

UP RERA Registration No. UPRERAPRJ859279/04/2025
Website of UP RERA : www.up-rera.in
Launch Date: 11th April, 2025

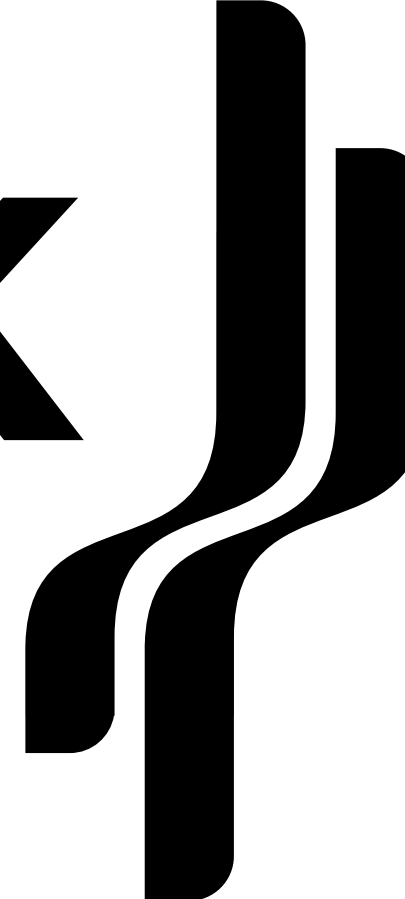


Collection A/C Details of Eldeco Skywalk
Bank Account Name - EHIL COL A/C FOR ELDECO SKYWALK
Bank Name: HDFC Bank | Bank Account No.: 99993456666111
IFSC Code: HDFC0000594

ELDECO SKYWALK

— AT ELDECO CITY, IIM ROAD, LUCKNOW —

2/3 BR APARTMENTS

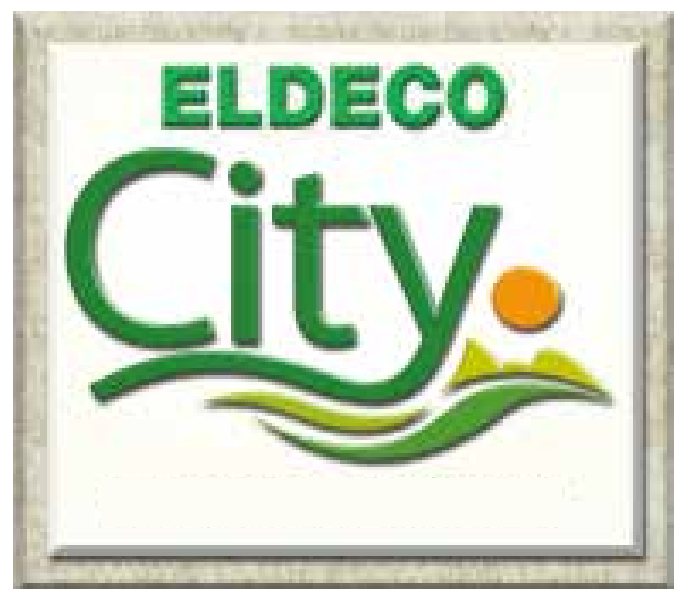


A symphony in the sky

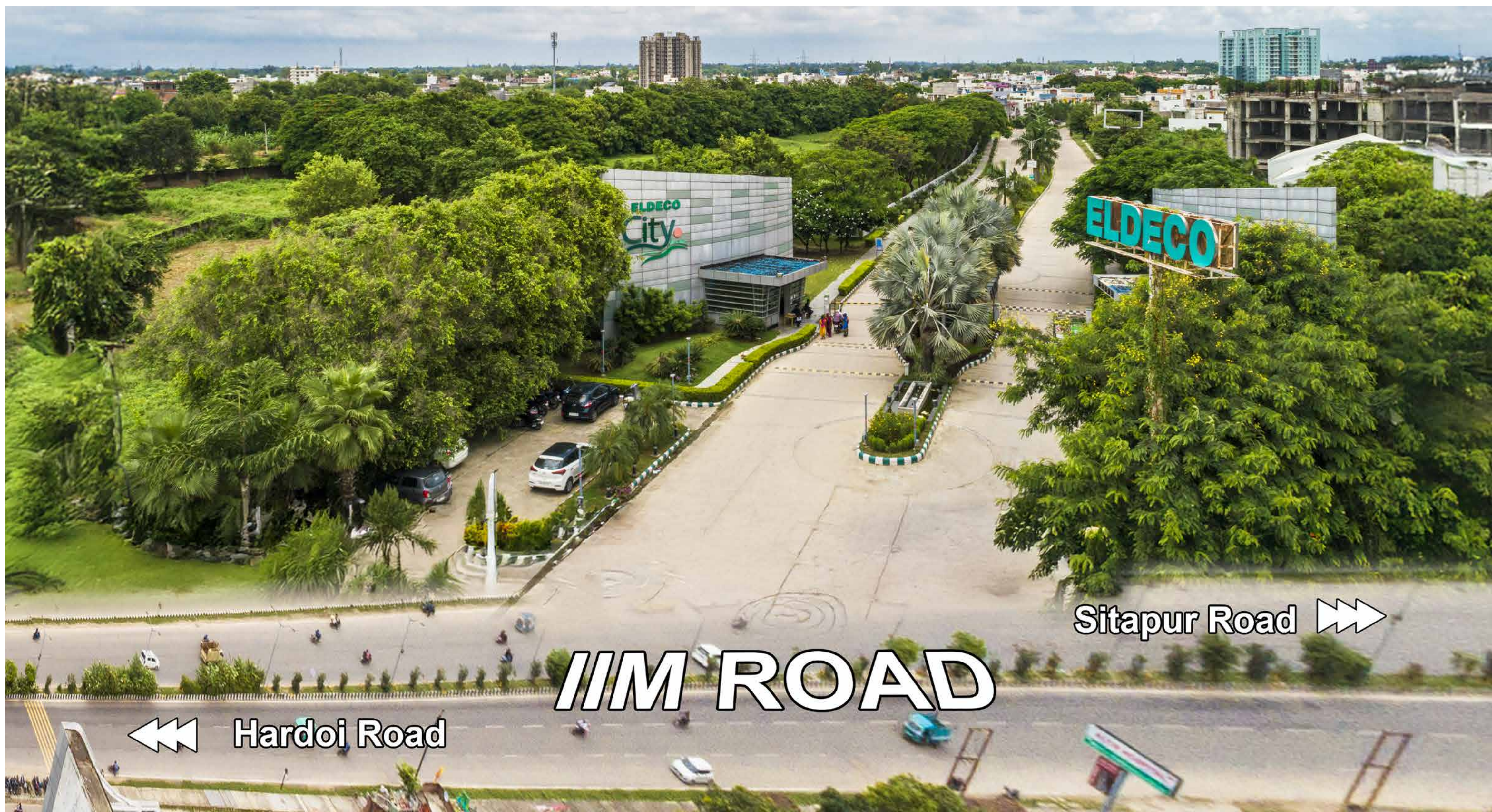
Live beyond boundaries and explore a life surrounded by serene views, where nature sings you a lullaby and you are greeted every day by the freshest hues.

A place where every corner is crafted with perfection.

*Introducing **Eldeco Skywalk**, part of the inhabited township of Eldeco City, located in the heart of Lucknow. It comprises of 4 towers offering 2/3 BR Apartments, blessed with fresh air and filled with natural light. The project introduces a unique feature atop Towers Life 1 & 2 — a beautifully landscaped Skywalk, where you can unwind as every sunrise greets you with peace and every evening wraps you in starlit calm.*



*Sprawling on 133 acres at IIM Road, **Eldeco City** has a grand entrance that invites you for an all-embracing living experience within a fully integrated township with villas, plots, apartments & commercial spaces. Right from its fantastic location to the welcoming environs - the sheer magnitude is alluring !*



Actual Photograph

Bird's Eye View of Eldeco City



Eldeco City Features



JOGGING TRACKS

The old-fashioned jogging tracks are still among the most loved by fitness freaks. Get safe jogging areas within the township to fulfill your impulse to have a jog in the morning or evening.



SCHOOL

Within an arm's reach, the Indus Valley School ensures that parents spend less time dropping and picking their children, and the latter enjoy the warmth of community living.



KIDS PLAY AREA

Set your kids free in a space designed to indulge their innocent play and group games.



SECURITY

From access-controlled entry & exit to guards and township boundary wall, there is enhanced security in Eldeco City.



PARKS

23 parks that make up for a fresh green carpet spread. Ideal for the enthusiastic strollers, senior citizens and nature lovers to spend time at leisure.



CONVENIENT SHOPPING

The multiple complexes are a one-stop solution to your daily needs right at the doorstep. Save time, save energy, save commute and shop at your convenience.



MIYAWAKI FOREST

A dense forest is grown with indigenous plant species in approx. 800 sq. mt. within the township to provide residents with 24x7x365 days of abundant green and clean environment.



CENTRAL PARK

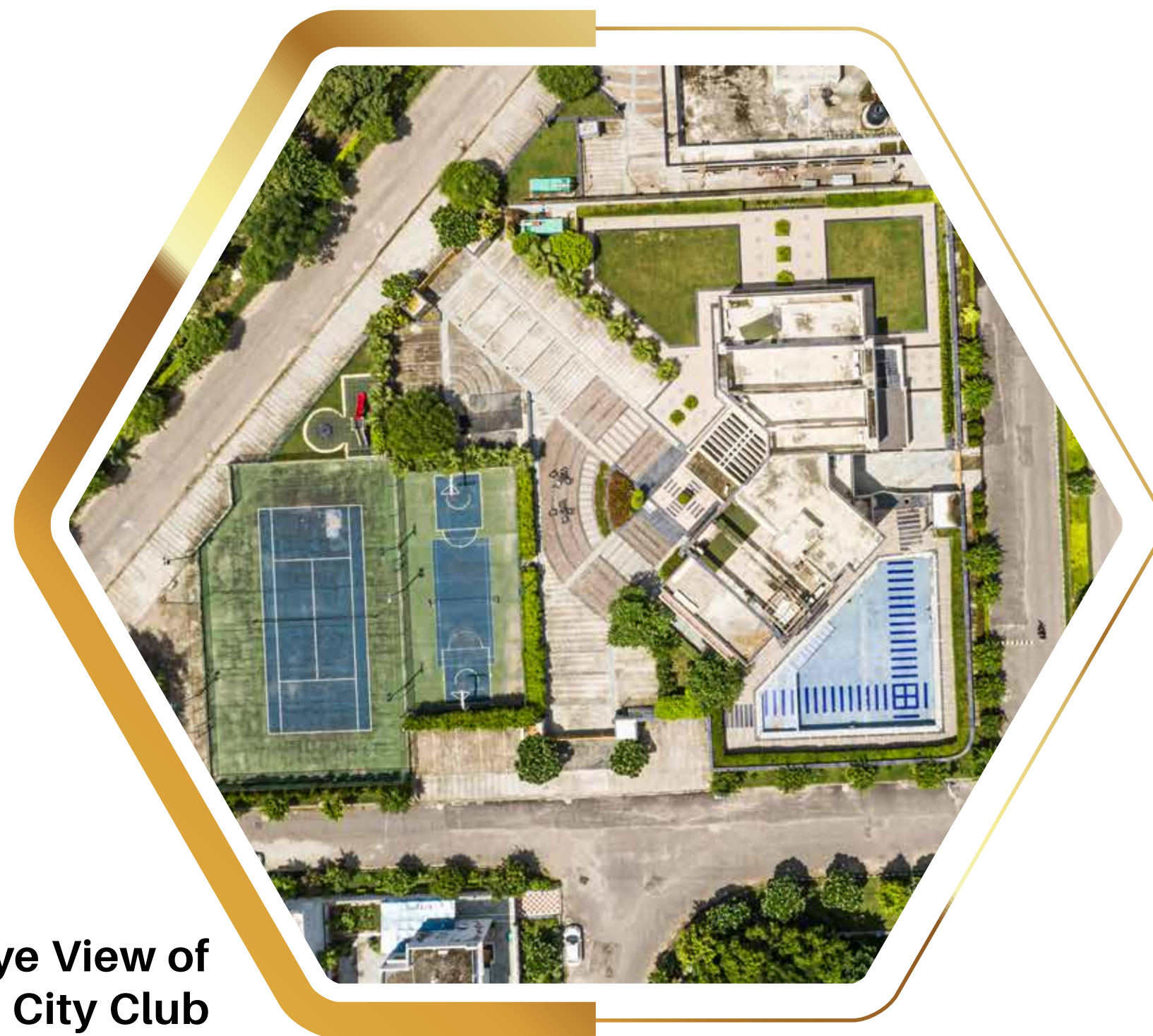
Spread across 3 acres the park offers a perfect blend of relaxation and recreation for all age groups park features a dedicated kids zone, well-laid walking tracks for daily strolls or jogs and cozy sit-outs ideal for socializing or quiet reflection.

*The common areas and facilities of Eldeco City have been handed over to the Association of Allottees, who are responsible for their maintenance.

Capital City Club Features

LIFESTYLE CLUB

It will be your favourite spot to make the body fit or relax the mind or indulge in your favourite game in the company of family & friends



Bird's Eye View of
Capital City Club



SWIMMING POOL

Enjoy a refreshing dip in the morning or evening with your family and friends or throw a poolside party for little celebrations



SPORTS COURTS

Well maintained courts to practise your game, hone your skills or try your hand at a new sport with family and neighbours to cheer up



GYM

Want so feel better, have more energy and add joy to your life? Just hit the gym for instant rejuvenation



TABLE TENNIS

Enjoy the game on a relaxing weekend afternoon or Sunday evenings with your family, friends or neighbours and give yourself a really good workout



PARTY HALL

An exclusive space reserved to host birthday parties, anniversaries and other special occasions of joy and togetherness

*Capital City Club is open for all residents of Eldeco City, Lucknow

Eldeco Skywalk Renders





Club Entrance



LIFE1



Kids Play Area

ARTISTIC IMPRESSION



Sports Court

AVENIR
DESIGN STUDIO
ARTISTIC IMPRESSION



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ELDECO
SKYWALK

ARTISTIC IMPRESSION



Kids Play Area

AVENIR
DESIGN STUDIO

ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



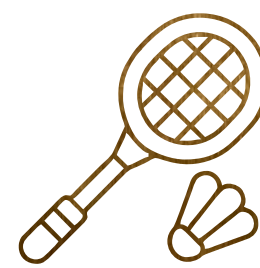
Sports Court

ARTISTIC IMPRESSION

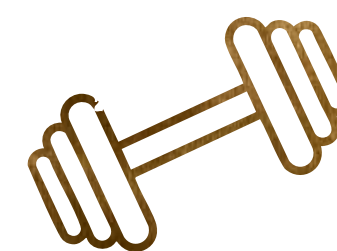
Eldeco Skywalk Features

Rejoice in a world where you can truly be yourself. Where your moments are spent unwinding in the shimmering ambience of your exclusive clubhouse and skygarden. Stacked with the finest amenities, this is a life of celebration, right around you.

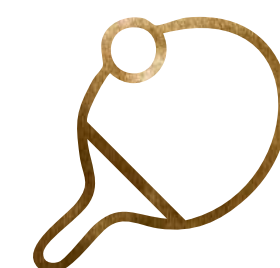
Eldeco Skywalk Club Amenities



*Indoor Multipurpose Hall
(Badminton)*



Gym

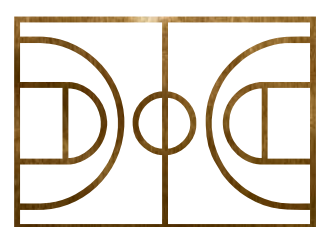


Indoor Sports

Other Amenities



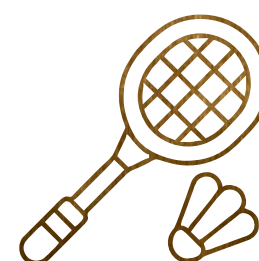
*Kids Play
Area*



*Multipurpose
Court*



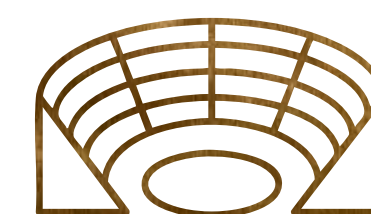
*Open
Gym*



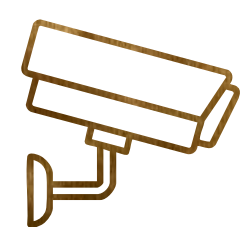
*Badminton
Court*



*Half Basketball
Court*



Amphitheatre



*CCTV
Security*



Master Plan

Master Plan

LEGEND

- 1 ENTRY/EXIT
- 2 TOWER DROP OFF
- 3 CLUB ENTRY
- 4 MULTIPURPOSE COURT
- 5 AMPHITHEATRE
- 6 HALF BASKETBALL COURT
- 7 KIDS PLAY
- 8 OPEN GYM
- 9 BADMINTON COURT
- 10 SERVICES
- 11 PARKING
- 12 CLUB AT GROUND & FIRST FLOOR
- 13 BASEMENT RAMP ENTRY/EXIT

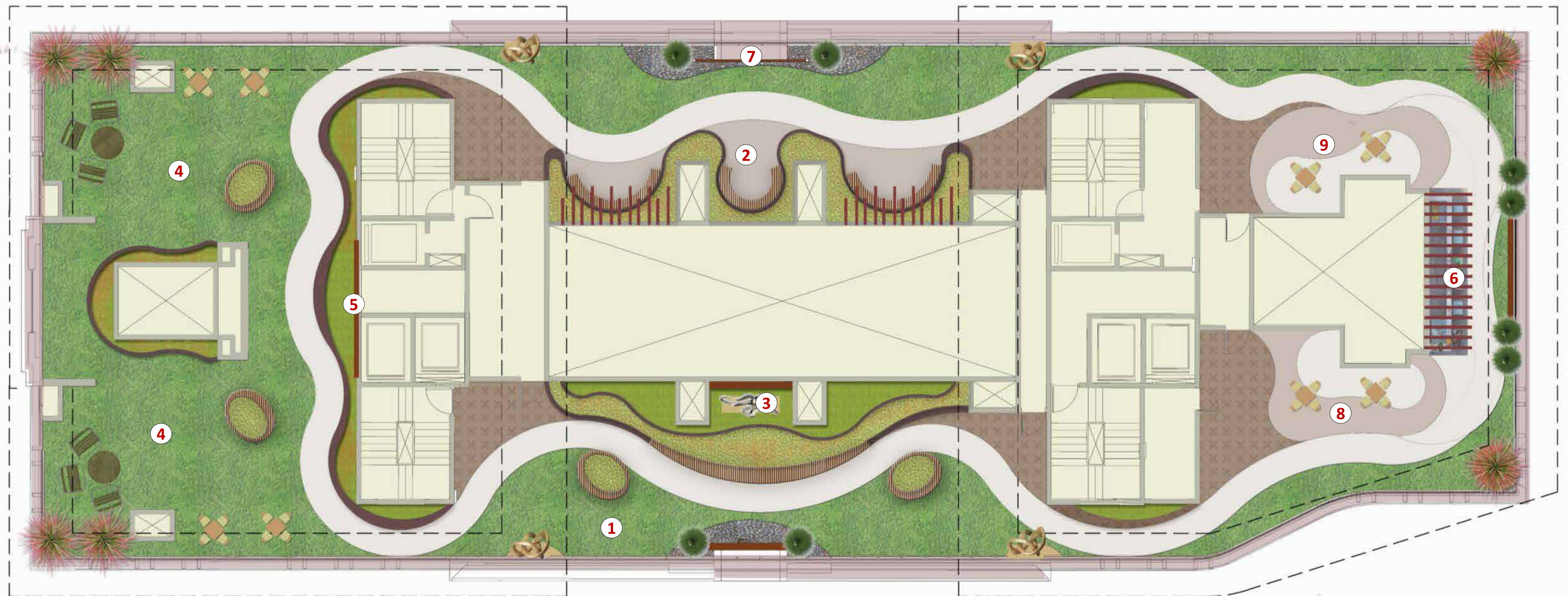


DISCLAIMER:

- Please go through the detailed terms of allotment before making a booking.
- The plan shown here is subject to change as per norms.

Skywalk Terrace Plan

Skywalk Terrace Plan



LEGEND

- | | | |
|----------------------|------------------------------|----------------------|
| 1. Multipurpose Area | 4. Activity Space | 7. Feature Wall |
| 2. Sitout Plaza | 5. Screen Wall | 8. Elder sitout zone |
| 3. Sculpture Court | 6. Juice corner with pergola | 9. Game zone |

Floor Plans

3BHK + 3T + STUDY

TOWER: VERVE (UNIT A - 1st to 13th FLOOR)

CARPET AREA = 1287 SQ. FT. (120 SQ.M.)

BALCONY AREA = 265 SQ. FT. (25 SQ.M.)

UNIT BUILT-UP AREA = 1677 SQ. FT. (156 SQ.M.)

SALEABLE AREA = 2219 SQ. FT. (206 SQ.M.)

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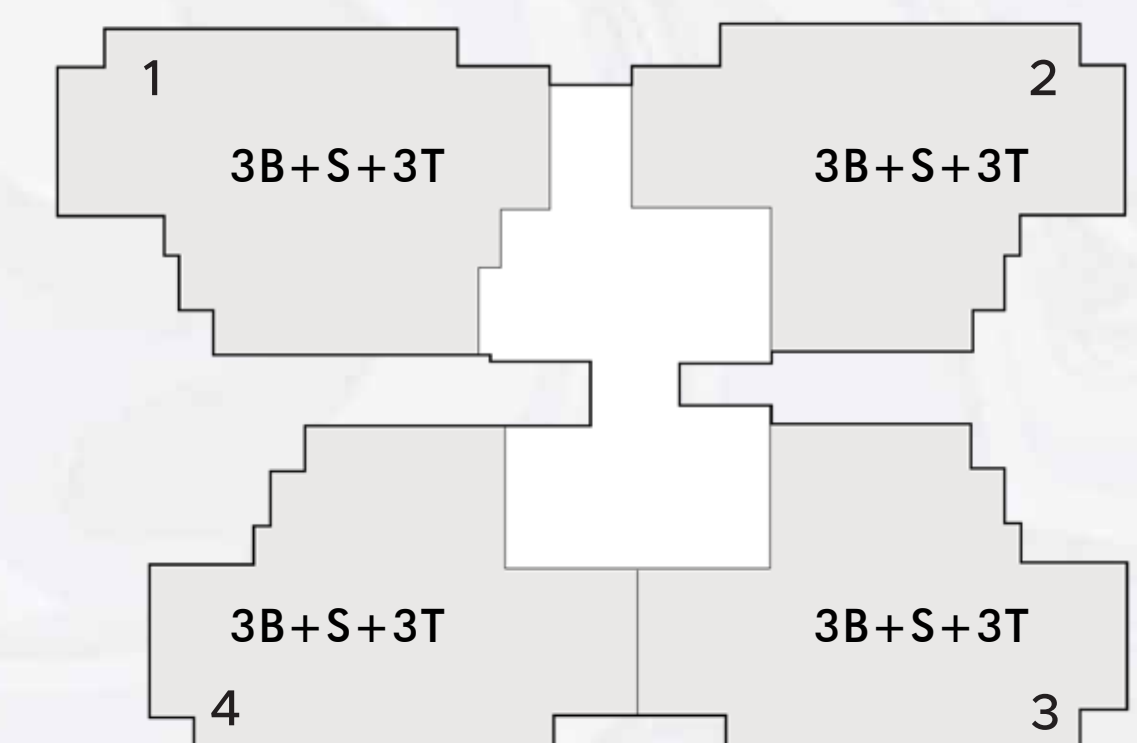
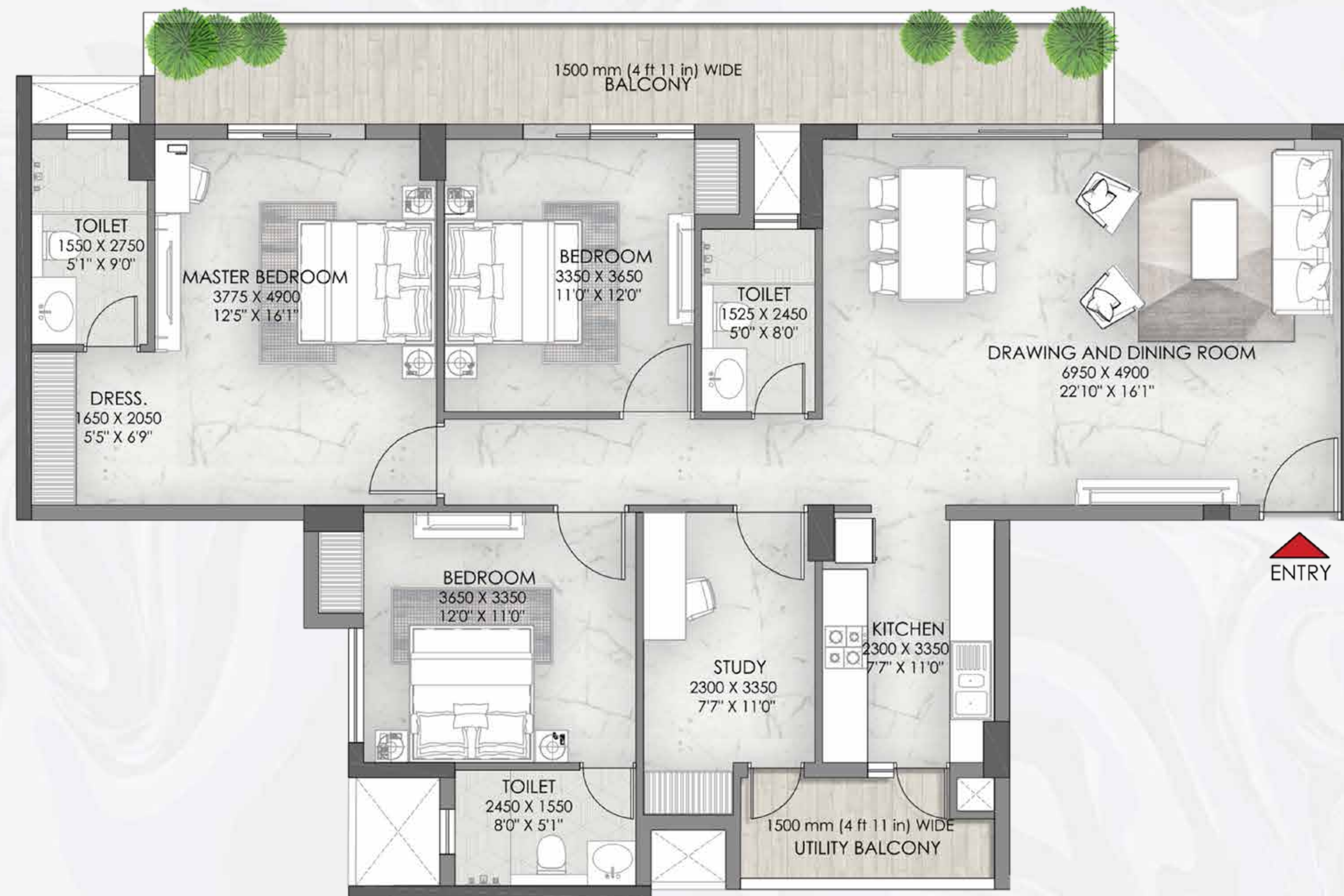


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IFSC Code: HDFC0000594



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- Internal dimensions may vary after finishing plasters/tiles etc.
- Some units may have different area including additional lawn/terrace area. Please check the area with the marketing team at the time of purchase.



3BHK + 3T + STUDY

TOWER: VERVE (UNIT B - 1st to 13th FLOOR)

CARPET AREA = 1290 SQ. FT. (120 SQ.M.)

BALCONY AREA = 265 SQ. FT. (25 SQ.M.)

UNIT BUILT-UP AREA = 1680 SQ. FT. (156 SQ.M.)

SALEABLE AREA = 2224 SQ. FT. (207 SQ.M.)

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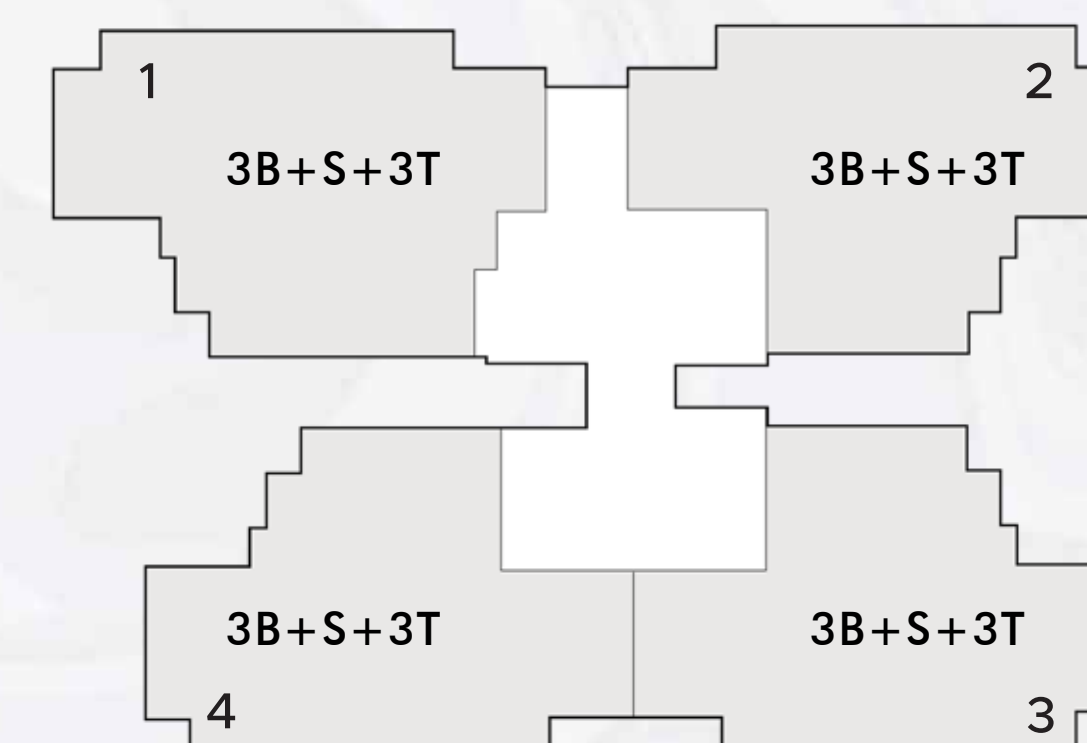


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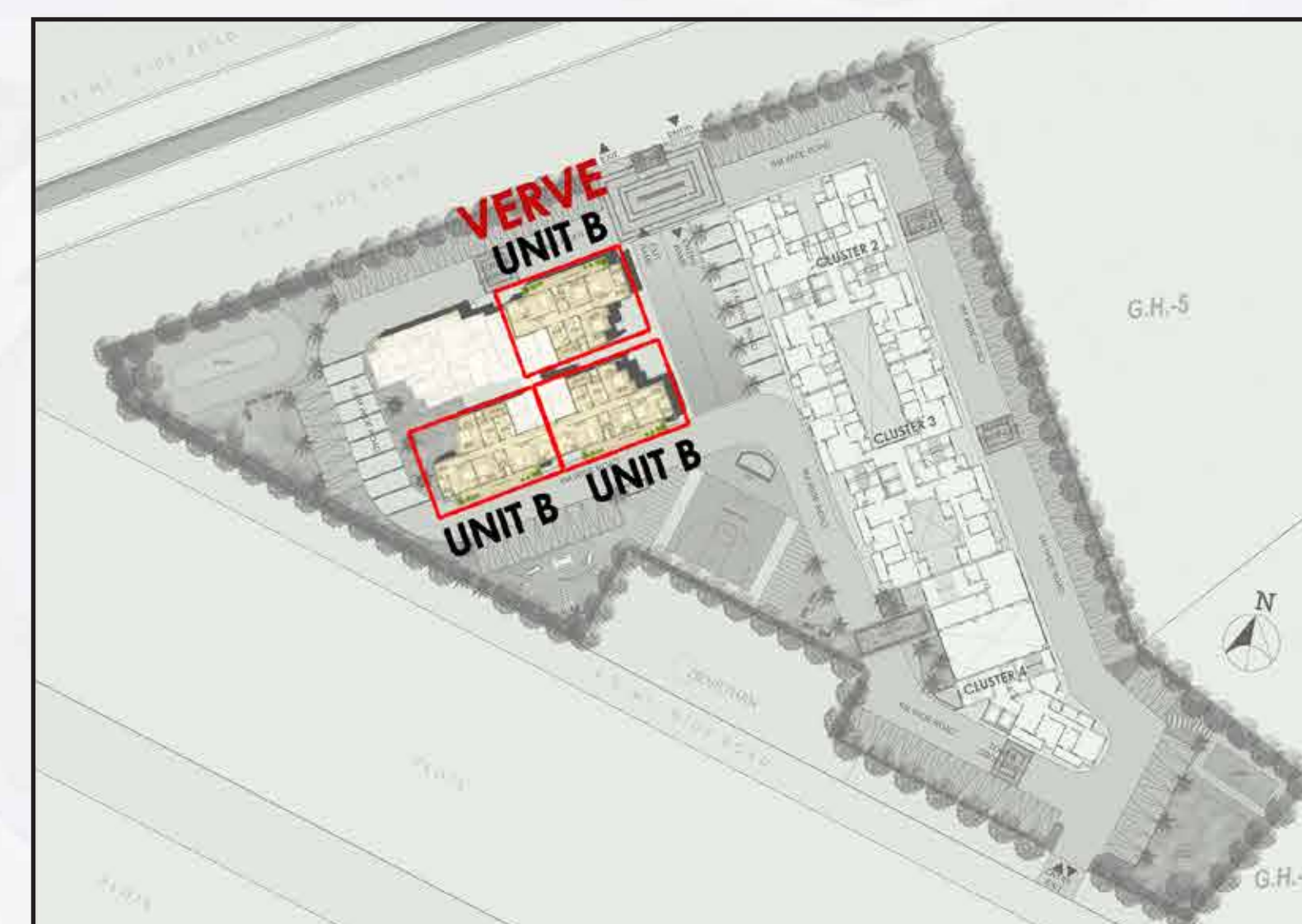
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3BHK + 3T

TOWER: VERVE (UNIT C - 14th FLOOR)

CARPET AREA = 1277 SQ. FT. (119 SQ.M.)

BALCONY AREA = 267 SQ. FT. (25 SQ.M.)

UNIT BUILT-UP AREA = 1669 SQ. FT. (155 SQ.M.)

SALEABLE AREA = 2202 SQ. FT. (205 SQ.M.)

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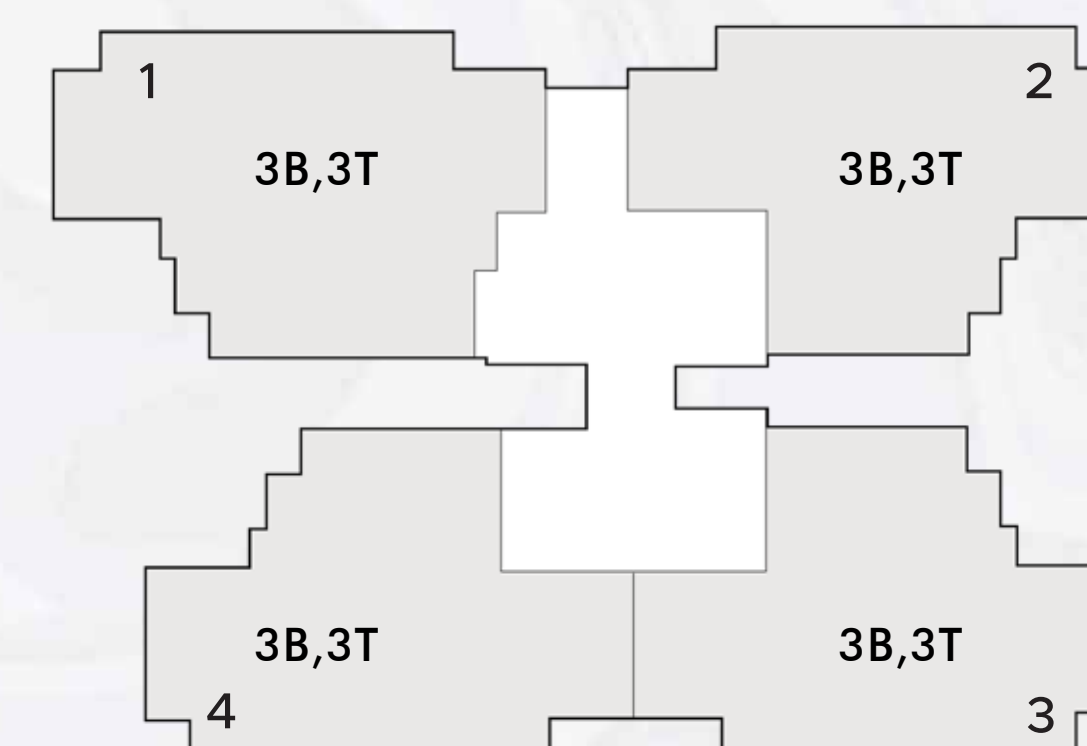
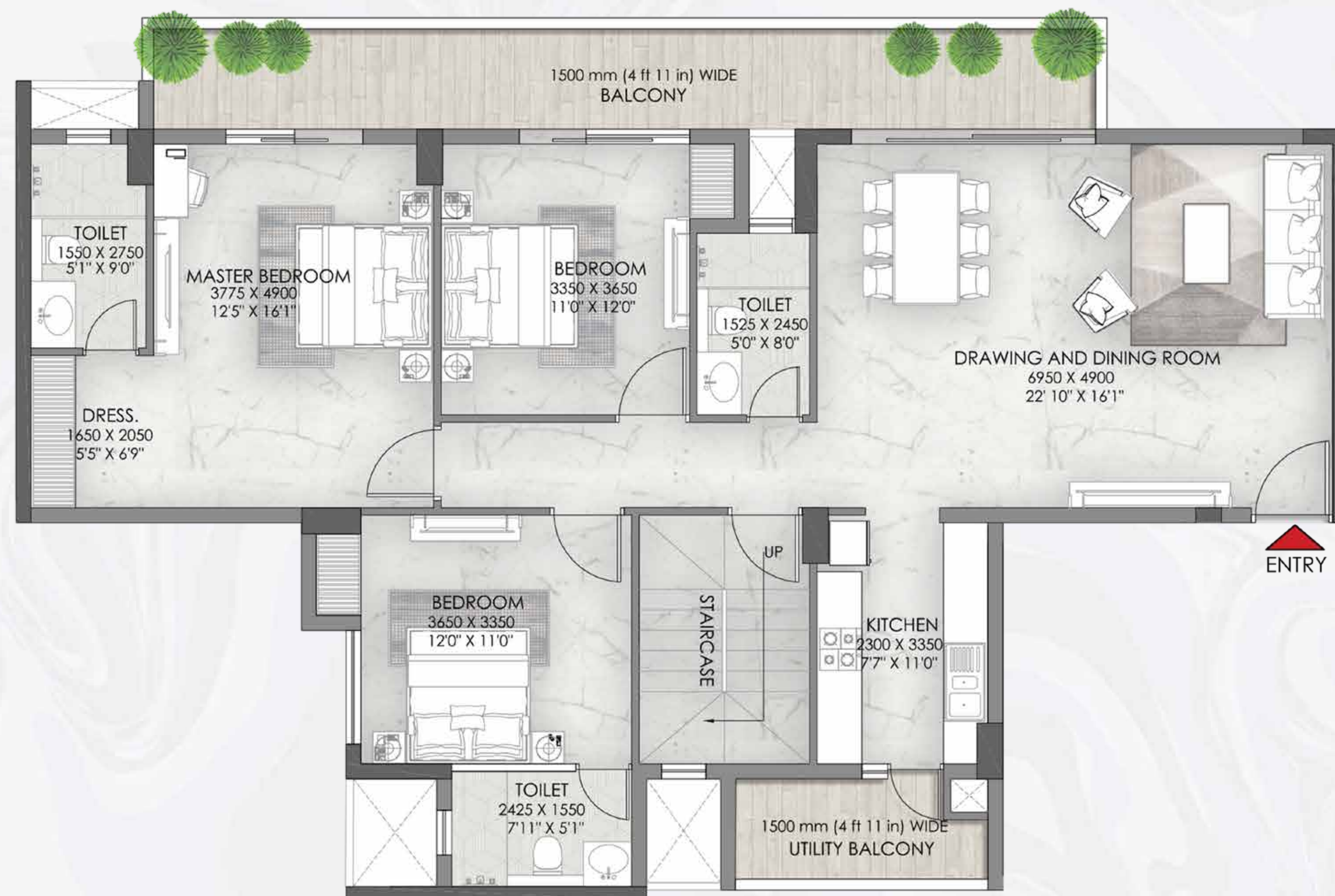


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3BHK + 3T

TOWER: VERVE (UNIT D - 14th FLOOR)

CARPET AREA = 1280 SQ. FT. (119 SQ.M.)

BALCONY AREA = 267 SQ. FT. (25 SQ.M.)

UNIT BUILT-UP AREA = 1672 SQ. FT. (155 SQ.M.)

SALEABLE AREA = 2207 SQ. FT. (205 SQ.M.)

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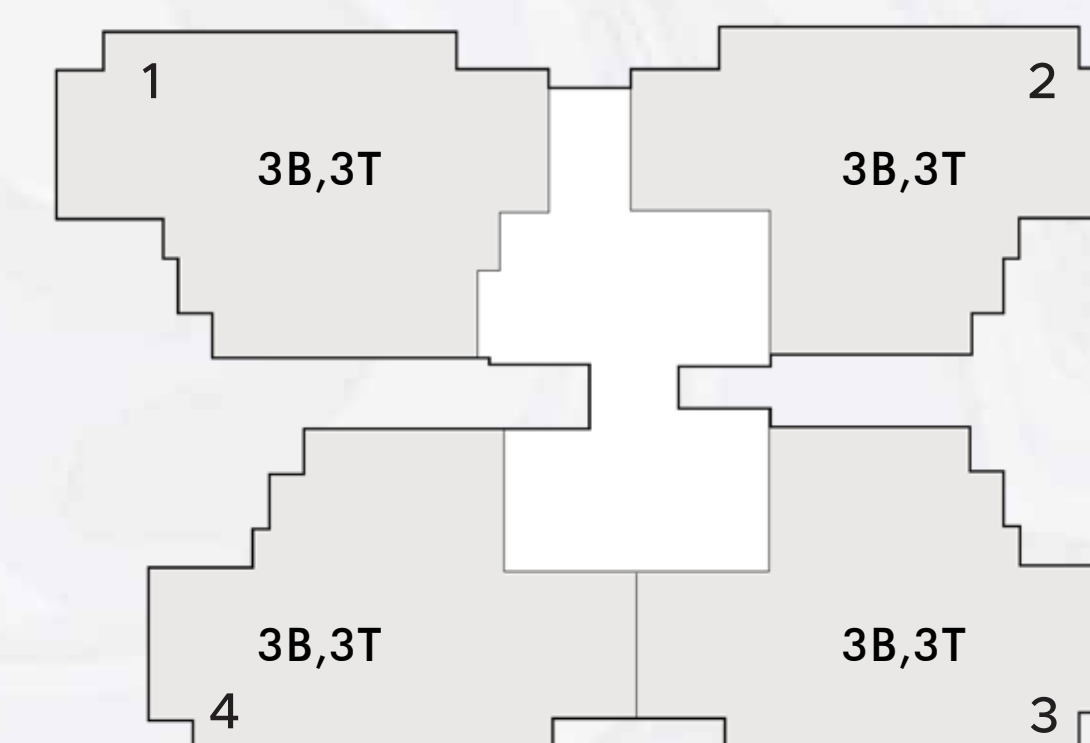
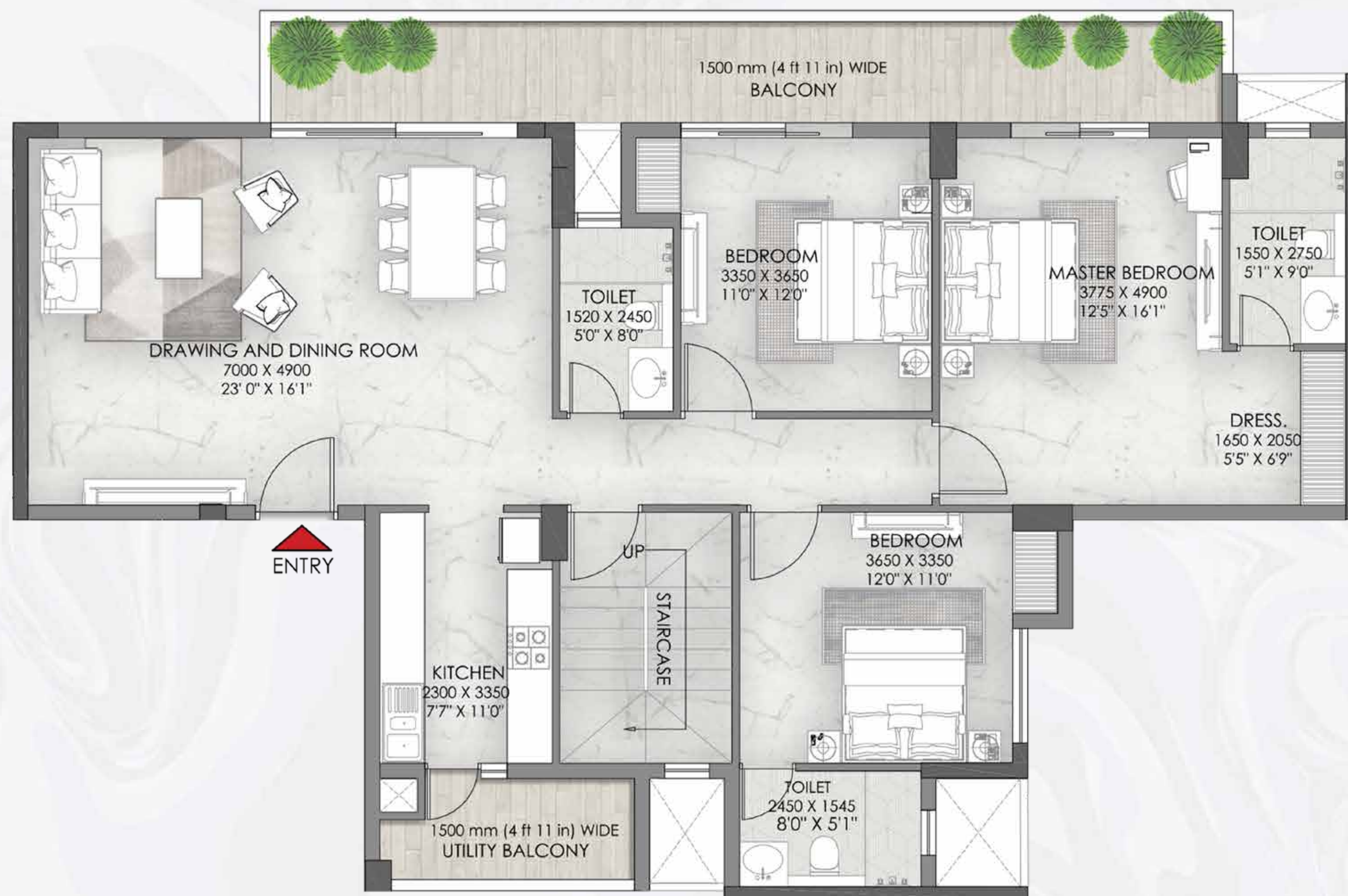


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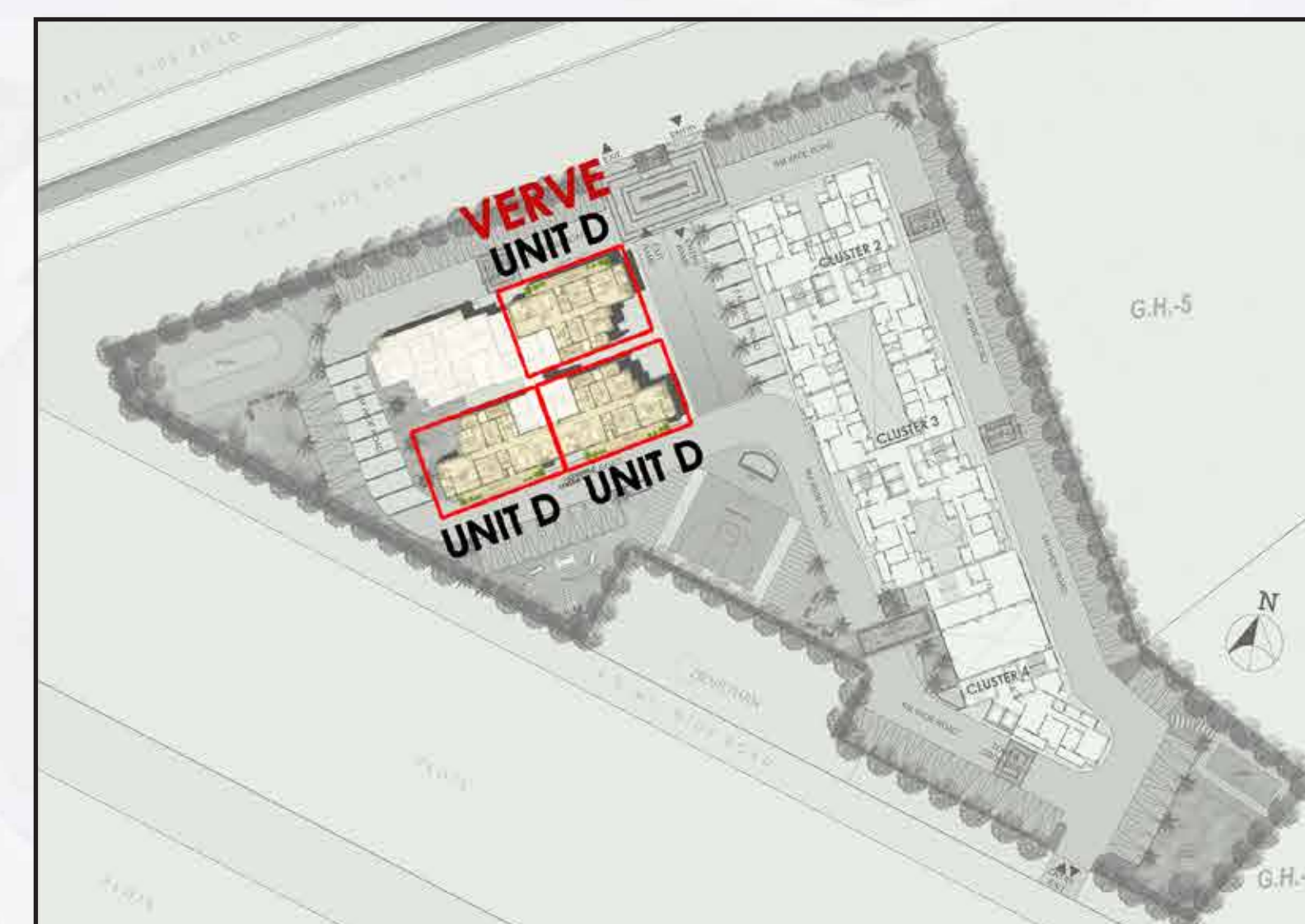
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3BHK + 3T

TOWER: LIFE 1 (UNIT A)

CARPET AREA = 1084 SQ. FT. (101 SQ.M.)

BALCONY AREA = 217 SQ. FT. (20 SQ.M.)

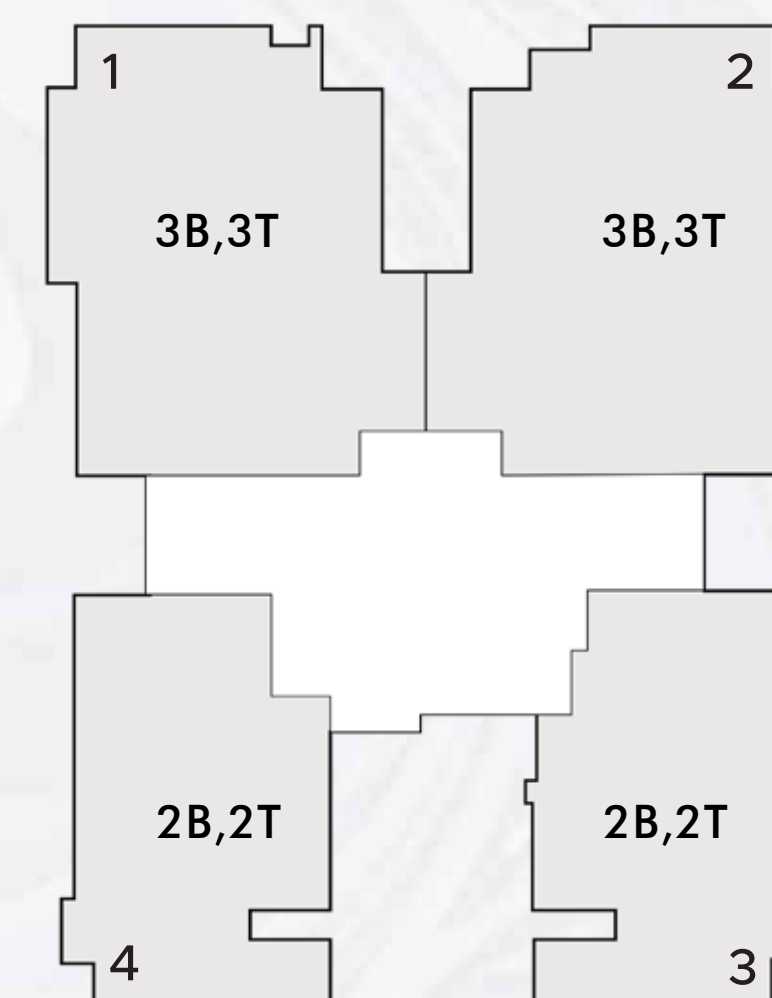
UNIT BUILT-UP AREA = 1412 SQ. FT. (131 SQ.M.)

SALEABLE AREA = 1870 SQ. FT. (174 SQ.M.)

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2BHK + 2T

TOWER: LIFE 1 (UNIT B)

CARPET AREA = 726 SQ. FT. (67 SQ.M.)

BALCONY AREA = 132 SQ. FT. (12 SQ.M.)

UNIT BUILT-UP AREA = 965 SQ. FT. (90 SQ.M.)

SALEABLE AREA = 1252 SQ. FT. (116 SQ.M.)

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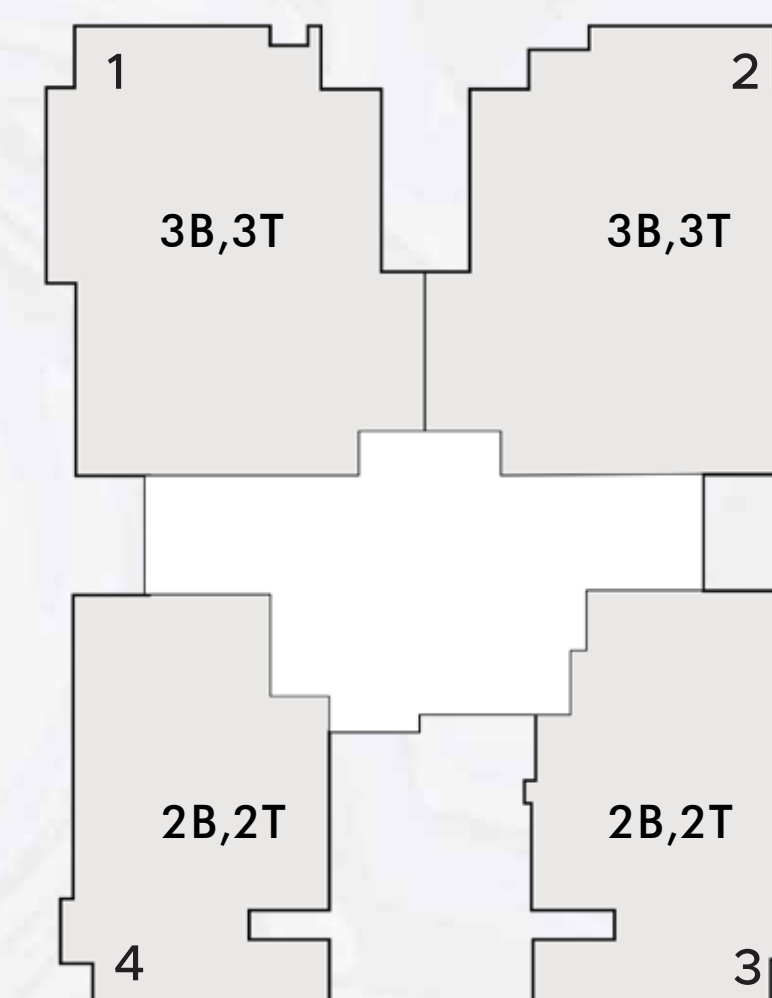
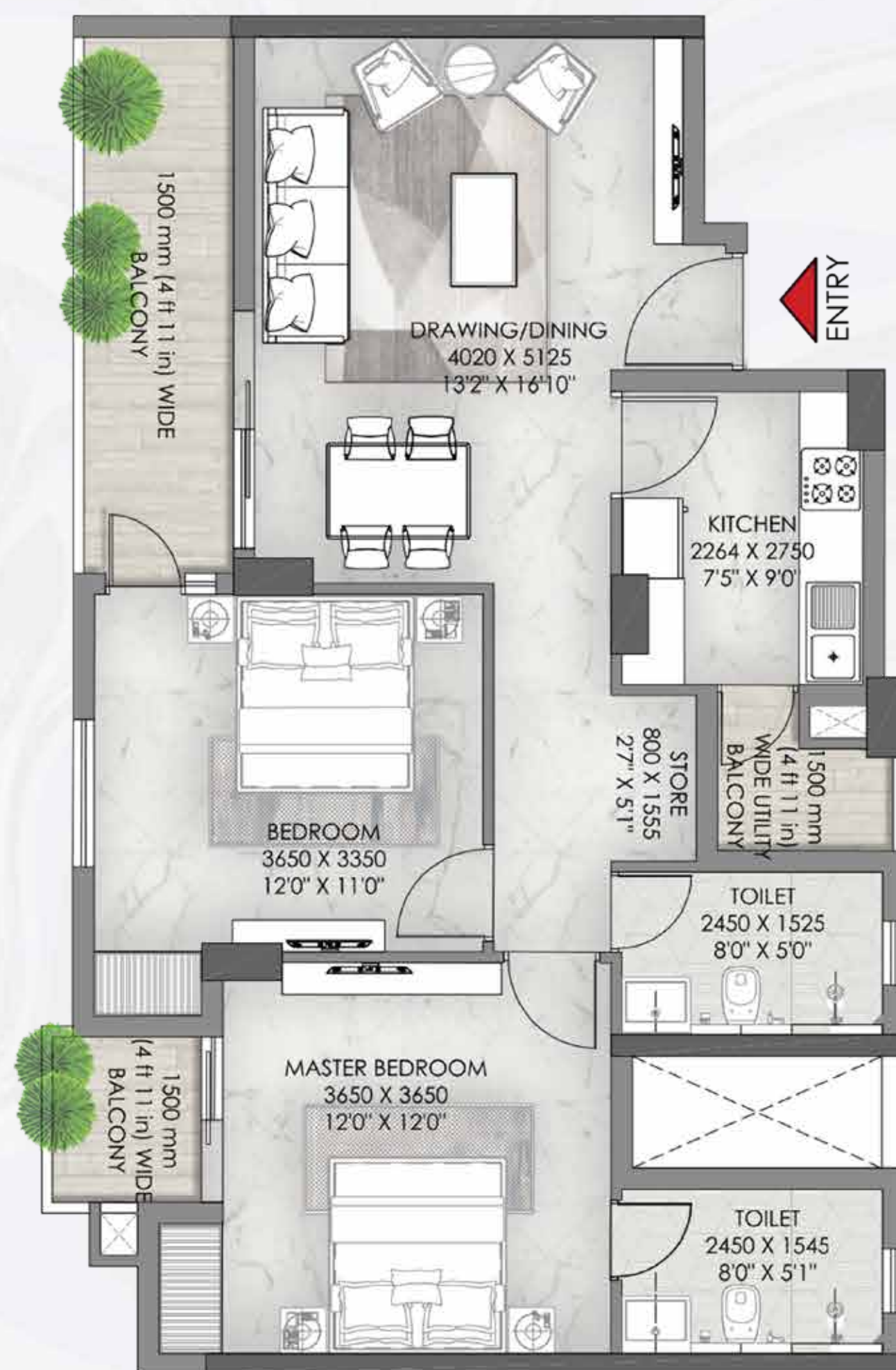


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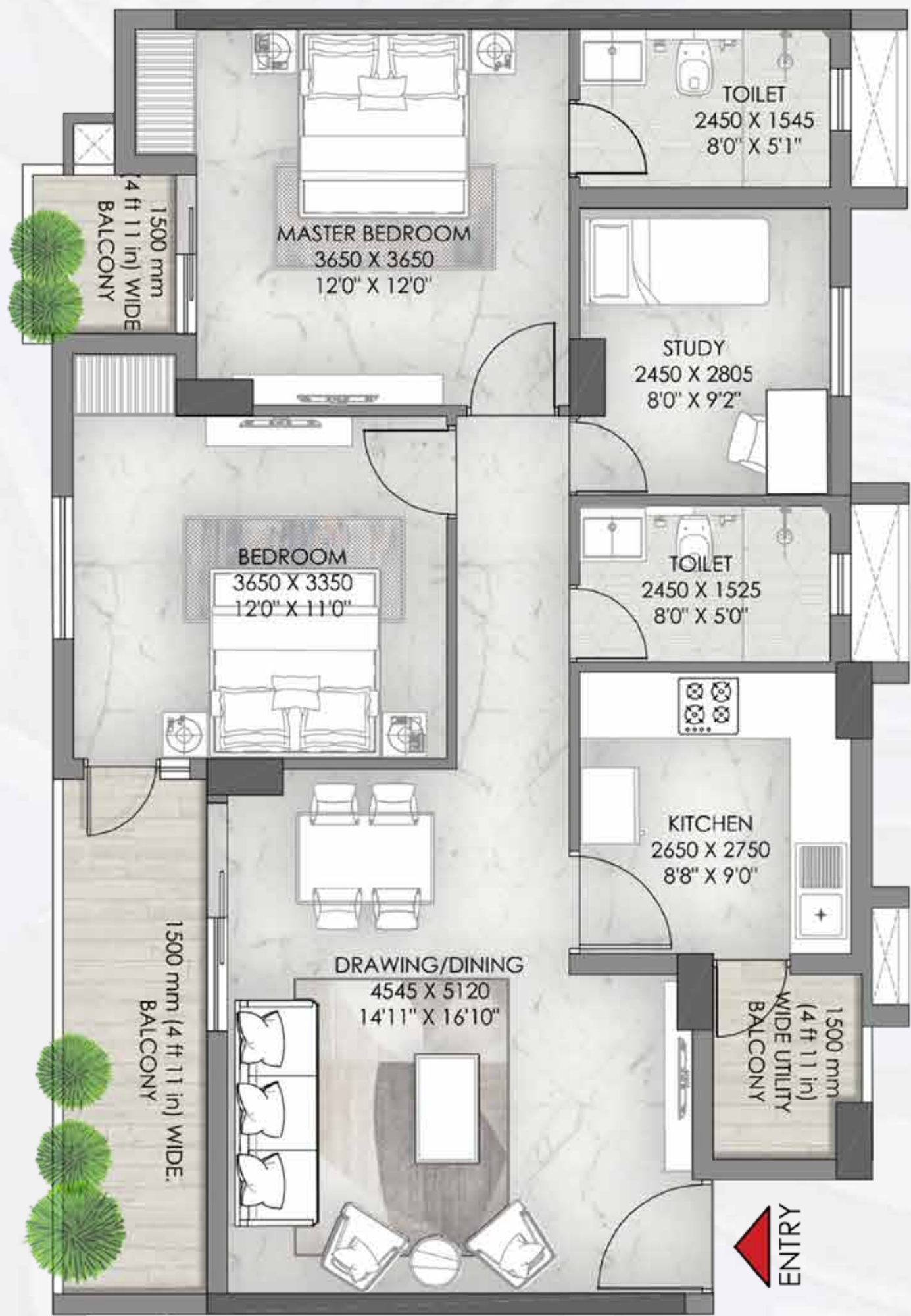
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2BHK + 2T + STUDY

TOWER: LIFE 2 (UNIT A)

CARPET AREA = 823 SQ. FT. (76 SQ.M.)
BALCONY AREA = 144 SQ. FT. (13 SQ.M.)
UNIT BUILT-UP AREA = 1058 SQ. FT. (98 SQ.M.)
SALEABLE AREA = 1420 SQ. FT. (132 SQ.M.)



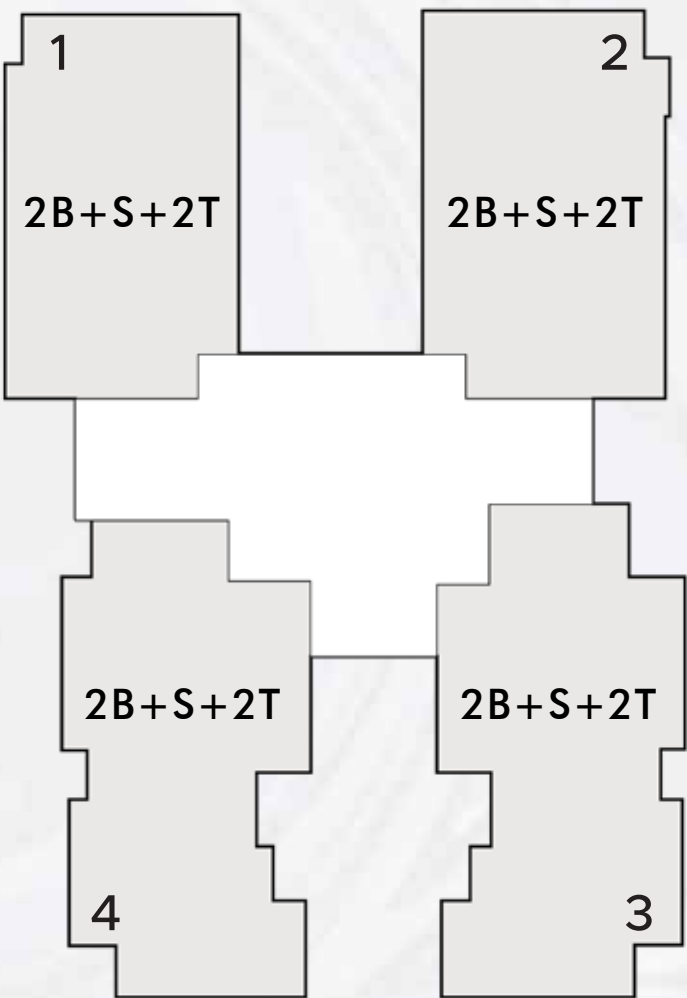
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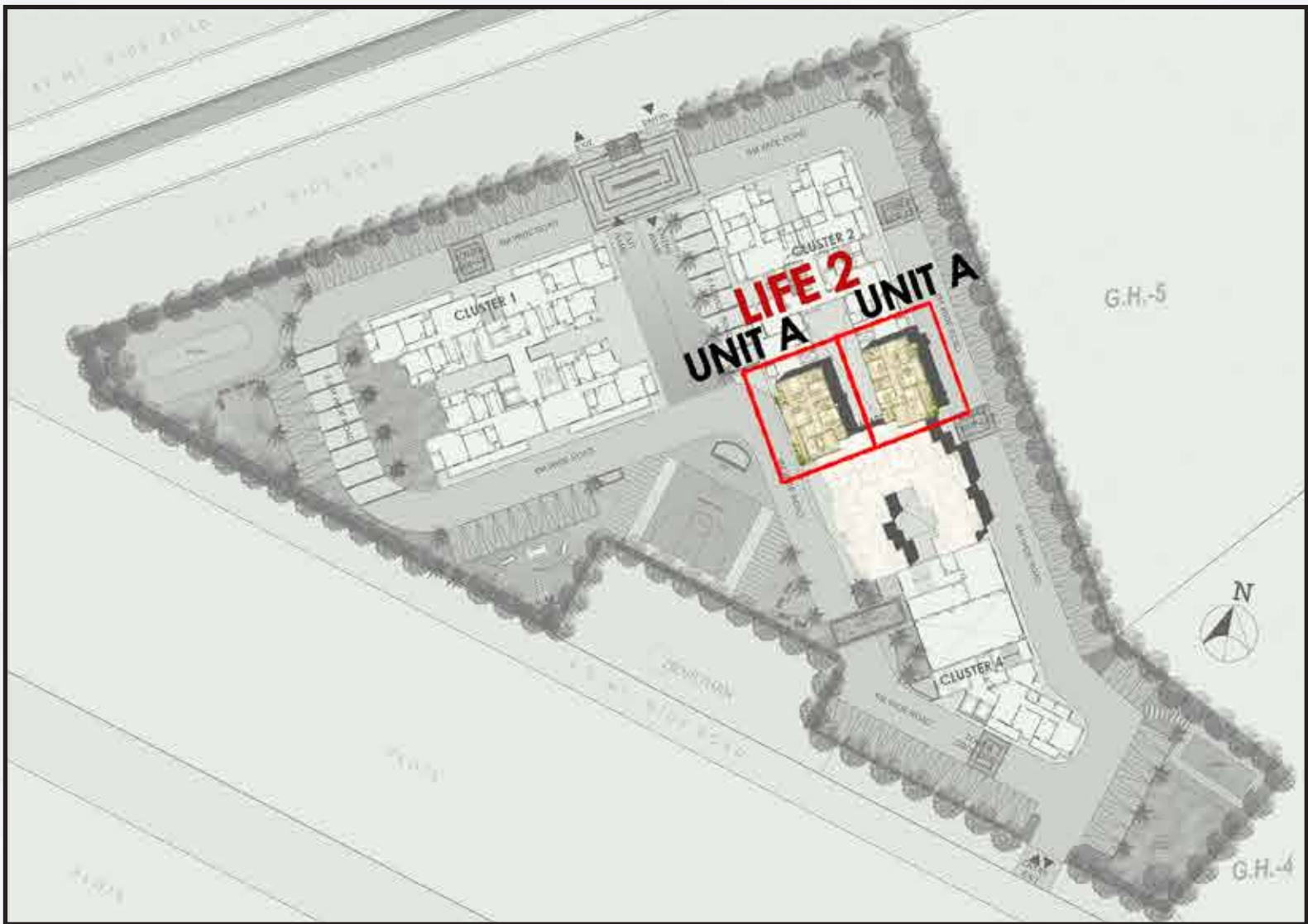
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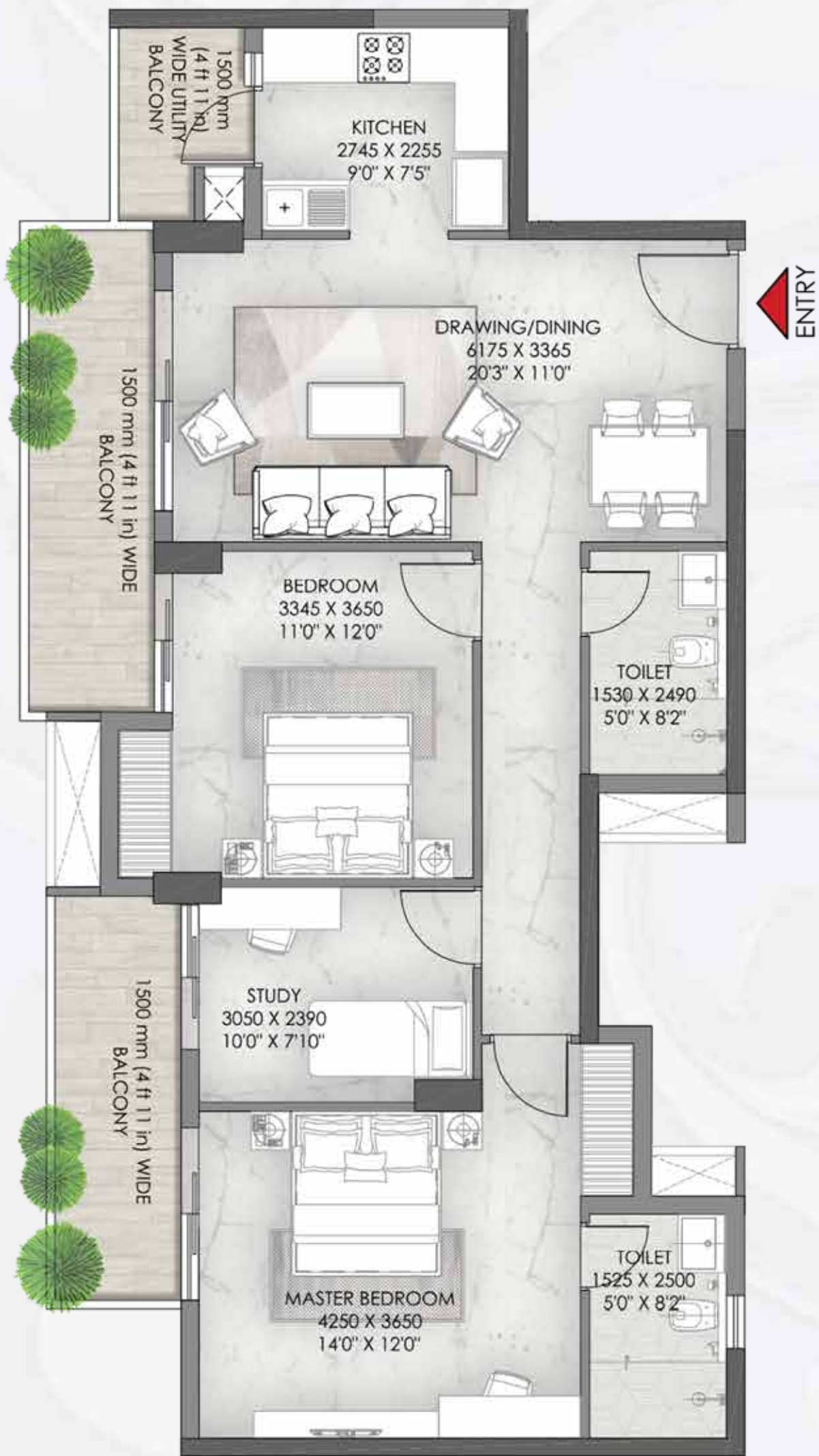
KEY PLAN



2BHK + 2T + STUDY

TOWER: LIFE 2 (UNIT B)

CARPET AREA = 873 SQ. FT. (81 SQ.M.)
BALCONY AREA = 195 SQ. FT. (18 SQ.M.)
UNIT BUILT-UP AREA = 1173 SQ. FT. (109 SQ.M.)
SALEABLE AREA = 1505 SQ. FT. (140 SQ.M.)



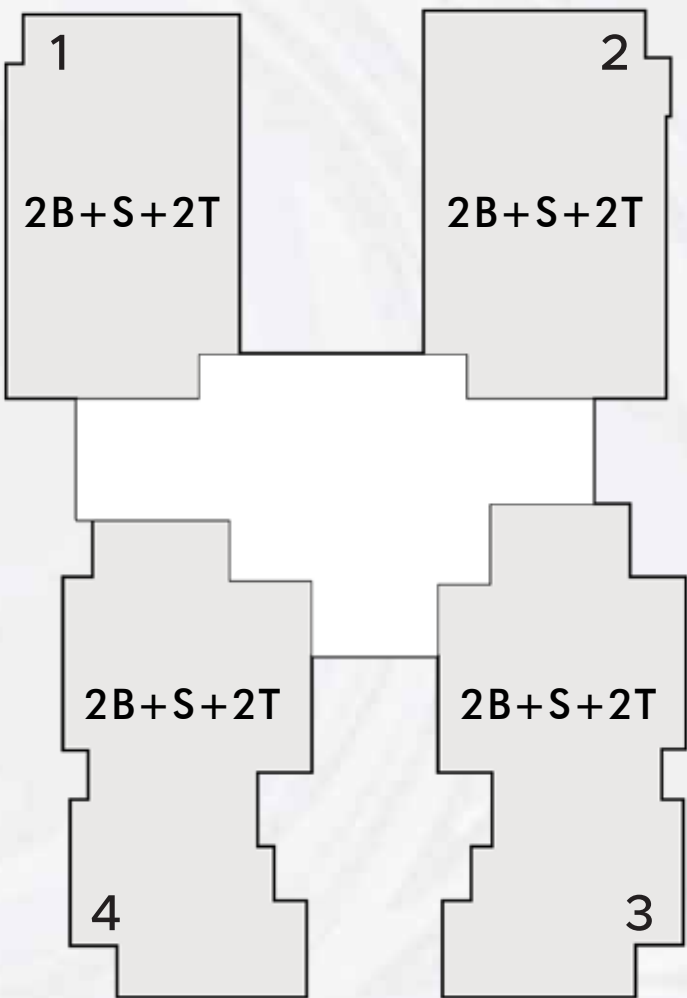
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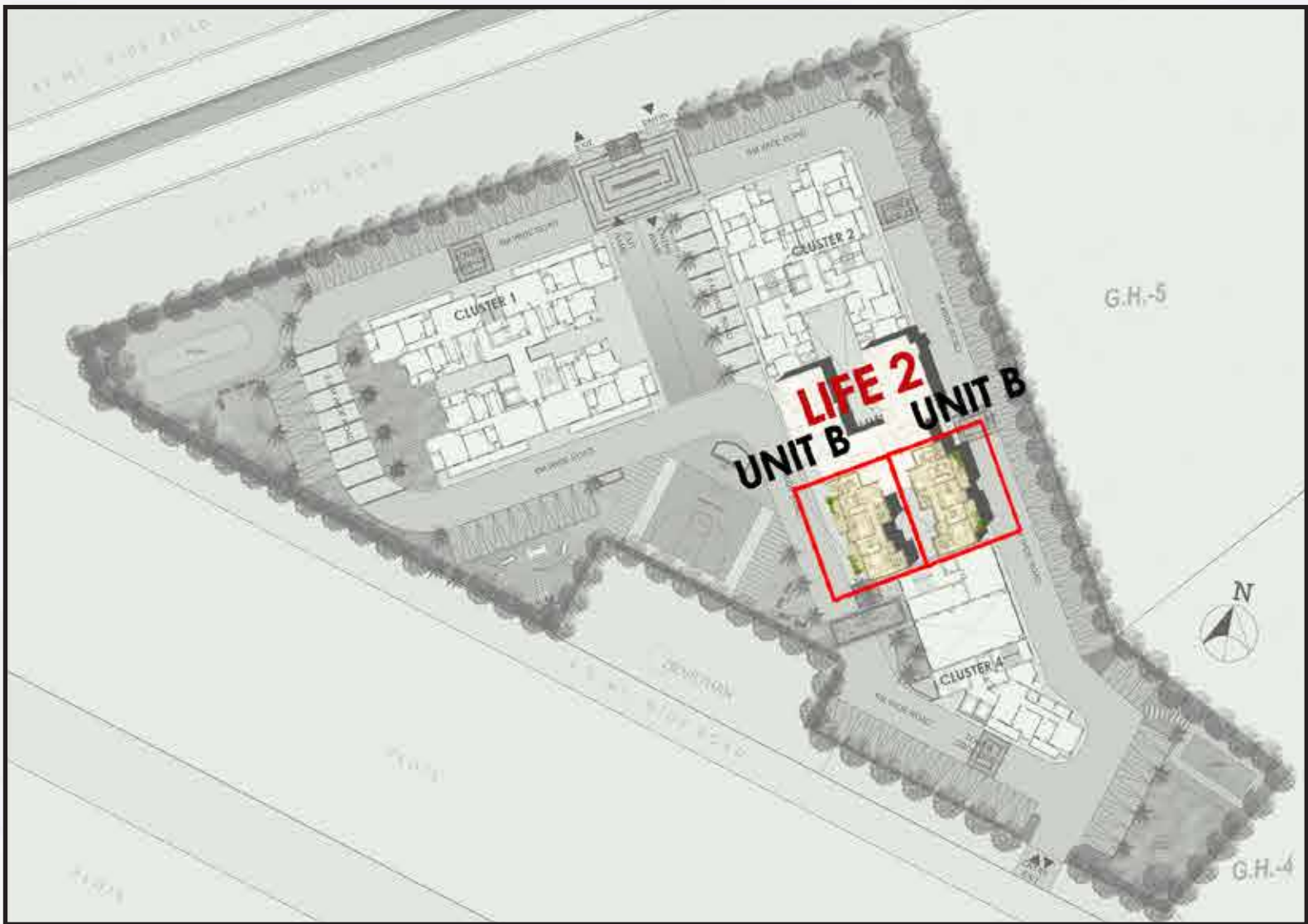
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2BHK + 2T + STUDY

TOWER: LIFE 3 (UNIT A - 1st to 14th FLOOR)

CARPET AREA = 946 SQ. FT. (88 SQ.M.)

BALCONY AREA = 179 SQ. FT. (17 SQ.M.)

UNIT BUILT-UP AREA = 1243 SQ. FT. (115 SQ.M.)

SALEABLE AREA = 1632 SQ. FT. (152 SQ.M.)

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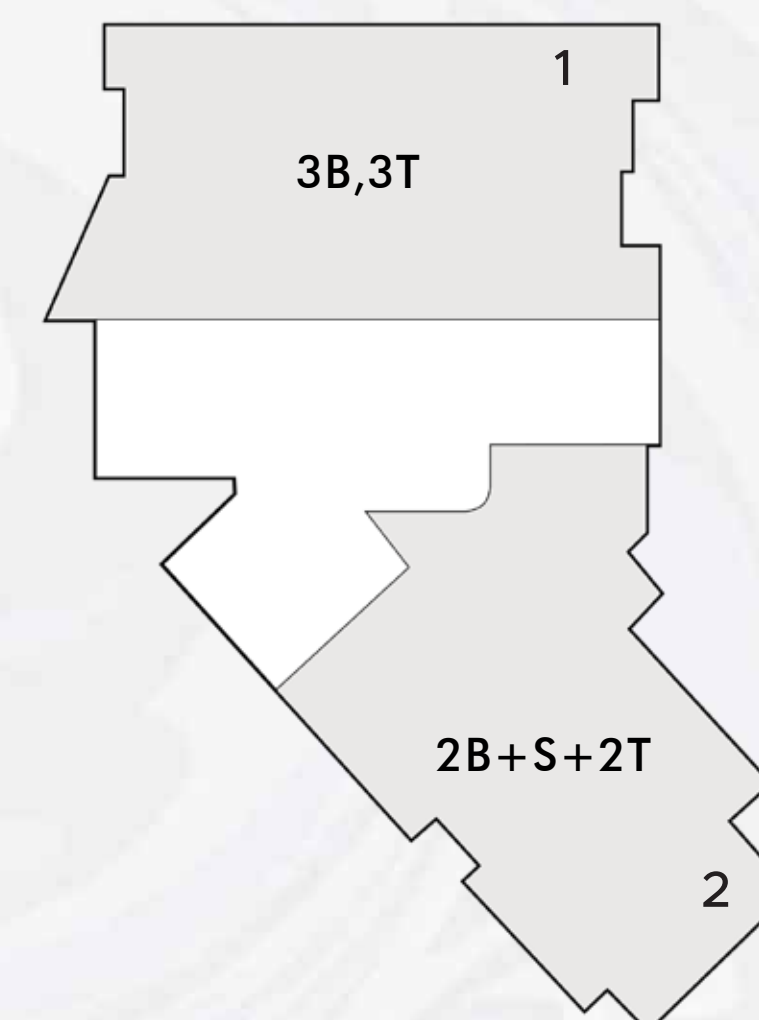


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3BHK + 3T

TOWER: LIFE 3 (UNIT B - 2nd to 14th FLOOR)

CARPET AREA = 1021 SQ. FT. (95 SQ.M.)

BALCONY AREA = 147 SQ. FT. (14 SQ.M.)

UNIT BUILT-UP AREA = 1286 SQ. FT. (119 SQ.M.)

SALEABLE AREA = 1761 SQ. FT. (164 SQ.M.)

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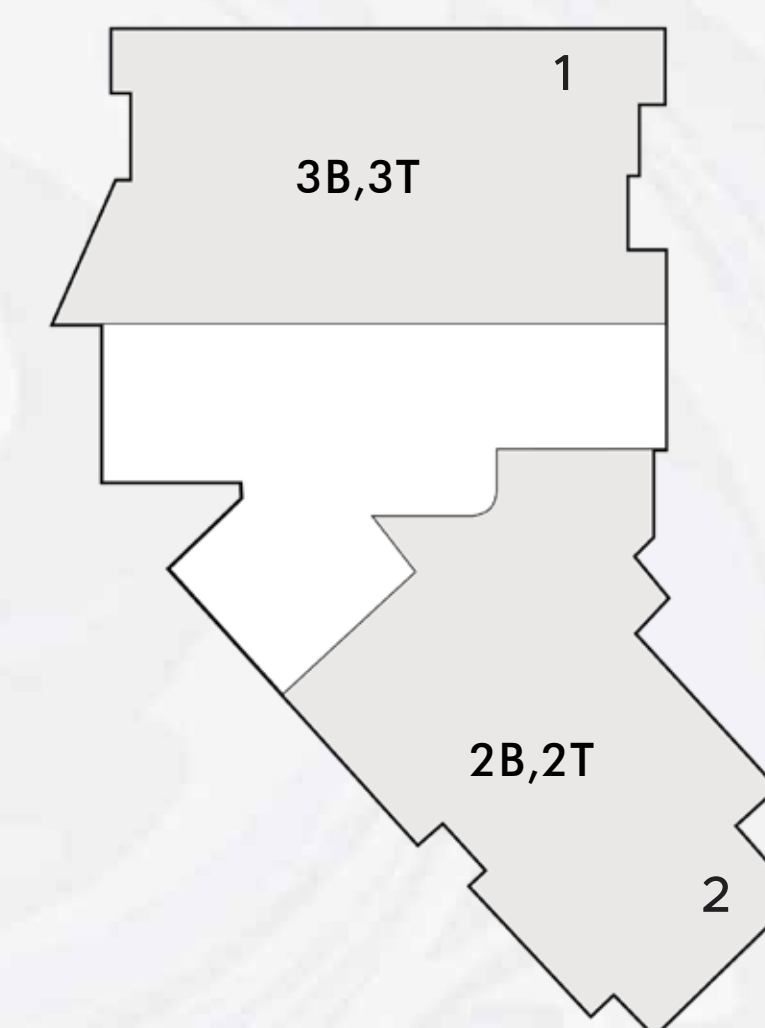


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Specifications

Structure	Flooring	Walls	Ceiling	Doors	Windows	Fixtures / Fittings / Others
Living / Dining / Passage	Vitrified Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Master Bedroom	Vitrified Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Bedrooms	Vitrified Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Study	Vitrified Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Kitchen	Vitrified Tiles	Ceramic Tiles upto 600mm above counter with Acrylic Emulsion Paint on remaining area	Acrylic Emulsion Paint / Oil Bound Distemper		Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	SS Sink, Granite Counter Top, CP Fittings

Toilets	Ceramic Tiles	Ceramic Tiles upto False Ceiling Level	Oil Bound Distemper/ False Ceiling / Acrylic Emulsion Paint	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	Granite counters, White Chinaware, CP Fittings, Provision for Hot & Cold Water Supply
Balcony / Terrace	Anti Skid Ceramic Tiles	Exterior Emulsion paint	Exterior Emulsion Paint			Painted MS Railing & Handrail
Lift Lobbies - Typical Level	Vitrified Tile / Stone	Acrylic Emulsion paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with 2h fire resistant flush shutter (fire doors to be installed only where required as per statutory norms)	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Entrance Lobbies	Granite / Indian Marble/ Vitrified Tile	Acrylic Emulsion Paint / Oil Bound Distemper	Oil Bound Distemper/ Gypsum False Ceiling	Hardwood door frame with 2h fire resistant flush shutter (fire doors to be installed only where required as per statutory norms)	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Staircases	Vitrified Tile / Stone (restile or equivalent)	Acrylic Emulsion Paint / Oil Bound Distemper	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with 2h fire resistant flush shutter		Enamel Painted MS Railing & Handrail
Common Area & Corridors	Vitrified Tiles	Acrylic Emulsion Paint / Oil Bound Distemper	Acrylic Emulsion Paint / Oil Bound Distemper		Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Service Rooms i.e. Electrical Rm.	IPS Flooring	Acrylic Emulsion Paint / Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with 2h fire resistant flush shutter (fire doors to be installed only where required as per statutory norms)		
Club	As per interior designer scheme					
Club Toilet	As per interior designer scheme					
External Façade	External paint					
Power Back	Mandatory power back up of 5 KVA to be provided at additional cost & shall be calculated @50% diversity, i.e. genset of capacity 50% of total load will be installed					

Location Map



Map not to scale

Location Highlights

It's a location chosen to give you an all-embracing living experience by bringing everything you need and every place on the list of your convenience just a few minutes away

- Local market, school and transport in close vicinity
- Close to posh colonies like Jankipuram, Aliganj, Vikas Nagar, Kapurthala, Mahanagar etc.
- Well – connected to Green corridor, Sitapur and Hardoi roads and other landmarks of the city
- 13 minutes drive from city's big shopping area in Kapurthala
- 35 minutes drive from the airport
- Stone's throw away from the Indian Institute of Management, Lucknow and other educational institutes like Maharishi Vidya Mandir, Central School and Bal Bharti School
- 25 minutes drive from Railway Station

Marquee Projects

Eldeco Housing & Industries Limited (EHIL) has been a market leader for over three decades in Lucknow. Listed on both the BSE and NSE, the Company has received numerous accolades for its landmark projects across the city.



Eldeco Trinity, Gomti Nagar Extension, Lucknow



Eldeco Regalia, Off IIM Road, Lucknow



Eldeco Saubhagyam, Amar Shaheed Path, Lucknow



Eldeco Twin Towers, at Eldeco City, IIM Road, Lucknow



Eldeco Imperia, Sisandi Road, Lucknow



Eldeco Eternia, Sitapur Road, Lucknow



Eldeco Shaurya, Bijnor Road, Lucknow



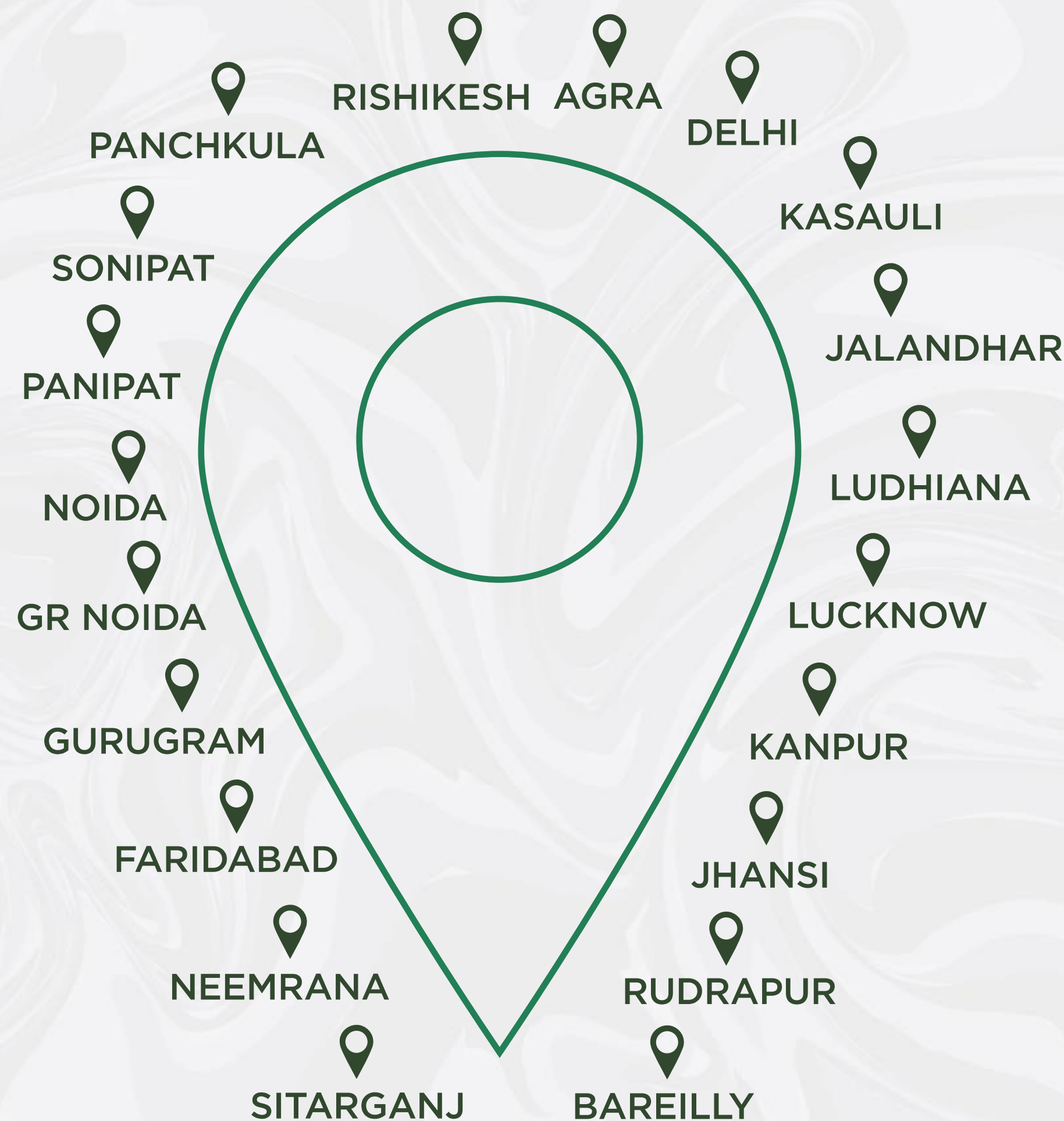
Eldeco City Breeze, at Eldeco City, IIM Road, Lucknow



Eldeco Corporate Chamber I, Gomti Nagar, Lucknow

Choose an Eldeco home.

Live Better.



Site Address: **At Eldeco City, IIM Road, Lucknow**
Website: **eldecogroup.com**

To Know More: **9918900382**

ELDECO 200+ PROJECTS | 35+ YEARS | 30000+ HOMES | 20+ CITIES

Disclaimer: Eldeco Skywalk ('Project') is promoted by Eldeco Housing & Industries Limited ("Promoter") having CIN: L45202UP1985PLC099376 and registered office at Corporate Chamber - I, IInd Floor, Vibhuti Khand, Opposite Mandi Parishad, Gomti Nagar, Lucknow, Uttar Pradesh-226010, on a land admeasuring 10099 sq. mtr., situated at Lucknow, Uttar Pradesh ("Project Land"), pursuant to permit No. Group Housing/12818/LDA/BP/24-25/1446/30072024 dated 18.10.2024 valid upto 17.10.2029 granted by Lucknow Development Authority ("LDA"). The Project Land includes land admeasuring 440 sq. mtrs, falling under Khasra No. 155 and 165, which has been leased to Promoter by the State Government through Lucknow Development Authority, ("LDA") vide lease deed dated 28.06.2012 (herein "Lease Deed") for an initial period of 30 years commencing from 28.06.2012, which can be renewed for further 60 years but not more than 30 years at one time. Currently, the lease has an aggerate terms of 77 years. The Promoter will renew the lease from time to time, as required under the terms of the Lease Deed. Please note that the Clause 14 of the Lease Deed states on the expiry of the Lease Deed or its termination before expiry, the lessee (Promoter) shall remove the building constructed on the land thereon and handover the land in perfect condition to the lessor (LDA).