

LINK

NEWSLETTER

2015 - 16



Deepak Ansal
Chairman & Managing Director

From CMD's desk

Dear Friends,

The Real Estate Regulatory Act (RERA) has been finally passed by both Houses of Parliament! While this Act will go a long way in promoting transparency in real estate operations & regaining of optimism amongst the customers, it would have been nice if the Government had also included two long pending demands from the builder community – one, single window clearance of all projects within specified timelines, & two, industry status for the sector which would help it in gaining access to finances from FDI & REITs. Due consideration of these demands could in turn have led to avoidance of irritants in the buying-selling process like long wait for a project to take off as various mandatory clearances must be taken before & even after launch, construction activities getting affected due to paucity of cheaper funds, etc. Though the various states are yet to ratify RERA (as land is a state subject), yet it is a positive development & a welcome initiative from the Government as this will streamline quite a few issues hampering real estate business as a whole.

In Gurgaon, Ansal Heights in Sector 92 is being readied for possession while Estella in Sector 103 & Ansal Heights86 in Sector 86 is rapidly progressing towards completion. Ansals Highland Park in Sector 103 has also reached advanced level of development while construction work in our other projects Ansals Amantre, Ansals Town Walk in Sector 104, Ansals Hub83 & Ansals Hub83 Boulevard in Sector 83, is also satisfactory.

Possession process is in full swing in our other projects in Indore, Jhansi, Meerut, Agra, Yamunanagar, Karnal, Shahpur (Thane), etc. & several families are residing in these colonies.

Repo rate cuts announced by RBI & announcement of more spending on the several infrastructural initiatives of the Government along with news of 14-laning of NH-24 within strict time-frames, several sector roads to be connected to Dwarka Expressway & opening of Kundli-Manesar - Palwal Expressway have created lot of hope for all even as we at Ansal Housing continue our journey of enriching living styles of our customers with renewed vigour.

OWN A HOME & SAVE UPTO ₹2.67 LAKH*

under

PRADHAN MANTRI AWAS YOJANA (PMAY)

CREDIT LINKED SUBSIDY SCHEME (CLSS)

Interest Subsidy upto 6.5%* p.a. | For loan amount upto ₹12 Lakhs*



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



2BHK & 3BHK Apartments



Actual View

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



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



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



Perspective View



HIGH STREET RETAIL cum CORPORATE SPACES

PROJECT STATUS REPORT

- Construction of 2nd floor roof in progress

Contact : Mr. Pawan - 9899687367


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



Actual View

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



ansals
HUB 83
BOULEVARD
GURGAON

PROJECT STATUS REPORT

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

Contact : Mr. Amit - 9910991282


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



ansals RAINBOW

SURAJPUR (GREATER NOIDA)

2 & 3 BHK Apartments

At Ansals 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.

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

Contact : Mr. Avinash - 9999114147



PROJECT STATUS REPORT

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

Contact : Mr. Rajesh : 9811758343



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



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



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



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

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



ansals
SUVARNA VILAS
SHAH PUR
Thai Style Retreat

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



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



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 recently held Times Exhibition in Dubai



After giving 19 years of commendable service at Ansal Housing, Shri Suvasish De retired from the services of the company on 30th June, 2016. He will be missed by all.



Mr. Kushagr Ansal, Director, Ansal Housing & Construction Ltd. was presented Times of India Young Achievers Award in the field of Real Estate by Shri Alok Sinha (IAS) Commissioner Meerut zone on 27th May, 2016 at Grand 5 Resorts, Meerut.

SUNDAY TIMES PROPERTY
Really news you can use

STATUS UPDATE

Dwarka Expressway gets a big boost

Centre's decision to accord National Highway status for Dwarka Expressway will expedite development process



JAMWAJAKOTTI
@jamwajakotti

Providing much-needed boost to the real estate projects along the Dwarka Expressway, Ministry for Road Transport and Highways (MORTH) recently announced to give National Highway (NH) status to Dwarka Expressway. This will enable the hopes of investors who have invested their money here and are awaiting possession of their houses. Expressway will be developed on a public-private partnership (PPP) model. The decision will help speed up the process of development in the region, where a number of town planning and real estate projects are underway. Experts suggest that the decision will expedite the land acquisition process, a major hurdle so far. Dwarka Expressway is a 10.5 km long road connecting Dwarka (New Delhi) to the process of growth.

It is one of the most important areas in the real estate development. Dwarka Expressway is the first direct connection between the city and the expressway. It will also have a number of other projects like a sports stadium, a shopping mall, a school, a hospital, a park, etc. The decision will help speed up the process of development in the region, where a number of town planning and real estate projects are underway. Experts suggest that the decision will expedite the land acquisition process, a major hurdle so far. Dwarka Expressway is a 10.5 km long road connecting Dwarka (New Delhi) to the process of growth.

It will give a significant boost to the development of the region, as it will connect the city to the expressway. The decision will help speed up the process of development in the region, where a number of town planning and real estate projects are underway. Experts suggest that the decision will expedite the land acquisition process, a major hurdle so far. Dwarka Expressway is a 10.5 km long road connecting Dwarka (New Delhi) to the process of growth.

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Investment in this region will be high as the NH status will expedite the development process. The decision will help speed up the process of development in the region, where a number of town planning and real estate projects are underway. Experts suggest that the decision will expedite the land acquisition process, a major hurdle so far. Dwarka Expressway is a 10.5 km long road connecting Dwarka (New Delhi) to the process of growth.

Kushagr Ansal, director, Ansal Housing, says, "According NH status to the expressway would mean guaranteed price appreciation for all projects in and around the region. This will also go a great way in establishing the region as a successful real estate destination and a definite push to utilise any untapped area available in the region. Once it gets the NH tag, the price appreciation is definitely on the cards with greater investors' interest."

Disclaimer: This Booklet is purely conceptual and not a legal offering. All pictures of projects are approximate 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.