

Encanto Pricing Plans

Encanto is an ongoing residential community in Puppalaguda, Financial District of Hyderabad, with three 60-storey towers set on a podium above four basement levels, bringing luxury Opulence to Hyderabad. Our pricing is just as thoughtful as our architecture. Four clear paths – One & Done, First Mover, Progress, and Step Up - so you can own your Encanto residence on terms that feel as comfortable as the home itself.

The “One & Done” Plan – Rs. 7,999++ / sft*

One payment. Zero milestones.

Stage	Milestone	Payment
Agreement for Sale	At Booking Confirmation	100%

The 4 – 3 – 2 – 1 First Mover Plan – Rs. 8,999++ / sft*

Pay 40% now, then 3-2-1 and you're done!

Stage	Milestone	Payment
Agreement for Sale	At Booking Confirmation	40%
Mid-Rise Milestone	Casting of 35th Floor Slab	30%
Top-Rise Milestone	Casting of 60th Floor Slab	20%
Final Payment	On Date of Receipt of OC	10%

The Progress Plan – Rs. 9,999++ / sft*

Pay in bite-sized instalments that track every step of your home being built!

Stage	Milestone	Payment
Agreement for Sale	At Booking Confirmation	20%
Early Structure Milestone	Casting of Basement-3 Slab	10%
Ground Structure Milestone	Casting of Podium Slab	10%
Structure Progress Milestones	Casting of 7th, 14th, 21st, 28th, 35th, 42nd, 49th, and 56th Floor Slabs (5% each)	40%
Unit Progress Milestones	Flooring, Painting, Wiring of Unit (5% each)	15%
Final Payment	On Date of Receipt of OC	5%

The 1 – 2 – 3 – 4 Step Up Plan – Rs. 10,999++ / sft*

Secure your home with just 10% today! Start small and step up as your home nears completion.

Stage	Milestone	Payment
Agreement for Sale	At Booking Confirmation	10%
Early Structure Milestone	Casting of Transfer Slab	20%
Mid-Structure Milestone	Casting of 40th Floor Slab	30%
Final Payment Bundle	See Details Below	40%
<i>Top-Rise Milestone</i>	<i>- Casting of 60th Floor Slab</i>	<i>20%</i>
<i>Unit Progress Milestones</i>	<i>- Flooring, Painting, Wiring of Unit (5% each)</i>	<i>15%</i>
<i>Final Payment</i>	<i>- On Date of Receipt of OC</i>	<i>5%</i>

++ Floor Rise, Amenities and Clubhouse, Car Parking, Preferential Location Charges, Infrastructure Charges, Corpus Fund, and Advance Maintenance as Applicable

*Stamp Duty, Registration, GST, and Other Taxes are Payable as applicable

++ Charges – Payable at the Time of Booking

Particulars	Amount
Floor Rise	30/- per Sft. from 5th Floor Onwards
Infra & Amenities	500/- per Sft.
Car Parking	15,00,000/- & 3 Car Parks for Each Unit
PLC – East Facing	100/- per Sft.

++ Charges – Payable at the Time of Handover

Particulars	Amount
Corpus	200/- per Sft.
Advance Maintenance	144/- per Sft. for 2 Years of Maintenance by Developer
Move-In Charges	50,000/-
Refundable Security Deposit	1,00,000/-

++ Charges – Payable at the Time of Registration

Particulars	Amount
Legal & Documentation Charges	25,000/-
Registration, Stamp Duty, & other Applicable Taxes	As Per the Prevailing Govt. Norms