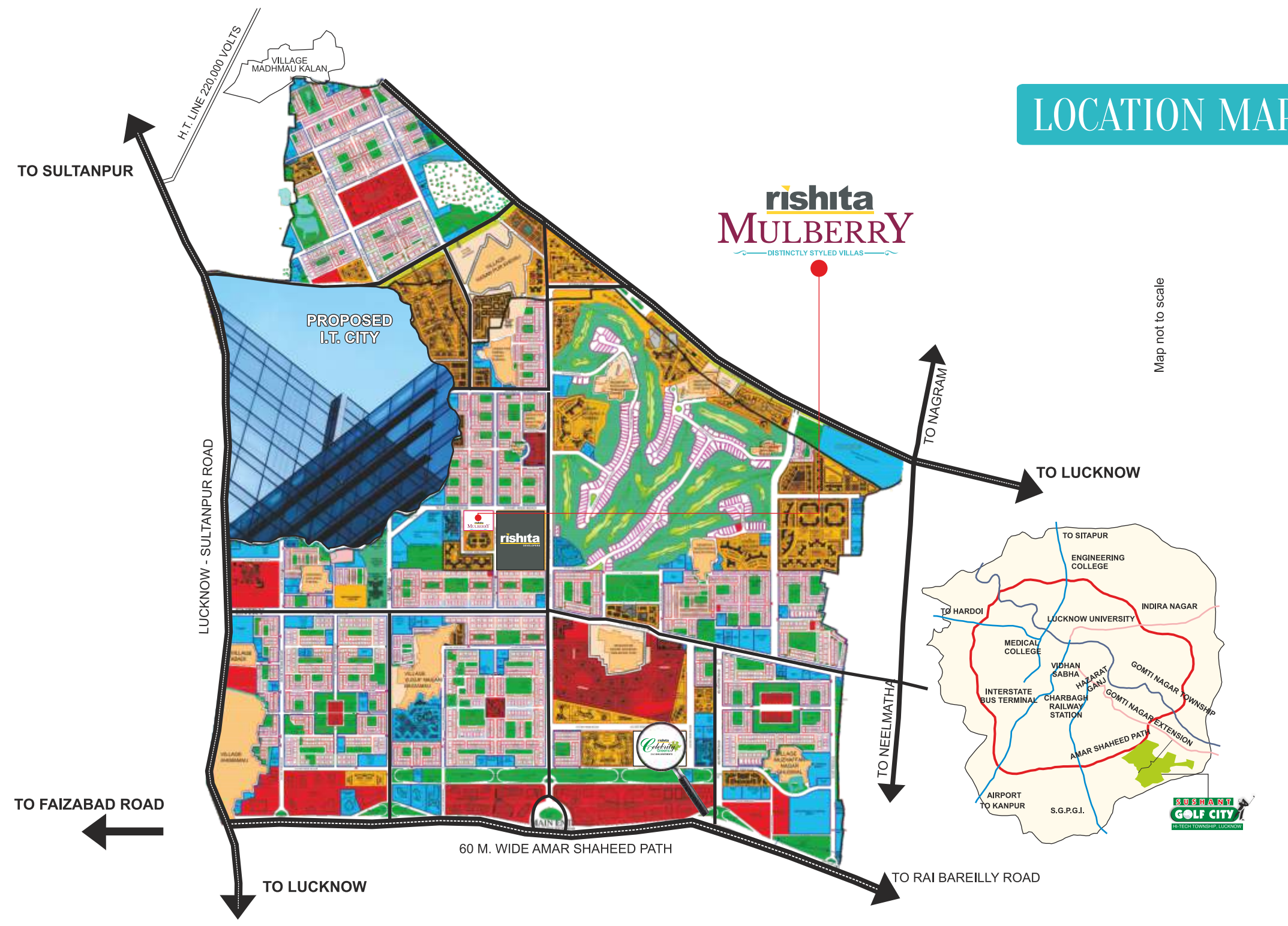


LOCATION MAP



BE
LUXURIOUSLY
DISTINCT

rishita
MULBERRY
— DISTINCTLY STYLED VILLAS —

RISHITA DEVELOPERS PRIVATE LIMITED
Coronation Anand tower, 1st floor, 116-117, Vibhuti Khand,
Gomtinagar, Faizabad Road, Lucknow - 226010,
Website: www.rishita.in
www.up-rera.in | RERA Registration Number: UPRERAPRJ3737

rishita
MULBERRY
— DISTINCTLY STYLED VILLAS —

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.



DREAM

It begins with your desire to experience the untouched.
It's when abundance is an everyday necessity.
It's in the satisfaction of owning what you deserve.

▶ AFFLUENCE IS A
STATE OF MIND



DESIRE

Wake up to a life that's less experienced.
Step-in your paradise of comfort.
Discover an exceptional world designed for you.

▶ LIVE THE ART
OF EXCLUSIVITY



ASPIRE

An open world of leisure welcomes you.
Where you indulge like nowhere else.
A world that's crafted just for you.

▶ **OWN
ABUNDANCE**



SENSE

Immaculately designed are your dreams here.
Intricately crafted are your pleasures here.
Impeccably plush are your preferences here.

▶ **EXPERIENCE
THE EXQUISITE
EVERY MOMENT**



OWN EVERY
LUXURY
YOU EVER
WANTED

*Actual Artistic impression

RESPIRE

As you unwind in your colourful, vibrant and peaceful landscape environment, life will take you through a floral ecstasy that's positive, full of zeal and delightful. Amidst this Zion of nature, you will discover how beautiful life can be. Just read a book, take a nap or stroll. You own the most expensive and rare luxury in the world: an opulent open and green space where you can breathe free.

► **BREATHE AMPLE IN
YOUR LANDSCAPE
ENVIRONMENT**



*Actual Artistic impression

LIVE

Mulberry Villas, as the name suggests, presents a unique concept lifestyle for the first time in Lucknow. Designed to perfect the balance of contemporary living with the traditional forms and details of Indian homes.

Standing a testimonies to thoughtful space combined with grandeur the villa at Rishita Mulberry are here to take luxury living to newer heights of class and elegance.

▶ WE ARE CHANGING
THE WAY LUXURY
IS EXPERIENCED
FOREVER

*Actual Artistic impression



Internal Amenities

- Private Lift
- Home Automation
- Modular Kitchen
- Independent Lawn

External Amenities

- Exclusive Gated Community
- Lush Green
- Unique Outdoor Gym
- Proximity to Golf Course

**EXCLUSIVE
INTERNAL &
EXTERNAL
AMENITIES**

*Actual Artistic Impression



Designer Villas

Welcome freshness every moment.
Breathe life. Let your space be refreshing.
Live the comforts that are essential.
Planning from top architect.

▶ **REFRESHINGLY
MODERN**

*Actual Artistic impression



Private Lift

Be majestic. Feel like a king.

As you walk down the grand Lift.

The lift takes you to your grand abode.

The classic private lift provides an experience of old world charm and exudes a feeling of welcome home.

▶ **WALK YOUR WAY
MAKE A STATEMENT**



Home Automation

Home Automation at Mulberry Villas enables automatic control of commonly used elements such as lighting, security, temperature, music and other home devices in a manner that is personalized to the needs of each family. Your home here is customized to be a smart home.

▶ **BEAUTY OF DESIGN
& INTELLIGENCE**



*Actual Artistic impression

*Drawing Dining

Italian Marble Flooring

Walk on a mirror that's handcrafted.
See your reflection, feel special, be yourself.
The glaze, the shine, the finish is a
statement of your sophistication.

▶ **THE RARE SHEEN
OF CLASS IN
CRAFTSMANSHIP**



Modular Kitchen

Your beautiful Kitchen will feature modular cabinet above and below the granite counter.

24x7 filtered water supply provision.

Abundant natural light and air circulation.

► **CONTEMPORARY
HOMES WITH
UNIQUE STYLE**



Master Bedroom

Lavishly crafted for your discerning taste.

Here's where you'll indulge in rest and relaxation that's ultimate.

Let your dreams unfold now, this is your private luxury.

► **WELCOME
TO THE
KING'S ABODE**

*Actual Artistic Impression



*Actual Artistic impression

Master Bath Retreat

Combination of designer tiles and marble flooring

Premium sanitary ware

Elegant fittings & diverter for hot and cold water mixing unit

Separate shower section with toughened glass partition

Exhaust fan

Electric light points along with premium light fixtures

► **DISCOVER
YOUR DREAM
BATHROOM**



*Actual Artistic impression

Exclusive Gated Community

You can be rest assured that no stone has been left unturned making sure that nothing ever disturb your peace.

Superior security system, coupled with 24 hour guard. Will assured that you will have never sleepless night.

CCTV Surveillance

Extremely high level security

► **ENSURING, YOUR SAFETY, SECURITY AND PEACE OF MIND**

SITE PLAN



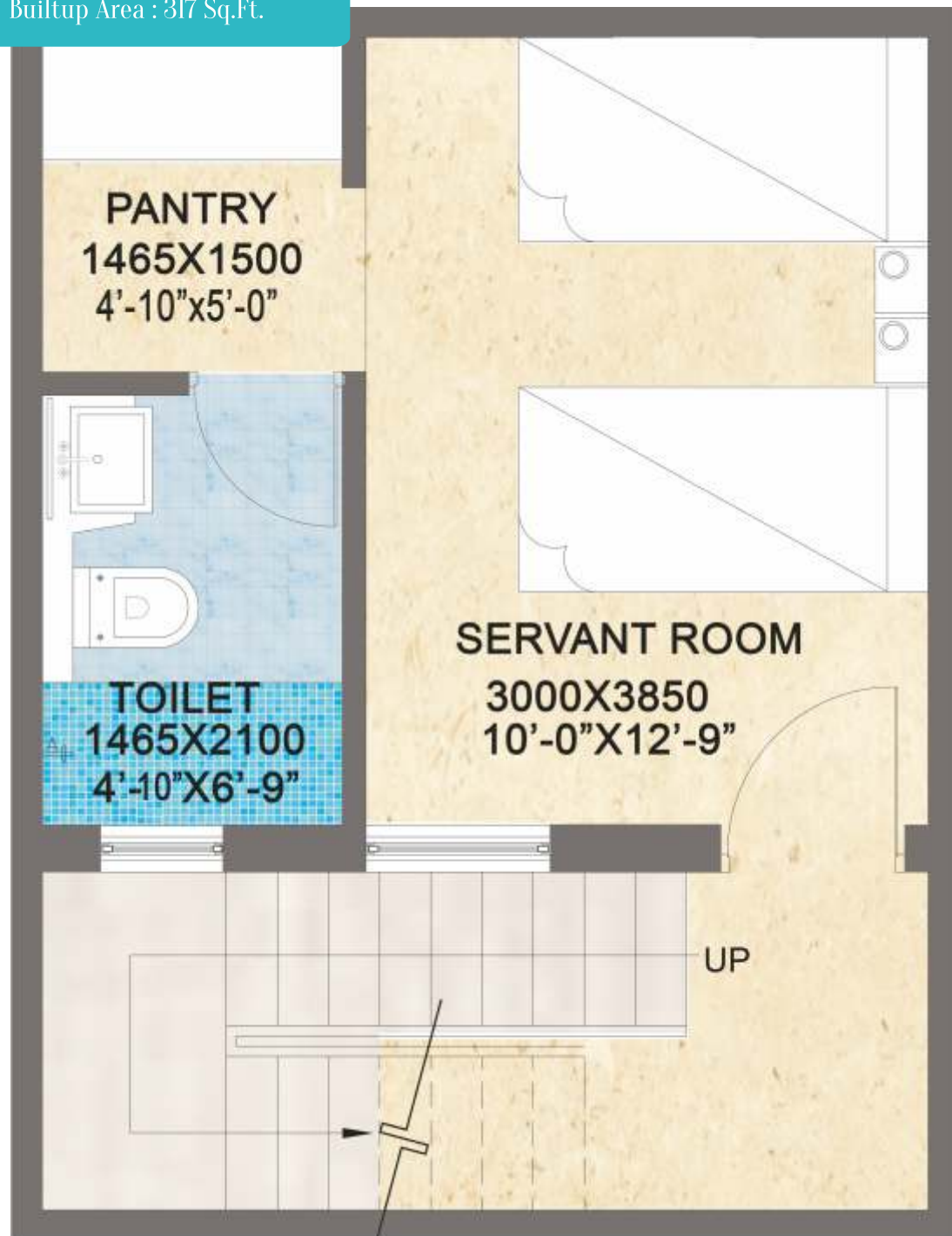
Salient Feature

- Eco friendly Landscape
- Wellness Zone
- Kids Play Area
- External Seating Plaza
- Paved Internal Roads
- Tree Lined Streets
- Vastu Compliant

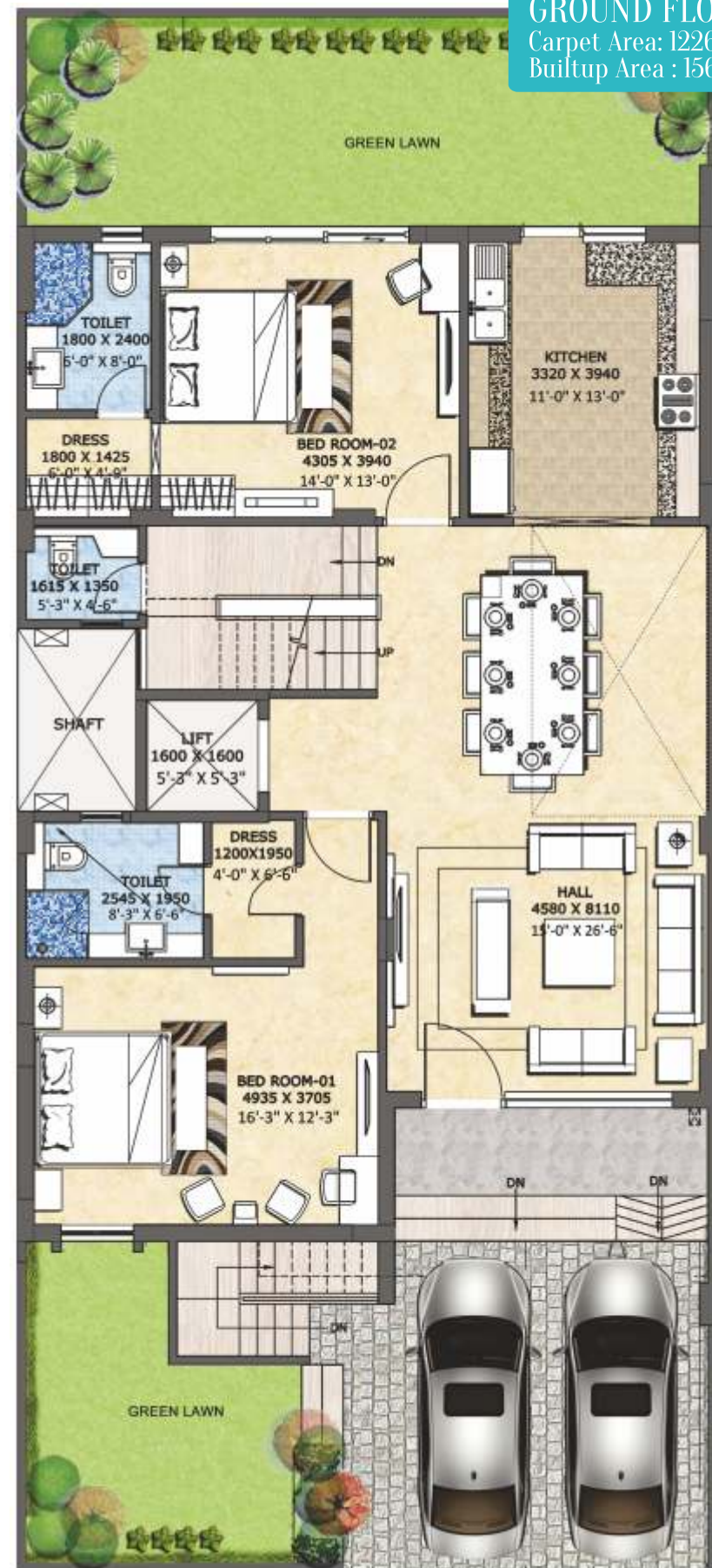
FABULOUS SITE
PLANNING &
DESIGN

FLOOR PLAN - VILLA TYPE - A

BASEMENT
 Carpet Area: 219 Sq.ft
 Builtup Area : 317 Sq.Ft.



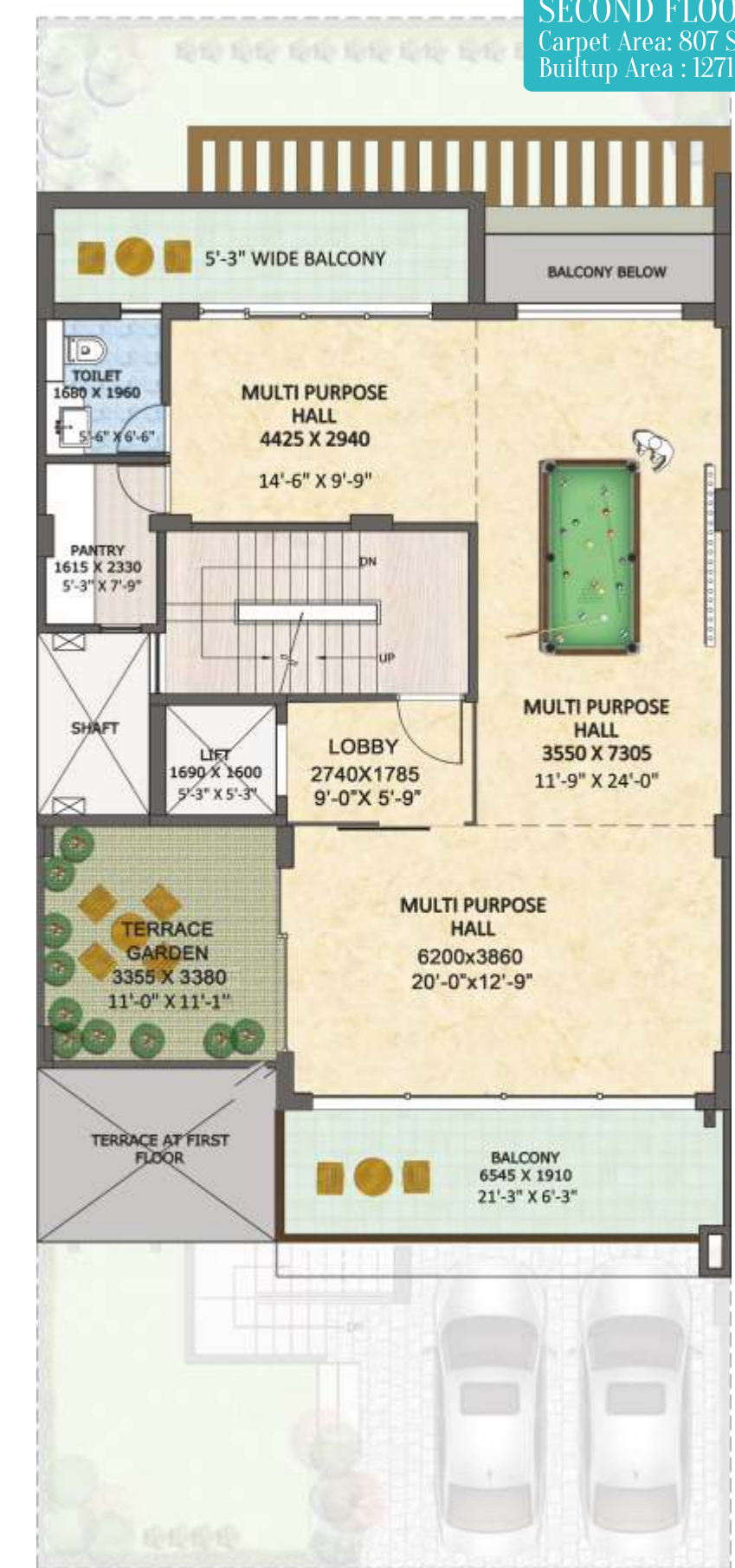
GROUND FLOOR
 Carpet Area: 1226 Sq.ft
 Builtup Area : 1565 Sq.Ft.



FIRST FLOOR
 Carpet Area: 929 Sq.ft
 Builtup Area : 1311 Sq.Ft.



SECOND FLOOR
 Carpet Area: 807 Sq.ft
 Builtup Area : 1271 Sq.Ft.



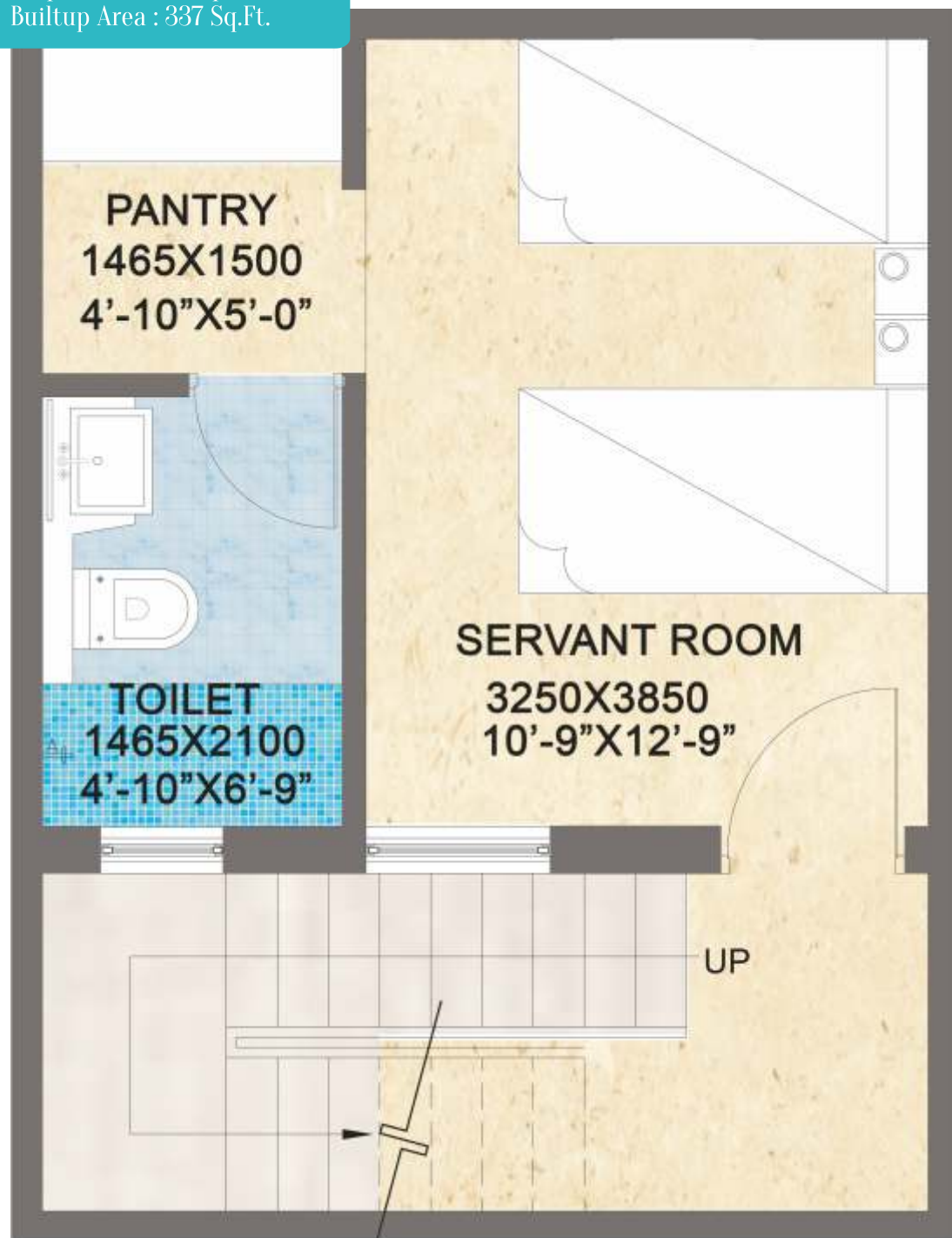
SUMMARY

| Villa No. | Plot Area (sq ft) | Carpet Area (sq ft) | Super Builtup Area (sqft) | Villa type |
|---------------------------|-------------------|---------------------|---------------------------|------------|
| Villa: 01-10, 40-49 | 2406 | 3228 | 4653 | A |
| Villa: 12-17,19-31, 33-38 | 2475 | 3228 | 4653 | |

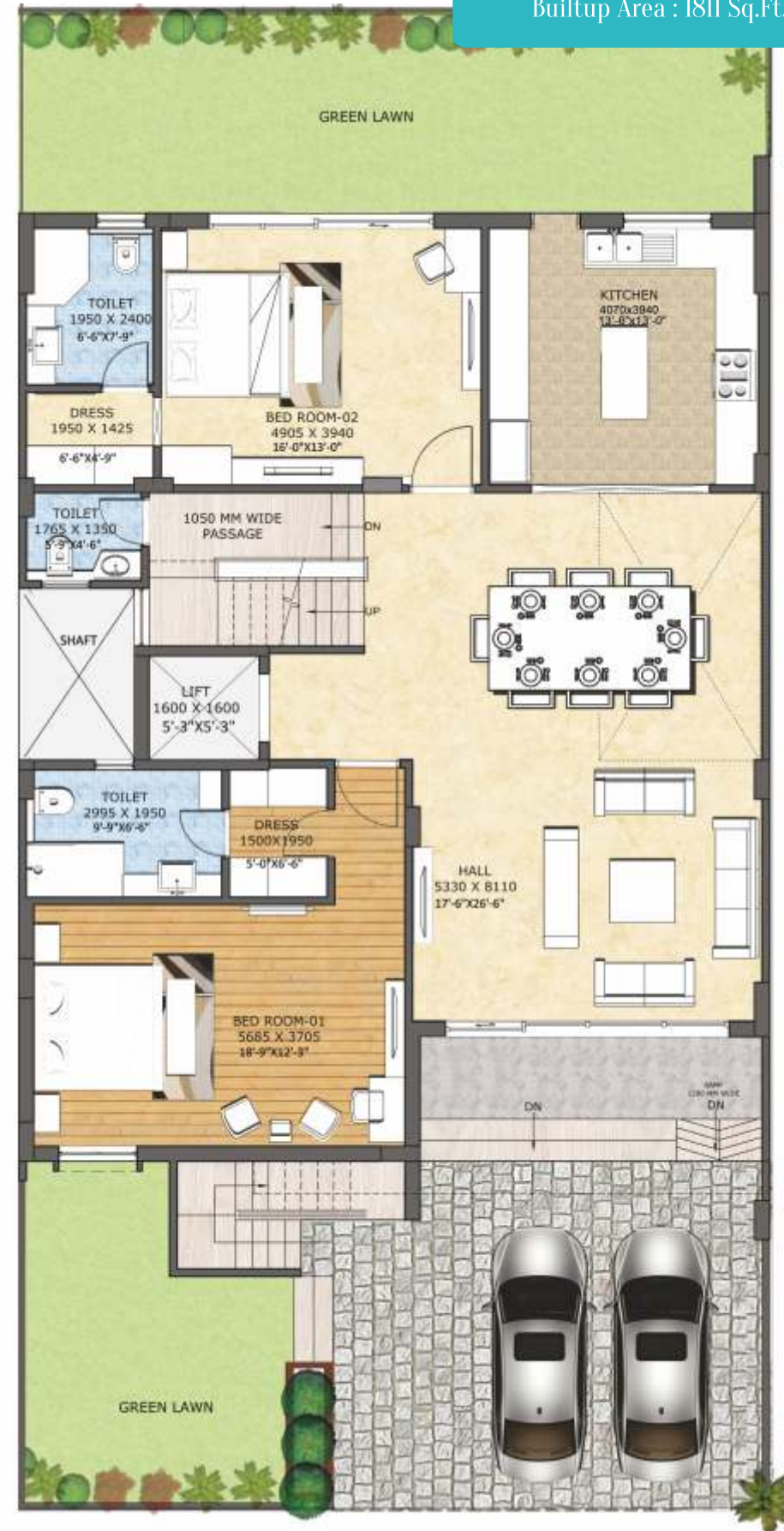
Terrace Area - 47 sq.ft. | Mumty + Store 189 Sq.Ft.
 Note: Terrace area free from saleable area.
 Super Builtup Area is same as Total Builtup Area.

FLOOR PLAN - VILLA TYPE - B

BASEMENT
 Carpet Area: 234 Sq.ft
 Builtup Area : 337 Sq.Ft.



GROUND FLOOR
 Carpet Area: 1430 Sq.ft
 Builtup Area : 1811 Sq.Ft.



FIRST FLOOR
 Carpet Area: 1101 Sq.ft
 Builtup Area : 1526 Sq.Ft.



SECOND FLOOR
 Carpet Area: 1015 Sq.ft
 Builtup Area : 1480 Sq.Ft.



SUMMARY

| Villa No. | Plot Area (sq ft) | Carpet Area (sq ft) | Super Builtup Area (sqft) | Villa type |
|-----------|-------------------|---------------------|---------------------------|------------|
| Villa: 11 | 3035 | 3828 | 5349 | B |
| Villa: 18 | 4017 | 3828 | 5349 | |
| Villa: 32 | 4017 | 3828 | 5349 | |
| Villa: 39 | 3035 | 3828 | 5349 | |

Terrace Area- 48 sq ft | Mumty + Store 195 Sq.Ft.
 Note: Terrace area free from saleable area.
 Super Builtup Area is same as Total Builtup Area.

SPECIFICATION

LIVING / DINNING / LOBBY

| | |
|---------|--|
| Floor | Italian Marble |
| Wall | Internal wall plastered and plastic Emulsion paint |
| Ceiling | Plastered and plastic Emulsion paint |

MASTER BEDROOM

| | |
|---------|--|
| Floor | Vitrified Tiles/Laminated Wooden Flooring |
| Wall | Internal wall plastered and plastic Emulsion paint |
| Ceiling | Plastered and plastic Emulsion paint |

OTHER BEDROOM

| | |
|---------|--|
| Floor | Vitrified Tiles |
| Wall | Internal wall plastered and plastic Emulsion paint |
| Ceiling | Plastered and plastic Emulsion paint |

KITCHEN

| | |
|-------------------|---|
| Floor | Vitrified Tiles |
| Wall | Internal wall plastered and plastic Emulsion paint |
| Ceiling | Plastered and plastic Emulsion paint |
| Fittings/Fixtures | Modular Kitchen with Chimney & Hob , Granite Counter, Stainless Steel Sink with Drain Board Hot & Cold water supply with Sink Mixer etc. / R.O. / Geysar |

BALCONIES

| | |
|---------|------------------------|
| Floor | Anti-Skid Tiles |
| Wall | Weather Proof Paint |
| Ceiling | Weather Proof Paint |
| Railing | 1200mm High MS Railing |

MASTER TOILET

| | |
|-------------------|--|
| Floor | Anti-Skid Tiles |
| Wall | Vitrified/Ceramic Tiles & Plastic Emulsion Paint |
| Ceiling | Plastic Emulsion Paint |
| Fittings/Fixtures | Polished Granite Counter for Wash Basin Glass Partition, Exhaust Fan, Towel Rail, Toilet Paper holder, Coat Hook, Soap Dish etc. Single lever CP fittings (Hot & Cold water supply), Wash basin, E.W.C., Health Faucet, Geysar |

OTHER TOILETS

| | |
|-------------------|--|
| Floor | Anti-Skid Tiles |
| Wall | Vitrified/Ceramic tiles & Plastic Emulsion Paint |
| Ceiling | Plastic Emulsion Paint |
| Fittings/Fixtures | Polished Granite Counter for Wash Basin Glass Partition, Exhaust Fan, Towel Rail, Toilet Paper holder, Coat Hook, Soap Dish etc. Single lever CP fittings (Hot & Cold water supply), Wash basin, E.W.C., Health Faucet, Geysar (Except servant toilet) |

DOORS & WINDOWS

| | |
|----------------|---|
| Main Door | Teak wood finish modular door with Magic Eye. |
| Internal Doors | Modular Designer Doors |
| Windows | UPVC/Powder coated aluminium windows with clear glass |

STAIRCASE

| | |
|----------|--|
| Flooring | Marble Steps |
| Walls | Plastic Emulsion Paint |
| Ceiling | Plastic Emulsion Paint |
| Handrail | Stainless steel railing with combination of designer glass |

VERTICAL TRANSPORT

State of the art 6 passenger elevators with fully stainless steel car and stainless steel door of premium brand OTIS / Equivalent.

ELECTRICAL

Fire retardant electrical wiring
Modular switches of Premium Brand

HOME AUTOMATION

Smart Phone controlled Lights, Other home appliances, Video Door Phone etc.

SPECIAL FEATURES

Gated Community With CCTV Surveillance
Lush Green Open Parks/Spaces
Vastu Compliant Master Planning from Top Architects



Winning through excellence. Creating many milestones.

Rishita Developers are the brains behind Rishita Mulberry Villas, which is all set to become the Landmark of Lucknow. Lucknow exudes graciously elegant charm, setting it apart from all other cities. Rishita distills this essence of Lucknow and crystallizes it in its projects of which Rishita Mulberry Villas is slated to become the best ever in terms of luxurious style, elegance and modernity.

Rishita Developers has created a unique brand image in Lucknow as a construction company known for its excellence and passion for perfection with a 360 degree perspective and tops down, bottoms up approach. Excellence towers over our thought process, meticulous down to the minutest detail in everything we conceive.

It is there over and above the horizon when we execute a project using the finest materials, processes and methods with no compromises. It is a part of our dealing with people at any level. It is part of our life. Rishita Developers wanted to carve out a unique niche and create a signature brand. It has succeeded with a perfectionist attitude to breaking new frontiers in luxurious elegance.

Excellence has earned us trust and a name for reliability. We jealously guard these as priceless accolades and strive to do even better in each forthcoming project. Rishita Mulberry Villas is one such flagship project of the company that will set new standards in lifestyles and become a landmark for all time.

Rishita Mulberry Villas embodies inspirations from Mulberry Villas towering skyline for its architectural design and lifestyle. The towering skyline was conceived to be grounded solidly on lush green landscaped acreage with all amenities and facilities one can expect. With our reputation for perfection and inspired creativity, we plan to make this project our pride and your joy.