

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: SBIN004166)

LAUNCH DATE: 6TH APRIL 2023



RERA REGN. NO. PHASE-3

UPRERAPRJ752447/08/2025

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

BANK ACCOUNT DETAILS: PHASE3: A/C No. 8070388183
(INDIAN BANK | IFSC: IDIB000H561)

LAUNCH DATE: 8TH AUGUST 2025



SERENITY
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

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www.rishita.in



17 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 17-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

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



SERENITY
— **rishita**



STUNNING VIEWS TOWARDS
THE BEAUTIFUL *Golf Course*



ARTISTIC IMPRESSION



SERENITY
— **rishita**

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.



EMBRACE PANORAMIC
VIEWS FROM YOUR *stunning*
BALCONY

A DELIGHTFUL & REFRESHING
Environment
SPOT FOR THE ENTIRE FAMILY





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



SERENITY
rishita

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





ARTISTIC IMPRESSION



SERENITY
— **rishita**

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.



SERENITY
— **rishta**

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 *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.



ARTISTIC IMPRESSION

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

BALCONIES/ UTILITY AREA		<ul style="list-style-type: none"> • Flooring: Anti-Skid Tiles • Wall: Exterior Grade Weather Proof Paint • Ceiling: Interior Grade Weather Proof Paint • Railing: SS Railing with Glass
DOORS		<ul style="list-style-type: none"> • Main Door: Modular Door with Digital Door Lock. • Internal Doors: Laminated Flush Doors with Premium Quality Hardwares
WINDOWS		• External: UPVC / Aluminium Windows
LIFT LOBBY		<ul style="list-style-type: none"> • Lift: High Speed Elevators of Premium Brand • Flooring: Granite Stone / Tiles • Walls: Acrylic Paint/ Granite Lift Wall Cladding
STAIRCASE		<ul style="list-style-type: none"> • Flooring: Granite • Walls: Plastic Emulsion Paint • Ceiling: Acrylic 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.

Note: The furniture & fixtures shown in the floor plans are indicative for reference only. These are not the part of actual offerings. Please refer to the specifications given in the brochure.



SERENITY
rishita



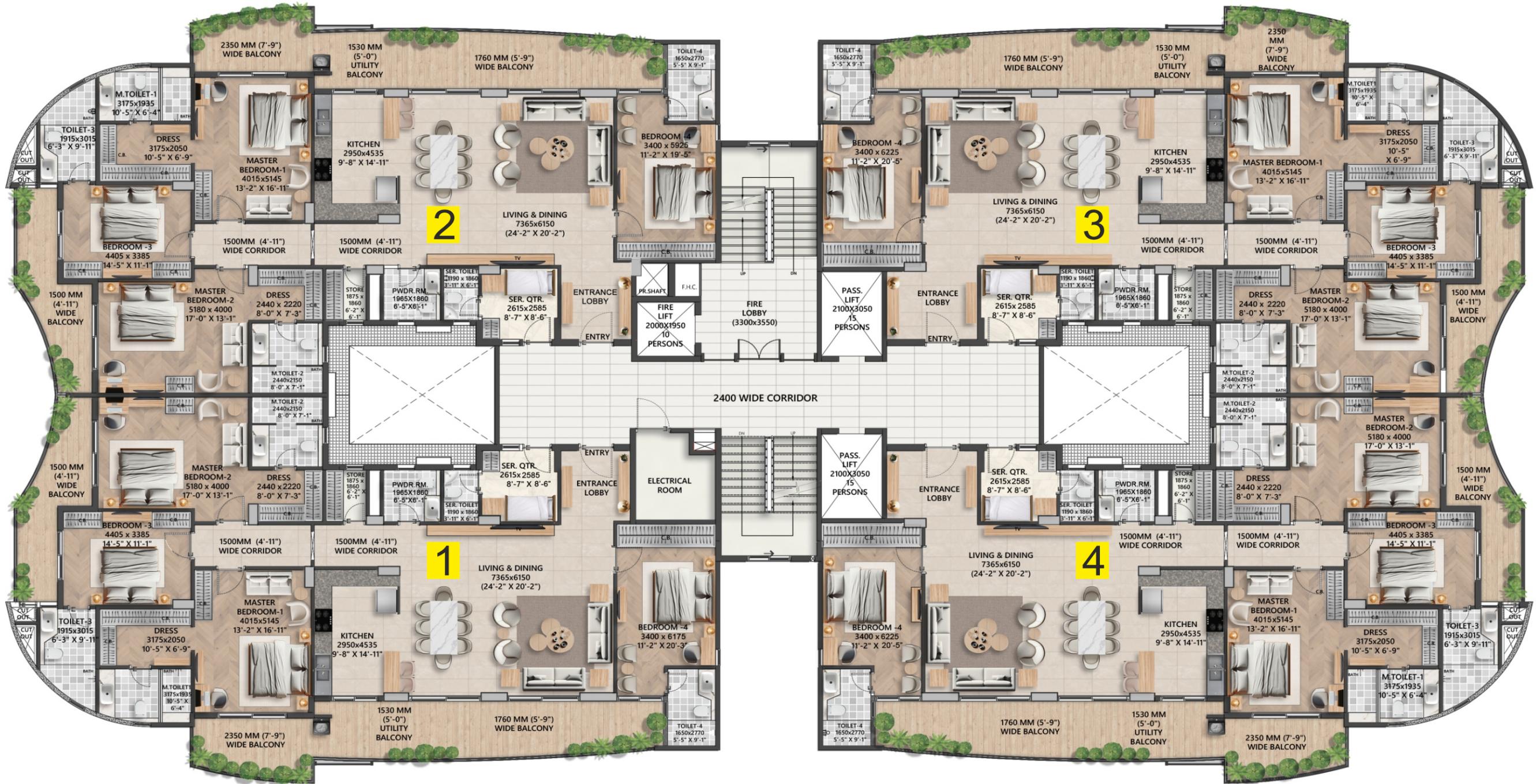
SITE PLAN

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 & A4



3BHK TYPICAL FLOOR PLAN

3BHK + SQ TOWER A1, A2 & A4



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 & A4



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	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 1150+



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



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

POSSESSION OFFERED 675

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 (4BHK+SQ, C2 Tower)

ACTUAL IMAGE

FEW UNITS LEFT

rishita
Manhattan
2, 3 & 4 BHK APARTMENTS

Gomti Nagar Extension,
Sector 7, Lucknow

RERA REGN. NO. PHASE-3
UPRERAPRJ868210

SCAN QR CODE

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

PHASE - 3

ACTUAL IMAGE

RERA REGN. NO. PHASE-3
UPRERAPRJ308470

SCAN QR CODE

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

rishita
MULBERRY
HEIGHTS
2/3 BHK
PREMIUM RESIDENCES

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

RERA REGN. NO. PHASE-4
UPRERAPRJ447396

SCAN QR CODE

BANK ACCOUNT DETAILS:
PHASE 6: A/C No. 777705007594
(ICICI BANK | IFSC: ICIC0004698)

REPRESENTATIVE IMAGE

PHASE - 5 & 6

CONSTRUCTION IN ADVANCE STAGE

REPRESENTATIVE IMAGE

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UPRERAPRJ969270

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

BANK ACCOUNT DETAILS: PHASE-1: A/C No. 42094154368
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LAUNCH DATE: 6th APRIL 2023

serenity
4BHK + SERVANT + STORE

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

RERA REGN. NO. PHASE-3
UPRERAPRJ52447/08/2025

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

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(INDIAN BANK | IFSC: IDIB000H561)

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PHASE - 1 & 3