Balance Area	-do-	-do-	Acrylic Distemper	Modular Kitchen in 3 & 4 Bedroom units
Toilets	Slip Shield Tiles	Combination of Wall Tiles & Acrylic Distemper	-do-	—	Acrylic Distemper	Premium Bathroom Fitting, Granite Counter Top, Wash basin with Pedestal Mirror, Towel rod, Toilet Tissue dispenser
Balconies/ Terraces	Ceramic Tiles	Acrylic Distemper	-do-	—	Acrylic Distemper	—
Corridors/ Lobby	Kota / Marble / Tiles	Acrylic Distemper	—	—	Acrylic Distemper	Lift facia in attractive stone/tile cladding.
Staircase	Kota / Marble / Tiles	Acrylic Distemper	—	—	Acrylic Distemper	M.S. with polished / paintedhand rail.
Electrical	Copper Electrical wiring throughout in concealed conduit with light points, power points with modular switches, Exhaust Fan in Toilet					
Door & Window fitting	Anodized aluminum door & window fittings Main door with premium brass fittings					
Facade	Combination of good quality texture finish & rich Exterior Paint					

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.

Legendary Merits Afresh

Eiffel
Infradevelopers Pvt. Ltd.

We are an organization where quality meets excellence, technology meets aesthetics and passion meets perfection. Epitomizing the city life with our contemporary look and desirable amenities, we aim to enhance comfort to promote cherished and healthy living experiences.

We provide you a front seat to the breathtaking views of the landscapes of Lucknow and aim at maintain the highest levels of service, while offering a professional approach to build exceptional quality projects which not only meet budgets but also exceed your expectations.

Our project reflects our undeterred passion for excellence, perfection and detailing. Our relentless pursuit of quality is a constant factor in every property we create.