

QUIETLIST

ATS KNIGHTSBRIDGE

A buyer's reading of the sanctioned drawings this project's promoter filed with the authority, and of its registration record.

REGISTERED AS	UPRERAPRJ3574
REGISTERED BY	ATS HEIGHTS PRIVATE LIMITED
WHERE	Gautam Buddha Nagar
READ ON	28 August 2026

The facts, before the reading

ON THE REGISTER From the project's RERA registration record.

REGISTRATION STATUS	no occupancy certificate on record
REGISTERED ON	31 July 2017
DECLARED COMPLETION	28 March 2030

FROM THE FILED DRAWINGS Read from the sanctioned sheets the promoter filed.

SITE SHAPE	The filed plans consistently show a long, narrow project form extending mainly left-to-right across the sheets. Five tower footprints occupy the elongated residential strip; the alternate plan places a similarly elongated future-commercial area below it.
PLOT BOUNDARIES	The cleared plans establish a 45 m wide road along the upper edge, a 30 m wide road along the right edge, and Future Commercial Development adjoining the residential/amenity zone below. No other edge condition should be inferred.
INSIDE THE SITE	The towers sit in a row within an elongated site. A paved internal driveway runs along the front of the row and connects rounded tower drop-off courts and the club entrance. Internal drive and landscape areas surround the built footprint, while the future-commercial footprint occupies the lower part of the alternate plan below the residential/amenity zone.

WHAT TO ASK FOR

Show me a home facing the amenities, not the commercial side.
I will consider the commercial side only if it is clearly cheaper.

buyers who want the more residential side of the project

Show me the exact type before we discuss price. prefer
Type-A if Bedroom-2 needs its own balcony edge.

WHAT TO CHOOSE

treat the commercial/DG side as a different kind of home

Say this at the sales desk: "Show me the amenity-facing option first." This is a real difference in this project. It is not just about the view. The filed plans put the resident amenity area on one side of the towers. They put the future commercial side on the other. An 8 m driveway runs between them. This side has shops, food stalls and the marked DG area.

Treat a south-facing offer as a different kind of home. Before comparing prices, ask the seller to state in writing what the living room and main bedroom face. It must say whether they face the 45 m road, the 30 m road, the neighbour's boundary, or the commercial/DG side. If the home faces the commercial side on the south, ask about the DG area, shops and food stalls before you commit.

The green amenity area where you arrive is a deck above podium parking. It is not landscape at ground level. The plans do not show that Towers 1 and 3 and Tower 5 have the same entrance experience. If this arrival landscape is one reason you prefer the amenity side, ask them to identify your tower's lobby. Get the podium landscape details in writing. Ask about soil depth, tree species and sizes, who will maintain it, and who is responsible for waterproofing the deck below. The landscape sheet says the layout is tentative. Do not pay extra for landscape based only on a verbal description.

The filed sheets do not show a transformer, sub-station or garbage collection yard. Ask for their locations and the sheet that shows them in writing. Also ask which entry you and visitors will use for podium parking. Ask whether shop and food-stall traffic and deliveries use the same 8 m driveway. If they do, get delivery hours and traffic management written into the agreement.

Get the tower, floor, apartment number and named face into the allotment and agreement. If they cannot do this, do not pay extra for the amenity side.

stay far from the service floor on the 21st floor unless the exact home answers these questions

Ask for a home comfortably away from the service floor at the 21st-floor level. Every tower has one: 482 sq.m in each tower, with domestic-water and flushing-water tanks plus sprinkler, jockey, hydrant and diesel fire pumps. This is building equipment.

Before you discuss price, have the seller identify by flat number the homes directly above and below that service level in your tower. If your offered home is one of them, inspect a comparable adjacent home before accepting it. The plans place the equipment but do not establish what a resident will hear or feel, so do not rely on a verbal assurance about noise or vibration. If the seller will not identify the adjacent homes, move to a floor comfortably away from this level.

For a Type-A duplex, also ask where your own VRV equipment sits. The approved Type-A upper plan places VRV equipment at the stair mid-landing beside the bedroom wing. Get the acoustic specification, mounting detail and maintenance-access route in writing. If your home is directly above or below the service floor, or beside that VRV location, accept it only after those details and the inspection are satisfactory.

FROM THE DRAWINGS

what the approved plan shows about the site

ATS Knightsbridge is shown as five angled towers along a long, narrow residential strip. The 45 m road runs along the upper edge of the filed plan. The 30 m road runs along the right edge. Much of the lower side is shown as future commercial development. The lower-left edge is marked as other property. Inside the site, the road in front of the towers links the drop-off areas. The landscaped amenity area sits behind the towers. This helps you compare different sides of the project. It does not by itself show which sale flat is at which point on the plan.



The alternate site plan shows a long upper residential/amenity strip with future commercial development extending below it across much of the same left-right width.

From the sanctioned sheet titled "Other Plan(If Any)", copied here exactly as the sheet prints it.



The filed site plan shows a long, narrow project layout extending mainly left-to-right across the sheet, with five tower footprints arranged along that length.

From the sanctioned sheet titled "Other Plan(If Any)", copied here exactly as the sheet prints it.



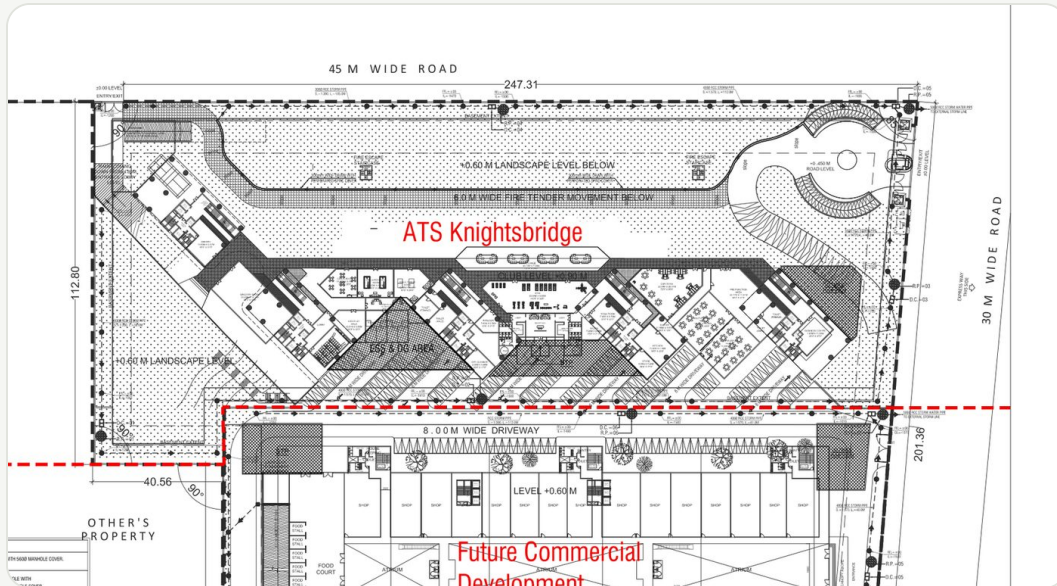
The tower/building footprints are angled within the elongated boundary rather than set in one straight rectangular row.

From the sanctioned sheet titled "Other Plan(If Any)", copied here exactly as the sheet prints it.



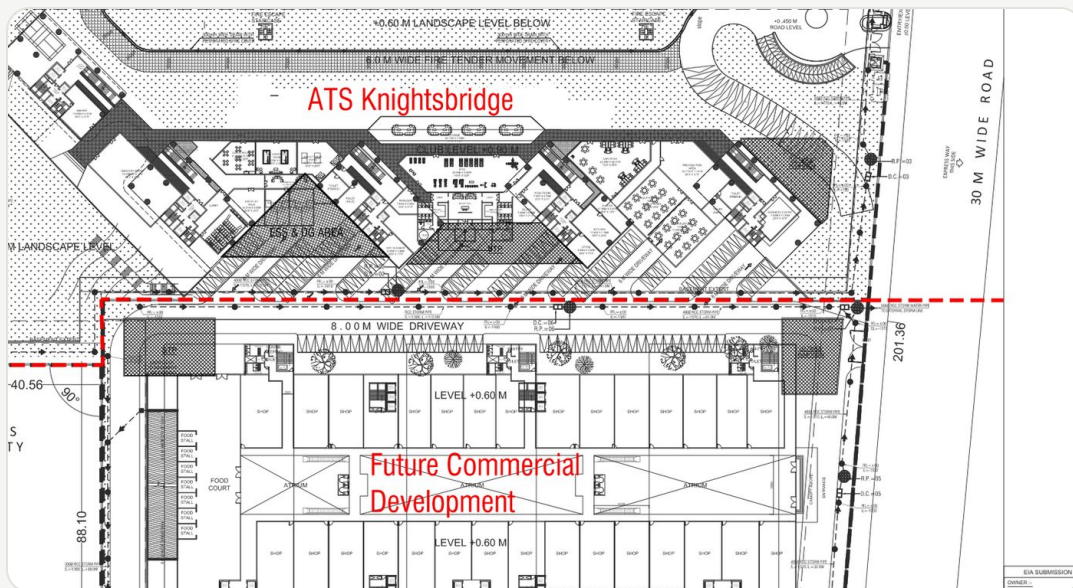
A visible north marker indicates the drawing orientation, with north shown toward the upper-right of the sheet.

From the sanctioned sheet titled "Other Plan(If Any)", copied here exactly as the sheet prints it.



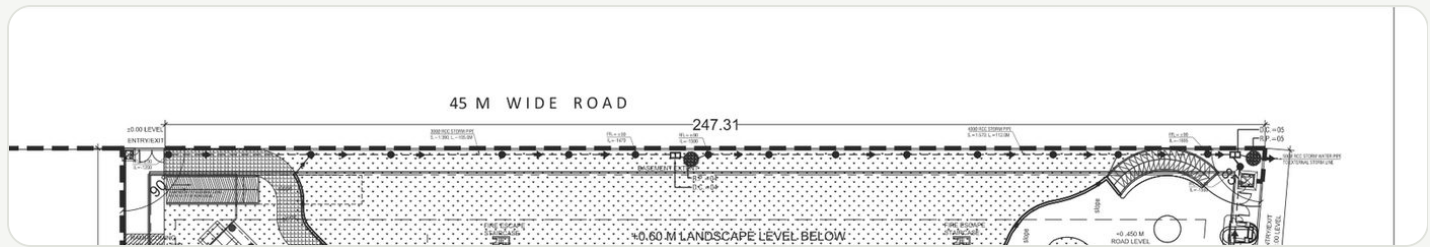
The approved/development work plan also shows the project boundary as an elongated plot with its longest dimension running across the sheet and roads on the top and right sides.

From the sanctioned sheet titled "Development Work Plan", copied here exactly as the sheet prints it.



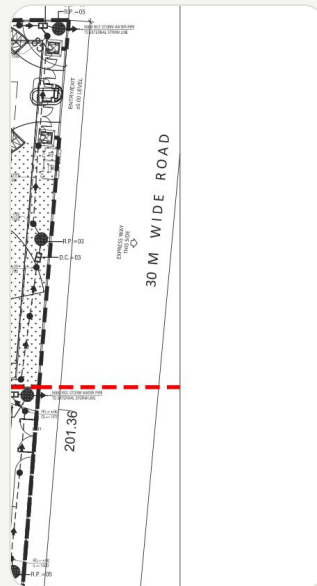
The residential/project mass labelled ATS Knightsbridge sits in the upper elongated portion, separated from a lower future commercial development area by a dashed red line and driveway band.

From the sanctioned sheet titled "Development Work Plan", copied here exactly as the sheet prints it.



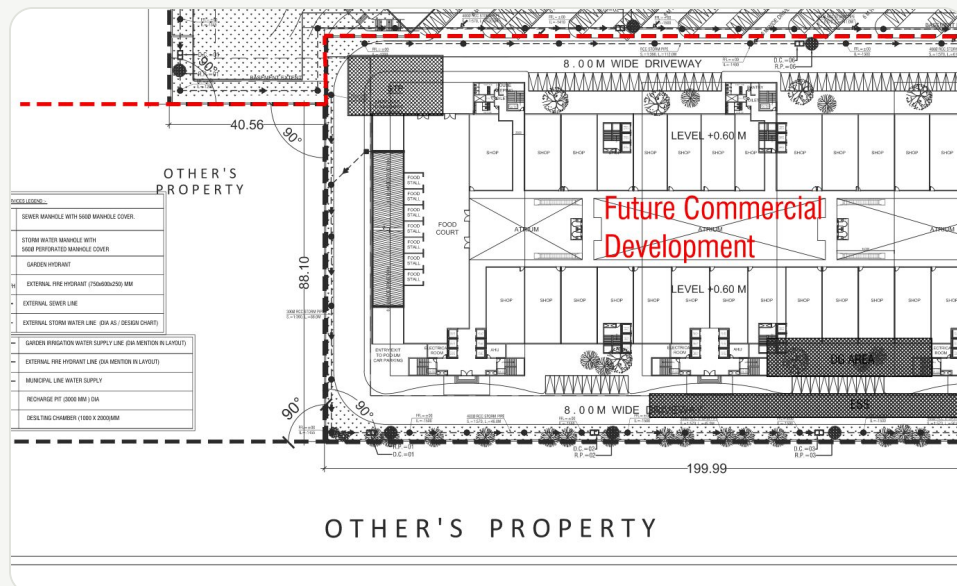
The upper site edge is labelled as adjoining a 45 m wide road.

From the sanctioned sheet titled "Development Work Plan", copied here exactly as the sheet prints it.



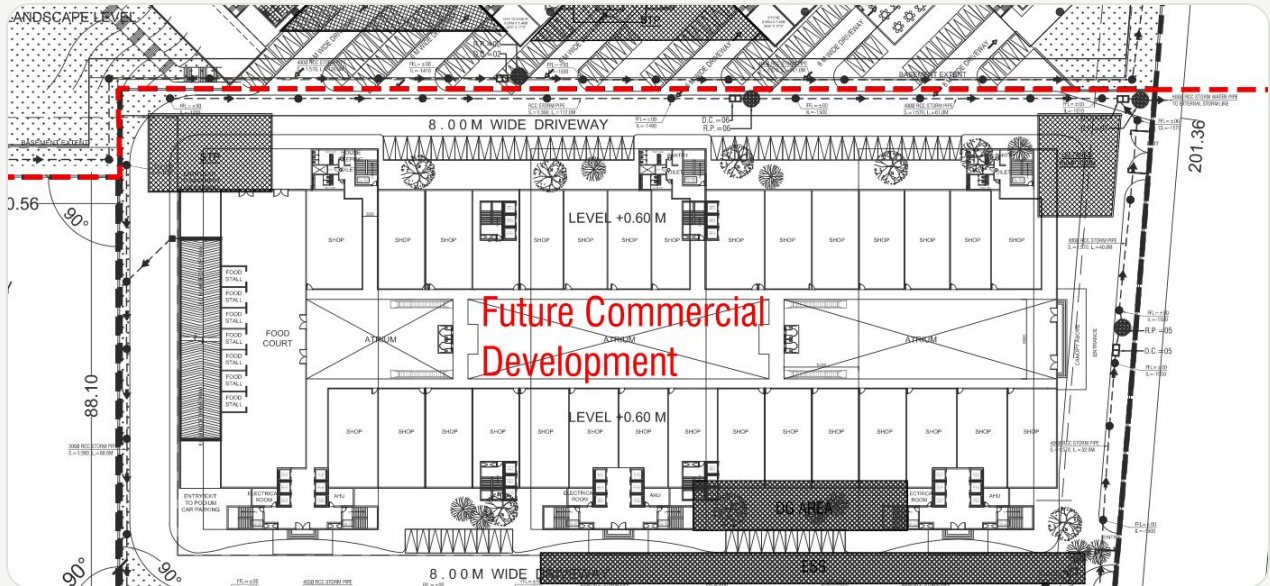
The right site edge is labelled as adjoining a 30 m wide road.

From the sanctioned sheet titled "Development Work Plan", copied here exactly as the sheet prints it.



The lower and lower-left outside edges are visibly marked as other property.

From the sanctioned sheet titled "Development Work Plan", copied here exactly as the sheet prints it.



A future commercial development is shown directly below the ATS Knightsbridge block across the marked internal boundary/driveway area.

From the sanctioned sheet titled "Development Work Plan", copied here exactly as the sheet prints it.



The lower adjoining block is labelled future commercial development.

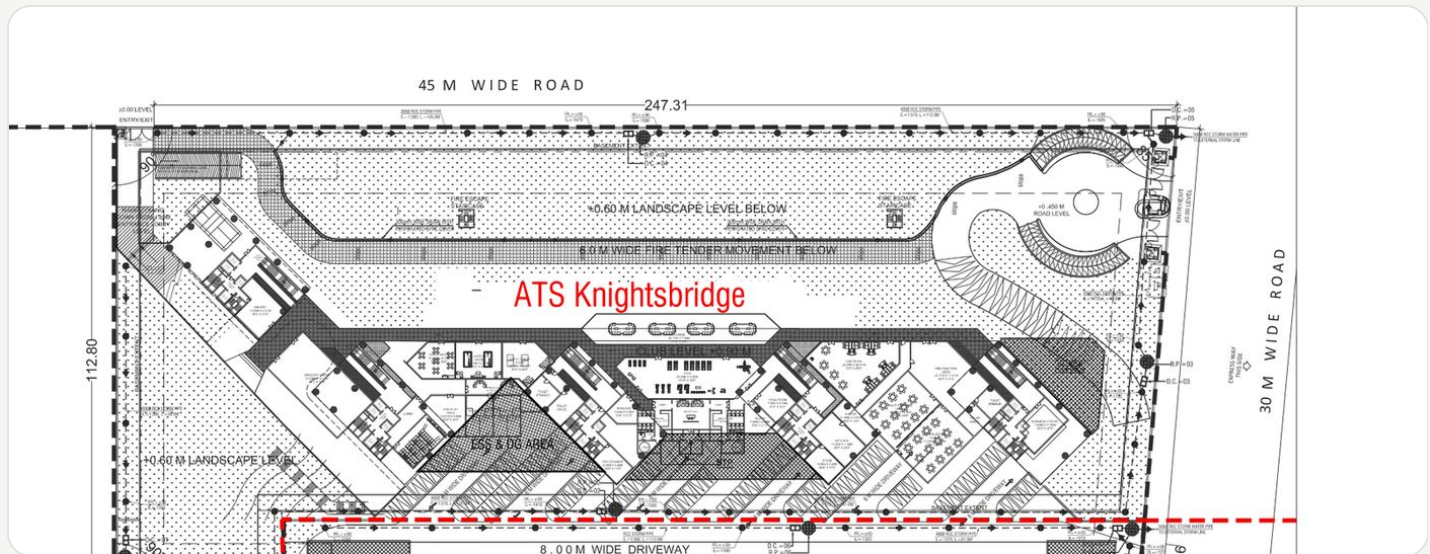
From the sanctioned sheet titled "Other Plan(If Any)", copied here exactly as the sheet prints it.



A paved internal driveway runs along the front of the tower row and links the tower drop-off courts.
 From the sanctioned sheet titled "Other Plan(If Any)", copied here exactly as the sheet prints it.

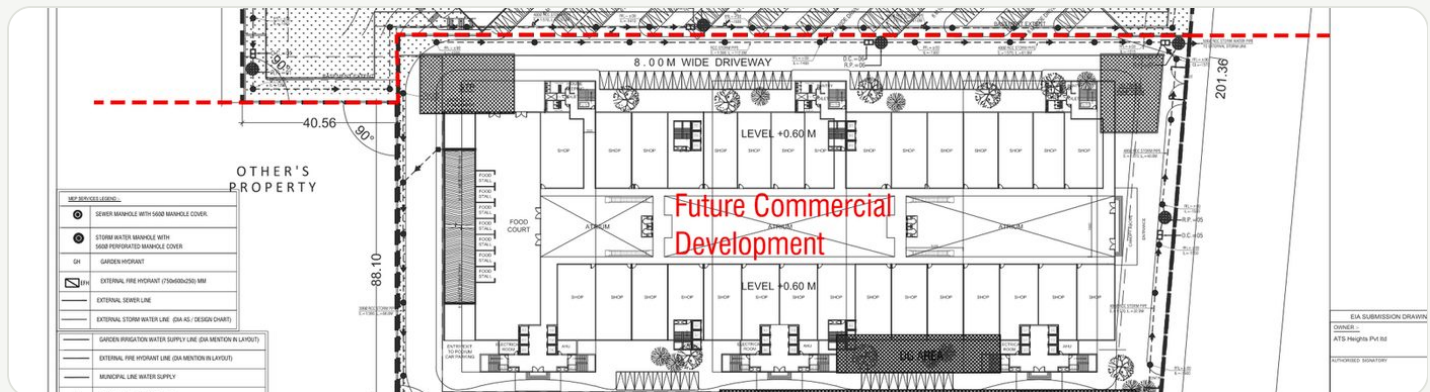


The main landscaped/open amenity band sits behind the tower row, with water and garden areas separated from the front driveway by the buildings and paths.
 From the sanctioned sheet titled "Other Plan(If Any)", copied here exactly as the sheet prints it.



External roads bound the plan on the top and right sides.

From the sanctioned sheet titled "Development Work Plan", copied here exactly as the sheet prints it.



Service elements are marked around the site edge and driveway area.

From the sanctioned sheet titled "Development Work Plan", copied here exactly as the sheet prints it.



A large Future Commercial Development footprint occupies the lower half of the sheet below the ATS Knightsbridge residential/amenity zone.

From the sanctioned sheet titled "Other Plan(If Any)", copied here exactly as the sheet prints it.

HOW TO READ THE EVIDENCE

Towers 2 and 4 have the same documented entrance lobby, but parking convenience is not proven

For a 4BHK in Tower 2 or Tower 4, the filed entrance-lobby drawing and area table apply to both towers. Do not pay extra for easier parking until the seller can show the actual parking bay and apartment together.

4 BHK ENTRANCE LOBBY AREA - TOWER 2 & 4				
S	W	MOS	AREA (SQM)	
ADDITIONS				
1	18.198	1	1	18.198
2	2.532	1	1	2.532
3	8.075	1	1	8.075
4	3.550	1	1	3.550
TOTAL				42.355
DEDUCTIONS				
01	1.050	1	1	1.050
02	1.050	1	1	1.050
03	1.402	1	1	1.402
04	2.036	1	1	2.036
05	2.036	1	1	2.036
06	2.135	1	1	2.135
07	2.135	1	1	2.135
08	1.897	1	1	1.897
09	2.135	1	1	2.135
10	0.851	1	1	0.851
11	1.050	1	1	1.050
12	1.050	1	1	1.050
13	1.402	1	1	1.402
14	2.036	1	1	2.036
15	2.036	1	1	2.036
16	2.135	1	1	2.135
17	2.135	1	1	2.135
18	1.897	1	1	1.897
19	2.135	1	1	2.135
20	0.851	1	1	0.851
TOTAL				20.885
NET AREA (SQM)				
01	1.050	1	1	1.050
02	1.050	1	1	1.050
03	1.402	1	1	1.402
04	2.036	1	1	2.036
05	2.036	1	1	2.036
06	2.135	1	1	2.135
07	2.135	1	1	2.135
08	1.897	1	1	1.897
09	2.135	1	1	2.135
10	0.851	1	1	0.851
11	1.050	1	1	1.050
12	1.050	1	1	1.050
13	1.402	1	1	1.402
14	2.036	1	1	2.036
15	2.036	1	1	2.036
16	2.135	1	1	2.135
17	2.135	1	1	2.135
18	1.897	1	1	1.897
19	2.135	1	1	2.135
20	0.851	1	1	0.851
TOTAL				21.500
F.A.S. Area (Sq.M.)				
				21.500
Service Area (Sq.M.)				
				21.500

The sheet visibly identifies the area table as applying to 4 BHK entrance lobby area for Tower 2 and Tower 4. From the sanctioned sheet titled "Sanctioned Building/ Block Plan (Add Plans for All Buildings or Blocks)", copied here exactly as the sheet prints it.

CA/2008/43599,AITP-2013-009

PROJECT.

PROPOSED PROJECT AT PLOT NO. A-01/A, SECTOR 124, GAUTAM BUDDH NAGAR, NOIDA

DRAWING TITLE :-

Tower 2 & 4 Entrance Lobby Floor Plan & Area Diagrams (RESIDENTIAL)

DEALT BY	SCALE :-	DATE :-	DRG. NO.
	1:100		SD-04c

The drawing title repeats that this is the Tower 2 and 4 entrance lobby floor plan and area diagram. From the sanctioned sheet titled "Sanctioned Building/ Block Plan (Add Plans for All Buildings or Blocks)", copied here exactly as the sheet prints it.

WHAT TO CHOOSE

compare the duplex using 6,982 sq.ft. of carpet area, not the 10,000 sq.ft. sales headline

Use the 6,982 sq.ft. carpet area to compare homes. Do not use the 10,000 sq.ft. sales headline. Roughly 3,000 sq.ft. of that headline is outside the carpet area. This does not set a fair rupee price without a seller quote. It does mean you should compare two homes using carpet area. Also compare the terrace and room layout you are getting. Do not compare them only using the headline size.

The sales sheet calls 1,500 sq.ft. "Common Circulation + Services". It labels the 10,000 sq.ft. layout illustrative. The sanctioned sheets use square metres. Before money moves, get a written matching of those sanctioned area figures with the 10,000 sq.ft. sales number. Ask the seller what the 1,500 sq.ft. actually includes. Ask how many apartments share it. The checked plans show a home around the lift-and-stair core. They do not show how many flats are on each floor. Do not assume the common-services amount explains itself.

The agreement should state your exact apartment number, carpet area, terrace area, price basis and how this common area is treated. Ask whether the 784 sq.ft. terrace is included in the quoted price or charged extra. Also ask which printed terrace applies. Type-A shows 11.60 x 6.26 metres. Type-B shows 11.88 x 6.26 metres. Do not pay extra for a "largest Type-A" based only on these records. Type-B's filed terrace is longer.

WHAT NOT TO PAY FOR

a terrace 'pool' is not confirmed until the agreement clearly says what it is

The sales illustration calls it a pool and shows a 784 sq.ft. terrace. The sanctioned plans call it a WATER BODY.

Get the answer in writing before booking: pool or water body; its dimensions and depth; whether it is included in the 784 sq.ft.; whether it will be filled and maintained at handover; and who carries the waterproofing and maintenance responsibility. If the answer is WATER BODY rather than POOL, raise that difference on price. The sales sheet is illustrative, so the agreement—not the illustration—must settle it.

GET IN WRITING

before booking, secure the exact apartment, not only a payment receipt

Do not transfer a material amount until the allotment confirmation names the exact apartment, tower, floor, carpet area, parking and full price. Attach the sanctioned plan and unit plan. Then put the same details and every agreed term into the registered agreement. The filed form says that accepting an advance does not itself confirm allotment.

Here, a type name is not enough. The agreement should name the tower, floor, apartment number and face in words. Attach the stamped plan for that exact home. Confirm the window positions you are depending on.

Make the signed plan, carpet-area schedule and specification list part of the contract. The filed wording allows changes to layout, location, area, finishes and other specifications. Later final documents override the application form. Review the final registered agreement before paying anything beyond a refundable reservation amount. Put every agreed term about the apartment, price, timeline and specifications into that agreement. A promise only in the application can disappear when later documents are signed. Set clear limits for a material change, with a cancellation and refund right if those limits are crossed.

The filed buyer form leaves the completion date blank and says the company will "endeavor" to complete construction by a date to be filled in. Do not accept that as your delivery promise. The registered agreement must state the exact RERA completion date and possession date for your apartment, the delay remedies if either is missed, and no separate clause that lets the seller extend those dates at its discretion.

WHAT NOT TO PAY FOR

do not treat the clubhouse as ready until its completion date is fixed and binding

The amenity sheet shows the pool, kids' pool, jogging track, courts, sit-out plazas and club in the amenity area behind the towers. It also says the layout is tentative. Separately, the filed allotment form says possession may be offered while common areas, including the clubhouse, are not complete or ready to use. Do not treat the clubhouse as ready when comparing homes or agreeing a price. Get the exact amenities, their location, completion date, access arrangement and what happens if they change written into your agreement.

clear the filed lender charge before making a material payment

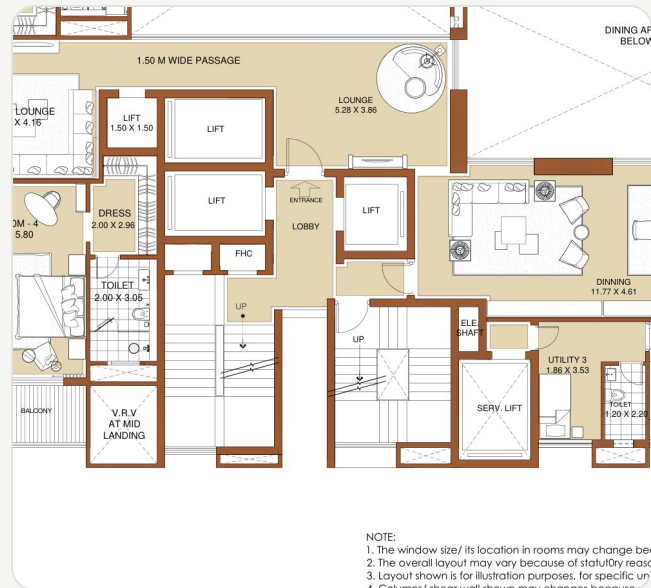
The filed encumbrance document records a ₹215 crore Piramal NCD charge through IDBI Trusteeship. It describes security over the 46,340 sq.m. plot. Its satisfaction field shows a dash. This is not a reason to guess about the current position. It is a reason to ask for current confirmation from the lender or trustee. Ask for the charge schedule. Ask for the exact release/NOC process for your selected apartment before making a material payment. Match your tower, residential subdivision and apartment number to that release evidence. Do not assume they are outside a charge filed for the full plot.

FROM THE DRAWINGS

use the duplex plan to check the layout

One filed duplex layout is clearly a two-level home. It shows 4,009 sq.ft. on the lower floor. It shows 2,973 sq.ft. on the upper floor. Together, this is 6,982 sq.ft. of carpet area. Its bedrooms are on the outside edges. They have balconies or windows. The master suite has an outside deck. The family lounge is inside the home. The kitchen and dining side also reaches the outside edge. Lifts, stairs and service areas are grouped in the middle. A 1.50 m passage connects the parts of the home. This may suit you if you want bedrooms facing outside and accept a family lounge inside the home.

But the filing does not connect this exact layout to a saleable type. Use it to check the stamped plan of the home you are offered. Ask the seller to show which rooms have an outside edge. Ask where the family lounge is. Ask how the route inside the home runs. Do not pay for this layout only because a brochure calls the home a duplex or a 4BHK.



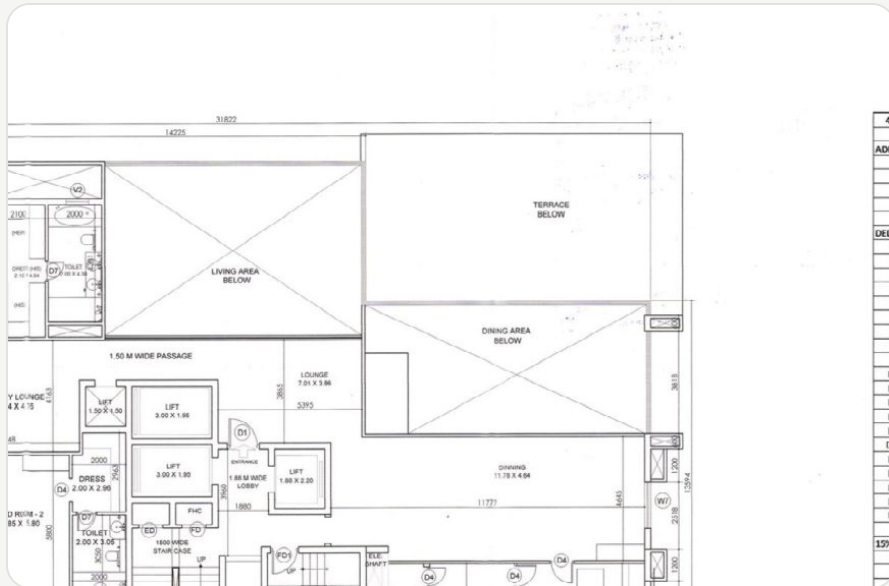
The shared vertical core sits near the middle of the duplex upper-level plan, with multiple lifts, stair flights, an entrance lobby, FHC, service lift, electrical shaft, and marked UP circulation clustered together.

From the sanctioned sheet titled "Floor plans of all types", copied here exactly as the sheet prints it.



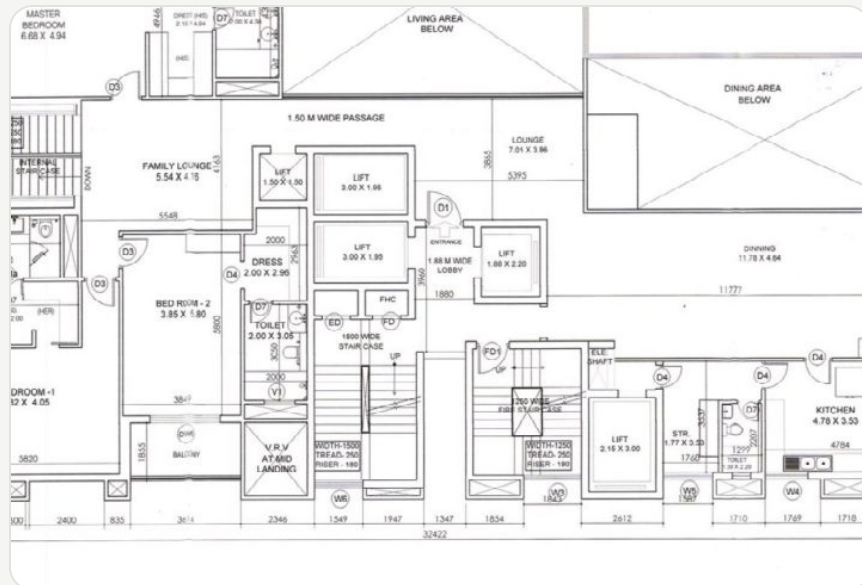
The duplex upper-floor dwelling plan places bedrooms along an outside edge with balcony/window openings rather than directly against the central lift core.

From the sanctioned sheet titled "Sanctioned Building/ Block Plan (Add Plans for All Buildings or Blocks)", copied here exactly as the sheet prints it.



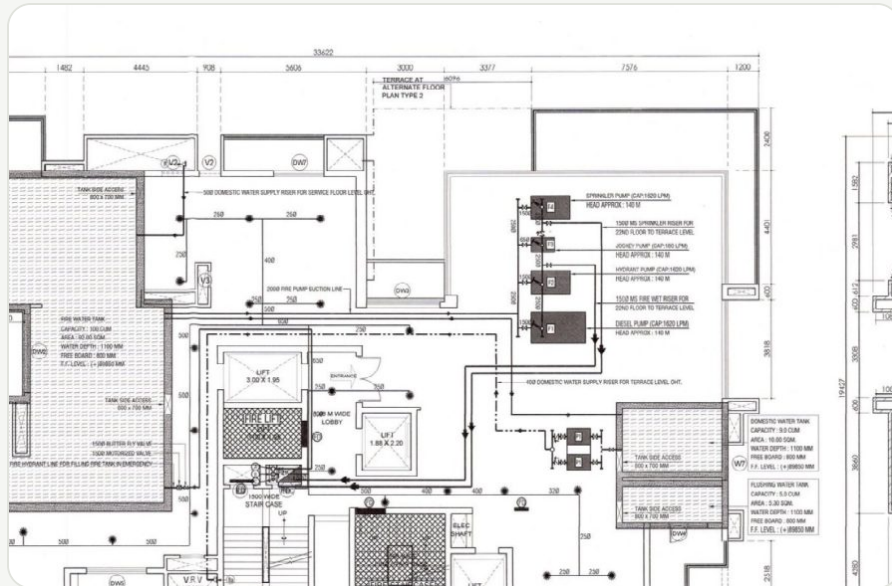
The plan shows large living/dining void or terrace-facing edges away from the central service core.

From the sanctioned sheet titled "Sanctioned Building/ Block Plan (Add Plans for All Buildings or Blocks)", copied here exactly as the sheet prints it.



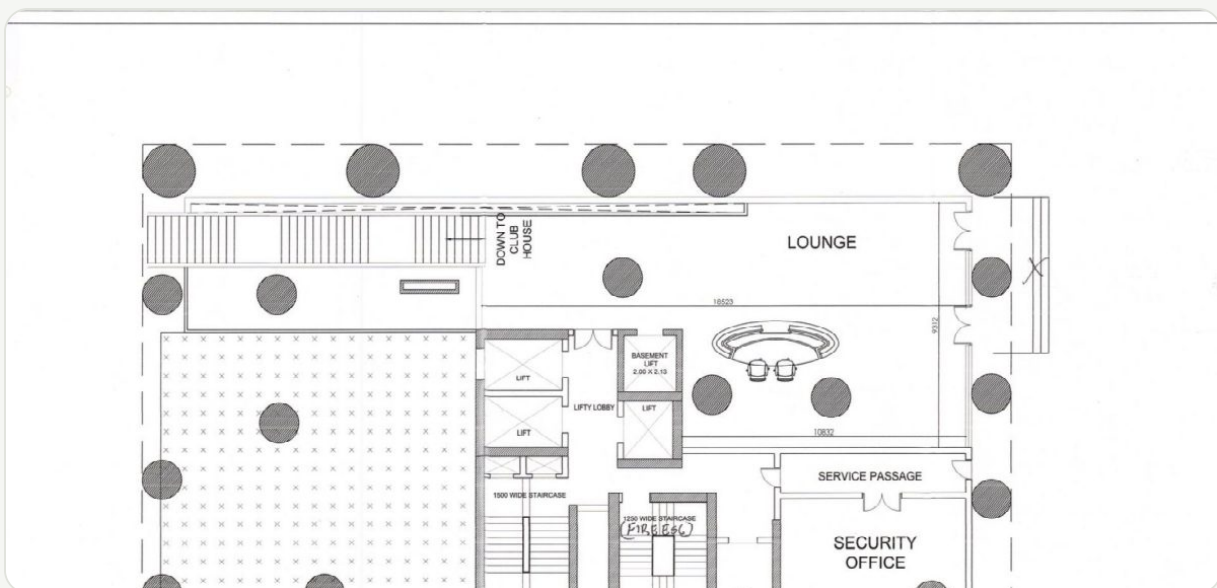
The shared circulation/core interface is concentrated near the internal middle-bottom of the plan, with lifts, staircases and lobby/service labels separated from rooms by passages and service spaces.

From the sanctioned sheet titled "Sanctioned Building/ Block Plan (Add Plans for All Buildings or Blocks)", copied here exactly as the sheet prints it.



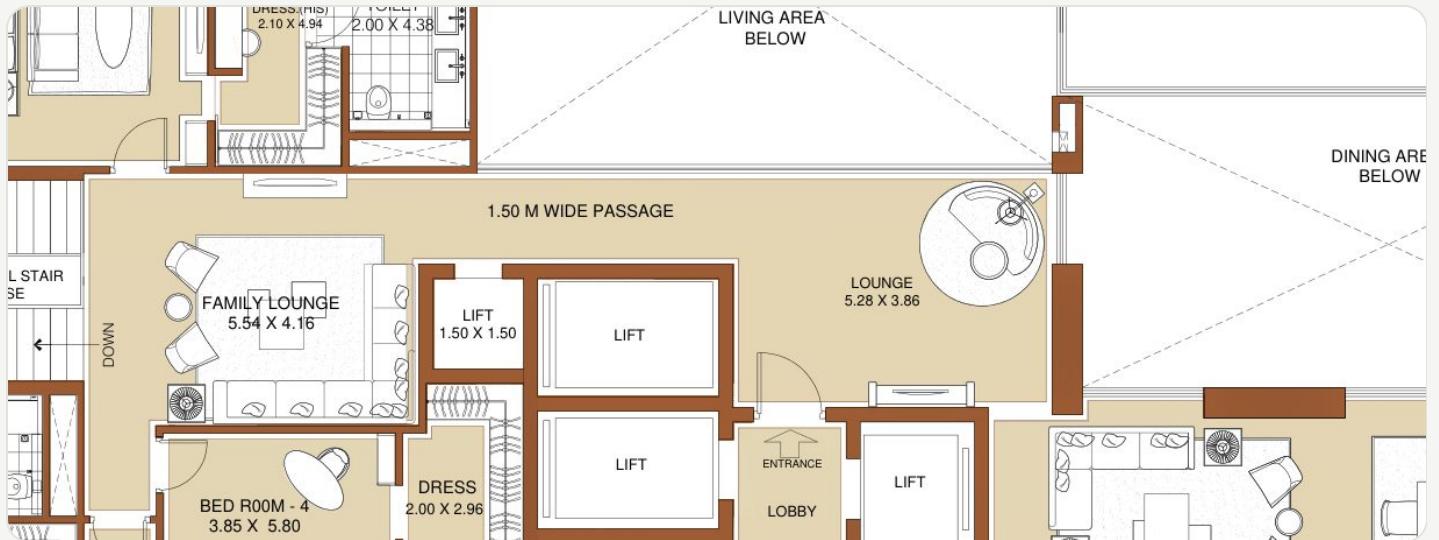
The service-floor sheet shows a concentrated lift, fire-lift and stair core with service equipment around it, not a sale dwelling layout.

From the sanctioned sheet titled "Sanctioned Building/ Block Plan (Add Plans for All Buildings or Blocks)", copied here exactly as the sheet prints it.



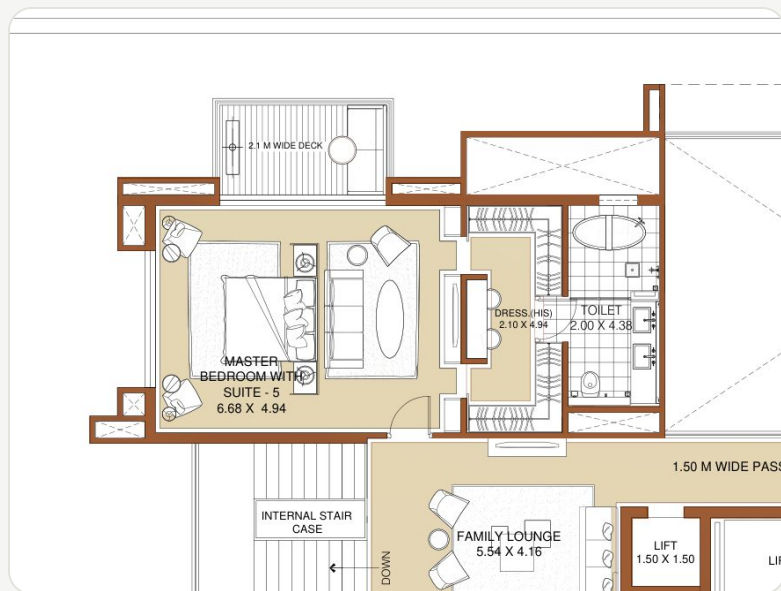
The entrance-lobby plan shows shared circulation functions grouped around lifts and stairs, with lounge/security/service passage around the core.

From the sanctioned sheet titled "Sanctioned Building/ Block Plan (Add Plans for All Buildings or Blocks)", copied here exactly as the sheet prints it.



A 1.50 m wide passage runs across the upper middle of the plan, connecting the bedroom/lounge side toward the central lift lobby and the right-side living and dining areas.

From the sanctioned sheet titled "Floor plans of all types", copied here exactly as the sheet prints it.

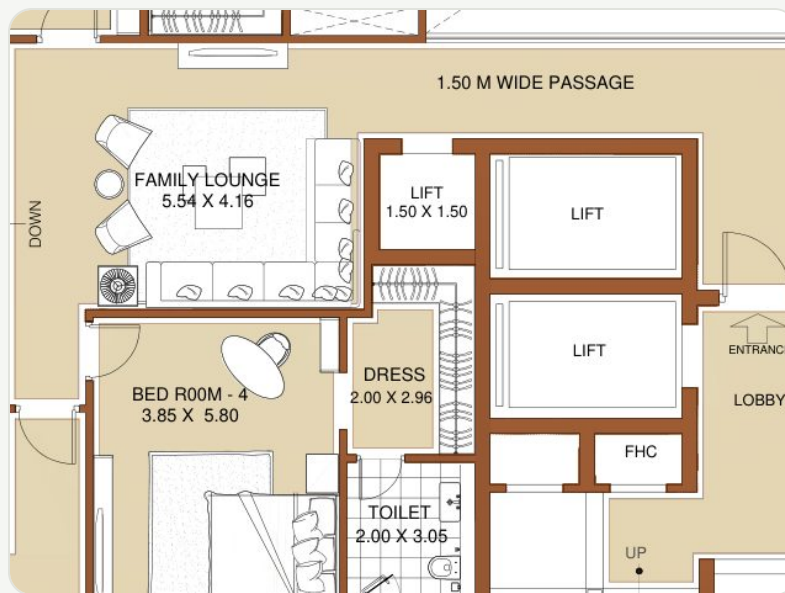


The master bedroom suite is placed on the upper-left external edge and has an outward deck along its top side.

From the sanctioned sheet titled "Floor plans of all types", copied here exactly as the sheet prints it.



Bedroom 3 and Bedroom 4 are on the lower-left portion of the plan with balconies on the outside edges. From the sanctioned sheet titled "Floor plans of all types", copied here exactly as the sheet prints it.



The family lounge is internal, positioned between bedrooms, the 1.50 m passage, and the central lift/core area rather than on an outside wall.

From the sanctioned sheet titled "Floor plans of all types", copied here exactly as the sheet prints it.



The right-side dining and kitchen zone sits along the outer perimeter, while void labels mark living area below and dining area below toward the upper/right open portions.

From the sanctioned sheet titled "Floor plans of all types", copied here exactly as the sheet prints it.

V4.1 Floor plans of all types · p.1



DUPLEX LOWER LEVEL PLAN

10000 sq.ft.	-	Total Saleable Area
8500 sq.ft.	-	Built-up Area
1500 sq.ft.	-	Common Circulation + Services
6982 sq.ft.	-	Carpet Area; 4009 sq.ft. (Lower Floor) + 2973 sq.ft. (Upper Floor)
784 sq.ft.	-	Terrace Area

NOTE:

1. The window size/ its loc.
2. The overall layout may
3. Layout shown is for illust
4. Columns/ shear wall sh

ATS KNIGHTSBRIDGE

The sheet identifies the plan as a duplex lower level and gives a saleable-area schedule for that duplex configuration.

From the approved drawing comparison: "Floor plans of all types" p.1.

know the money you must pay before the booking amount puts you under pressure

Get the full payment schedule before you book. The filed payment-plan annexure does not show instalment amounts, dates or construction milestones. Ask for a schedule where every demand is linked to a measurable, certified milestone. Get written loan approval before you become bound. The filed application says that not getting finance does not release the buyer.

Before any payment leaves your account, get a written cancellation calculation for every payment stage. The filed form treats 15% of the total price as the booking amount. It can be forfeited in stated situations. Ask the seller to show the highest deduction at every stage. This must include interest and any other deduction. Negotiate a lower deduction limit that follows the law before paying. Settle this term upfront. Do not discover the calculation only when you need to exit.

do not leave parking, maintenance or lender release until possession

Settle these before booking. Do not wait until handover. Get the exact parking-bay number, type, dimensions and location from the sanctioned parking plan. If accessibility or EV charging matters to your household, ask for that feature to be identified before you commit. Also ask for the parking bay's distance from your selected tower. The filed form says parking bays may only be marked at possession. It also says unallotted parking can stay with the company instead of becoming part of the common areas. Ask your lawyer to compare this clause with the sanctioned parking plan, declaration deed and applicable apartment-ownership law before you pay for or depend on a parking allocation.

Get the maintenance agreement, first-year rate and budget before booking. It should show the service schedule, a clear formula for rate increases and a matching of actual costs. Negotiate that maintenance billing starts only when you have lawful possession, can physically take possession and essential services are running. The filed form allows charges from the earlier of a possession notice or deed execution. It also allows the maintenance agency to revise rates.

Finally, get current confirmation from the lender or trustee for the selected apartment. Get the release/NOC process for that apartment before making a material payment.

treat future development as part of today's decision

Ask the seller to identify any extra building rights and construction access that could affect your selected tower. Put any promised view, low-density setting, amenity access or phase-completion commitment into the agreement. Do not depend on a broad site image for this.

GET IN WRITING

do not pay extra for exclusivity until the floor and lift arrangement is written down

The checked type plans show a home around a lift-and-stair core. They do not say how many apartments share that floor or lift bank. Do not pay for "one home per floor", a private landing or a lightly shared lift lobby unless the seller gives you the stamped typical-floor plan for your own tower and level. The agreement must state the number of apartments per floor, the lifts serving them and the service-lift arrangement. A drawing of one type is not a promise about the rest of the floor.

keep a clear way to exit and a clear title path before you commit

Before signing the application, ask your lawyer to list the documents actually supplied. Ask them to list any open questions about title, approvals or charges. The filed form treats a signed application as if you have already completed that review. Do not let that sentence replace the review itself.

If you may need a home loan, get written loan approval before committing. Or negotiate a financing-condition exit with a stated refund. Before accepting any tripartite arrangement, ask your lawyer to review its notice process, cure period, refund calculation and whether cancellation after a loan default is automatic or depends on a decision. The filed wording allows the company to cancel the application and allotment letter at the request of the buyer's bank or financial institution.

Keep the lender-release protection equally clear. Get the current charge schedule. Get the lender NOC format. Get confirmation of how your selected apartment will be released before conveyance. If you may need to sell before conveyance, fix the transfer fee or limit, consent conditions and decision deadline. The filed form leaves the fee to be decided later.

Finally, get a written cancellation calculation for each payment plan before booking. It must show the booking amount, interest and every other deduction. The filed form allows forfeiture of the booking amount, interest and brokerage paid for the booking. It does not state the brokerage amount. Ask for that brokerage to be disclosed and capped in writing. Then choose the payment plan knowing the full position.

Before possession, ask for a full account statement and documents supporting every additional charge. The filed form gives you two months after a possession notice to clear the balance, past dues, interest and additional charges. This is not much time to inspect the home, complete snagging, arrange lender payment and have your lawyer check the final bill. Agree enough review time in writing before you commit.

WHAT TO CHOOSE

choose the 4BHK based on the bedroom

Choose the exact type only after deciding who will use each bedroom. The four-bedroom layouts do not have four equal rooms. One checked Type-5 bedroom is 3.60 x 4.95 metres. It is beside the inside core. Larger rooms and balcony edges are elsewhere. For a family member who needs the best private room, compare that room on the stamped plan of the exact type. Do not compare only the BHK count. Visit it with the printed dimensions before you sign.

Type-A gives Bedroom-2 its own balcony edge. In Type-B, the similar bedroom is beside the family lounge, dress and toilet. Type-5's third bedroom is the smallest printed bedroom. It is beside the core. These differences matter for a child, parent, guest or tenant. They do not mean one type suits every family. Do not accept a Type-5-to-Type-6 substitution only because the living/dining room and main bedroom figures look similar. The balcony arrangement, puja space and store are different.

Do not let a sales pitch present the inside multipurpose room or store as an extra bedroom or a study with daylight. The checked duplex multipurpose room and Type-6 store show no outside window. The duplex sheets also say window size and position may change. If that room is part of the value you are paying for, the stamped plan for your exact home must show the promised window before you depend on it.

If privacy or a lightly shared lobby matters to you, get the stamped typical-floor plan for your tower and level. Also get the number of flats per floor, each lift's capacity and which lift is for service. Make the arrangement you are paying for part of the agreement.

the project is still registered, but do not treat it as ready for handover

The official UP-RERA project record was freshly opened for this report. It records ATS Knightsbridge as registered through 28 March 2030 and records no occupation certificate. That makes this a purchase to contract carefully for completion and possession, not one to treat as ready simply because a home is being offered. Keep payment stages tied to what is actually delivered, and do not plan a handover until the required occupation position and your possession terms are documented.

HOW THIS REPORT WAS MADE

This report was built by reading ATS KNIGHTSBRIDGE's sanctioned architectural drawings — the same approved sheets the promoter filed with the authority — alongside the project's RERA registration record and its quarterly filings.

Each material factual statement here was checked against the drawing or filing it cites, by a second reader that can only delete. Interpretations are marked as questions to ask or comparisons to make, not as findings. That check confirms the words are on the approved sheet. It does not confirm the building will be built that way, and Quietlist does not independently verify the promoter's filing or the conditions on site.

Quietlist receives no commission from the promoter, the seller or any broker, and does not arrange the transaction.

Sources as at: current regulator status read 28 August 2026; register read 2026-08-01.

TERMS

This report was prepared for one buyer and one project. Share it with your family, your lawyer or your bank as you like; it is not for republication or resale.

It is a reading of the promoter's sanctioned drawings and the public register as they stood on the dates above. It is not legal, financial or investment advice, not a valuation, and not a structural or site survey. A drawing shows what was approved. A filing shows what somebody filed, on a date. Neither is a promise about what will be built.

If something here is wrong, write to hello@quietlist.in with what you were shown and I will re-check the sheet and send you a corrected report. Where a correction cannot put it right, my total liability for this report, on any basis, is limited to the fee you paid for it.

We read the approved drawings
so you don't have to.

