

RERA REGN. NO. PHASE-1:  
**UPRERAPRJ969270**  
Rera Website: [www.up-rera.in/projects](http://www.up-rera.in/projects)



SERENITY  

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**rishita**

**4BHK+SERVANT+STORE**

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  
[sales@rishitadevelopers.com](mailto:sales@rishitadevelopers.com)  
[www.rishita.in](http://www.rishita.in)





# 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.

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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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**rishita**

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

**4BHK + SERVANT + STORE**



DOUBLE THE VIEW, DOUBLE THE  
*Luxury*

experience seamless indoor and outdoor living



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— **rishita**



STUNNING VIEWS TOWARDS  
THE BEAUTIFUL *Golf Course*



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



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## 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.





## INDOOR SWIMMING POOL

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

ARTISTIC IMPRESSION



## SQUASH COURT

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

## BILLIARD ROOM

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





## HI-TECH GYMNASIUM

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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

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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

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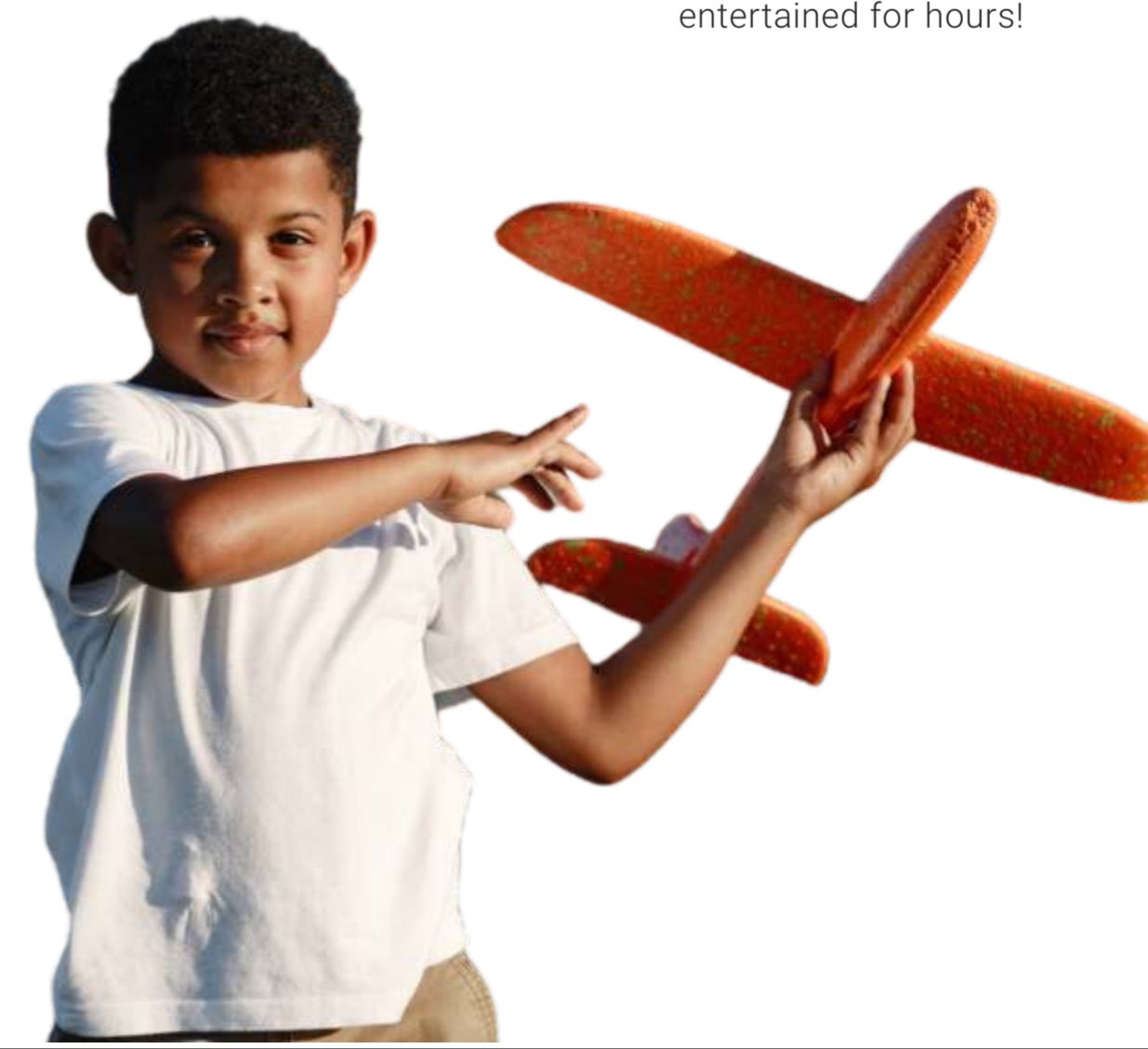
The Cricket & Golf Simulator offers a thrilling, realistic experience, letting you play your favorite sports anytime, rain or shine.



## KIDS PLAY AREA

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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*





ARTISTIC IMPRESSION



## 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.



## LAWN TENNIS COURT

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

## 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.





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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



SERENITY  
— **rishta**

## 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.










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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		<ul style="list-style-type: none"> <li>• <b>Flooring:</b> Vitrified Tiles</li> <li>• <b>Wall Finishes:</b> Plastic Emulsion Paint</li> <li>• <b>Ceiling:</b> Plastic Emulsion Paint</li> </ul>
MASTER BEDROOMS		<ul style="list-style-type: none"> <li>• <b>Flooring:</b> Vitrified Tiles</li> <li>• <b>Wall Finishes:</b> Plastic Emulsion Paint</li> <li>• <b>Ceiling:</b> Plastic Emulsion Paint</li> </ul>
OTHER BEDROOMS		<ul style="list-style-type: none"> <li>• <b>Flooring:</b> Vitrified Tiles</li> <li>• <b>Wall Finishes:</b> Plastic Emulsion Paint</li> <li>• <b>Ceiling:</b> Plastic Emulsion Paint</li> </ul>
KITCHEN		<ul style="list-style-type: none"> <li>• <b>Flooring:</b> Anti-Skid Tiles</li> <li>• <b>Wall:</b> Plastic Emulsion Paint/ 2 Feet High Dado</li> <li>• <b>Ceiling:</b> Plastic Emulsion Paint</li> </ul>
TOILETS		<ul style="list-style-type: none"> <li>• <b>Flooring:</b> Anti-Skid Tiles</li> <li>• <b>Walls:</b> Vitrified Tiles</li> <li>• <b>Ceiling:</b> Plastic Emulsion Paint</li> <li>• <b>Sanitary CP Fittings:</b> Single Lever CP Fittings, Wash Basin, Wall Hung W.C., Health Faucet of Premium Brand</li> </ul>

BALCONIES/ UTILITY AREA		<ul style="list-style-type: none"> <li>• <b>Flooring:</b> Anti-Skid Tiles</li> <li>• <b>Wall:</b> Exterior Grade Weather Proof Paint</li> <li>• <b>Ceiling:</b> Interior Grade Weather Proof Paint</li> <li>• <b>Railing:</b> Glass Railing With SS Fittings</li> </ul>
DOORS		<ul style="list-style-type: none"> <li>• <b>Main Door :</b> Modular Door with Digital Door Lock.</li> <li>• <b>Internal Doors:</b> Laminated Flush Doors with Premium Quality Hardwares</li> </ul>
WINDOWS		<ul style="list-style-type: none"> <li>• <b>External :</b> UPVC / Aluminium Windows</li> </ul>
LIFT LOBBY		<ul style="list-style-type: none"> <li>• <b>Lift:</b> High Speed Elevators of Premium Brand</li> <li>• <b>Flooring:</b> Granite Stone / Tiles</li> <li>• <b>Walls:</b> Plastic Emulsion Paint/ Granite Lift Wall Cladding</li> </ul>
STAIRCASE		<ul style="list-style-type: none"> <li>• <b>Flooring:</b> Granite</li> <li>• <b>Walls:</b> Plastic Emulsion Paint</li> <li>• <b>Ceiling:</b> Plastic Emulsion Paint</li> </ul>
ELECTRICAL		<ul style="list-style-type: none"> <li>• <b>Fixtures and Fittings:</b> Modular Switches of Premium Brand with FR Wires</li> </ul>
PLUMBING & SANITARY SYSTEM		<ul style="list-style-type: none"> <li>• CPVC &amp; UPVC Fittings for Water Supply (Hot &amp; Cold) &amp; Sanitary System</li> </ul>
FIRE FIGHTING		<ul style="list-style-type: none"> <li>• Fire Fighting Equipments as per NBC</li> </ul>

## 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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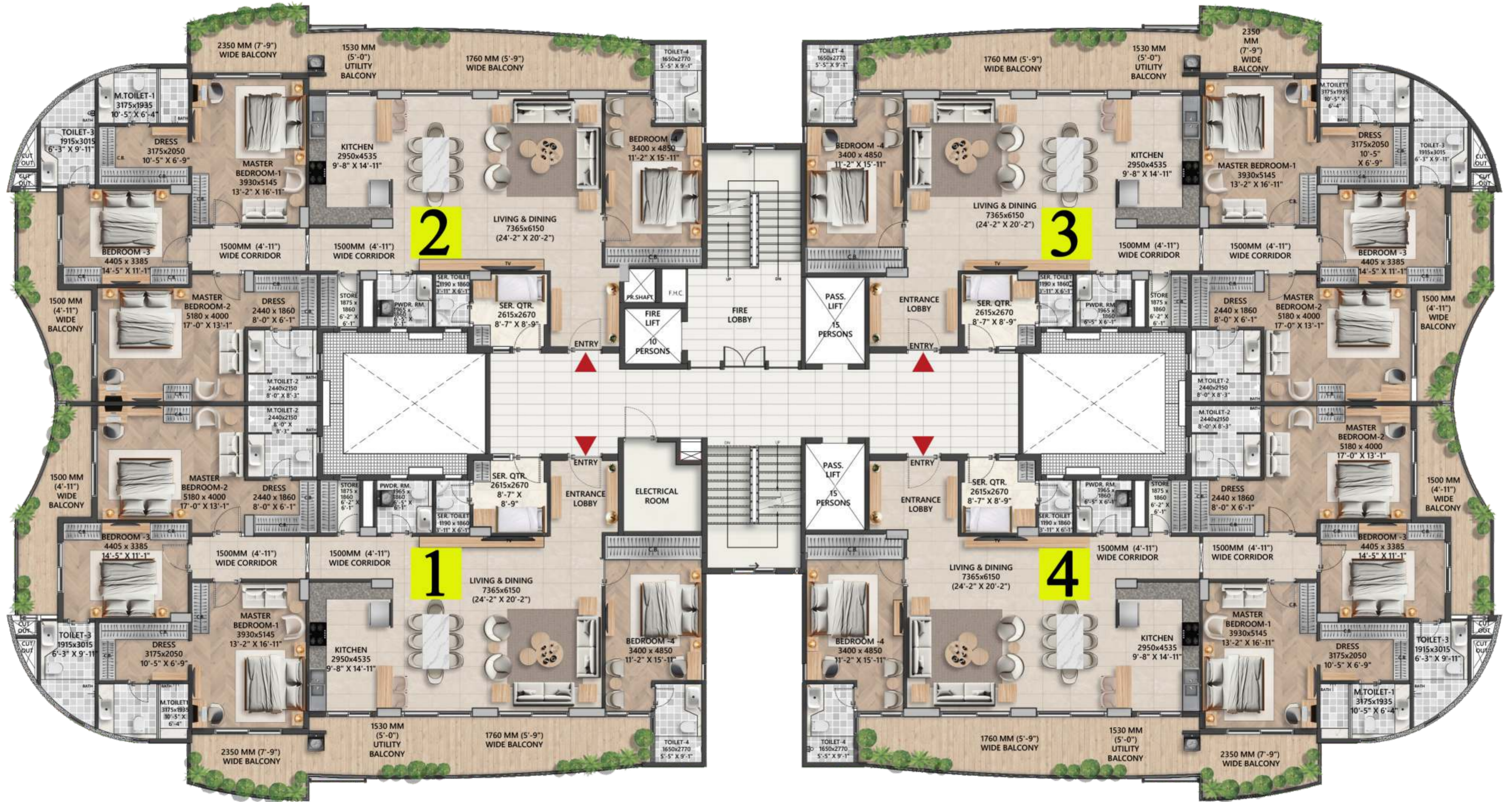
## SITE PLAN

### 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. OUTDOOR GYM
22. AMPHITHEATRE
23. LAWN
24. COURTYARD WITH SEATING
25. MEDITATION
26. RAMP
27. SCREENING AROUND FIRE STAIRCASE
28. LIGHT SHAFTS
29. GREEN SLOPE ROOF
30. SUNKEN COURTYARD TOWARDS  
SUPER MART IN BASEMENT

# CLUSTER PLAN

## TOWER A1 & A2



## 3BHK TYPICAL FLOOR PLAN

3BHK + SQ  
TOWER A1 & A2



### GF & 1<sup>st</sup> Floor (Unit No.1)

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

### GF & 1<sup>st</sup> 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 11<sup>th</sup> Floor (Unit No.2) 2<sup>nd</sup> to 11<sup>th</sup> 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 11<sup>th</sup> Floor (Unit No.3) 2<sup>nd</sup> to 11<sup>th</sup> 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



## 12<sup>th</sup> Floor (Unit No.1 & 2)

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

## 12<sup>th</sup> 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



## 13<sup>th</sup> Floor (Unit No.1 & 2)

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

## 13<sup>th</sup> 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



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

## 14<sup>th</sup> Floor (Unit No.3& 4)

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



ARTISTIC IMPRESSION

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	MARKET	05 MINS
ISKON TEMPLE	02 MINS	GOMTI NAGAR EXT.	05 MINS
LULU MALL	05 MINS	PHOENIX PALASSIO	10 MINS
BEST PRICE FLIPKART	05 MINS	CRICKET STADIUM	10 MINS
CMS SCHOOL & LPS	05 MINS	MOTHER & CHILD CARE	10 MINS
GD GOENKA SCHOOL	05 MINS	RML HOSPITAL	10 MINS
KUNSKAPSSKOLAN	05 MINS	IT CITY	10 MINS
MEDANTA HOSPITAL	05 MINS	AIRPORT	15 MINS
GD GOENKA SCHOOL	05 MINS	HAZRATGANJ	15 MINS
DIAL 112	05 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

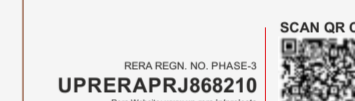
Rishita Developers is currently focused on three major projects: Rishita Manhattan, a premium residential complex offering modern amenities, Rishita Mulberry Heights, designed to provide a peaceful, green environment with thoughtfully crafted homes and Rishita Serenity, a high-end development offering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



FEW UNITS LEFT

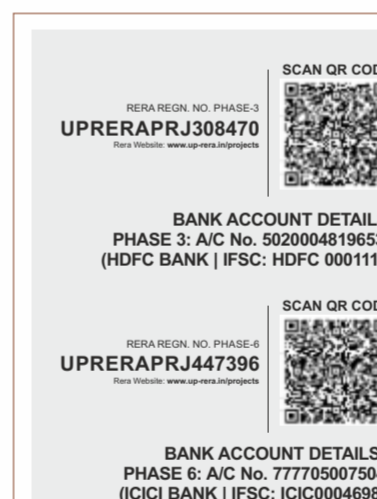


Gomti Nagar Extension,  
Sector 7, Lucknow



BANK ACCOUNT DETAILS:  
PHASE 6: A/C No. 50200053011774  
(HDFC BANK | IFSC: HDFC 0000594)

PHASE - 3



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

PHASE - 5 & 6



CONSTRUCTION IN ADVANCE STAGE



4BHK + SERVANT + STORE

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

PHASE - 1



BANK ACCOUNT DETAILS:  
A/C No. 42094154368  
(STATE BANK OF INDIA  
IFSC: SBIN0004166)  
PHASE 1: (TOWER A1 & A2)