

RERA REGN. NO. PHASE-1

UPRERAPRJ969270

Rera Website: www.up-rera.in/projects



BANK ACCOUNT DETAILS:PHASE1: A/C No. 42094154368
(STATE BANK OF INDIA | IFSC: SBIN0004166)

LAUNCH DATE: 6TH APRIL 2023



SERENITY

rishita

CONTACT US TO OWN
YOUR OWN BIT OF 'SERENITY'

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

+91 8081 333 444
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4BHK+SERVANT+STORE



16
YEARS

OF REDEFINING
LUCKNOW SKYLINE
SINCE 2008

Since 2008, Rishita Developers has been at the forefront of transforming Lucknow's landscape. With a commitment to quality and innovation, we have crafted iconic residential spaces that blend modernity with tradition.

Our 16-year journey is marked by excellence, trust, and a vision to create vibrant communities. Join us as we continue to shape the future of Lucknow!

FEATURED AMONG ONE OF THE MOST
‘HIGH PERFORMING HUMAN ASSETS’
IN FORBES MAGAZINE.

WE DON'T WANT TO BE
THE BIGGEST REAL ESTATE COMPANY
BUT WE INTEND TO BE THE BEST.

Driven by a skilled team and inspired by the dreams of millions,
Rishita Group offers innovative real estate solutions that blend
advanced technology, design, and customer satisfaction.

Our goal is to positively impact society by delivering high-quality,
transformative projects. With a strong commitment to growth and
innovation, we continue to develop signature real estate projects
that set industry standards.



SERENITY

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Step into luxury with our meticulously crafted flats, offering
expansive 4 BHK layouts. Enjoy breathtaking panoramic
views, cutting-edge design, and top-tier amenitiesIdeal for
those who desire an extraordinary, Serenity lifestyle.

4BHK+SERVANT+STORE



DOUBLE THE VIEW, DOUBLE THE
Luxury

experience seamless indoor and outdoor living



SERENITY

— **rishita**

STUNNING VIEWS TOWARDS
THE BEAUTIFUL *Golf Course*

ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



STEP INTO *Luxury* LIVE THE SERENITY

Rishita Serenity 4BHK + Servant apartments are specifically designed to offer a modern lifestyle. Every home has been thoughtfully crafted to allow access to natural light and ventilation.

The landscaped gardens and greenery surrounding the property will keep you connected to nature.

STEP
INSIDE
CALMING
Luxury

AN ABUNDANCE OF
NATURAL LIGHT
MAKES EVERY
HOME FEEL WARM
AND SPACIOUS.
FROM DAWN TILL
DUSK, YOUR HAVEN
WILL OFFER YOU
THE UTMOST
COMFORT AND
LUXURY.

From branded fixtures to various modern amenities, you will find it all in your humble abode. Golf Course being in the neighbourhood, will give you stunning views from your balcony. With such relaxation, you will never wish to be anywhere else than being at home.





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EMBRACE PANORAMIC
VIEWS FROM YOUR *stunning*
BALCONY

ARTISTIC IMPRESSION

A DELIGHTFUL & REFRESHING
Environment
SPOT FOR THE ENTIRE FAMILY



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



RESTART, REINVENT AT CLUB RISHITA

DISCOVER LUXURY
AND EXCLUSIVITY
AT CLUB RISHITA'S
CLUBHOUSE
THE PERFECT
SPACE TO RELAX,
SOCIALIZE,
AND UNWIND.

Experience a premium pedestal of convenience, affluence and indulgence at Club Rishita, Serenity's exclusive clubhouse. The club offers everything that aligns with new age professionals to bring them in tandem with the lifestyle they are accustomed to and their need to replenish that lifestyle.



CLUB RISHITA FEATURES

CONVENIENCE SHOPPING

BANQUET HALL

PARTY HALL

RESTAURANT WITH WELL EQUIPPED KITCHEN

FLOATING RESTAURANT

OUTDOOR SEATING AREA

CONFERENCE HALL

LIBRARY

CRECHE

INDOOR KIDS PLAY ZONE

LANDSCAPE TERRACE WITH SITOUT

SERVICED GUEST ROOMS (SUITES)

MINI THEATRE

GOLF & CRICKET SIMULATOR

SALON & SPA

INDOOR ALL WEATHER SWIMMING POOL

INDOOR BADMINTON COURT

SQUASH COURT

BILLIARDS ROOM



MINI THEATRE

The Mini Theater offers a cozy, stylish space with plush seating and top-tier audiovisual technology, making every movie night a premium experience. Perfect for private screenings or intimate gatherings.



INDOOR BADMINTON COURT

The badminton court offers a top-quality, vibrant space for both competitive matches and casual play, featuring a well-maintained surface, bright lighting, and ample seating. It's the perfect setting for players of all levels to enjoy the game in a dynamic, comfortable environment.





SQUASH COURT

The squash court is built for action, offering a high-energy space for fast-paced games and endless fun!

BILLIARD ROOM

The billiard room offers a stylish, relaxed setting with top-quality tables, perfect for a game of skill and fun with friends.



INDOOR SWIMMING POOL

The indoor swimming pool at Rishita Club offers a luxurious, year-round experience, perfect for both swimming laps and relaxing in a serene environment.



HI-TECH GYMNASIUM

The hi-tech gymnasium is equipped with state-of-the-art fitness equipment, offering a modern and motivating space for a full-body workout and achieving your fitness goals.

SPA & BEAUTY

The Spa & Beauty center at Rishita Club offers a rejuvenating experience with luxurious treatments, relaxing massages, and beauty services to help you unwind and feel your best.

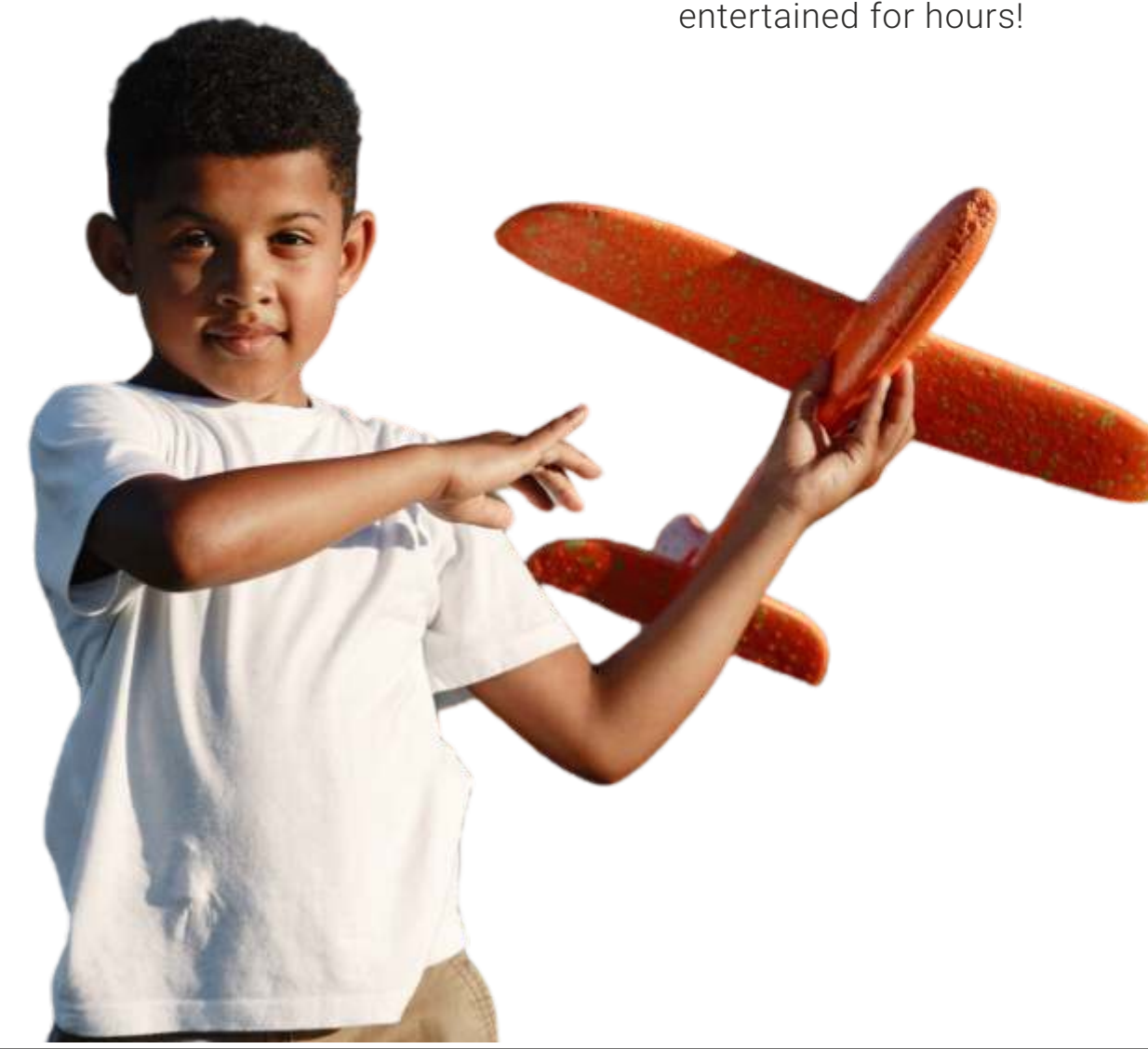
CRICKET & GOLF SIMULATOR

The Cricket & Golf Simulator offers a thrilling, realistic experience, letting you play your favorite sports anytime, rain or shine.



KIDS PLAY AREA

The kids' play area is a fun-filled, vibrant space with exciting, interactive activities designed to spark imagination and keep children entertained for hours!



ADVENTURE AWAITS
JUST OUTSIDE YOUR DOOR
Out Amenities





THE ULTIMATE *Serenity*

The luxurious Rishita Serenity apartments feature balcony decks attached to every bedroom, offering breathtaking views of lush greenery and expansive blue skies.

The expansive Central Greens create a serene and beautiful environment.



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PROJECT AMENITIES

LANDSCAPED ENTRANCES

HIGH END FINISHES FOR EXTERIOR

HUGE BALCONIES WITH GLASS RAILING

LARGE LANDSCAPED AREAS WITH PERIPHERAL CYCLING TRACK

AESTHETICALLY DESIGNED LUSH CENTRAL GREEN AREA

SWIMMING POOL

WATER BODY WITH BUBBLERS

PARTY LAWN

PLAZA WITH SEATING

FOOD KIOSK

M.U.G.A PLAY COURT

CENTRAL LAWN AREA

COURTYARDS WITH SEATINGS

AESTHETICALLY DONE AIR CONDITIONED DOUBLE HEIGHT ENTRANCE LOBBIES

INDOOR GAMES AREA

DOCTOR'S CLINIC

HIGH LEVEL SECURITY WITH CCTV SURVEILLANCE

BRANDED LIFTS WITH LATEST TECHNOLOGY

POWER BACK UP

VIDEO DOOR PHONE (VDP)

EV CHARGING POINTS



EV CHARGING POINT

The EV charging point at Rishita Club provides convenient and eco-friendly charging for electric vehicles, ensuring a seamless experience for members with electric cars.

SWIMMING POOL

The indoor swimming pool at Rishita Club offers a luxurious, year-round experience, perfect for both swimming laps and relaxing in a serene environment.

HALF BASKETBALL COURT

The basketball court offers an exciting, high-energy experience, perfect for fast-paced games and competitive play.



SKATING RINK

The skating rink offers a smooth, vibrant surface, perfect for roller skating and enjoying an active, fun-filled experience.



MEDITATION SPACE

The Meditation Space at Rishita Club offers a tranquil environment for relaxation and mindfulness.



AMPHITHEATER



The amphitheater is an open-air venue, perfect for performances and events, offering great acoustics and a vibrant atmosphere.

MULTI-USE GAMES AREA (MUGA) COURT

A Multi-Use Games Area (MUGA) is a versatile outdoor facility designed to accommodate a variety of sports and recreational activities. Typically enclosed with fencing, it can be used for multiple sports.

VIDEO DOOR PHONE

The video door phone provides enhanced security and convenience, allowing you to see and communicate with visitors before granting access.



OUTDOOR GYM

The outdoor gym features a variety of fitness equipment, providing a refreshing way to work out in the open air while enjoying nature.



JOGGING TRACK

The jogging track offers a smooth, scenic path, perfect for a refreshing run or walk amidst beautiful surroundings.



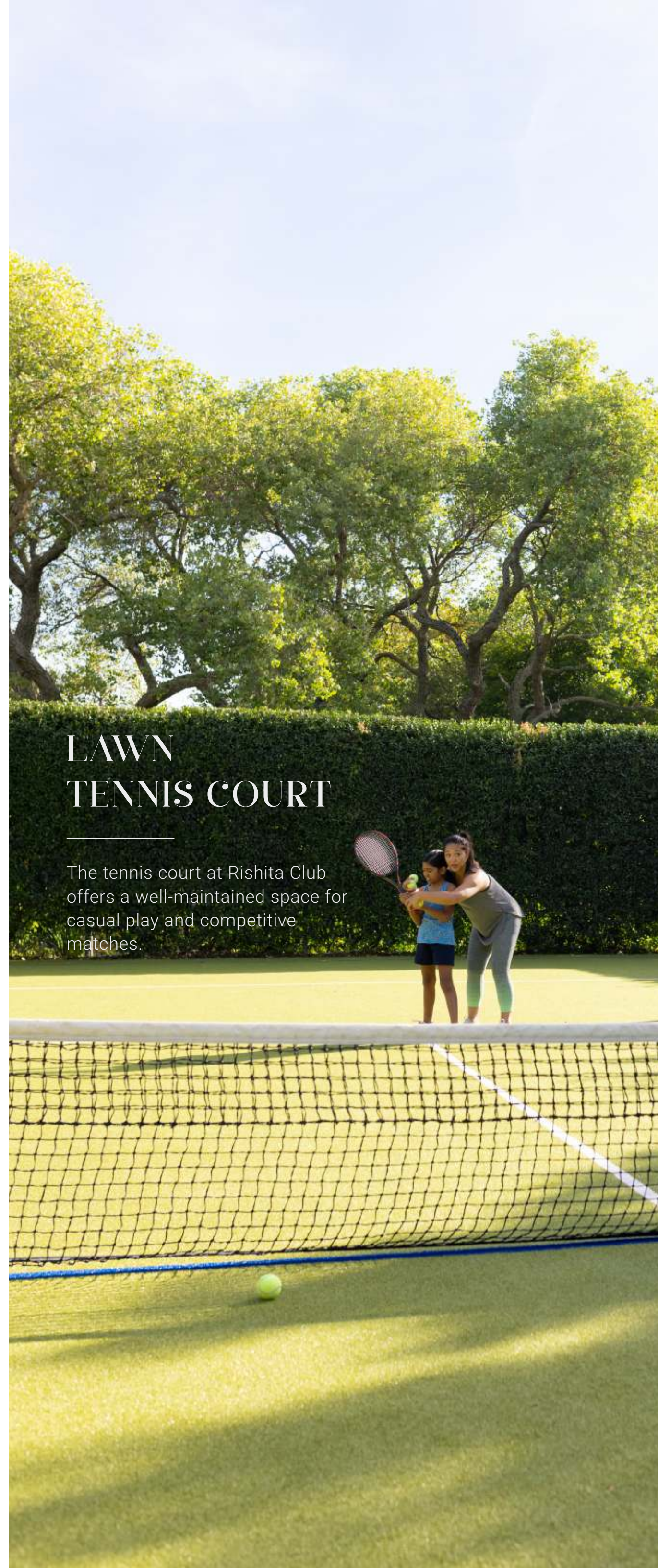
CYCLING TRACK

The cycling track offers a smooth, scenic route, perfect for an energizing ride.



LAWN TENNIS COURT

The tennis court at Rishita Club offers a well-maintained space for casual play and competitive matches.





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AN OASIS IN THE
CITY ADDING SPLENDOUR
TO THE *Skyline*

Inspired by the need for wellness living spaces, Serenity, literally translating to calmness, tranquility, composure, brings these very elements together to create elegant homes. The majestic towers stand as the epitome of aesthetics, creating a distinctive profile against the city skyline and beautiful sunsets.



ARTISTIC IMPRESSION



DESIGN FINESSE WRAPPED IN *Elegance*

Sleek, modern, slim lined and stylish are what define Serenity. Stunning modern architecture transforms into elegant spacious rooms. Imagine a space that breathes life into your being from the moment you enter the premises! The entire complex is spread out with verdant well-manicured lawns, calming sounds of water fountains, floral fragrance, and freshness in the air that fills the senses. Serenity is a rendition of that.



ARTISTIC IMPRESSION

MODERN *Style* COZY BEDROOM

The bedrooms at Serenity are generous in size, well ventilated with abundant sunlight streaming in throughout the day. Comfort and timeless elegance paired with spacious and airy environs, enhanced by luxurious flooring make the bedrooms havens of comfort.



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ARTISTIC IMPRESSION



MODERN *Kitchen*

Serenity homes are focussed on making urban living convenient, luxurious and inclusive. Modern kitchens are fitted keeping all these in mind, and incorporate minimal details, classy woodwork and finesse in design.



SERENITY
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DOUBLE HEIGHT ENTRANCE LOBBY

Serenity promises you a much needed respite from life's hullabaloo. Here's a retreat offering what you have missed from your fast paced lives- a beautiful connection of your home with your surroundings, your loved ones, comfort, security and a refreshed work-life balance.

SPECIFICATIONS

STRUCTURE DESIGN		Earthquake Resistant Monolithic RCC Framed Structure as Stipulated by Indian Standard
EXTERNAL FINISH		Weather Proof Paint/Texture Paint
LIVING/DINING/ FOYER		• Flooring: Vitrified Tiles • Wall Finishes: Plastic Emulsion Paint • Ceiling: Plastic Emulsion Paint
MASTER BEDROOMS		• Flooring: Vitrified Tiles • Wall Finishes: Plastic Emulsion Paint • Ceiling: Plastic Emulsion Paint
OTHER BEDROOMS		• Flooring: Vitrified Tiles • Wall Finishes: Plastic Emulsion Paint • Ceiling: Plastic Emulsion Paint
KITCHEN		• Flooring: Anti-Skid Tiles • Wall: Plastic Emulsion Paint/ 2 Feet High Dado • Ceiling: Plastic Emulsion Paint
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
- **Wall:** Exterior Grade Weather Proof Paint
- **Ceiling:** Interior Grade Weather Proof Paint
- **Railing:** Glass Railing With SS Fittings

DOORS



- **Main Door :** Modular Door with Digital Door Lock.
- **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 / Tiles
- **Walls:** Plastic Emulsion Paint/ Granite Lift Wall Cladding

STAIRCASE



- **Flooring:** Granite
- **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
Video Door Phone	Flat with a premium branded Video Door Phone (VDP) of high quality.



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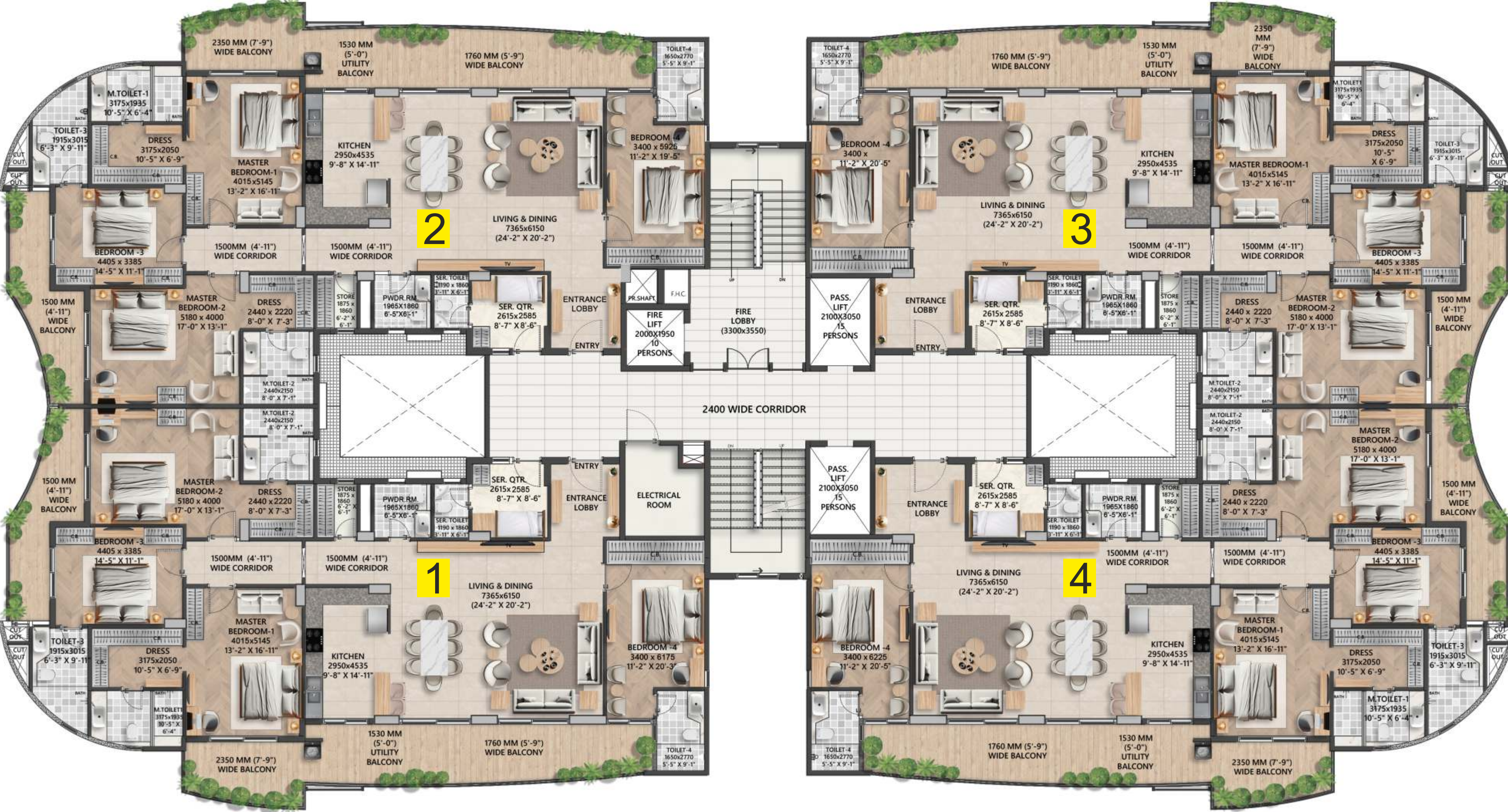
SITE PLAN

LEGEND

1. ENTRY/EXIT
(TOTAL 30M WIDE INCLUDING GUARD ROOM)
2. ENTRY/EXIT
3. DRIVEWAY (6M WIDE)
4. DROP OFF
5. MOUNDS
6. ENTRANCE WATER BODY
7. PATHWAY
8. PARTY LAWN
9. CYCLING TRACK
10. PLAZA WITH SEATING
11. SWIMMING POOL AREA + JACUZZI
12. SEATING NEAR INFINITY EDGE
13. WATER BODY WITH BUBBLERS
14. KIDS PLAY AREA
15. FOOD KIOSK
16. OUTDOOR SEATING
17. TENNIS COURT
18. SKATING RINK
19. M.U.G.A. COURT (CRICKET PITCH + FOOT BALL COURT)
20. HALF BASKET BALL COURT
21. PICKLE BALL COURT
22. OUTDOOR GYM
23. AMPHITHEATRE
24. LAWN
25. COURTYARDS WITH SEATING
26. MEDITATION & CHESS COURT
27. RAMP
28. SCREENING AROUND FIRE STAIRCASE
29. LIGHT SHAFTS
30. GREEN SLOPE ROOF
31. SUNKEN COURTYARD TOWARDS
SUPER MART IN BASEMENT

CLUSTER PLAN

TOWER A1 & A2



3BHK
TYPICAL FLOOR PLAN

3BHK + SQ
TOWER A1 & A2



GF & 1st Floor (Unit No.1)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	185	43	240
In sq. ft.	1991	463	2586

GF & 1st Floor (Unit No.4)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	187	43	242
In sq. ft.	2012	463	2608

4BHK
TYPICAL FLOOR PLAN

3BHK + SQ
TOWER A1 & A2



GF to 11th Floor (Unit No.2)
2nd to 11th Floor (Unit No.1)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	209	46	269
In sq. ft.	2254	493	2901

GF to 11th Floor (Unit No.3)
2nd to 11th Floor (Unit No.4)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	212	46	271
In sq. ft.	2284	493	2922

4BHK
12TH FLOOR PLAN



12th Floor (Unit No.1 & 2)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	209	53	277
In sq. ft.	2254	572	2978

12th Floor (Unit No.3 & 4)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	212	53	279
In sq. ft.	2284	572	3000

4BHK
13TH FLOOR PLAN



13th Floor (Unit No.1 & 2)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	209	47	271
In sq. ft.	2254	510	2915

13th Floor (Unit No.3 & 4)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	212	47	273
In sq. ft.	2284	510	2938

4BHK
14TH FLOOR PLAN



14th Floor (Unit No.1 & 2)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	209	43	266
In sq. ft.	2254	462	2868

14th Floor (Unit No.3 & 4)

UNIT	CARPET AREA	BALCONY AREA	BUILTUP AREA
In sq. mt.	212	43	268
In sq. ft.	2284	462	2890



Here's something, if your location speaks of your lifestyle, that's what makes all the difference
Serenity boasts of location advantages that take it several notches up as a project. To say the if you
choose Serenity, the world will be your oyster.



MAJOR DISTANCES

GOLF COURSE	02 MINS
ISKON TEMPLE	02 MINS
LULU MALL	05 MINS
BEST PRICE FLIPKART	05 MINS
CMS SCHOOL & LPS	05 MINS
GD GOENKA SCHOOL	05 MINS
KUNSKAPSSKOLAN	05 MINS
MEDANTA HOSPITAL	05 MINS
GD GOENKA SCHOOL	05 MINS
DIAL 112	05 MINS

MARKET	05 MINS
GOMTI NAGAR EXT.	05 MINS
PHOENIX PALASSIO	10 MINS
CRICKET STADIUM	10 MINS
MOTHER & CHILD CARE	10 MINS
RML HOSPITAL	10 MINS
IT CITY	10 MINS
AIRPORT	15 MINS
HAZRATGANJ	15 MINS
RAILWAY STATION	25 MINS



MAP NOT TO SCALE

Disclaimer: This contains artistic impressions and no warranty is extended, given or implied that the completed development will comply in any degree with such artist's impression as depicted. The landscape, water bodies, details of lobbies, features & facilities of the common club/ community centre/ any other area, furniture, accessories, paintings, items, electronic goods, fittings/ fixtures, decorative, false ceiling including finishing materials, specifications, shades, sizes etc. are shown as relevant information of the project/ offer, prior to making any purchase decisions. The sale is subject to terms of the application form and the agreement for sale All specifications of the unit shall be as per the final agreement between the parties involved in the purchase.

DELIVERING TRUST, FULFILLING PROMISES

Every project we deliver is built on trust, integrity, and a commitment to your happiness. We don't just complete tasks; we create lasting relationships and turn ideas into reality with dedication and care.

DELIVERED PROJECTS



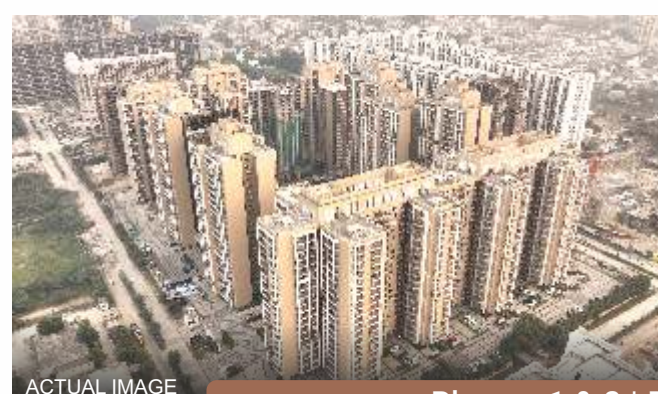
Sushant Golf City, Lucknow



Sector C Pocket-7
Sushant Golf City, Lucknow



Gomti Nagar Extension,
Sector 7, Lucknow



Phase - 1 & 2 | REGISTRY DONE 1000+



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

Phase - 1 & 2 | Phase - 3 (Only Tower C2) | Phase - 4

POSSESSION OFFERED 435



ONGOING PROJECTS

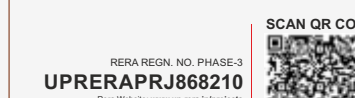
Rishita Developers is currently focused on three major projects: Rishita Manhattan, a premium residential complex offering modern amenities, Rishita Mulberry Heights, designed to provide a peaceful, green environment with thoughtfully crafted homes and Rishita Serenity, a high-end development offering a serene lifestyle with world-class facilities and meticulous design.



FEW UNITS LEFT



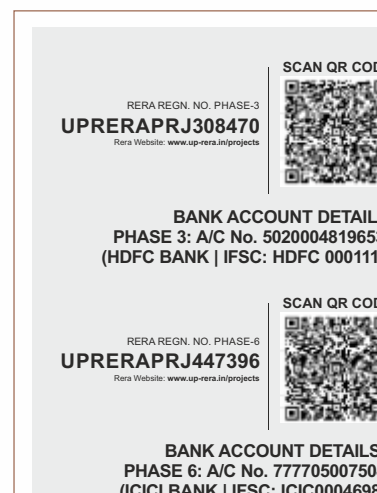
Gomti Nagar Extension,
Sector 7, Lucknow



RERA REGN. NO. PHASE-3
UPRERAPRJ68210
Rera Website: www.up-rera.in/projects

BANK ACCOUNT DETAILS:
PHASE6: A/C No. 50200053011774
(HDFC BANK | IFSC: HDFC 0000594)

PHASE - 3



RERA REGN. NO. PHASE-3
UPRERAPRJ308470
Rera Website: www.up-rera.in/projects

BANK ACCOUNT DETAILS:
PHASE 3: A/C No. 50200048196533
(HDFC BANK | IFSC: HDFC 0001112)

RERA REGN. NO. PHASE-6
UPRERAPRJ447396
Rera Website: www.up-rera.in/projects

BANK ACCOUNT DETAILS:
PHASE 6: A/C No. 777705007504
(ICICI BANK | IFSC: ICIC0004698)



2/3 BHK
PREMIUM RESIDENCES
Group Housing 1, Sector C,
Pocket-6, Sushant Golf City, Lucknow

PHASE - 5 & 6



CONSTRUCTION IN ADVANCE STAGE



SERENITY
4BHK+SERVANT+STORE

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



RERA REGN. NO. PHASE-1:
UPRERAPRJ969270
Rera Website: www.up-rera.in/projects

BANK ACCOUNT DETAILS:
A/C No. 42094154368
(STATE BANK OF INDIA
IFSC: SBIN0004166)
PHASE1: (TOWER A1 & A2)

PHASE - 1