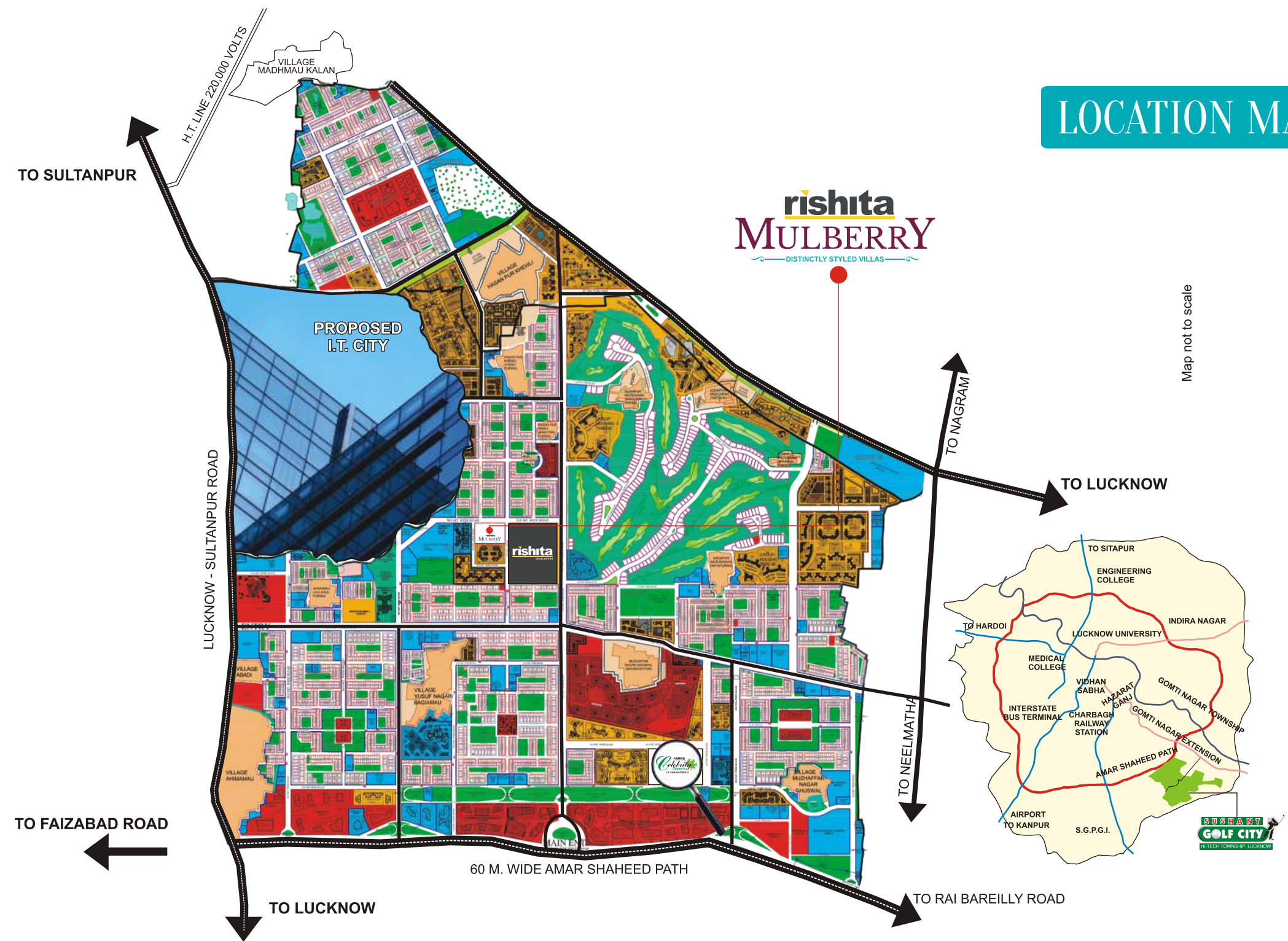


## LOCATION MAP



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,  
Tel.: +91 8081 333 444 E- mail: Sales@rishitadevelopers.com  
Website: www.rishita.in

**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**



## 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



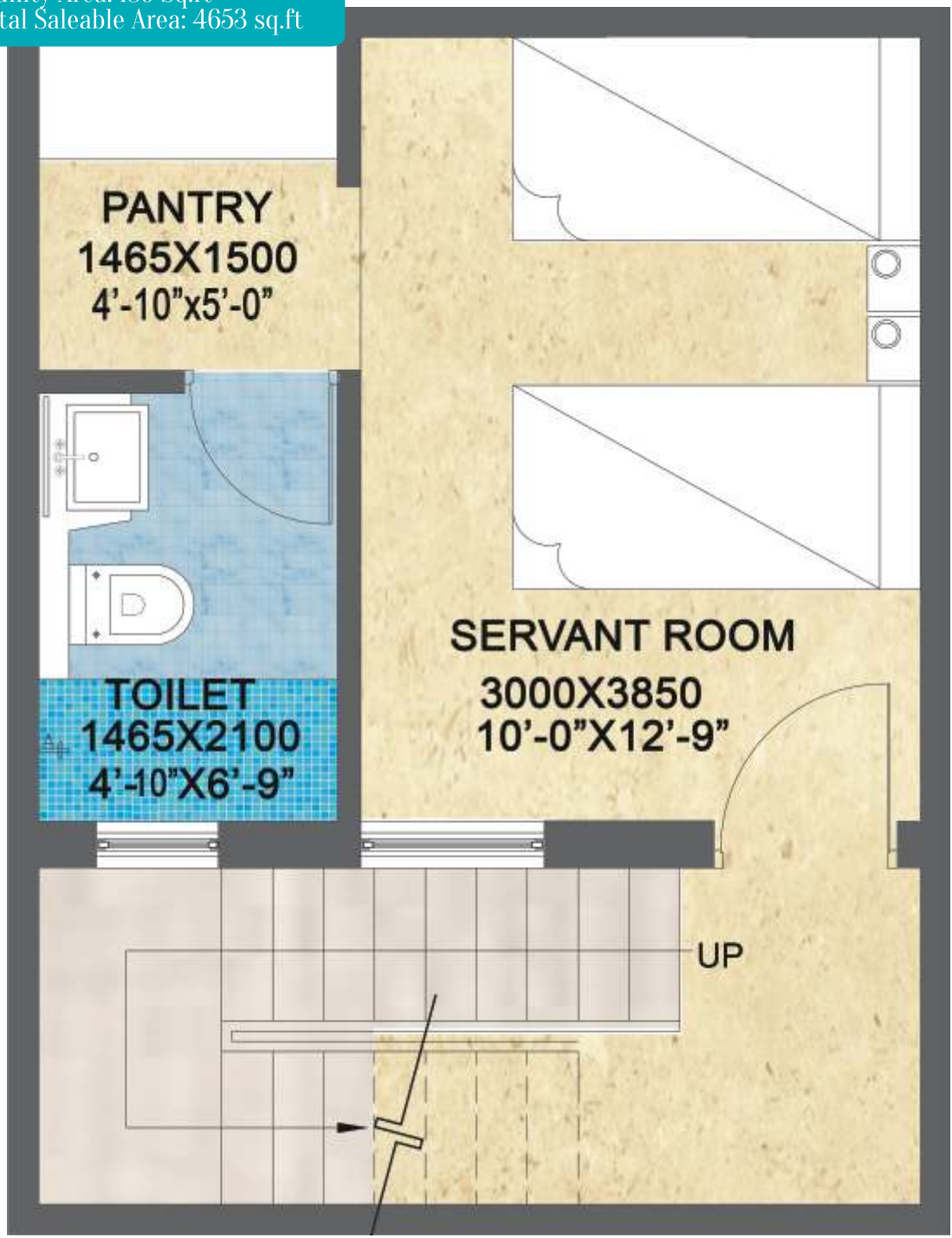
## Salient Feature

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

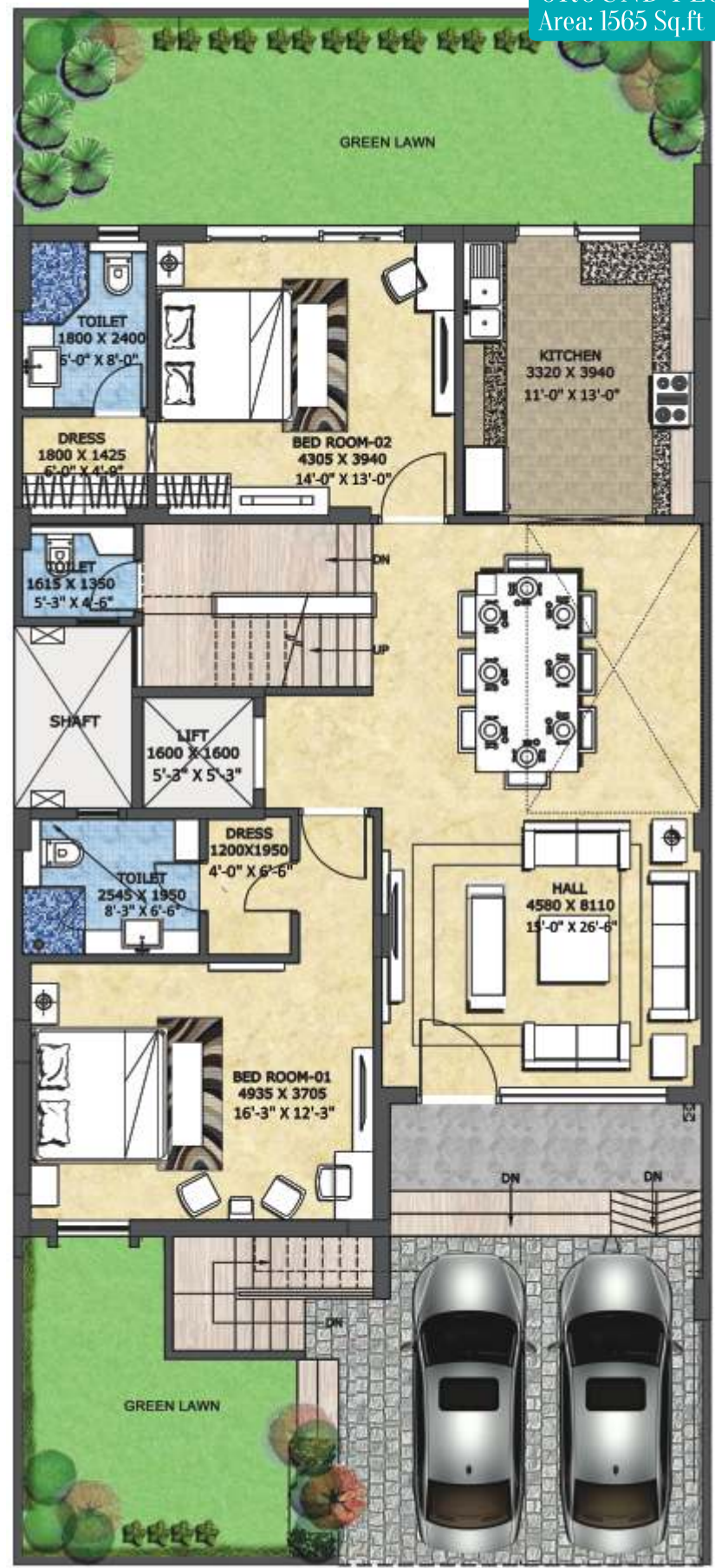
FABULOUS SITE  
PLANNING &  
DESIGN

# FLOOR PLAN - VILLA TYPE A

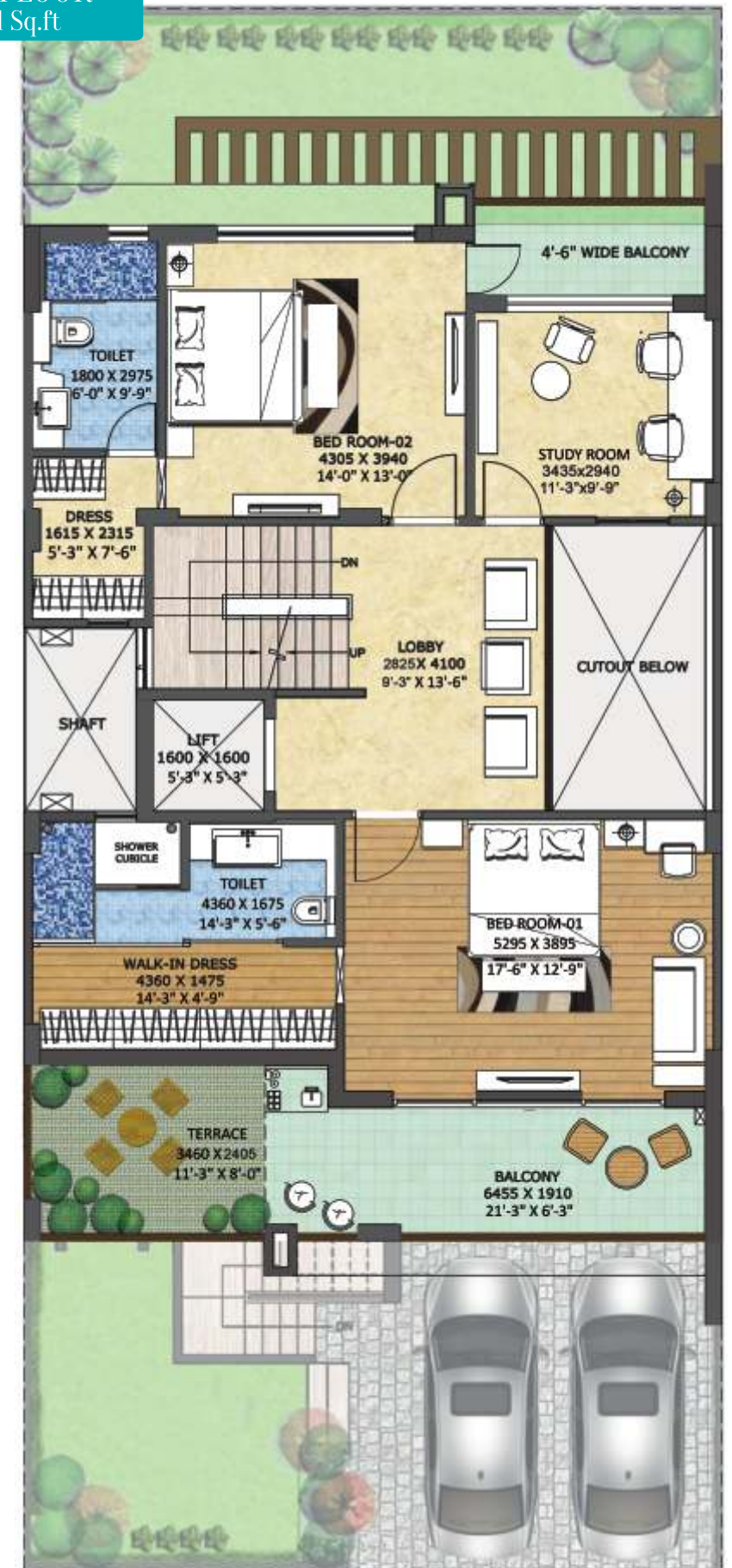
**BASEMENT PLAN**  
 Area: 317 Sq.ft  
 Mumty Area: 189 Sq.ft  
 Total Saleable Area: 4653 sq.ft



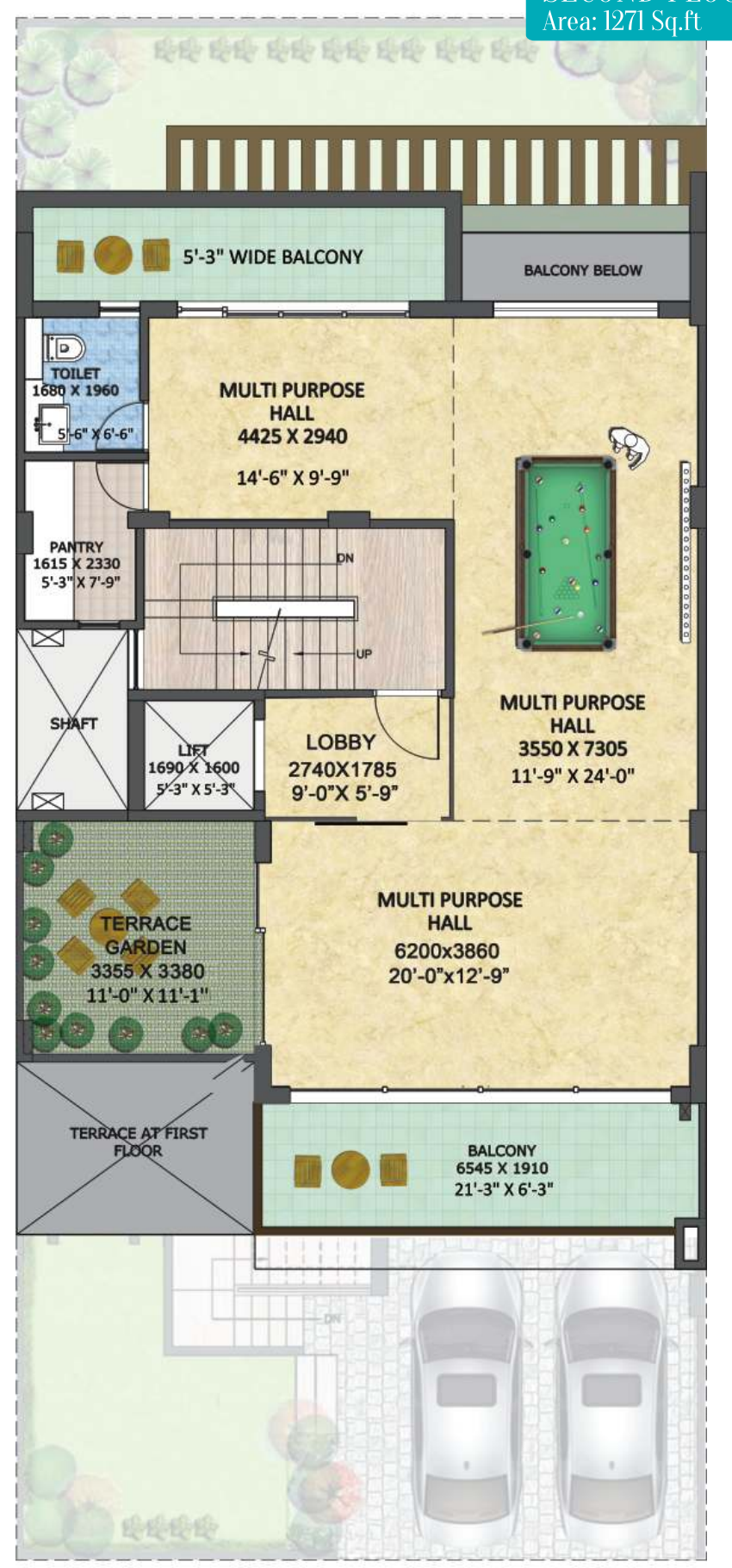
**GROUND FLOOR**  
 Area: 1565 Sq.ft



**FIRST FLOOR**  
 Area: 1311 Sq.ft



**SECOND FLOOR**  
 Area: 1271 Sq.ft



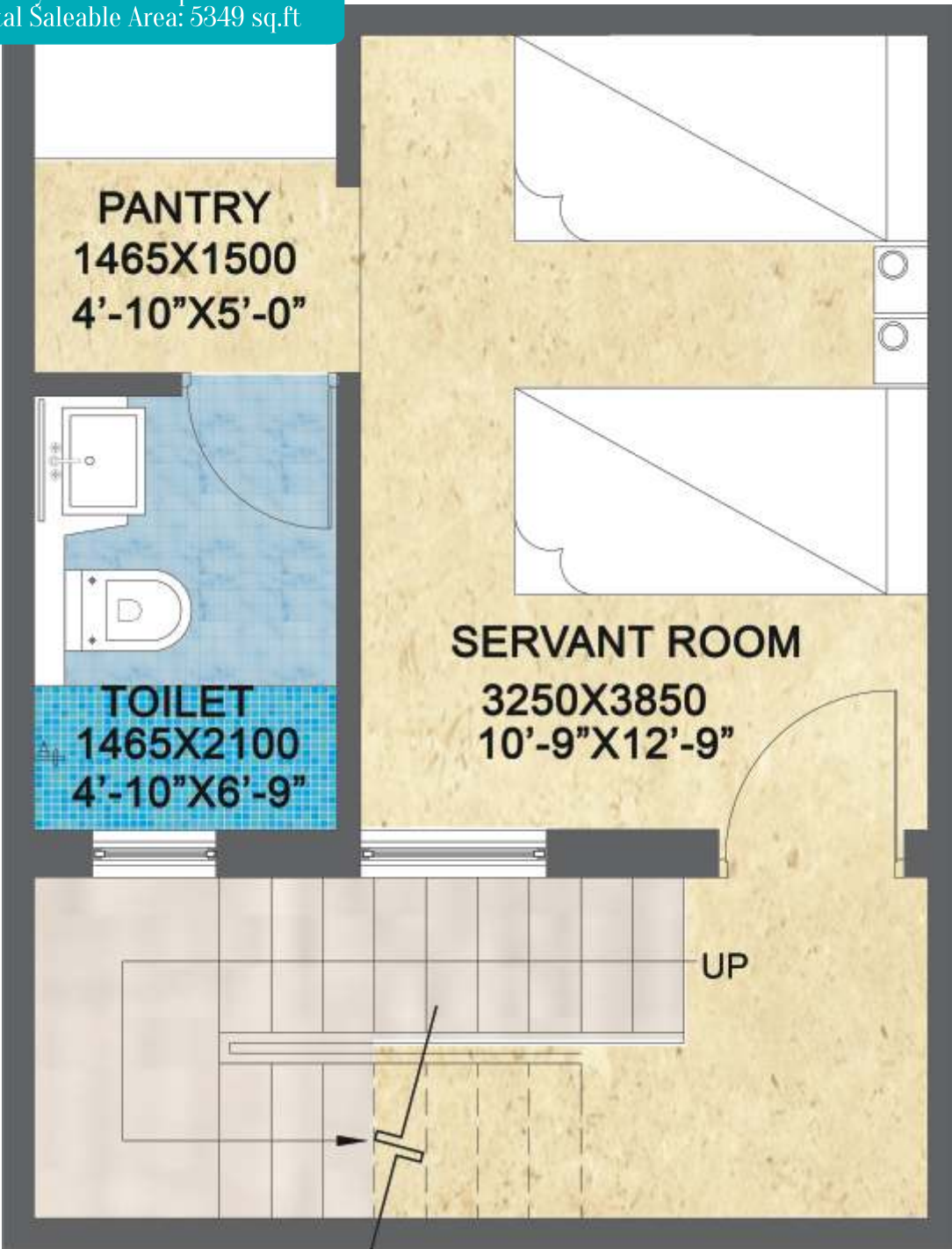
## SUMMARY

Villa No.	Plot Area (sq ft)	Saleable Area (sq ft)	Villa type
Villa: 01-10, 40-49	2406	4653	A
Villa: 12-17,19-31, 33-38	2475	4653	A

Terrace Area- 212 sq ft  
 Note: Terrace area free from saleable area.

# FLOOR PLAN - VILLA TYPE B

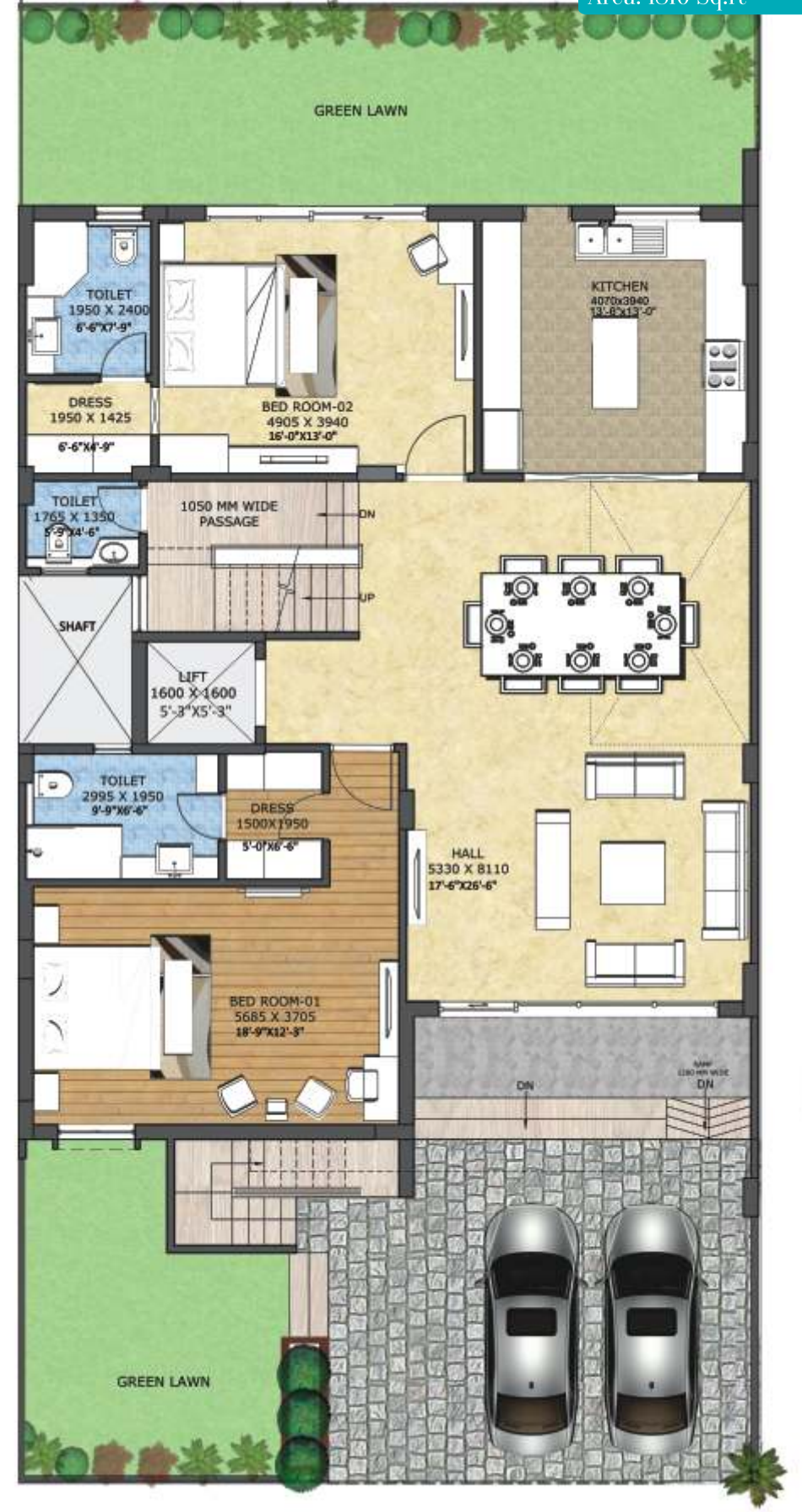
**BASEMENT**  
 Area: 337 Sq.ft  
 Mumty Area: 196 Sq.ft  
 Total Saleable Area: 5349 sq.ft



SUMMARY		
Villa No.	Plot Area (sq ft)	Saleable Area (sq ft)
Villa -11	3035	5349
Villa -18	4017	5349
Villa -32	4017	5349
Villa -39	3035	5349

Terrace Area- 224 sq ft  
 Note: Terrace area free from saleable area.

**GROUND FLOOR**  
 Area: 1810 Sq.ft



**FIRST FLOOR**  
 Area: 1526 Sq.ft



**SECOND FLOOR**  
 Area: 1480 Sq.ft



# 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. / Geysers

## 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, Geysers

## 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, Geysers (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.