

**TATA REALTY AND INFRASTRUCTURE LTD.**

**TATA VALUE HOMES<sup>®</sup>**



**EUREKA  
PARK**  
SECTOR 150 NOIDA

#HomeSmartHome



# TATA

## A NAME YOU CAN TRUST

Founded by Jamsetji Tata in 1868, the Tata group is a global enterprise, headquartered in India, comprising 30 companies across ten verticals.

The group operates in more than 100 countries across six continents, with a mission 'To improve the quality of life of the communities we serve globally, through long-term stakeholder value creation based on Leadership with Trust'.



## **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, 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

UP Budget 2023: Yogi Govt proposes Rs 10,000 crore for Noida Film City.<sup>1</sup>

UP Investor Summit | Gautam Budh Nagar inks investment proposals worth over Rs 2.76 lakh crore.<sup>2</sup>

Delhi-Mumbai Expressway: Delhi-Dausa-Lalsot Section of India's Longest Expressway Opens.<sup>3</sup>

Noida International Airport to be functional in September 2024.<sup>4</sup>

1. *India TV | Date of publication: 22<sup>nd</sup> February 2023*
2. *Money Control | Date of publication: 12<sup>th</sup> February 2023*
3. *India Briefing | Date of Publication: 16<sup>th</sup> February 2023*
4. *The Statesman | Date of Publication 24<sup>th</sup> February 2023*

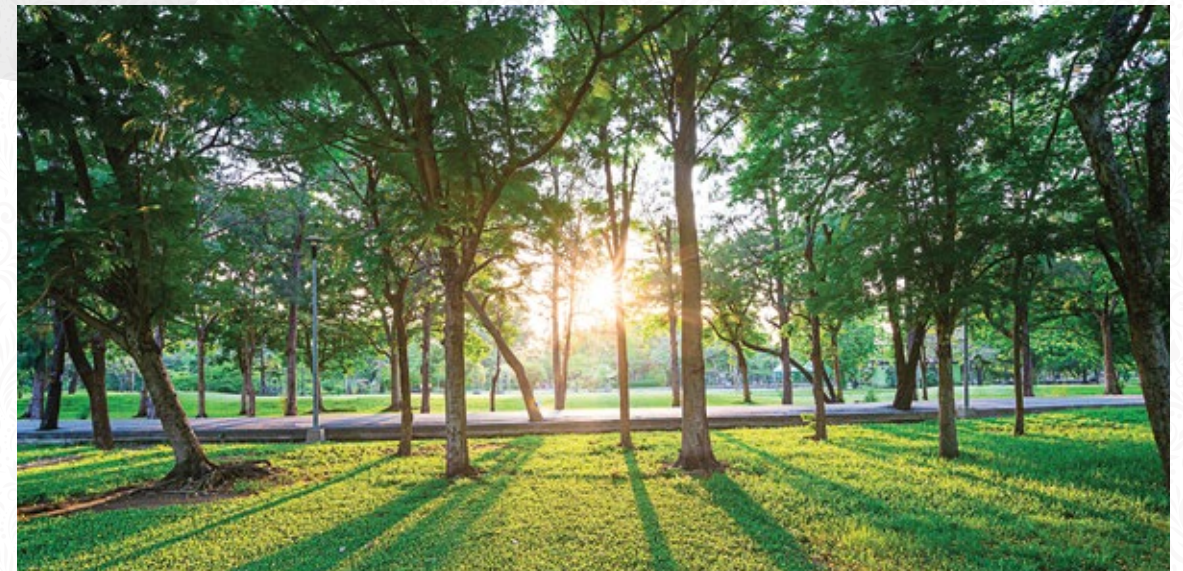
Images are for representation purpose only.

## SMART FACILITIES



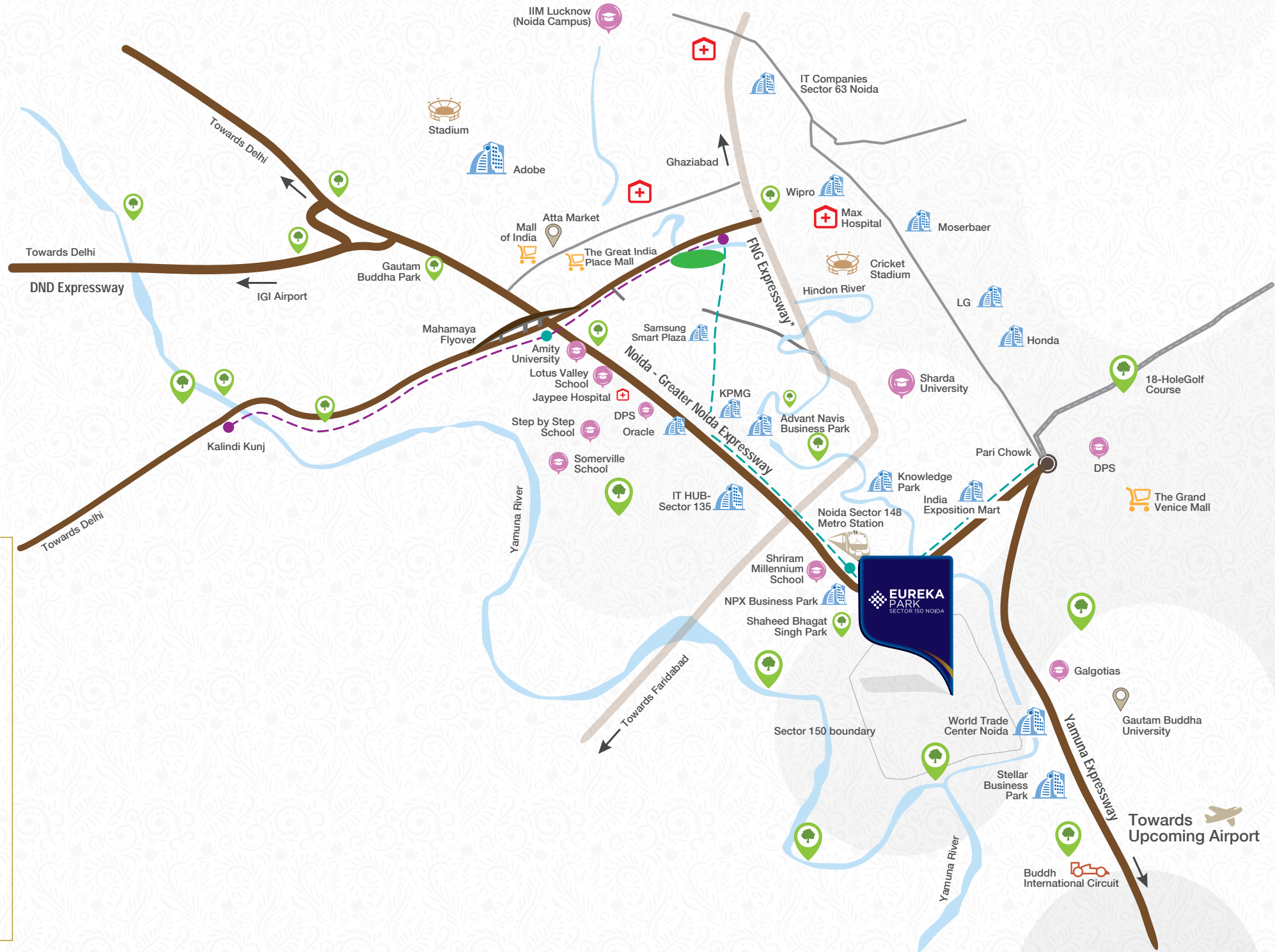
- World-class education hub nearby
- Shopping malls & multiplexes
- Healthcare & recreation facilities
- Proposed 296 acre (approx.) sports city

## 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

- Noida 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

## BUSINESS STANDARD

Noida emerges as UP's most favored investment destination at Global Investor Summit. (12/02/2023)

## DNA NEWS

Noida, Greater Noida to get new malls, Lulu Group to invest ₹ 2500 crore. (10/02/2023)

## ECONOMICS TIMES

Air India SATS to develop multi-modal cargo hub at Noida Airport. (10/02/2023)

## THE PRINT

Noida gets infra projects worth ₹ 276 crore; schemes worth ₹ 15,500 cr completed in 5 yrs. (07/01/2023)

## TIMES OF INDIA

IKEA to Lulu, Noida inks deals worth ₹ 7.9 lakh crore. (10/02/2023)

## TIMES OF INDIA

More wings to Jewar airport to have five runways instead of two. (22/02/2023)

## HINDUSTAN TIMES

Eye Of Noida: A living dream that keeps getting better. (31/01/2023)





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.





Artistic Impression





## 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



Secured parking space with access through RFID tags.

## CCTV SURVEILLANCE



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

Images are for representation purpose only.

## 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



Stay notified about gas leakage inside your home, no matter where you are.

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

Take a morning jog down the Jogging/Walking 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/Walking 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.





## 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**

Artistic Impression



Artistic Impression





## 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.

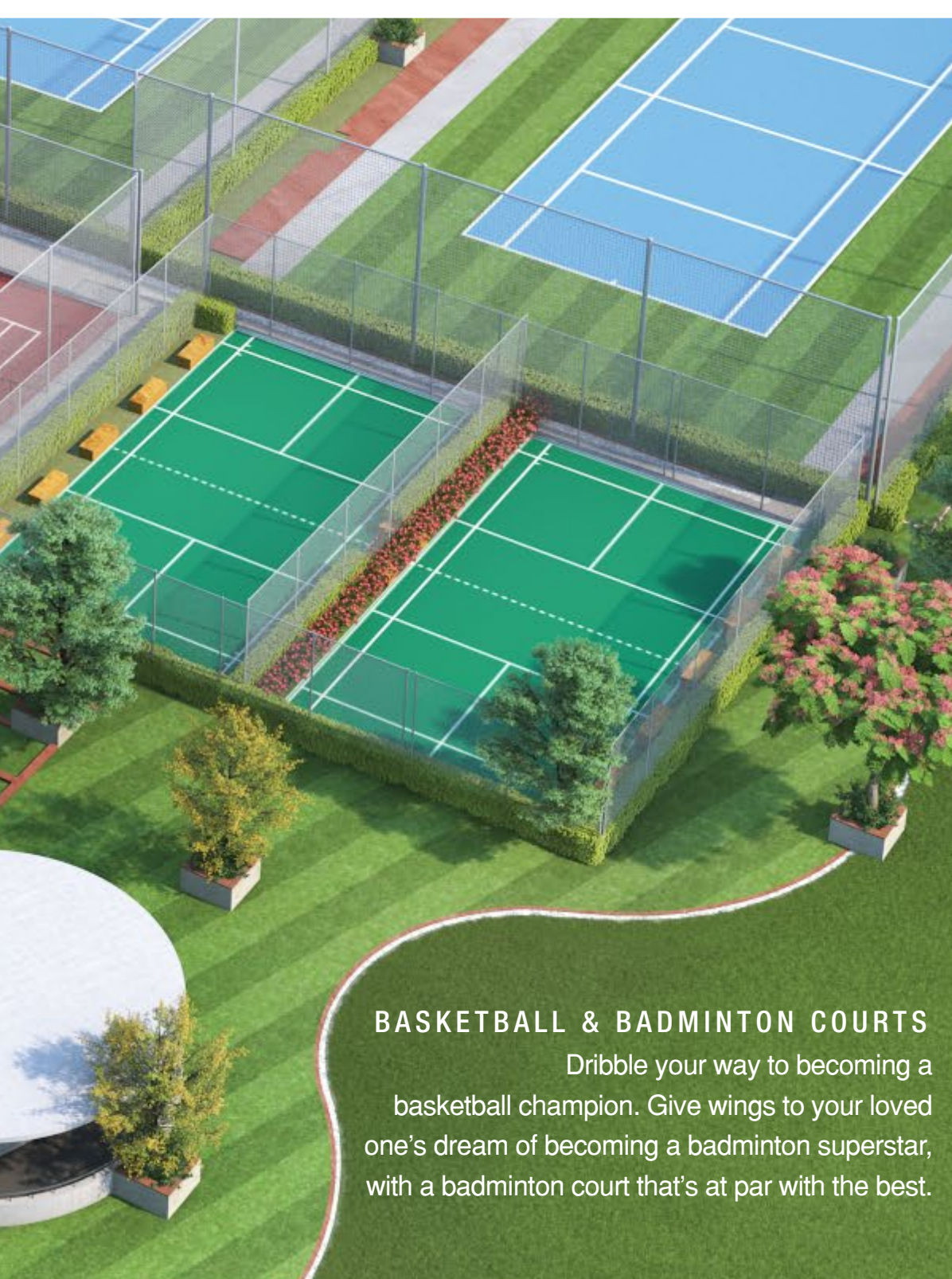
## INTERNATIONAL SIZED TENNIS COURTS<sup>^</sup>



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



<sup>^</sup>Part of common sports facility of the sports city approved by NOIDA.



## BASKETBALL & BADMINTON COURTS

Dribble your way to becoming a basketball champion. 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



Be it an open land parcel, efficient layout of flats with maximum utilization of space, sprawling party lawn or the open air Wi-fi gazebos; all amenities here are thoughtfully planned to provide you a wholesome living experience.

## 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<sup>^</sup>, 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

## TABLE TENNIS ROOM



Image for representation purpose only.

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.



Artistic Impression



## SQUASH COURT



Image for representation purpose only.

Looking out for fun-filled workout every evening, or a friendly banter over a match - all you need to do is to just step inside the squash court here and let the good times begin.

## 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.





Artistic Impression

## GYMNASIUM



Artistic Impression

Workout everyday and flex your muscles at the well equipped world-class gymnasium.



TOTAL LAND AREA: 20.74 ACRES

## LEGEND

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

# 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

Digital door lock  
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 for common area loads\*\*  
Convenient shopping area  
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



# TYPICAL Floor Plans

**TOWER A 01&03  
TYPICAL FLOOR PLAN**



**TOWER A 02&04  
TYPICAL FLOOR PLAN**



## DISCLAIMERS :

All Dimensions are in millimeters (and in bracket feet inches) All areas are in square meters  
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

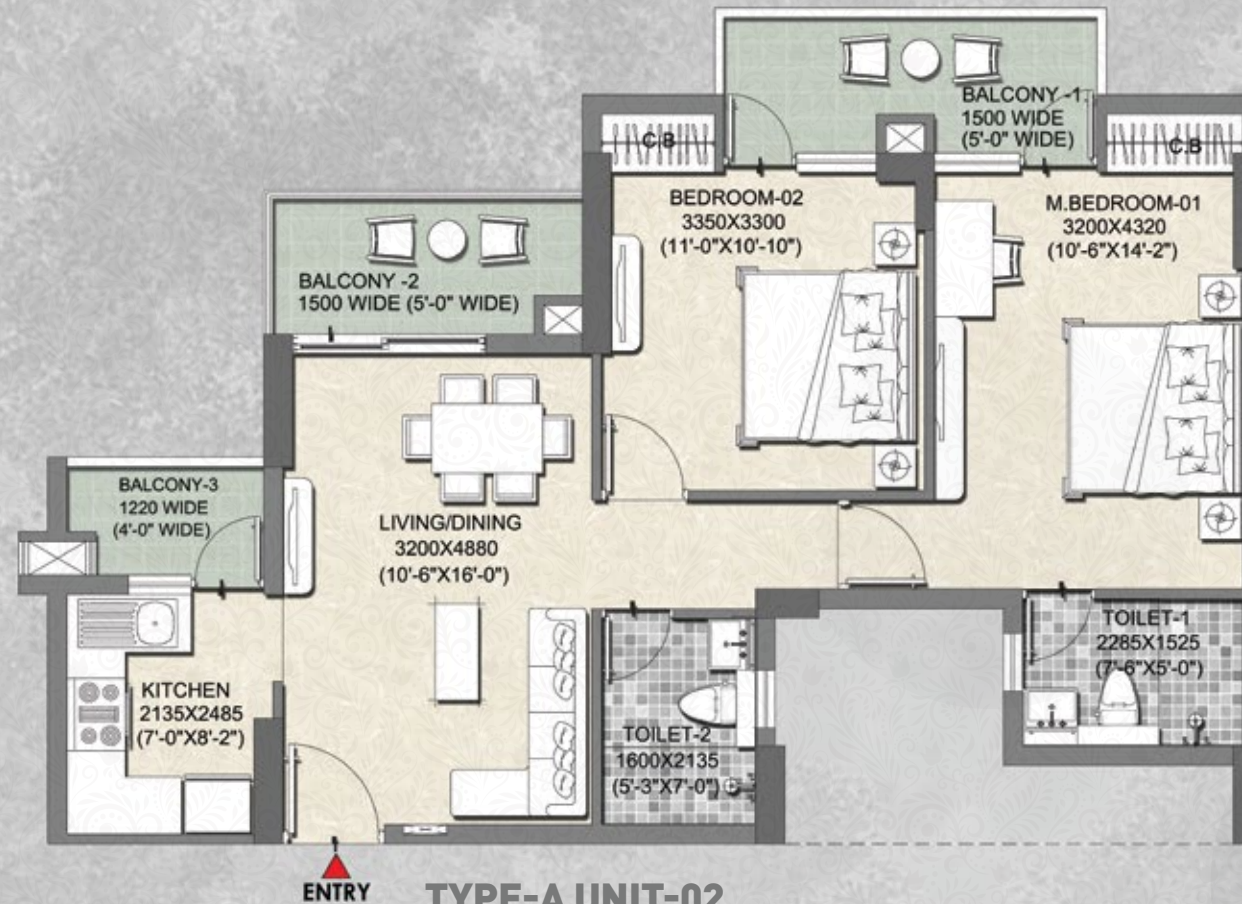
## INTELLO 1100

### TYPICAL UNIT

TOWER-01 TO 04  
(UNIT-2)

**2 BHK,  
2 TOILET**

**CARPET AREA**  
641.04 SQ FT (59.555 SQ MT)  
**EXCLUSIVE BALCONY AREA**  
135.42 SQ FT (12.581 SQ MT)



**TYPE-A UNIT-02**

**UNIT ORIENTATION AS PER TYPICAL FLOOR PLAN**

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**TYPICAL FLOOR PLAN**



# Unit Plans

**INTELLO**  
**1100**

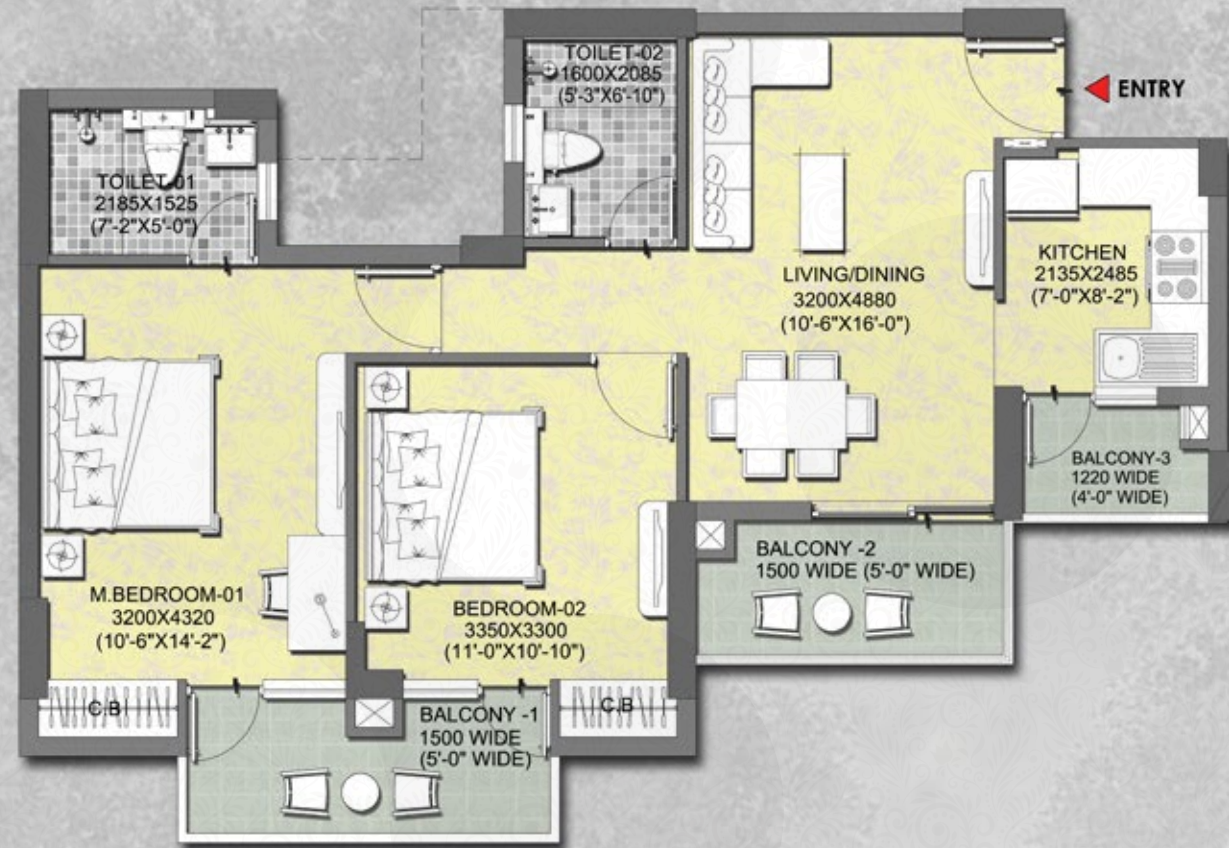
## TYPICAL UNIT

TOWER-01 TO 04  
(UNIT-1,3,4,5)

**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)



## TYPE-A UNIT-01,03,04,05

**UNIT ORIENTATION AS PER TYPICAL FLOOR PLAN**

### DISCLAIMERS :

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### TYPICAL FLOOR PLAN

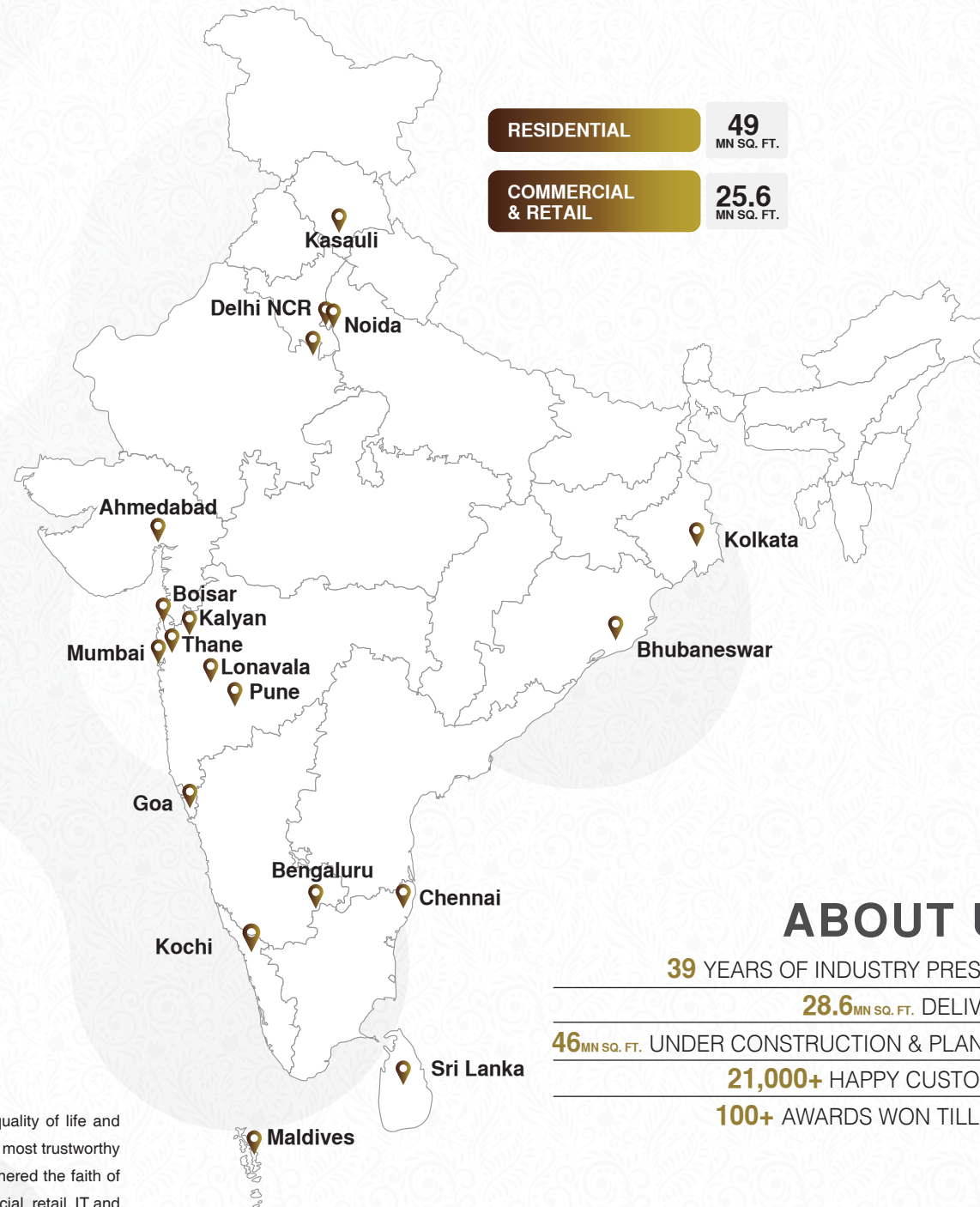


**LOSE YOURSELF IN MODERNITY  
WITHOUT LOSING OUT ON TRUST**





# OUR FOOTPRINTS



## ABOUT US

39 YEARS OF INDUSTRY PRESENCE

28.6 MN SQ. FT. DELIVERED

46 MN SQ. FT. UNDER CONSTRUCTION & PLANNING

21,000+ HAPPY CUSTOMERS

100+ AWARDS WON TILL DATE

20 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



DELIVERED

OC received

Actual image shot on 25<sup>th</sup> August 2018

**PRIMANTI**  
VILLAS AND RESIDENCES



H.P. RERA Registration No. RERAHPSOP08170001  
available on <https://hprera.nic.in/>

Actual image shot on 5<sup>th</sup> December 2017

**MYST**  
ECO-LUXURY RESIDENCES



Phase II Haryana  
RERA No. 114 of 2022  
available on  
<https://haryanarera.gov.in/>

**La VIDA**  
LIFESTYLE RESIDENCES



DELIVERED

Actual image shot on 25<sup>th</sup> August 2018

**RAISINA**  
RESIDENCY  
Where art inspires life



DELIVERED

OC received

Actual image shot on 25<sup>th</sup> January 2018

**GURGAON GATEWAY**  
GRAND RESIDENCES



Phase 1B, RERA Registration No.  
HRERA-PKL-JJR-327-2022  
dated 29 July 2022  
available on <https://haryanarera.gov.in/>

**NEW HAVEN**  
BAHADURGARH

# Commercial



Artistic Impression



Artistic Impression



Actual image shot on 27<sup>th</sup> November 2019



Artistic Impression

# TRILIUUM AVENUE



Artistic Impression



**Sales Gallery:** Eureka Park, SC 02/A1, Sector-150, Noida, Gautam Buddha Nagar, Uttar Pradesh-201310.  
**Corporate Address:** E Block, Voltas Compound, Tukaram Bhikaji Kadam Marg, Chinchpokli, Mumbai, Maharashtra 400 033.

**Eureka Park: UPRERA Regn. No. EUREKA PARK PHASE I – UPRERAPRJ5448 & PHASE II - UPRERAPRJ469983 available on [www.up-rera.in](http://www.up-rera.in)**

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**SCAN FOR  
DIRECTIONS**