

**ANSAL API**

Building lifestyles since 1967

**SUSHANT  
GOLF CITY**  
HI-TECH TOWNSHIP, LUCKNOW



**DISTANCE  
CHART**

Zero km. from Gomti  
Nagar Extension

Approx 6 km. from  
Airport

Approx. 7 km. from  
Charbagh railway  
station

**Delhi Corporate Office:-**

115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi 110001, Tel: 011-23353550, 66302268/69/70, Fax:66302261,  
E-mail: info@ansalapi.com, Website: www.ansalapi.com

**Lucknow City Office :-**

1st Floor, YMCA Campus, 13 Rana Pratap Marg, Lucknow- 226001., Ph: 0522 - 4096200

**Toll Free No.:- 1800 266 5565 SMS 'API' to 57575**

Map not to scale



**BASERA Enclave**

Jahan Basé Khushiyan

Ansal API is among the leading Realty and Infrastructure companies of India, with a proven track record of over 43 years. A widely reputed and professionally managed organization, Ansal API currently operates in a large range of business verticals such as Townships, Condominiums, Group Housings, Malls, Shopping Complexes, Hotels, SEZs and IT parks. Besides expanding the business sectors, the company has been fast expanding its geographical presence in the past four decades.

Ansal API is focusing on ushering in new realty and other infrastructure ventures in cities like Chandigarh, Bhatinda, Mohali, Amritsar, Ludhiana, Jalandhar, Jaipur, Jodhpur, Ajmer, Bhilwara, Sonapat, Panipat, Yamunanagar, Karnal, Kurukshetra, Faridabad, Gurgaon, Greater Noida, Noida, Ghaziabad, Meerut, Agra and Lucknow to name a few.



Actual entrance picture of Sushant Golf City



Welcome to Sushant Golf City, Lucknow, a Hi-tech Township sprawling across 3530 acres\*. Located on Amar Shaheed Path & Lucknow-Sultanpur Highway, the township is extendable up to 6000 acres. This ultra modern township has a world class – 18 hole international standard championship Golf Course surrounded by Residential and Commercial Developments. Making life on the greens a reality, Luxury Villas, Designer Landscaping, Entertainment Zones, State-of-the art Infrastructure, Health Care Facilities, Ansal API ISKCON Spiritual Centre, Best Price- A Joint Venture between Bharti and Walmart, Golf Academy, Ansal API Auto Park- Northern India's First Auto Mall & much more have been specially designed to exceed your expectations.

After successfully completing 11 years in Gurgaon, Ansal Institute of Technology & Management (A.I.T.M) is operational in Sushant Golf City, Lucknow. Admissions open for the session.

## Lifestyle Amenities Of The Township

- 18 hole International Standard Championship Golf Course and Golf Club designed by Dr. Martin Hawtree, U.K
- Sports Complex with Mahesh Bhupati Tennis Academy
- Tourist Leisure Zone
- Amusement Park
- 5 Star & Budget Hotels
- Ansal Plaza
- I.T / Bio Tech Park
- Community Centres
- Commercial Zones
- Post Office / Banks / ATMs
- G.D. Goenka Public School
- Best Price(Wholesale) - A Bharti Walmart Venture
- Ansal Institute of Technology & Management
- Royal Palms Golf and Country Club
- Ansal API ISKCON Spiritual Centre
- Ansal API Auto Park - North India's first Auto Mall



18 hole International Standard Championship Golf Course



Mahesh Bhupati Tennis Academy



Bio-tech Park (Proposed)



Ansal API Auto Park (launched)



Actual picture of Ansal Institute of Technology & Management (AITM)



An artistic view

Ansal API ISKCON Spiritual Centre (Under Construction)



Actual picture of G.D. Goenka Public School



Actual picture of Best Price (Wholesale) A Bharti Walmart Venture (operational)

# BASERA ENCLAVE



## Mera Apna Ghar

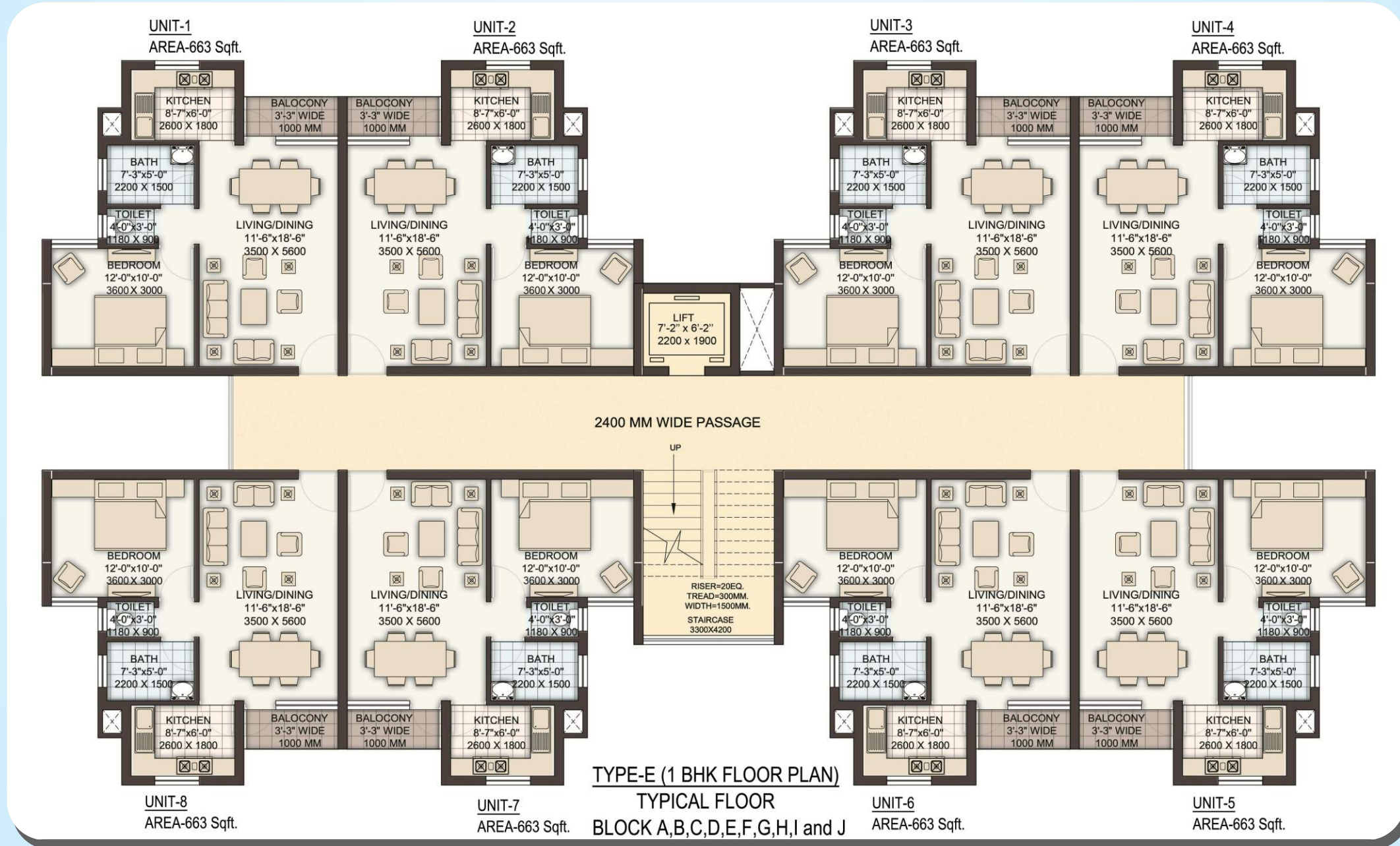
Why stay in a rented apartment when you can afford one of your own? Convenient and most affordable, Basera Enclave offers a choice of 1BR and 2BR apartments that are intelligently made to provide maximum living space. The surrounding area is lush green with full proof security arrangements to ensure absolutely peaceful environment. Invest here for a hassle free lifestyle that matches with the best.



## Features

- 1BR and 2BR apartments
- Structure conforming to seismic codes
- Beautiful landscaping
- Absolutely secure with regulated entry and exit points
- Ample open areas
- Well spread out walkways
- Apartment designed with optimum space management
- Surface parking
- Shopping area in close proximity
- Private balconies in each apartment
- Low pollution level





Unit Plan (1BR)



Unit Plan (2BR)

## Specifications

|             |                                       |  |
|-------------|---------------------------------------|--|
| Living Room | Flooring<br>Walls<br>Windows<br>Doors | Aesthetic tiles /poly vinyl flooring<br>Plaster finished with oil bound distemper<br>MS box section<br>MS box section frame along with flush doors |
| Bedroom     | Flooring<br>Walls<br>Windows<br>Doors | IPS / Mosaic<br>Plaster finished with dry distemper<br>MS box section<br>MS box section frame along with flush doors                               |
| Kitchen     |                                       | Kota stone counter<br>Provision of cold water supply   |
| Toilet      |                                       | Aesthetic tiles on walls and floors as per architectural design.<br>Provision of cold water supply   |
| Staircase   |                                       | Treads finished in IPS / Mosaic  |



Location Plan

Site Plan