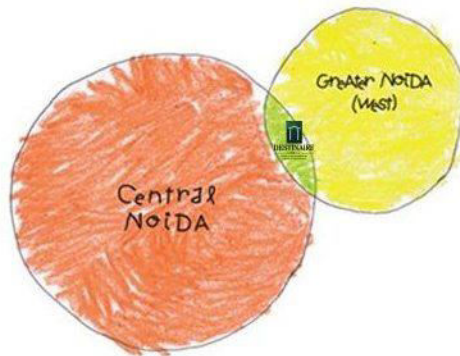


ATS Destinaire.
My happiness destination
in Sector-1, Greater Noida (W).



ATS Destinaire

Plot No. GH-14, Sector-01, Greater Noida West

ATS Destinaire is a premium low density luxury residential apartment project of the renowned ATS group located in Sector-1, Greater Noida West, locally called Noida Extension. It is a new launch project designed by architect Hafeez Contractor. It is flanked by NH 24 on one side and FNG on the other.

ATS Destinaire has everything a family wishes for, whether it is elegant homes with impressive designs, modern facilities & services within the society and the ease of access to nearby recreational, educational, health, commercial, and transport and other infrastructure facilities.

ATS Destinaire offers all this and more, including both an excellent home and a solid investment. It offers excellent opportunity for the discerning buyer looking to buy an exclusive home for his family and also for an investor looking for a solid Investment which will offer guaranteed good returns.

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ATS Destinaire - Key Project Highlights



❖ Legacy of ATS Homes

ATS Destinaire is a low density & spacious luxury residential apartment project of Sector-1, Greater Noida West, locally called Noida Extension. It is a new launch project by the most well known ATS group.

❖ Only 2 Apartments per Floor

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ATS Destinaire offers spacious 3BHK and 4BHK apartments. It is the only project in Greater Noida (W) offering all towers with only 2 apartments per floor. Each tower will be equipped with 2 lifts. The project will comprise of total 14 towers.

❖ **4 Acres of Green Landscape and 6 Acres Adjoining Green Trails**

ATS Destinaire is a luxury project surrounded with rich greenery. It is situated on a three (3) sides open 8.24 acres plot which is adjacent to 5.5 acres of authority green belt further enhancing its low density nature. All ATS Destinaire apartments are spacious and sunny.

❖ **Located Next to Central Noida with Greater Noida (W) Rates**

ATS Destinaire is located in Sector 1 Greater Noida West which is adjacent to central Noida sectors 74, 76 and 78, it is flanked by NH 24 on one side and FNG on the other and it is a mere 8 minutes drive from Sector 76 Metro Station.

❖ **Convenient Shopping**

ATS Destinaire will have its own shopping arcade comprising of about 24 shops. The shopping arcade is planned with two floors.

❖ **Club House with Multipurpose Facilities**

ATS Destinaire offers Club house with multiple facilities for whole family including kids and elders alike. It will have dining and banqueting facilities, a swimming pool, a well-equipped gym, Billiards & Pool Room, Card Room, Yoga Room, both indoor & outdoor sports facilities, an Amphitheatre and Kid's play area.

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❖ **Secure Gated Society with Utility Back-Ups & Essential Services**

ATS Destinaire is planned as a secure gated society with adequate services and utility back-ups, here are some details:

(i) Power & water supply back-up for 100% emergency & safety facilities i.e. lifts & common areas with adequate diversity.

(ii) Services such as Piped gas supply and garbage collection etc. are inbuilt into the project

(iii) Security & FTTH with Provision for optical fiber network, video surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection & alarm system as per fire safety norms.



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ATS Destinaire Amenities

ATS Destinaire offers various amenities such as:

Extensive greens and open spaces with Kid's play area, Amphitheatre



Exclusive Club House



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ATS Destinaire

Plot No. GH-14, Sector-01, Greater Noida West



Club house with dining & banqueting facilities, Swimming pool, Billiards & Pool Room, a well-equipped gym, Yoga Room and Card Room etc.



In House Convenient Shopping



A convenient shopping center comprising LG and UG floors with a total of 24 shops is planned

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ATS Destinaire Site Plan



ATS Destinaire Site Plan & Site Highlights:

- ❖ ATS Destinaire site is a 3 side open corner plot of area about 8.24 Acres (33,400 Sq. Mt. approx)
- ❖ ATS Destinaire offers 10 acres green including 4.5 acres of lush green landscape area and adjoining 5.5 acres of authority green belt
- ❖ ATS Destinaire offers luxurious and spacious Apartments in two (2) configurations, Type-A being 4BHK+S and Type-B being 3BHK+S
- ❖ ATS destinaire will have 14 Towers with 2B+ G+25/26 configurations.

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ATS Destinaire – Apartments Types

ATS Destinaire – Type A:

4BHK+Servant Room, 2550 Sq. Ft. Apartments



Typical Floor Unit- Type A

Type A: 4BHK + Servant, 2550 Sq. Ft., (Units Planned: 372)

- Super Area: 2550 Sq. Ft.
- Built-up Area: 2131 Sq. Ft.
- Common Circulation + Services Area: 419 Sq. Ft.
- Carpet Area: 1645 Sq. Ft.
- Starts @ Rs. 1,12,87,625.0

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ATS Destinaire – Apartments Types

ATS Destinaire – Type B:

3BHK+Servant Room, 1900 Sq. Ft. Apartments



Typical Floor Unit- Type B

Type B: 3BHK + Servant, 1900 Sq. Ft., (Units Planned: 364)

- **Super Area: 1900 Sq. Ft.**
- **Built-up Area: 1557 Sq. Ft.**
- **Common Circulation + Services Area: 343 Sq. Ft.**
- **Carpet Area: 1220 Sq. Ft.**
- **Starts @ Rs. 85,23,500.0**

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ATS Destinaire Price List & Payment Plan

ATS Destinaire Price List & Payment Schedule:

ATS Destinaire BSP	@	Rs. 4,250.0 Per Sq. Ft.
Inaugural Discount	@	Rs. 200.0 Per Sq. Ft.
Net BSP	@	Rs 4,050.0 Per Sq. Ft.
All Govt. taxes and duties	@	Extra as applicable

Special inaugural offer AC & Modular Kitchen for Soft Launch Bookings

ATS Destinaire Other Charges:

Car Parking Charges	@	Rs. 2,50,000.0 each
Power Back-Up Charges	@	Rs. 1,00,000.0
Electricity meter charges	@	Rs. 25,000.0
Maintenance Deposit	@	Rs. 50,000.0
Lease Rent	@	As applicable

ATS Destinaire Floor PLC charges:

First & Second Floor	@	Rs. 300.0 Per Sq. Ft.
Third & Fourth Floor	@	Rs. 200.0 Per Sq. Ft.
Fifth & Sixth Floor	@	Rs. 150.0 Per Sq. Ft.

ATS Destinaire Construction Linked payment plan:

On Booking	@	10% of BSP
Within 30 days of Booking	@	10% of BSP
Within 60 days of Booking	@	10% of BSP
On Completion of Ground Floor Slab	@	5% of BSP
On Completion of 5th Floor Slab	@	10% of BSP
On Completion of 12th Floor Slab	@	10% of BSP
On Completion of 19th Floor Slab	@	10% of BSP
On completion of Super Structure	@	15% of BSP
On Application of Occupancy Certificate	@	10% of BSP
On Offer of Possession	@	10% of BSP + Other Charges

(All above figures are October 2019 issue and subject to change without notice.)

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ATS Destinaire Illustrative Cost Sheet

Illustrative Cost Sheet for 4BHK Apartmant

(As on October 2019)

ATS Destinaire				
Illustrative Cost Sheet for 4BHK Apartmant - October 2019				
Type A: 4Bhk+Servant, 2550 Sq. Ft.				
Super Area: 2550 Sq. Ft., Built-up Area: 2131 Sq. Ft.				
	Saleable Area (Sq. Ft.)	2550		
	Description	Unit	Rate	Amount
	Basic Sales Price (BSP)	Per Sq. Ft.	4,250.00	
	Inaugural Discount	Per Sq. Ft.	200.00	
1	Effective BSP	Per Sq. Ft.	4,050.00	1,03,27,500.00
2	Car Parking	Each	2,50,000.00	2,50,000.00
3	Power Back Up	Lump-Sum	1,00,000.00	1,00,000.00
4	Dual Meter charge	Lump-Sum	25,000.00	25,000.00
	Total cost (Before Tax)			1,07,02,500.00
5	GST @ 5% (as applicable)		5,35,125.00	1,12,37,625.00
6	Maintenance Deposit	Lump-Sum	50,000.00	
	Total amount including GST			1,12,87,625.00
7	Note (1): Floor PLC extra as applicable			
8	Note (2): Lease rent & running maintenance shall be charged as applicable.			
	Prices subject to change as per company policy			

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ATS Destinaire Illustrative Cost Sheet

Illustrative Cost Sheet for 3BHK Apartment (As on October 2019)

ATS Destinaire				
Illustrative Cost Sheet for 3BHK Apartment - October 2019				
Type B: 3Bhk+Servant, 1900 Sq. Ft.				
Super Area: 1900sq.ft., Built-up Area = 1557sq.ft.				
	Saleable Area (Sq. Ft.)	1900		
	Description	Unit	Rate	Amount
1	Basic Sales Price (BSP)	Per Sq. Ft.	4,250.00	
	Inaugural Discount	Per Sq. Ft.	200.00	
1	Effective BSP	Per Sq. Ft.	4,050.00	76,95,000.00
2	Car Parking	Each	2,50,000.00	2,50,000.00
3	Power Back Up	Lump-Sum	1,00,000.00	1,00,000.00
4	Dual Meter charge	Lump-Sum	25,000.00	25,000.00
	Total cost (Before Tax)			80,70,000.00
5	GST @ 5% (as applicable)		4,03,500.00	84,73,500.00
6	Maintenance Deposit	Lump-Sum	50,000.00	
	Total amount including GST			85,23,500.00
7	Note (1): Floor PLC extra as applicable			
8	Note (2): Lease rent & running maintenance shall be charged as applicable.			
	Prices subject to change as per company policy			

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ATS Destinaire Specifications

ATS Destinaire – Specifications:

Flooring

Vitrified tiles flooring in living, dining and lobby. Wooden/ vitrified tiles flooring in bedrooms. Vitrified tiles in kitchen. Ceramic tiles in utility, servants room and toilets. Staircase & landings to be in marble/ Kota/ terrazzo flooring. Balconies will be in anti-skid ceramic flooring.

DADO

Glazed ceramic tiles of required height in toilets & 600 mm height above kitchen counter slab.

Exterior

Appropriate finish of texture paint of exterior grade.

Railings

All railings will be MS/ Baluster as per design of the architect.

Painting

Oil bound distemper of appropriate colour on internal walls and ceilings.

Kitchen

All kitchen counters in pre-polished granite/ marble stone. Electrical points to be provided for kitchen chimney, hob, washing machine and refrigerator. Stainless steel sink and premium CP fittings. Kitchen will be provided with modular cabinets of appropriate finish.

Doors & Windows

Main entrance door as engineered/ veneer flush door with engineered/ solid wood/ timber frame. All internal doors are skin moulded/ flush doors polished/ enamel painted; stainless steel/ brass finished hardware fittings and locks of branded makes. Door frames and window panels of seasoned hardwood/ aluminium/ UPVC sections.

Plumbing

As per standard practice, all internal in GI/ CPVC/ composite. All exterior in CI/ UPVC.

Toilet

Premium sanitary fixtures, premium chrome plated fittings.

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Electrical

All electrical wiring in concealed conduits, provision for adequate light and power points. TV outlets in drawing, dining and all bedrooms, intercom facility, moulded modular plastic switches and protective MCBs.

HVAC

Split ACs in living, dining and all bedrooms.

Lift

Lift to be provided with access to all floors.

Generators

Generators to be provided for backup of emergency facilities, i.e. lifts and common areas.

Water Tanks

Underground water tank with pump house for uninterrupted supply of water, dual plumbing provision for all toilets.

Clubhouse & Sports Facilities

Clubhouse with swimming pool to be provided with his/ her change rooms, well equipped gym, indoor & outdoor game areas, multi-purpose hall and jogging track.

Structure

Earthquake resistant RC framed structure as per applicable seismic zone

Security & FTTH Provisions for Optical Fiber Network

Video Surveillance system, perimeter security and entrance lobby security with CCTV cameras. Fire prevention, suppression, detection and alarm system as per fire safety norms.

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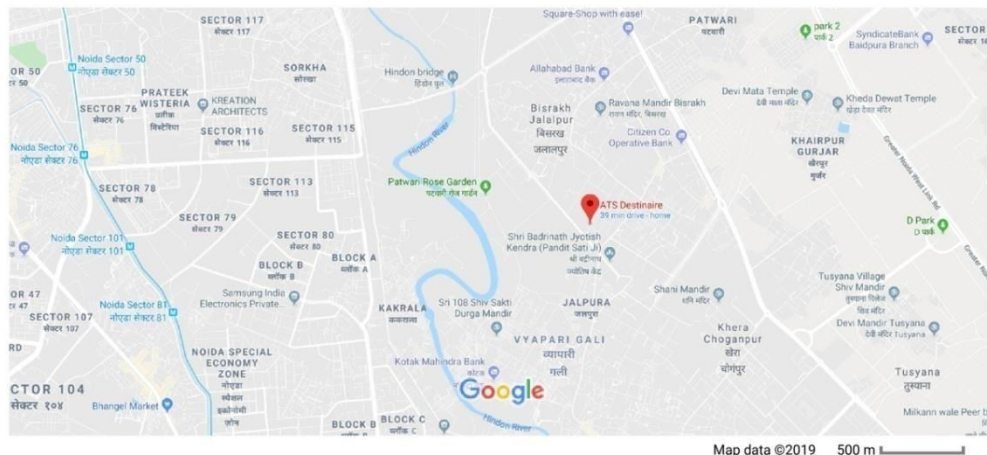
ATS Destinaire Location

ATS Destinaire is located in Sector 1 Greater Noida West, also called Noida

10/11/2019

ATS Destinaire - Google Maps

Google Maps ATS Destinaire



ATS Destinaire - Location Highlights:

- **Close proximity to central Noida and currently operational metro station (sector 76).**
- **Centrally located property with malls, Hospitals, Schools & Offices (IBM & R system already operational)**
- **Unmatchable connectivity to FNG, Noida Expressway & NH-24**
- **Key Distances/ Time Taken:**

Existing Sector 76 Metro Station;	10 Minutes
Gaur Chawk:	10 Minutes
Time taken from Noida City Center:	15 Minutes
Time taken from Sector 18 Noida:	25 Minutes
Time taken from Delhi:	30 Minutes
Distance from New India School:	2.4 KMs
Proposed Kisan Chowk Metro Station:	8 Minutes

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ATS Destinaire
Plot No. GH-14, Sector-01, Greater Noida West



Thank You

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