

rishita
DEVELOPERS

RERA Registration No.

PHASE-1: UPRERAPRJ357829
RERA website: www.up-rera.in
A/C No. 61172500000025
(YES BANK | IFSC: YESB0000001)

PHASE-2: UPRERAPRJ323529
RERA website: www.up-rera.in
A/C No. 61172500000055
(YES BANK | IFSC: YESB0000001)

PHASE-3: UPRERAPRJ308470
RERA website: www.up-rera.in
A/C No. 50200048196533
(HDFC BANK | IFSC: HDFC0001112)

PHASE-4: UPRERAPRJ192087
RERA website: www.up-rera.in
A/C No. 50200048532853
(HDFC BANK | IFSC: HDFC0001112)

PHASE-5: UPRERAPRJ626431
RERA website: www.up-rera.in
A/C No. 42095730228
(SBI BANK | IFSC: SBIN0004166)

PHASE-6: UPRERAPRJ447396
RERA website: www.up-rera.in
A/C No. 777705007504
(ICICI BANK | IFSC: ICIC0004698)

RERA Registration No.
PHASE-3: UPRERAPRJ308470
RERA website: www.up-rera.in
BANK ACCOUNT DETAILS:
A/C No. 50200048196533
(HDFC BANK | IFSC: HDFC0001112)
LAUNCH DATE: 18TH SEPTEMBER 2020



Note: That Money from customer must be deposited in Collection A/c

RERA Registration No.
PHASE-5: UPRERAPRJ626431
RERA website: www.up-rera.in
BANK ACCOUNT DETAILS:
A/C No. 777705007504
(ICICI BANK | IFSC: ICIC0004698)
LAUNCH DATE: 29TH SEPTEMBER 2022

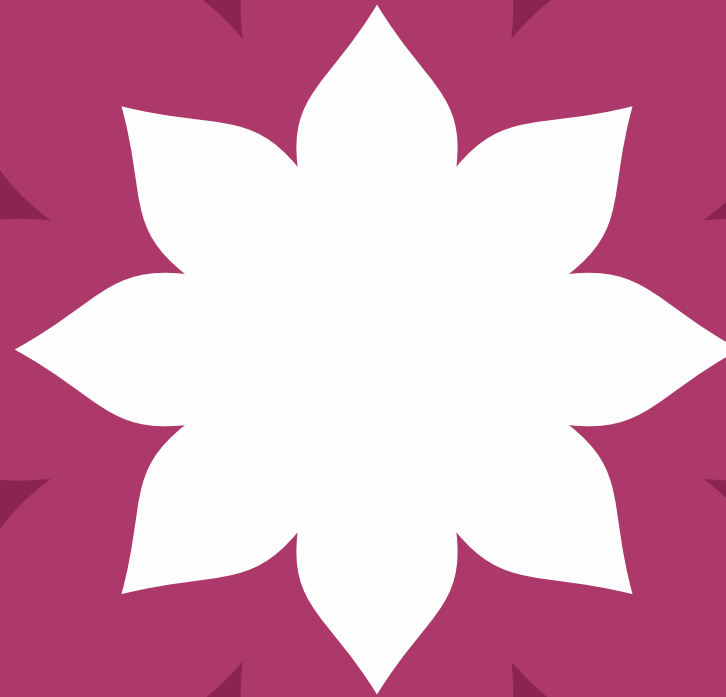


Note: That Money from customer must be deposited in Collection A/c

RERA REGN. NO. PHASE-6
UPRERAPRJ447396
Rera Website: www.up-rera.in/projects
BANK ACCOUNT DETAILS:
PHASE 6: A/C No. 777705007504
(ICICI BANK | IFSC: ICIC0004698)
LAUNCH DATE: 4th APRIL 2022



Note: That Money from customer must be deposited in Collection A/c



rishita
MULBERRY
HEIGHTS



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DEVELOPERS

RISHITA DEVELOPERS PVT LTD

Registered Office:

Unit No. 1201, 12th Floor, Tower T-2,
Crescent Heights, International Business Bay-2,
Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh – 226030

Site Address

Group Housing 1, Sector C,
Pocket -6, Sushant Golf City
Lucknow - 226 030

SCAN QR
FOR LOCATION



+91 8081 333 444
sales@rishitadevelopers.com
www.rishita.in

A BIG CELEBRATION
CALLED LIFE

Disclaimer: Visual representation shown in this brochure is purely conceptual and not a legal offering. All building plans, specifications, site plan, layout plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.



LUCKNOW'S
BIG
LIFESTYLE,
JUST FOR YOU



**MAKING A BIG
DIFFERENCE**
TO YOUR LIFESTYLE

Mulberry Heights offers the most open and refined lifestyle that one can wish for. At Mulberry Heights, we have created a luxurious haven giving you the choice of 2 and 3 BHK apartments, bedecked with the most modern and handpicked features. Spread over an area of 21.45 acres, comprising enigmatic towers with state-of-the-art facilities and amenities that meet global standards, Mulberry Heights presents the perfect picture of your life amidst a vast green landscape, with 80% open spaces, this Golf view facing project has everything that a holistic lifestyle requires.

A peaceful experience of a habitat to security that lets you live without any worry. Mulberry Heights is a perfect sanctum for those who are looking for a wholesome life experience.





RECREATION
THAT SETS YOU FREE

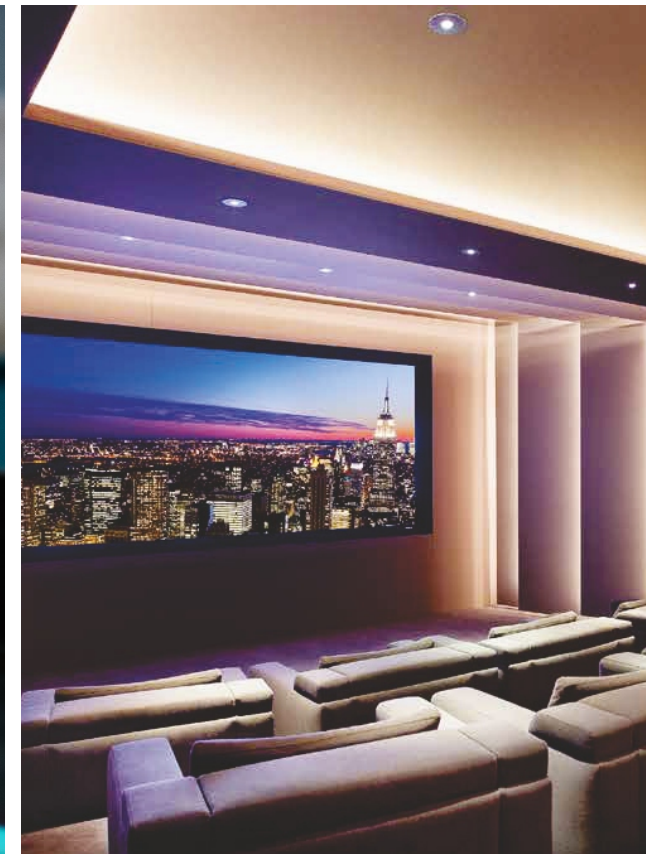
Club rishita

**CLUBHOUSE WITH
MORE THAN 60,000 SQFT OF ENTERTAINMENT**

The Clubhouse at Mulberry Heights is just what the new age working professional needs. With facilities and amenities designed to add more value to life, the clubhouse is all set to become a fulfilling part of your life. Aesthetically designed, this elite zone is the epitome of luxury offering you exclusive and most privileged services like clubbing, gaming, fitness, dining, reading and other exclusive services to make you feel very special.



artistic representation



CLUB RISHITA FEATURES

- CONVENIENCE SHOPPING
- BANQUET HALL
- PARTY HALL
- RESTAURANT WITH WELL EQUIPPED KITCHEN
- FLOATING RESTAURANT
- OUTDOOR SEATING AREA
- CONFERENCE HALL
- LIBRARY
- CRECHE
- INDOOR KIDS PLAY ZONE
- LANDSCAPE TERRACE WITH SITOUT
- SERVICED GUEST ROOMS (SUITES)
- MINI THEATRE
- GOLF & CRICKET SIMULATOR
- SALON & SPA
- INDOOR ALL WEATHER SWIMMING POOL
- INDOOR BADMINTON COURT
- SQUASH COURT
- BILLIARDS ROOM



STAY ON YOUR FEET
FOR FITNESS

PROJECT AMENITIES



- LANDSCAPED ENTRANCES
- HIGH END FINISHES FOR EXTERIOR
- HUGE BALCONIES WITH GLASS RAILING (IN SELECTED TOWERS)
- LARGE LANDSCAPED AREAS WITH PERIPHERAL CYCLING TRACK
- AESTHETICALLY DESIGNED LUSH CENTRAL GREEN AREA
- SWIMMING POOL
- WATER BODY WITH BUBBLERS
- PARTY LAWN
- PLAZA WITH SEATING
- FOOD KIOSK
- M.U.G.A PLAY COURT
- CENTRAL LAWN AREA
- COURTYARDS WITH SEATINGS



Fitness has become a very big part of our lives, today with many of us in desk bound jobs and long hours in office puts relentless pressure on our fitness and health.

Mulberry Heights is conceptualized keeping a healthy lifestyle at the prime. With ample fitness and sporting features and amenities, you will never find yourself out of options when it comes to choosing your favourite daily sport.



A WORLD OF
OPEN SPACES



When it comes to today's holistic living experience, green is the word. Every one of us is looking for an ideal life experience where we can breathe free and life to the fullest. With 80% green area and open spaces, Mulberry Heights becomes an essential life supporting environment where happiness and good life blossoms.



- DOCTOR'S CLINIC
- HIGH LEVEL SECURITY WITH CCTV SURVEILLANCE
- BRANDED LIFTS WITH LATEST TECHNOLOGY
- POWER BACK UP
- EV CHARGING POINTS
- AESTHETICALLY DONE AIR CONDITIONED DOUBLE HEIGHT ENTRANCE LOBBIES (IN SELECTED TOWERS)
- INDOOR GAMES AREA



BEAUTIFUL
FROM INSIDE

artistic representation

The interiors of your home say a lot about your personality, that's the idea on which the designs at Mulberry Heights are conceptualized. Every interior space at Mulberry Heights is designed keeping in mind modernity, aesthetics, beauty, serenity and openness. Awe-inspiring lines, colours, shapes and texture define the architecture of Mulberry Heights. From playfulness to abundant emotions, the design of Mulberry Heights convey meaning in every brick and zone. We have created an architectural masterpiece just for you.



artistic representation

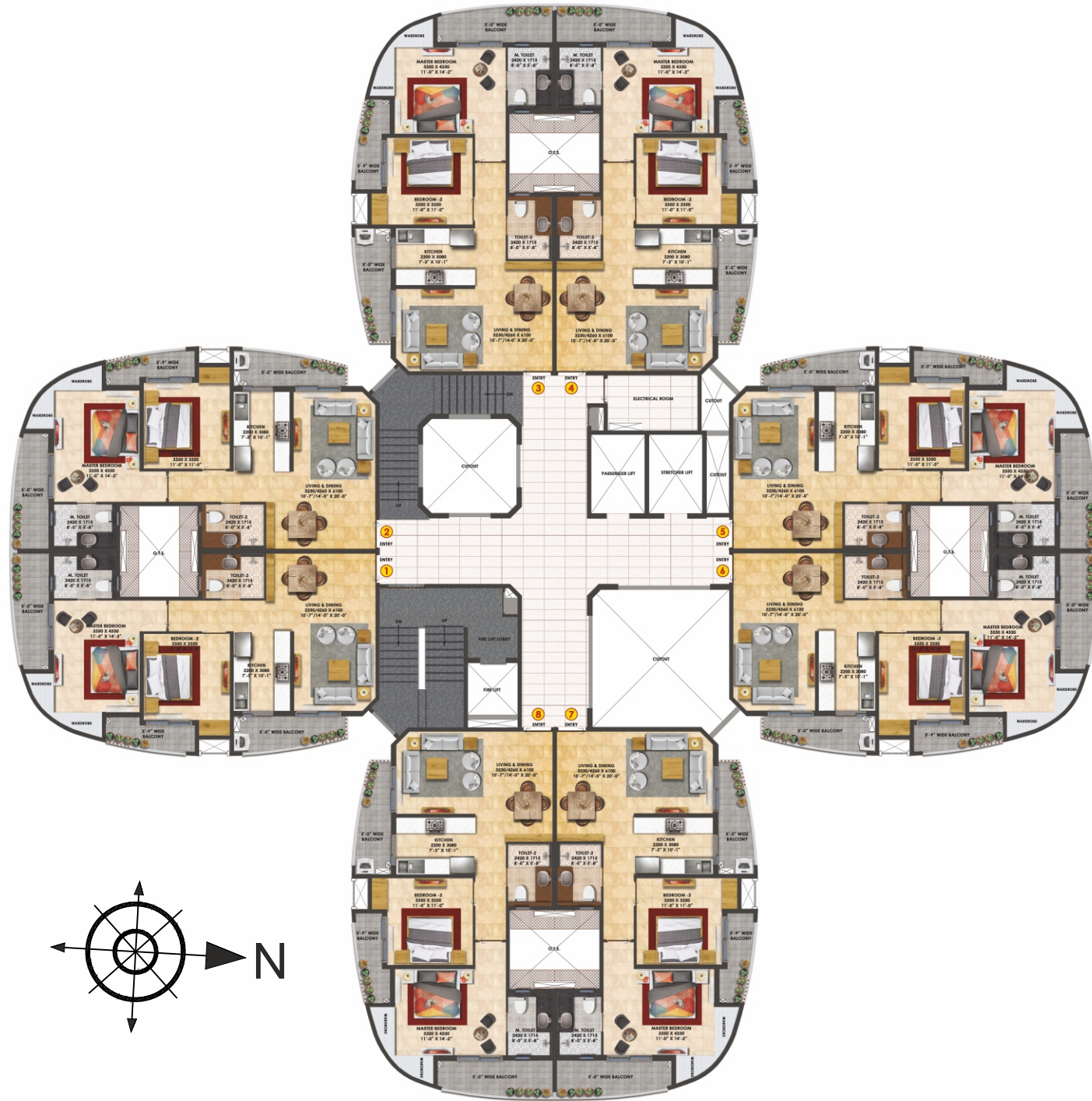


artistic representation



CLUSTER PLAN

TOWER - D1 & D2



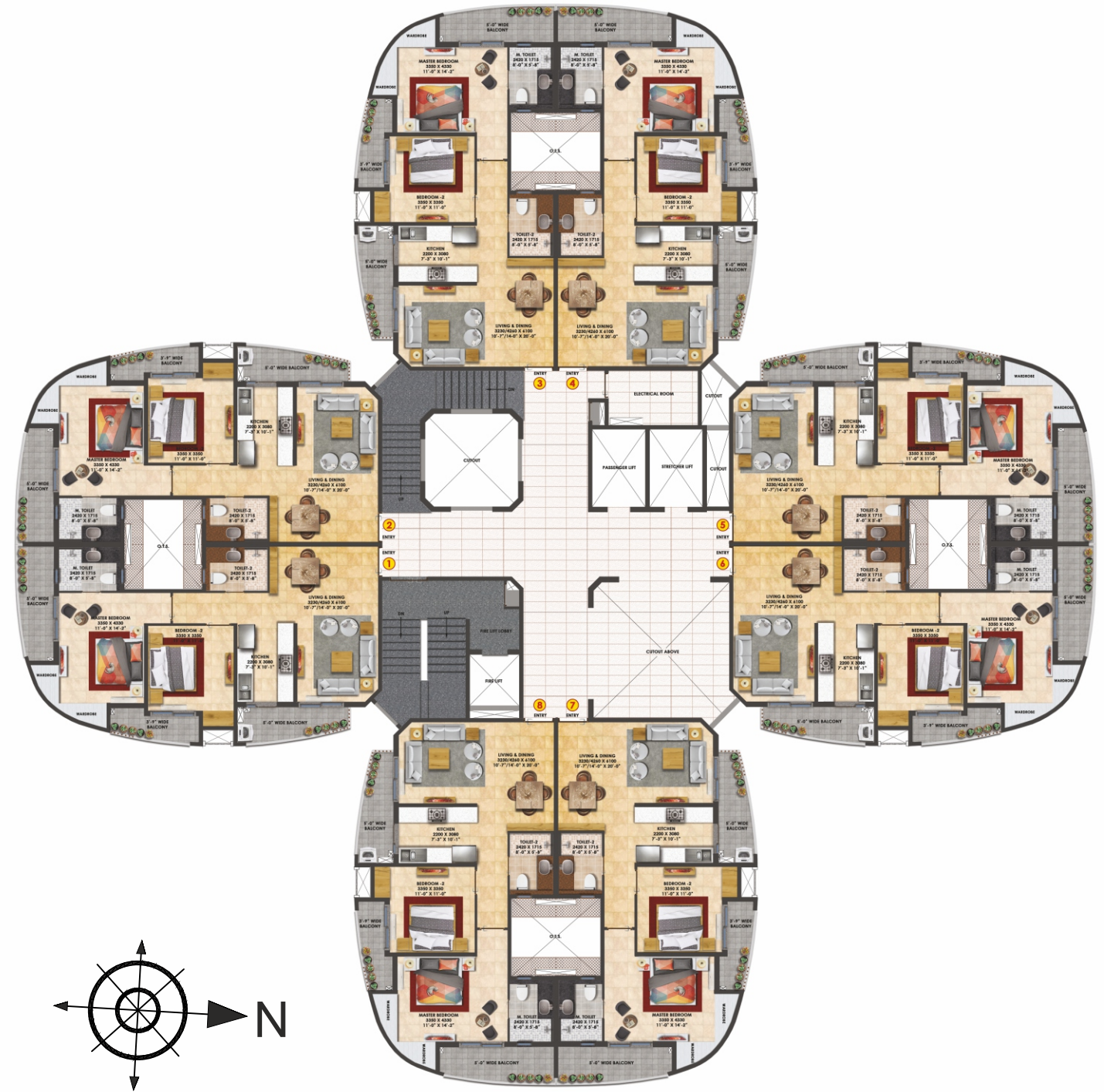
Typical Floor Plan

1SqMtr. = 10.764 SqFt



CLUSTER PLAN

TOWER - D1 & D2



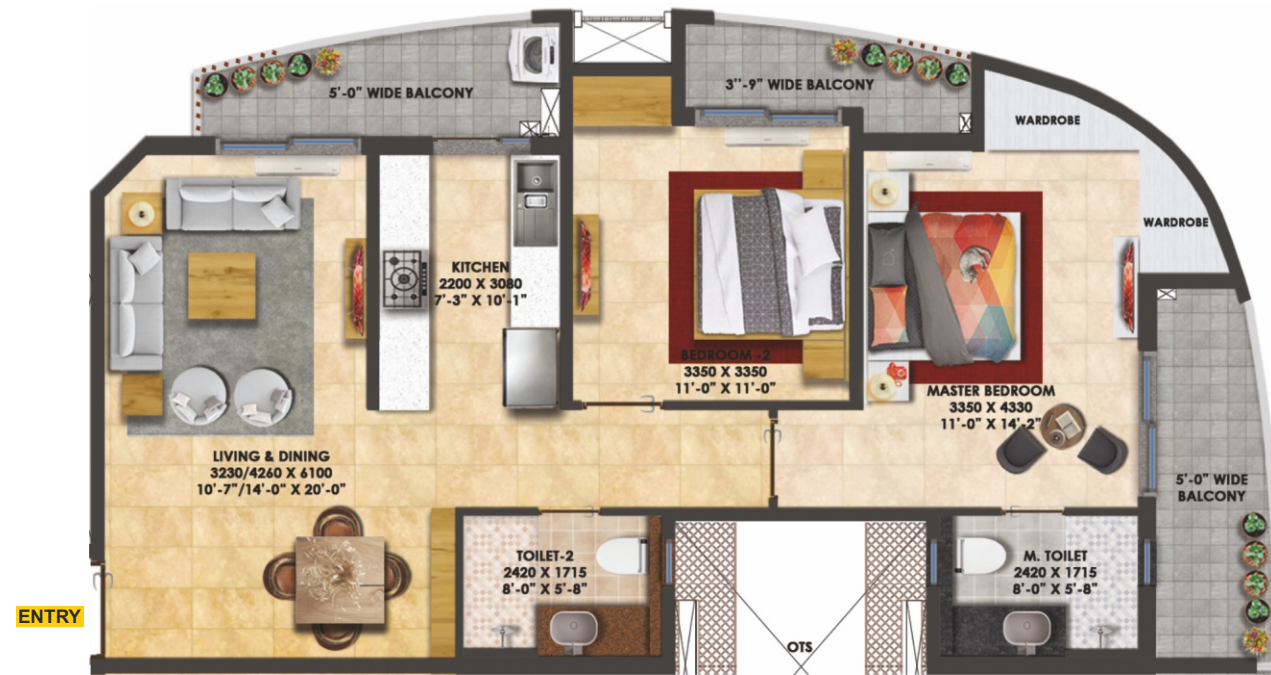
For 3rd, 6th, 9th and 12th Floor

1SqMtr. = 10.764 SqFt



FLOOR PLAN

TOWER - D1 & D2



2BHK UNIT

D1 & D2 - 2BHK

CARPET AREA	BALCONY AREA	BUILT-UP AREA
803 Sq.ft.	168 Sq.ft.	1051 Sq.ft.
74.62 Sq.Mt.	15.65 Sq.Mt.	97.62 Sq.Mt.

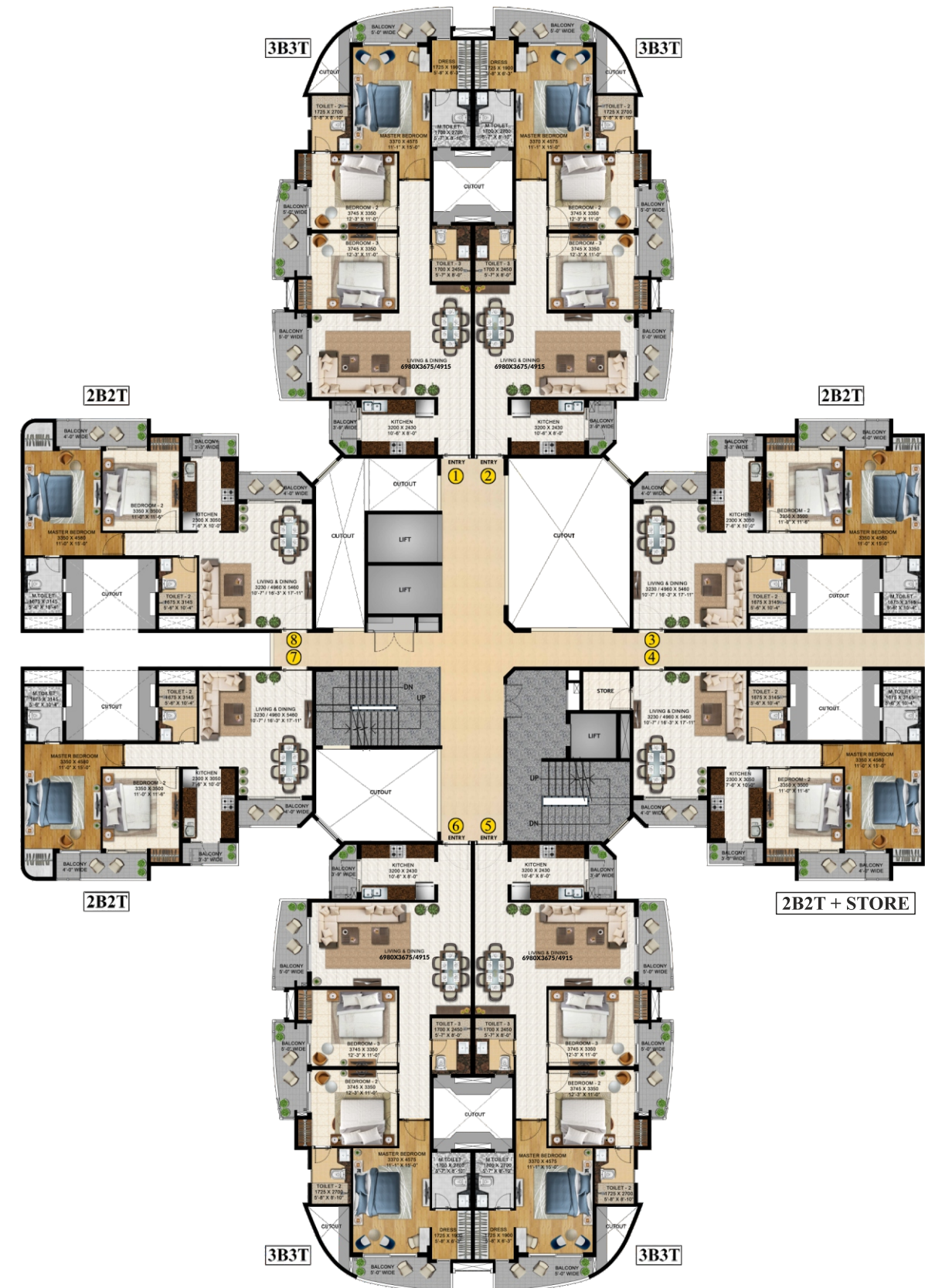
1SqMtr. = 10.764 SqFt



CLUSTER PLAN

TOWER - E1, E2 & E3

rishita
MULBERRY
HEIGHTS



Typical Floor Plan (3rd to 14th Floor Plan)

1SqMtr. = 10.764 SqFt



FLOOR PLAN

TOWER - E1, E2 & E3



2BHK UNIT

E1, E2 & E3- 2BHK

CARPET AREA	BALCONY AREA	BUILT-UP AREA
833 Sq.ft.	116 Sq.ft.	1040 Sq.ft.
77.36 Sq.Mt.	10.85 Sq.Mt.	96.66 Sq.Mt.

2BHK (7&8) (Only for E1)

2BHK (3) (Only for E3)

CARPET AREA	BALCONY AREA	BUILT-UP AREA
841 Sq.ft.	116 Sq.ft.	1049 Sq.ft.
78.13 Sq.Mt.	10.85 Sq.Mt.	97.48 Sq.Mt.

1SqMtr. = 10.764 SqFt



FLOOR PLAN

TOWER - E1, E2 & E3

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HEIGHTS



3BHK UNIT

E1, E2 & E3 - 3BHK

CARPET AREA	BALCONY AREA	BUILT-UP AREA
1200 Sq.ft.	210 Sq.ft.	1508 Sq.ft.
111.44 Sq.Mt.	19.58 Sq.Mt.	140.14 Sq.Mt.

1SqMtr. = 10.764 SqFt



FLOOR

PLAN

TOWER - E1, E2 & E3



2BHK + STORE UNIT

E1, E2 & E3- 2BHK + STORE (ONLY UNIT-4)

CARPET AREA	BALCONY AREA	BUILT-UP AREA
832.63 Sq.ft.	116 Sq.ft.	1040.43 Sq.ft.
77.36 Sq.Mt.	10.85 Sq.Mt.	96.66 Sq.Mt.

1SqMtr. = 10.764 SqFt

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SITE PLAN



LEGEND

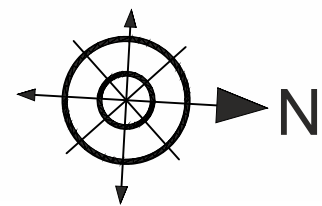
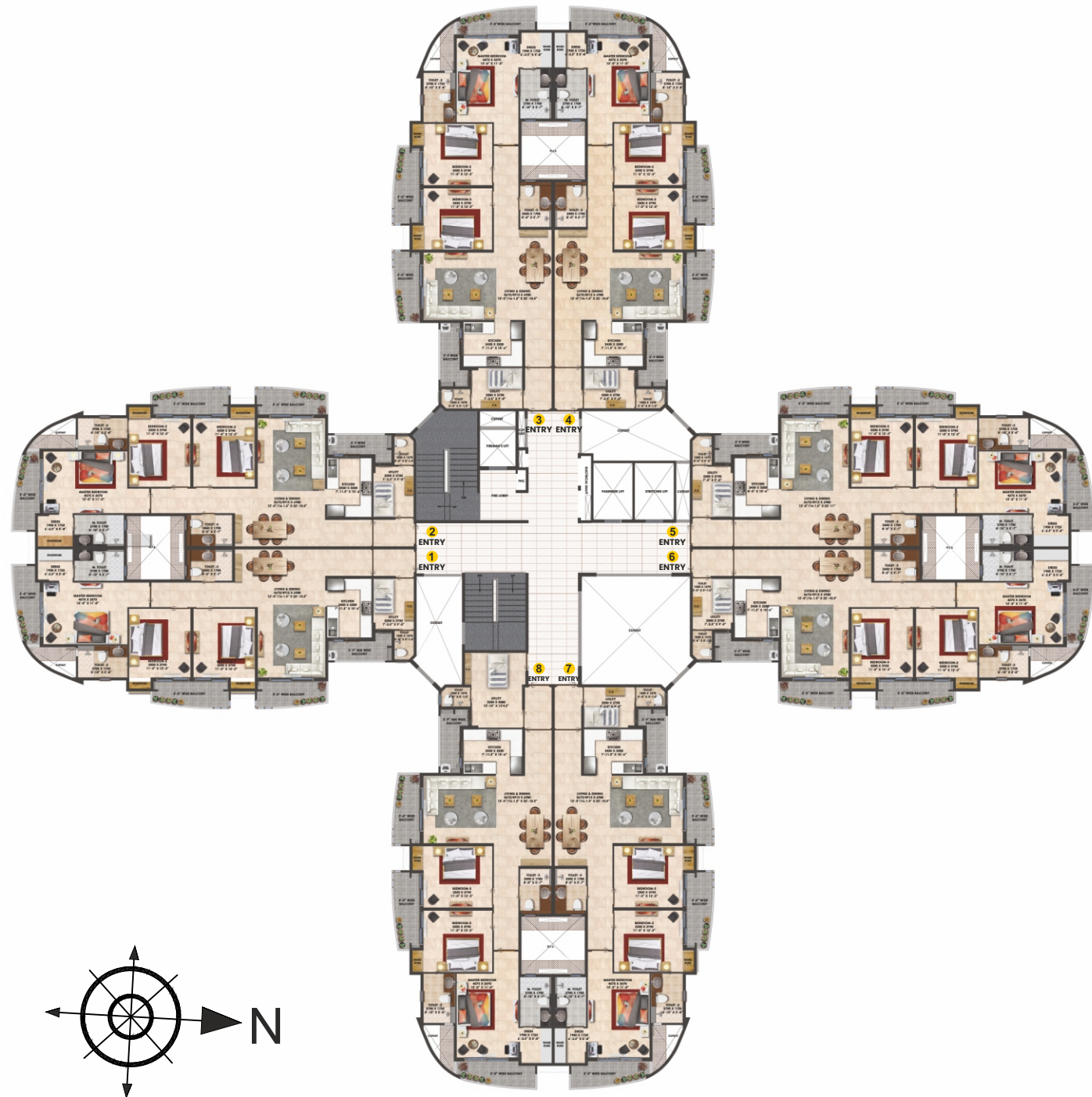
- 1. ENTRY/EXIT
(TOTAL 30M WIDE INCLUDING GUARD ROOM)
- 2. ENTRY/EXIT
- 3. DRIVEWAY (6M WIDE)
- 4. DROP OFF
- 5. MOUNDS
- 6. ENTRANCE WATER BODY
- 7. PATHWAY
- 8. PARTY LAWN
- 9. CYCLING TRACK
- 10. PLAZA WITH SEATING
- 11. SWIMMING POOL AREA + JACUZZI
- 12. SEATING NEAR INFINITY EDGE
- 13. WATER BODY WITH BUBBLERS
- 14. KIDS PLAY AREA
- 15. FOOD KIOSK
- 16. OUTDOOR SEATING
- 17. TENNIS COURT
- 18. SKATING RINK
- 19. M.U.G.A. COURT (CRICKET PITCH + FOOT BALL COURT)
- 20. HALF BASKET BALL COURT
- 21. PICKLE BALL COURT
- 22. OUTDOOR GYM
- 23. AMPHITHEATRE
- 24. LAWN
- 25. COURTYARDS WITH SEATING
- 26. MEDITATION & CHESS COURT
- 27. RAMP
- 28. SCREENING AROUND FIRE STAIRCASE
- 29. LIGHT SHAFTS
- 30. GREEN SLOPE ROOF
- 31. SUNKEN COURTYARD TOWARDS SUPER MART IN BASEMENT





CLUSTER PLAN

TOWER - C1, C2 & C3



Typical Floor Plan

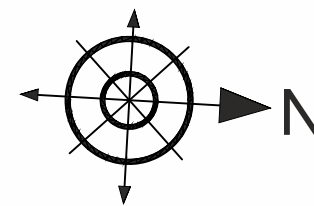
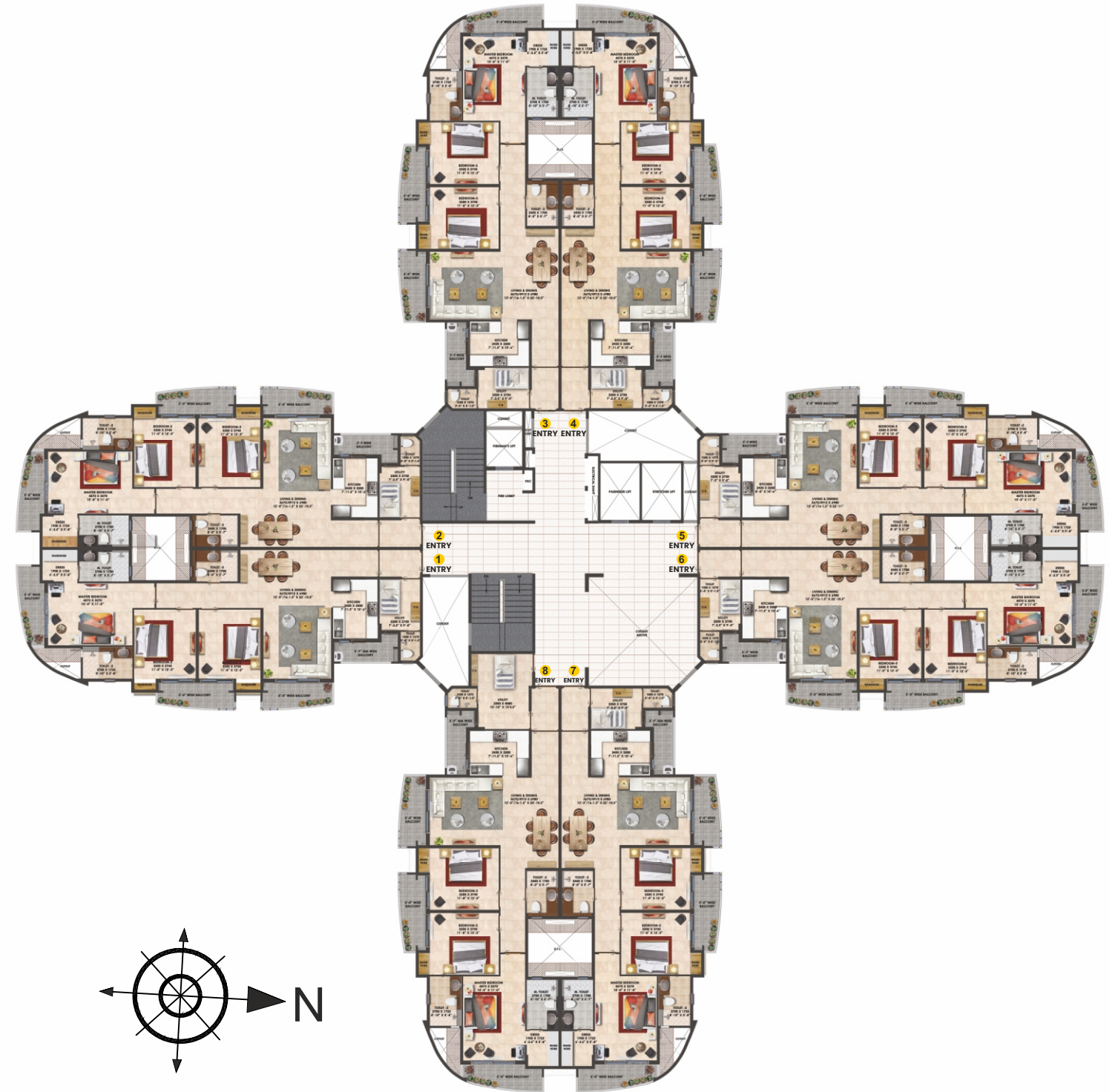
1SqMtr. = 10.764 SqFt



CLUSTER PLAN

TOWER - C1, C2 & C3

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MULBERRY
HEIGHTS



For 3rd, 6th, 9th and 12th Floor

1SqMtr. = 10.764 SqFt



FLOOR PLAN

TOWER - C1, C2 & C3



3BHK + SQ UNIT

C1, C2 & C3 - 3BHK + SQ - A

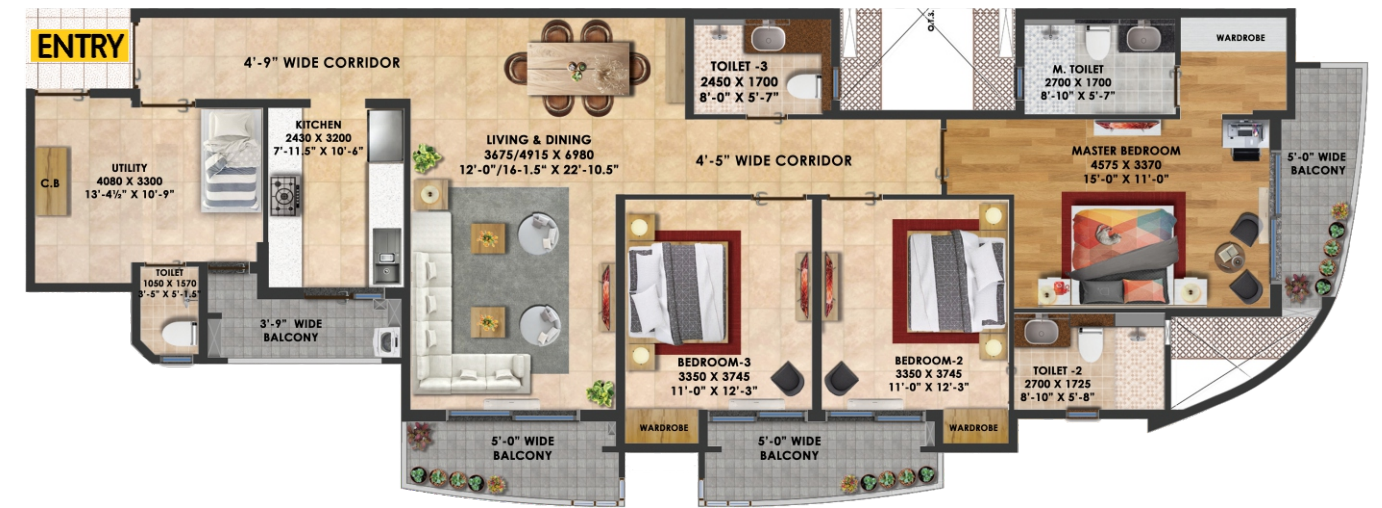
CARPET AREA	BALCONY AREA	BUILT-UP AREA
1325 Sq.ft.	227 Sq.ft.	1662 Sq.ft.
123.06 Sq.Mt.	21.10 Sq.Mt.	154.39 Sq.Mt.

1SqMtr. = 10.764 SqFt



FLOOR PLAN

TOWER - C1, C2 & C3 (Unit 8)



3BHK + SQ UNIT

C1, C2 & C3 - 3BHK + SQ - B (1 UNIT ON ALL FLOOR)

CARPET AREA	BALCONY AREA	BUILT-UP AREA
1387.46 Sq.ft.	227 Sq.ft.	1730.94 Sq.ft.
128.90 Sq.Mt.	21.10 Sq.Mt.	160.81 Sq.Mt.

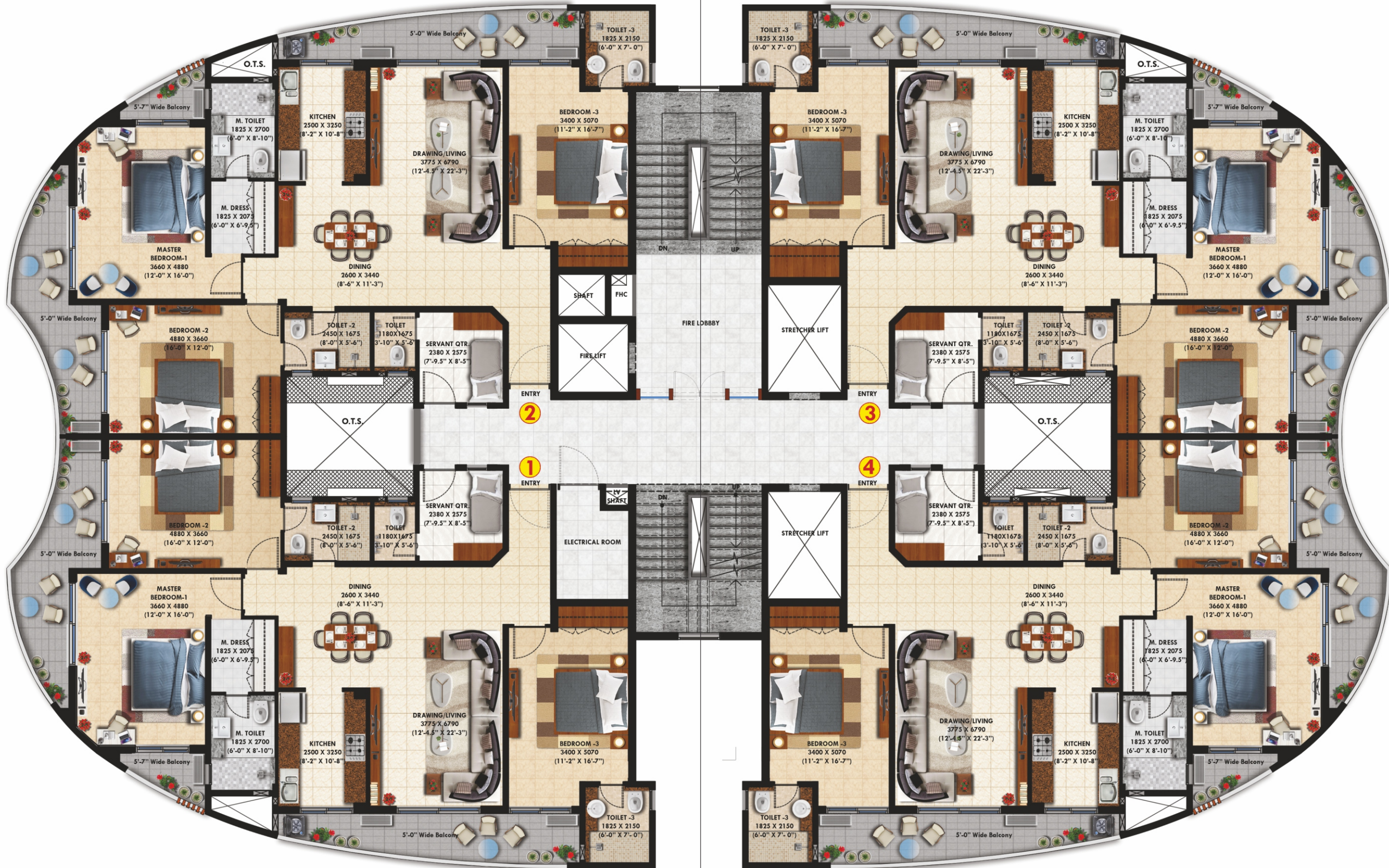
1SqMtr. = 10.764 SqFt



CLUSTER PLAN

TOWER - B1, B2 & B3

rishita MULBERRY HEIGHTS



1SqMtr. = 10.764 SqFt

1SqMtr. = 10.764 SqFt

Typical Floor Plan



FLOOR PLAN

TOWER - B1, B2 & B3



3BHK + SQ UNIT

(Ground Floor To 11th Floor)

CARPET AREA	BALCONY AREA	BUILT-UP AREA
1440 Sq.ft.	271 Sq.ft.	1827 Sq.ft.
133.77 Sq.Mt.	25.19 Sq.Mt.	169.77 Sq.Mt.

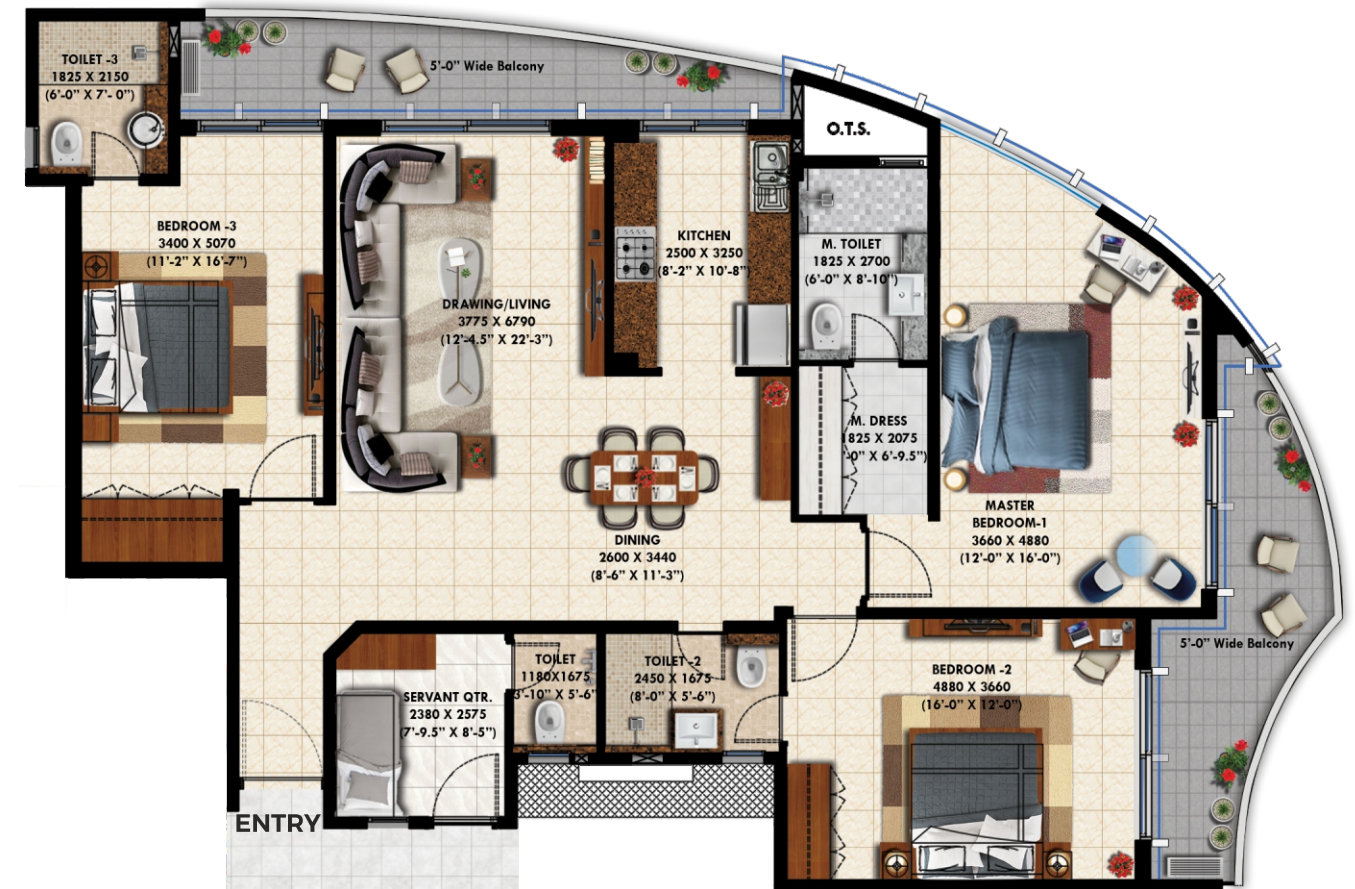
1SqMtr. = 10.764 SqFt



FLOOR PLAN

TOWER - B1, B2 & B3

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3BHK + SQ UNIT

(12th To 14th Floor)

CARPET AREA	BALCONY AREA	BUILT-UP AREA
1473.47 Sq.ft.	202 Sq.ft.	1845.68 Sq.ft.
136.89 Sq.Mt.	18.78 Sq.Mt.	171.47 Sq.Mt.

1SqMtr. = 10.764 SqFt

rishita
MULBERRY
HEIGHTS
 2/3 BHK
 PREMIUM RESIDENCES
 SUSHANT GOLF CITY



SPECIFICATIONS

APARTMENT DETAILS	MATERIAL DESCRIPTION	
Structure design	Earthquake Resistant Monolithic RCC Framed Structure as stipulated by Indian Standard	
External Finish	Weather Proof Paint / Texture Paint	
Living/Dinning/Foyer	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Master Bed Room	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Other Bed Rooms	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Kitchen	Flooring	Anti-Skid Tiles
	Walls	Plastic emulsion paint/2 feet high vitrified dado above counter
	Ceiling	Plastic Emulsion Paint
	Counter	Polished Granite Counter Top
Toilets	Flooring	Anti-Skid Tiles
	Walls	Vitrified Tiles
	Ceiling	Plastic Emulsion Paint
	Sanitary/ CP Fittings	Premium Branded CP & Sanitary Fitting
Balconies/ Utility Area	Flooring	Anti-Skid Tiles
	Walls	Exterior Grade Weather Proof Paint
	Ceiling	Exterior Grade Weather Proof Paint
	Railing	MS Railing / SS with Glass Railing
Doors	Main Door	Premium finish laminated door with magic eye and premium hardwares
	Internal Doors	Laminated Flush Doors with Premium Quality Hardwares
Windows	External	UPVC /Aluminium windows
Lift Lobby	Lift	High Speed Elevators of Premium Brand
	Flooring	Granite Stone / Tiles
	Walls	Plastic emulsion paint/ granite/ vitrified tiles lift wall cladding
StairCase	Flooring	Granite/Kota stone
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Electrical	Fixtures and Fittings	Modular Switches of Premium brand with FR Wires
Plumbing & Sanitary System		CPVC & UPVC fittings for water supply (Hot & Cold) & Sanitary system
Fire Fighting		Fire Fighting Equipments as per NBC

SPECIAL FEATURES & AMENITIES

Club House	High End Club house with modern facilities
Security System	Gated Community, Access Control at entrance, CCTV surveillance
Power Back-up	Power Back-up (For Common Areas)
Ample Parking	Basement / Open Car Parking
Landscape	Lush Green Parks with Jogging Tracks / Fountains / Water Bodies
Connectivity	Wi-Fi enabled Campus



THE BIG LANDMARK

THE BIG ADDRESS



*Construction in progress

Here's something, if your location speaks of your lifestyle, that's what makes all the difference. Mulberry Heights boasts of location advantages that take it several notches up as a project. To say the least if you choose Mulberry Heights, the world will be your oyster.

EXCELLENT CONNECTIVITY | **LANDMARK** LOCATION | **CONVENIENCE** ALL AROUND | **EXCLUSIVITY** WITHIN THE REACH

MAJOR DISTANCES

Hazratganj	20min
Airport	15 min
Charbagh Railway Station	25 min
Alambagh Bus Stand	25 min
Gomti Nagar	10 min

rishita MULBERRY HEIGHTS



LOCATION MAP



MAP NOT TO SCALE

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DELIVERED PROJECTS

DELIVERING TRUST, FULFILLING PROMISES

Every project we deliver is built on trust, integrity, and a commitment to your happiness. We don't just complete tasks; we create lasting relationships and turn ideas into reality with dedication and care.



Sushant Golf City, Lucknow



Sector C Pocket-7
Sushant Golf City, Lucknow



Gomi Nagar Extension,
Sector 7, Lucknow

Phase 1 & 2 | Registry done for 1150+ units
and 1100 Possessions Completed.



Group Housing 1, Sector C,
Pocket-6, Sushant Golf City, Lucknow

Phase - 1 & 2 | Phase - 3 (Only Tower C2)
Registry Done : 435+
Phase - 4 - POSSESSION OFFERED 675





ONGOING PROJECTS

Rishita Developers is currently focused on three major projects: Rishita Manhattan, a premium residential complex offering modern amenities, Rishita Mulberry Heights, designed to provide a peaceful, green environment with thoughtfully crafted homes and Rishita Serenity, a high-end development offering a serene lifestyle with world-class facilities and meticulous design.




Gomti Nagar Extension, Sector 7, Lucknow



FEW UNITS LEFT (4BHK+SQ, C2 Tower)

PHASE - 3

RERA REGN. NO. PHASE-3
UPRERAPRJ868210
 Rera Website: www.up-rera.in/projects
 BANK ACCOUNT DETAILS: PHASE 3: A/C No. 777705003019
 (ICICI BANK | IFSC: ICIC000214)
 LAUNCH DATE: 25th JUNE 2024




2 & 3 BHK

PREMIUM RESIDENCES

Group Housing 1, Sector C, Pocket-6, Sushant Golf City, Lucknow




PHASE - 5 & 6

RERA REGN. NO. PHASE-5
UPRERAPRJ626431
 Rera Website: www.up-rera.in/projects
 BANK ACCOUNT DETAILS:
 PHASE 5: A/C No. 42095730228
 (SBI BANK | IFSC: SBIN004166)
 LAUNCH DATE: 29th SEPTEMBER 2022



RERA REGN. NO. PHASE-6
UPRERAPRJ447396
 Rera Website: www.up-rera.in/projects
 BANK ACCOUNT DETAILS:
 PHASE 6: A/C No. 777705007504
 (ICICI BANK | IFSC: ICIC0004698)
 LAUNCH DATE: 00th SEPTEMBER 2022




SERENITY

4BHK+SERVANT+STORE

Group Housing 1, Sector C, Pocket-6, Sushant Golf City, Lucknow



CONSTRUCTION IN ADVANCE STAGE

REPRESENTATIVE IMAGE

PHASE - 1

RERA REGN. NO. PHASE-1 (Tower A1 & A2)
UPRERAPRJ969270
 Rera Website: www.up-rera.in/projects
 BANK ACCOUNT DETAILS: PHASE 1: A/C No. 42094154368
 (STATE BANK OF INDIA | IFSC: SBIN004166)
 LAUNCH DATE: 6th APRIL 2023



RERA REGN. NO. PHASE-3 (Tower A4)
UPRERAPRJ752447/08/2025
 Rera Website: www.up-rera.in/projects
 BANK ACCOUNT DETAILS: PHASE 3: A/C No. 8070386183
 (INDIAN BANK | IFSC: IDIB000H6511)
 LAUNCH DATE: 8th AUGUST 2025

