

ansal API

Building lifestyles since 1967

SUSHANT
GOLF CITY
HI-TECH TOWNSHIP, LUCKNOW



Ansal Properties & Infrastructure Ltd.,

Lucknow City Office: 1st Floor, YMCA Campus, 13, Rana Pratap Marg, Lucknow
Pin- 226001. Phone: 0522-4096200 Fax: 0522-2209501

Lucknow Site Office: Amar Shaheed Path, Sushant Golf City, Lucknow Tel.: 0522-6456150

Delhi Office: 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi- 110001
Phone: 011-23717854, 23353550, 66302265/66/68/69
Website: www.ansalapi.com www.sushantgolfcity.in
Toll Free No. 1800 266 5565 SMS 'API' to 57575

Blissdelight
EXCLUSIVE AFFORDABLE APARTMENTS

...for a lifestyle
that ensures absolute delight everyday!



Building lifestyles since 1967

Ansal API is among the leading Realty and Infrastructure companies of India, with a proven track record of over 46 years. A widely reputed and professionally managed organization, Ansal API currently operates in a large range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, 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 reality 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.



Grand entrance 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, 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, Bharti-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.



Exclusive amenities of the township



Ansal API ISKCON Spiritual Center



Golf Academy



AITM-Ansal Institute of Technology & Management



Best Price-Wholesale



Allahabad Bank



G.D. Goenka Public School



Maple Town & Country Club



The Palms Golf Club & Resorts

- 18 Hole International Standard Championship Golf Course designed by Dr. Martin Hawtree, U.K.
- Sports complex with Mahesh Bhupati Tennis Academy
- Tourist Leisure Zone
- Amusement Park
- 5 Star & Budget Hotels
- I.T. & Bio-tech Park
- Community Centers
- Commercial Zones
- Post Office/Banks/ATMs
- World class Medicity (coming soon)
- Ansal Plaza (coming soon)

All pictures shown are actual.



Artistic impression of Bliss Delight

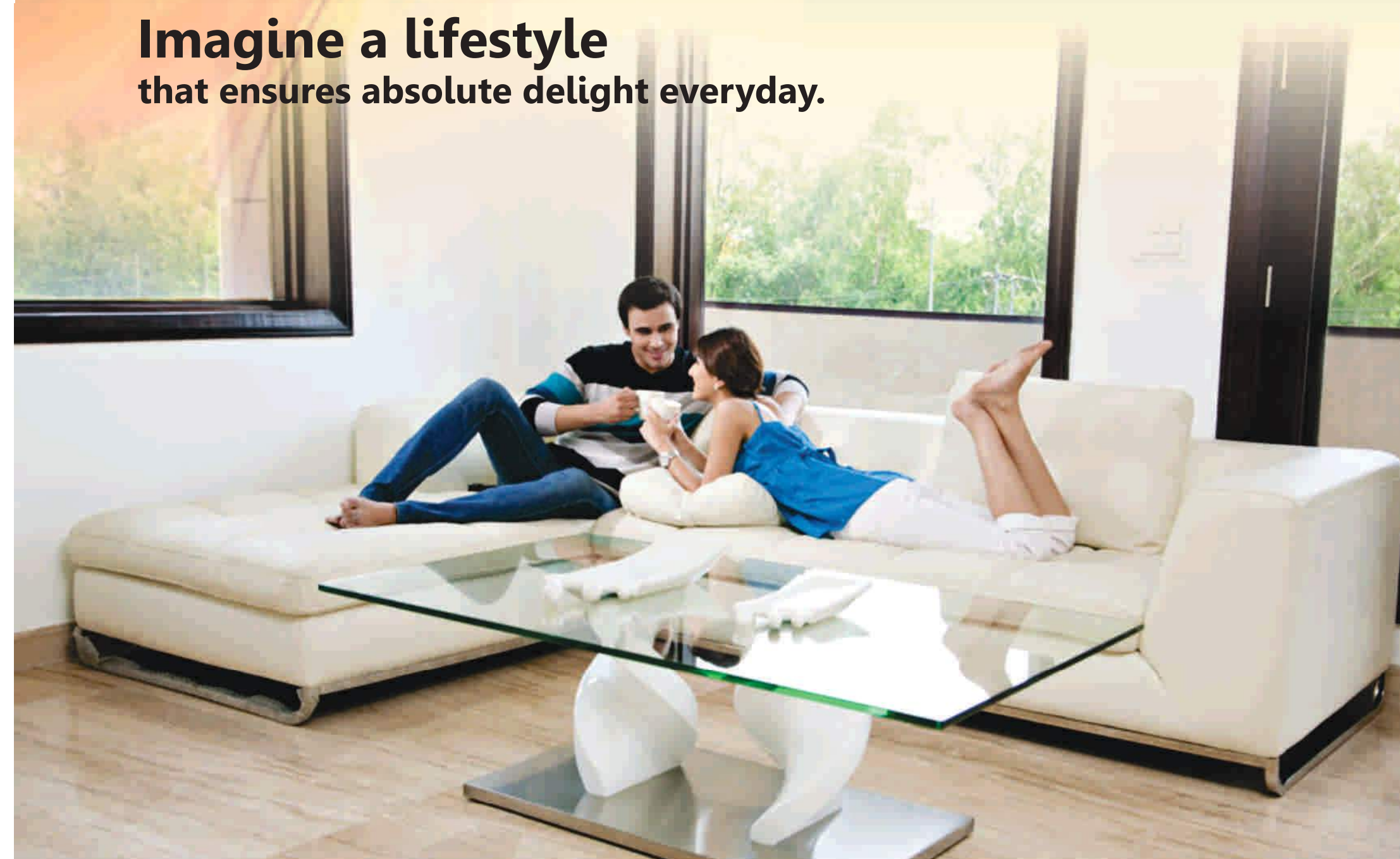


Bliss delight

EXCLUSIVE AFFORDABLE APARTMENTS

Bliss Delight are exclusive affordable apartments located in the heart of Sushant Golf City. They make the dream of a world class lifestyle come true with their intelligent designs and proximity to an 18 hole international standard championship golf course. A wide road from the apartment leading up to the golf course will make your walk an absolute delight. It stands complete in terms of facilities, ambience and location.

**Imagine a lifestyle
that ensures absolute delight everyday.**



Experience the essence of Hi-end living...



- In close proximity of 18 hole international standard championship golf course
- Easy Access from National Highway 56 (Sultanpur road)
- Strategically located in fast developing Hi-tech township
- Ample green space for recreational activities
- Spacious and well ventilated apartments
- Private Balcony
- Easy access to commercial complexes, IT Parks, schools, colleges, malls, multiplexes, hospitals, hotels, restaurants and convenient shopping centers

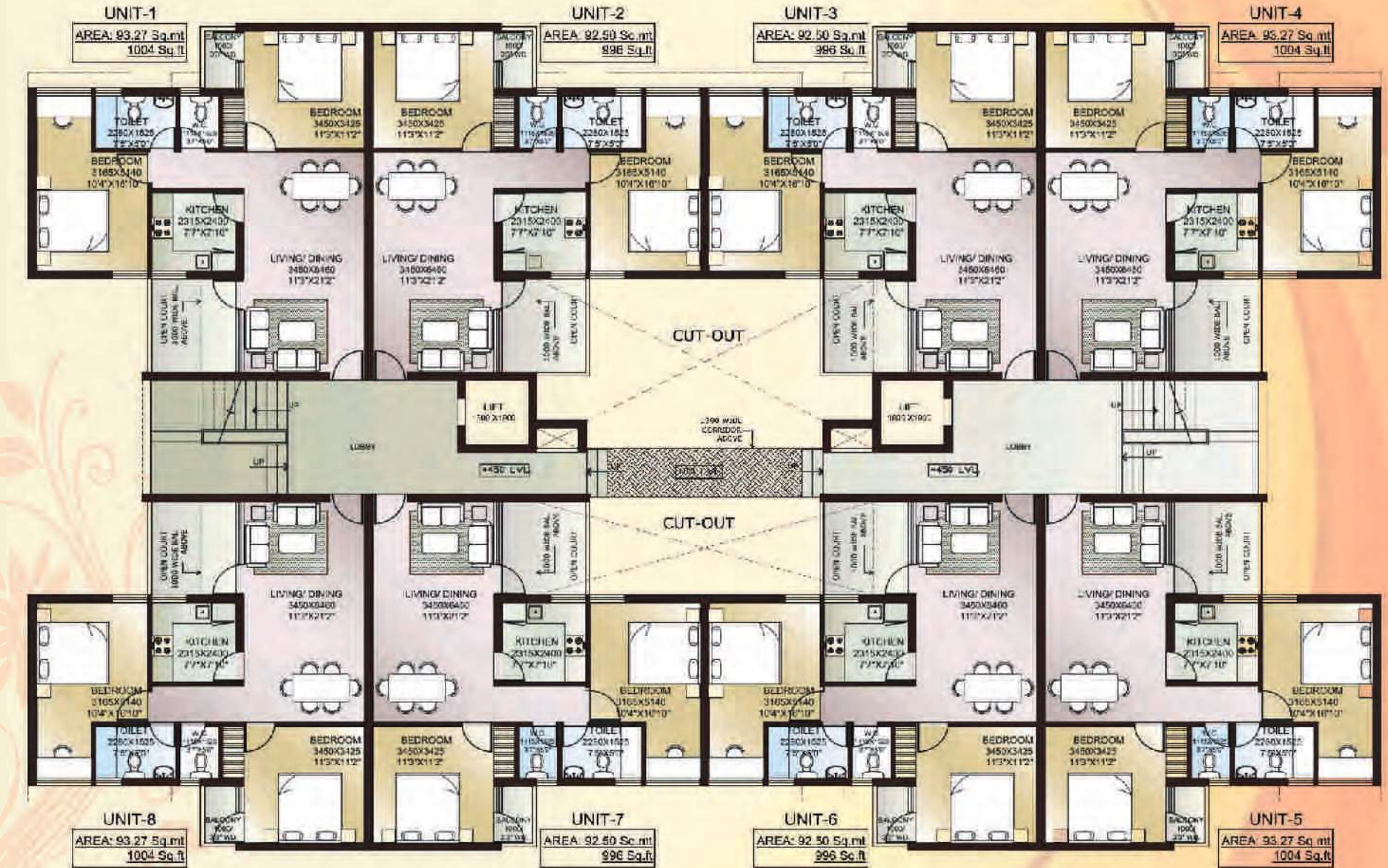


Disclaimer: All details, floor plans, perspectives, specifications are indicatives and are subject to change as decided by the company or by the competent authority in the best interest of the development.

Site plan



Ground Floor Plan



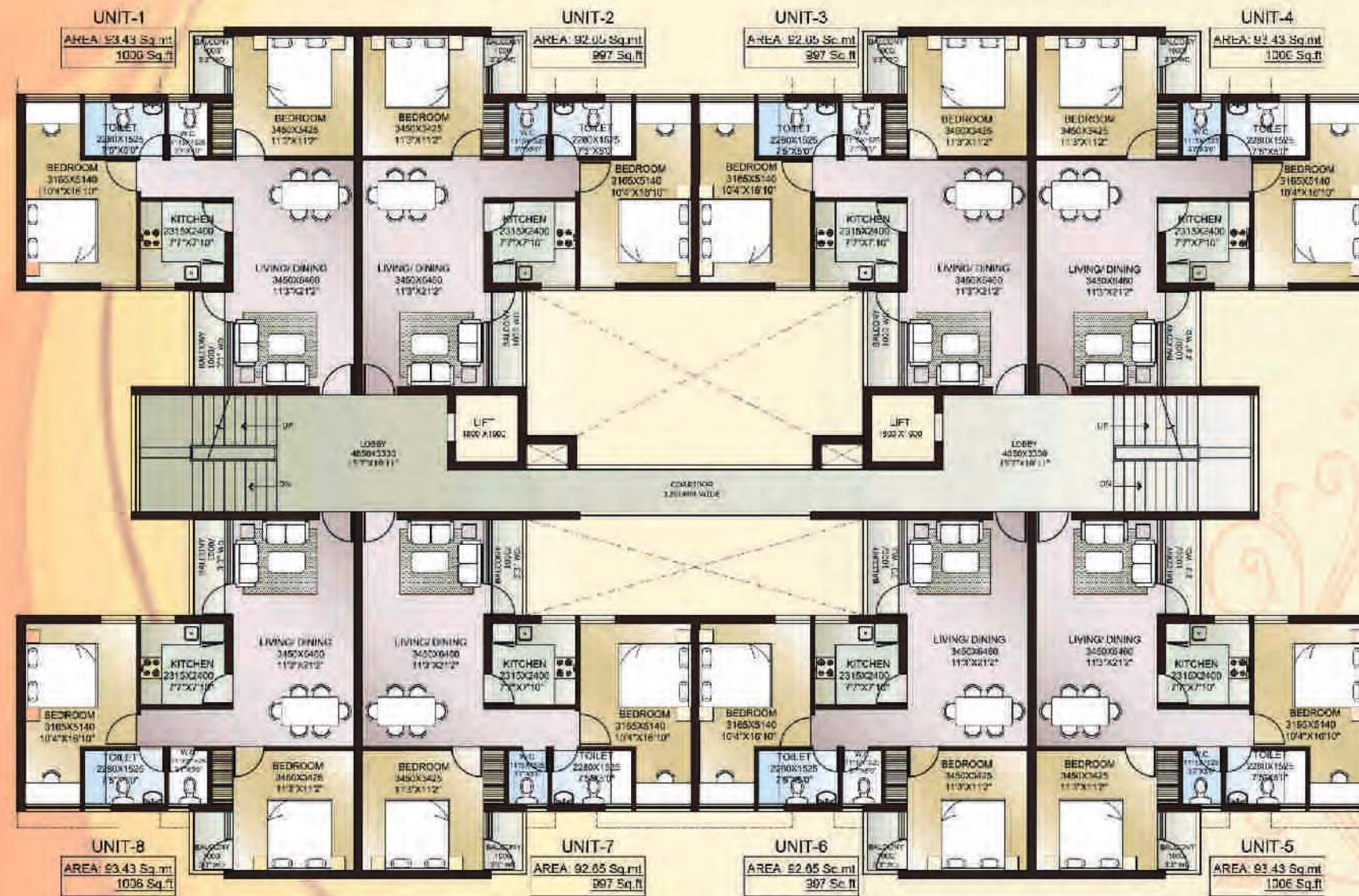
**GROUND FLOOR PLAN
BLOCKS-1,2,3,4**



Township plan

Typical Floor Plan

Specifications



TYPICAL FLOOR (1st-9th)
BLOCKS-1,2,3,4

STRUCTURE:

- Framed structure/ Shear wall structure

FLOOR FINISHES:

- Living/ Dining – Vitrified tiles
- Bedrooms – Ceramic tiles
- Stairs – Stone flooring on treads
- Balconies – Non skid ceramic tiles

TOILETS:

- Flooring – Non skid ceramic tiles
- Walls – Tiles as per architectural design
- Chinaware – EWC, wash hand basin, single lever CP fittings
- Counter – Stone/Marble Counter
- Water Supply – Provision for HOT & COLD water supply
- Other fixtures – Looking Mirror, Towel Ring/ Rod, Paper Holder, Soap Dish and Abolition tap.

KITCHEN:

- Flooring – Non skid ceramic tiles.
- Dado – Ceramic tiles cladding as per architectural design

- Counter – Marble/Stone Counter.
- Water Supply –HOT & COLD water supply
- Fittings – Single Lever CP fittings
- Sink – Single Bowl Sink

JOINERY:

- Windows – Anodized aluminum with float glass
- Doors – Flush door shutter with aluminum fittings duly painted.

FINISHES:

- Internal – Drawing and dining rooms/ bedroom walls shall be finished with O.B.D
- External –Semi permanent finish/ All weather paints

OTHER FEATURES:

- Electrical – Copper wiring in conduits with modular switches
- Telecommunication – Provision of telephone points in drawing & dining room
- Provision of DTH points in drawing room and bedrooms