

rishita
DEVELOPERS



A BIG CELEBRATION
CALLED LIFE

rishita
DEVELOPERS

RISHITA DEVELOPERS PVT LTD

Corporate Address

Coronation Anand Tower, 1st Floor,
116-117, Vibhuti Khand,
Gomtinagar, Faizabad Road,
Lucknow - 226 010

Site Address

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

Rera Registration No.

PHASE-I
UPRERAPRJ357829
www.up-rera.in

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

rishita
MULBERRY
HEIGHTS

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

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, 3 and 4 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.

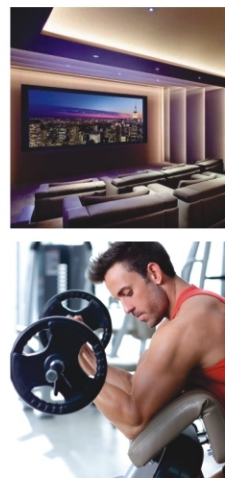


MAKING A BIG DIFFERENCE TO YOUR LIFESTYLE





RECREATION
THAT SETS YOU FREE



- MULTI-CUISINE RESTAURANT
- WELL-EQUIPPED GYM
- INDOOR THEATRE
- DOUBLE HEIGHT ENTRANCE LOBBY
- POOL & BILLIARDS
- AEROBIC & YOGA CENTER
- MULTI-PURPOSE HALL
- SPA & SALOON
- BAR
- INDOOR GAMES



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.



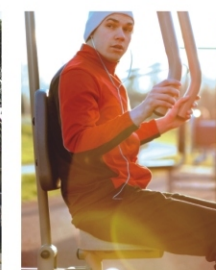
STAY ON YOUR FEET
FOR FITNESS



- JOGGING TRACK
- CYCLING TRACK
- TENNIS COURT
- CRICKET PITCH
- SKATING RINK
- M.U.G.A. PLAY COURT
- HALF BASKET BALL COURT
- KIDS' PLAY AREA
- AMPHITHEATRE
- MEDITATION
- CHESS COURT
- OUTDOOR GYM

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.



- LARGE CENTRAL LAWN
- BEAUTIFUL WATER FEATURES
- PRETTY WALKWAYS
- VARIETY OF PLANTATION
- DECORATIVE LIGHTING
- AMPLE SEATING



BEAUTIFUL FROM INSIDE



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.



- PLUSH BEDROOMS
- SPACIOUS AND AIRY ENVIRONS
- WELL-VENTILATED ROOMS
- MODERN KITCHEN
- LUXURIOUS BATHROOMS



SITE PLAN



- | | |
|-------------------------------|--|
| 1. ENTRY/EXIT | 15. SKATING RINK |
| 2. DRIVEWAY (6M WIDE) | 16. LAWN TENNIS |
| 3. DROP OFF | 17. CRICKET PITCH |
| 4. MOUNDS | 18. OUTDOOR GYM |
| 5. ENTRANCE WATER BODY | 19. AMPHITHEATRE |
| 6. PATHWAY | 20. LAWN |
| 7. PARTY LAWN | 21. COURTYARDS WITH SEATING |
| 8. SWIMMING POOL AREA | 22. MEDITATION AND CHESS COURT |
| 9. SEATING NEAR INFINITY EDGE | 23. RAMP |
| 10. WATER BODY WITH BUBBLERS | 24. SCREENING AROUND FIRE STAIRCASE |
| 11. KIDS PLAY AREA | 25. LIGHT SHAFTS |
| 12. FOOD KIOSK | 26. GREEN SLOPE ROOF |
| 13. OUTDOOR SEATINGS | 27. SUNKEN COURTYARD TOWARDS SUPERMART IN BASEMENT |
| 14. M.U.G.A. PLAY COURT | |



LEGEND



FLOOR PLAN

2BHK UNIT



E1 - 2B2T

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
807 sqft	116 sqft	1023 sqft	1282 sqft
74.98 sqmt	10.8 sqmt	95.02 sqmt	119.09 sqmt

3BHK UNIT



E1 - 3B3T

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
1195 sqft	208 sqft	1505 sqft	1886 sqft
111.01 sqmt	19.29 sqmt	139.81 sqmt	175.23 sqmt



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	Laminated Wooden Flooring
	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 Dedo
	Ceiling	Plastic Emulsion Paint
	Counter	Polished Granite Counter Top
Toilets	Flooring	Anti-Skid Tiles
	Walls	Vitrified Tiles
	Ceiling	Plastic Emulsion Paint
	Sanitary/ CP Fittings	Single Lever CP Fittings, Wash Basin, Wall Hung W.C. , Health Faucet of Premium Brand
Balconies/ Utility Area	Flooring	Anti-Skid Tiles
	Walls	Exterior Grade Weather Proof Paint
	Ceiling	Exterior Grade Weather Proof Paint
	Railing	MS Railing
Doors	Main Door	Teak Wood finish Modular Door with Magic Eye and Premium Quality 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
	Walls	Plastic Emulsion Paint/Granite 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

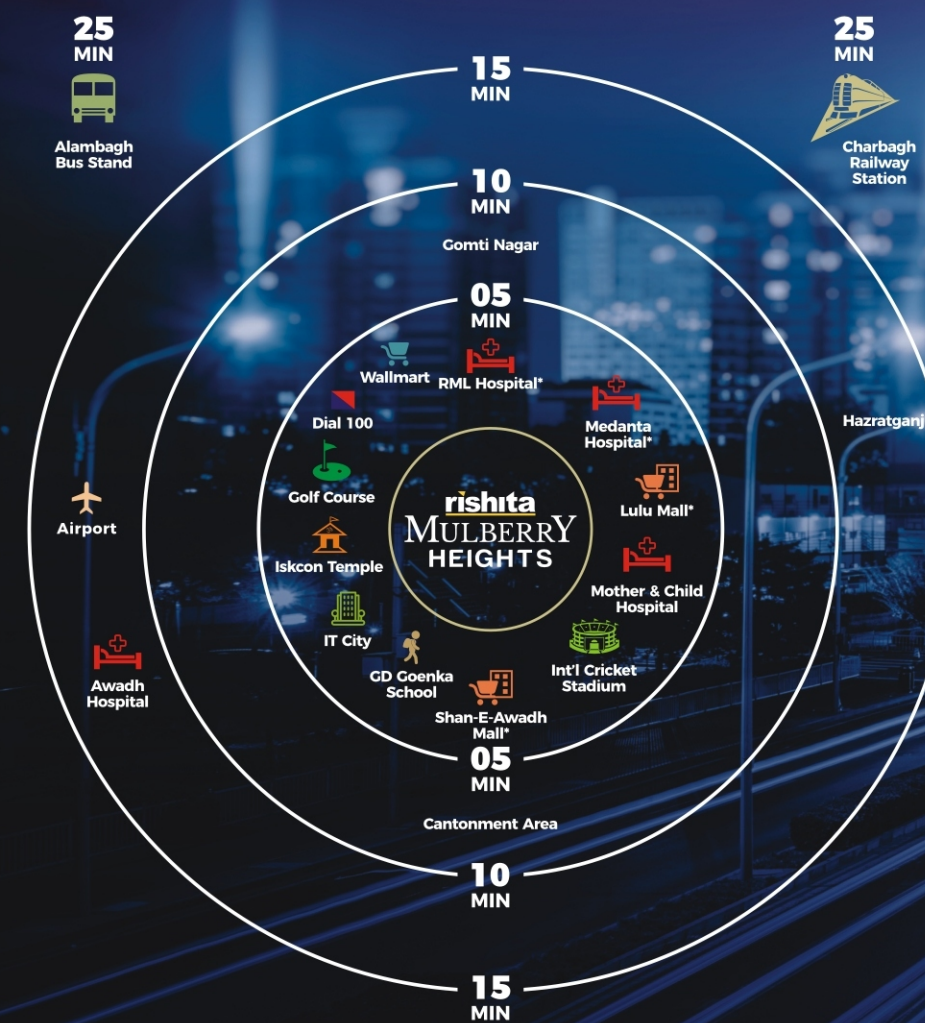


LOCATION

MAP



Map not to scale



MAJOR DISTANCES

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

*Construction in progress