

Eldeco Hanging Gardens
Tower - Hortus 2
Dated: 01.06.2026

UP RERA Registration No. UPRERAPRJ330066/04/2025
 Website of UP RERA: www.up-rera.in
 Launch Date: 15th April, 2025
 Collection A/C Details of Eldeco Hanging Gardens
 Bank Account Name - EHIL Col A/C For Eldeco Hanging Gardens
 Bank Name: HDFC Bank I Bank Account No.: 99993456666000
 IFSC Code: HDFC0000594



S No	Type	Floor	Unit Nos	RERA Carpet Area #	Balcony *	Share of Wall Area	Share of common Area	Mumty Area	Terrace Area	Total Unit Area (Excl. Terrace area)	Basic Cost** (Excl. terrace Cost)
1	3 BHK + 3T	GF	1	1,303.00	273.00	99.00	503.00	-	-	2,178.00	₹ 1,79,68,500.00
2	3 BHK + 3T	GF	2	1,303.00	273.00	99.00	503.00	-	-	2,178.00	₹ 1,81,86,300.00
3	3 BHK + 3T	1st to 3rd	1 & 4	1,303.00	273.00	99.00	503.00	-	-	2,178.00	₹ 1,77,50,700.00
4	3 BHK + 3T	1st to 3rd	2 & 3	1,303.00	273.00	99.00	503.00	-	-	2,178.00	₹ 1,79,68,500.00
5	3 BHK + 3T	4th to 8th	1 & 4	1,303.00	273.00	99.00	503.00	-	-	2,178.00	₹ 1,78,59,600.00
6	3 BHK + 3T	4th to 8th	2 & 3	1,303.00	273.00	99.00	503.00	-	-	2,178.00	₹ 1,80,77,400.00
7	3 BHK + 2T + Side Terrace	9th	1 & 4	1,055.00	176.00	76.00	392.00	-	690.00	1,699.00	₹ 1,39,31,800.00
8	3 BHK + 2T + Side Terrace	9th	2 & 3	1,055.00	176.00	76.00	392.00	-	690.00	1,699.00	₹ 1,41,01,700.00
9	3 BHK + 2T	10th	1 & 4	1,055.00	176.00	76.00	392.00	-	-	1,699.00	₹ 1,39,31,800.00
10	3 BHK + 2T	10th	2 & 3	1,055.00	176.00	76.00	392.00	-	-	1,699.00	₹ 1,41,01,700.00
11	3 BHK + 2T + Roof Terrace	11th	1 & 4	1,055.00	176.00	76.00	443.00	168.00	1,080.00	1,918.00	₹ 1,53,44,000.00
12	3 BHK + 2T + Roof Terrace	11th	2 & 3	1,055.00	176.00	76.00	443.00	168.00	1,080.00	1,918.00	₹ 1,55,35,800.00

1 SQ MTR = 10.764 SQ FT

Extra Charges

S No	Particular	Rate
1	Interest Free Maintenance Security	₹ 25,000.00 per Unit
2	Monthly Recurring Maintenance Charges (Payable 3 years in Advance)	₹ 2.50 per sq. ft. per month on Total Unit Area
3	External Electrification Charges	₹ 70.00 per sq. ft. on Total Unit Area
4	Fire Fighting Charges	₹ 50.00 per sq. ft. on Total Unit Area
5	Power Backup (5 KVA for 3 BHK units & 3 KVA for 2 BHK units)	₹ 25,000.00 per KVA
6	Club Development Charges	₹ 50,000.00 per Unit
7	Prepaid Meter Installation Charges	₹ 25,000.00 per Unit
8	Misc Charges	₹ 15,000.00 per Unit

Car Parking (increase in Basic Price)

1	** Cost of the unit with additional Car Parking would be extra (please check with marketing)	Type	Independent	Twin Type (one behind the another)
		Open	₹ 2,00,000.00	₹ 3,50,000.00
		Basement	₹ 3,50,000.00	₹ 6,12,500.00

Payment Plan			
Construction Linked Payment Plan		Down Payment Plan	
At the time of Booking	10.00%	At the time of Booking	10.00%
Within 45 days of Allotment	10.00%	Within 45 days of Allotment	10.00%
Within 90 days of Allotment	10.00%	Within 90 days of Allotment	73.00%
On Commencement of 2nd Floor Roof Slab	10.00%	Down Payment Discount	7.00%
On Commencement of 5th Floor Roof Slab	10.00%		
On Commencement of 8th Floor Roof Slab	10.00%		
On Completion of Structure	10.00%		
On Commencement of Internal Plaster	5.00%		
On Commencement of Plumbing	5.00%		
On Commencement of Flooring	5.00%		
On Commencement of Electrical work	5.00%		
On Commencement of Painting	5.00%		
On Offer of Possession	5.00%		

Note:	
A.	GST / Any Other Taxes / Cess payable extra (as and when due) and to be borne by purchaser / allottee on the prevailing rates / terms prevailing on installment due date.
B.	Units having exclusive side terrace & roof terrace shall be charged extra @ ₹1,500/- per sq. ft. and ₹1,000/- per sq. ft. respectively on Terrace Area.
C.	Cost of Freehold Charges @ Rs. 80/- per sq. ft. shall be chargeable extra on Total area (excluding terrace area).
D.	Payment to be made after deduction of applicable TDS, presently applicable on a Property having value more than 50 Lakh.
E.	As per provisions of RERA the undivided share in the common area would be transferred to the association of the allottees and not to the individual allottee. Therefore the area difference between the carpet and the total unit area would not be registered to the customer.
F.	Any additional facility that may be provided shall be charged extra. Please refer terms of Agreement to Sell.
G.	Booking/allotment is subject to clearance of Booking amount and terms/conditions contained in Application Form/Agreement to Sell. Kindly read the terms and conditions mentioned in Application.
H.	Prior to actual date of Booking prices can be revised at the sole discretion of the Company & without notice
I.	Construction stages can be called for payment in any sequence depending on the work herein above undertaken by the Promoter / Developer irrespective of the sequence mentioned.
J.	Please check the actual unit availability with marketing office before making the booking.
K.	Please read the detailed terms & conditions in the Application Form / Agreement to Sell
L.	Cost of Stamp Duty, Registration Charges and other related charges / cost are extra as per prevailing Govt. rules/norms/policy/rates at the time of Registry and to be borne by Purchaser / Allottee.
M.	Drawings are conceptual and illustrative, Area and dimensions may change within the permissible limits and will be adjusted before execution of Sale Deed as per the Terms mentioned in Agreement to Sell.
N.	** 1 (one) Open Car Parking is attached with each Unit subject to availability and will be allotted on first come first serve basis. Please confirm with Marketing at the time of Booking.
O.	# Rera Carpet Area includes area between the inner face of the outer wall of the unit
P.	* Balcony area includes external walls of the balcony
Q.	Total Area includes carpet area plus balcony area plus mumty area plus external wall area of the unit Plus proportionate common area of the complex
R.	Cheque/Draft to be drawn in favor of Eldeco Housing & Industries Limited , payable at Lucknow, No outstation cheques will be accepted