

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 & AmarShaheed 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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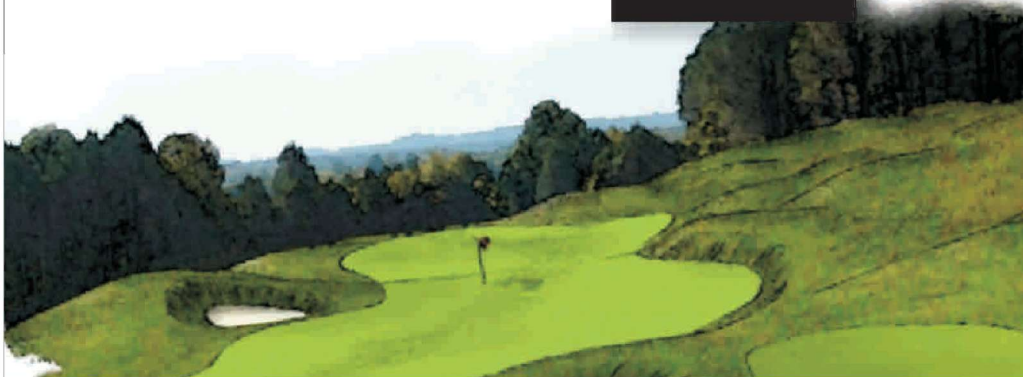
Message

Felix Square (The perfect destination for Retail & Corporate)

Ansal API ISKCON Spiritual Centre

Efforts Becoming a Reality

Products in Focus



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. Bharti Walmart have decided to establish big centre and agreements have been signed. Plans for ISKCON temple and Spiritual Center is in the process and be 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 Golf Academy has been inaugurated in order to train sportsmen. 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 the 7th floor
- Ample space for open and covered parking
- Sophisticated Fire Protection System



**FELIX
SQUARE**

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**

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

Launching, in near future, a new definition of Life Style

Built to the highest international standards, Golf Habitat will offer its residents five-star luxury and a whole host of ultra-modern amenities and facilities. Exquisitely designed Golf Villas & Golf Apartments in the pristine environment of a world class 18 hole Golf Course, Golf Habitat is the jewel in the crown of Sushant Golf City. This unique residential marvel will be developed as clusters of luxury villas and majestic high rise apartments. Set amidst the superbly landscaped greens, these living units are bound to satisfy.



Golf Apartments

Golf Apartments

The elegantly appointed apartments are intuitively adorned with state-of-the-art conveniences and a host of unique features. Made for only those who appreciate the best things in life, there are only a limited number of apartments in Golf Habitat. Ranging from approx. 2600 sq ft to 5300 sq ft, these lavish living units are adorned with every imaginable luxury and convenience.

Golf Villas

The super exclusive palatial villas which are built on 3 floors, come with 4 to 6 bedrooms, have a private swimming pool, automated garage foyer shutters, exclusive elevator, steam room, servants quarters, a party terrace with barbecue facility and motorized sky lights amongst many other fabulous features. The Golf villas are truly the epitome of luxury.



Golf Villas



Palm Floors

Palm Floors are the latest offering of Sushant Golf City. These Ground + 2, low rise floors with 3 bedrooms, terrace & a lawn give you an opportunity to have your own luxurious floor in the secure urban area. Palm Floors are unmatched example of luxurious independent spaces exquisitely expressed through the airy bedrooms, captivating views & lots of space to stretch.

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

Product offerings:

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

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 thankful to Ansal API for all their support.

A.K. Sharma
Proud Resident
Unit No. D-3-0067
Larchwood Villa
Sushant Golf City, Lucknow



An artistic impression of G.D. Goenka Public School

Project Features

- 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

OUR 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



Golf Villa: The super exclusive villas which are built on 3 floors, come with 4 to 6 bedrooms, have a private swimming pool, automated garage foyer shutters, exclusive elevator, etc.

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



Santushti 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



Golf Apartments: The elegantly appointed apartments are intuitively adorned with state-of-the-art conveniences and a host of unique features.

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