

# Celebrity Gardens

PREMIUM RESIDENTIAL APARTMENTS AND PENTHOUSES  
SUSHANT GOLF CITY - LUCKNOW

*Get Close To Luxury. In Your Garden Of Eden*

**ANSAL API**  
Building Lifestyles since 1967

**SUSHANT  
GOLF CITY**  
HI-TECH TOWNSHIP, LUCKNOW

[www.propertywala.com](http://www.propertywala.com)



Formerly known as the R. R. Group (A Tirath-Pee Kay Venture), Levana Group have been the pioneers in the field of construction and are one of the leading real estate companies of Lucknow.

The legacy of the group companies can be traced through generations of the Agarwal family. Right from the years of being in the coal and brick kiln business, to the commercial and residential construction businesses, and the more recent hospitality projects, the Agarwal family has always excelled in all their ventures. Today, having completed a broad base of projects, and with several more in the pipeline, Levana Group is fast changing the skyline of Lucknow.

The sole belief of the company is to provide ultramodern and aesthetically designed housing and commercial complexes at reasonable and affordable cost.

### **Our Mission**

*Quality*

*Integrity*

*Collaboration*

*Community*

*Innovation*





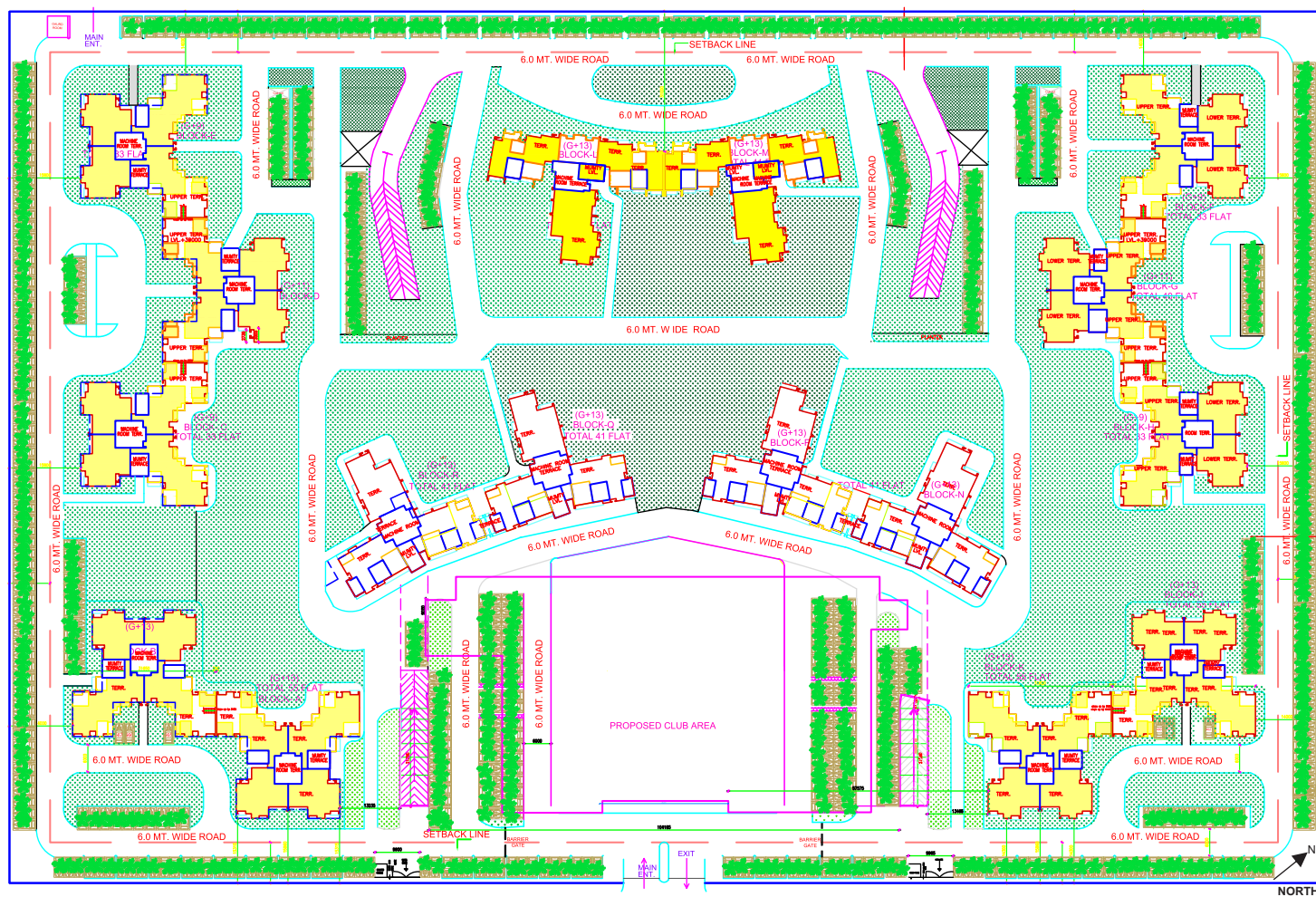
## Your Home In One of The Most Celebrated Township



Welcome to Sushant Golf City, Lucknow, a Hi-Tech Township sprawling across 3530 acres. Located on Amar Shaheed Path & Lucknow- Sultanpur Highway, the township is extendable up to 6000 acres. This ultra modern township has a world class-18 hole International Standard Championship Golf Course surrounded by Residential and Commercial Developments. Making life on the green a reality, Luxury Villas, Designer Landscaping, State-of-the art Infrastructure, Entertainment Zones, Health Care facilities and everything else in the township is specially designed to exceed your expectations.







## SITE PLAN CELEBRITY GARDEN



## A Fine Mix of Conveniences

**18 Hole International Championship Golf Course & Golf Club**  
designed by Dr. Martin Hawtree, U.K.

**The State-of-the-art Royal Palm Golf Country Club**

**Securitized Enclave Developments with 24x7 Security**

**Sports Complex with Manesh Bhupathi Tennis Academy**

**IT & Bio-Tech Parks**

**Ansal Iskcon Complex with Meditation & Spiritual Centre,**  
**an Ashram & Restaurant, Schools & Professional Colleges**

**Medicity with super speciality Medanta Hospital**

**Lifestyle Shopping Mall, Dependable Power Supply**

**Abundant Regulated Potable Water Supply**



## World Class Interiors

**Luxurious/stylish living room & Bedrooms**

**Spacious balconies with non-skid ceramic tiles**

**Aesthetically attractive Branded Fitments**

**Adequate/optimum Power back up for essential services**

**24 hours Security**





## Lifestyle Amenities Within The Township

**A Green City ideal Ecological**

**Wide Metaled roads & State-of-the art infrastructure**

**Five Star and Budget Hotels**

**Community Centres | Commercial Complex**

**Post Office / Bank / ATM**





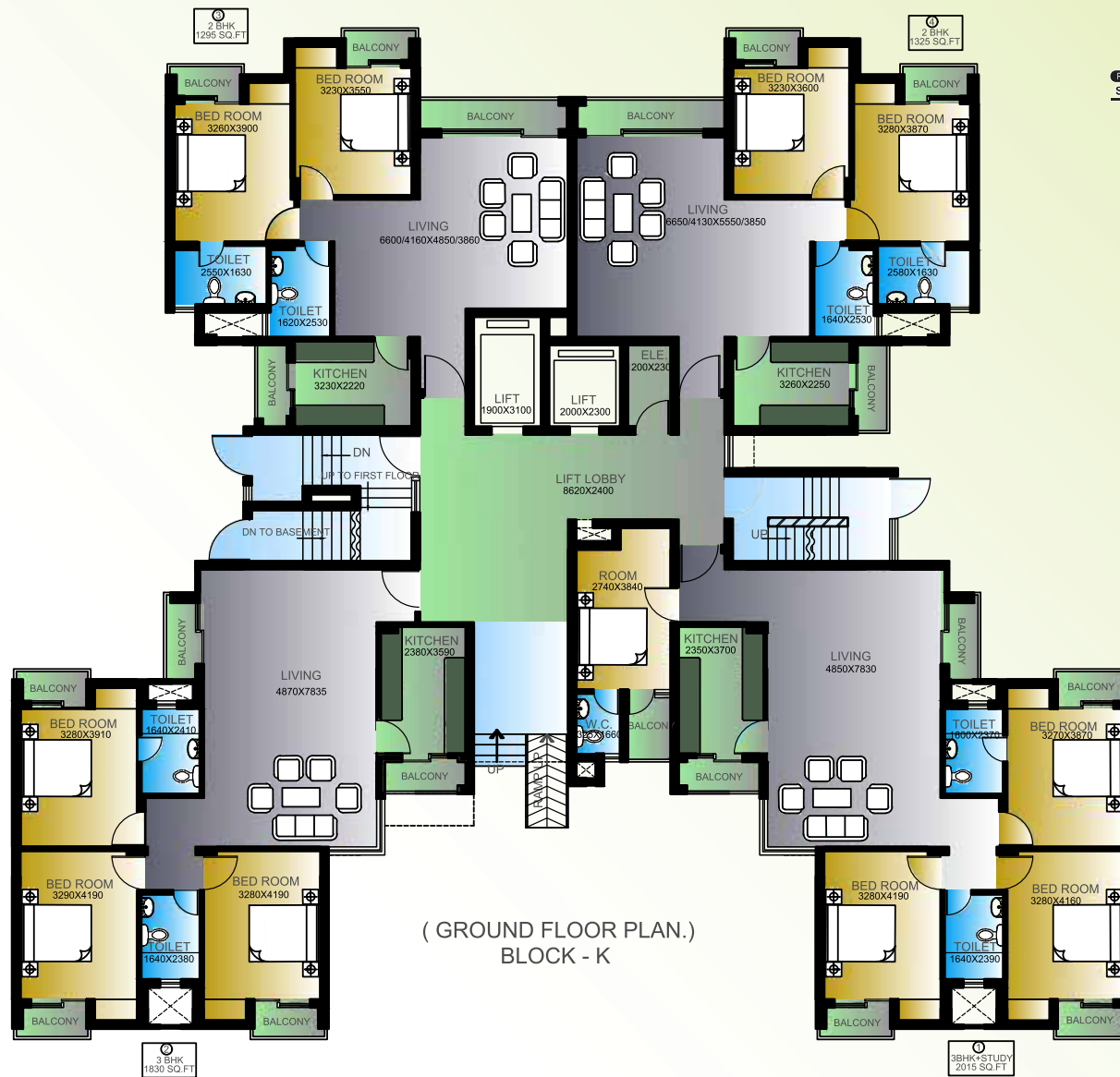
*Celebrity*  
Gardens  
PREMIUM RESIDENTIAL APARTMENTS AND PENTHOUSES  
SUSHANT GOLF CITY - LUCKNOW





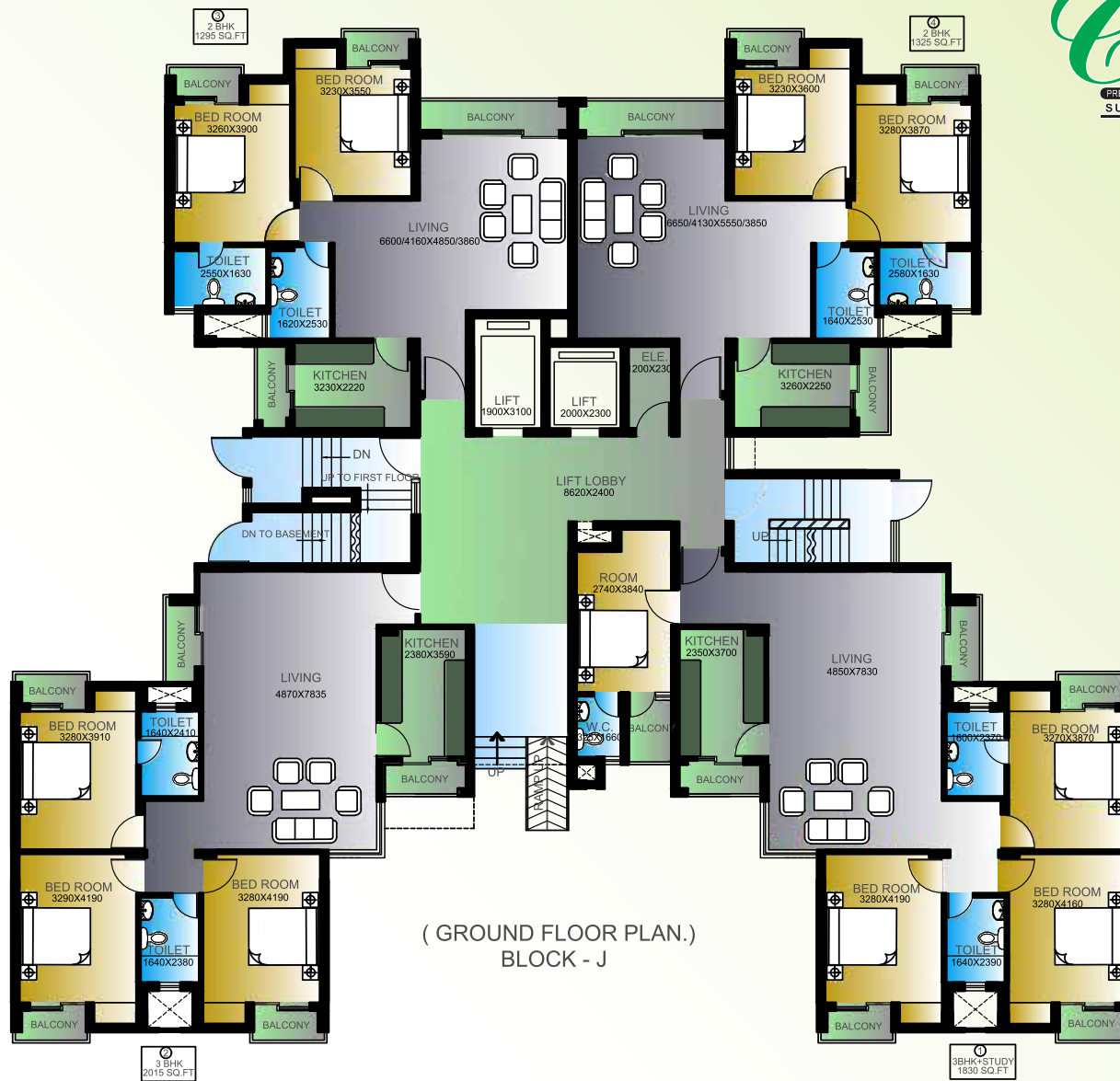
Celebrity Garden is super Luxurious group housing with 2/3/4 bedrooms apartments and penthouses. With all the worldly convenience close by such as an 18 hole international golf course, world-class shopping mall, a Medicity with super speciality hospital, a tennis academy, schools, post office and commercial centre - just to name a few.



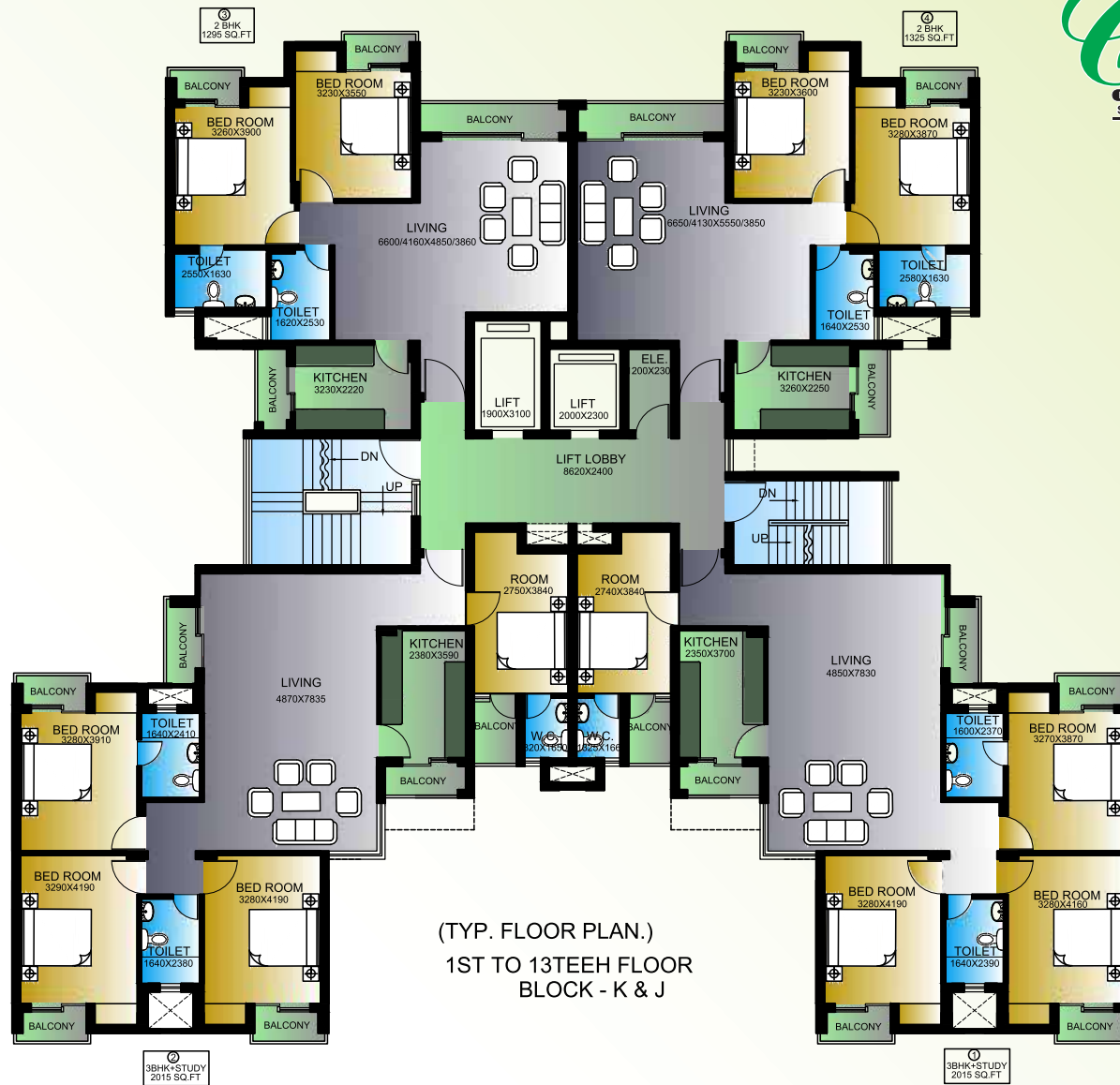


( GROUND FLOOR PLAN.)  
BLOCK - K





( GROUND FLOOR PLAN.)  
BLOCK - J







BLOCK- N , GROUND FLOOR PLAN



BLOCK- N , 1st to 4th FLOOR PLAN AND 10th to 13th FLOOR PLAN  
TYPICAL FLOOR PLAN





BLOCK- N , 9TH FLOOR PLAN



BLOCK- N , 5th to 8th FLOOR PLAN  
TYPICAL FLOOR PLAN





GROUND FLOOR PLAN  
(BLOCK - Q)



BLOCK-Q , 1st to 4th FLOOR PLAN AND 10th to 13th FLOOR PLAN  
TYPICAL FLOOR PLAN





BLOCK- Q , 9TH FLOOR PLAN







BLOCK- R & P, GROUND FLOOR PLAN



BLOCK- R & P , 1st to 4th FLOOR PLAN AND 10th to 13th FLOOR PLAN  
TYPICAL FLOOR PLAN





BLOCK- R & P , 5th to 8th FLOOR PLAN  
TYPICAL FLOOR PLAN



BLOCK- R & P , 9th FLOOR PLAN





## ABOUT RERA

The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India

S. NO.	BLOCK	RERA REGISTRATION NO.
01	Block - A	UPRERAPRJ6972
02	Block - B	UPRERAPRJ7139
03	Block - C	UPRERAPRJ7192
04	Block - D	UPRERAPRJ7272
05	Block - E	UPRERAPRJ7326
06	Block - L	UPRERAPRJ7358
07	Block - M	UPRERAPRJ7405
08	Block - Q	UPRERAPRJ7429
09	Block - R	UPRERAPRJ7458
10	Block - J	UPRERAPRJ7384
11	Block - K	UPRERAPRJ7179
12	Block - N	UPRERAPRJ7432
13	Block - P	UPRERAPRJ7299

## SPECIFICATIONS

<b>STRUCTURE</b>	Framed Structure confirming to BIS seismic codes with block masonry filler walls
<b>FLOOR FINISHES</b>	
<i>Living/Dining</i>	Vitrified tiles
<i>Bedrooms</i>	Ceramic tiles
<i>Stairs</i>	Stone flooring on treads
<i>Balconies</i>	Non - skid ceramic tiles
<b>TOILETS</b>	
<i>Flooring</i>	Non - skid ceramic tiles/Porcelain tiles
<i>Walls</i>	Tiles as per architectural design
<i>Chinaware</i>	European type WC, hand wash basin CP fittings
<i>Counter</i>	Marble / Granite counter
<b>KITCHEN</b>	
<i>Flooring</i>	Non - skid ceramic tiles or equivalent
<i>Dado</i>	Ceramic Tiles cladding on walls as per architectural design
<i>Counter</i>	Granite
<i>Fittings</i>	CP fittings
<i>Sink</i>	Stainless sink
<b>JOINERY</b>	
<i>Windows</i>	Anodised aluminium with float glass
<i>Doors</i>	Machine made moulded door shutter with S.S. fittings
<i>Internal</i>	Drawing and dining rooms/bedrooms walls shall be finished with plastic emulsion paint as per design
<i>External</i>	Pleasing elevation with semi - permanent finish / All weather exterior paints
<b>OTHER FEATURES</b>	
<i>Electrical</i>	Copper wiring in conduits with modular switches
<i>Telecommunication</i>	Provision of telephone points in drawing room, dining room and all bedrooms Provision of TV aerial points in drawing room/lobby and all bedroom
<b>OTHERS</b>	Videophone at main entrance door



## PILLARS THAT STRUCTURE THE COMMITMENT

### **Late Tirath Ram Agarwal (Engineer)**

Has pioneered in the coal, brick kiln and colonization business. Was the President of Lucknow Vyapar Mandal and associated with several social and educational institutions. Awarded U.P. Ratan Intellectuals Award in November 1995. Vice President - U.P. Vyapar Mandal, Former Vice-President - All India Brick and Tiles Association, Past President - Oudh Gymkhana Club and Lucknow Club, Past President and Patron - U.P. Brick Kiln Owners Association and U.P. Coal Merchant's Association. Former Alderman, Nagar Mahapalika, Lucknow.

### **Er. Sumer Agarwal**

After an early education from St. Agnes, St. Francis, La Martiniere College, Colvin, he did his B.E. from Roorkee and M.S. from Michigan, U.S.A. Was awarded a Teaching Fellowship, Research Assistantship and International Scholarship at the University of Michigan, Ann Arbor. Dy. Bhawan Leader and Member, Governing Council, University of Roorkee. Working under the known brand name of Tirath Housing, he established the proprietorship firm M/s Tirath Ram Sumer Kumar which is engaged in construction of multistoried residential and commercial complexes across Lucknow. Mr. Sumer Agarwal is a qualified engineer and has been in this line of activity for the last two decades. He has gathered adequate exposure of this field. He is well equipped with the technical aspects of the business and has a team of qualified manpower to manage the business in the most professional manner. A known figure of Lucknow, he is the Founder President of Lucknow Metropolitan Jaycees, Rotary Club of Lucknow and Roorkee Alumni Association. He is also a Member of the M.B. Club, Golf Club and Oudh Gymkhana Club. Today, he is involved in the technical, legal and financial aspects of the business.

### **Er. Pawan Agarwal**

After his schooling at Sainik School, St. Francis College and La Martiniere College, Lucknow he did his engineering B. Tech (Mechanical) from Pant Nagar University. He is a Technocrat who established his business under the name of Pee Kay Builders and has the distinction of setting new landmarks year after year. The projects completed by him testify to their entrepreneurship, command and managerial skills. With qualified technical, financial and management personnel at his command he has been able to embark upon many new projects of large magnitude. Besides construction activities, he is also involved in the manufacturing and entertainment industry for the last several years. He has constructed a number of Commercial and Residential Complexes in Lucknow and Kanpur, and most notably the S.F.S. House for U.P. Housing Board and Development Board in Lucknow. A known socialite of Lucknow, he is a Member of the M.B. Club, Oudh Gymkhana Club and Golf Club. Today, he is involved in the technical, legal and financial aspects of the business and also in the overall management of the companies.

### **Rahul Agarwal**

Rahul Agarwal is a commerce graduate from Shri Ram College of Commerce, New Delhi and holds a Master Degree in International Trade from the Symbiosis Institute of Foreign Trade, Pune. He is actively involved in day to day managerial & financial activities of the business, backed by team of professionals. He is managing the overall running of the Hotel. He is also a member of the M.B. Club, Oudh Gymkhana Club and Genesis Club.

### **Rohit Agarwal**

After his schooling from La Martiniere College, Rohit Agarwal has completed his BBA from Lucknow University and has thereafter joined the family business M/s Pee Kay Builders Pvt. Ltd., a renowned construction house of Lucknow city. He has been looking after the construction work for the last 7 years. He is well versed with construction activities and is also a partner in M/s Tirath Ram Builders, M/s R. R. Developers and M/s R.R. Infrastructure Projects. He is presently engaged in day to day activities of the construction business and also looking after the manufacturing activities of Cap Pipes and Plastics, a leading manufacturer of PVC conduit pipes. Today, he looks after the day-to-day managerial, financial and marketing aspects of the manufacturing business along with the marketing aspects of the construction industry.



## *Luxury be like never before*

With two properties at the heart of the City of Nawabs. Levana Hospitality is the hallmark of blending opulence with comfort to give every guest a redefined hotel experience! Exquisitely designed to cater to the needs of business and leisure travellers alike, we constantly strive to make your visit to Lucknow a memorable one. With state-of-the-art amenities and hospitality that is truly Indian, indulge in a rejuvenating stay at all the best luxury hotels in Lucknow!



*Welcome to Levana Hotel, Hazratganj - a paradise in heart of Lucknow. We are an opulent business hotel located close to Lucknow Railway Station. At Levana, we believe in bringing our guests the most fascinating and services that make your stay a comfortable and enjoyable one.*



*Levana Suites is a boutique luxury hotel in Lucknow, crafted to cater to the needs of the modern-day, discerning traveller. Conveniently designed and immaculately furnished. Adorned with a host of luxurious facilities to make you feel at home, you need look no further than Levana Suites for a comfortable, holistic and memorable hotel experience.*



## ON GOING PROJECTS




**THE GRAND BHARAWAN**  
LUXURY LIVING  
8 Wazir Hasan Road

- Ultra premium residential apartments within the heart of the city
- 2,3,4 BHK & Penthouses with Ample Parking Space
- Landscaped Gardens and Fountains
- Swimming Pool , Gym and Party Terrace on the Top Floor
- Luxury living in the heart of Lucknow

- 2+3 Bedroom + Study & Pent Houses
- 4 Bedroom + Servant Room
- Round the Clock Water / Electric & Security
- Modular Kitchen (Optional)
- More than 75% Greenery
- Club with Swimming Pool & Gym
- Indoor & Outdoor Games
- Balcony with every room
- Earthquake Resistant Construction




**Bliss**delight  
UNIQUELY DESIGNED APARTMENTS

- In close proximity of 18 hole international standard championship golf course
- Easy Access from National Highway 56 (Sultanpur road)
- Strategically located in fast developing Hi-tech township
- Spacious and well ventilated apartments
- Private Balcony

## SOME OF OUR EXISTING PROJECTS



REDEFINING COMMERCIAL REALTY

COMMERCIAL / OFFICE COMPLEX

Vibhuti Khand, Gomti Nagar, Lucknow

- Ideal for IT Companies / BPO Enterprises / MNC
- Centrally Located in Vibhuti Khand, Gomti Nagar
- Modern Fire Detection and Supression Systems
- Ample Dedicated and General Car Parking
- Large Efficient Floor Plates
- 100% Power Backup
- State of the Art Infrastructure
- Telecom Network
- Centrally Located in Vibhuti Khand, Gomti Nagar



*'a First of its kind in Lucknow'*

Vibhuti Khand, Gomti Nagar, Lucknow

- Ideal for IT Companies / BPO Enterprises / MNC/Bank
- Modern Fire Detection and Security Systems
- Ample Dedicated and General Car Parking
- 100 % Power Backup
- Telecommunication Network



## SOME OF OUR EXISTING PROJECTS

PRESENT OCCUPANTS: Aryans, TVS Motor Co., Mahindra Two Wheeler, Aegis, India First Life Insurance, Honda Motorcycle & Scooters India, Omaxe, Tata Sky, Nokia, Cardinal Technology, Café Coffee Day etc.



**PRATIBHA TIRATH**  
APARTMENTS  
University Road



**BELL FLOWER**  
APARTMENTS  
Aishbagh Road



**THE TERRACE**  
VIKALP KHAND  
GOMTI NAGAR



**UTTAM PLACE**  
Sapru Marg



**ROHIT HOUSE**  
Shanjaf Road



**GULMOHAR**  
APARTMENTS  
Madan Mohan Malviya Marg



**ANNAPURNA**  
APARTMENTS  
Faizabad Road



**ROHTI BHAWAN**  
Sapru Marg



**RAJA RAM  
KUMAR PLAZA**  
Hazratganj



**TIRATH BAKSHI**  
APARTMENTS  
New Hyderabad



**TIRATH VIKAS**  
APARTMENTS  
Vikas Nagar



**BANSAL COMPLEX**  
Faizabad Road



**SHRI RAM TOWER**  
Ashok Marg



*Location Map*

Disclaimer: All Details, Floor Plans, Perspectives, Specifications are indicative and are subject to change as decided by the company or by the competent authority



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