

**PRICE LIST**  
(w.e.f. - 20/01/2025)

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
3	D2	2B2T	1051	803	10689072	66400	10755472
5	E2 and E3	2B2T	1040	833	10648827	66150	10714977
		2B2T + STORE	1089	874	11970216	69200	12039416
		3B3T	1508	1200	16372557	94650	16467207
4	C1	2B2T (Type -2)	1049	841	10753464	66800	10820264
		3B3T	1550	1235	15844968	91600	15936568
		3B3T+ SER (TYPE -1)	1662	1325	16986636	98200	17084836
3	C2 & C3	3B3T+ SER (TYPE -2)	1731	1387	18505205	102250	18607455
		3B3T	1550	1235	15844968	91600	15936568
		3B3T+ SER (TYPE -1)	1662	1325	16986636	98200	17084836
6	B2 and B3	3B3T+ SER (TYPE -2)	1731	1387	18505205	102250	18607455
		3B3T+ SER (TYPE -1)	1827	1440	20179270	111500	20290770
		3B3T+ SER (TYPE -2)	1846	1473	20360250	112500	20472750

10.764 Sq.ft = 1 Sq.Mt.

**^ Preferential Location Charges (Fixed)**

Floor PLC (For All Towers)		Facing / View PLC	
2nd to 4th Floor	1% of Unit Cost	Tower - C1, C2 & C3	
5th to 12th Floor	2% of Unit Cost	Green or Club Facing for Unit No. 4	4.5% of Unit Cost
Exclusive Floor in Tower: D1, D2, C1, C2 & C3 on 3rd, 6th, 9th & 12th Floor	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
<b>Facing / View PLC</b>		<b>Tower B2 and B3</b>	
<b>Tower - D1</b>		View PLC for Unit No. 2 & 4	7% of Unit Cost
For All Units	2% of Unit Cost	View PLC for Unit No. 1	4.5% of Unit Cost
<b>Tower - D2</b>		<b>Tower - E2 and E3</b>	
For Unit No. 1,6,7 & 8	4.5% of Unit Cost	Green or Club Facing for Unit No.1, 2, 3 & 8	7% of Unit Cost
For Unit No. 2,3,4 & 5	2% 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.

An amount of Rs. 30,000/- will be payable prior to execution of Sale Deed towards Sewer, Water and Electrification Connection Charges Payable Before Execution of Sale Deed.

- Rs. 30,000/- for Sewer, Water and Electrification Connection Charges
- 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	HDFC Bank Ltd	50200053011774	HDFC0000594	Pranay Tower, 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)



UPRERA Registration No.  
Phase - 3 UPRERAPRJ308470  
Phase - 4 UPRERAPRJ192087  
Phase - 5 UPRERAPRJ626431  
Phase - 6 UPRERAPRJ447396  
www.up-rera.in

## PAYMENT PLAN

(w.e.f. - 20/01/2025)

### Phase -3, 4, 5 and 6

S.No.	Particulars	Due Installment
1	Booking Amount	10% of Unit Cost
2	Within 30 Days of Booking	50% of Unit Cost + 50% PLC (if any)
3	Within 60 Days of Booking or Completion of Top Floor Roof Slab (whichever is later)	30% of Unit Cost + 50% PLC (if any)
4	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)