

www.up-rera.in RERA Regn. No. UPRERAPRJ6682 (Phase - 1)

PRICE LIST (w.e.f. 15/11/2024)

Tower - A1, A2, A3, A4 & B1, B2 & B3

CARPET AREA Sq. Ft.)	BUILTUP AREA (Sq. Ft.)	TYPE OF UNITS	UPTO 18TH FLOOR BSP*	ADDITIONAL CHARGES**	IFMS#	TOTAL PRICE***	19TH FLOOR & ABOVE BSP*	ADDITIONAL CHARGES**	IFMS#	TOTAL PRICE***
716.56	918.28	2BHK	₹82,46,000	₹8,81,250	₹54,250	₹91,81,500	₹75,95,000	₹8,81,250	₹54,250	₹85,30,500
717.21	905.90	2BHK	₹83,52,400	₹8,84,750	₹54,950	₹92,92,100	₹76,93,000	₹8,84,750	₹54,950	₹86,32,700
886.20	1144.86	3BHK	₹1,04,50,000	₹9,53,750	₹68,750	₹1,14,72,500	₹96,25,000	₹9,53,750	₹68,750	₹1,06,47,500
1052.72	1367.46	3BHK	₹1,22,43,600	₹10,52,750	₹80,550	₹1,33,76,900	₹1,12,77,000	₹10,52,750	₹80,550	₹1,24,10,300
1075.43	1375.96	3BHK+STORE	₹1,27,68,000	₹10,70,000	₹84,000	₹1,39,22,000	₹1,17,60,000	₹10,70,000	₹84,000	₹1,29,14,000
1151.96	1445.93	3BHK+SQ	₹1,34,14,000	₹10,91,250	₹88,250	₹1,45,93,500	₹1,23,55,000	₹10,91,250	₹88,250	₹1,35,34,500
1161.01	1445.93	3BHK+SQ	₹1,36,80,000	₹11,00,000	₹90,000	₹1,48,70,000	₹1,26,00,000	₹11,00,000	₹90,000	₹1,37,90,000
1185.44	1538.50	3BHK+SQ	₹1,37,56,000	₹11,02,500	₹90,500	₹1,49,49,000	₹1,26,70,000	₹11,02,500	₹90,500	₹1,38,63,000
1220.21	1533.98	3BHK +SQ+STORE	₹1,43,26,000	₹11,21,250	₹94,250	₹1,55,41,500	₹1,31,95,000	₹11,21,250	₹94,250	₹1,44,10,500

*1 Sq. Mtr. = 10.76 Sq. Ft.

* Basic Sale Price includes cost of Carpet Area, cost of exclusive balcony or Verandah area

*Additional Charges includes External Development Charges, External Electrification Charges, Fire Fighting Equipment Charges, Club Membership, Power Back-up installation Cost.

Interest Free Maintenance Security (IFMS) is part of above total Price.

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

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

TERMS & CONDITIONS :

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 :

1) Cheque / DD payable at Lucknow in Favour of " **Rishita Developers Pvt. Ltd.**"

2) RTGS as per below mentioned details :

Bank Name YES BANK
A/c Name Rishita Developers Pvt. Ltd. Rishita Manhattan Phase-1 RECE/AC
A/c No. 061166200000124
Branch Gomti Nagar, Lucknow
IFSC Code YESB0000001

Signature of Applicant(s) x

1st Floor	4% of BSP
2nd Floor	3% of BSP
3rd Floor	2% of BSP
4th Floor	1% of BSP

^ Preferential Location Charges as applicable

Green or Club Facing	
1st to 15th Floor	5% of BSP
16th Floor & above	2% of BSP

Note : GST, Stamp Duty, Other Taxes or Govt. Levy shall be charged extra as applicable.

rishita
Manhattan
2, 3 & 4 BHK APARTMENTS

(w.e.f. 15/11/2024)

TOWER - A1, A2, A3, A4 & B1, B2, B3

Construction Linked Plan - Tower A1, A2, A3, A4, B1, B2, B3

Sr. No.	Particulars	Due Installment
1	At the time of Booking	10% of BSP
2	Within 30 days of Booking	10% of BSP
3	On Completion of Super Structure	40% of BSP
4	On Start of Internal Plaster	15% of BSP
5	On Start of External Plaster	15% of BSP+50% of Additional Charges+50% of PLC(if any)
6	On Start of Flooring Work	5%+of BSP+50% of Additional Charges+50% of PLC(if any)
7	On Offer of Possession	5% of BSP+IFMS+ other charges (If any)

Note :

A – From the second installment (Sl. No. 2) all the installments whose milestone are completed will be made due together and will be payable.

B – An installment shall be due and payable if the milestone is achieved irrespective of its time schedule mentioned above.

C- The agreement of the unit booked is to be executed by the applicant(s) after booking and before payment of the next installment.

** - Taxes chargeable extra as per government norms.

Note: Demand of installment based on Construction shall be raised irrespective of above sequence.

Signature of Applicant(s)

x

www.up-rera.in RERA Regn. No. UPRERAPRJ6682 (Phase - 1)

PRICE LIST (w.e.f. 15/11/2024)

Tower - B4, B5 & B6

CARPET AREA Sq. Ft.)	BUILTUP AREA (Sq. Ft.)	TYPE OF UNITS	UPTO 18TH FLOOR BSP*	ADDITIONAL CHARGES**	IFMS#	TOTAL PRICE***	19TH FLOOR & ABOVE BSP*	ADDITIONAL CHARGES**	IFMS#	TOTAL PRICE***
1161	1445.93	3BHK +SQ TYPE1	₹1,36,80,000	₹11,00,000	₹90,000	₹1,48,70,000	₹1,26,00,000	₹11,00,000	₹90,000	₹1,37,90,000
1220	1533.98	3BHK +SQ+STORE	₹1,43,26,000	₹11,21,250	₹94,250	₹1,55,41,500	₹1,31,95,000	₹11,21,250	₹94,250	₹1,44,10,500

*1 Sq. Mtr. = 10.76 Sq. Ft.

* Basic Sale Price includes cost of Carpet Area, cost of exclusive balcony or Verandah area

*Additional Charges includes External Development Charges, External Electrification Charges, Fire Fighting Equipment Charges, Club Membership, Power Back-up installation Cost.

Interest Free Maintenance Security (IFMS) is part of above total Price.

^ Preferential Location Charges (PLC), if applicable, Shall be addtional.

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

TERMS & CONDITIONS :

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 :

1) Cheque / DD payable at Lucknow in Favour of " Rishita Developers Pvt. Ltd."

2) RTGS as per below mentioned details :

Bank Name YES BANK
A/c Name Rishita Developers Pvt. Ltd. Rishita Manhattan Phase-1 RECE/AC
A/c No. 061166200000124
Branch Gomti Nagar, Lucknow
IFSC Code YESB0000001

Signature of Applicant(s) x

^ Preferential Location Charges as applicable TOWER- B4, B5 & B6	1st Floor	4% of BSP
	2nd Floor	3% of BSP
	3rd Floor	2% of BSP
	4thFloor	1% of BSP
	Green or Club Facing	
	1st to 20th Floor	5% of BSP
21st Floor & above	2% of BSP	

Note : GST, Stamp Duty, Other Taxes or Govt. Levy shall be charged extra as applicable.

PAYMENT PLAN OF TOWER B4,B5& B6

(w.e.f. 15/11/2024)

Construction Linked Plan

Sr. No.	Particulars	Due Installment
1	At the time of Booking	10% of BSP
2	Within 30 days of Booking	10% of BSP
3	On Start of Block Work	30% of BSP
4	On Completion of Super Structure	10% of BSP
5	On Start of Internal Plaster	15% of BSP
6	On Start of External Plaster	15% of BSP+50% of Additional Charges+50% of PLC(if any)
7	On Start of Flooring Work	5%+of BSP+50% of Additional Charges+50% of PLC(if any)
8	On Offer of Possession	5% of BSP+IFMS+ other charges (If any)

Note :

A – From the second installment (Sl. No. 2) all the installments whose milestone are completed will be made due together and will be payable.

B – An installment shall be due and payable if the milestone is achieved irrespective of its time schedule mentioned above.

C- The agreement of the unit booked is to be executed by the applicant(s) after booking and before payment of the next installment.

** - Taxes chargeable extra as per government norms.

Note: Demand of installment based on Construction shall be raised irrespective of above sequence.

Signature of Applicant(s)

x

www.up-rera.in RERA Regn. No. UPRERAPRJ544612 (Phase - 2)

PRICE LIST (w.e.f. 15/11/2024)

Tower - C1

CARPET AREA Sq. Ft.)	BUILTUP AREA (Sq. Ft.)	TYPE OF UNIT	BSP*	ADDITIONAL CHARGES**	IFMS#	TOTAL PRICE***
1557	2048	4BHK +SQ TYPE1	₹1,77,92,600	₹13,16,500	₹1,25,300	₹1,92,34,400
1626	2243	4BHK +SQ TYPE2	₹1,94,89,500	₹13,86,250	₹1,37,250	₹2,10,13,000

*1 Sq. Mtr. = 10.76 Sq. Ft.

- * Basic Sale Price includes cost of Carpet Area, cost of exclusive balcony or Verandah area
- *Additional Charges includes External Development Charges, External Electrification Charges, Fire Fighting Equipment Charges, Club Membership, Power Back-up installation Cost.
- # Interest Free Maintenance Security (IFMS) is part of above total Price.
- ^ Preferential Location Charges (PLC), if applicable, Shall be additional.
- *** The above Total Price includes Right to use of One Covered Car Parking.

TERMS & CONDITIONS :

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 :

- 1) Cheque / DD payable at Lucknow in Favour of " Rishita Developers Pvt. Ltd."
- 2) RTGS as per below mentioned details :

Bank Name HDFC BANK
A/c Name Rishita Developers Pvt. Ltd. Rishita Manhattan Phase-2
A/c No. 50200048194082
Branch Gomti Nagar, Lucknow
IFSC Code HDFC00001112

^ Preferential Location Charges as applicable	
1st Floor	4% of BSP
2nd Floor	3% of BSP
3rd Floor	2% of BSP
4thFloor	1% of BSP
Green or Club Facing PLC 5% of BSP	

Signature of Applicant(s) x

Note : GST, Stamp Duty, Other Taxes or Govt. Levy shall be charged extra as applicable.

PAYMENT PLAN OF TOWER - C1

(w.e.f. 15/11/2024)

Construction Linked Plan

Sr. No.	Particulars	Due
1	At the time of Booking	10% of BSP
2	With in 30 days of Booking	20% of BSP
3	With in 60 days of Booking	20% of BSP
4	On Start of 10th Roof Slab	10% of BSP
5	On Start of 14th Roof Slab	10% of BSP
6	On Start of 17th Roof Slab	10% of BSP
7	On Start of 20th Roof Slab	10% of BSP + 50% of Additional Charges +50% of PLC (If Any)
8	On Start of Flooring Work	5% of BSP + 50% of Additional Charges +50% of PLC (If Any)
9	On offer of Possession	5% of BSP + IFMS

Note :

- A- From the second installment (Sl. No. 2) all the installments whose milestone are completed will be made due together and will be payable.
- B- An installment shall be due and payable if the milestone is achieved irrespective of its time schedule mentioned above.
- C- The agreement of the unit booked is to be executed by the applicant(s) after booking and before payment of the next installment.

** - Taxes chargeable extra as per government norms.

Note: Demand of installment based on construction shall be raised irrespective of above sequence.

Signature of Applicant(s)

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www.up-rera.in RERA Regn. No. UPRERAPRJ868210 (Phase - 3)

PRICE LIST (w.e.f. 15/11/2024)

Tower - C2

CARPET AREA Sq. Ft.)	BUILTUP AREA (Sq. Ft.)	TYPE OF UNIT	BSP*	ADDITIONAL CHARGES**	IFMS#	TOTAL PRICE***
1557	2048	4BHK +SQ TYPE1	₹1,65,39,600	₹13,16,500	₹1,25,300	₹1,79,81,400
1626	2243	4BHK +SQ TYPE2	₹1,81,17,000	₹13,86,250	₹1,37,250	₹1,96,40,500

*1 Sq. Mtr. = 10.76 Sq. Ft.

* Basic Sale Price includes cost of Carpet Area, cost of exclusive balcony or Verandah area

*Additional Charges includes External Development Charges, External Electrification Charges, Fire Fighting Equipment Charges, Club Membership, Power Back-up installation Cost.

Interest Free Maintenance Security (IFMS) is part of above total Price.

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

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

TERMS & CONDITIONS :

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 :

1) Cheque / DD payable at Lucknow in Favour of " **Rishita Developers Pvt. Ltd.**"

2) RTGS as per below mentioned details :

Bank Name	ICICI Bank Ltd.
A/c Name	Rishita Developers Pvt. Ltd. Rishita Manhattan Phase-3
A/c No.	777705003019
Branch	Gomti Nagar, Lucknow
IFSC Code	ICIC0000214

^ Preferential Location Charges as applicable	
Floor PLC	
6th to 15th Floor	2% of BSP
Green or Club Facing PLC 7.5% of BSP	

Signature of Applicant(s) x

Note : GST, Stamp Duty, Other Taxes or Govt. Levy shall be charged extra as applicable.

PAYMENT PLAN OF TOWER - C2

(w.e.f. 15/11/2024)

PAYMENT PLAN

Sr. No.	Particulars	Due
1	At the time of Booking	10% of BSP
2	Within 60 Days from Date of Booking	40% of BSP + 50% of Additional Charges +50% of PLC (If Any)
3	On Completion of 22nd Floor Roof Slab	40% of BSP + 50% of Additional Charges +50% of PLC (If Any)
4	On offer of Possession	10% of BSP + IFMS

Note :

- The agreement of the unit booked is to be executed by the applicant(s) after booking and before payment of the next installment.

** - Taxes chargeable extra as per government norms.

Note: Demand of installment based on construction shall be raised irrespective of above sequence.

Signature of Applicant(s)

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www.up-rera.in RERA Regn. No. UPRERAPRJ6682 (Phase - 1)

PRICE LIST (w.e.f. 15/11/2024)

Tower - C3 & C4

CARPET AREA Sq. Ft.)	BUILTUP AREA (Sq. Ft.)	TYPE OF UNITS	UPTO 18TH FLOOR BSP*	ADDITIONAL CHARGES**	IFMS#	TOTAL PRICE***	19TH FLOOR & ABOVE BSP*	ADDITIONAL CHARGES**	IFMS#	TOTAL PRICE***
1550.98	2007.92	4BHK +SQ TYPE1	₹1,86,96,000	₹13,05,000	₹1,23,000	₹2,01,24,000	₹1,72,20,000	₹13,05,000	₹1,23,000	₹1,86,48,000
1636	2173.9	4BHK +SQ TYPE2	₹2,01,40,000	₹13,62,500	₹1,32,500	₹2,16,35,000	₹1,85,50,000	₹13,62,500	₹1,32,500	₹2,00,45,000

*1 Sq. Mtr. = 10.76 Sq. Ft.

* Basic Sale Price includes cost of Carpet Area, cost of exclusive balcony or Verandah area.

*Additional Charges includes External Development Charges, External Electrification Charges, Fire Fighting Equipment Charges, Club Membership, Power Back-up installation Cost.

Interest Free Maintenance Security (IFMS) is part of above total Price.

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

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

TERMS & CONDITIONS :

Price prevailing as on the date of booking and acceptance by the company
Price indicated above are subject to revision at the discretion of the company.

Mode of Payment :

1) Cheque / DD payable at Lucknow in Favour of " Rishita Developers Pvt. Ltd."

2) RTGS as per below mentioned details :

Bank Name YES BANK
A/c Name Rishita Developers Pvt. Ltd. Rishita Manhattan Phase-1 RECE/AC
A/c No. 061166200000124
Branch Gomti Nagar, Lucknow
IFSC Code YESB0000001

Signature of Applicant(s) x

^ Preferential Location Charges as applicable	1st Floor	4% of BSP
	2nd Floor	3% of BSP
	3rd Floor	2% of BSP
	4thFloor	1% of BSP
Green or Club Facing		5% Of BSP

Note : GST, Stamp Duty, Other Taxes or Govt. Levy shall be charged extra as applicable.

PAYMENT PLAN OF TOWER C3 & C4

(w.e.f. 15/11/2024)

Construction Linked Plan

Sr. No.	Particulars	Due Installment
1	Booking amount	10% of BSP
2	Within 30 Days from the date of booking	20% of BSP
3	Within 60 Days from the date of booking	20% of BSP+25% of Additional Charges+25% of PLC (if any)
4	Within 90 Days from the date of booking	20% of BSP+25% of Additional Charges+25% of PLC (if any)
5	On start of Plumbing Work	10% of BSP+25% of Additional Charges+25% of PLC (if any)
6	On start of External Plaster	10% of BSP+25% of Additional Charges+25% of PLC (if any)
7	On start of Flooring	5% of BSP
8	On offer of Possession	5% of BSP+IFMS & other charges (If any)

Note :

A – From the second installment (Sl. No. 2) all the installments whose milestone are completed will be made due together and will be payable.

B – An installment shall be due and payable if the milestone is achieved irrespective of its time schedule mentioned above.

C- The agreement of the unit booked is to be executed by the applicant(s) after booking and before payment of the next installment.

** - Taxes chargeable extra as per government norms.

Note: Demand of installment based on Construction shall be raised irrespective of above sequence.

Signature of Applicant(s)

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