

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, www.sushantgolfcity.in

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**

ANSAL API

Building lifestyles since 1967

**SUSHANT
GOLF CITY**

HI-TECH TOWNSHIP, LUCKNOW

*Nature and Lifestyle
in perfect harmony*

Harmony
ENCLAVE



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, Sonipat, Panipat, Yamunanagar, Karnal, Kurukshetra, Faridabad, Gurgaon, Greater Noida, Noida, Ghaziabad, Meerut, Agra and Lucknow to name a few.

Ansal API – A series of Firsts....

- Constructed First residential High Rise building “Ashadeep” at New Delhi.
- Constructed the First Multiplex in Delhi- PVR Saket.
- Constructed “Ansal Plaza” - First shopping mall in NCR.
- First to build a “Revolving Restaurant”- “Parikrama” at Antriksh Bhawan, New Delhi.
- First Real Estate company to be listed on BSE.
- First Real Estate company to be awarded by all the three quality certificates of ISO:9001, OHSAS & EMS.
- First developers to go overseas with various projects in Iraq, Russia, Thailand & Bangladesh.



Ansal Plaza



Ashadeep



Akashdeep



Parikrama



New Lucknow 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.

Lifestyle Amenities Of The Township



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



Range of world class educational institute like G.D. Goenka Public School & many more



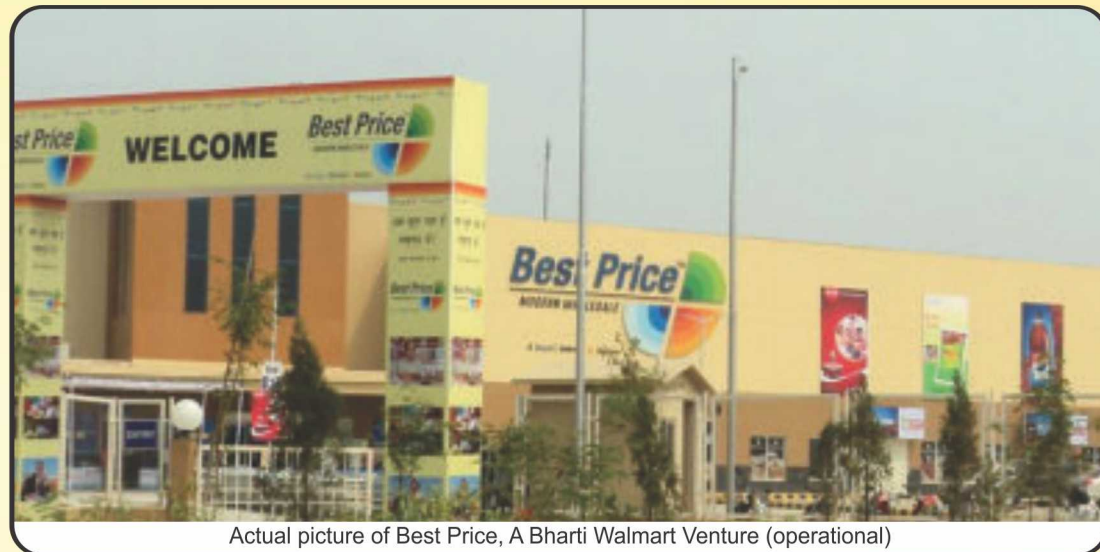
18 hole International Standard Championship Golf Course



Bio-tech Park



Ansal API ISKCON Spiritual Centre



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



Maple Club (operational)



Mahesh Bhupati Tennis Academy



Ansal API Auto Park



Multi Speciality Super Hospital

- 18 hole International Standard Championship Golf Course and Golf Club designed by Dr. Martin Hawtree, U.K
- Sports Complex with Mahesh Bhupati Tennis Academy
- Commercial Zones Post Office / Banks / ATMs
- Range of world class educational facility including A.I.T.M, G.D. Goenka and many more
- Best Price - A Bharti Walmart Venture
- Ansal Institute of Technology & Management

- Tourist Leisure Zone
- Amusement Park
- Club, 5 Star & Budget Hotels
- Ansal Plaza
- I.T / Bio Tech Park
- Community Centres
- Royal Palms Golf and Country Club
- Ansal API ISKCON Spiritual Centre

Nature and Lifestyle in perfect harmony



**Harmony**
ENCLAVE

Searching for an oasis of peace amidst the hustle and bustle of busy City life?

Look no further... Harmony Enclave apartments provides you a perfectly serene setting for a blissful experience of life. It is a premium residential project at Sushant Golf City, Lucknow. It gives you a choice of 2 and 3 BHK elegantly designed apartments bringing you a lifestyle beyond your expectations. With luxurious multi-storey apartments coupled with a host of remarkable amenities and recreational facilities, this elite project will perfectly match your expectations for a world class lifestyle.

Harmony Enclave is conveniently located in close proximity to the Airport, IT hub & upcoming malls as well as schools, colleges, medical facilities, restaurants, entertainment avenues and lots more!



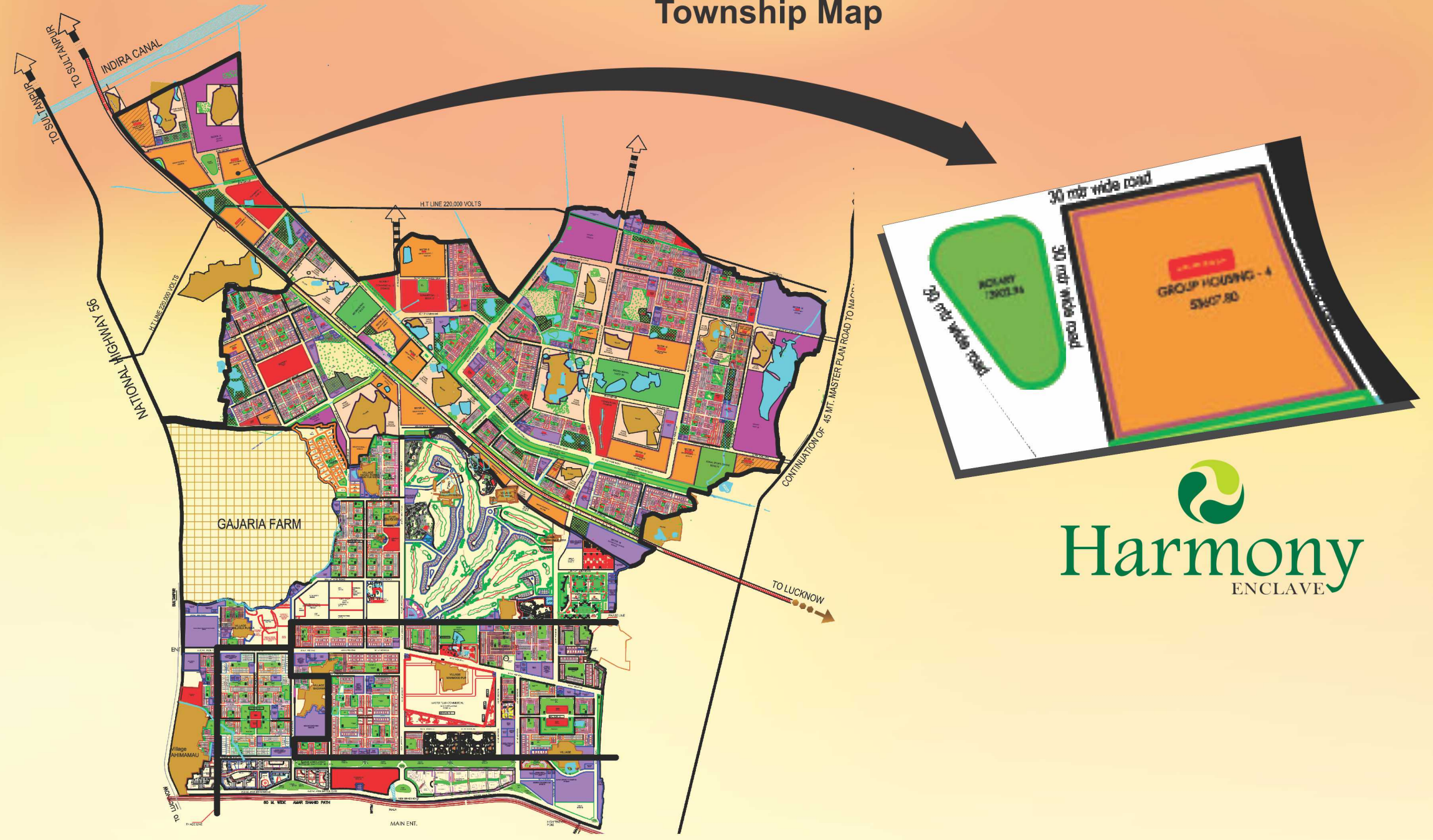
Highlights

Imagine a life so close to nature yet not far from the heart of the city. It is the perfect blend of modern lifestyle with serenity:

- Easy access from National Highway 58 (Sultanpur Road).
- Ideally location in fast-developing Hi Tech Township.
- Easy access to commercial complexes, IT Parks, schools, colleges, malls, multiplexes, hospitals, hotels, restaurants and convenience shopping.
- Green belt adjacent to project for recreational gardens and parks.

- Commercial Shops at Ground floor.
- Leisure and recreation club at Ground and First Floor.
- Spacious and well ventilated apartments.
- Private Balcony.

Township Map



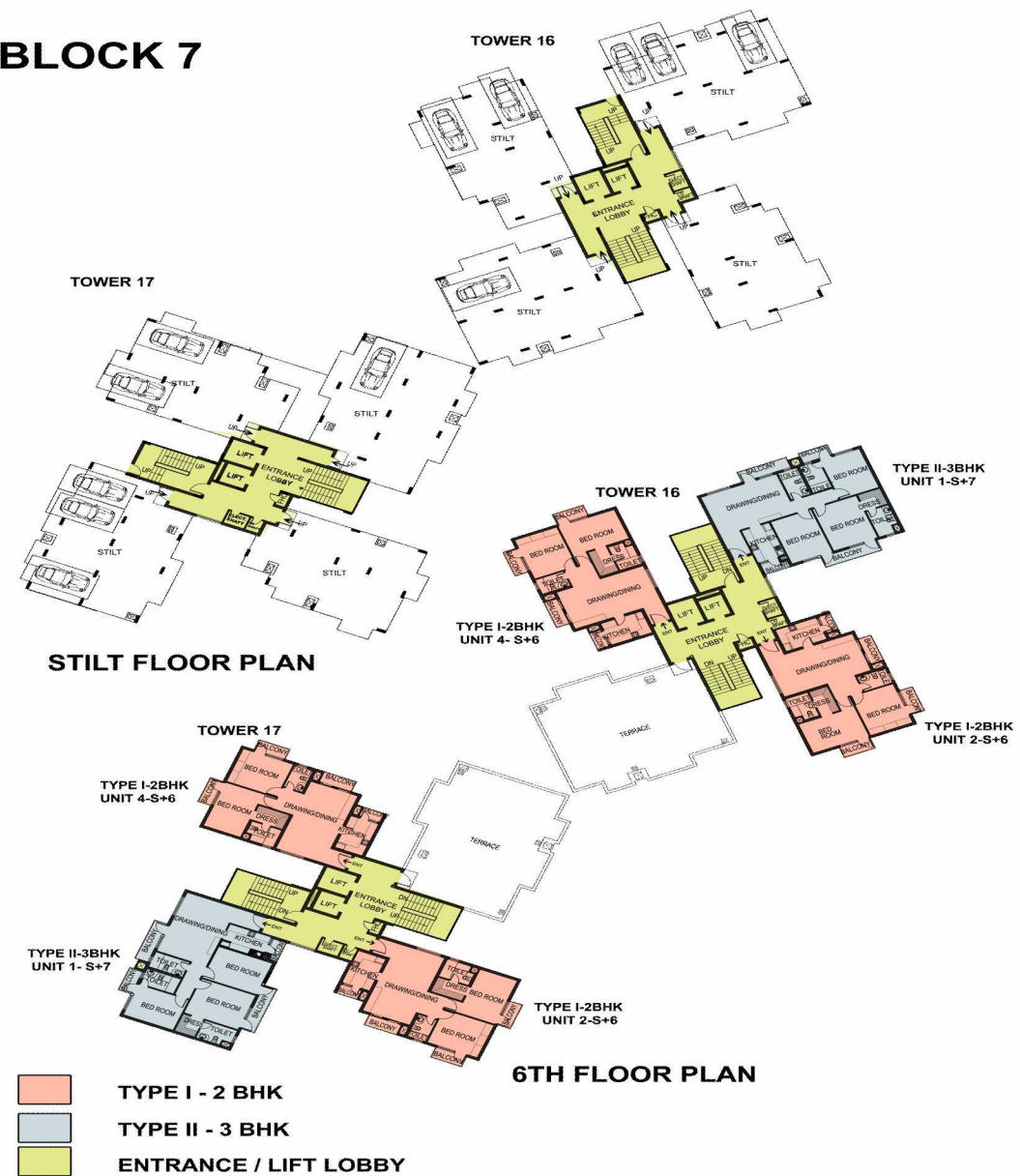
Harmony
ENCLAVE

Site Plan

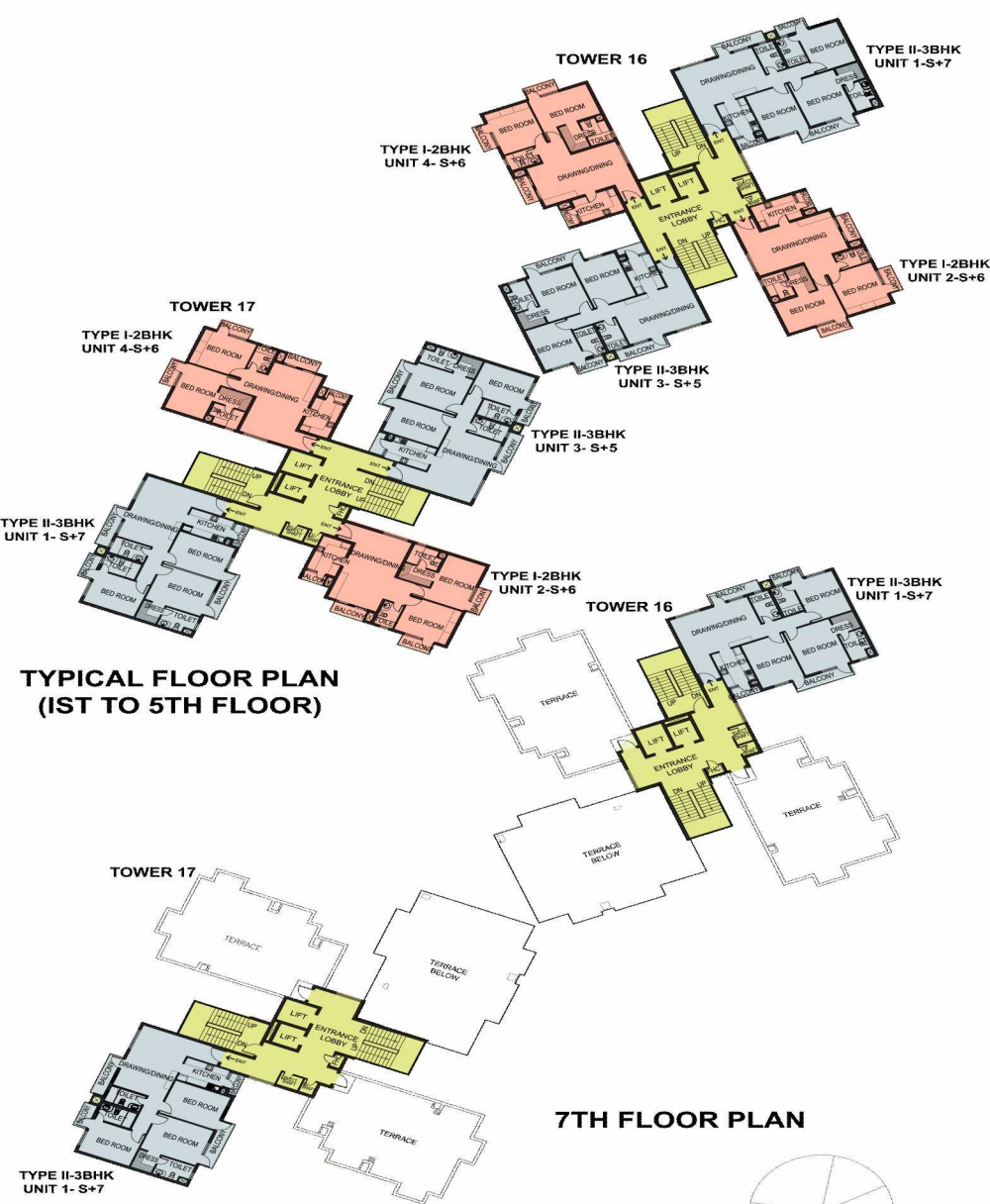


Block Plan

BLOCK 7



TYPICAL FLOOR PLAN (1ST TO 5TH FLOOR)



Unit Plan (Block - 7)

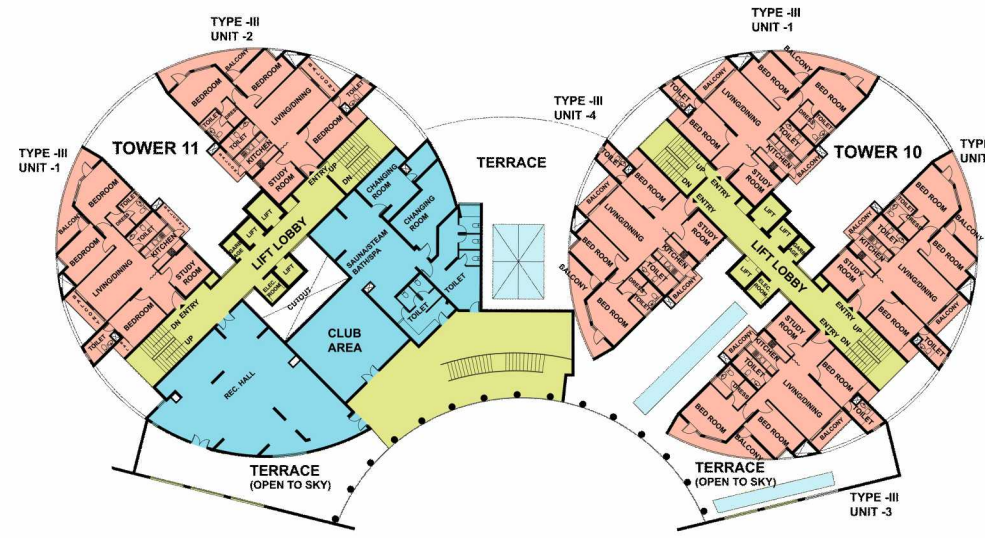


Block Plan

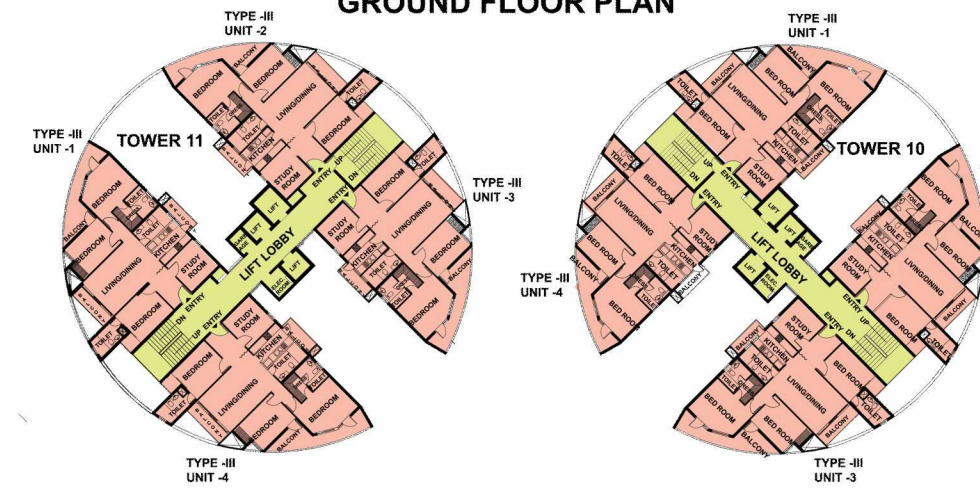
BLOCK 4- (S+19)



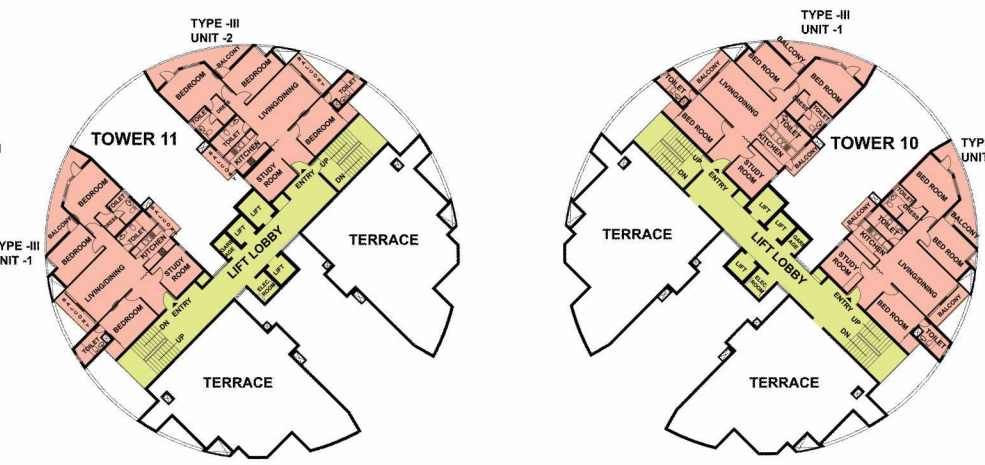
GROUND FLOOR PLAN



FIRST FLOOR PLAN

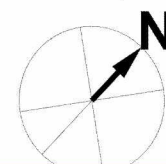


TYPICAL FLOOR PLAN (2ND TO 17TH FLOOR)



TYPICAL FLOOR PLAN (18TH TO 19TH FLOOR)

- TYPE III- 3BHK+STUDY
- SHOPS
- ENTRANCE / LIFT LOBBY
- CLUB



Unit Plan (Block - 4)



SPECIFICATION



FLOOR FINISHES

- Living / Dining : Vitrified Tiles / Marble Floor
- Bed Rooms : Ceramic Tiles
- Stairs : Stone in Treads & Tiles in Risers
- Balconies : Non- Skid Ceramic Tiles



STRUCTURE

Framed Structure conforming to BIS Seismic codes with Block Masonry filler walls

TOILETS

- Flooring : Non- Skid Ceramic Tiles / Porcelain Tiles
- Walls : Tiles as per architectural design
- Chinaware : European type W, Hand wash basin
- CP Fittings : Single Lever CP Fittings
- Counter : Marble / Granite
- Water Supply : Provision for Hot and Cold Water supply
- Other Fixtures : Looking Mirror, Towel Ring, Paper Holder, Soap Dish and Health Faucet, Glass partition in bathing area of Master Bed Room Toilet



KITCHEN

- Flooring : Non- Skid Ceramic Tiles or Equivalent
- Dado : Ceramic Tiles cladding on walls as per architectural design
- Counter : Granite
- Cabinets : Modular Kitchen Cabinets with Chimney and Hob
- Water Supply : Provision for Hot and Cold Water supply
- CP Fittings : Single Lever CP Fittings
- Sink : Stainless steel sink with drain board and single bowl



JOINERY

- Windows : UPVC / Anodised Aluminium with Float Glass
- Doors : Decorated Flush Door with SS Fittings
- Internal Wall Finishing : All internal walls shall be finished with OBD as per design
- External Finish : Pleasing elevation with All weather exterior paints



OTHER FEATURES

- Electrical : Copper Wiring in Conduits with Modular Switches
- Telecommunication : Provision of Telephone points in Drawing Room, Dining Room and All Bed
Provision of TV Aerial points in Drawing Room / Lobby and all Bed Rooms