



Lifestyle Retail Spaces in the Heart of Lucknow.

UPRERAPRJ501217



Lucknow is a city on the verge of a revolutionary transformation in retail.

Ranked at #2, Lucknow is one of the top 20 emerging real estate destinations in India. It will see real estate growth in the region of +10% by 2025. With relaxed FDI & phenomenal growth in retail sector, Lucknow offers investors a golden chance to invest in retail real estate.



Fast track Smart City

Fastest growing Tier-II city

Fastest retail growth in the country

The Best Retail Shops in the Heart of Lucknow.

Presenting IQ Lifestyle

IQ Lifestyle is a commercial retail project with modern architecture, five plus floors and a dedicated parking floors. It is a RERA approved project that features the best amenities ideally suited for a retail ventures. Excellent location, an affluent neighbourhood & superb connectivity make IQ Lifestyle a perfect place to start your retail business or invest in it.



Spacious Lobby



Sample Shop Space

Highlights:

- Modern Architecture
- Glass facade
- Escalator and Elevators
- Spacious Lobby
- G+5 floors
- 2 levels of Parking





10
ALE

Multipurpose retail space for all types of business ventures.

IQ Lifestyle features 60 small and big shops for all kinds of businesses. You can open a fashion store, sports store, jewellery store or even a mobile franchisee in one of the many spacious shops available on five beautifully designed floors. You can also use the commercial retail space to run a clinic, spa or travel office as the shops come in a variety of sizes and shapes. At IQ Lifestyle, you are spoilt for choice.

Ideal retail spaces for*:

- Fashion Store
- Sports Store
- Jewellery Store
- Watch Brands
- Travel Agencies
- Mobile Showrooms
- Bike Showrooms
- Multi-brand Retail
- Electronic Stores
- Travel Agencies
- Gift and Accessories
- Tattoo Parlours
- Spas and Saloons
- Luxury Brands

**IQ Lifestyle does not endorse or provision for any of the shop types mentioned above. As a real estate developer, we only offer open floor space as retail units for your retail and non-retail business.*

India's thriving retail is creating a robust demand for quality retail space.

Year 2021 was the most significant one for India in the retail sector. With 100% FDI and numerous positive economic indicators, this year retail is thriving with opportunities. As the sector expands rapidly, the real estate infrastructure required to support that growth will see a healthy demand across the country - especially in tier II cities like Lucknow.

Hence, retail shops in IQ Lifestyle are a lucrative investment.

Excellent infrastructure and surrounding mega projects are quickly making Sultanpur Road / Amar Shaheed Path a booming location for retail and commercial real estate. Expect outstanding rental yields & capital appreciation, and great opportunity to make your store a success.

8% to 15% Expected Capital Appreciation*

7% to 9% Expected Rental Yield*

Retail shops are a better investment than second home. They yield comparatively higher rentals than homes and can become a source of regular income.

* Subject to market conditions



Gallery (Images are for representative purpose only)



Entrance Lobby



Atrium



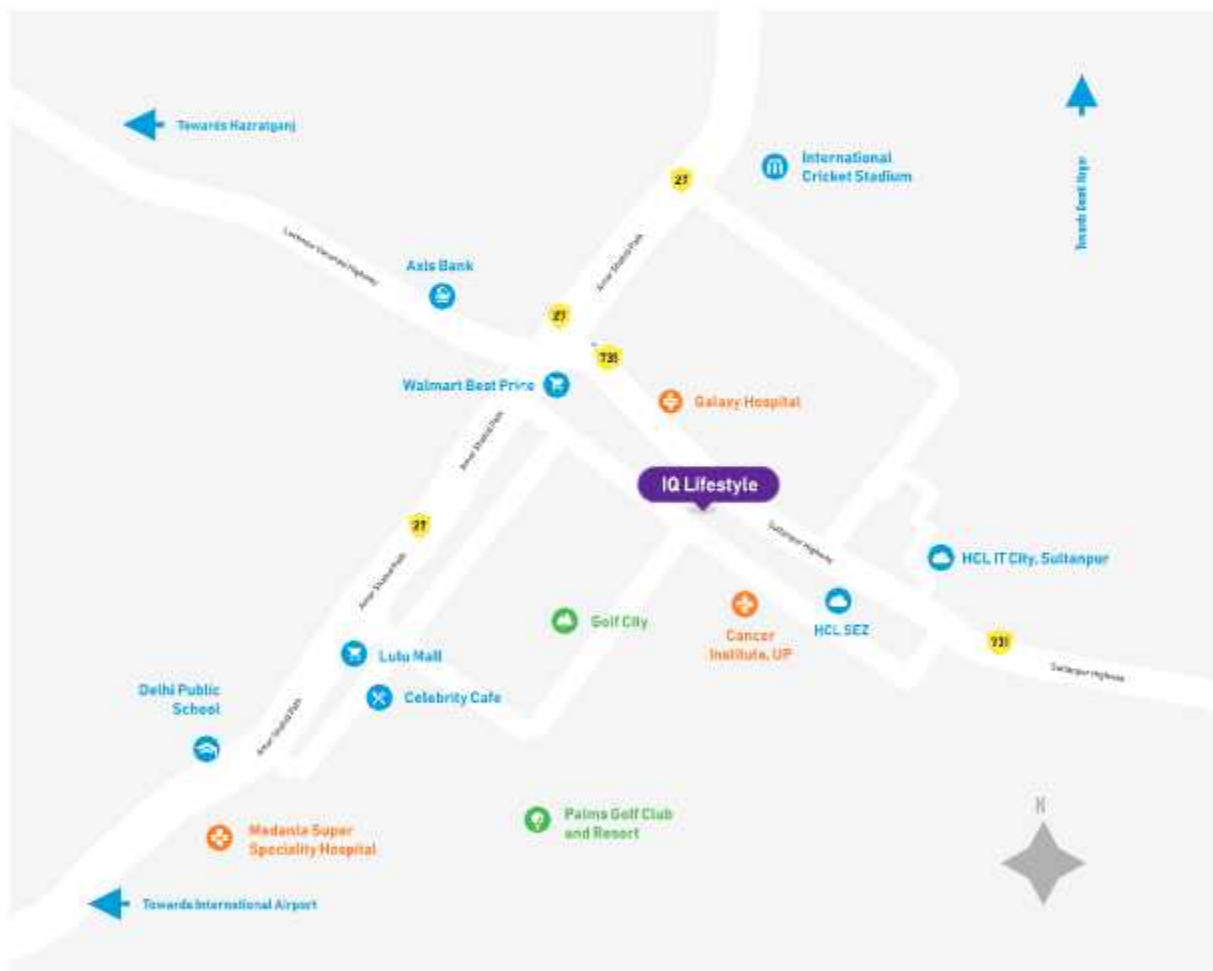
Large Format Retail Space



Medium Format Retail Space

Located at the center of opportunity and success.

Whether you are planning to start new retail store or wish to take an existing one to a whole new level, IQ Lifestyle should be your first choice. With a superb location, excellent connectivity and world-class infrastructure, it is a matter of time before your business succeeds.



2 km - Ekana Cricket Stadium

60 mtrs - Sultanpur Highway

15 mins - CCS International Airport

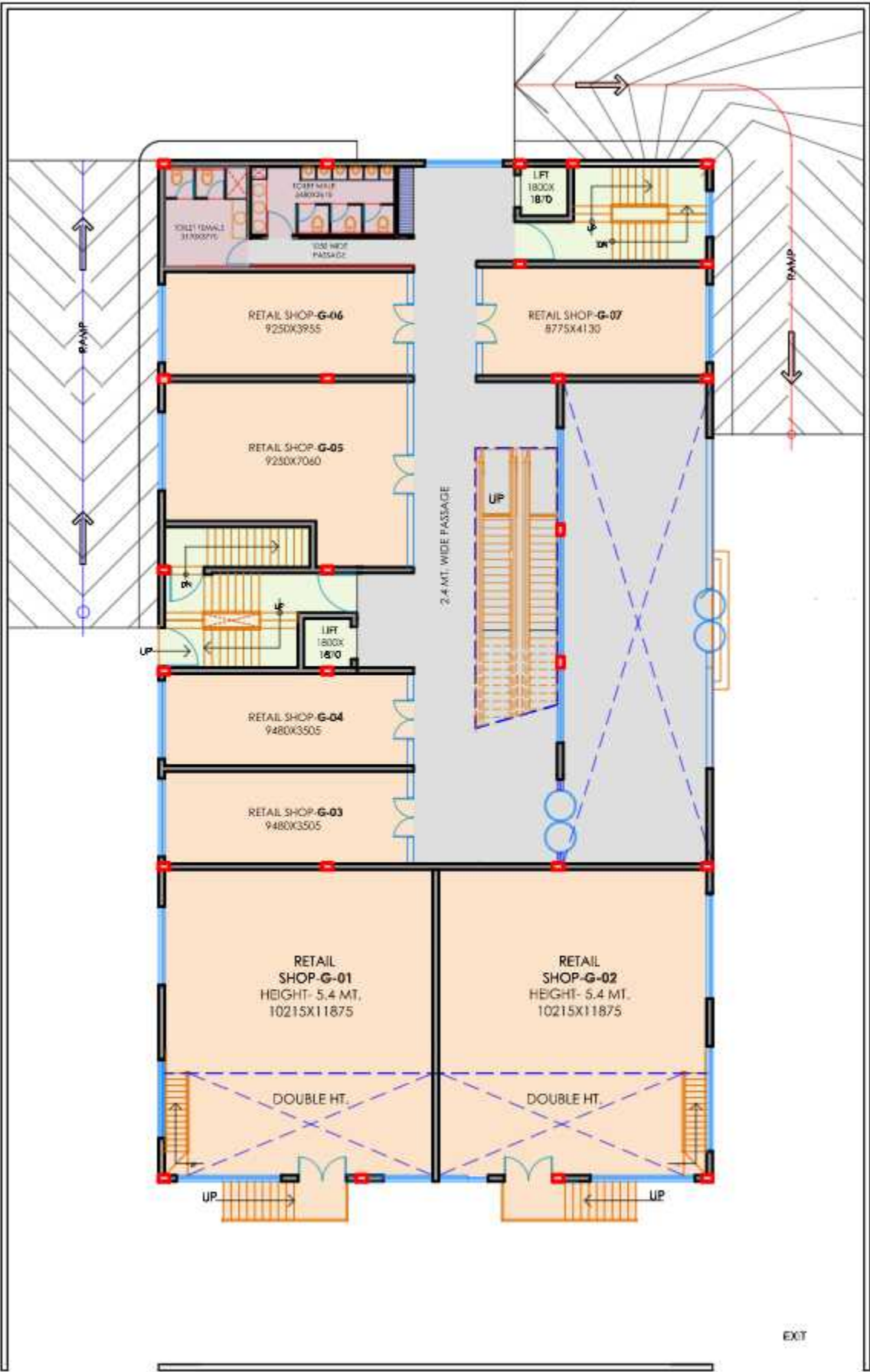
1 km - HCL IT City

1 km - Lulu mall

The background of the slide is a solid purple color with a faint, light-colored architectural floor plan overlaid. The plan shows various rooms, corridors, and structural lines, typical of a technical drawing.

Floor Plans

IQ LIFESTYLE - GROUND FLOOR



ENTRY

EXIT

R O A D

GROUND FLOOR SHOP SIZES

Retail Shop - G-01 Double Height

AREA	SQ FT	SQ MT
Carpet Area	1279.47	118.91
Built-up Area	1363.40	126.71
Super Area	2153.51	200.07

Retail Shop - G-02 Double Height

AREA	SQ FT	SQ MT
Carpet Area	1279.47	118.91
Built-up Area	1363.40	126.71
Super Area	2153.51	200.07

Retail Shop - G-03

AREA	SQ FT	SQ MT
Carpet Area	346.57	32.21
Built-up Area	389.94	36.24
Super Area	583.32	54.19

Retail Shop - G-04

AREA	SQ FT	SQ MT
Carpet Area	346.57	32.21
Built-up Area	389.94	36.24
Super Area	583.32	54.19

Retail Shop - G-05

AREA	SQ FT	SQ MT
Carpet Area	611.59	56.84
Built-up Area	665.07	61.81
Super Area	1029.39	95.63

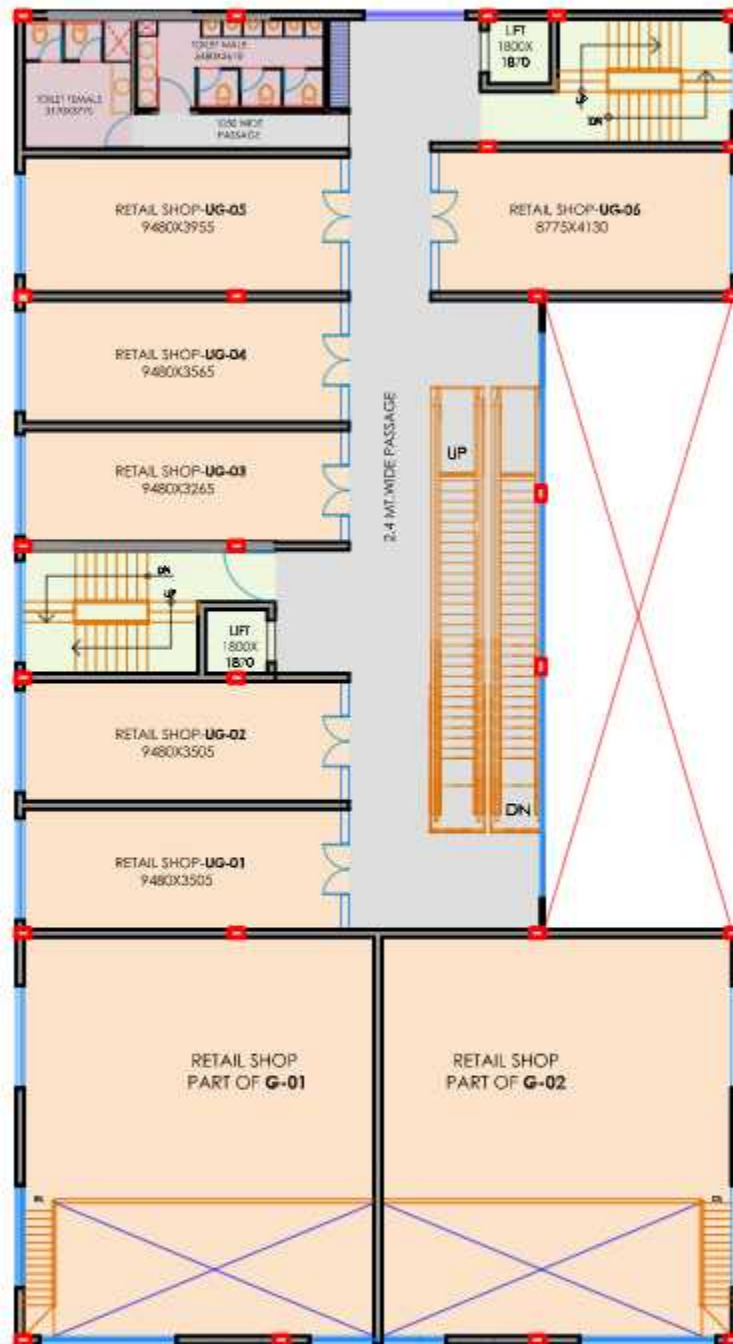
Retail Shop - G-06

AREA	SQ FT	SQ MT
Carpet Area	403.60	37.51
Built-up Area	449.33	41.76
Super Area	679.31	63.11

Retail Shop - G-07

AREA	SQ FT	SQ MT
Carpet Area	390.15	36.26
Built-up Area	444.92	41.35
Super Area	656.67	61.01

UPPER GROUND FLOOR PLAN



ENTRY

EXIT

R O A D

UPPER GROUND FLOOR SHOP SIZES

Retail Shop - UG-01

AREA	SQ FT	SQ MT
Carpet Area	357.23	33.20
Built-up Area	389.94	36.24
Super Area	601.26	55.86

Retail Shop - UG-02

AREA	SQ FT	SQ MT
Carpet Area	357.23	33.20
Built-up Area	389.94	36.24
Super Area	601.26	55.86

Retail Shop - UG-03

AREA	SQ FT	SQ MT
Carpet Area	332.91	30.94
Built-up Area	365.08	33.93
Super Area	560.33	52.06

Retail Shop - UG-04

AREA	SQ FT	SQ MT
Carpet Area	363.58	33.79
Built-up Area	396.39	36.84
Super Area	611.95	56.85

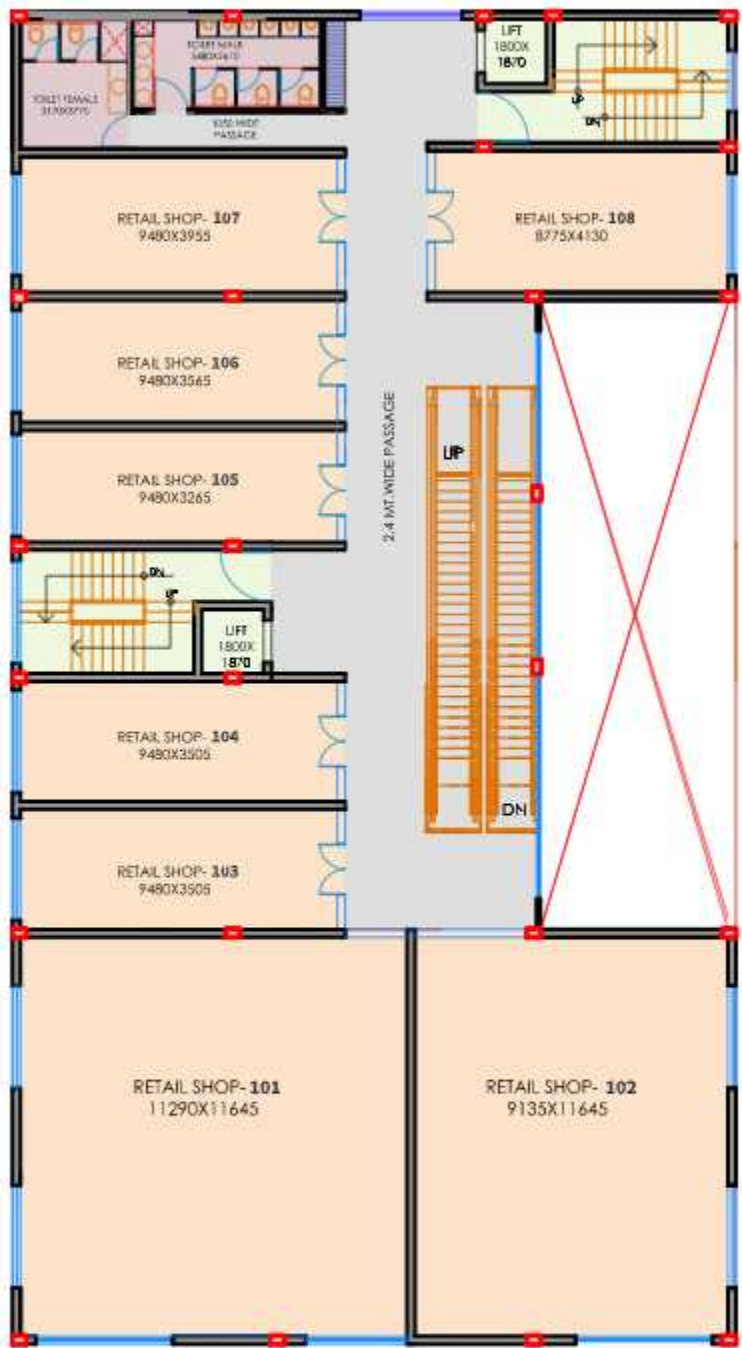
Retail Shop - UG-05

AREA	SQ FT	SQ MT
Carpet Area	403.60	37.51
Built-up Area	437.39	40.65
Super Area	679.31	63.11

Retail Shop - UG-06

AREA	SQ FT	SQ MT
Carpet Area	390.15	36.26
Built-up Area	422.65	39.28
Super Area	656.67	61.01

FIRST FLOOR PLAN



FIRST FLOOR SHOP SIZES

Retail Shop - 101

AREA	SQ FT	SQ MT
Carpet Area	1414.29	131.44
Built-up Area	1503.17	139.70
Super Area	2380.43	221.15

Retail Shop - 102

AREA	SQ FT	SQ MT
Carpet Area	1144.64	106.38
Built-up Area	1234.92	114.73
Super Area	1926.58	178.98

Retail Shop - 103

AREA	SQ FT	SQ MT
Carpet Area	357.33	33.21
Built-up Area	389.83	36.24
Super Area	601.43	55.87

Retail Shop - 104

AREA	SQ FT	SQ MT
Carpet Area	357.33	33.21
Built-up Area	389.83	36.24
Super Area	601.43	55.87

Retail Shop - 105

AREA	SQ FT	SQ MT
Carpet Area	332.91	30.94
Built-up Area	365.08	33.93
Super Area	560.33	52.06

Retail Shop - 106

AREA	SQ FT	SQ MT
Carpet Area	363.58	33.79
Built-up Area	396.39	36.84
Super Area	611.95	56.85

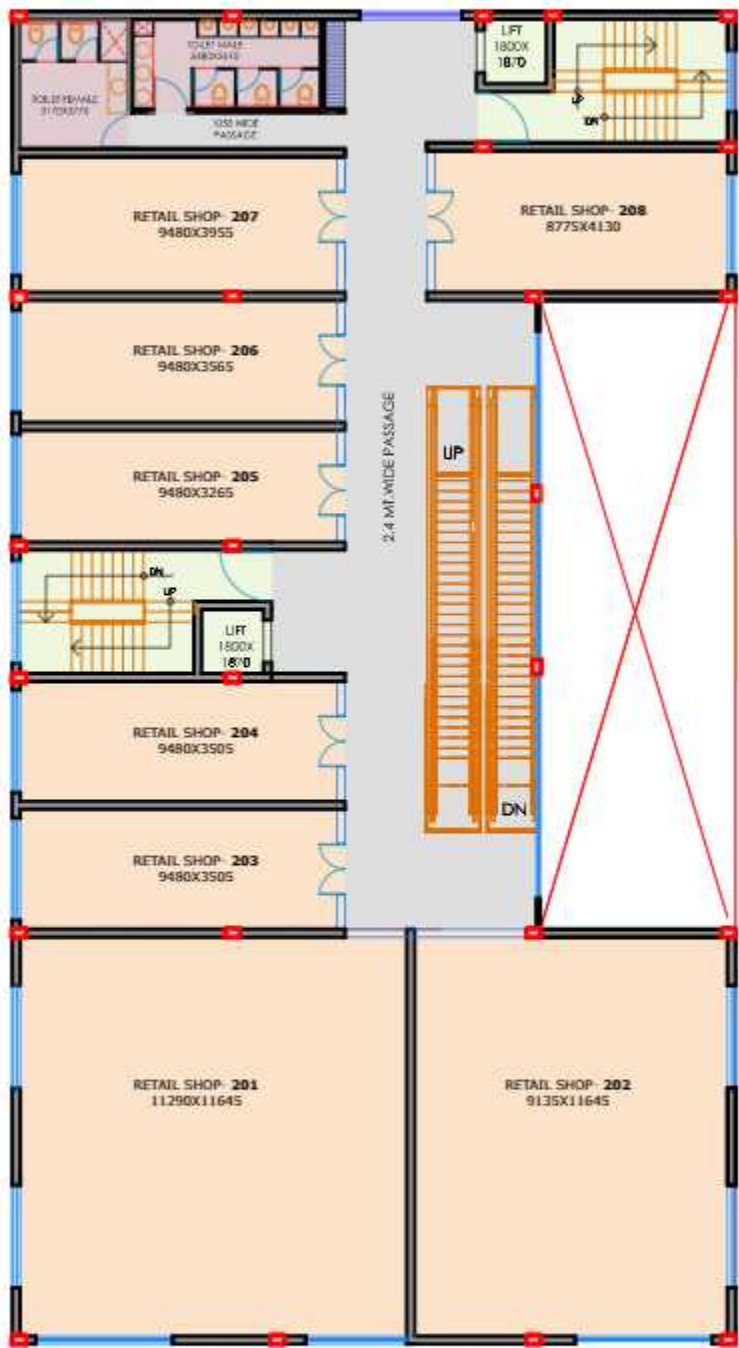
Retail Shop - 107

AREA	SQ FT	SQ MT
Carpet Area	403.60	37.51
Built-up Area	437.28	40.64
Super Area	679.31	63.11

Retail Shop - 108

AREA	SQ FT	SQ MT
Carpet Area	390.15	36.26
Built-up Area	422.65	39.28
Super Area	656.67	61.01

SECOND FLOOR PLAN



ENTRY

EXIT

R O A D

SECOND FLOOR SHOP SIZES

Retail Shop - 201

AREA	SQ FT	SQ MT
Carpet Area	1414.29	131.44
Built-up Area	1503.17	139.70
Super Area	2380.43	221.15

Retail Shop - 202

AREA	SQ FT	SQ MT
Carpet Area	1144.64	106.38
Built-up Area	1234.92	114.77
Super Area	1926.58	178.98

Retail Shop - 203

AREA	SQ FT	SQ MT
Carpet Area	357.33	33.21
Built-up Area	389.83	36.23
Super Area	601.43	55.87

Retail Shop - 204

AREA	SQ FT	SQ MT
Carpet Area	357.33	33.21
Built-up Area	389.83	36.23
Super Area	601.43	55.87

Retail Shop - 205

AREA	SQ FT	SQ MT
Carpet Area	332.91	30.94
Built-up Area	365.08	33.93
Super Area	560.33	52.06

Retail Shop - 206

AREA	SQ FT	SQ MT
Carpet Area	363.58	33.79
Built-up Area	396.39	36.84
Super Area	611.95	56.85

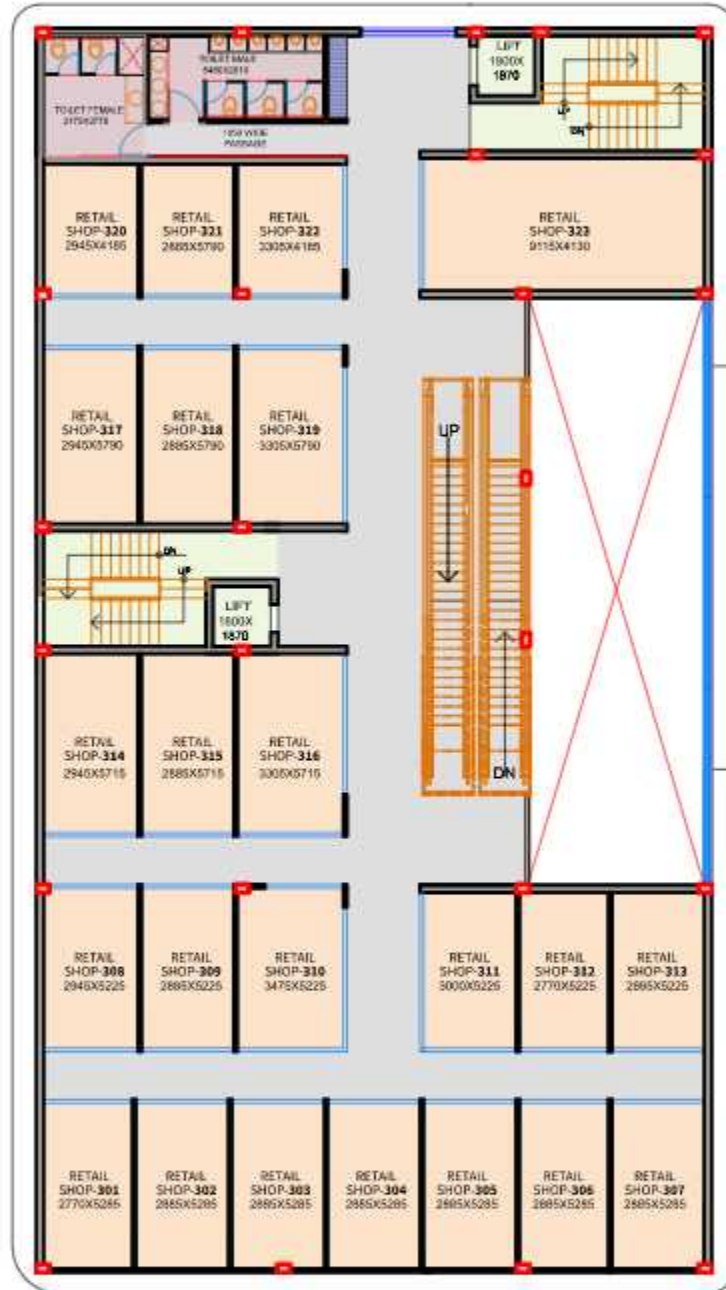
Retail Shop - 207

AREA	SQ FT	SQ MT
Carpet Area	403.60	37.51
Built-up Area	437.28	40.64
Super Area	679.31	63.11

Retail Shop - 208

AREA	SQ FT	SQ MT
Carpet Area	390.15	36.26
Built-up Area	422.65	39.28
Super Area	656.67	61.01

THIRD FLOOR PLAN



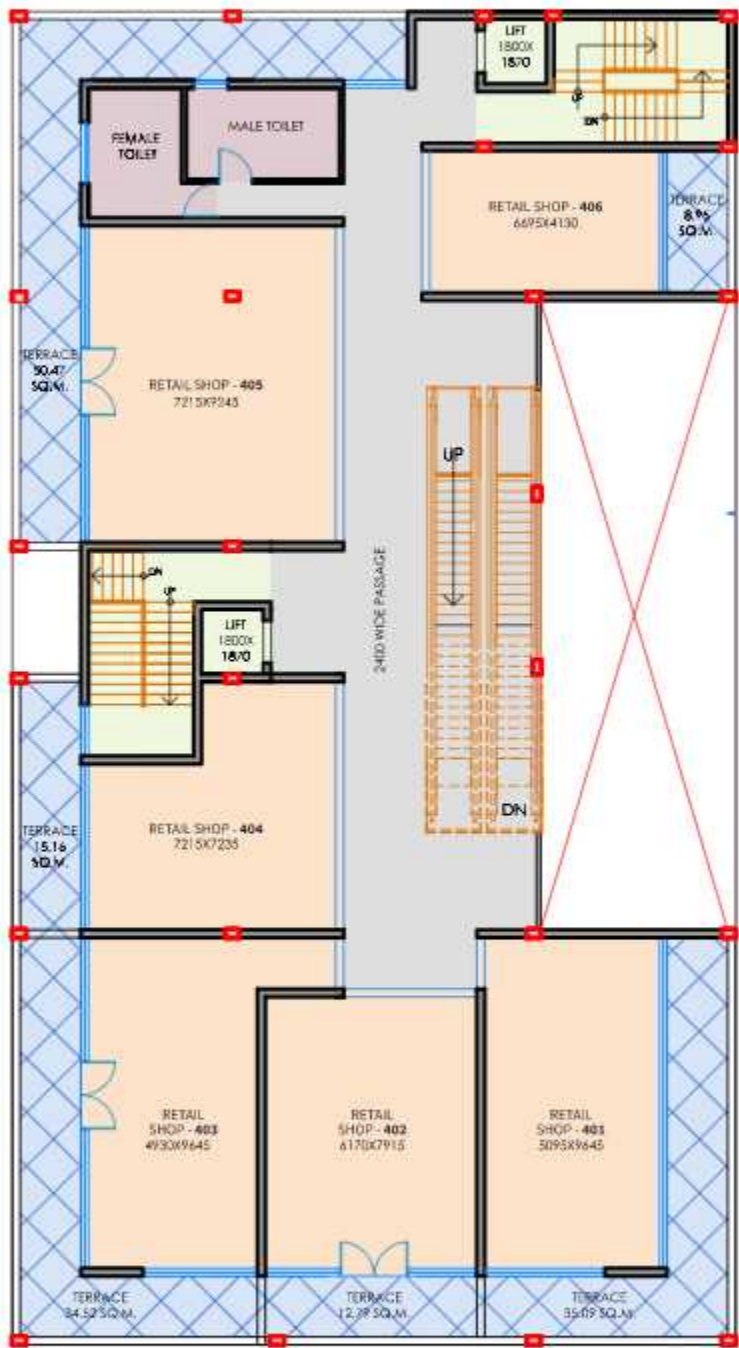
ENTRY

EXIT

THIRD FLOOR SHOP SIZES

Retail Shop	Carpet Area		Built-up Area		Super Area	
	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT
301	157.42	14.63	177.54	16.50	264.96	24.62
302	163.98	15.24	174.20	16.19	276.00	25.64
303	163.98	15.24	174.20	16.19	276.00	25.64
304	163.98	15.24	174.20	16.19	276.00	25.64
305	163.98	15.24	174.20	16.19	276.00	25.64
306	157.31	14.62	167.43	15.56	264.77	24.60
307	164.09	15.25	184.43	17.14	276.18	25.66
308	165.49	15.38	181.63	16.88	278.54	25.88
309	162.17	15.07	168.72	15.68	272.95	25.36
310	192.15	17.85	195.40	18.16	323.41	30.05
311	160.54	14.92	171.19	15.91	270.21	25.10
312	147.17	13.77	161.40	15.00	247.71	23.01
313	154.51	14.36	177.76	16.52	260.06	24.16
314	181.09	16.83	203.04	18.87	304.80	28.32
315	177.43	16.49	188.52	17.52	298.64	27.74
316	210.25	19.54	218.43	20.30	353.88	32.88
317	176.14	16.37	197.23	18.33	296.47	27.54
318	172.59	16.04	183.14	17.02	290.49	26.99
319	204.55	19.01	212.29	19.73	344.28	31.98
320	132.56	12.32	149.56	13.90	223.12	20.73
321	129.98	12.08	138.80	12.90	218.77	20.32
322	153.65	14.28	160.54	14.92	258.61	24.03
323	395.00	36.71	439.01	40.80	664.84	61.76

FOURTH FLOOR PLAN



ENTRY

EXIT

FOURTH FLOOR SHOP SIZES

Retail Shop - 401

AREA	SQ FT	SQ MT
Carpet Area	556.51	51.72
Built-up Area	593.84	55.19
Super Area	936.68	87.02

Retail Shop -402

AREA	SQ FT	SQ MT
Carpet Area	534.99	49.72
Built-up Area	573.62	53.31
Super Area	900.46	83.65

Retail Shop - 403

AREA	SQ FT	SQ MT
Carpet Area	551.88	51.29
Built-up Area	611.38	56.82
Super Area	928.89	86.30

Retail Shop - 404

AREA	SQ FT	SQ MT
Carpet Area	494.31	45.94
Built-up Area	535.20	49.74
Super Area	831.99	77.29

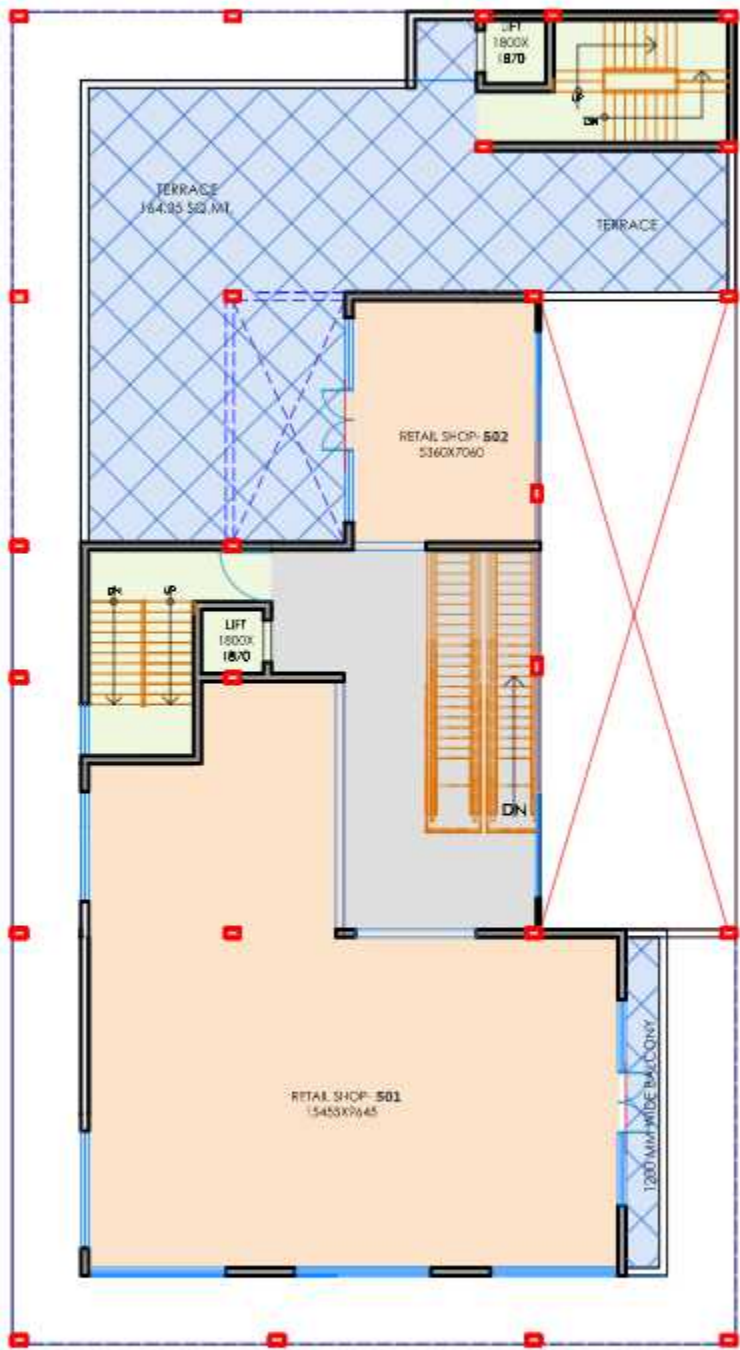
Retail Shop - 405

AREA	SQ FT	SQ MT
Carpet Area	740.50	68.82
Built-up Area	791.94	73.60
Super Area	1246.36	115.79

Retail Shop - 406

AREA	SQ FT	SQ MT
Carpet Area	318.17	29.57
Built-up Area	344.75	32.04
Super Area	535.52	49.75

FIFTH FLOOR PLAN



ENTRY

EXIT

FIFTH FLOOR SHOP SIZES

Retail Shop - 501

AREA	SQ FT	SQ MT
Carpet Area	2149.95	199.81
Built-up Area	2379.46	221.14
Super Area	3618.65	336.18

Retail Shop - 502

AREA	SQ FT	SQ MT
Carpet Area	421.25	39.15
Built-up Area	461.71	42.91
Super Area	709.02	65.87

PAYMENT PLANS

01. CONSTRUCTION LINKED PLAN - CLP

Sr. No	The Schedule	Installment
01	On Application Of Booking	10% of BSP
02	Within 30 Days Of Booking	10% of BSP
03	At The Start Of Excavation	10% of BSP
04	On commencement of RAFT	7.5% of BSP
05	On commencement of BASEMENT	7.5% of BSP
06	On commencement of GROUND FLOOR	7.5% of BSP
07	On commencement of FIRST FLOOR	7.5% of BSP
08	On commencement of SECOND FLOOR	5% of BSP
09	ON commencement of THIRD FLOOR	5% of BSP
10	On commencement of FOURTH FLOOR	5% of BSP + AC*
11	On commencement of FIFTH FLOOR	5% of BSP + AC*
12	On start of internal/external plaster	5% of BSP + OC*
13	On start of plumbing and electrification	5% of BSP + OC*
14	On start of water supply & fire fighting	5% of BSP + OC*
15	On offer of possession	5% of BSP + PC*

AC - Additional Charges | OC - Other Charges | PC - Possession Charges

02. SMART INVESTOR PLAN - DISCOUNT @12% OF BSP

Sr. No	Particulars	Installment
01	On Application Of Booking	10% of BSP
02	Within 30 Days Of Booking	80% of BSP
03	At The Time Of Registry	10% + AC+OC+PC*

* All charges applicable at time of registry

TERMS & CONDITIONS

- Cheque / DD to be issued in favour of PACIFIC HABITATS INDIA PVT LTD.
- Prices are subject to change at the sole discretion of the company. The price ruling on the date of the booking and acceptance by the company shall be applicable.
- Registration, stamp duty, service tax, additional charges and other applicable government taxes are in addition to the BSP
- All other terms and conditions of the booking and sale shall be as per the standard allotment letter and sale agreement of Pacific Habitats India Pvt Ltd



Building modern and smarter habitats.

India needs techno-savvy organizations capable of creating innovative real estate spaces that truly enhance the quality of life of individuals and organizations. Pacific Habitats India is one such organization that holds the professional capacity to deliver technologically advanced real estate projects.

www.pacifichabitats.com



PACIFIC HABITATS INDIA PVT LTD

CORPORATE OFFICE:

**A-1103/1104, Naurang House, 21, Kasturba Gandhi Marg,
Connaught Place New Delhi 110001**

RERA Registration ID: UPRERAPRM165767

SITE OFFICE:

**CP 17, International Business Bay 3, Sector F,
Ansal Golf City, Sultanpur Road, Lucknow 226 002
Project Rera No : UPRERAPRJ501217**

CONTACT:

Phone : 011-41092164 | 9999262299

Email : info@pacifichabitats.com

Website: www.pacifichabitats.com

Disclaimer: *The plans, images & other details are only indicative. The developer reserves the right to change any/ all of these without prior notice. This document does not constitute an offer or commitment of any nature between developer/ owner and the recipient.