

Rajeev

9958847505

Harsha vats
9870569900



VIS(2021-22) PL-356-319-388

SURVEY FORM FOR GROUP HOUSING PROJECTS

Date: 20/8/2021

Survey No. RKA/DNCR/...

1. PROJECT NAME: ATS ~~Destinair~~ Destinair Sec-01 Greater Noida.
2. PROJECT PROMOTER/S:
(Company Name/ Director/s Name) ATS Grand Realtors.
3. PROJECT BUILDER: ATS Group.
4. PROJECT ARCHITECT: Hafeez
5. TOTAL ESTIMATED PROJECT COST:
6. LAND COST:
(PMR Value)
7. ESTIMATED BUILDING CONSTRUCTION COST:
(Total/ Per sq.ft)
8. COMPLETED CONSTRUCTION COST:
(Total/ Per sq.ft)
9. TOTAL NO. OF TOWERS/ BLOCKS: 14
10. TOTAL NO. OF FLOORS PER TOWER: - G+25, G+26
11. TOTAL NO. OF FLATS:
(Total/ Per Tower) ph-I - 372 DU
ph-II - 364
12. TYPE OF UN ITS: 3BHK, 4BHK

13. SUPER AREA/ COVERED AREA OF UNITS:

38HK — 1900, 2550 — 40HK

14. AMENITIES PRESENT IN THE PROJECT:

(Club/ Gymnasium/ Swimming Pool/ Recreational centre/ Others)

15. TOTAL LAND AREA:

8.24 Acres

16. TOTAL GROUND COVERAGE AREA:

As per map.

17. FAR/ TOTAL COVERED AREA:

4

18. PROPOSED GREEN AREA:

4

18. PARKING AREA DETAILS

(a) Basement Parking:

(b) Stilt Parking:

(c) Open Parking:

(Total Area/ Parking for No. of Cars)

— 2 Level Basement parking —

19. PROPOSED COMPLETION DATE OF THE PROJECT:

— March-2025

20. PROGRESS OF THE PROJECT:

(Total No. of Towers constructed/ Total FAR constructed)

— Under construction

21. DEVELOPER/ BUILDER PAST PROJECTS:

—

22. LANDMARK:

— Ace Division

23. APPROACH ROAD WIDTH:

24m

24. PROJECT LAUNCH RATE:

9200 sq ft

Date — 15-3900 to

25. CURRENT BASIC SALE PRICE:

R/- 4500 per sq ft + Extra charges.

22. BOUNDARIES OF THE PROPERTY:

NORTH: East Ace Division.
SOUTH: — Greenbelt & Road.
EAST: — Road
WEST: — Road

ATTACH & VERIFY ON SITE:

1. PROJECT APPROVAL DOCUMENTS (Applicable only For Gurgaon)

- (a) Letter of Intent for grant of license from MDDA
- (b) Approval of Building Plans Letter from MDDA – BR-III
- (c) Sanctioned Map/ Building Plans from MDDA
- (d) NOC from Airport Authority of India (If Applicable)
- (e) NOC from Pollution Control Board
- (f) NOC from SEIAA for Environmental clearances
- (g) NOC from Fire department
- (h) NOC from Ministry of Environment & Forest (As per notification S.O 1533 (E) Dated 14.09.2006)
- (i) NOC from Forest Officer for Aravali Hills conservation area conformity
- (j) Structural stability certificate

2. SITE PLAN – Should have FAR/ Area Summary Details

3. LOCATION MAP

4. FLOOR PLANS

5. FLATS STOCK LIST – Category wise detail with selling area of each category | Tower/ Block wise detail | Count of flats for each category

6. SPECIFICATIONS

7. PHOTOGRAPHS

*NOTE: Please complete all the details reference to the sanctioned Maps and Approvals.

Surveyor Name:

Signature of the Surveyor:

Sachin Gaudhey
20/08/2014.

Signature of the Party:


Mandeep Singh

AREAS DETAIL			
AREA NO.	AREA NAME	AREA TYPE	AREA AREA
1	ROAD	ROAD	10.00
2	GREEN BELT	GREEN BELT	10.00
3	WATER BODY	WATER BODY	10.00
4	WATER BODY	WATER BODY	10.00
5	WATER BODY	WATER BODY	10.00
6	WATER BODY	WATER BODY	10.00
7	WATER BODY	WATER BODY	10.00
8	WATER BODY	WATER BODY	10.00
9	WATER BODY	WATER BODY	10.00
10	WATER BODY	WATER BODY	10.00
11	WATER BODY	WATER BODY	10.00
12	WATER BODY	WATER BODY	10.00
13	WATER BODY	WATER BODY	10.00
14	WATER BODY	WATER BODY	10.00
15	WATER BODY	WATER BODY	10.00
16	WATER BODY	WATER BODY	10.00
17	WATER BODY	WATER BODY	10.00
18	WATER BODY	WATER BODY	10.00
19	WATER BODY	WATER BODY	10.00
20	WATER BODY	WATER BODY	10.00

AREA AND DETAIL			
AREA NO.	AREA NAME	AREA TYPE	AREA AREA
1	ROAD	ROAD	10.00
2	GREEN BELT	GREEN BELT	10.00
3	WATER BODY	WATER BODY	10.00
4	WATER BODY	WATER BODY	10.00
5	WATER BODY	WATER BODY	10.00
6	WATER BODY	WATER BODY	10.00
7	WATER BODY	WATER BODY	10.00
8	WATER BODY	WATER BODY	10.00
9	WATER BODY	WATER BODY	10.00
10	WATER BODY	WATER BODY	10.00
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12	WATER BODY	WATER BODY	10.00
13	WATER BODY	WATER BODY	10.00
14	WATER BODY	WATER BODY	10.00
15	WATER BODY	WATER BODY	10.00
16	WATER BODY	WATER BODY	10.00
17	WATER BODY	WATER BODY	10.00
18	WATER BODY	WATER BODY	10.00
19	WATER BODY	WATER BODY	10.00
20	WATER BODY	WATER BODY	10.00

60 M WIDE ROAD

75.0 M WIDE GREEN BELT

24 M WIDE ROAD

TOTAL AREA DETAIL			
AREA NO.	AREA NAME	AREA TYPE	AREA AREA
1	ROAD	ROAD	10.00
2	GREEN BELT	GREEN BELT	10.00
3	WATER BODY	WATER BODY	10.00
4	WATER BODY	WATER BODY	10.00
5	WATER BODY	WATER BODY	10.00
6	WATER BODY	WATER BODY	10.00
7	WATER BODY	WATER BODY	10.00
8	WATER BODY	WATER BODY	10.00
9	WATER BODY	WATER BODY	10.00
10	WATER BODY	WATER BODY	10.00
11	WATER BODY	WATER BODY	10.00
12	WATER BODY	WATER BODY	10.00
13	WATER BODY	WATER BODY	10.00
14	WATER BODY	WATER BODY	10.00
15	WATER BODY	WATER BODY	10.00
16	WATER BODY	WATER BODY	10.00
17	WATER BODY	WATER BODY	10.00
18	WATER BODY	WATER BODY	10.00
19	WATER BODY	WATER BODY	10.00
20	WATER BODY	WATER BODY	10.00

LANDSCAPE DETAIL			
AREA NO.	AREA NAME	AREA TYPE	AREA AREA
1	ROAD	ROAD	10.00
2	GREEN BELT	GREEN BELT	10.00
3	WATER BODY	WATER BODY	10.00
4	WATER BODY	WATER BODY	10.00
5	WATER BODY	WATER BODY	10.00
6	WATER BODY	WATER BODY	10.00
7	WATER BODY	WATER BODY	10.00
8	WATER BODY	WATER BODY	10.00
9	WATER BODY	WATER BODY	10.00
10	WATER BODY	WATER BODY	10.00
11	WATER BODY	WATER BODY	10.00
12	WATER BODY	WATER BODY	10.00
13	WATER BODY	WATER BODY	10.00
14	WATER BODY	WATER BODY	10.00
15	WATER BODY	WATER BODY	10.00
16	WATER BODY	WATER BODY	10.00
17	WATER BODY	WATER BODY	10.00
18	WATER BODY	WATER BODY	10.00
19	WATER BODY	WATER BODY	10.00
20	WATER BODY	WATER BODY	10.00

20-3236/1

PLANT LINE: ROAD
 PLANT LINE: GREEN BELT
 PLANT LINE: WATER BODY
 PLANT LINE: VENTILATION SHAFTS

SUBMISSION DRAWING

SITE PLAN & AREA DETAILS

STAFF: STAFF BUILDING
 PRIVATE LIMITED
 PLT NO. 04-14
 SECTION 01
 GREATER NOKA

PROPOSED GROUP HOUSING
 AT PLT NO. 04-14
 SECTION 01
 GREATER NOKA

ARCHITECTS SIGNATURE

For Clarity Building Pvt. Ltd.

ARCHITECT SIGNATURE


For Clarity Building Pvt. Ltd.

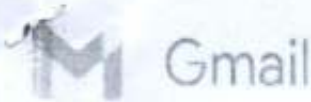
ARCHITECT SIGNATURE

For Clarity Building Pvt. Ltd.

FLOOD WISE F.A.R. AREA DETAIL UNIT AREA • CORE AREA

	TOWER-1 (TYPE-B)	TOWER-2 (TYPE-B)	TOWER-3 (TYPE-B)	TOWER-4 (TYPE-B)	TOWER-5 (TYPE-B)	TOWER-6 (TYPE-B)	TOWER-7 (TYPE-B)	TOWER-8 (TYPE-A)	TOWER-9 (TYPE-A)	TOWER-10 (TYPE-A)	TOWER-11 (TYPE-A)	TOWER-12 (TYPE-A)	TOWER-14 (TYPE-A)	TOWER-15 (TYPE-A)	COMMERCIAL	TOTAL (IN SQ. M.)
OR FL	315.462	315.462	315.462	315.462	315.462	315.462	315.462	416.337	416.337	416.337	416.337	416.337	416.337	416.337		5283.524
1st FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960	600.978	5122.167
2nd FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960	548.008	
3rd FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
4th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
5th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
6th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
7th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
8th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
9th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
10th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
11th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
12th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
14th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
15th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
16th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
17th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
18th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
19th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
20th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
21st FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
22nd FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
23rd FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
24th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
25th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
25th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
27th FL	278.640	278.640	278.640	278.640	278.640	278.640	278.640	374.960	374.960	374.960	374.960	374.960	374.960	374.960		4575.189
TOTAL	7281.677	7281.677	7281.677	7281.677	7281.677	7281.677	7281.677	9790.064	9790.064	9790.064	10165.034	10165.034	10165.034	10165.034	1168.898	122171.108

For Starcity Buildcon Pvt. Ltd			
Ankita Gupta CA/2010/48537			
			
OWNER'S SIGNATURE			
For Starcity Buildcon Pvt. Ltd.			
			
Authorised Signatory			
DEALT BY	SCALE -	DRG. NO.	NORTH
	1:500	SD-01	
CHECKED BY	DATE - NOV/2018		



R.K Associates, The Valuers | LIE | TEV | ASM <valuers@rkassociates.org>

Fw: ATS DESTINAIRE

1 message

HLST ZODEL2 <hlst.zodel2@sbi.co.in>

Wed, Aug 18, 2021 at 4:10 PM

To: "VALUERS@RKASSOCIATES.ORG" <VALUERS@rkassociates.org>

Dear Sir,

We are forwarding herewith the project detail for valuation

Regards

TEAM HLST

*Mr. Gaurav ATS
9930106574***From:** Neha Kamra <neha.kamra@atsgreens.com>**Sent:** 17 August 2021 11:47**To:** Nitin Saxena <Nitin.Saxena1@sbi.co.in>**Cc:** HLST ZODEL2 <hlst.zodel2@sbi.co.in>; Harsha Vats <Harsha.Vats@atsgreens.com>; Raj Kumar Agarwal <Rajkumar.Agarwal@atsgreens.com>; Gaurav Luhadia <gaurav.luhadia@atsgreens.com>**Subject:** RE: ATS DESTINAIRE*Harsha Vats - 9870569900
Harsha.vats@atsgreens.com*

Warning: This email is not originated from SBI. Do not click on attachment or links/URL unless sender is reliable. Malware/Viruses can be easily transmitted via email.

Mail 4

From: Neha Kamra**Sent:** 17 August 2021 11:44**To:** 'Nitin Saxena'**Cc:** 'HLST ZODEL2'; Harsha Vats; Raj Kumar Agarwal; Gaurav Luhadia**Subject:** RE: ATS DESTINAIRE*✓ Rajeev Destinaire site person
9958847505*

Mail -3

From: Neha Kamra**Sent:** 17 August 2021 11:38**To:** 'Nitin Saxena'**Cc:** 'HLST ZODEL2'; Harsha Vats; Raj Kumar Agarwal; Gaurav Luhadia**Subject:** RE: ATS DESTINAIRE

In continuation of mail please find attach further set of documents

From: Neha Kamra**Sent:** 17 August 2021 11:34**To:** 'Nitin Saxena'**Cc:** HLST ZODEL2; Harsha Vats; Raj Kumar Agarwal**Subject:** RE: ATS DESTINAIRE

Dear Nitin,

Please find attach documents as per trail mail.

Regards
Neha Kamra

From: Nitin Saxena [mailto:Nitin.Saxena1@sbi.co.in]
Sent: 16 August 2021 12:54
To: Neha Kamra
Cc: HLST ZODEL2
Subject: Fw: ATS DESTINAIRE

Ma'am,

As discussed please find attachment

Regards

Nitin Saxena
7085958429

From: Nitin Saxena
Sent: 13 August 2021 15:58
To: rajkumar.agarwal@atsgreens.com <rajkumar.agarwal@atsgreens.com>
Cc: HLST ZODEL2 <hlst.zodel2@sbi.co.in>
Subject: ATS DESTINAIRE

Sir,

Please refer our visit at your office on 09/08/2021 regarding project tie of your project ATS Destinaire In this regard, we attach herewith checklist of documents required and request you to please provide us the requisite documents at the earliest and give us an opportunity to have association with you.

In case of any query please feel free to call on us.

Regards


NITIN SAXENA
Manager (HLST & BRT)
Mobile - 7085958429
State Bank of India
AO-II, Parliament Street,

New Delhi


The information in this mail is confidential and is intended solely for addressee. Access to this mail by anyone else is unauthorized. Copying or further distribution beyond the original recipient may be unlawful. Any opinion expressed in this mail is that of sender and does not necessarily reflect that of State Bank group.


(including content), may be scanned by our systems for the purposes of information security. No employee of ATS Infrastructure Limited and/or its sister concerns/affiliates has the authority to conclude any binding contract without an explicit written consent of their Head of Department (HOD). Therefore, any will to enter into an agreement must be confirmed by the sender's HOD, as recognised by ATS Infrastructure Limited.

4 attachments

 **SD-01.pdf**
4035K

 **Copy of Destinaire inventory.xlsx**
32K

 **ATS Grant Realtors Pvt Ltd YE 31-03-20 B&W.pdf**
872K

 **ATS Grand Realtors P Ltd YE 31-3-19 - Final.pdf**
742K

Sector-I

✓1	—	2B+G+25	—	3BHK	—	S2	} Excavation + Lift & PCC work Completed.
✓2	—	"				S2	
✓3	—	"				"	
4	—	"				"	
5	—	"				"	
6	—	"				"	
7	—	2B+G+25	—			"	
8	—	2B+G+26	—	4BHK	—	S4	
9	—	"				} Soil	
10	—	"					
✓11	—	"	—	Ground			
✓12	—	"	—	Ground			
✓14	—	"	—	Excavation			
✓15	—	2B+G+26	—	Excavation			

Price list		(w.e.f. 1st March 2021)	
Apartment Type	Type A (4BHK+ 4T + S.R) 2550 sq. ft.	Type B (3BHK+ 3 T + S.R) 1900 sq. ft.	
Price inclusive of 2 Basement Car Parking	12712500	9625000	
Electricity Meter	25000	25000	
Power Backup	100000	100000	
TOTAL (INR)	12837500	9750000	
Payment Plan			
Stage	Payment Percentage	Amount due (INR)	Amount due (INR)
On Booking	10%	1283750	975000
Within 30 days of booking	10%	1283750	975000
Within 60 days of booking	10%	1283750	975000
On completion Ground floor slab	5%	641875	487500
On completion of 5th floor slab	10%	1283750	975000
On completion of 12th floor slab	10%	1283750	975000
On completion of 19th floor slab	10%	1283750	975000
On completion of Super Structure	15%	1925625	1462500
On application of occupancy certificate	10%	1283750	975000
On Offer of Possession	10% + Other Charges	1283750	975000
TOTAL (INR)		12837500	9750000

Area Details		
	Type-A	Type-B
Carpet Area*	1645	1220
Built up Area*	2131	1557
Super Area*	2550	1900

Notes

- The above cost does not include registration of the unit. Registration shall be done upon possession as per the rate prevailing.
- Additional charges as levied by various authorities shall be charged extra and payable on demand.
- GST shall be additional as applicable.
- TDS 0.75% shall be applicable on Basic Sales Price as per Income Tax act Section 194-1A.
- Lease/ Rent as per Greater Noida Authority shall be payable on demand.
- Running maintenance charges shall be payable on possession.
- Payment for IGL (piped natural gas) shall be payable on demand as applicable.
- The above mentioned pricing is for Typical floors only, Floor PLC 1st - 2nd (300/- sq ft), 3rd - 4th (200/- sq ft), 5th - 6th (150/- sq ft).
- Cheque has to be drawn in favour of 'ATS Grand Realtors Pvt. Ltd Destinaire Collection Escrow Account'.
- Maintenance Deposit @ Rs. 50,000 shall be charged additionally at the offer of possession.

ATS GRAND REALTORS PRIVATE LIMITED Corporate Office: ATS Tower, Plot 16, Sector-135, Noida, UP-201305

RERA Registration No. UPRERAPRJ417134

www.atsgreens.com, sales@atsgreens.com

Member: **CREDAT**