

PRICE LIST
(w.e.f. - 01/08/2025)

PHASE	Tower	Type	Unit Area		Unit Cost (in Rs.)	IFMS# (in Rs.)	TOTAL* (in Rs.)
			Builtup Sq.ft.	Carpet Area Sq.ft.			
4	D1	2B2T	1051	803	11288000	66400	11354400
3	D2	2B2T	1051	803	10689072	66400	10755472
5	E2 & E3	2B2T	1040	833	10648827	66150	10714977
		2B2T + STORE	1089	874	11970216	69200	12039416
		3B3T	1508	1200	16372557	94650	16467207
4	C1	3B3T	1550	1235	16577768	91600	16669368
		3B3T+ SER (TYPE -1)	1662	1325	17772236	98200	17870436
		3B3T+ SER (TYPE -2)	1731	1387	18505205	102250	18607455
3	C2	3B3T	1550	1235	15938400	91600	16030000
		3B3T+ SER (TYPE -1) UNIT No. 2&3	1662	1325	17772236	98200	17870436
		3B3T+ SER (TYPE -1)	1662	1325	17086800	98200	17185000
3	C3	3B3T+ SER (TYPE -2)	1731	1387	18505205	102250	18607455
		3B3T	1550	1235	15938400	91600	16030000
		3B3T+ SER (TYPE -1) UNIT No. 2&3	1662	1325	17772236	98200	17870436
3	C3	3B3T+ SER (TYPE -1)	1662	1325	17086800	98200	17185000
		3B3T+ SER (TYPE -2)	1731	1387	18505205	102250	18607455
		3B3T	1550	1235	15938400	91600	16030000
6	B2 and B3	3B3T+ SER (TYPE -1) Unit No.-1, 2 & 3	1827	1440	20179270	111500	20290770
		3B3T+ SER (TYPE -1) Unit No.-1, 2 & 3	1846	1473	20360250	112500	20472750
		3B3T+ SER (TYPE -2) Unit No.- 4	1827	1440	22409270	111500	22520770
		3B3T+ SER (TYPE -2) Unit No.- 4	1846	1473	22610250	112500	22722750
		3B3T+ SER (TYPE -2) Unit No.- 4	1846	1473	22610250	112500	22722750

10.764 Sq.ft = 1 Sq.Mt.

^ Preferential Location Charges (Fixed)

Floor PLC (For All Towers)	
2nd to 4th Floor	1% of Unit Cost
5th to 12th Floor	2% of Unit Cost
Exclusive Floor in Tower: D1, D2, C1, C2 & C3 on 3rd, 6th, 9th & 12th Floor	4.5% of Unit Cost
Facing / View PLC	
Tower - D1	
For All Units	2% of Unit Cost
Tower - D2	
For Unit No. 1,6,7 & 8	4.5% of Unit Cost
For Unit No. 2,3,4 & 5	2% of Unit Cost

Facing / View PLC	
Tower - C1, C2 & C3	
Green or Club Facing for Unit No. 4	4.5% of Unit Cost
Green or Club Facing for Unit No. 2 & 3	7% of Unit Cost
Road Facing for Unit No. 6 & 7	3% of Unit Cost
View Plc for Unit No. 8	2% of Unit Cost
Tower B2 and B3	
View PLC for Unit No. 2 & 4	7% of Unit Cost
View PLC for Unit No. 1	4.5% of Unit Cost
Tower - E2 & E3	
Green or Club Facing for Unit No.1, 2, 3 & 8	7% of Unit Cost

Unit Cost is for the Carpet Area, exclusive Balcony and it includes External Development Charges, External Electrification Charges, Fire Fighting Equipment Charges, Club Membership, Power Back-up installation Cost.

Interest Free Maintenance Security (IFMS) is in addition to the Unit Cost.

^ Preferential Location Charges (PLC), if applicable shall be additional.

** The above Total Price includes Right to use of One Covered Car Parking.

Charges Payable Before Execution of Sale Deed.

a. Rs. 30,000/- for Sewer, Water and Electrification Connection Charges.

b. 1 Year Advance Maintenance Charges.

TERMS & CONDITION
Price prevailing as on the date of booking and acceptance by the company shall be final.
Price indicated above are subject to revision at the discretion of the company.

Mode of Payment:

i) Cheque/ DD payable at Lucknow in favour of "Rishita Developers Pvt. Ltd."

ii) RTGS as per below mentioned details:

Tower	Account Name	Bank	Account No.	IFSC	Branch
C2, C3 & D2	Rishita Developers Pvt. Ltd. Mulberry Heights Phase-3	HDFC Bank Ltd	50200048196533	HDFC0001112	Gomti Nagar, Lucknow
C1 & D1	Rishita Developers Pvt. Ltd. Mulberry Heights Phase-4	HDFC Bank Ltd	50200048532853	HDFC0001112	Gomti Nagar, Lucknow
E2 & E3	RDPL Coll. Acct. Mulberry Heights Ph-5 Tower E2 & E3	State Bank of India	42095730228	SBIN0004166	Commercial Branch, Lucknow
B2 & B3	Rishita Developers Pvt. Ltd. Mulberry Heights Phase-6	ICICI Bank Ltd	777705007504	ICIC0004698	Gomti Nagar, Lucknow

NOTE - GST will be factored as may be applicable. Stamp Duty, Other Taxes or Govt. Levy shall be charged extra as applicable.

Signature of Applicant(s)

PAYMENT PLAN

(w.e.f. - 01/08/2025)

S.No.	Particulars	Due Installment	
		2BHK	3BHK
1	Token Amount	Rs.6,00,000/-	Rs.10,00,000/-
2	Booking Amount (Within 15 Days of Token Amount)	10% of Unit Cost less Token Amount	
3	Within 30 Days of Booking	50% of Unit Cost + 50% PLC (if any)	
4	Within 60 Days of Booking or Completion of Top Floor Roof Slab (whichever is later)	30% of Unit Cost + 50% PLC (if any)	
5	On Offer of Possession	10% of Unit Cost + IFMS & Other Charges (if any)	

Note:

- 1 The Agreement to be executed by the Applicant (s) after booking and before the payment of the next Installment
- 2 The Installment Payable within 60 days of Booking will be due if the Top Floor Roof Slab is Constructed.

Signature of Applicant(s)



Scan the QR for RERA Details

RERA REGN. NO, PHASE-3 : UPRERAPRJ308470
Rera Website: www.up-rera.in/projects



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RERA REGN. NO, PHASE-5 : UPRERAPRJ626431
Rera Website: www.up-rera.in/projects



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RERA REGN. NO, PHASE-6 : UPRERAPRJ447396
Rera Website: www.up-rera.in/projects