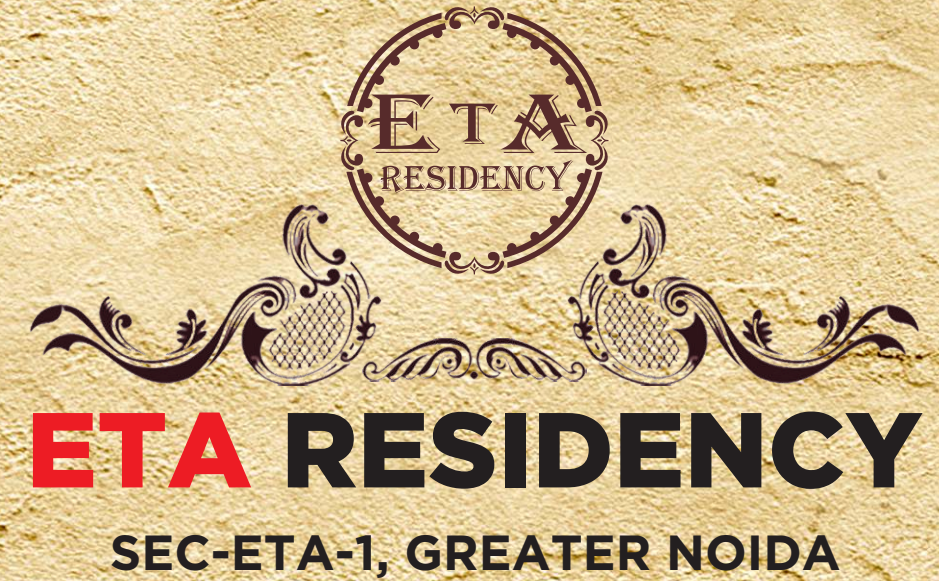
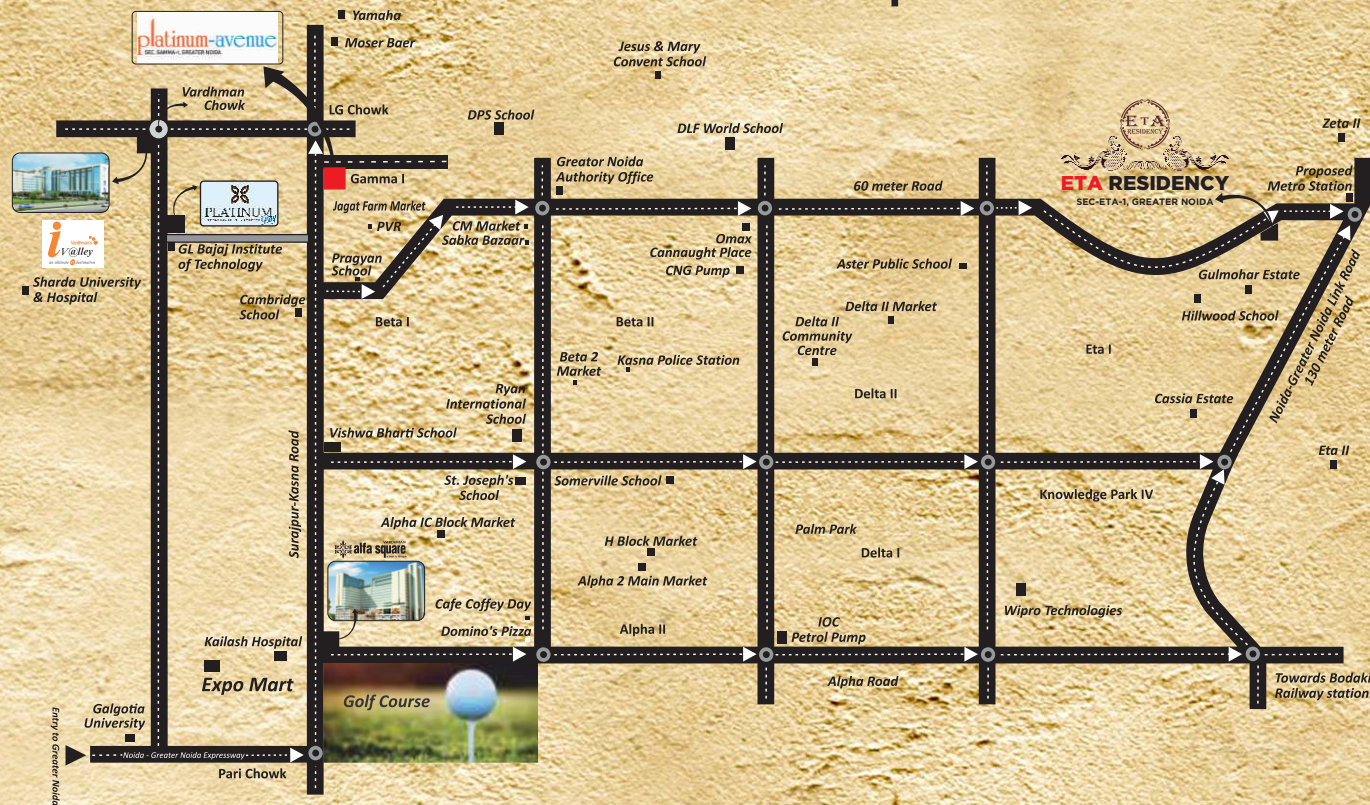


Locational Advantages

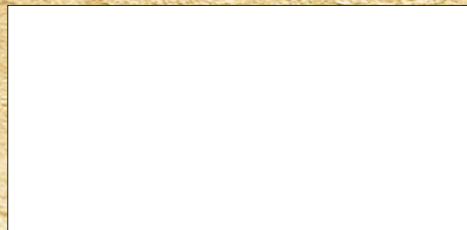
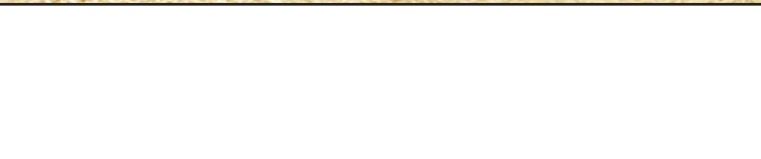
- City for Delhi & NCR, Agra, Haryana, NH-24 & FNG
- International Standard Golf Course nearby
- Major hospitals like Kailash & Sharda etc.
- Cricket Stadium within 5km.
- Approved & proposed metro station - walking distance
- Many renowned schools like DPS, Ryan International School, JRE School of Management etc. in the vicinity
- Industrial hub with big MNC's, like Honda, Escorts, LG, Moserbaer, Yamaha, Indosolar etc.
- IT hub brands like Wipro, HP, ST Midrosystem, Tata AIG, Delphi, Samtel, NIIT, Synopsys etc.



Location Map



VARDHMAN REALTECH PRIVATE LIMITED



A LIFE EXTRAORDINAIRE

a fusion of heritage & modernity

*Note: This Brochure is purely conceptual & not a legal offering. The information given in this brochure is for preliminary purposes. Further the Promoter / Architect reserves the right to add / delete any detail, specifications mentioned, if so warranted by the circumstances.
*Note: All the specifications, conditions, designs and pictures / elevations are only indicative & some of these can be changed in consultation with architect, or equivalent provided at the discretion of the company.

A new day every day

Ever since the concept of home emerged, the entire human race has been emotionally attached to it. From the rise of the sun to the fall of the night, our heart, mind and spirit is controlled by it. Considering all these aspects, Vardhman has introduced a close-to-heart project called ETA RESIDENCY.

Standing amidst a canvas of greens, that too in the heart of Greater Noida, it delivers a lifestyle that's awe-inspiring and exclusive. Not just the facilities, the exteriors and interiors are stunningly beautiful and woo your senses. And, when you come out of this 2/3/4 BHK apartments' premises, a happening business environment can be witnessed at distinct visibility - where you can shop, dine, party and do socializing. Schools, hospitals and public transportations are also at door step.



LIFESTYLE AMENITIES:

- Exclusive club house • Swimming pool
- State-of-the-art gym
- Scenic central courtyard • Indoor games room
- Uninterrupted water supply
- Modern elevators to each block • Mini market catering various daily needs
- Covered and open car parking • Badminton Court, Lawn Tennis Court • Shopping Arcade



SECURITY AMENITIES:

- Multi-level security system
- Fire fighting system
- Centralized CCTV surveillance
- Gated community
- 100% power back-up for elevators and common area
- Ample covered and open parking space

ECO-FRIENDLY AMENITIES:

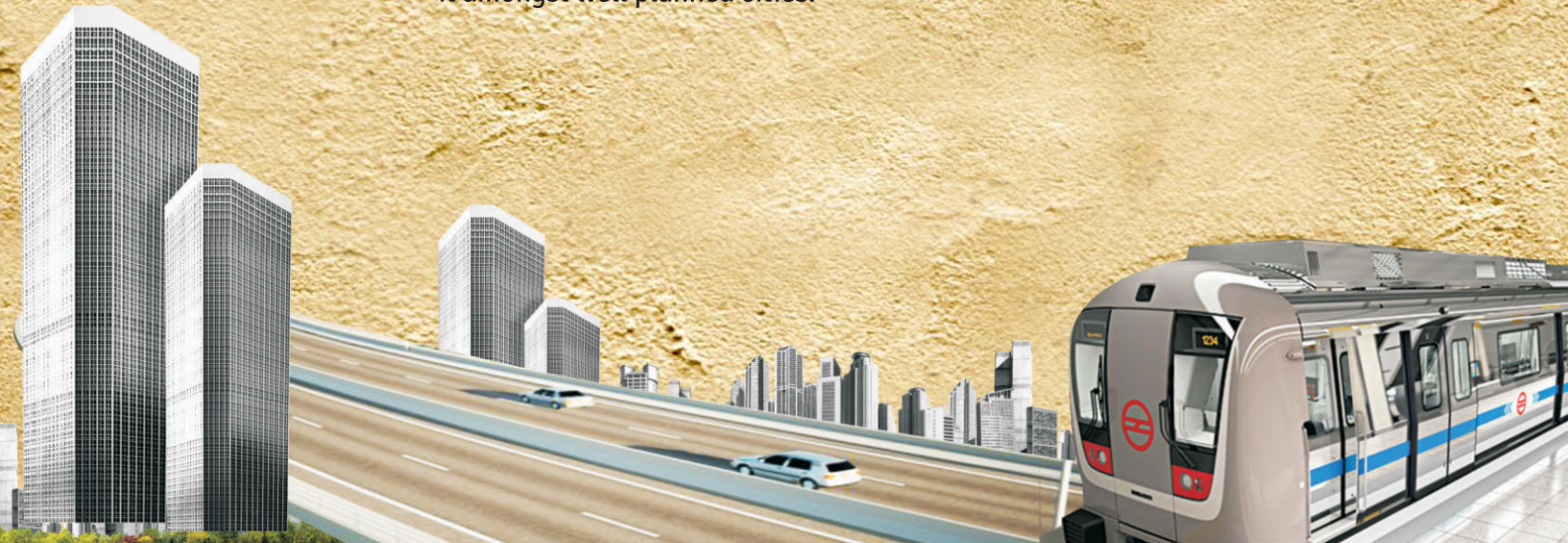
- Landscaped/refreshing green open area
- Centrally located huge landscaped garden
- Children play area
- Well ventilated and spacious balcony - allows maximum light to save energy
- Jogging track Yoga & Meditation Centre
- Amphi Theater



Greater Noida

The Changing Dynamics

The changing dynamics of modern-day world and the demand of suitable space have made Greater Noida a very popular destination of real estate buyers as well as investors. The name is enough and it needs no further detail, the emerging business capital is planned with a long term vision and given a futuristic design. The upgraded infrastructure, modern city planning has placed it amongst well planned cities.



Greater Noida is making statement, emerging as location for the investment

- It is India's first city with a master traffic plan. Smooth and wide roads in the master plan for better traffic management.
- Underground drainage systems and abundant clean sweet water.
- Proposed Metro connectivity.
- Pollution free environment, a result of the policy to permit only zero pollution industries.
- One of the largest industrial townships in Asia with over Rs. 10,000 crores investment taking place in Greater Noida.
- Beautifully landscaped sectors and a home to the most admired and prestigious residential projects.
- All the power supply sources are private to ensure uninterrupted supply.
- Fiber optic telephone network to ensure 24 hours 365 days of uninterrupted communication.
- Very well connected with Noida and Delhi through Noida-Greater-Noida Expressway.
- Taj Expressway for quick reach to Agra.



Specifications

STRUCTURE

- Earthquake resistant RCC framed structure.

INTERNAL WALLS

- Plastered surfaces painted with pleasing shades of Acrylic Emulsion paint.

FLOORING

- Vitrified tile in Bed / Living / Dining. Laminated wooden flooring in Master bedroom.
- Combination of Anti-Skid tiles and vitrified tiles in lift lobby and common areas.
- Anti skid ceramic / Porcelain tiles in kitchen, toilets and balcony.

TOILETS

- Combination of good quality ceramic tiles upto a height of 7 feet.
Chinaware and C.P. fittings of reputed brand like Jaguar / Parryware / Equivalent imported brand.

KITCHEN

- Counter top-Granite Marble.
- Dados - Ceramic tiles upto a height of 2 feet from granite top.
- S.S. single bowl sink with sink mixture.

Doors

- 35 mm thick. Flush / HDF moulded skin doors Painted with satin Enamel.
- Chaukhat - Pressed steel / wood.

Windows

- Anodized / Powder coated aluminum with 4mm thick float glass.

Exterior

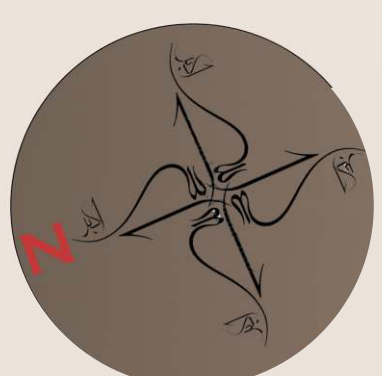
- Weather-proof Semi-Permanent non-fading finish.

Electricals

- Superior quality concealed copper wiring and modular switches / sockets / fan-regulator etc.



Master Layout Plan



Super Area :- 1025 Sq. Ft.
2 Bedroom & 2 Toilet



Super Area :- 1265 Sq. Ft.
3 Bedroom & 2 Toilet



Super Area :- 1115 Sq. Ft.
2 Bedroom & 2 Toilet



Super Area :- 1350 Sq. Ft.
3 Bedroom & 3 Toilet



Super Area :- 1795 Sq. Ft.
4 Bedroom & 4 Toilet



Super Area :- 1895 Sq. Ft.
4 Bedroom & 4 Toilet



Creating milestones year after year

Vardhman has become the synonym for success and is one of the fastest growing professional company with diverse business portfolio in the real estate industry. We have earned the reputation for creating the highest quality, architecturally significant urban environments with an unmatched attention to detail. Vardhman has vast experience in developing landmark building and undertaking world class commercial and residential projects. Inspired from the glorious past and the growing demand for realty projects, we have planned several projects for emerging cities as well.



Springdale, Dharuhera



Galleria, Greater Noida



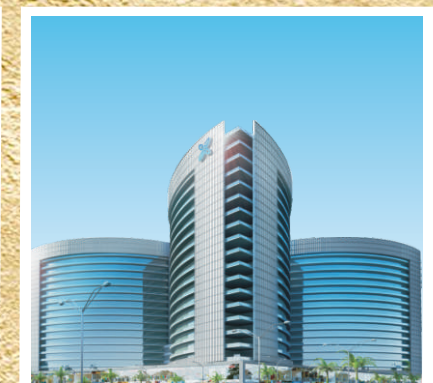
i Valley, Greater Noida



Alfa Square, Greater Noida



The Alien Court, Tronica City



Platinum Bay, Greater Noida