

PRICE LIST W.E.F 1st MARCH 2026

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	11288000	66400	11354400
5	E2 & E3	2B2T	1040	833	10980900	66150	11047050
		2B2T (E3)	1049	841	11088800	66800	11155600
		2B2T + STORE	1089	874	12456000	69200	12525200
		3B3T	1508	1200	17037000	94650	17131650
4	C1&C2	3B3T	1550	1235	16577768	91600	16669368
		3B3T + SERVANT (TYPE 1) UNIT NO 1,4,5,6,7	1662	1325	18461600	98200	18559800
		3B3T + SERVANT (TYPE 1) UNIT NO 2 & 3	1662	1325	19050800	98200	19149000
		3B3T + SERVANT (TYPE 2) UNIT NO 8	1731	1387	20450000	102250	20552250
3	C3	3B3T	1550	1235	16577768	91600	16669368
		3B3T + SERVANT (TYPE 1) UNIT NO 1,4,5,6,7	1662	1325	18461600	98200	18559800
		3B3T + SERVANT (TYPE 1) UNIT NO 2 & 3	1662	1325	19050800	98200	19149000
		3B3T + SERVANT (TYPE 2) UNIT NO 8	1731	1387	20450000	102250	20552250

^ Preferential Location Charges (Fixed)

10.764 Sq.ft = 1 Sq.Mt.

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 (FLOORS 3,6,9,12)	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 - 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

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

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)

Signature of Applicant(s)

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



LAUNCH DATE: UPRERA REGISTRATION NO.
18th Sep 2020 Phase - 3 UPRERAPRJ308470
05th March 2021 Phase - 4 UPRERAPRJ192087
29th Sep 2022 Phase - 5 UPRERAPRJ626431

PAYMENT PLAN
(w.e.f. - 01/03/2026)

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)

Signature of Applicant(s)



Scan the QR for RERA Details.
Rera REGN NO. Phase-3 UPRERAPRJ308470
[Rera website :-www.up-rera.in/projects](http://www.up-rera.in/projects)



Scan the QR for RERA Details.
Rera REGN NO. Phase-4 UPRERAPRJ192087
[Rera website :-www.up-rera.in/projects](http://www.up-rera.in/projects)



Scan the QR for RERA Details.
Rera REGN NO. Phase-5 UPRERAPRJ626431
[Rera website :-www.up-rera.in/projects](http://www.up-rera.in/projects)