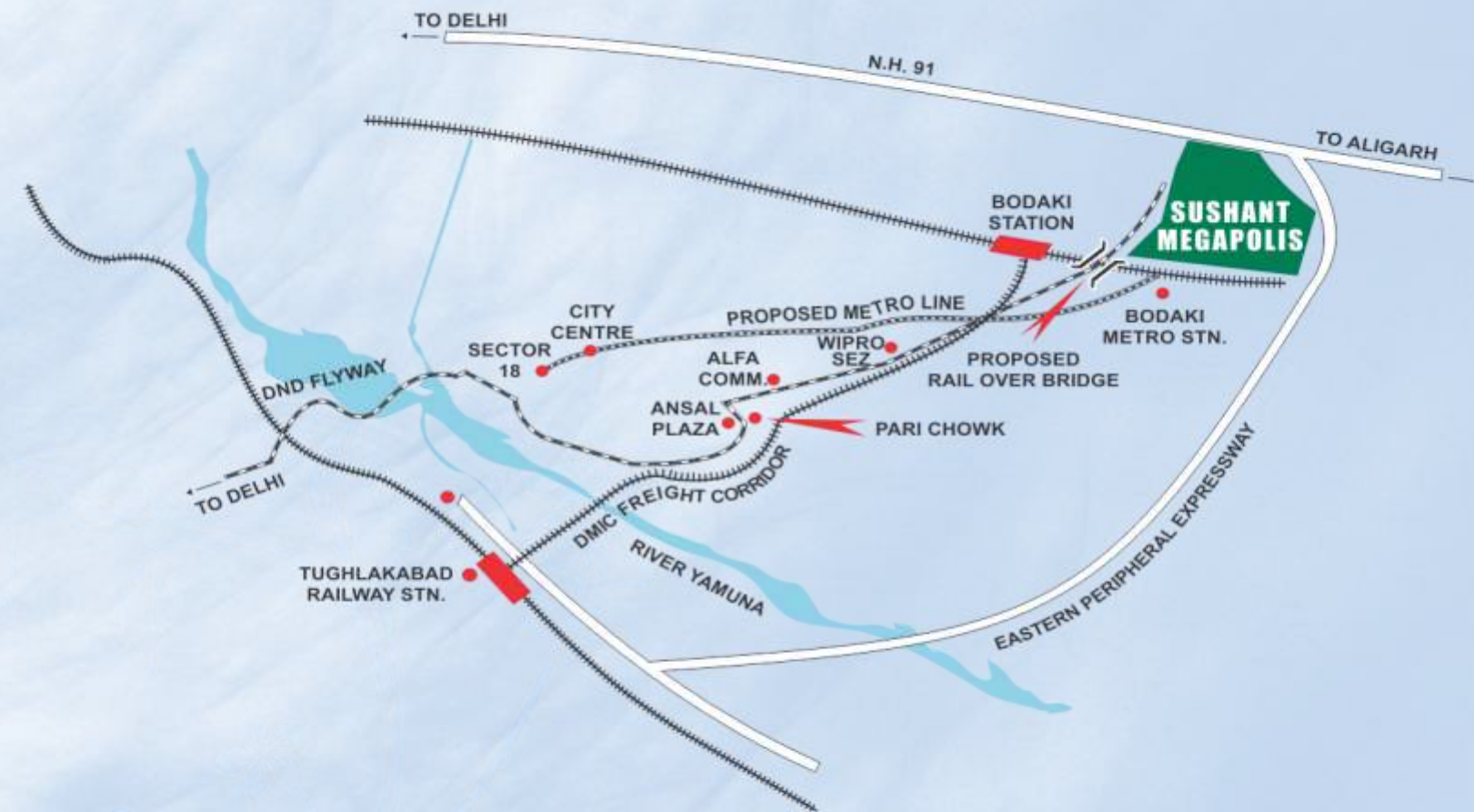


Location Map



ansal API
Building lifestyles since 1967

SUSHANT MEGAPOLIS
GREEN HI-TECH TOWNSHIP • ADJOINING GREATER NOIDA

ANSAL HI-TECH TOWNSHIP LTD.: Greater Noida Office: 56, Upper Ground Floor, Ansal Plaza, Plot No. 1/C Institutional Area, Near Pari Chowk, Greater Noida, Uttar Pradesh-201308 Email: megapolis@ansalapi.com
REGISTERED OFF: 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi - 110001

Call: 09999444124, 09999797475, 09958297195, 08130229868

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Building lifestyles since 1967

SUSHANT MEGAPOLIS
GREEN HI-TECH TOWNSHIP • ADJOINING GREATER NOIDA

We build you a House
You make it a Home

Freesia

Zinnia

Daffodil

Independent Floors with Expandable Options



The best living planner

Ansal API, a success story that started way back in 1967.

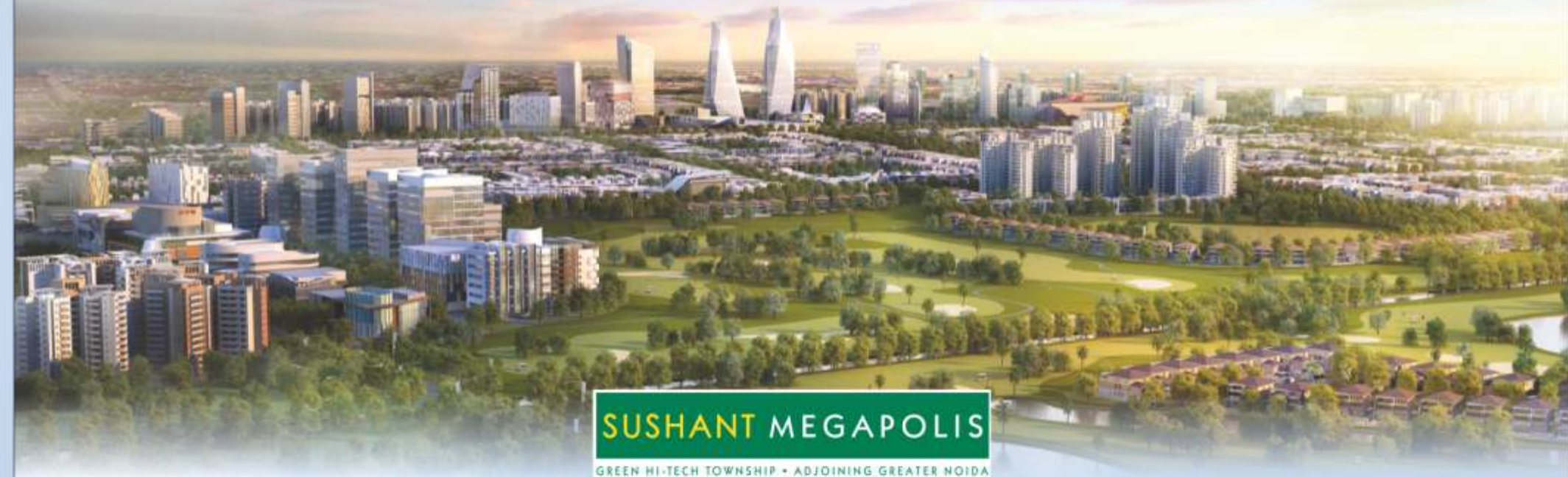
Built on a commitment to radically improve the lifestyle of our fellow countrymen, we constantly strive to surpass even our lofty standards. Our townships, commercial centres, retail spreads stand as testimony to this very commitment.

Today we are in the process of developing projects, the aggregate valuation of which stands at more than Rs. 35,000 Crores.

A different City. A different Lifestyle.

Come to a different city. Sushant Megapolis, a green hi-tech township-adjoining Greater Noida where life is different, sophisticated and organized. Where every feature fascinates you and where all amenities are designed with world-class standard.

This hi-tech township, with its spectacular infrastructure, larger-than-life ambience and modern homes, has become a landmark of today.



Sushant Megapolis - An Overview

- U.P Govt. Approved, Gazetted and Notified Green Hi-Tech Township spread over 2500 acres located adjoining Greater Noida
- Development Agreement of 1100 Acres signed, released and approved
- Development work in full swing
- Abundant, Good Quality Drinking water
- Layout and System Designed to provide Round the Clock Security
- Developer having more than Four Decades of Successful Track Record
- Developer already Successfully Executed a Hi-Tech Township in Lucknow spread over 3500 acres
- Well connected with Delhi and other commercial centres. Abutting Eastern peripheral expressway, NH-91 and 80 mtr. wide Greater Noida Sector Road
- 35 minutes drive from Delhi on GNIDA expressway
- Metro connectivity and Freight corridor
- Adjoining one of the biggest upcoming Rail Terminal in North India at Bodaki. Regular train shuttle services to New Delhi Railway Station, ROB sanctioned by railways
- A clean healthy pollution free environment
- 5 natural lakes, a grand canal and serene greens with waterfront boulevards
- Residential, Commercial Plots, Villas, Floors, Group Housing
- Commercial Business Districts and Retail Centres cum Malls
- Hi-speed connectivity conducive to setting up of state-of-the-art IT Parks, Biotech Parks and Knowledge based Industrial Hubs



Freesia

Space You Can Use Your Way!

What makes a house a home? Its 'You'!

At Ansal API, we understand that you know the needs of your family the best. Freesia gives you the opportunity to expand and customize your home in your own special way! So if you need that store room for extra stuff or another room for your kids – you make the choice! Its flexibility like you've never experienced before!

- Independent Floors, Plot size 194 sq. yd.
- G+1, 3BHK Floors of 1244 sq.ft. and 2067 sqft resp.
- Front and Rear Lawns for Ground Floor
- Expandable Option with Roof Rights for First Floor
- All Amenities of a Hi-Tech Township



Ground Floor Plan



Built-up Area= 1244.00 Sq.Ft.

First Floor Plan



Built-up Area= 1290.00 Sq.Ft.

Second Floor Plan



Built-up Area= 777.00 Sq.Ft.



Zinnia

When You Need More Space!

There are many reasons why you need more space like when your son gets married or when a baby comes in the family! Zinnia gives your family enough space to live and enjoy life the way you want to!

And with the option to expand and customize your home in your own way – you get the best of everything! Enough space and ample flexibility! With Zinnia you get to make your home as special as you are!

- Independent Floors, Plot size 240 sq. yd.
- G+1, 3 BHK Floors with ample space - 1521 sqft & 2586 sqft resp.
- Expandable Option upto 5 BHK for First Floor



Ground Floor Plan



Built-up Area=1521.00 Sq.Ft.

First Floor Plan



Built-up Area= 1579.00 Sq.Ft.

Second Floor Plan



Built-up Area= 1007.00 Sq.Ft.



Daffodil

Lots of Space – Lots of Style!

When you are not prepared to compromise with Style, Space or Comfort. When you want to break free of the ordinary. When you are ready for an unparalleled lifestyle. That's when you come to Daffodil...

Built in the G+2 Floor format, Daffodil is designed to dazzle! With beautiful lawns both in front and rear for the ground floor, exquisitely designed interiors and intelligently managed space usage – you get it all with Daffodil!

- Independent Floors, Plot size 375 sq. yd.
- G+2 Floors with lots of space! 1881 sqft, 1915 sqft and 1913 sqft resp.
- Front and Rear Lawns for Ground Floor
- Roof Rights for Second Floor



Ground Floor Plan



Built-up Area=1881.22 Sq.Ft.

First Floor Plan



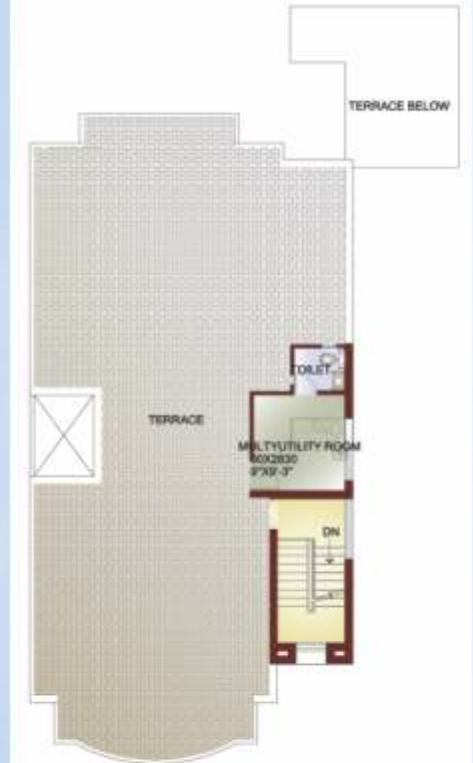
Built-up Area= 1915.45 Sq.Ft.

Second Floor Plan



Built-up Area= 1912.65 Sq.Ft.

Terrace



SPECIFICATIONS

Structure	Earthquake resistant structure Semi Load Bearing	
Living/Dining	Floor Walls Ceiling	Imported/Indian Marble Plastic Emulsion paint Oil bound distemper with POP moulding & cornice
Master/Bedroom	Floor Walls Ceiling	Laminated / Wooden Flooring Plastic Emulsion paint Oil Bound distemper with POP moulding & cornice
Other Bedroom	Floor Walls Ceiling	Vitrified Tile / Wooden Flooring Plastic Emulsion paint Oil Bound Distemper and POP moulding & cornice
Doors	Internal door Entrance doors	Painted Hardwood Frame with Painted Moulded Skin Doors Veneered and polished flush shutter/Moulded Skin Door/steel shutter
Windows	UPVC / Aluminium anodized windows with sliding glass shutter	
Toilets	Walls	Ceramic Tiles up to 7 Ft. Height
	Floor	Ceramic Tiles
	Counters Fitting / Fixtures	Marble / Granite Single lever C.P. Fittings, Wall hung WC, Towel Ring, Towel Rod, Paper Holder, Bathing cubical in master bedroom toilet. Exhaust Fans fitted
Kitchen	Walls	Ceramic tile up to 2ft. above counter and Oil bound distemper in the balance area.
	Floor	Ceramic Tiles
	Counter Fitting / fixtures	Polished Granite Counter CP fittings, single bowl stainless steel sink with drain board. Exhaust Fan fitted. Water Purifier.
Balcony	Floor Walls & Ceiling	Anti Skid Ceramic Tile. Textured Paint / Oil Bound Distemper
External Finishes	Texture paint finish / Semi Permanent finish	
Electrical Work	Electrical work with copper wires in concealed PVC conduits, Provision shall be made for sufficient light & power points.	
Switches & Sockets	Telephone & TV points in all Bedroom, Drawing / Dining Room	

Disclaimer: All details/specifications/impressions are indicative and subject to change.

*A house is made of walls and beams,
A home is built with love and dreams*

PRICE LIST FOR BUILT-UP FLOORS w.e.f - 11.11.11

S.No.	UNIT NAME	FLOOR	ON PLOT SIZE			BUILT-UP AREA		BASIC PRICE	BOOKING AMOUNT**
			PLOT SIZE	SQM	SYD	IN MTS.	IN SQ.FT.		
1	Freesia Terraces	Ground	9X18	162	193.75	115.57	1244	3029037	1.5 Lacs
2	Freesia Terraces	First+ Second Duplex with Terrace Rights	9X18	162	193.75	192.03	2067	3454538	1.5 Lacs
3	Zinnia Terraces	Ground	10x20	200	239.20	141.30	1521	3,722,550	2 Lacs
4	Zinnia Terraces	First+ Second Duplex with Terrace Rights	10x20	200	239.20	240.25	2586	4,390,700	2 Lacs
5	Daffodil Terraces	Ground	12.5x25	313	373.75	174.75	1881	4,629,900	2.5 Lacs
6	Daffodil Terraces	First	12.5x25	313	373.75	177.91	1915	4,052,312	2.5 Lacs
7	Daffodil Terraces	Second with Terrace Rights	12.5x25	313	373.75	177.72	1913	4,050,012	2.5 Lacs

Sale Price Inclusive of External Development Charges.
Preferential location Charges Extra As applicable details given below:

Preferential location Charges (PLC)

One Preferential location	1.50% of the Net Sale Price
Two Preferential location	3.00% of the Net Sale Price
Three Preferential location	3.75% of the Net Sale Price
Sector Road facing/Abutting	2% of the Net Sale Price

PLC extra for

- Units facing or adjoining the park
 - Units facing or adjoining green belt/open space
 - Corner/two sides open units
- * Additional PLC cost to be added on Net Sale Price if applicable.
** 5% of Additional PLC cost to be added along with Booking Amount if applicable.

Other Terms & Conditions.

- Cheque(s)/Draft(s) to be issued in favor of "Ansal Hi-Tech Townships Ltd" payable at Delhi/NCR only.
- The scheme can be closed at the sole discretion of the company.
- The other terms and conditions of sale would be as per the application form and standard allotment letter of the company.
- The registration charges, ECC charges, Freehold Charges, stamp duty, legal documentation charges and any other govt. levies are in addition to the aforesaid Price.
- All the other conditions of the 'Hi-Tech Township Policy" scheme of UP Government will be applicable. Actual Size may marginally vary and the final costing will be done on possession.
- Escalations as per the Company Policy.
- The other charges like CLU & CIC charges if imposed by the govt. shall be charged over & above the above cost. Payable as and when demanded by the govt.
- The company shall endeavour to complete construction of house allotted within two years from the date of sanction of plans. In case intending allottee fails to take possession of the house within a period of sixty days from the day of offer of possession, he shall be liable to pay holding charges@ Rs.5.00 per sq.ft. per month.
- Areas are indicative only and subject to variation.
- The construction linked stages can be called for in any sequence, depending on the sequence undertaken by the developer, irrespective of the sequence mentioned.

PAYMENT PLAN

A) DOWN PAYMENT PLAN (With 12% Rebate on Basic Sale Price only)

S.No.	Schedule of Payment	% age of Sale Price	Other Charges
1	At the time of Booking	1.5 Lacs for 194 Sq. yard 2 Lacs for 240 Sq. yard 2.5 Lacs for 375 Sq.yard	
2	Within 45 days from the date of booking	85%including Booking amount	Stamp Duty + Registration Exp+Other Charges as applicable
3	At the time of Possession	5%	
	TOTAL	100%	

B) INTEREST FREE INSTALLMENT PLAN

S.No.	Schedule of Payment	% age of Sale Price	Other Charges
1	At the time of Booking	1.5 Lacs for 194 Sq. yard 2 Lacs for 240 Sq. yard 2.5 Lacs for 375 Sq.yard	
2	Within 45 days of booking	12.5 % including Booking amount	
3	Within 90 days of booking	7.5%	
3	Within 12 0 days of booking	10%	
4	On Start of Excavation	10%	
5	On completion of GF Roof slab	10%	
6	On completion of FF Roof slab	10%	
7	On completion of SF Roof slab	7.5%	
8	On start of internal plumbing & electrical works	7.5%	
9	On start of internal plaster	7.5%	
10	On start of Flooring of Rooms	7.5%	
11	On start of External Plaster	5%	
12	At the time of offer of Possession	5%	Stamp Duty + Registration Exp+Other Charges as applicable
	TOTAL	100%	

Expandable Option for *Freesia*



Built-up Area= 1282.00 Sq.Ft.



Built-up Area= 1247.00 Sq.Ft.

Expandable Option for *Zinnia*



Built-up Area= 1574.00 Sq.Ft.



Built-up Area= 1444.00 Sq.Ft.