

ELDECO

Opportunity Knocks Again

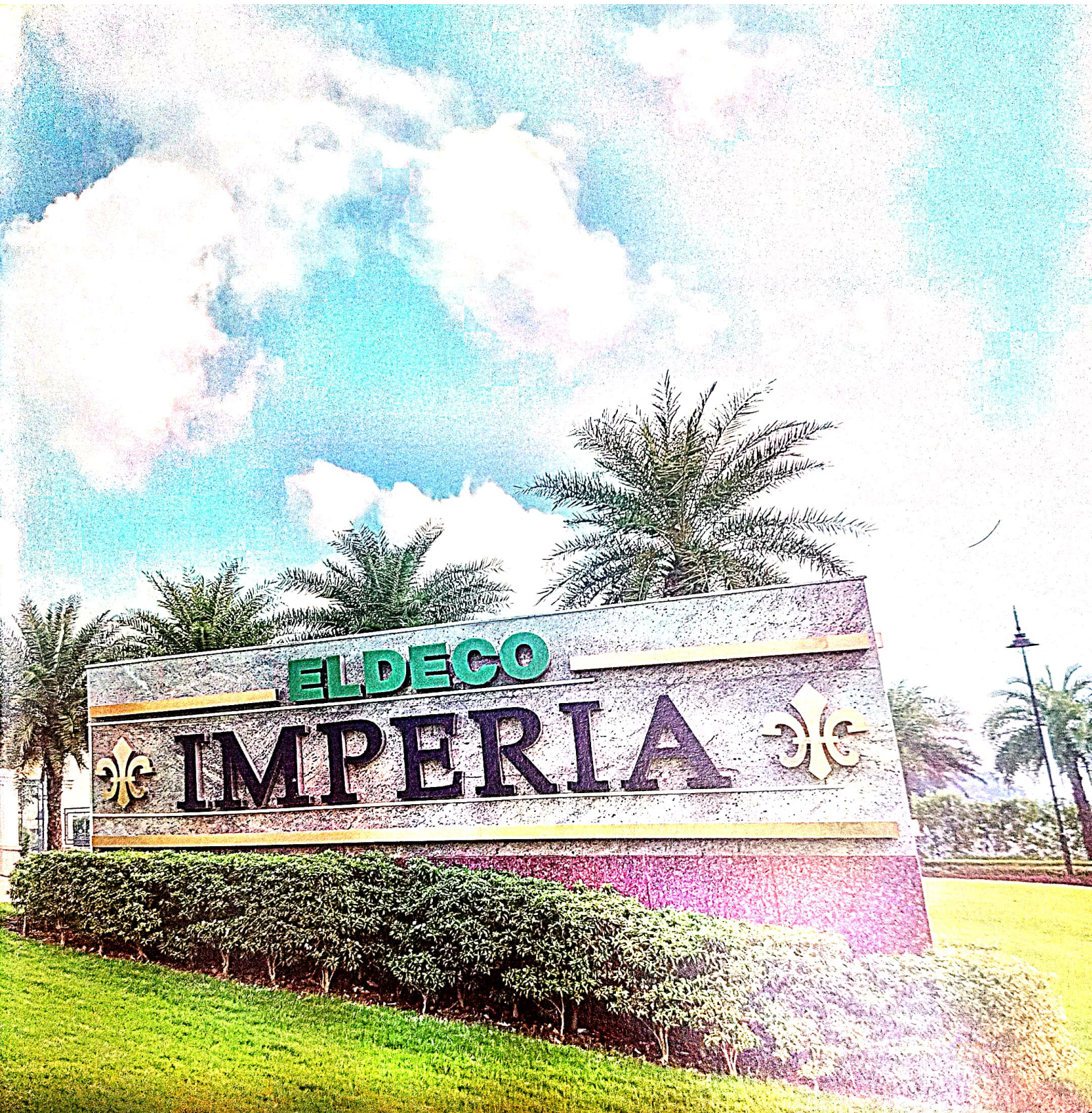


— ELDECO —
✻ IMPERIA ✻

PHASE II
AT SISANDI ROAD, LUCKNOW



ACTUAL PHOTOGRAPH



ELDECO

IMPERIA



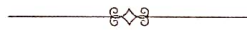
IMPERIAL



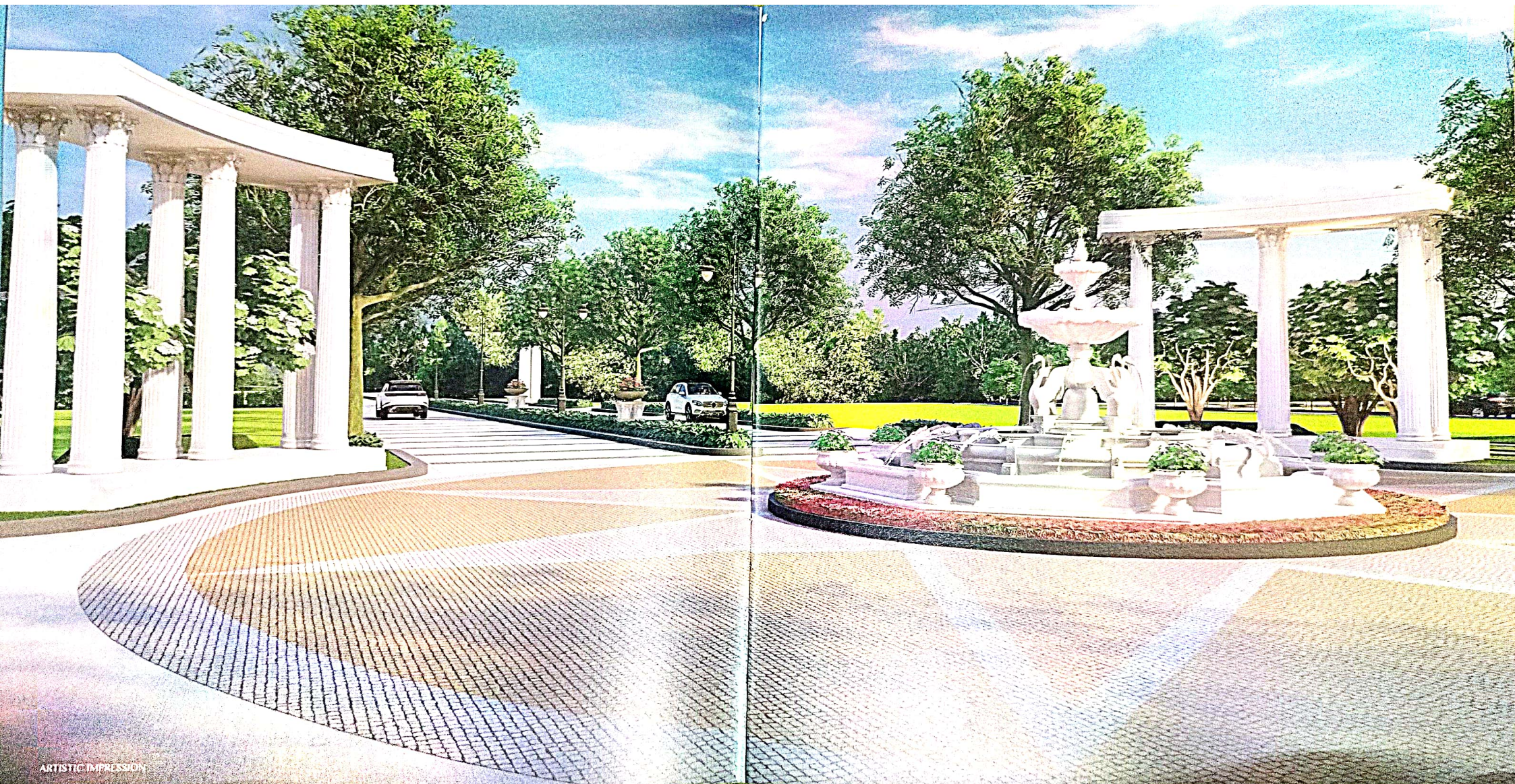
THE ACCENT IS VERY *BRITISH*



If you want to journey through time, heritage and culture, come see how the mini-city Eldeco Imperia Township is blossoming in Lucknow. You can simply explore the streets while admiring the wide range of architectural styles that transcend eras. Take a look at this marvel and you'll understand why it is one of the finest examples of unique architecture and lifestyle that's truly British. These luxurious villas are designed to suit a mindset that seeks luxury and tranquility. Inspired by rich and luxurious British architecture style, each villa has been chiseled with opulence and european strokes.



PHASE II



ARTISTIC IMPRESSION

— ❖ —
Welcome to the Imperial life, where opulence and luxury intertwine in every facet. Our villas stand apart, exuding plushness, space, and impeccable craftsmanship that resonate with the epitome of British luxury.

The touch of extravagance is evident. Embrace a lifestyle where you shall find yourself utterly enamored by your abode, as every corner whispers of a new, enchanting experience that is nothing short of truly extraordinary.

— ❖ —





ACTUAL PHOTOGRAPH



ACTIVE RHYTHM OF LIFE



Step into the doorway of an exuberant lifestyle here. Orchestrate an active rhythm that infuses each day with an invigorating pulse, vibrant energy, and vitality.



Cricket pitch



Swimming pool



Badminton court



Half-basketball court



Kids' play area



Amphitheatre

ACTIVE LIFE

IMAGE USED FOR REFERENCE PURPOSE ONLY

An architectural rendering of a grand, classical-style building at dusk. The building features a prominent portico with tall columns and a series of large, arched windows with decorative ironwork. The interior lights are on, and the sky is a mix of purple and blue. In the foreground, there are landscaped gardens with plants and a paved walkway. A few people are walking, and a car is visible. A street lamp is on the left, and another is on the right. The overall atmosphere is elegant and sophisticated.

REFINED LEISURE

With a welcoming atmosphere, Club Imperia lets you enjoy a diverse array of activities. Engage in exciting games of billiards, and table tennis, or embrace a healthy lifestyle in our state-of-the-art gym. Whether you're seeking leisurely entertainment, or fitness goals, Club Imperia provides the perfect setting for all your recreational needs.

RECREATION



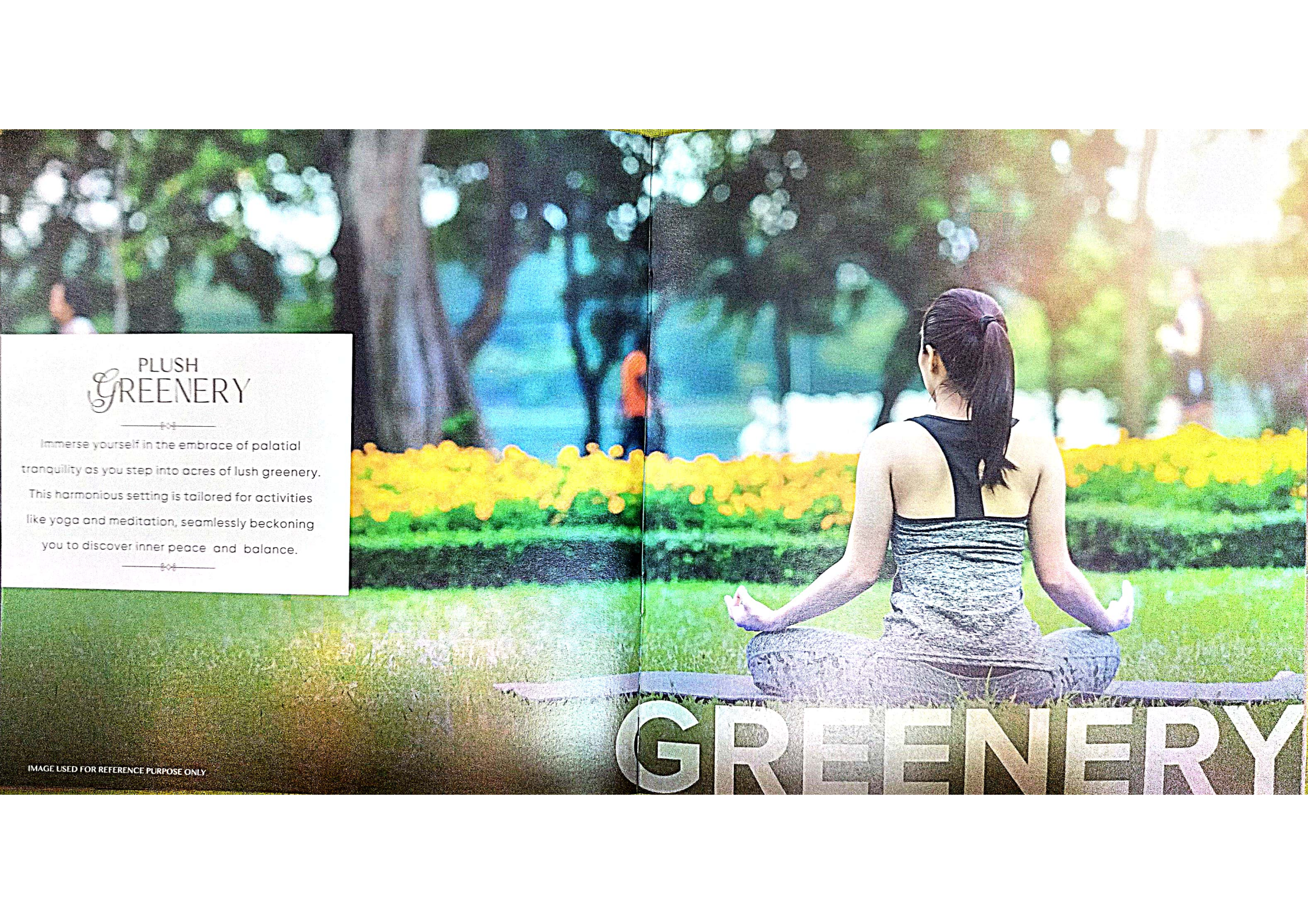


SECURITY

IMPECCABLE SECURITY

Rest easy in our fortress of protection,
where multi-tier security and CCTV surveillance
along with vigilant personnel ensure an extraordinary
level of safety and peace of mind.

IMAGE USED FOR REFERENCE PURPOSE ONLY

A woman with her hair in a ponytail, wearing a grey and black patterned tank top and leggings, is sitting in a meditative lotus position on a grey mat on a grassy lawn. She is facing away from the camera towards a vibrant garden of yellow flowers. In the background, there are tall trees and a blurred figure of another person. The scene is bathed in soft, natural light, suggesting a peaceful outdoor setting.

PLUSH GREENERY

Immerse yourself in the embrace of palatial tranquility as you step into acres of lush greenery. This harmonious setting is tailored for activities like yoga and meditation, seamlessly beckoning you to discover inner peace and balance.

GREENERY

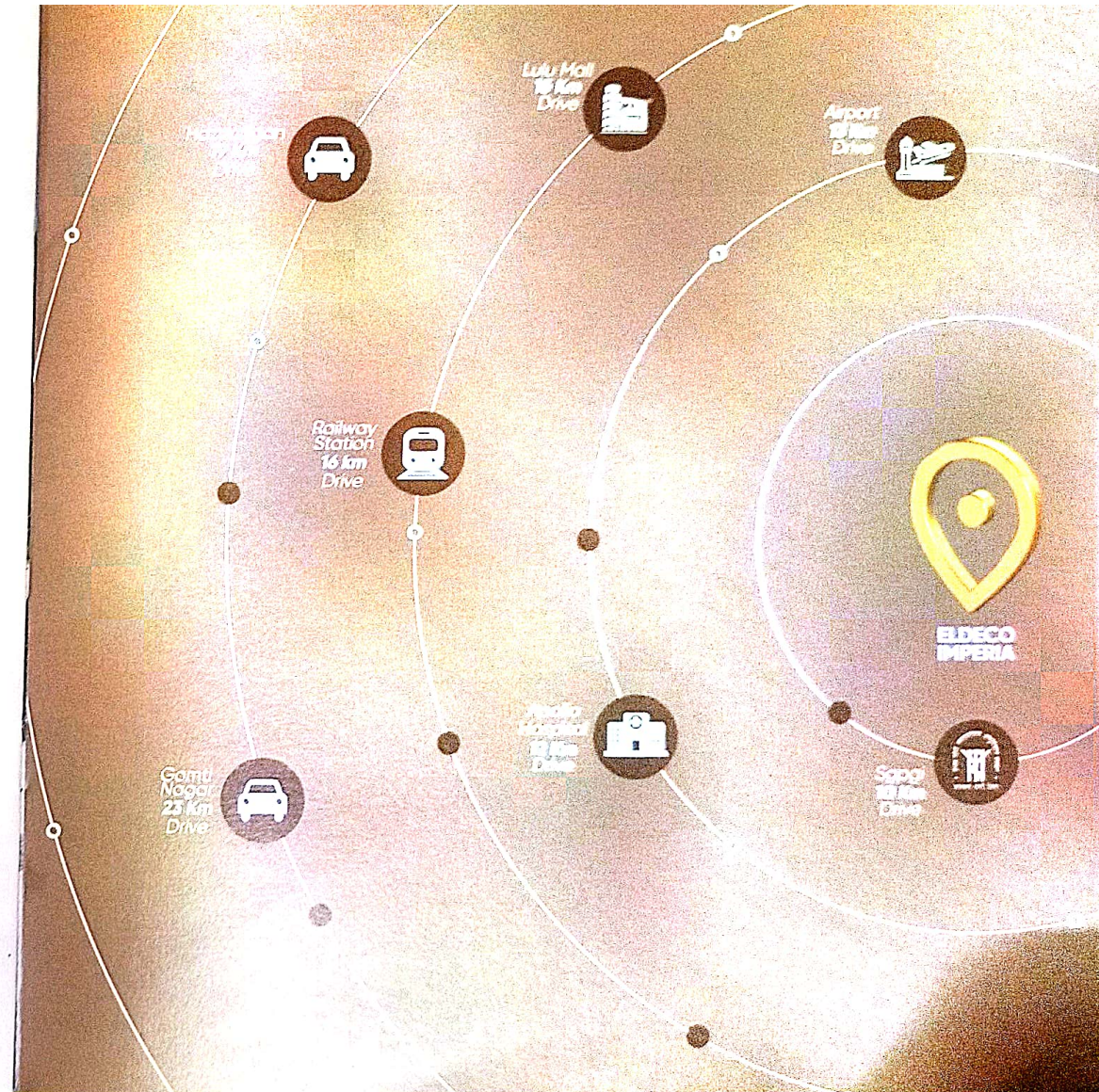
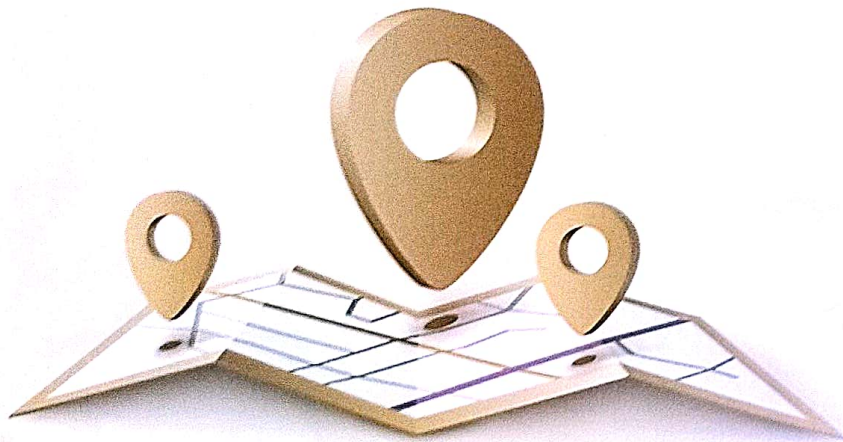


MAJESTIC
CELEBRATION

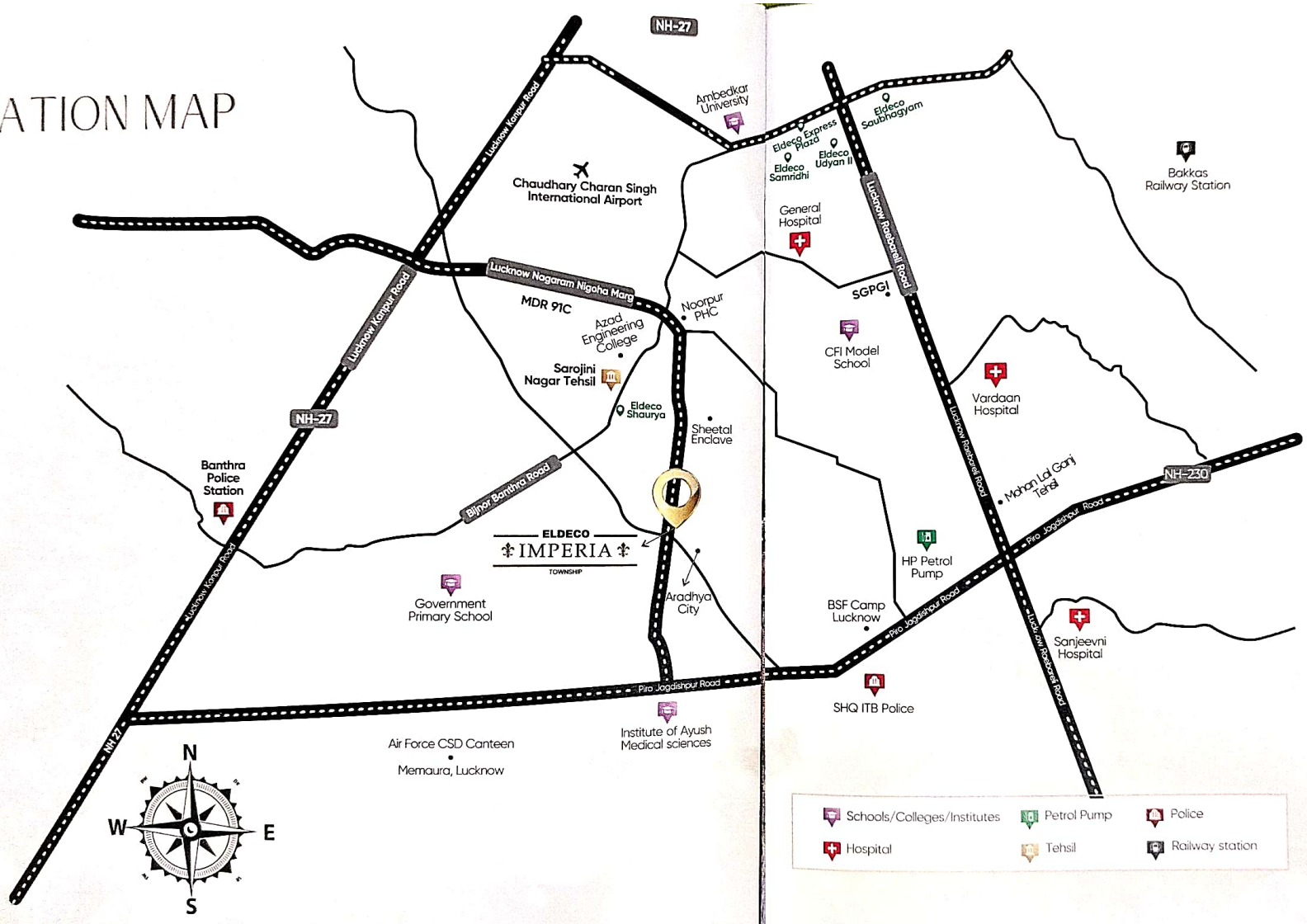
Revel in moments of grandeur at
Club Imperia's elegant party hall, where joy
and delight unite to orchestrate unforgettable
gatherings and cherished memories.

SEAMLESS CONNECTIVITY

Nestled amidst the city's heart, our location unlocks royal experiences.
Embrace a well-connected life at Eldeco Imperia, where convenience and
accessibility converge for a seamless city life.



LOCATION MAP



Map Not To Scale

SPECIFICATIONS

STRUCTURE

| | |
|---------------------------------------|---|
| Earthquake resistant structure | : Combination of RCC and load bearing brick structure |
| External Wall Finish | : Texture finish and cement paint |
| Internal Wall Finish | : Plastic paint / Oil Bound Distemper (OBD) on walls and ceiling, POP Cornices in Drawing / Dining / Bedrooms. |
| Flooring in Kitchen | : Vitrified Tiles |
| Flooring in Drawing/Dinning & Bedroom | : Big Size designer vitrified tiles. |
| Internal Doors / Windows | : Frame -Wooden • Doors - Flush shutter in teak finish/ paint or skin molded doors in enamel paint. Main door height - 8 feet. • Doors - flush wooden or glazed shutter in aluminum / UPVC • Windows - Fixed / open-able glazed shutter in aluminum / UPVC frame |
| External doors/windows | : • Doors - flush wooden or glazed shutter in aluminum / UPVC • Windows - Fixed / open-able glazed shutter in aluminum / UPVC frame |
| Hardware | : Good quality fittings. |
| Roof Terrace | : Brickbat Coba |

KITCHEN

| | |
|-----------------------|---|
| Walls | : Ceramic tiles up to 2' above the counter / OBD in balance area. |
| Counter | : Granite |
| Fittings and Fixtures | : Chromium Plated (CP) faucets and fittings, SS Sink. No appliances |

TOILETS

| | |
|---------------------|--|
| Walls | : Combination of tiles & paint |
| Flooring | : Ceramic tiles / Vitrified tiles |
| Wash Basin Counter | : Natural Stone/Designer self-counter wash basins where depicted |
| Fittings & Fixtures | : Chromium Plated (CP) faucets and fittings, English WC, Wash basin. Appliances like geyser not included |
| Electrical | : Modular switches and sockets, copper wiring. Fittings and appliances not included |

VERANDAH & BALCONY

| | |
|----------|------------------|
| Flooring | : Ceramic tiles |
| Ceiling | : Exterior Paint |

DRIVEWAY

| | |
|----------|----------------------------------|
| Flooring | : Combination of stone and tiles |
|----------|----------------------------------|

UTILITY COURTYARD

| | |
|----------|-----------------|
| Flooring | : Ceramic tiles |
|----------|-----------------|

SIDE TERRACE

| | |
|----------|-----------------|
| Flooring | : Ceramic tiles |
|----------|-----------------|

MISCELLANEOUS

| | |
|----------------------|---|
| Railings - Staircase | : Mild Steel (MS) |
| Railing - Balcony | : Mild Steel (MS) |
| Overhead water tank | : Overhead water tank of 750 litre. |
| Plumbing material | : CPVC / UPVC pipes, concealed in toilet & kitchen, for sanitary & traps. |



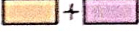
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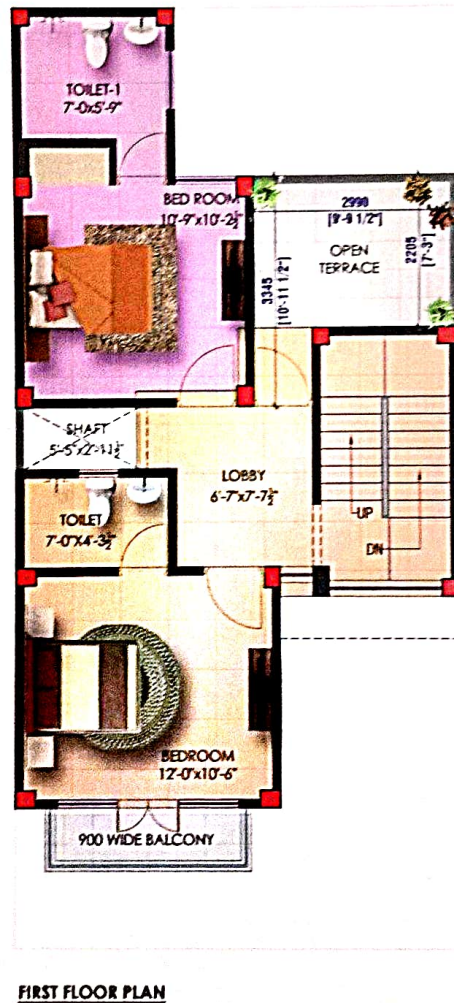
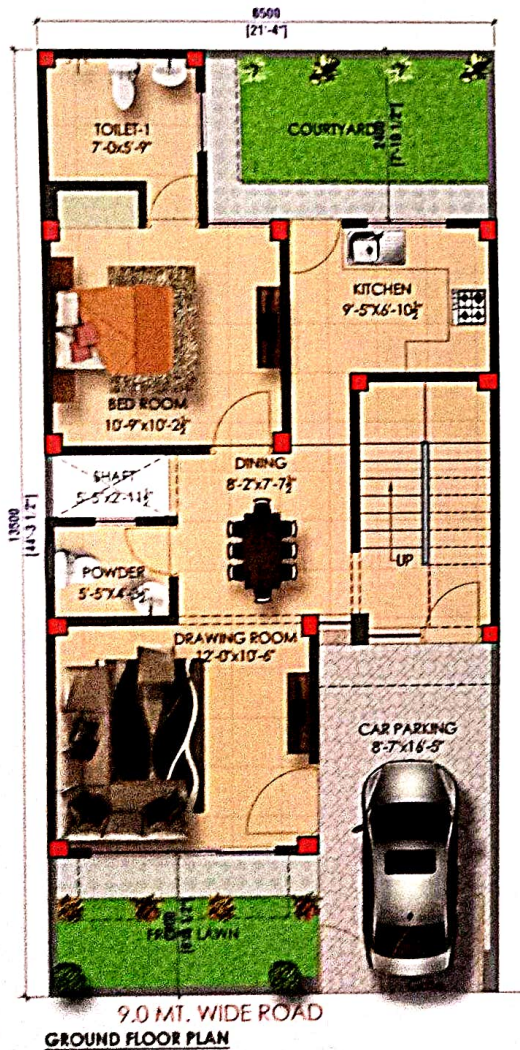
1. The Company may install any one of the alternative materials without any cost implication.
2. Natural stone, wherever used, is subject to natural variations in material characteristics including colour.
3. No power back up will be given.

ELDECO IMPERIA

PHASE II
SISANDI ROAD, LUCKNOW

TYPE-I 6.50mt.X13.50mt. (DUPLEX)

| | | |
|--------------------------|---|---|
| Plot size | 945 sq.ft. | |
| Offered Accomodation |  |  +  |
| Accomodation | 2BHK+DD+2T+1WC | 3BHK+DD+3T + TWC |
| RERA Carpet Area | 841.85 sq.ft. | 1003.20 sq.ft. |
| External Wall Area | 100.64 sq.ft. | 118.08 sq.ft. |
| Project Area | 92.14 sq.ft. | 92.14 sq.ft. |
| Total Unit Built-up Area | 1034.63 sq.ft. | 1213.42 sq.ft. |





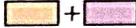
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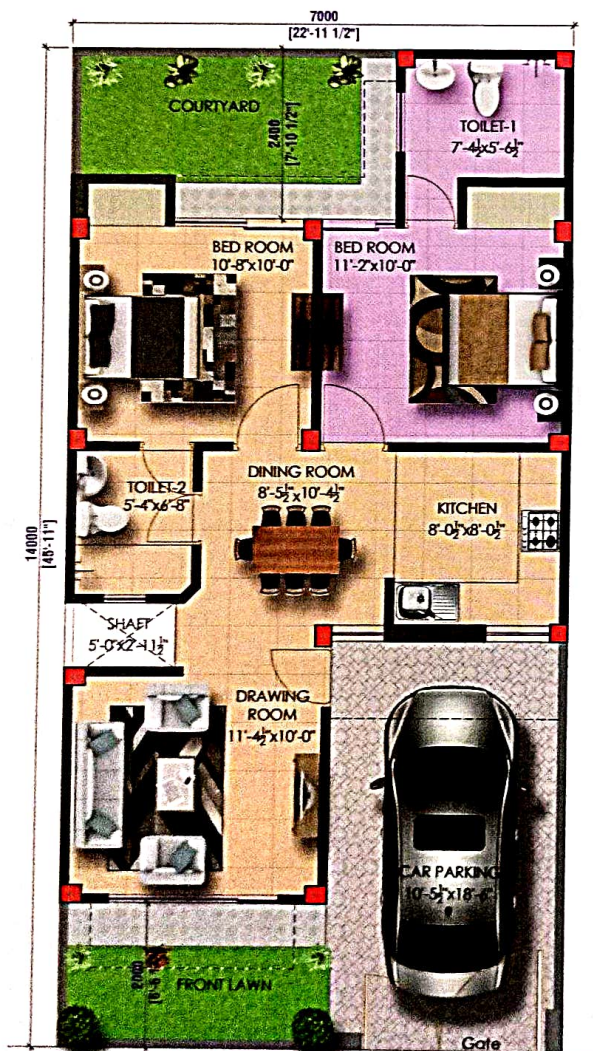
- 1sq.mt. = 10.764 sq.ft. and 3.28ft. = 1.00mt
 - All dimensions show in feet/inches are close approximation to metric dimensions.
 - RERA carpet area includes area between the inner face of the outer wall of the unit.
 - Built-up area of the unit includes RERA carpet area, balcony area & external wall area.
 - Internal dimensions may vary after finishing plaster/tiles etc.
 - Some units may have different area including additional lawn/terrace area.
- Please check the area with marketing at the time of purchase.

ELDECO IMPERIA

PHASE II
SISANDI ROAD, LUCKNOW

TYPE-II 7.00mt.X14.00mt.(SIMPLEX)

| | | |
|--------------------------|--|---|
| Plot size | 1055 sq.ft. | |
| Offered Accomodation |  |  +  |
| Accomodation | 1BHK+DD+TT | 2BHK+DD+2T |
| RERA Carpet Area | 419.90 sq.ft. | 589.54 sq.ft. |
| External Wall Area | 48.76 sq.ft. | 63.08 sq.ft. |
| Project Area | 65.44 sq.ft. | 65.44 sq.ft. |
| Total Unit Built-up Area | 534.10 sq.ft. | 718.06 sq.ft. |



DISCLAIMER




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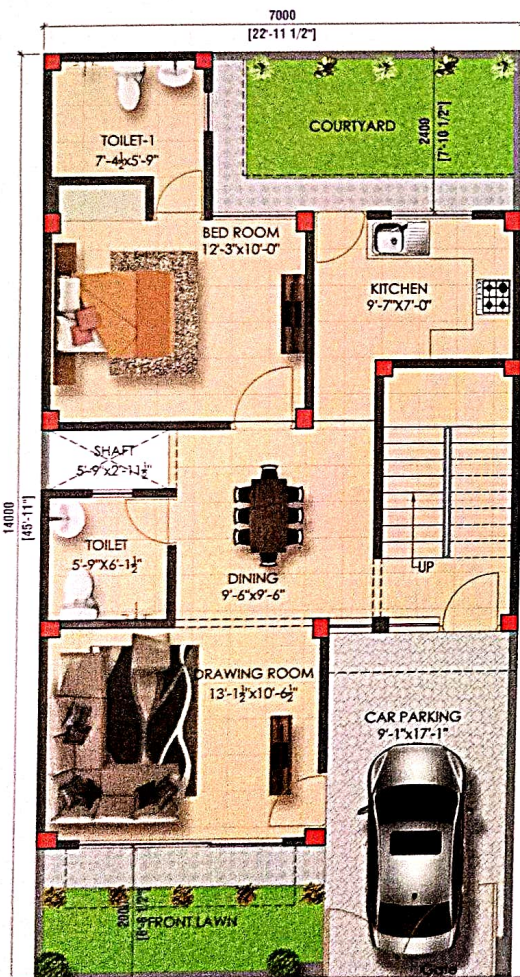
GROUND FLOOR PLAN 9.0 MT. WIDE ROAD

ELDECO IMPERIA

PHASE II
SISANDI ROAD, LUCKNOW

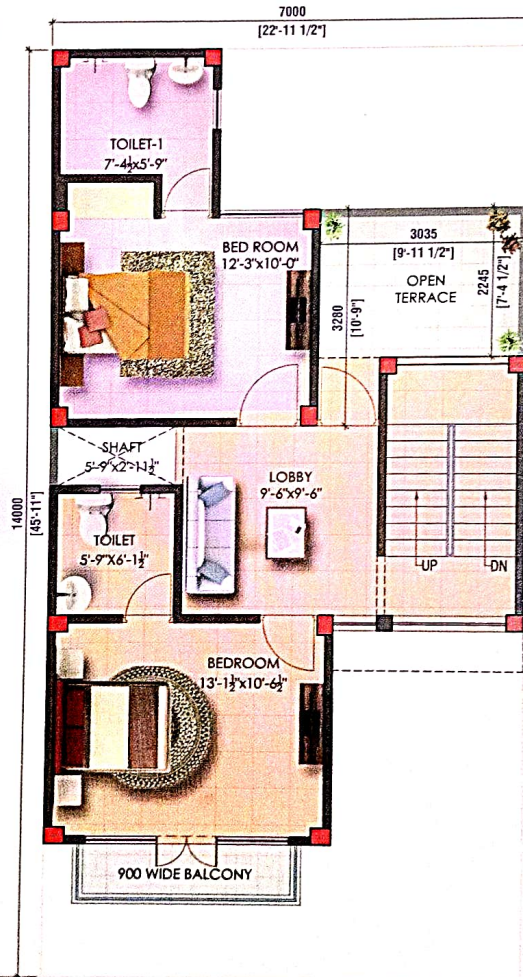
TYPE-III 7.00mt.X14.00mt.(DUPLEX)

| | | |
|--------------------------|--|---|
| Plot size | 1055 sq.ft. | |
| Offered Accomodation |  |  +  |
| Accomodation | 2BHK+DD+3T | 3BHK+DD+4T |
| RERA Carpet Area | 964.45 sq.ft. | 1145.06 sq.ft. |
| External Wall Area | 112.59 sq.ft. | 128.84 sq.ft. |
| Project Area | 100.86 sq.ft. | 100.86 sq.ft. |
| Total Unit Built-up Area | 1177.90 sq.ft. | 1374.76 sq.ft. |



GROUND FLOOR PLAN

9.0 MT. WIDE ROAD



FIRST FLOOR PLAN

DISCLAIMER

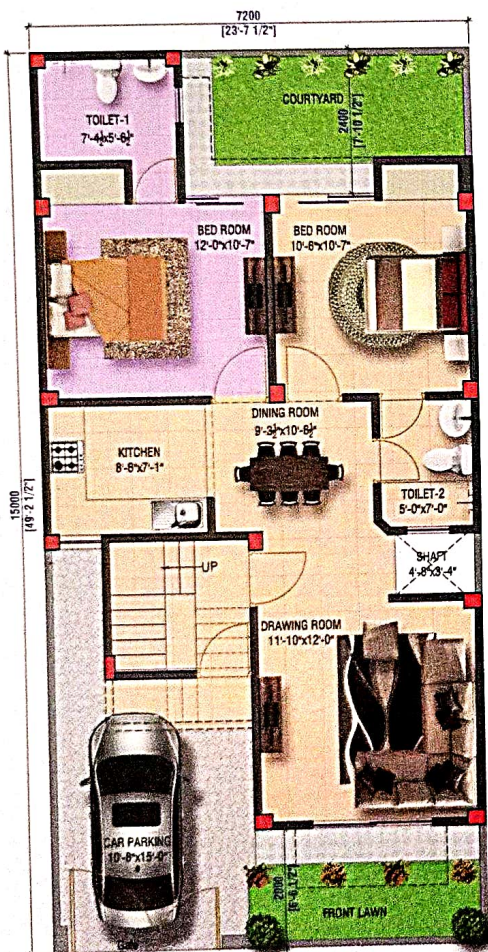
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ELDECO IMPERIA

PHASE II
SISANDI ROAD, LUCKNOW

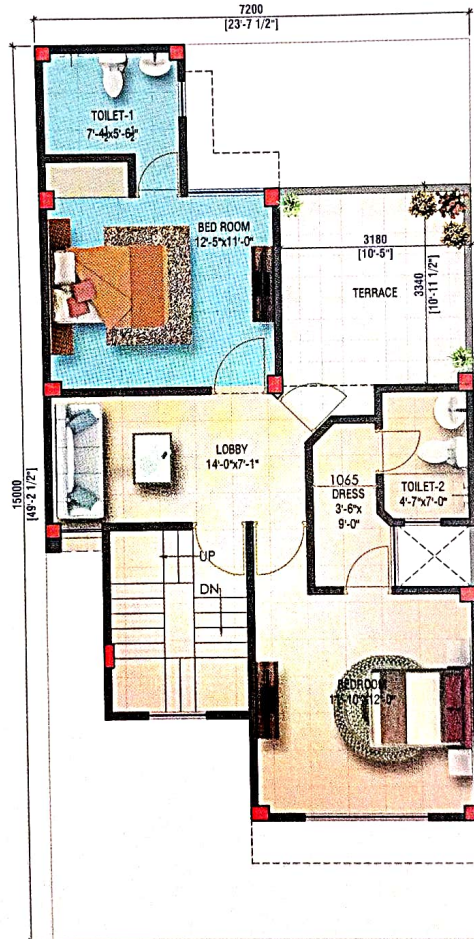
TYPE-IV 7.20 mt.X15.00mt. (DUPLEX)

| | | | |
|----------------------|----------------|----------------|----------------|
| Plot size | 1163 sq.ft. | | |
| Offered Accomodation | 2BHK+DD+2T | 3BHK+DD+3T | 4BHK+DD+4T |
| Accomodation | 944.53 sq.ft. | 1128.49 sq.ft. | 1316.53 sq.ft. |
| RERA Carpet Area | 91.60 sq.ft. | 107.32 sq.ft. | 127.34 sq.ft. |
| External Wall Area | 56.62 sq.ft. | 56.62 sq.ft. | 56.62 sq.ft. |
| Project Area | 1092.75 sq.ft. | 1292.43 sq.ft. | 1500.49 sq.ft. |



GROUND FLOOR PLAN

9.0 MT. WIDE ROAD



FIRST FLOOR PLAN


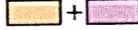
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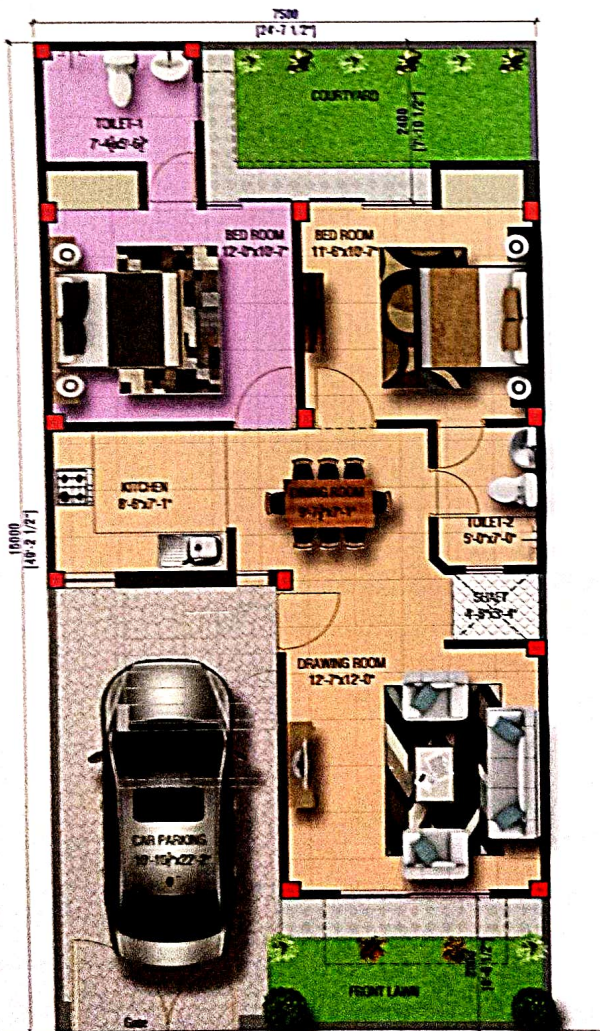
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ELDECO IMPERIA

PHASE II
SISANDI ROAD, LUCKNOW

TYPE-V 7.50mtX15.00mt. (SIMPLEX)

| | | |
|--------------------------|--|---|
| Plot size | 1211 sq.ft. | |
| Offered Accomodation |  |  |
| Accomodation | 1BHK+DD+1T | 2BHK+DD+2T |
| RERA Carpet Area | 484.81 sq.ft. | 668.76 sq.ft. |
| External Wall Area | 54.68 sq.ft. | 70.40 sq.ft. |
| Project Area | 29.60 sq.ft. | 29.60 sq.ft. |
| Total Unit Built-up Area | 569.09 sq.ft. | 768.76 sq.ft. |



GROUND FLOOR PLAN

9.0 MT. WIDE ROAD


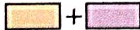
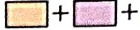
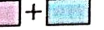
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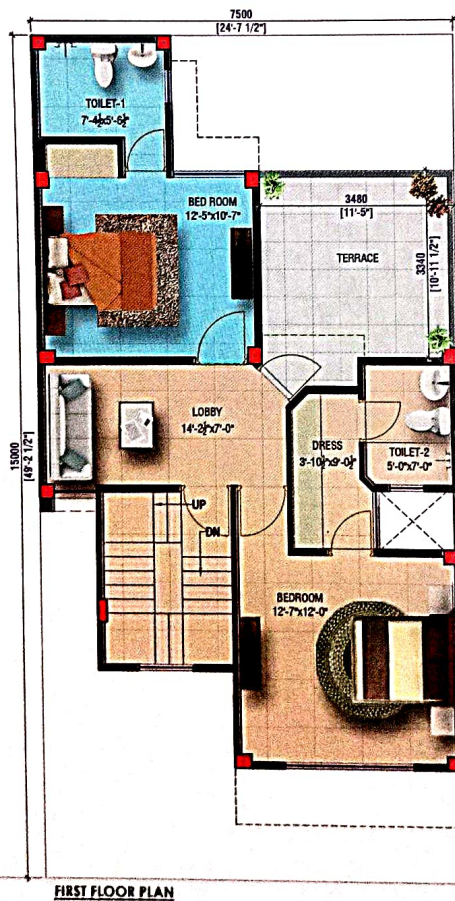
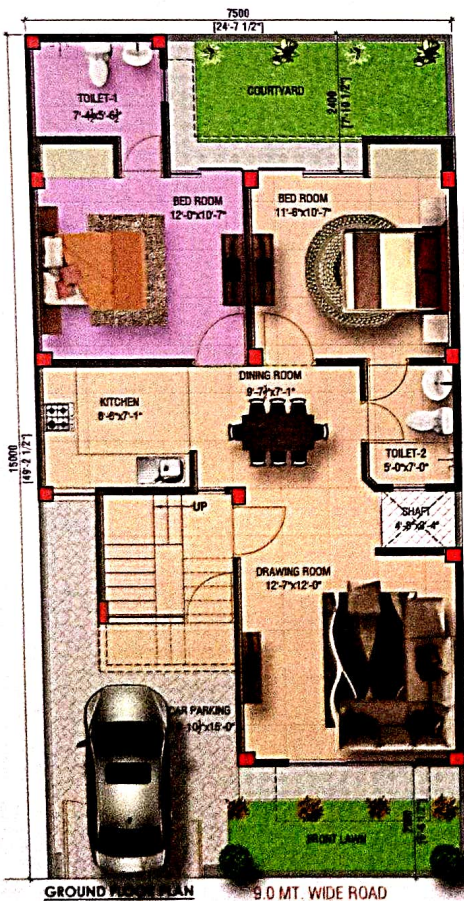
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ELDECO IMPERIA

PHASE II
SISANDI ROAD, LUCKNOW

TYPE-VI 7.50mt.X15.00mt. (DUPLEX)

| | | | |
|--------------------------|----------------|--|---|
| Plot size | 1211 sq.ft. | | |
| Offered Accomodation | |  +  |  +  |
| Accomodation | 2BHK+DD+2T | 3BHK+DD+3T | 4BHK+DD+4T |
| RERA Carpet Area | 991.25 sq.ft. | 1175.20 sq.ft. | 1363.25 sq.ft. |
| External Wall Area | 93.54 sq.ft. | 109.25 sq.ft. | 129.27 sq.ft. |
| Project Area | 72.76 sq.ft. | 72.76 sq.ft. | 72.76 sq.ft. |
| Total Unit Built-up Area | 1157.55 sq.ft. | 1357.21 sq.ft. | 1565.28 sq.ft. |



DISCLAIMER

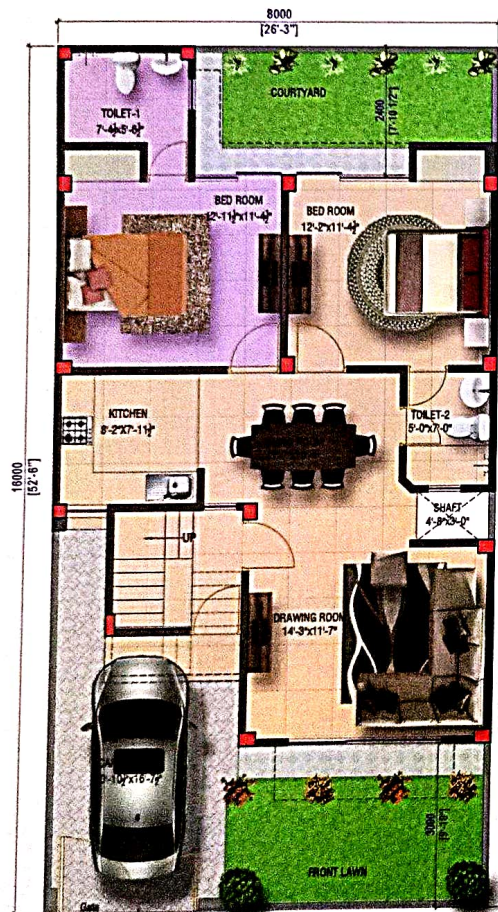
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ELDECO IMPERIA

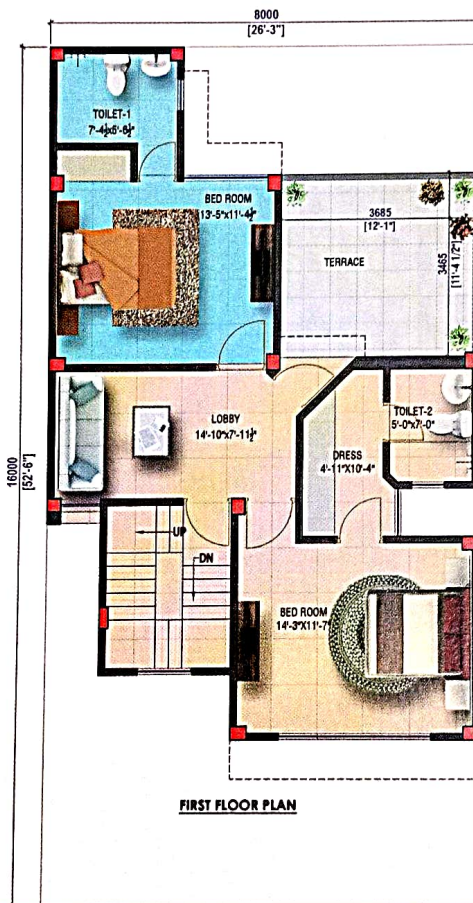
PHASE II
SISANDI ROAD, LUCKNOW

TYPE-VII 8.00mt.X 16.00mt. (DUPLEX)

| | | | |
|--------------------------|----------------|----------------|----------------|
| Plot size | 1378 sq.ft. | | |
| Offered Accomodation | | | |
| Accomodation | 2BHK+DD+2T | 3BHK+DD+3T | 4BHK+DD+4T |
| RERA Carpet Area | 1190.38 sq.ft. | 1394.68 sq.ft. | 1598.98 sq.ft. |
| External Wall Area | 96.23 sq.ft. | 112.17 sq.ft. | 137.25 sq.ft. |
| Project Area | 70.18 sq.ft. | 70.18 sq.ft. | 70.18 sq.ft. |
| Total Unit Built-up Area | 1356.79 sq.ft. | 1577.03 sq.ft. | 1806.41 sq.ft. |



9.0 MT. WIDE ROAD
GROUND FLOOR PLAN



FIRST FLOOR PLAN


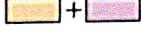
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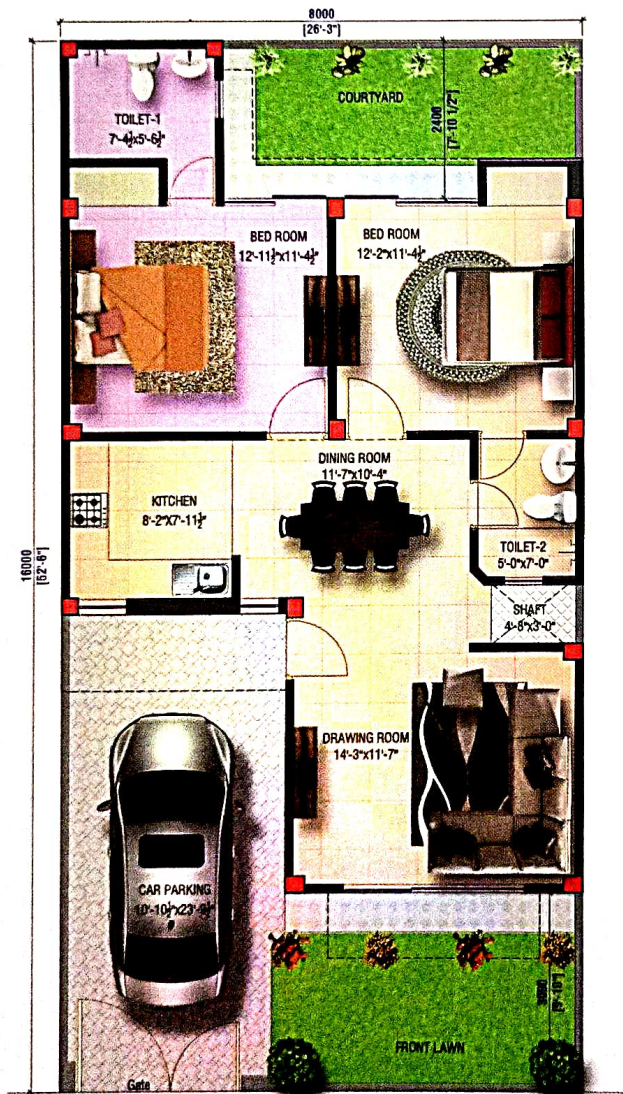
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ELDECO IMPERIA

PHASE II
SISANDI ROAD, LUCKNOW

TYPE-VII 8.00mt.X16.00mt.(SIMPLEX)

| | | |
|--------------------------|--|---|
| Plot size | 1378 sq.ft. | |
| Offered Accomodation |  |  |
| Accomodation | 1BHK+DD+1T | 2BHK+DD+2T |
| RERA Carpet Area | 541.64 sq.ft. | 746.05 sq.ft. |
| External Wall Area | 54.57 sq.ft. | 70.50 sq.ft. |
| Project Area | 78.36 sq.ft. | 78.36 sq.ft. |
| Total Unit Built-up Area | 674.57 sq.ft. | 894.91 sq.ft. |



GROUND FLOOR PLAN 9.0 MT. WIDE ROAD

DISCLAIMER

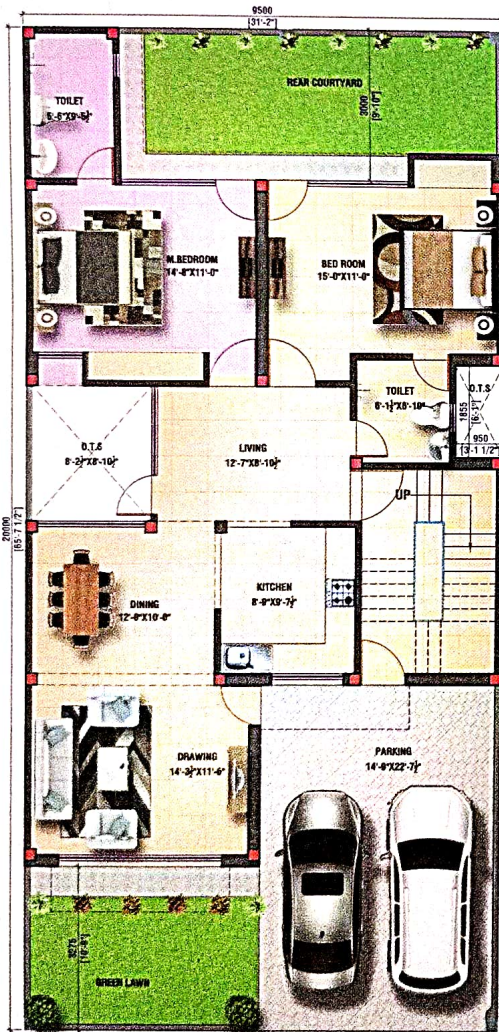
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ELDECO IMPERIA

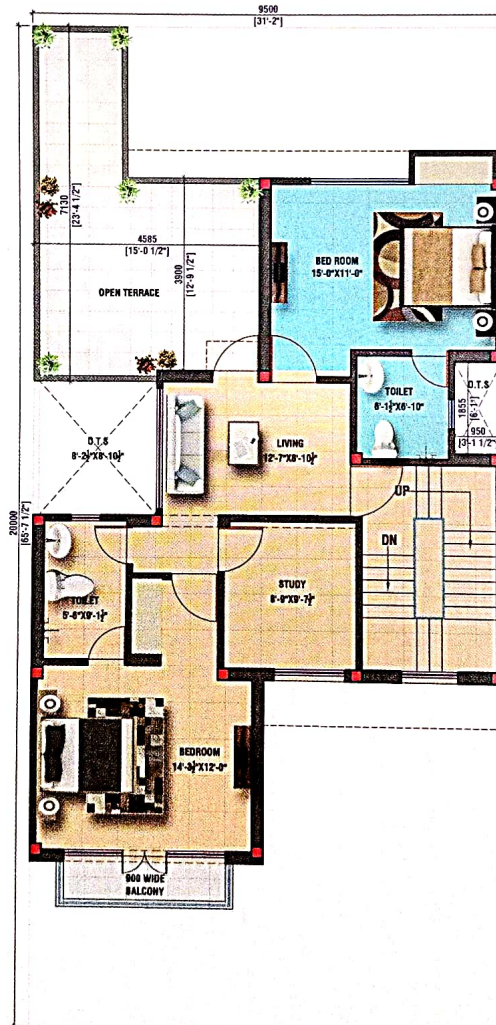
PHASE II
SISANDI ROAD, LUCKNOW

TYPE-X 9.50mt.X20.00mt. (DUPLEX)

| | | | |
|--------------------------|----------------|----------------|----------------|
| Plot size | 2045 sq.ft. | | |
| Offered Accomodation | | | |
| Accomodation | 2BHK+DD+2T | 3BHK+DD+3T | 4BHK+DD+4T |
| RERA Carpet Area | 1457.43 sq.ft. | 1692.09 sq.ft. | 1921.90 sq.ft. |
| External Wall Area | 166.63 sq.ft. | 194.83 sq.ft. | 213.56 sq.ft. |
| Project Area | 142.62 sq.ft. | 142.62 sq.ft. | 142.62 sq.ft. |
| Total Unit Built-up Area | 1766.68 sq.ft. | 2029.54 sq.ft. | 2278.08 sq.ft. |



GROUND FLOOR PLAN



FIRST FLOOR PLAN


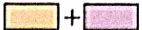

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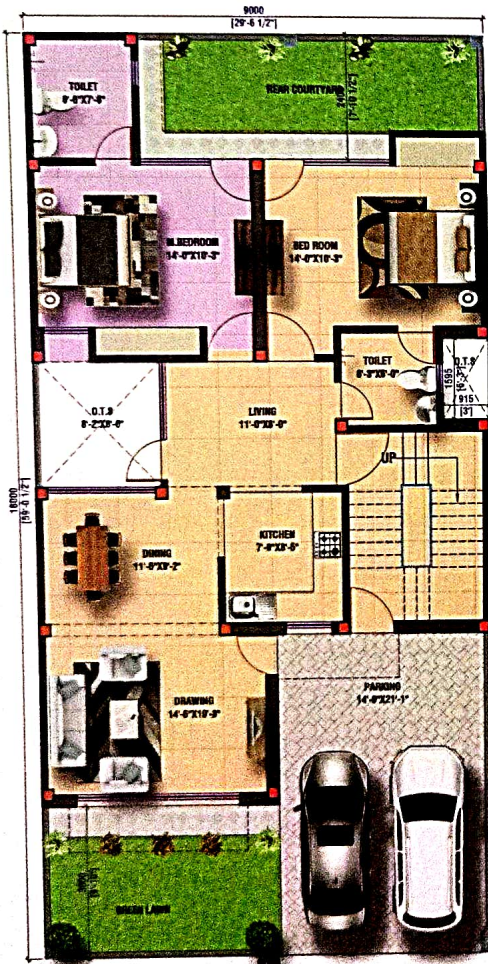
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ELDECO IMPERIA

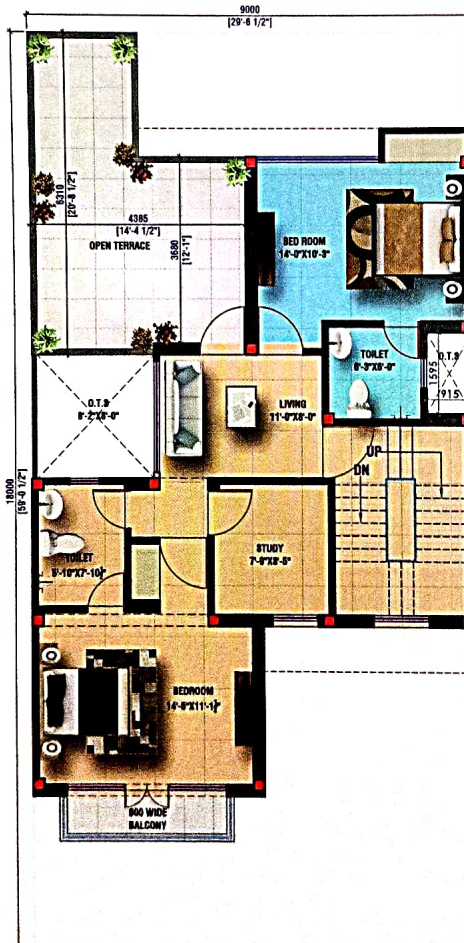
PHASE II
SISANDI ROAD, LUCKNOW

TYPE-IX 9.00mt.X 18.00mt. (DUPLEX)

| | | | |
|--------------------------|--|---|---|
| Plot size | 1744 sq.ft. | | |
| Offered Accomodation |  |  |  |
| Accomodation | 2BHK+DD+2T | 3BHK+DD+3T | 4BHK+DD+4T |
| RERA Carpet Area | 1262.39 sq.ft. | 1473.04 sq.ft. | 1670.67 sq.ft. |
| External Wall Area | 149.94 sq.ft. | 176.21 sq.ft. | 200.53 sq.ft. |
| Project Area | 132.50 sq.ft. | 132.50 sq.ft. | 132.50 sq.ft. |
| Total Unit Built-up Area | 1544.83 sq.ft. | 1781.75 sq.ft. | 2003.70 sq.ft. |



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DISCLAIMER

- 1sq.mt. = 10.764 sq.ft. and 3.28ft. = 1.00mt
 - All dimensions show in feet/inches are close approximation to metric dimensions.
 - RERA carpet area includes area between the inner face of the outer wall of the unit.
 - Built-up area of the unit includes RERA carpet area, balcony area & external wall area.
 - Internal dimensions may vary after finishing plaster/tiles etc.
 - Some units may have different area including additional lawn/terrace area.
- Please check the area with marketing at the time of purchase.

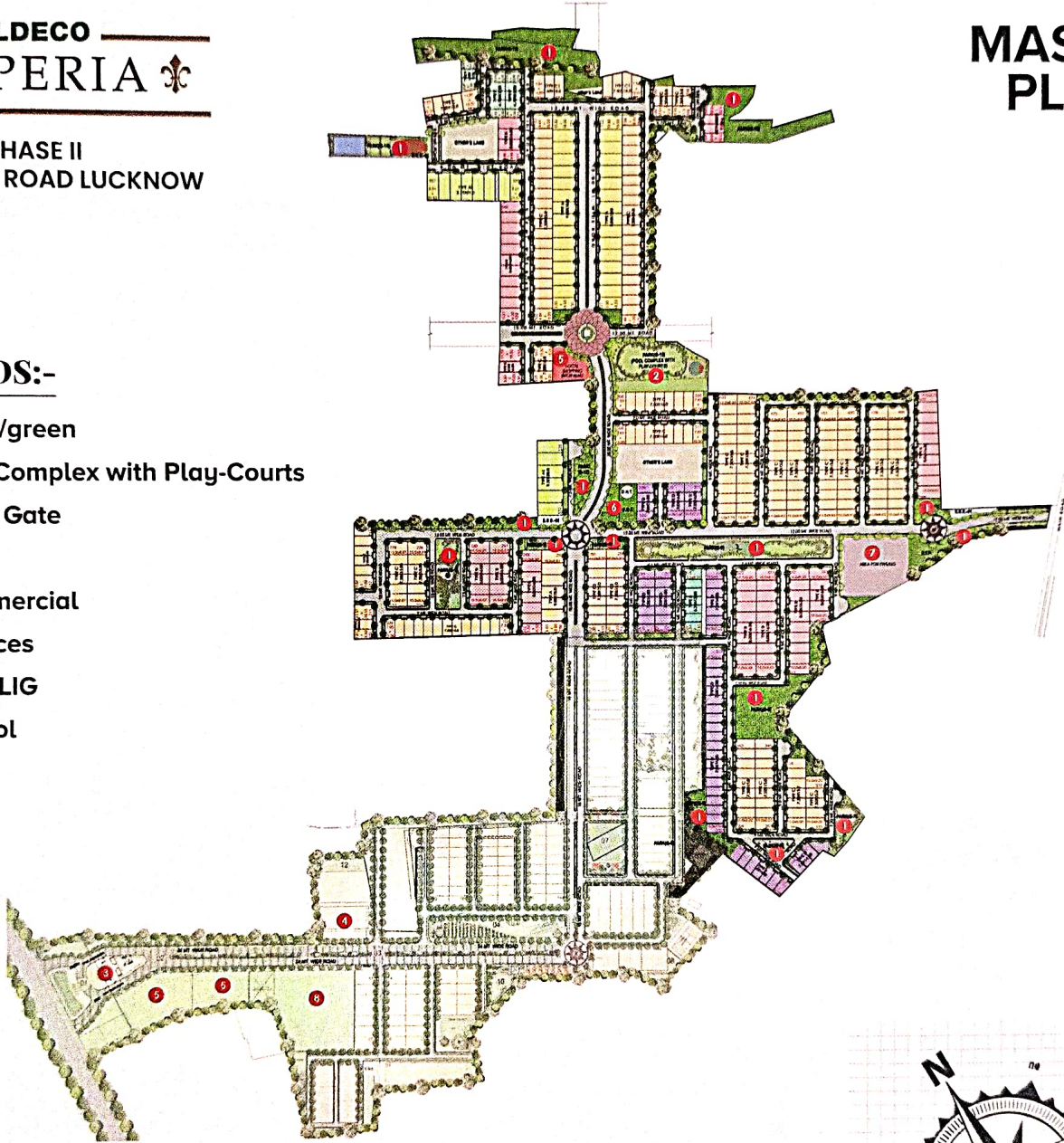
ELDECO
IMPERIA

PHASE II
AT SISANDI ROAD LUCKNOW

MASTER PLAN

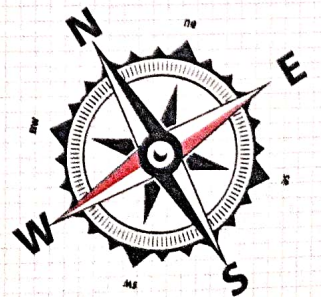
LEGENDS:-

- 1 Parks/green
- 2 Pool Complex with Play-Courts
- 3 Entry Gate
- 4 Club
- 5 Commercial
- 6 Services
- 7 EWS/LIG
- 8 School



Disclaimer :

- ◆ The plans shown here are subject to change as per norms
- ◆ The project will be developed in a phase wise manner.
- ◆ 1sq.ft=0.093sq.mt. 10.764sq.ft. 1,196sq.yd. and 3.28 ft = 1 mt
- ◆ Please go through the detailed terms of allotment before making a booking



UP RERA Registration No. Phase II - UPRERAPRJ396763
 Website of UP RERA - www.up-rera.in