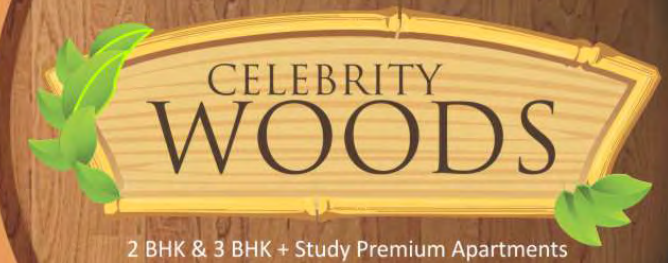


ANSAL API

Building lifestyles since 1967

SUSHANT
GOLF CITY
HI-TECH TOWNSHIP, LUCKNOW

A fine blend of
comfort and luxury for
a privileged few



FOR BOOKINGS CONTACT:

Ansal Properties & Infrastructure Ltd., 1st Floor, YMCA Campus, 13, Rana Pratap Marg, Lucknow, Pin- 226001. Phone: 0522-4096200 Fax: 0522-2209510
Site Off.: 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



Building lifestyles since 1967

Established in 1967 as a family business, Ansal API today is among the leading Realty and Infrastructure companies of India. A widely reputed and professionally managed Organisation, Ansal API currently operates in a range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs, IT Parks and Infrastructure and Utility Services.

Today Ansal API is one of the most respected and trusted names in the entire Realty-Infrastructure sector. In keeping with the Government's new Housing Policy, the Company also endeavors to provide better dwelling units for the urban poor with special emphasis on improvement in environment and social forestry. With its deep-rooted foundation of ethics and values, Ansal API continues to conquer new horizons, thus pioneering and identifying new vistas of growth for the realty and infrastructure sectors.

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, Sonipat, Panipat, Yamuna Nagar, Karnal, Kurukshetra, Fardiabad, 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 6465 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 more than a decade in Gurgaon, Ansal Institute of Technology & Management (A.I.T.M) is operational in Sushant Golf City, Lucknow.



"If a person walks in the woods and listens carefully, he can learn more than what is in books, for they speak with the voice of God."

George Washington Carver



Artistic View

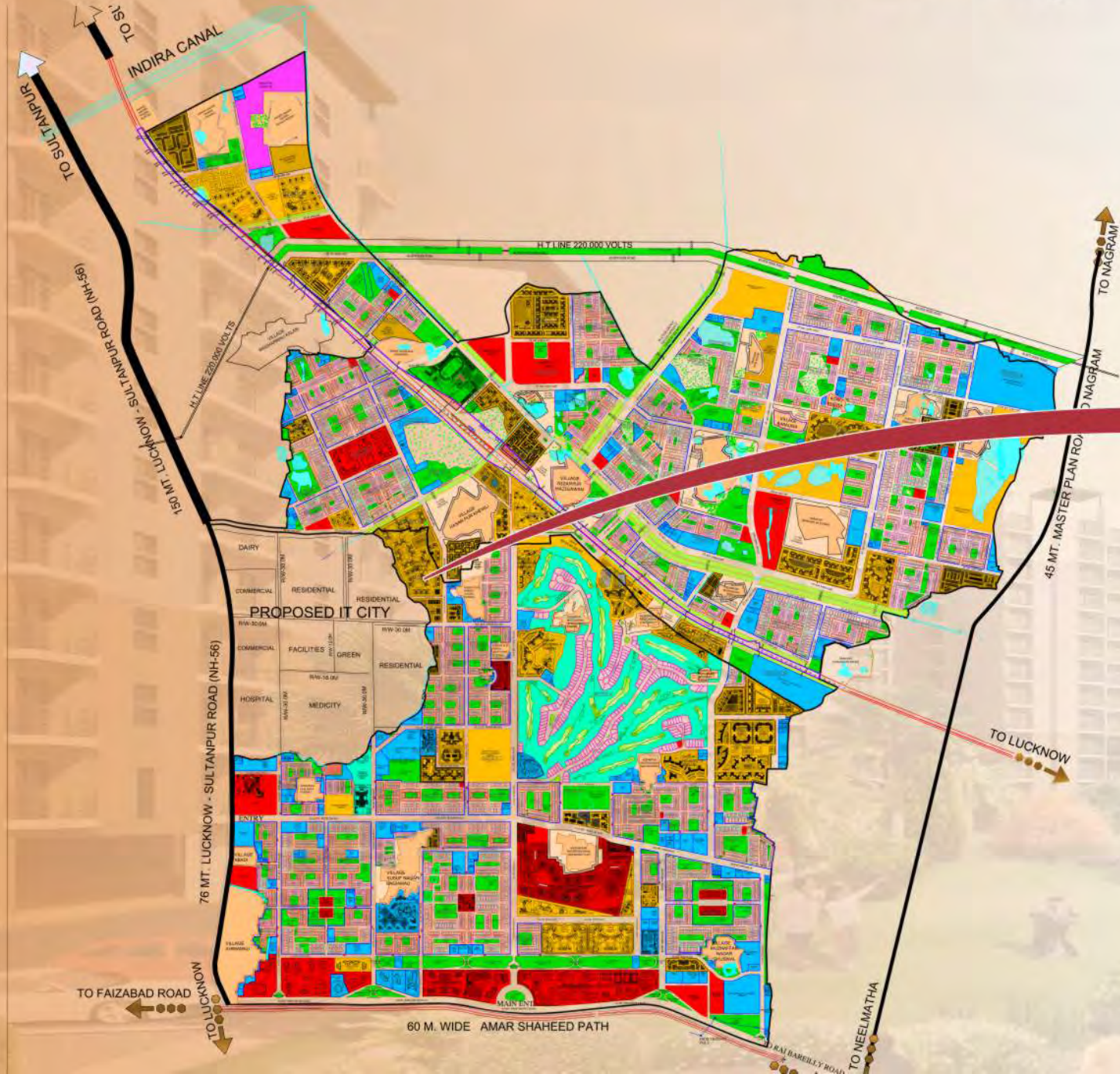
CELEBRITY WOODS

2 BHK & 3 BHK + Study Premium Apartments

Celebrity Woods are exclusive premium apartments located in heart of Sushant Golf City. The proximity to lush green golf course makes it an enviable option to all those looking for a world class lifestyle. The apartments are studded with a fine array of amenities to ensure a comfortable life. The area close to these apartments has the potential of developing as the IT hub that would make them one of the most sought after places in coming days.

This is the unique opportunity to choose from a wide range of 2BHK & 3BHK + study premium apartments.

Township Map



Site plan

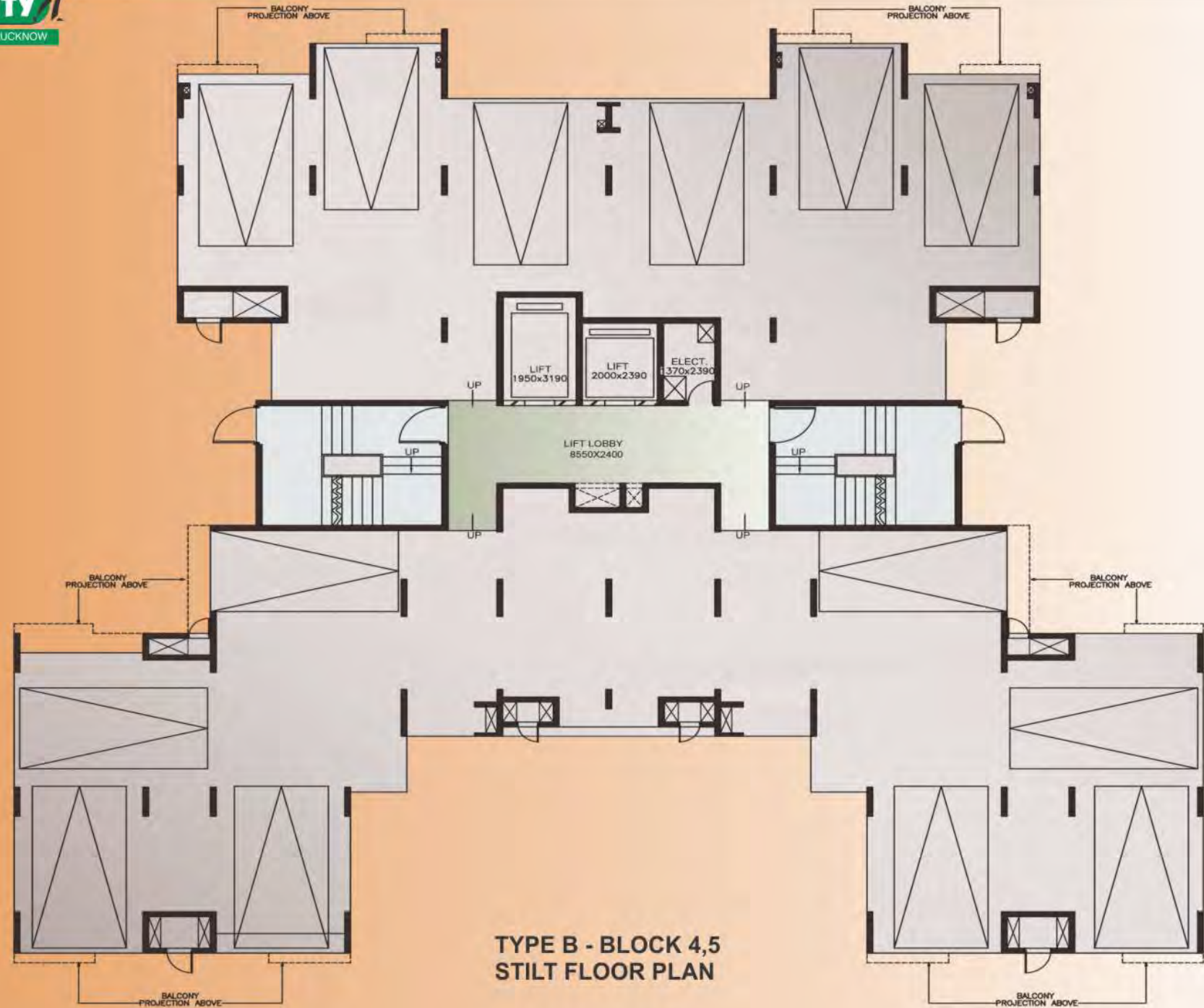




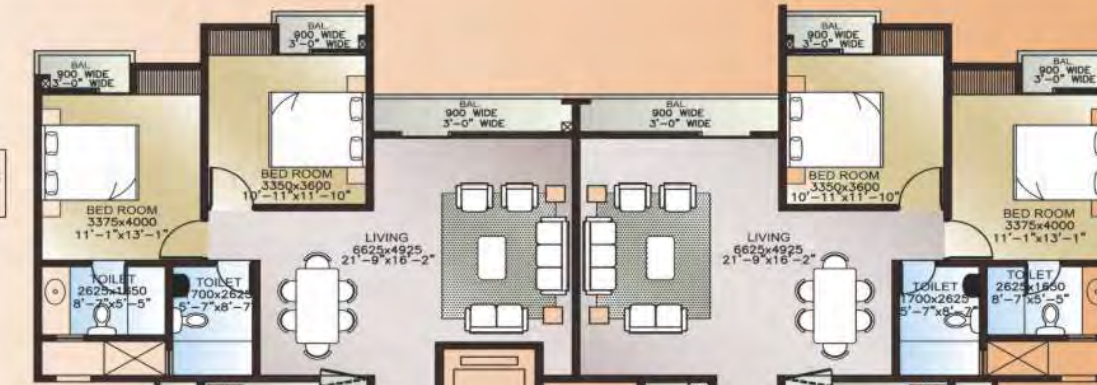
Features

1. A secure environment for your loved ones
 - a) Gated community
 - b) Round the clock security
 - c) Fire safety provisions
2. A home amidst natural surroundings
 - a) Landscaped greens
 - b) Open kid's play area
 - c) Open Parking
 - d) In close proximity of 18 hole international standard championship golf course
3. Experience the essence of hi-end living
 - A) Spacious and well ventilated apartments
 - B) Spacious balcony
 - C) Easy access from National Highway 56 (Sultanpur Road)
4. Easy access to commercial complexes, IT parks, schools, colleges, malls, multiplexes, hospitals, hotels, restaurants and convenient shopping centers.
5. Ample green space
6. Recreational area
7. Joggers track

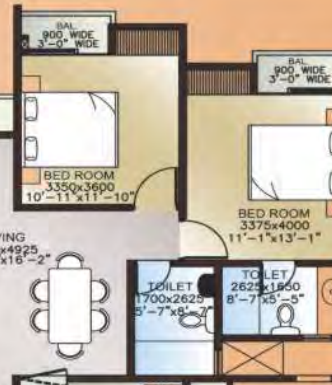




UNIT-3
AREA: 124 SQ.M.
1330 SQ.FT.



UNIT-4
AREA: 126 SQ.M.
1360 SQ.FT.



UNIT-2
AREA: 192 SQ.M.
2069 SQ.FT.

TYPE B - BLOCK 4
GROUND FLOOR PLAN

UNIT-1
AREA: 192 SQ.M.
2069 SQ.FT.

UNIT-3
AREA: 124 SQ.M.
1330 SQ.FT.

UNIT-4
AREA: 126 SQ.M.
1360 SQ.FT.



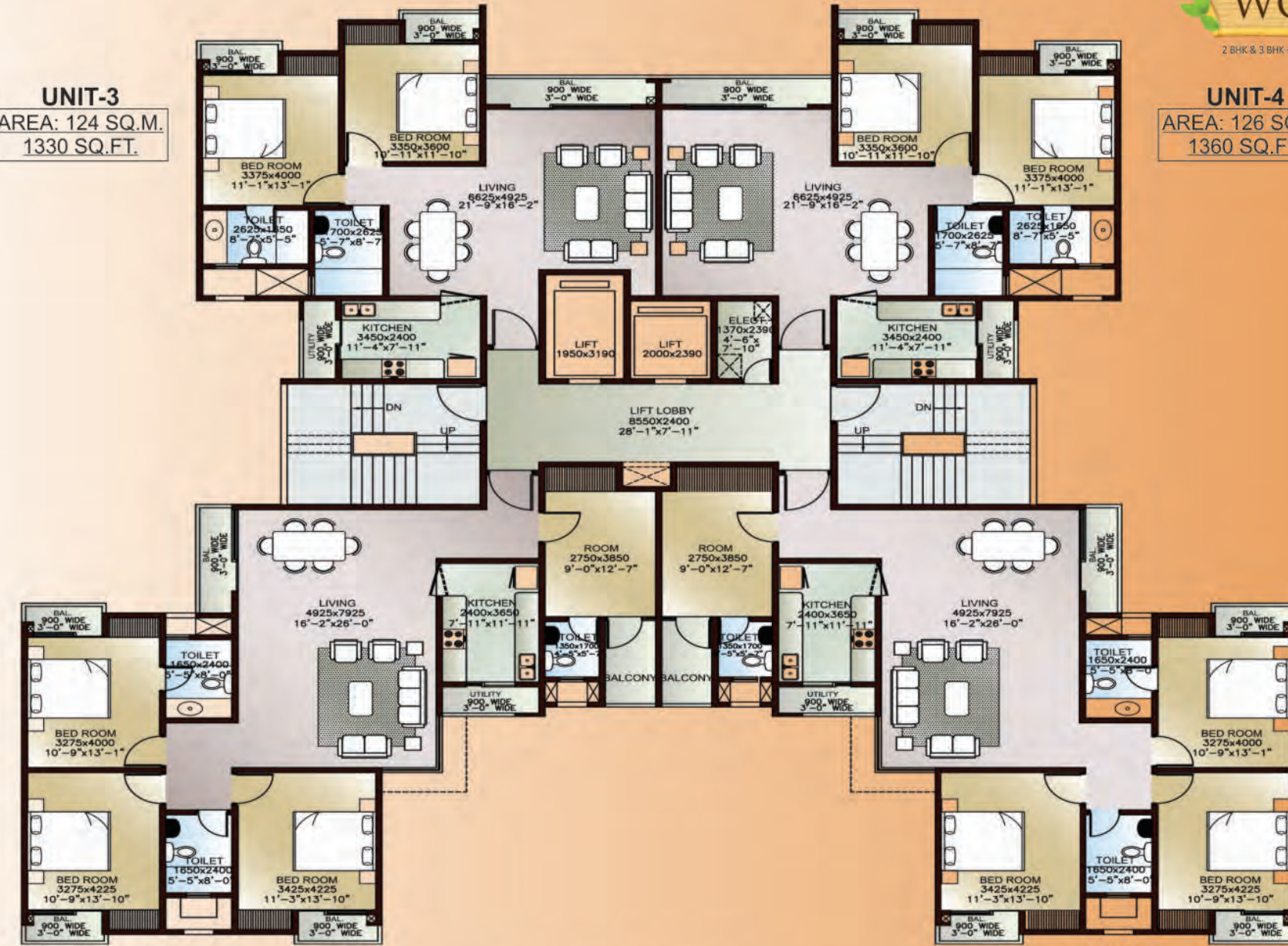
UNIT-2
AREA: 192 SQ.M.
2069 SQ.FT.

TYPE B - BLOCK 5
GROUND FLOOR PLAN

RECREATION

UNIT-3
AREA: 124 SQ.M.
1330 SQ.FT.

UNIT-4
AREA: 126 SQ.M.
1360 SQ.FT.



UNIT-2
AREA: 192 SQ.M.
2069 SQ.FT.

TYPE B - BLOCK 4, 5
TYPICAL 1ST TO 14TH FLOOR PLAN

UNIT-1
AREA: 192 SQ.M.
2069 SQ.FT.

SPECIFICATIONS

STRUCTURE:

Framed structure/
Shear Wall
structure.

JOINERY:

- **Windows** –
Anodized aluminum
with Float Glass
- **Doors** –
Flush door shutter
with SS fittings
duely painted.

FLOOR FINISHES:

- Living/ Dining** – Vitrified Tiles
- Bedrooms** – Laminated Wooden
Flooring/ Ceramic Tiles
- Stairs** – Stone Flooring on treads
- Balconies** – Non skid
Ceramic Tiles

FINISHES:

- **Internal** –
Drawing and dining rooms/
bedroom walls shall be finished
with plastic emulsion paint
- **External** –
Pleasing elevation with semi
permanent finish/
All weather
exterior paints

KITCHEN:

- Flooring** – Non skid ceramic tiles
or equivalent
- Dado**- Ceramic Tiles cladding on walls as per
architectural Design
- Counter** – Granite/ Equivalent
- Cabinets** - kitchen cabinet over counter
with chimney & cook top
- Water Supply** – Provision for
HOT & COLD water supply
- Fittings** – Single Lever CP fittings
- Sink** – Single Bowl Stainless Sink
with Drain Board

TOILETS:

- Flooring** – Non skid ceramic
tiles/ Porcelain Tiles
- Walls** – Tiles as per architectural design
- Chinaware** – European Type WC,
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 Health Faucet

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/
lobby and all bedrooms
- **Water Purifier** –
with 10 ltr/hr. capacity in kitchen



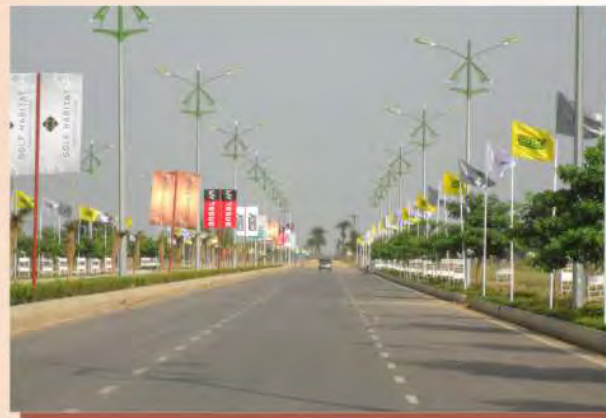
Spectacular attractions of the township



Ansal Institute of Technology & Management



Golf Academy



Developed roads



Police Chowki



Sub Post office



24x7 Ambulance service



Ansal ISKCON Spiritual Center



BEST PRICE



SJ International School



The Palms Golf Club & Resort



Milk 'N' More



Allahabad Bank

All pictures are actual



- 18 Hole International Standard Championship Golf Course designed by Dr. Martin Hawtree, U.K.
- Sports complex with Mahesh Bhupathi 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)

