

LINK

ENRICHING LIVING STYLES

NEWSLETTER

2014 - 15



From CMD's desk

The construction activities in our Gurgaon projects like Ansal Heights in Sector 92 & Estella in Sector 103 is rapidly progressing towards completion, while construction work in our other projects Ansal Heights 86 in Sector 86, Ansal Town Walk in Sector 104, Ansal Highland Park in Sector 103, Ansal Hub 83 & Ansal Hub 83 Boulevard in Sector 83, is also satisfactory. The show residence in Ansal Amantre has been completed & unveiled for visitors. The sheer magnificence of opulence combined with intricate detailing that has gone into making the Amantre show residence has garnered a lot of appreciation & awe from the visitors.

Possession has started in our other projects in Meerut, Agra, Jhansi, Yamunanagar, Karnal, Shahpur (Thane), etc. & families have even started residing in these projects.

Ansal Housing launched three new projects recently-Ansals Palm County in

Meerut, Ansal Town in Ajmer & Ansals Rainbow in Greater Noida. Ansals Palm County & Ansal Town Ajmer projects are plotted developments & have received encouraging response from the local populace. Ansals Rainbow, a group housing project, was launched in August '15, marking another step in re-consolidation of our premier position in the NCR market. This project mainly caters to the affordable housing segment. With Metro Station coming nearby & schools and other educational institutions, malls, hospitals, etc. facilities existing at a short distance, Ansals Rainbow is set to be one of the prime projects of the region.

We are already witnessing a lot of optimism for the realty sector with several measures initiated by the incumbent Narendra Modi-led government. Approvals on initiatives like 'Housing for all by 2022', interest rate cuts in quick succession announced by RBI, etc. have seen returning of positive sentiments to the real estate sector.

Deepak Ansal
Chairman & Managing Director



ansals
amantré

DWARKA EXPRESSWAY, SECTOR 88A, GURGAON

3 & 3+1 BHK Apartments

OWN INFINITE LUXURY
WITH ATTRACTIVE PAYMENT PLANS
IN GURGAON

Contact : Mr. Rakesh - 8373935717



ansals RAINBOW

SURAJPUR (GREATER NOIDA)

2 & 3 BHK Apartments

At Ansaals RAINBOW, life will bloom in the myriad hues of happiness.
A community living experience that will mesmerize you & your loved ones for generations to come.

**NEW
LAUNCH**



Aerial View



Club House



Perspective Views



Actual Site Work View

SALIENT FEATURES

- Near to 130 Mtrs. Expressway • Near Yamuna Expressway / Pari Chowk • Upcoming Metro Station within walking distance
- Surrounded by Educational Institutes, IT Hubs, Malls and MNCs • Hospitals close by • Excellent connectivity and Public transport
- Gated community with high security • Clubhouse with Swimming pool & Gymnasium

PROJECT STATUS REPORT

- Marketing office construction in progress • Boundary wall construction in progress
- Road development work in progress • Landscaping in progress



Actual View



MEERUT



Ansals Palm County is MDA approved Freehold Township project. Located within Meerut city in Shatabdi Nagar, it spans across approx. 21 acres. Plots are being offered in various sizes.

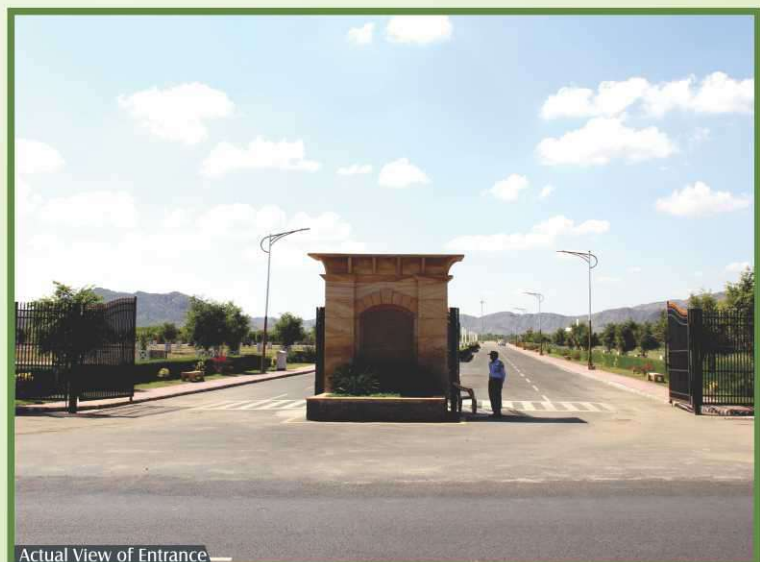
PROJECT STATUS REPORT

- Marketing office ready
- Development works for Phase-I in progress

Contact : Mr. Umesh : 09917192433, Mr. Vaibhav - 09258020063



Ansals Town Ajmer, an ADA approved freehold township is Ansal Housing's 2nd projects in Rajasthan located on main Ajmer-Sikar bypass road close to Janana Hospital. Aravalli Hills form a beautiful backdrop to the project where plots are being offered in various sizes.



Actual View of Entrance

PROJECT STATUS REPORT

- Development works like WBM roads, water line, sewer line, street light, OHT, UGT all completed including boundary wall for Blocks A & B
- Premixing is planned in Oct'15

Contact : Mr. Vinay - 09983137137



Actual Show Residence



Ansals Amantré is an abode of peace, luxury, elegance, & quality. Spread in approx. 10 acres of prime location, it fosters a truly distinctive living experience for the residents.

PROJECT STATUS REPORT

- Sample flat & marketing office ready & functional
- Raft for Tower-07 completed • PCC for raft for Tower-08 completed
- Steel reinforcement for raft for Tower-06 in progress
- Boundary wall around the project completed

Contact : Mr. Rakesh - 8373935717



Actual Show Residence Views



2BHK & 3BHK Apartments

PROJECT STATUS REPORT

- **Kinross** - RCC Terrace work on 17th floor Roof, Brick work on 15th floor, Plaster work on 3rd floor in progress
- **Perth** - RCC Terrace work on 17th floor, Brick work on 14th floor & Plaster work on 1st floor in progress
- **Aberdeen** - 13th floor Roof work, Brick work on 10th floor & Plaster on 2nd floor in progress (Sample Flat near completion)
- **Inverness** - RCC work on 16th floor, Brick work on 13th floor, Plaster work on 2nd floor in progress
- **Sterling** - RCC work on 16th floor, Brick work on 14th floor, Plaster work on 3rd floor in progress
- **Obaan** - RCC Terrace work on 13th floor Roof, Brick work on 12th floor, Plaster work on 6th floor in progress
- **Edinburgh** - 4th floor Roof Slab work, Brick work on 1st floor in progress
- **Glasgow** - 3rd floor Roof Slab work, Brick work on 1st floor in progress

Contact : Mr. Rajan - 9971114283



Actual View



Actual View



2, 3 & 3+1 BHK Apartments & Limited Edition Exclusive VILLAS

PROJECT STATUS REPORT

- Structure work of 9 Towers (A, C to J) out of 11 almost complete • **Tower B** - 85% structure complete • **Tower K** - Basement slab in progress
- **Villa nos. 12,13,14** - Structure approx. complete • 6 Villas - Structure work in progress.
- Internal Plumbing/Water Proof/ Railing fixing/External plaster work in full swing in 10 Towers
- Parking/Non tower work approx. 70% complete

Contact : Mr. Rajan - 9971114283



estella
Sec-103, Gurgaon
NEAR 150 MTR. WIDE
DWARKA EXPRESSWAY

PROJECT STATUS REPORT

- Tower K - Progress : Terrace complete. Brick work complete. Internal plaster almost complete upto 7th floor. Flooring upto 5th floor (except ground floor)
- Tower L - Progress : Terrace complete. Brick work complete. Internal plaster complete 90%. External plaster 25%. Flooring upto 1st floor (except ground floor)
- Tower M - Progress : Terrace complete. Brick work complete. Internal plaster complete 90%. External plaster 40%. Flooring upto 14th floor (except ground floor)
- Tower N - Progress : Terrace complete. Brick work complete. Internal plaster complete 90%. External plaster 35%. Flooring upto 12th floor (except ground floor)
- Tower O - Progress : Terrace complete. Brick work complete. Internal plaster complete 90%. External plaster 35%. Flooring upto 14th floor (except ground floor)
- Tower P - Progress : Terrace complete. Brick work complete upto 14th floor. Internal plaster almost complete upto 12th floor. External plaster started
- Non-Tower basement roof 80% complete

Contact : Mr. Amit - 9910991282



On 60 mtrs. Road



PROJECT STATUS REPORT

- Possession planned in year 2016
- Finishing work of all 6 Towers in progress
(Flooring tiling, Door shutter/wiring)/Internal painting etc.)
- 15 nos. Villa structure approx. complete. Foundation work of Villa nos. 4 to 29 complete
 - 11 nos. Villa structure work in progress
 - Clubhouse structure work in progress
 - Parking/Non tower work 65% complete

Contact : Mr. Amit - 9910991282



ansals
HUB 83
BOULEVARD
GURGAON

PROJECT STATUS REPORT

- Ground floor slab casting in progress, approx. 30% casted



Contact : Mr. Amit - 9910991282



HIGH STREET RETAIL cum CORPORATE SPACES



PROJECT STATUS REPORT

- Construction of 2nd floor roof in progress

Contact : Mr. Pawan - 9899687367



HUB 83
GURGAON
Retail cum Office spaces

PROJECT STATUS REPORT

- Second floor slab casting in progress, approx. 30% casted
- Brick work in progress in Basements and Ground floor
- All three basements' structure complete



Contact : Mr. Amit - 9910991282



Actual View of Entrance



STEP INTO MODERN LIVING

On Delhi-Dehradun Highway (NH-58),
near Modipuram Crossing



Actual View of Ansal's Galleria

PROJECT STATUS REPORT

- Work in full swing • Possession given to 585 families in Phase I, II & III and work for new VILLA in Phase-IV in progress
- Sample Villa ready • Development work for Plots in Phase-V in full swing

Meerut Office : C-106, 1st Floor, Metro Plaza, Delhi Road, Meerut. **Contact :** Mr. Umesh : 09917192433, Mr. Vaibhav - 09258020063



STEP INTO MODERN LIVING



Actual View



Actual View

PROJECT STATUS REPORT

- All development works completed • Possession given for 655 plots & 44 built-up homes • Development works for Phase - I, II, IV, V is completed
- WBM sewer, water, UGT, OHT, street light in Phase-III completed • Premixing is planned in Oct'15

Contact : Mr. G.K. Singh - 9899598781



TAJ NAGRI, Ph-II
Near Fatehabad Road, AGRA



Actual View

PROJECT STATUS REPORT

- Structure work completed for all the 3 Towers & finishing work started

Agra Office : 22/1.5, Emporium Block, Sanjay Place, Agra.
Contact : Mr. G.K. Singh - 9899598781



PROJECT STATUS REPORT

- All development work in Ph-I complete
- More than 25 families residing
- Galleria - 90% complete

Karnal Office : Ansal Town, Sector-36, adjoining Sector-4, near Namastey Chowk, Karnal.

Contact : Mr. Gaurav : 09991735181



PROJECT STATUS REPORT

- Possession already given to 50 families in Villa & 10 families in G+2

Jhansi Office : Shop No.6, 1st Floor, Opp. MLB Medical College, Kanpur Road, Jhansi.

Contact : Mr. Avinash - 9999114147



PROJECT STATUS REPORT

- Development works in Ph-I complete
- 208 units physically handed over (140 plots & 68 built-up units)
- **Galleria :** Finishing work 90% complete
- More than 40 families residing

Yamunanagar Office : SCO-179, Commercial Belt, Sector-17, Jagadhari, Yamunanagar.

Contact : Mr. Suresh - 09215335178,
Mr. Vikram - 09215922257



ansal TOWN
INDORE
STEP INTO MODERN LIVING



Actual View of Clubhouse



Actual View

PROJECT STATUS REPORT

- Construction of GALLERIA in progress • Possession offered in almost 600 homes • Possession offered in G+2 (both 2BHK & 3BHK)
- Club operational • Offer of Possession sent in Palm & Pine Towers • Possession given in Cedar, G+2 (2, 3BHK) • More than 100 families residing in project
- New construction of G+2(2, 3BHK) & Row Houses in progress • Premium Villas construction in progress (3 nos.)

Indore Office : Near Laurels International School, Talawali Chanda, A B Road, Indore.

Contact : Mr. Bharat - 09827227092



Actual View of G+2



ansal TOWN
ALWAR
STEP INTO MODERN LIVING



Actual View of Swimming Pool

PROJECT STATUS REPORT

- Offer of Possession sent to more than 300 families • Club house work starting soon
- Construction of G+2 (2, 3BHK) floors in progress • 264 Plots & 04 Flats handed over to the customers

Site Office : Ansal Town, Alwar Bypass Road

Contact : Mr. Deepanshu - 09251450715



ansal's
SUVARNA VILAS
SHAHAPUR
a Thai style retreat



Actual View



Actual View

PROJECT STATUS REPORT

- 70 nos. Villas possession given • Over 50 residents are already living
- Clubhouse functional • Work in Ph - II (65 acres approx.) starting soon

Mumbai Office : Whispering Meadows Gate No.2, Near Govind Udyog Bhavan, Ind. Estate Opp. Model Town Bungalow, B.R. Road, Mulund (W), Mumbai.

Contact : Mr. Kamal - 09167232627



Actual View of Entrance Gate



Actual View

PROJECT STATUS REPORT

- Tower A, D, E - 80% possession given
- Tower B, C - Stilt & First floor roof complete

Contact : Mr. Rajesh : 9811758343



Actual View



Ansals Sumangalam is the jewel in the crown of Raj Nagar District Centre, in the heart of Ghaziabad. The state-of-the-art commercial centre is one of the largest & finest.

Availability of offices in various sizes cater to large Corporates, SMEs and individual Professionals.

PROJECT STATUS REPORT

- Post Tensioned Beam introduced first time for 3rd floor roof
- 2nd floor/3rd floor roof completed • 4th floor roof is in progress • Structure completion by end Oct'15 of all 6 floors

Contact : Mr. Rajesh : 9811758343



Blanket Distribution at ANSALS AMANTRE Site In Sector 88A, Gurgaon in Dec'14



Mr. Sunil Taneja, on behalf of Mr. Kushagr Ansal, receives "Jewels of West UP" award from Hon'ble Governor of Uttar Pradesh, Mr. Ram Naik on 27th Dec,14



A view of Ansal Housing stall at "Find My Ghar" 28th Feb. to 2nd March, 2014

TIMES PROPERTY

Kushagr Ansal, Director of Ansal Housing, says : "The development of Smart Cities will help in shaping up the nation and enrich the lifestyle of people. It requires heavy investment and thus, a PPP model will work perfectly here. Developers must start working on green projects in Tier II and III cities and the government must provide the necessary infrastructure."

Delhi, 22 November, 2014



Mr. Deepak Ansal, CMD, Ansal Housing & Construction Ltd. was honoured with Life Time Achievement Award by Haryana IT, Telecom, Enabled Industries Confederation (HITEC) on 28th June, 2014 for his excellent services rendered to the people of India by his superb virtues & capabilities.

PROPERTY MAIL

People were hoping for these norms to be relaxed and now they will be able to sell off their properties. It's also expected to move the property prices in the capital upwards as selling cost will always be higher each time property is sold by an owner.



— KUSHAGR ANSAL
Director, Ansal Housing

Mail Today, New Delhi, Sunday, November 23, 2014

Developers are also required to specify the likely date of project delivery, besides the penalty they would have to pay to buyers in the event of delay. One should also enquire from the developers about the banks that provide loans for the project.

Once you have the list of banks that sanction home loans for a particular project, you must visit them and find out the financial details of the developer and the status of the project. In fact, it is best to go for a project where several banks are providing home loans. Banks will not sanction home loans against any project that is suspect.

Following these basic steps will definitely ensure the safety of your investment.

Navin Rabeela, the CMD of Rabeela Developments, says: "Buyers must insist on verifying all documents pertaining to land title, approvals of building plans, and commencement of construction. It is always a good idea for a group of buyers to get together and hire legal expertise to get the due diligence done."

INVESTMENT

one should keep in mind before investing is the financial stability of the developer. This determines the credibility that the developer enjoys in the realty market. Financially sound companies religiously follow principles and guidelines issued by authorities." Ashok Gupta, the CMD of Anjara India Ltd, said.

Baisakhi, popularly known as Vaisakhi, marks the beginning of the new spring year and indicates that the Rabi crop is ready for harvest. As per the Hindu calendar, the festival falls on the first day of the month of Vaishakh. Baisakhi is celebrated on April 13, but shifts a day forward and is celebrated on April 14 once every 36 years. The festival is celebrated with great enthusiasm and dance troupes from Delhi. This was followed by a performance of Ganeshha Boz (of Dance India Dance fame). The anchor presided the event by involving the audience in numerous fun games and encouraging them to dance to the beats of *dhool*.

PROPERTY MAIL

Kushagr Ansal, director, Ansal Housing, suggests, "It is important to make sure that the title to the land and that of the project and all the regulatory approvals are in place perfectly. This needs to be done irrespective of the nature, size and reputation of developer. The buyer should insist on verifying all documents pertaining to land title, approvals of building plans and commencement of construction and any other document necessary."

DOTTED LINE

to avoid any financial disaster the best time to buy and sell is when the market is in a dotted line.

Google Leases 430K Sq Ft Office Space in Gurgaon

Deal with Unitech one of the largest lease transactions in the city this year

New Delhi: Google has leased 4,30,000 sq ft of office space from real estate developer Unitech in the second phase of its Singapore Towers II project in Gurgaon. The new lease is a renewal of the 4,30,000 sq ft space leased earlier in 2012. Google will use the new office spaces to expand its business in India, says Unitech.

अंसल टाउन में बनेंगे कॉर्पोरेट और टावर अलवर. रजिस्ट्रेशन परियोजना अंसल टाउन में अब कॉर्पोरेट और टावर बनाए जा रहे हैं। वीएचएल (मार्केटिंग) धर्मद जैन ने बताया कि अलवर में दो नए फुल फ्लोर रोड स्थित अंसल टाउनरिप अपनी तरह को पहले टाउनरिप है। जिसे आधुनिक जीवन शैली के अनुकूल निर्माण किया गया है। उन्होंने बताया कि यह टाउनरिप 42 और 2 ब 3 ओर

DESTINATION-DWARKA EXPRESSWAY

Luxurious projects on EXPRESSWAY

Kushagr Ansal, whole time director of Ansal Housing, says "Ansal's Highland Park is a group-housing project over 11.70 acres; it is located in Sector 101, Gurgaon, near Dwarka Expressway. The company is offering various amenities like gated highrise development with controlled entry-exit points, abundant green open spaces, etc."

Ansal Housing, TOI, 03.08.14

Disclaimer: This Booklet is purely conceptual and not a legal offering. All pictures of projects except wherever mentioned as perspective view. Completion figures are approximate achievements against set targets. All rights are reserved with builder / architect to make any change in specification / amenities / elevations mentioned and may revise the area mentioned if so warranted by the circumstances.

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