

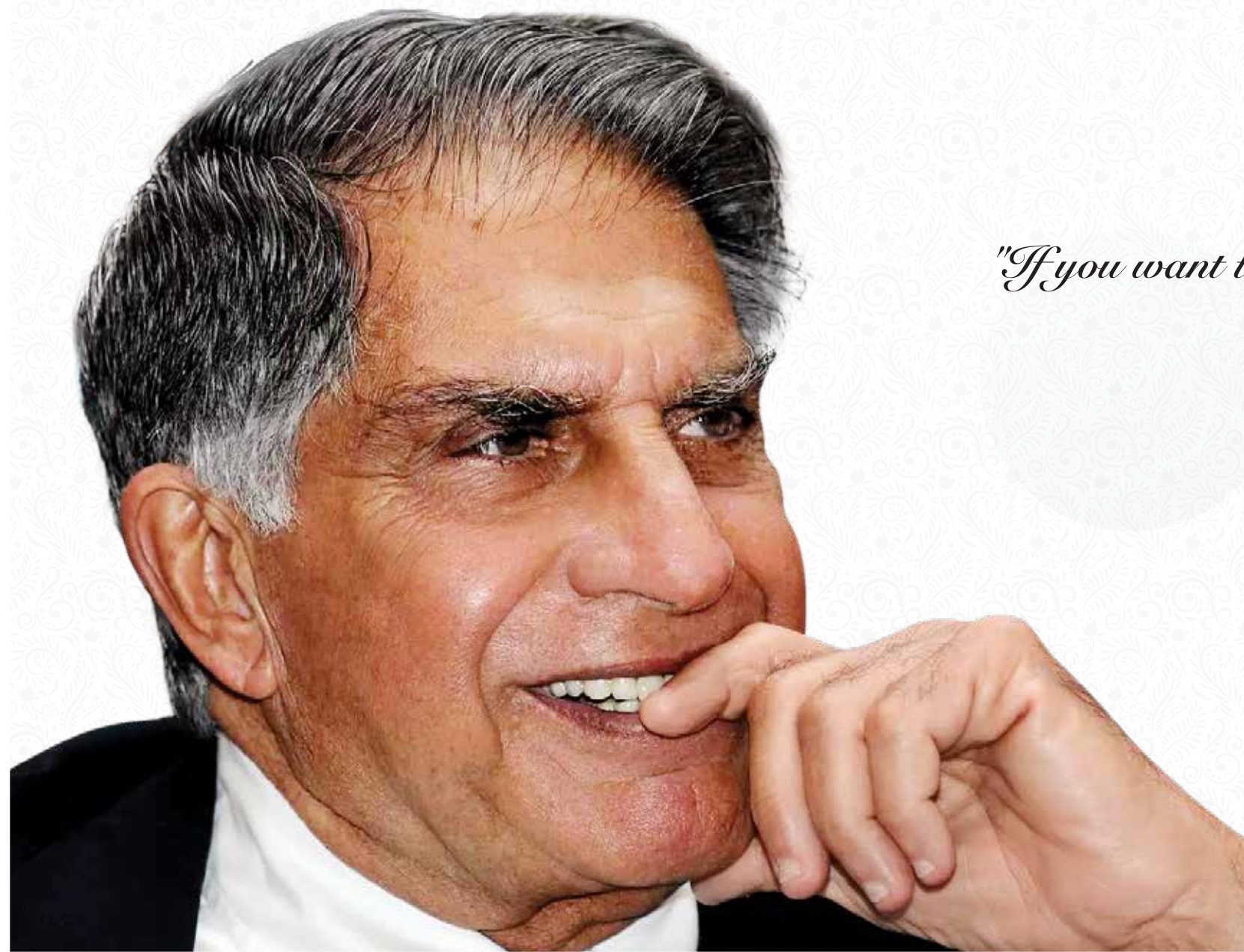
TATA REALTY AND INFRASTRUCTURE LTD.

TATA VALUE HOMES[®]



EUREKA
PARK
SECTOR 150 NOIDA

#HomeSmartHome



"If you want to walk fast, walk alone. But if you want to walk far, walk together."

- Ratan Tata



NOIDA - A SMART CITY IN THE MAKING

Noida has always been a preferred residential location when it comes to buying a home. The city has everything that makes it a perfect choice. Its smart infrastructure, excellent connectivity, an extensive rail network, world-class education, shopping malls and medical facilities make for a smart and contemporary lifestyle.

With a decade of tremendous growth and several smart infrastructural additions, Noida is swiftly progressing towards becoming a smart city, and the most promising real estate destination.

SMART CONNECTIVITY



- Well connected through Noida-Greater Noida Expressway
- Well connected to Yamuna Expressway
- Proposed Faridabad-Noida-Gurugram Expressway to connect soon
- Located near Sector 148 metro station
- Well connected to Delhi through DND flyway, Kalindi Kunj and Mayur Vihar

SMART LOCATION



- Future ready location
- Provision for Fiber & FTTH

Images are for representation purpose only.

NOIDA SECTOR 150 THE UPCOMING SPORTS CITY

Experience living at a place, where you can step out anytime, to step into a world-class sports city that hosts amenities of global standards, flung open to all the residents. As per the Master Plan of Noida, Sector 150 is being developed as a sports city with rejuvenating sports amenities like volleyball, hockey, football, basketball, Cricket Ground and Lawn Tennis Courts along with 2 golf courses, to promote a happy & healthy living.

THE GROWTH INDICATORS

Announcement of schedule for the first flight to take off from the Jewar International Airport.¹

467-cr elevated road corridor project. (From Sector 39/43 crossing and end at Sector 82 T-point).²

50 acres' IT Park by Tata Consultancy Services at Sector 157, Noida.³
Announcement of the Regional Rapid Transit System in the NCR.⁴

1. *Financial Express* | Date of publication: 21st Dec 2020

2. *NBM&CW* | Date of publication: 03rd July 2020

3. *Business Standard* | Date of publication: 24th Dec 2018

4. *Economic Times* | Date of publication: 29th Dec 2020

Images are for representation purpose only.

SMART FACILITIES













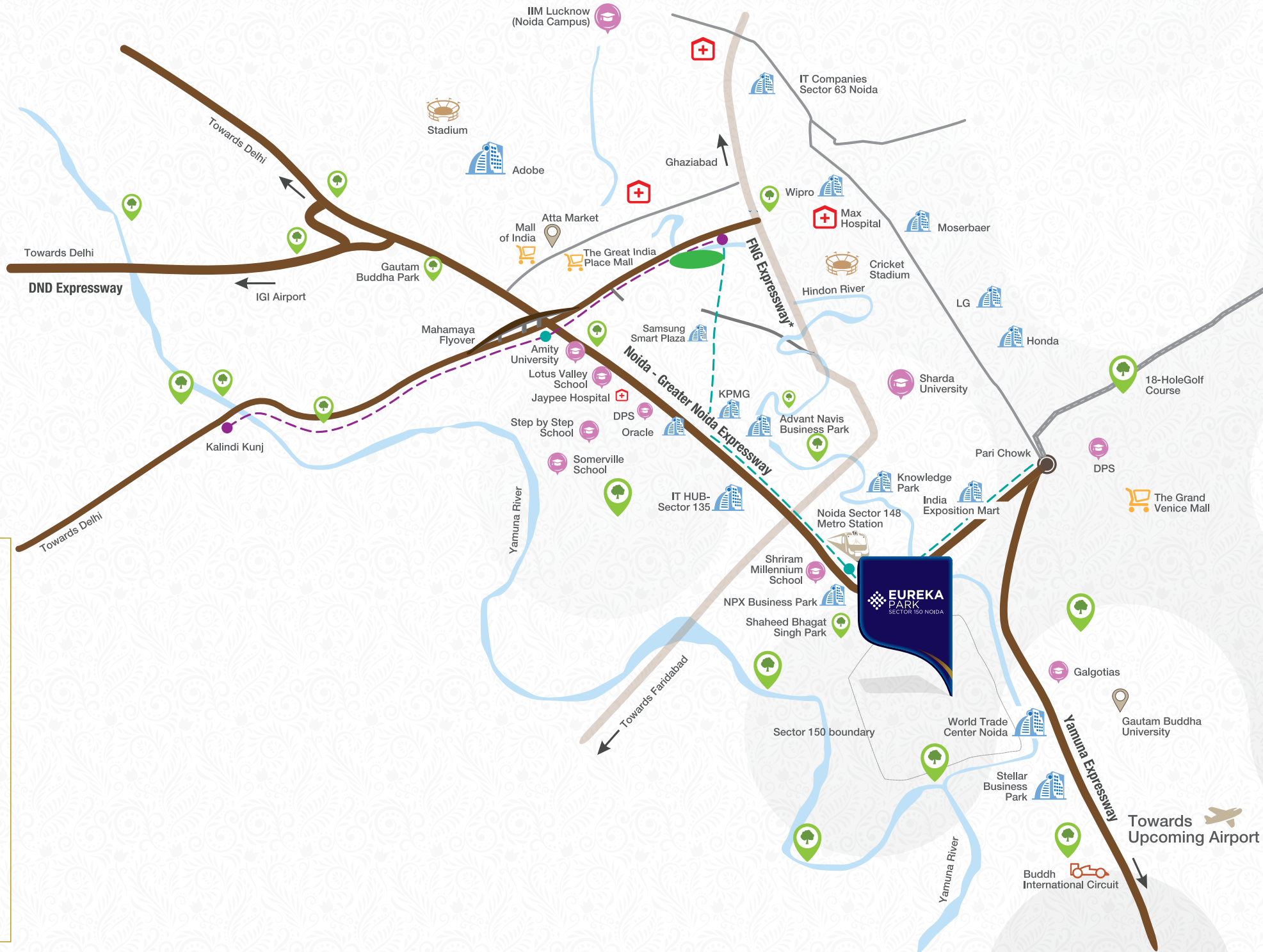
- World-class education hub nearby
- Shopping malls & multiplexes
- Healthcare & recreation facilities
- Proposed 296 acre (approx.) sports city

SMART PLANNING



- One of the green sectors in NCR
- Largest eco-diversity park
- Shaheed Bhagat Singh Park (40 acres) - upcoming

	Schools/Colleges/Institutes
	Landmark
	Commercial Complex
	Metro Station
	Hospital
	F1 International Circuit
	Mall
	Metro Line
	Park
	Expressway



Map not to scale. Designed only to show the direction to the project site. Image for representation purpose only.



05 MIN

SPORTS FACILITIES*

- Cricket Ground
- 9-Hole Golf Course

15 MIN

CONNECTIVITY

- Sector 148 Metro Station

FOOD & ENTERTAINMENT

- Inox Cinemas

EDUCATIONAL HUB

- BIMTECH
- Shiv Nadar School
- GD Goenka Public School

20 MIN

MEDICAL FACILITIES

- Ivory Hospital
- Jaypee Hospital

FOOD & ENTERTAINMENT

- Stellar Children's Museum
- The Grand Venice Mall
- Upcoming Film City

EDUCATIONAL HUB

- Amity University
- Gautam Buddha University
- Step By Step School
- Sharda University

30 MIN

MEDICAL FACILITIES

- Kailash Hospital & Heart Institute

FOOD & ENTERTAINMENT

- The Great India Place Mall
- DLF Mall of India
- Buddh International Circuit
- Worlds of Wonder
- Gardens Galleria

EDUCATIONAL HUB

- Pathways School
- Lotus Valley School
- Delhi Public School
- Bennett University (Times of India Group)

45 MIN

MEDICAL FACILITIES

- Fortis Hospital
- Apollo Hospital

CONNECTIVITY

- Jewar International Airport (Proposed)

GET FAR FROM A MUNDANE LIFE WITHOUT GETTING FAR FROM MODERNITY

*Cricket Ground and 9-Hole Golf course as per the Master Plan of Sector 150 approved by Noida authority and part of common sports facility of the sports city, to be developed and managed by third party. Distance and time mentioned to travel are approximate and have been calculated on Google Maps and may vary depending upon traffic, weather conditions and infrastructure facilities provided by concerned authorities.

GET THE BEST OF EVERYTHING WITHOUT GETTING OUT OF COMFORT ZONE

MONEYCONTROL

Microsoft to set up new 4,000-employee campus in Noida; second-largest in India. (01/07/2020)

INDIAN EXPRESS

U.P. announces to set up country's 'biggest' film city in Noida. (20/09/2020)

HINDUSTAN TIMES

Noida authority allots 4 new plots to boost industrial growth. (23/06/2020)

BUSINESS STANDARD

Samsung to infuse 5,000 crore to expand Noida manufacturing plant. (23/11/2020)

MINT

MITES to provide technical consultancy for Noida heliport in Sector 151-A. (13/08/2020)

DNA

Noida's Jewar International Airport will open floodgates of development in western Uttar Pradesh. (03/09/2021)

MINT

₹ 3,090 crore infra projects to be ready before Dec 2021 in Noida. (02/09/2020)



Image for representation purpose only.

CONTEMPORARY LIFESTYLE BACKED BY DECADES OF TRUST

Welcome to Eureka Park, where a delightful experience unfurls with every step. Where modern day aspirations meet a luxurious indulgence, backed by the unshakeable trust of Tata. An epitome of modernity, an abode of lavishness and a home to smartness, Eureka Park is so much more than just a home.

GOLD RATED BY IGBC

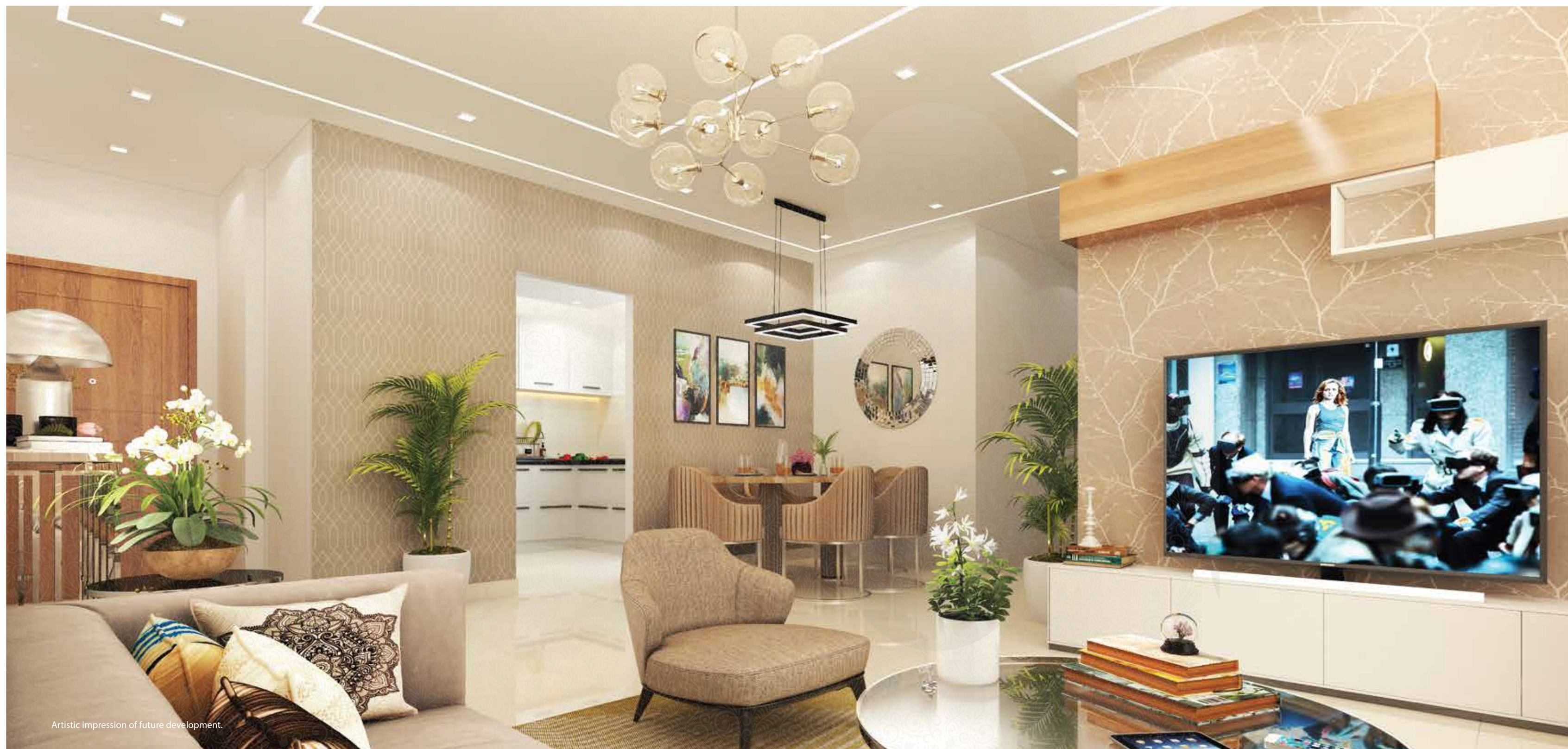
Eureka Park is pre-certified as Gold Rated by IGBC (Indian Green Building Council) for giving equal prominence to eco-sustainability, water and energy conservation through eco-sensible lifestyle features integrated within the project.

CODED GREEN BY UP-RERA

Eureka Park has been coded green (safe and credible) by UP-RERA. The Uttar Pradesh Real Estate Regulatory Authority colour codes different real estate projects to mark developer's reliability; wherein a green coding means safe for investing.

Source: <https://realty.economictimes.indiatimes.com/news/industry/up-rera-colour-codes-to-mark-developer-reliability/78639534>





Artistic impression of future development.

WHERE INDULGENCE MEETS PERFECTION

Every home at Eureka Park is meticulously planned to ensure space optimization, abundant sunlight and uninterrupted flow of air. So you rise up to shine every day.

#HomeSmartHome

SMART MOTION SENSORS[^]



The Motion Sensors here, detect people and objects nearby and smartly switch the lights on and off.

SMART HOME AUTOMATION

Life at Eureka Park is more convenient and smarter with home automation features like gas leakage detectors, video door phones and digital door locks*.



SMART PARKING ENTRANCE



CCTV SURVEILLANCE



Stay safe & secured, with world-class security & CCTV surveillance provided in select common areas across the project.

DIGITAL DOOR LOCKS WITH KEYLESS ENTRY*

Now bid goodbye to the hassles of keeping a key with this smarter way to enter your home that gives your home security a boost and an unmatched style statement to your main door.



GAS LEAKAGE DETECTOR



GIVE-IN TO THE INDULGENCE WITHOUT GIVING UP ON YOUR SCHEDULE

Take a morning jog down the jogging track. Rejuvenate yourself with a yoga session in the lush green gardens. Lend your ears to childhood stories and age-old memoirs at the senior citizen's area. Watch your kids hopping in the spacious play area. Turn the gazebos into your happening social hub. Do the things you had always wanted to do; because with its sprawling acres of lush green space, Eureka Park has a room for everything.

LIFESTYLE AMENITIES:

- Jogging Track • Open Green Space • Senior Citizens' Area
- Kids' Play Area • Wi-fi Enabled Gazebos • Open Air Amphitheatre
- Multipurpose Lawn • And many more



Image for representation purpose only.



FUTURE DEVELOPMENT

Artistic impression of future development.

TAKE BREATHS OF FRESH AIR WITHOUT TAKING A BREAK

Over 20 acres of vastness fragmented into leisure, tranquility and recreation. Well ventilated layout that gives you access to fresh air throughout the day. Thoughtfully designed buildings that make the most out of the available space with ample greenery around. What else would it need to be better? Simply nothing.

LIBERATING CHILDHOODS

A perfect place for the childhood to bloom, Eureka Park offers kids the space they need. It's a thoughtfully designed area that lets the kids flourish in a space of their own while being equipped with modern slides, swings, green pockets and much more.



KIDS' PLAY AREA



FUTURE DEVELOPMENT

CREATING MEMORIES

Located amidst lush green expanse, the open-air amphitheatre is a perfect venue for you and your dear ones to come together and create some moments, you'll cherish forever.

Artistic impression of future development.

INTERNATIONAL SIZED TENNIS COURTS[^]



Bring out that invincible tennis player in you, during the refreshing tennis matches at the international sized tennis courts here.



BADMINTON COURT

Give wings to your loved one's dream of becoming a badminton superstar, with a badminton court that's at par with the best.

SMART SPACES



REDEFINING BLISS

The grand clubhouse overlooking a large outdoor swimming pool here, is all that you need for a blissful everyday. It's a host to several rejuvenating amenities neatly planned to be at par with the global standards of luxury and lifestyle.

CLUBHOUSE AMENITIES:

- Spa, Yoga/Meditation Room
- Fully-equipped Gymnasium
- Squash Court
- Audio Visual Room/Mini Theatre
- Library/Connected Lounge
- Multipurpose Hall
- Indoor Games
- + Many More



CLUBHOUSE & SWIMMING POOL

Artistic impression of future development.

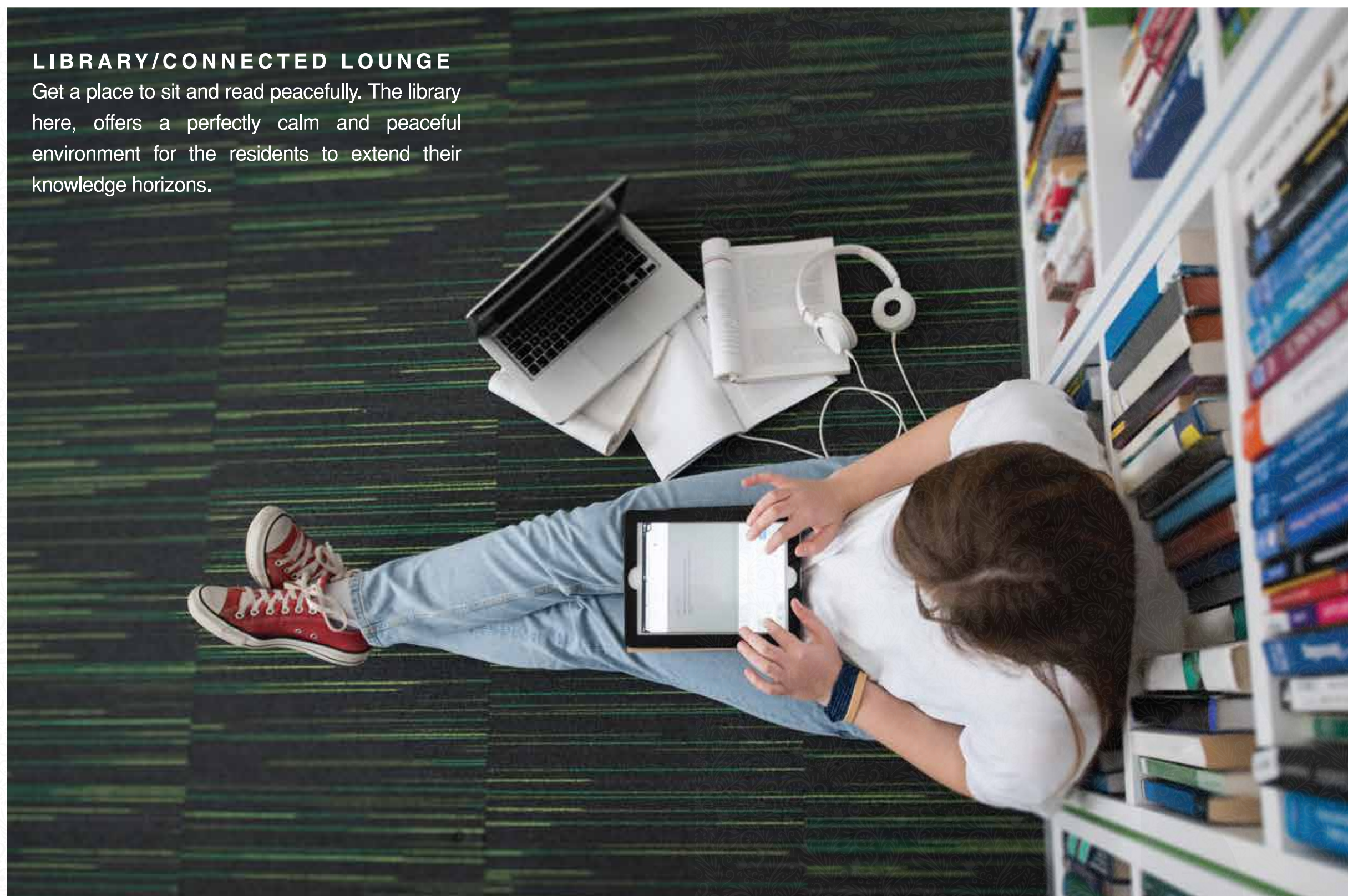
TABLE TENNIS ROOM



Friendly matches or a nail-biting tournament, here's to your love for sports. Just step inside this fully equipped Table Tennis room and set the ball rolling.

LIBRARY/CONNECTED LOUNGE

Get a place to sit and read peacefully. The library here, offers a perfectly calm and peaceful environment for the residents to extend their knowledge horizons.



SQUASH COURT



YOGA ROOM

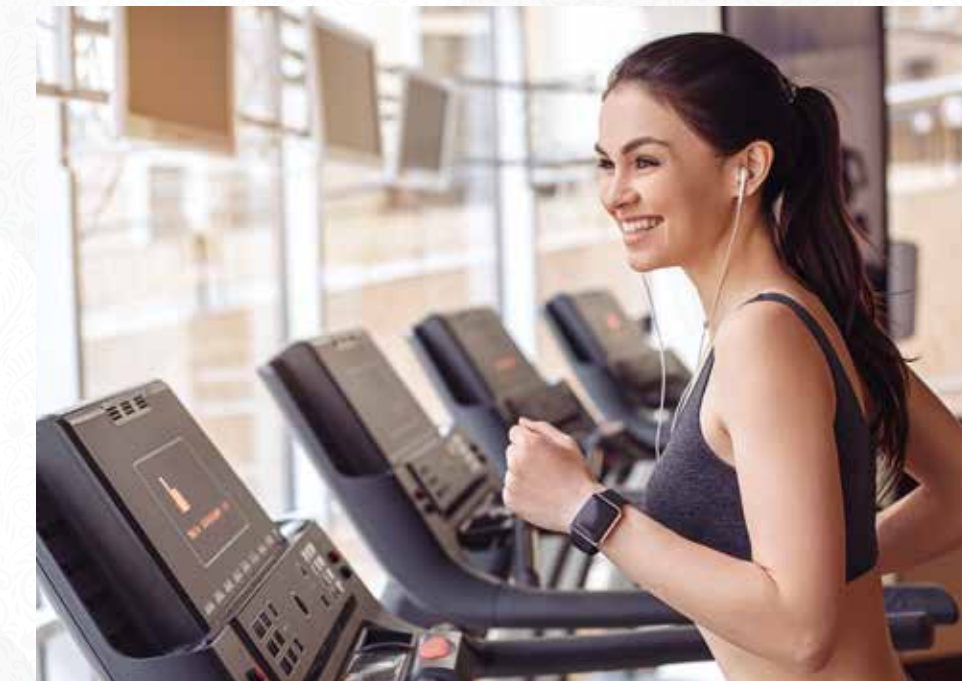


A pacifying yoga room that lets you be one with your senses, and serves as the perfect retreat for your mind, body and soul.

MINI THEATRE**

An exclusive cinematic experience for you and your family that immerses you in its endless charms, without even having to step out of your residential community.

GYMNASIUM





LEGEND

- | | |
|--|--|
| 01. SKATING TRACK | 15. MULTIPURPOSE OPEN LAWN |
| 02. PALM COURT | 16. KIDS' PLAY AREA |
| 03. COMMUNITY BUILDING & SPORTS BLOCK | 17. OPEN SEATING AREA |
| 04. SWIMMING POOL | 18. INTERNATIONAL SIZED TENNIS COURTS# |
| 05. KIDS' POOL | 19. BADMINTON COURTS |
| 06. MULTIPURPOSE PARTY LAWN | 20. BASKETBALL COURT |
| 07. GAZEBOS | 21. PUTTING PRACTICE GREENS |
| 08. CONVENIENT SHOPPING AREA | |
| 09. LANDSCAPED PLAZA SPACE | |
| 10. WALKING TRACK | |
| 11. OPEN SPACE FOR CULTURAL ACTIVITIES | |
| 12. AMPHITHEATRE | |
| 13. YOGA SQUARE | |
| 14. EXERCISE GARDEN | |

TOTAL LAND AREA: 20.74 ACRES

Unit Plans

INTELLO 1100

TYPICAL UNIT TOWER-01 TO 04

**2 BHK,
2 TOILET**

CARPET AREA
647.61 SQ FT (60.164 SQ MT)
EXCLUSIVE BALCONY AREA
135.41 SQ FT (12.580 SQ MT)



UNIT ORIENTATION AS PER TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN



DISCLAIMERS :

All Dimensions are in millimeters (and in bracket feet/inches)
Measurements are approximate and subject to minor variations. Furnitures, fixtures and specifications provided in the plan are not part of the offered apartment for sale.

Unit Plans

BRIGHTUS 1285

TYPICAL UNIT TOWER-08 TO 12 & 14

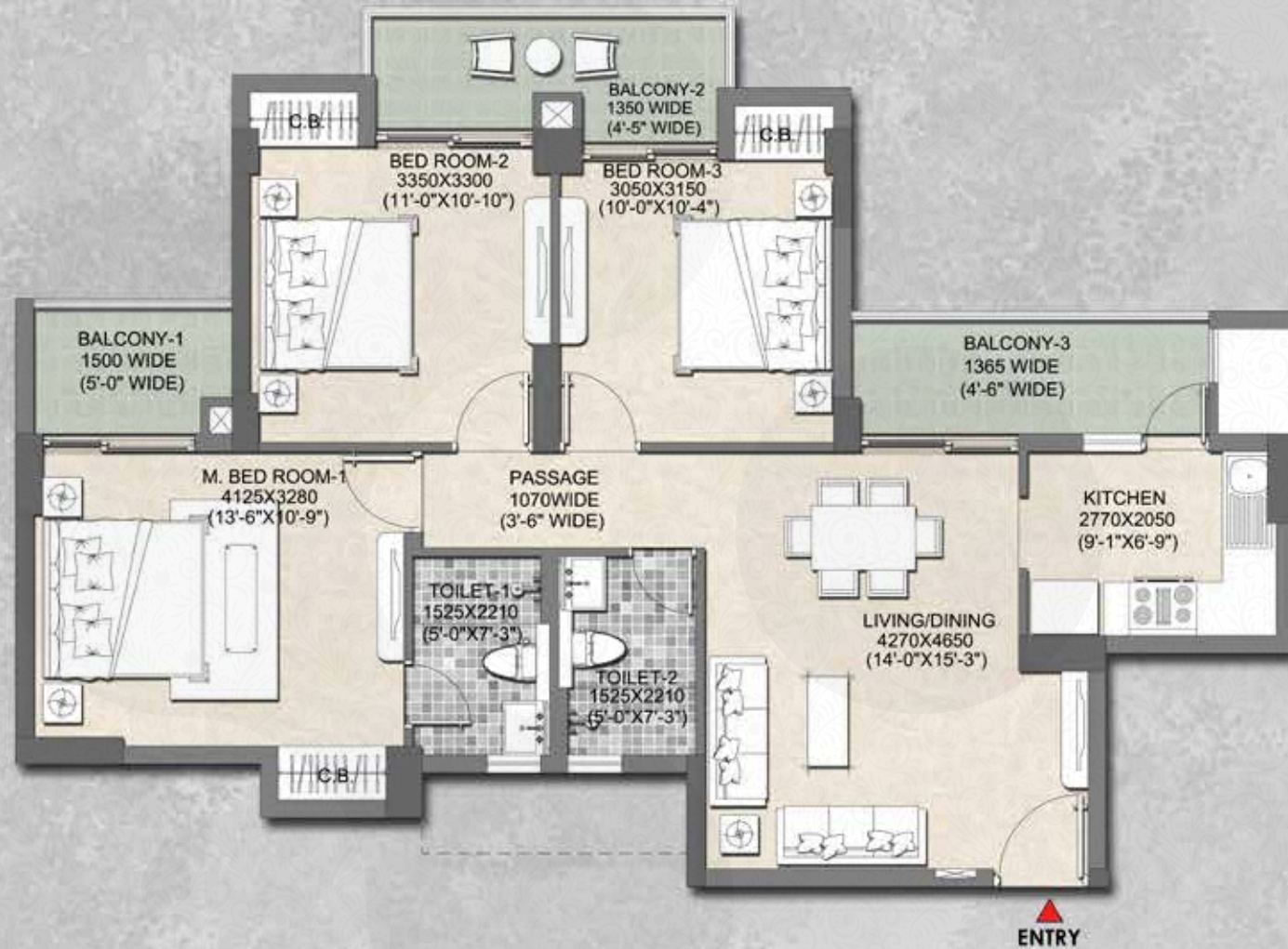
**3 BHK,
2 TOILET**

CARPET AREA

783.41 SQ FT (72.781 SQ MT)

EXCLUSIVE BALCONY AREA

150.13 SQ FT (13.947 SQ MT)

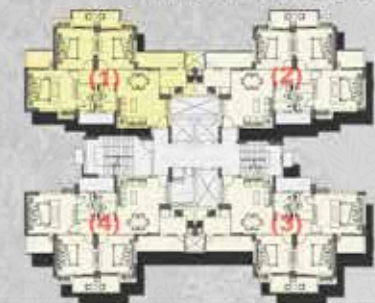


UNIT ORIENTATION AS PER TYPICAL FLOOR PLAN

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TYPICAL FLOOR PLAN



Unit Plans

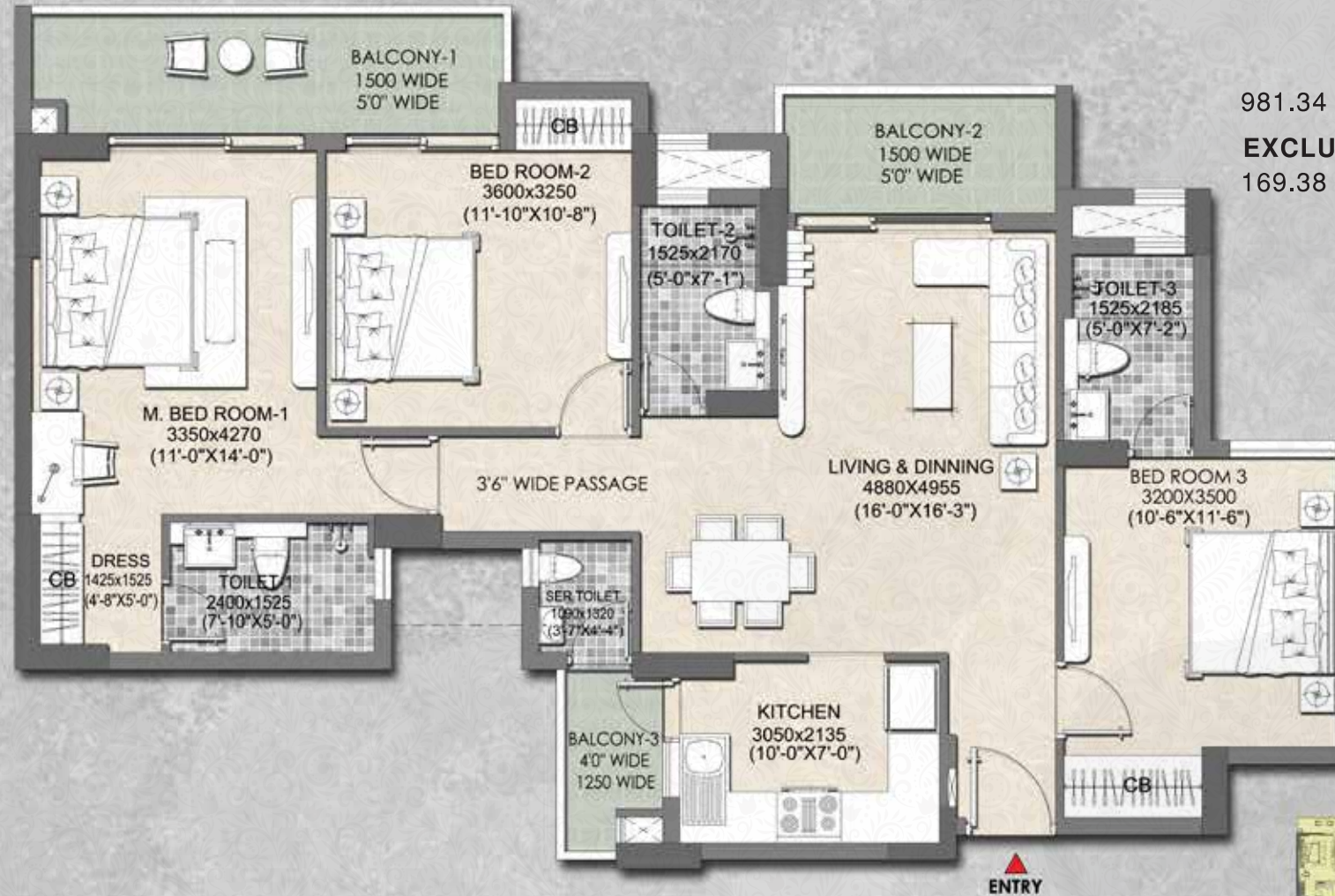
PRIMUS 1575

TYPICAL UNIT TOWER 15 TO 21

**3 BHK,
3 TOILET
SERV. TOILET**

CARPET AREA
981.34 SQ FT (91.169 SQ MT)

EXCLUSIVE BALCONY AREA
169.38 SQ FT (15.736 SQ MT)

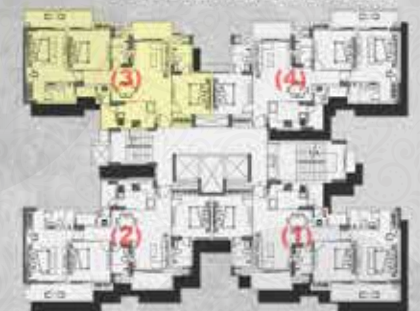


UNIT ORIENTATION AS PER TYPICAL FLOOR PLAN

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TYPICAL FLOOR PLAN



Specifications

INTERIOR

ROOMS

Vitrified tile flooring
Acrylic distemper paint/Oil Bound Distemper
Solid core flush - main door
Aluminum windows

TOILET

Anti-skid ceramic tile flooring
Provision of geyser

KITCHEN

Stainless steel wash sink
Granite stone platform

ELECTRICAL FITTINGS

Concealed wiring
Branded modular switches
Intercom through Video Door Phone
Provision for television and telephone point in living and bedroom

SMART FEATURES

Gas leakage detector (kitchen area)
Motion sensors in toilets
Video door phone
Lighting control ON/OFF

EXTERIOR

COMMON AREA

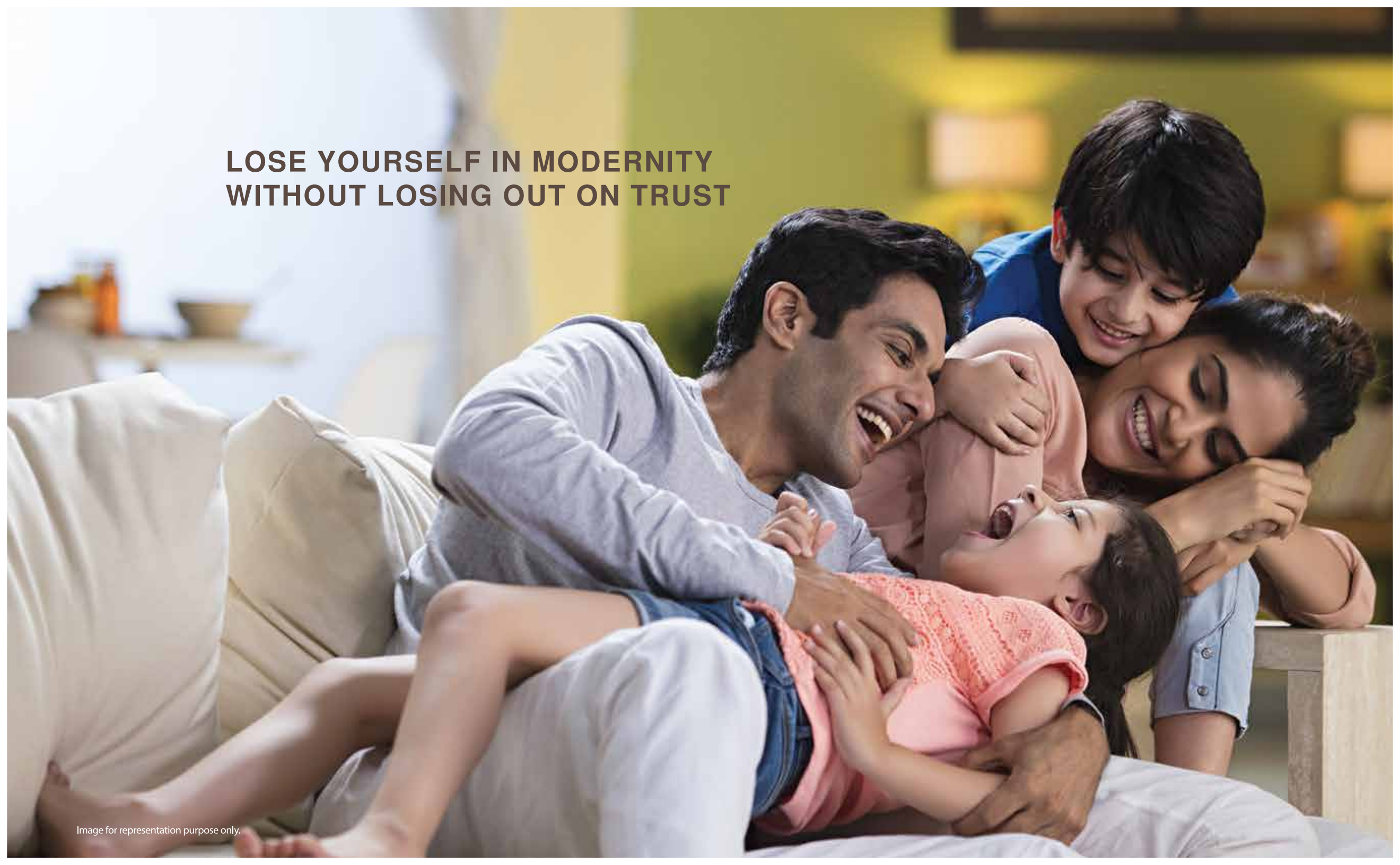
External Grade Paint on exterior wall
DG back-up##
Convenient shopping center
Provision for driver rooms and driver toilets
Provision for FTTH
Fire suppression system
Rainwater harvesting
Solar water heater
External solar lighting
Sewage treatment plant
Solar charging pods at select locations

SECURITY

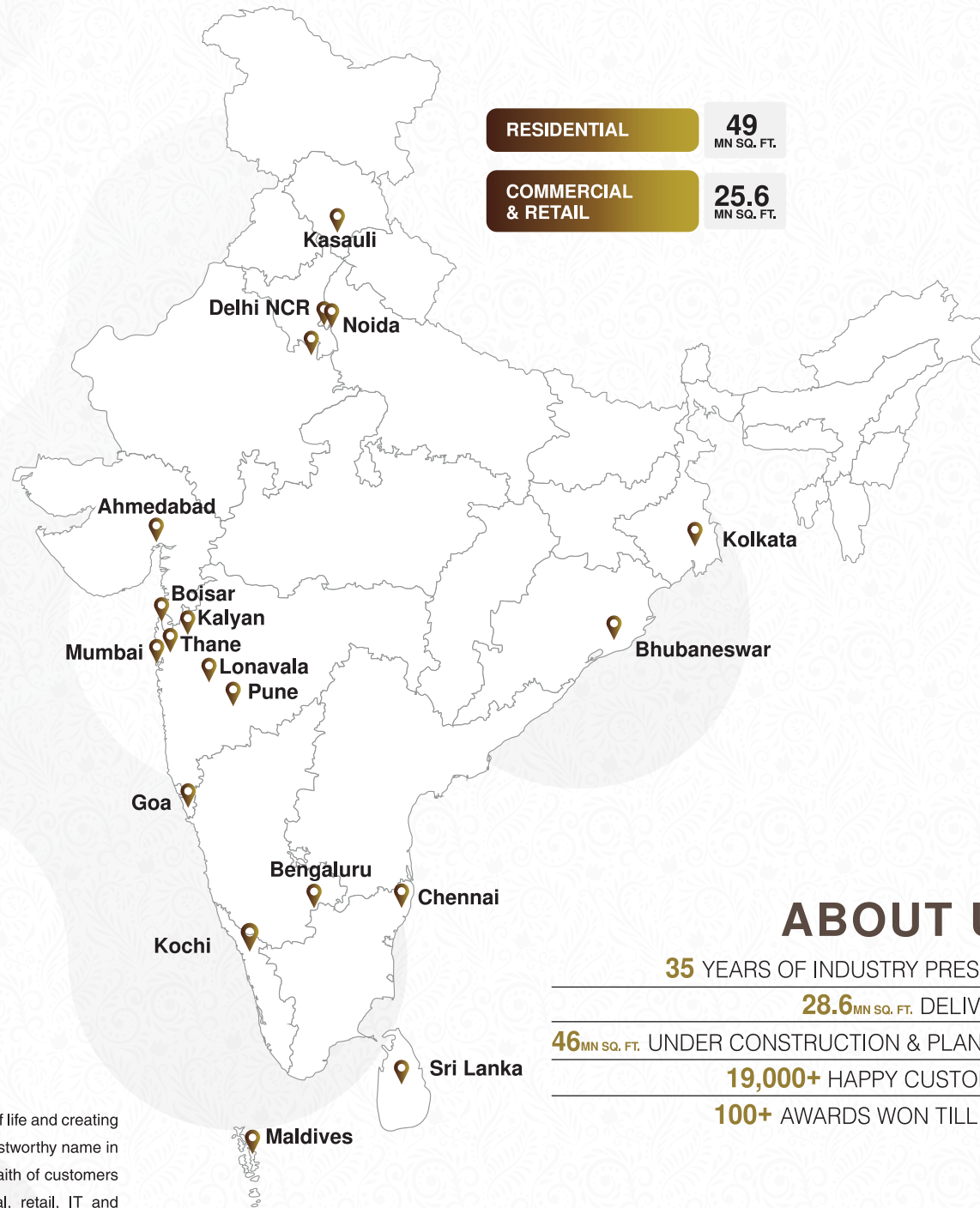
CCTV surveillance
Boom barriers at specific places
Public announcement system in specific areas



**LOSE YOURSELF IN MODERNITY
WITHOUT LOSING OUT ON TRUST**



OUR FOOTPRINTS



RESIDENTIAL 49 MN SQ. FT.

COMMERCIAL & RETAIL 25.6 MN SQ. FT.

ABOUT US

35 YEARS OF INDUSTRY PRESENCE

28.6 MN SQ. FT. DELIVERED

46 MN SQ. FT. UNDER CONSTRUCTION & PLANNING

19,000+ HAPPY CUSTOMERS

100+ AWARDS WON TILL DATE

15 CITIES
52 PROJECTS
₹20 LAKHS TO ₹15 CRORE

Tata Value Homes and its group companies have been formed with a vision of improving the quality of life and creating communities that can fulfill the entire nation's dream of owning a beautiful home. Being the most trustworthy name in the real estate sector, Tata Value Homes with its group companies, has successfully garnered the faith of customers across the nation. Sprawling across 15 cities, there are more than 52 residential, commercial, retail, IT and infrastructure projects adding to their credits.

The pictorial representation of the map of India does not purport to be a political one. Images are for representation purpose only.

LANDMARK PROJECTS IN NORTH INDIA

Residential



PRIMANTI
VILLAS AND RESIDENCES

Actual image shot on 20th March 2021



MYST
ECO-LUXURY RESIDENCES

Actual image shot on 5th December 2017



La VIDA
LIFESTYLE RESIDENCES

Artistic impression of future development.



Intellion
PARK

Artistic impression of future development.



RAISINA
RESIDENCY
Where art inspires life

Actual image shot on 25th August 2018



GURGAON GATEWAY
GRAND RESIDENCES

Actual image shot on 4th December 2017



NEW HAVEN
BAHADURGARH

Actual image shot on 5th April, 2021



TRILIUM AVENUE

Image for representation purposes only.



Intellion
EDGE

Image for representation purposes only.

Call us: 1800 258 6424

Sales Gallery: Eureka Park, SC 02/A-1, Sector 150, Noida, Gautam Buddha Nagar, 201310.

UPRERA Regn. No. EUREKA PARK PHASE I - UPRERAPRJ5448 & PHASE II - UPRERAPRJ469983 available on www.up-rera.in

Disclaimer : The project is developed and promoted in phases by Land Kart Builders Pvt. Ltd. ("Developer") - subsidiary of Tata Value Homes Limited. Sub Lease of the unit is subject to terms of the Application Form and Agreement to Sub lease. Please refer to the latest brochure prior to investing in the property. The approvals can be checked at site office and in the office of the Developer. Developer reserves the right to make changes as per prevailing Government norms. Project is financed by Aditya Birla Finance Limited. For conversion 1 Acre is equal to 4046.86 square metre and 1minute is equal to 60 seconds. 'TATA' and 'TATA VALUE HOMES' are the registered trademarks of Tata Sons Private Limited. For more information, please contact our site office at Sector 150, Noida, 201310.

Visit: <https://www.tatarealty.in/project/eureka-park/>



SCAN THE QR CODE FOR
A VIRTUAL TOUR
OF THE SHOW APARTMENT