

New Lucknow Sushant Golf City

The Future Metropolis

Here comes the 2nd edition of Sushant Golf City Connect, a quarterly news letter that highlights the updates and developments in not only the real estate industry but also in Sushant Golf City, a 3530 Acre Hi-tech Township strategically located on Lucknow- Sultanpur National High Way & Amr Shaheed Path.

Sushant Golf City Connect aspires to connect with its readers and keep them posted about the latest happenings, trends, infrastructure developments and other societal factors playing in the real estate industry.

We hope this second edition of Connect matches up to your expectations!

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From The Desk Of:

Dear Patrons,

Since our last news letter we have achieved some more landmarks. The township has been extended upto 3530 acres and first Development Agreement for 806 acres has been signed. You will be glad to know that G. D. Goenka chain of schools of national fame is putting up an ambitious school in our township, the construction of which is going on very fast. We propose to make it operational during the forthcoming educational session. This is going to add to the glory of Lucknow city too. International Business Bay - 2 which is hub of commercial offices, institutes and entertainment centers has got excellent public response. Construction of Felix Square has already been started. Plans for ISKCON temple and Spiritual Center is in the process of being released and we expect to create a world class center for meditation and spiritualism within a period of two years. A place for an excellent Habitat Center has already been booked with target to develop it on the lines of India Habitat Center at Delhi. The sample of Golf Villas are under construction. Golf area is already under the process of fast development and a Golf practice corner will be available within three months. During the rainy season we have planted large number of trees with expert advice and selection of species through which the township is already giving a green look.

As many as 23 families are residing in the township and 56 houses have been handed over to the owners. The process which started on last Diwali will be available as an enclave of the settlement of families with state-of-the-art development and excellent quality of life. Sushant Golf City is moving fast to redefine the art of modern living in Lucknow.

The work on Amar Shaheed Path between Sultanpur Road and Gomti Nagar is going on with full swing and we expect that within coming 4 to 5 months your connectivity through the express-way will be in place.

The customers to whom possessions have been given, they will commence their construction work soon with the approval of their plans on top priority. We hope that they will not miss any opportunity to choose the lifestyle they deserve in this township.

P.N. MISRA

Executive Director
(Business Development)



FELIX SQUARE

The perfect destination for Retail & Corporate

Strategically situated in International Business Bay-2 of Sushant Golf City, Lucknow adjoining 6 lane Amar Shaheed Path, Felix Square will soon be a futuristic hub for Retail & Corporates with its unmatched features which are:



- State-of-the-art Complex with impressive Glass & Stone facade
- Eco friendly design based on modern vastu principles facilitating an optimal flow of natural resources & energies
- Meticulously designed Eleven Storied building with built up area of approximately 14864 sq. mtr
- Retail area on ground and the first floor with well planned office spaces on upper floors
- Landscaped Terraces with green from 3rd floor onwards in integration with the workplace
- Centrally air conditioned 21.34 mtr. high majestic atrium, impressive lobbies and wide corridors
- Wi-fi enabled building energized by solar power
- An exclusive Food Court along with Conference halls on 7th floor
- Ample space for open and covered parking
- Sophisticated Fire Protection System
- Uninterrupted Power Supply

Office Spaces
From 2nd Floor onwards



Show Room & Retail Space
Ground & 1st Floor



Food Court
On 7th Floor



Broadest Program Ceremony of Felix Square being performed



Actual Site Picture of Felix Square



NEW LUCKNOW SUSHANT GOLF CITY

3530 acre Hi-tech Township

Sushant Golf City, the first Hi-tech Township in U.P. is all set to establish new standards for all that is progressive and elegant. Strategically located on the Lucknow-Sultanpur National Highway along with Amar Shaheed path.

PROJECT UPDATES



ISKCON TEMPLE

Ansal API ISKCON Spiritual Centre

The Bhoomi Poojan of the world known ISKCON Temple took place in Sushant Golf City, Lucknow on 16th May, 2010, the temple is expected to be open for public visits by next year

The complex will also have a :-

- Meditation Centre
- Grihasth Ashram
- Govinda Restaurant



Bhoomi Poojan ceremony of the ISKCON Temple being performed by Mr. Sushil Ansal, Chairman, Ansal API and the Dignitaries of the ISKCON.



Celebrity Meadows

Celebrity Meadows

Strategically located in the Sushant Golf City, Celebrity Meadows is a residential modern Group Housing that provides you a specifically designed 2, 3 & 4 BHK Apartments & Penthouses with modular kitchen and attached toilets conceived to fulfill the standards of sophistication and style for the connoisseurs.

Palm Ville

These limited edition villas are designed to give you a blend of classic english charm with modern amenities. Situated near the entrance of the Sushant Golf City, these 4BHK villas with servant room and covered sit out terraces offer you grand living.



Palm Ville

G.D. Goenka World School will start its Academic Session in April, 2011

Product offerings:

- Plots Houses Group Housing Villas Flats Coumminty Centres Health Centres
Schools & Professional Colleges Commercial Offerings 5 Star & Budget Hotels

Project Features

Actual Pictures of the Sample Apartments at Sushant Golf City



Life here at Sushant Golf City is like a dream come true and we feel proud to be a resident of the township. The serene surroundings are very peaceful, secure and eye catching, we are thank full to Ansal API for all their support.

A.K. Sharma
Proud Resident
Unit No. D-3-0567
Larchwood Villa
Sushant Golf City, Lucknow



An artistic impression of G.D. Goenka Public School

- 18 hole International Standard Championship Golf Course and Golf Club designed by Dr. Martin Hawtree, U.K
- A Green city with ideal Ecological Balance
- Employment opportunities through state-of-the-art I.T & Bio-Tech parks
- Dependable power supply
- Securitized enclave development with 24X7 security
- Abundant regulated potable water supply
- Commercial / Business zones, Golf Villas & Golf View Apartments designed by renowned architects of New Zealand WOODHAMS/MEIKLE/ZHAN
- Sports Complex with Mahesh Bhupati Tennis Academy
- Joint Venture with U.E.M., internationally known infrastructure company for building world class roads and infrastructure
- Impressive Green Rotary at entrance and landscaping designed by world renowned KTG Inter-Associates Ltd.- Thailand

ANSAL API In Media



EFFORTS BECOMING A REALITY :

Construction & Development Status

- Total plantation of trees along the road & in the parks approx. 10,000
- Total number of Electric Poles approx. 900
- Total 136.57 kms of Sewer line, Internal Drainage, External Drainage have been laid
- HT/ LT/ Street Light Cable 120 km approx have been laid
- Total kms of Roads laid (WMM) – 132.19 km
- Possession of Houses and Plots offered to more than 800 families and the process of possession is going on
- For the residents of the township a Badminton Court has been inaugurated
- Shuttle Bus service has been started from Sushant Golf City to Shahnazad road for the residents of the township



Construction of the Road at Sushant Golf City in progress



Construction of the Apartments at Sushant Golf City in progress



Actual Picture of the completed Overhead tank



Inauguration of the Badminton Court, done by Mr. Ramesh Yadava, Executive Director (Operations), for the residents of Sushant Golf City.



Flag off of the Shuttle Bus done by Mr. Ramesh Yadava, Executive Director (Operations)

INDUSTRY UPDATES :

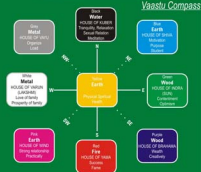
The real estate sector is second only to agriculture in terms of employment generation and contributes heavily towards the gross domestic product (GDP). Almost five per cent of the country's GDP is contributed by the housing sector. In the next five years, this contribution to the GDP is expected to rise to 8 per cent.

According to the Tenth Five Year Plan, there is a shortage of 22.4 million dwelling units. Thus, over the next 10 to 15 years, 80 to 90 million housing dwelling units will have to be constructed with a majority of them catering to middle- and lower-income groups.

A rise in the service tax on real estate completions in India is expected to have a temporary impact on sales, according to industry commentators.

The service tax of 10.3% on 25% of the property's value is being passed on direct by developers and means a buyer paying an extra 2.6% on projects under construction.

Vaastu



Real Estate



PRODUCTS IN FOCUS:

Nothing else is at par...

Villas:



Palm Spring Villa : Awe-inspiring architectural design. These are adorned with rich amenities and a private swimming pool that makes the ultimate lifestyle.
Palm Grove Villa : Exquisite lifestyle home that have lush green cover and unique amenities.



Palm Villa: Premium limited edition villas that give you a blend of classic english charm with modern amenities.

Apartments:



Celebrity Meadows: Specifically designed these 2, 3 & 4 BHK Apartments & Penthouses have been conceived to fulfill the standards of sophistication and style for the connoisseurs.



Sarituthli Enclave: Premium 1, 2 & 3 Bedrooms apartments for senior citizens, created with care for those who have always cared for us.



Paradise Diamond: Exclusive affordable apartments providing convenient and comfortable residential solutions offering a wide range of 2 BHK apartments.



Celebrity Gardens/Greens: Exclusive 2, 3 & 4 BHK Apartments & Penthouses designed to provide comfort your own way.

Commercials:



International Business Bay II : The most strategic location for business houses in Lucknow.



Shopping Square : The low rise shopping mall that's high on opportunity.

The gateway to a dream lifestyle



Actual entrance picture of Sushant Golf City



DISTANCE CHART

Zero km. from Gomti Nagar Extension

Approx. 6 km. from Airport

Approx. 7 km. from Charbagh railway station

Lucknow City Office :
1st Floor, YMCA Campus, 13 Kania Postage Marg, Lucknow- 226001.
Ph: 0522 - 4095200

Site Marketing Office :
Sushant Golf City, Lucknow-Saltanpur road
Next to Amar Shahhead Path
Ph: 0522-4456150

Toll *Free No. > 1800 226 5565

Delhi Corporate Office:
115, Ansal Bhawan, 18 Kasturba Gandhi Marg, New Delhi 110001,
Tel: 911-23351850, 863020068/9/10, Fax 86302281,
E-mail: info@sushant.com, Website: www.sushant.com

Regional Office :
Delhi & NCR: Faridkot, Gurgaon, Delhi, Greater Noida, Ghaziabad, Haryana, Karnal, Kurukshetra, Panipat, Sonapat, Yamunanagar, Punjab; Amritsar, Bhatinda, Jalandhar, Ludhiana, Mohali, Chandigarh, Rajasthan: Ajmer, Bikaner, Jaipur, Jodhpur, Shimla, Uttar Pradesh: Agra, Lucknow, Meerut

Overseas Representative:
UK: Gali Kumar, C/o London Residential, 23 Barkings Road, London E6 1LB, Mob: +44 (0) 7720 500054, Cell: +44 (0) 202 8470 5454, Fax: +44 (0) 20 8470 9922.

USA: Savita Leekha - Larry Levine, Century 21 Universal Real Estate, 7300 N Western Ave, Chicago IL 60645, Savita Leekha (Mob): (847) 477- 7106, E-mail: savita.leekha@century21.com, Larry Levine (Mob): (847) 594-1322, E-mail: laslevine@yahoo.com Fax: (773) 433-2111