

QUIETLIST

ATS PRISTINE GOLF VILLAS (PHASE -1)

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

REGISTERED AS	UPRERAPRJ3796
REGISTERED BY	CELERITY INFRASTRUCTURE PRIVATE LIMITED
WHERE	Gautam Buddha Nagar
READ ON	25 August 2026

WHAT TO ASK FOR

Show me a Phase I villa in the 35–46 or 67–82 rows, right beside the 9 Hole Golf Course—not a villa beside the Future Development parcel.

if a genuine golf-course-edge position matters most to you

If I need both a lift and stairs, show me Villa 86 or Villa 88.

a household that wants lift access without giving up stairs

**Show me a villa plan with a bedroom on the ground floor.
I do not want to pay for basement space as though it were
another bedroom; give me the signed area breakup first.**

a household that needs a bedroom without relying on stairs

Show me a Phase I villa away from the Future Development edge.

a buyer choosing long-term outlook and separation over a particular villa layout

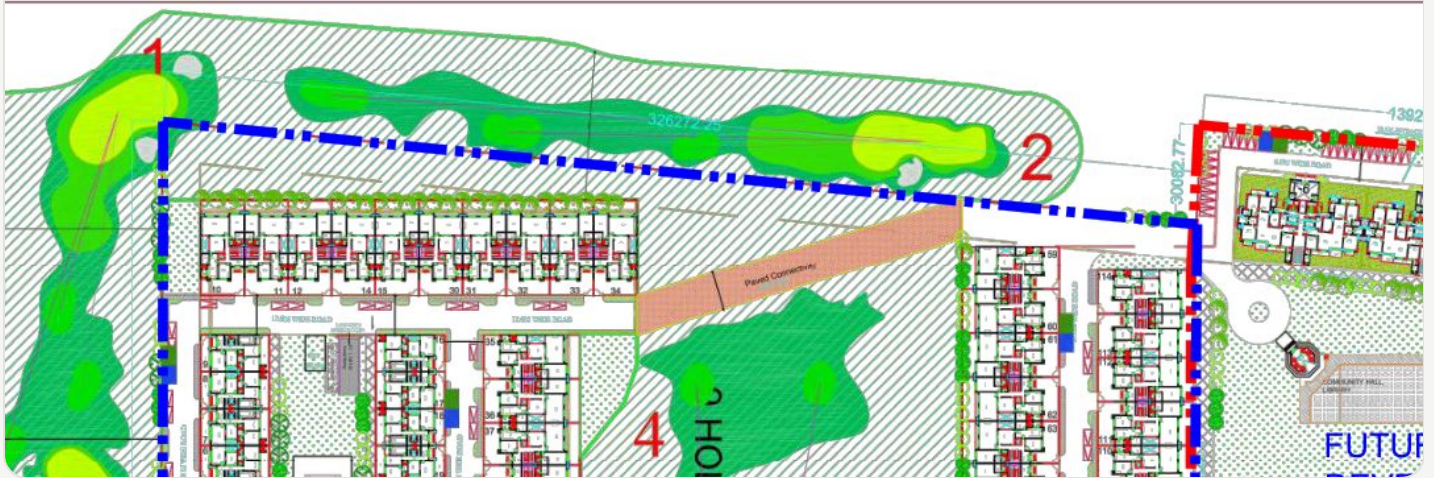
WHAT TO CHOOSE

The villa to ask for first: a real golf-course edge

If the golf-course setting is the reason you are here, start with a Phase I villa in rows 35–46 or 67–82. Those are the rows the plans place beside the 9 Hole Golf Course, so they are the proper benchmark for an amenity-edge price.

There is a second, more intimate version of that choice. The villa row on the east edge of the left Phase I block directly adjoins the labelled landscaped strip, with no built row between it and the landscape. Prefer that position if your priority is immediate planted open space at the villa edge. The filing does not connect this row to advertised villa numbers, so use it as a position to request—not as a claim that any available villa has it.

The golf-course edge comes with a real trade-off, not a hidden catch: the north and south edge rows have an internal road alongside, while the western row also has a 20-metre road outside the project boundary. Choose between the open edge and the road relationship; do not assume every green-looking villa is equally quiet. Get the exact villa number and its site position tied to the exact plan in writing before you accept an edge premium.



The northern Phase I villa row fronts an internal 12.0M wide road while its outer side is close to the green golf-course edge along the top boundary.

From the sanctioned sheet titled "Waste Disposal Plan", copied here exactly as the sheet prints it.



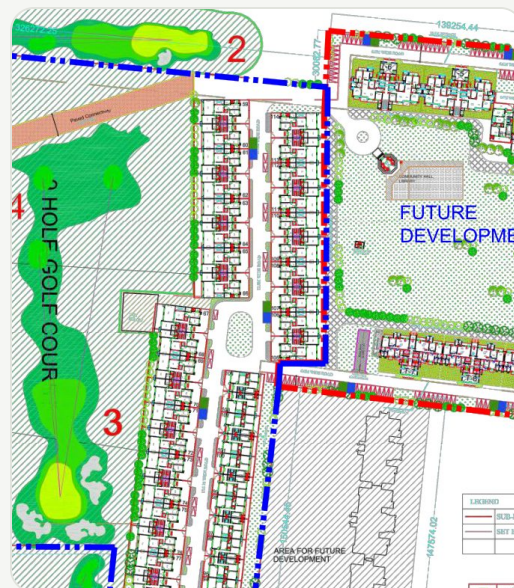
Central Phase I villa rows face internal circulation roads rather than the golf-course edge.

From the sanctioned sheet titled "Waste Disposal Plan", copied here exactly as the sheet prints it.



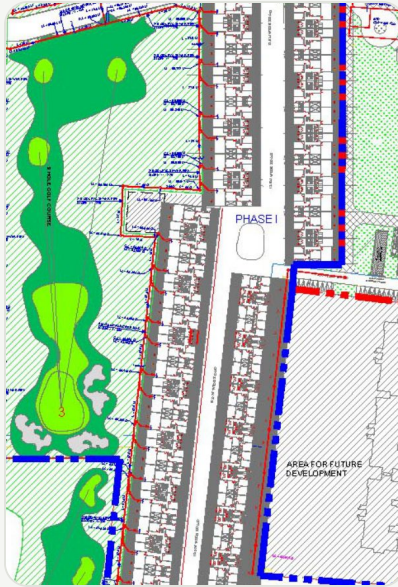
The southern Phase I villa row is directly along a blue dashed boundary with green golf-course landscaping and hole marker 8 outside it, while an internal road lies on the row's inner side.

From the sanctioned sheet titled "Waste Disposal Plan", copied here exactly as the sheet prints it.



The golf-course/green-edge feature is explicitly labelled and visually occupies the open green strip between Phase I and the adjacent eastern rows.

From the sanctioned sheet titled "Waste Disposal Plan", copied here exactly as the sheet prints it.



A villa row on the east edge of the left Phase I block directly adjoins the labelled golf-course landscaped strip. From the sanctioned sheet titled "Development Work Plan", copied here exactly as the sheet prints it.

If lift access matters: ask for Villa 86 or 88

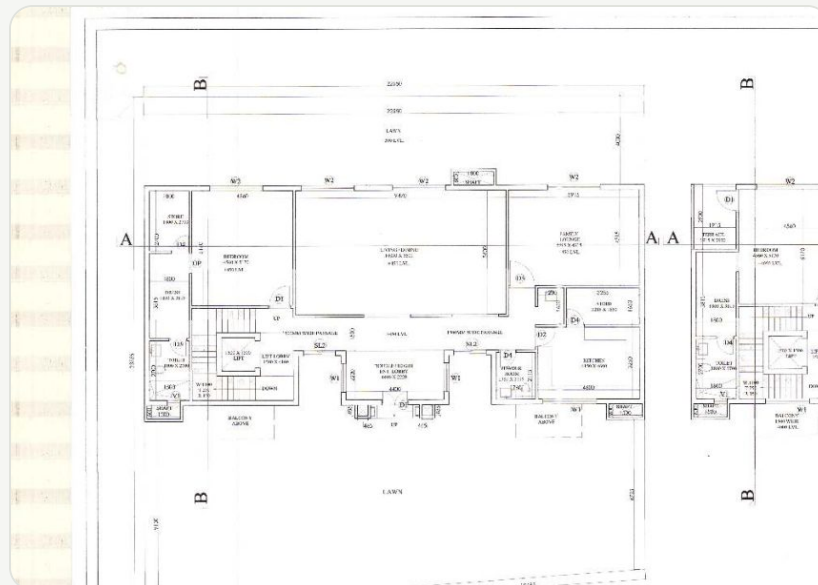
If a lift matters to your household, ask to see Villas 86 and 88 first. The checked plans establish both lift and stairs there, so this is a real, specific starting point rather than a brochure preference.

Take it on the right terms. Villas 83–88 are drawn beside a 12-metre road. Villa 86 or 88 may still be the better fit if the lift-and-stairs arrangement matters more to you than the edge setting. Ask the seller to identify the offered villa on the sanctioned layout and provide its exact plan before you compare the price.



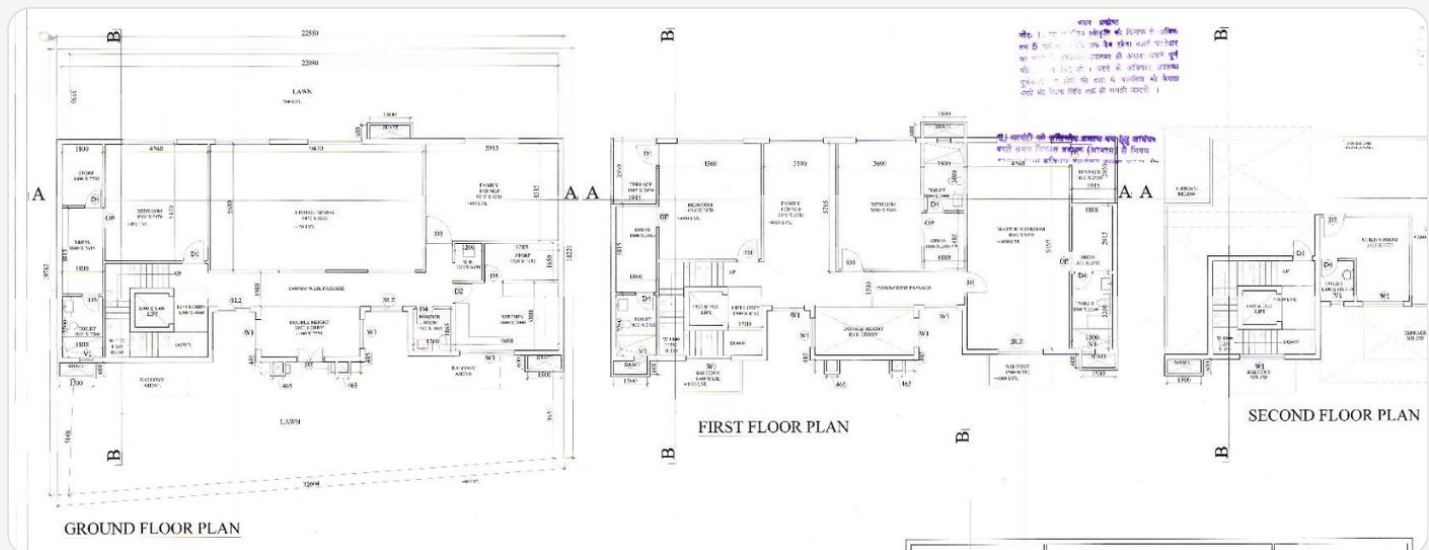
S7 shows a compact multi-level row-house arrangement with separate basement, ground, first, and second floor plans, including an internal vertical circulation core beside the rooms rather than a broad central stair/lift spine.

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



S8 shows the ground floor organized around a central stair/lift and passage zone, with larger room blocks extending left and right from that circulation 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.



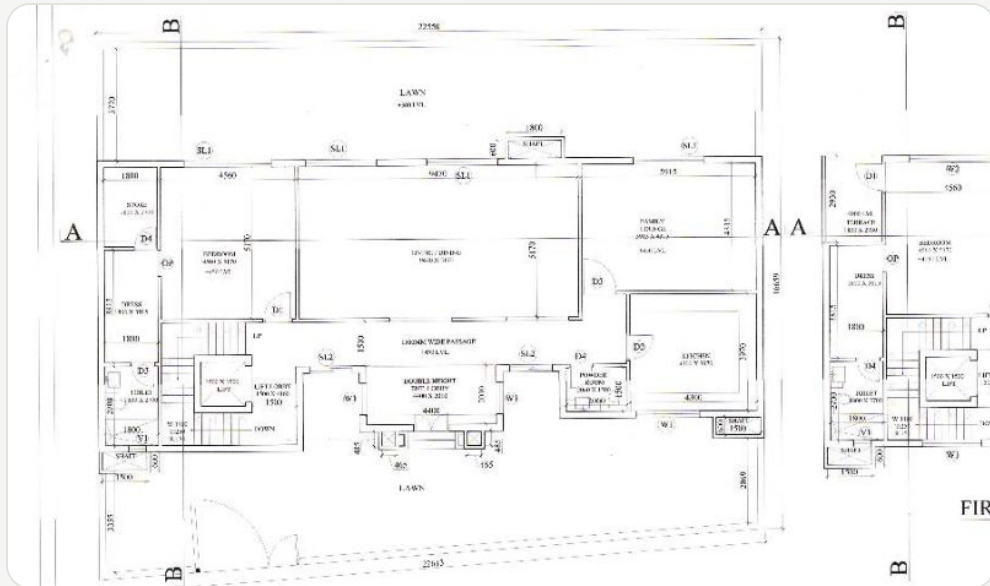
Villa 86 is drawn as a vertically stacked row-house plan with a repeated stair/lift circulation core across the floor plans.

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

If someone needs a bedroom without relying on stairs

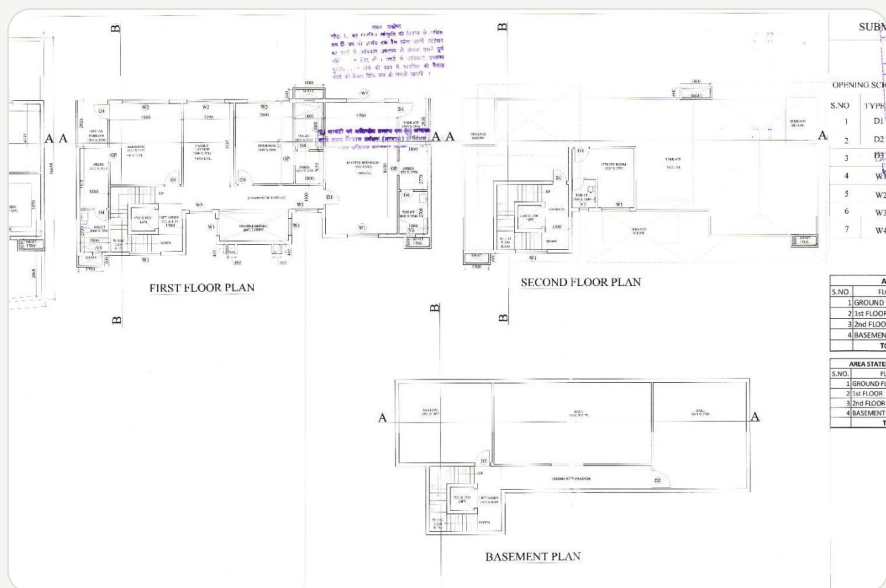
Ask for the documented villa plan with a bedroom on the ground floor if someone in your household should not have to use stairs every day. On that plan, the living hall and the rear/right bedroom open through separate decks to the rear lawn. The family lounge and kitchen side open through a deck to the front lawn, while the driveway comes to the entrance on the right/front side. In plain terms: choose this layout if you want the living hall and that ground-floor bedroom connected to a separate rear lawn.

That is a real layout advantage, but it is not a promise about every villa of this type or every garden size. Have the seller identify the exact villa and attach this exact plan to the booking papers before you compare a premium. Treat basement space separately: the basement labels are hall, home theatre, bar, pantry, lift and passage—not bedroom accommodation. If its price assumes bedroom-like utility, ask for the exact villa plan and area breakup, then push for a lower value for that portion.



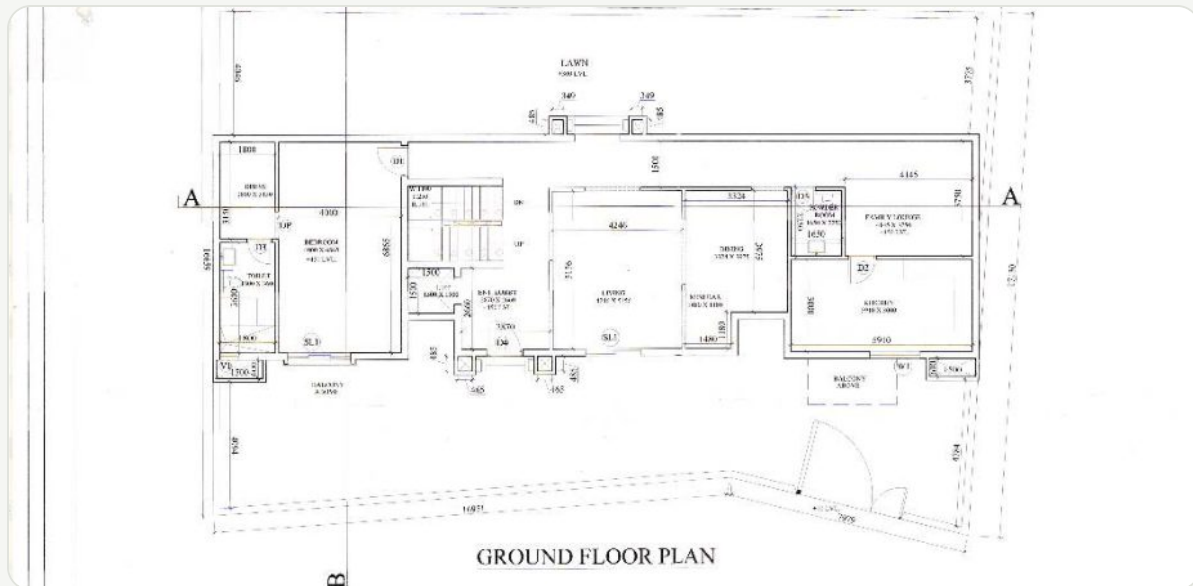
S9 shows the ground floor arranged around shared/public rooms with service and vertical-circulation elements on the left/center side.

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



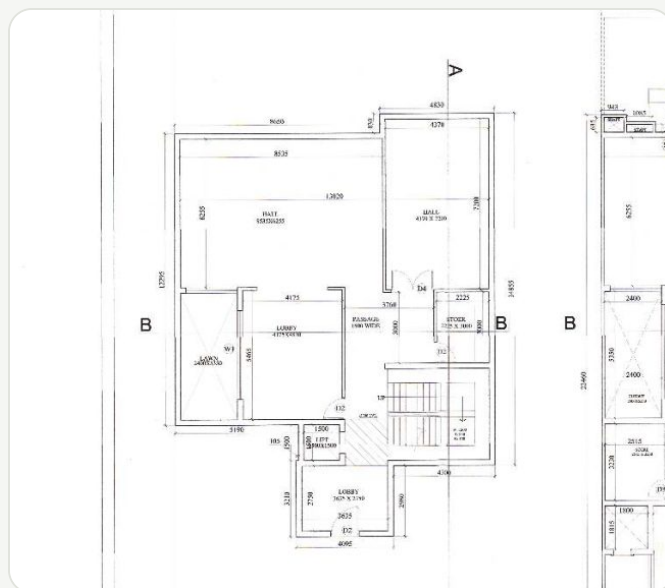
S9 shows upper floors with private bedrooms plus a smaller second-floor family-room/terrace arrangement, while the basement is drawn as hall spaces served by the same stair/lift core.

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



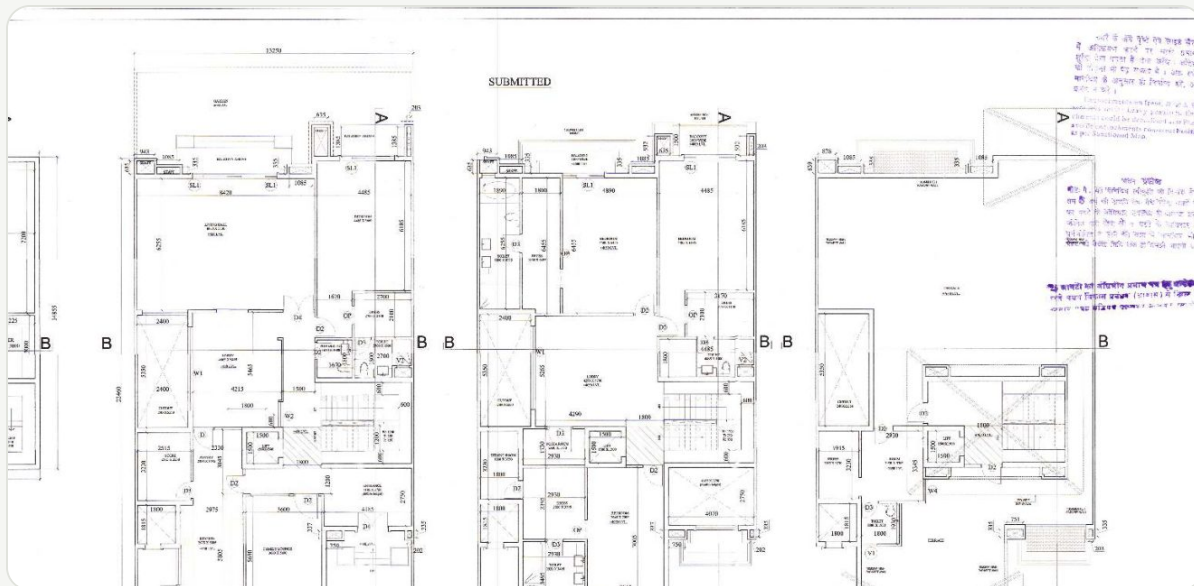
S11 shows the ground floor with a bedroom near the left side and shared living/dining/kitchen/family-lounge functions across the center/right, with stair circulation near the middle-left.

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



S13 shows a distinct basement layout with labelled hall/lobby/passageway/store spaces and a stair core on the right side rather than only undivided hall blocks.

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



S13 shows the main and upper plans organized around a side stair stack, with ground-floor shared rooms and bedrooms plus second-floor terrace/family-room markings.

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

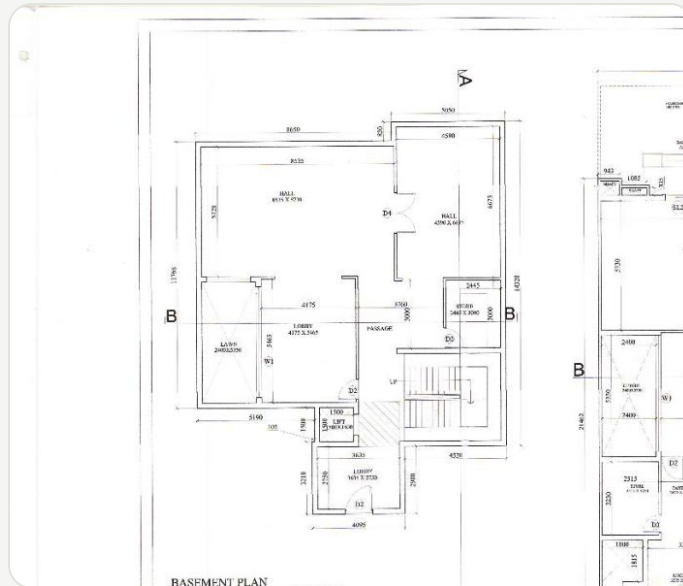
5	W2	600	1000	2400
6	W3	2000	1000	2400
7	W4	1500	1000	2400
8	SL1	2600	00	2400
9	SL2	4000	00	2400
8	SL3	2100	00	2400
9	SL4	4000	00	2400

AREA STATEMENT (RH500)			
S.NO.	FLOORS	AREA(SQ.MT.)	UNITS
1	GROUND FLOOR	232.951	-
2	1st FLOOR	219.558	-
3	2nd FLOOR	53.010	-
4	BASEMENT	173.855	-
	TOTAL	679.374	1

AREA STATEMENT F.A.R. UNDER SERVICES (RH500)			
S.NO.	FLOORS	AREA(SQ.MT.)	UNITS
1	GROUND FLOOR	4.929	-
2	1st FLOOR	4.722	-
3	2nd FLOOR	3.955	-
4	BASEMENT	3.528	-
	TOTAL	17.134	1

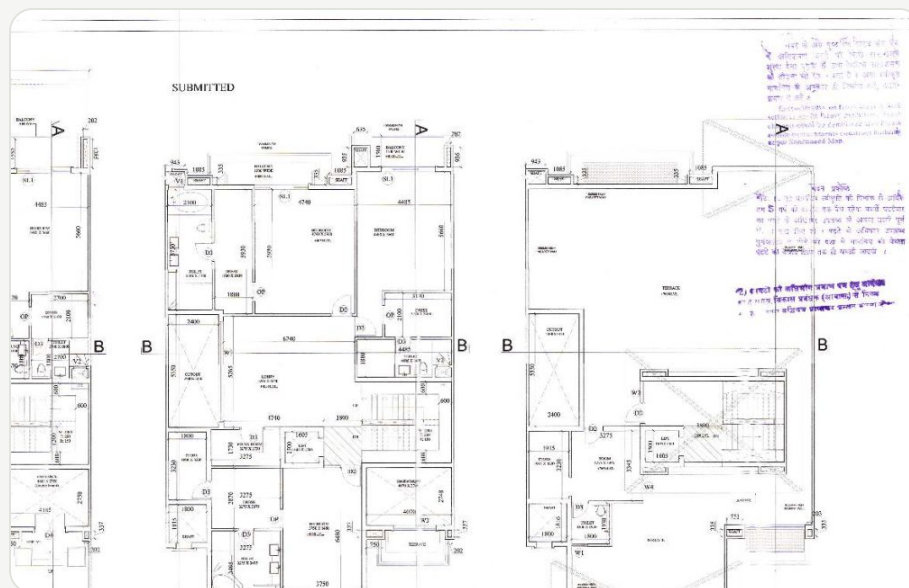
S15 shows the RH500 variant's level areas with one unit total: basement 173.855 sq.mt, ground floor 232.951 sq.mt, first floor 219.558 sq.mt, second floor 53.010 sq.mt, total 679.374 sq.mt.

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



S15's basement plan is drawn as shared/service space rather than bedrooms, with hall, lounge, laundry, store and stair/passages visible.

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



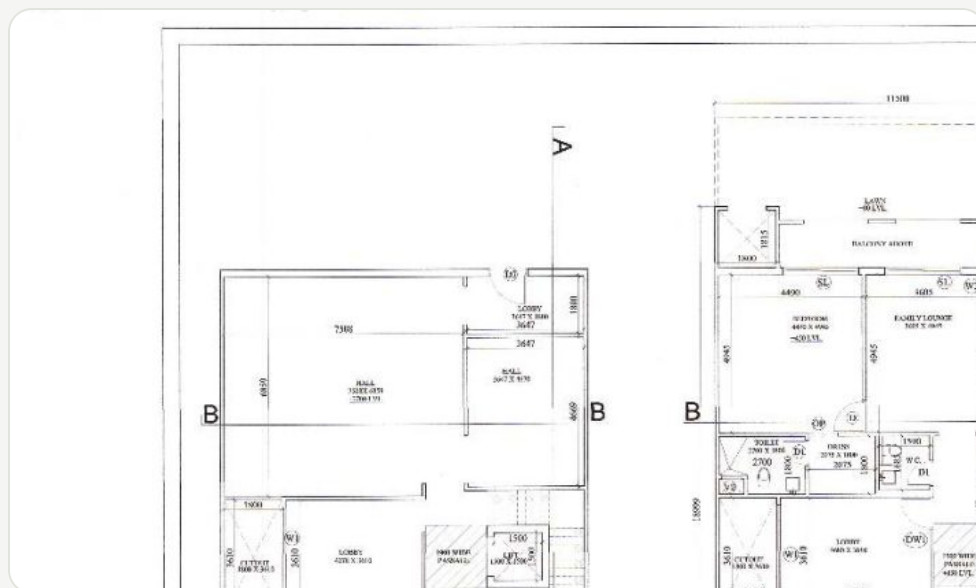
S15's upper plans show private rooms concentrated on the first floor and a mostly terrace second floor.

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

5	DW	2700		BOB
6	DW1	3160	1000	2100
7	W1	3150	1000	2400
8	W2	1570	1000	2400
9	W3	1680	-	2400
10	W4	1355	1000	2400
11	SL	2400	-	2400
11	SL1	3985	-	2400
AREA STATEMENT (RH300)				
S.NO.	FLOORS	AREA(SQ.MT.)	UNITS	
1	GROUND FLOOR	157.850	-	
2	1st FLOOR	167.132	-	
3	2nd FLOOR	33.294	-	
4	BASEMENT	122.222	-	
	TOTAL	480.498	1	
AREA STATEMENT F.A.R. UNDER SERVICES (RH300)				
S.NO.	FLOORS	AREA(SQ.MT.)	UNITS	
1	GROUND FLOOR	4.241	-	
2	1st FLOOR	4.214	-	
3	2nd FLOOR	2.352	-	
4	BASEMENT	3.728	-	
	TOTAL	14.535	1	

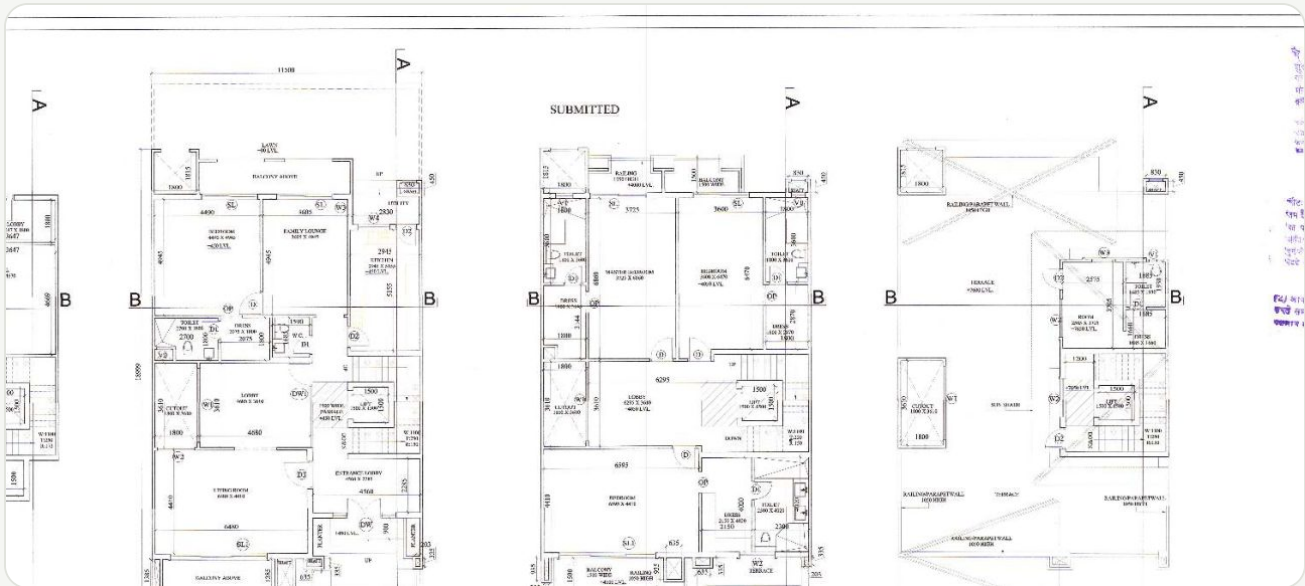
S16 shows the RH300 variant's level areas with one unit total: basement 122.222 sq.mt, ground floor 157.850 sq.mt, first floor 167.132 sq.mt, second floor 33.294 sq.mt, total 480.498 sq.mt.

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



S16's basement plan is drawn with two hall spaces plus circulation/service areas rather than bedrooms.

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



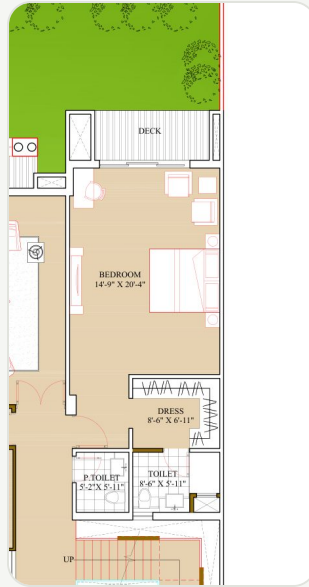
S16's ground and first floor plans show everyday living/cooking spaces below and private bedroom spaces above, with a smaller terrace second floor.

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 large rear garden/lawn is shown directly outside the living hall through an intervening deck.

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



The rear/right bedroom also opens toward a separate deck that adjoins the same upper lawn zone.

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



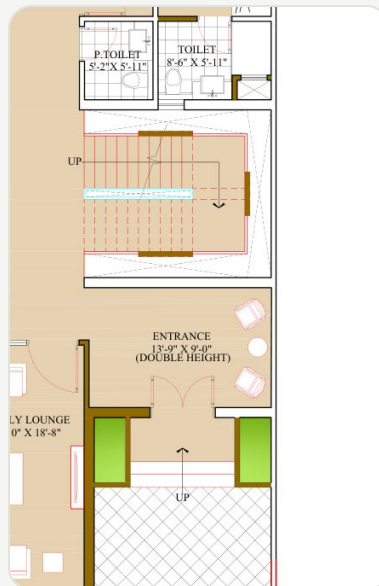
A front lawn is shown below the family lounge and kitchen side, with a deck between the rooms and the lawn.

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



The driveway/arrival hardscape is on the right/front side and connects to the labelled entrance rather than running through the rear lawn.

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



The labelled entrance zone sits between the driveway hardscape and the internal circulation/stair area.

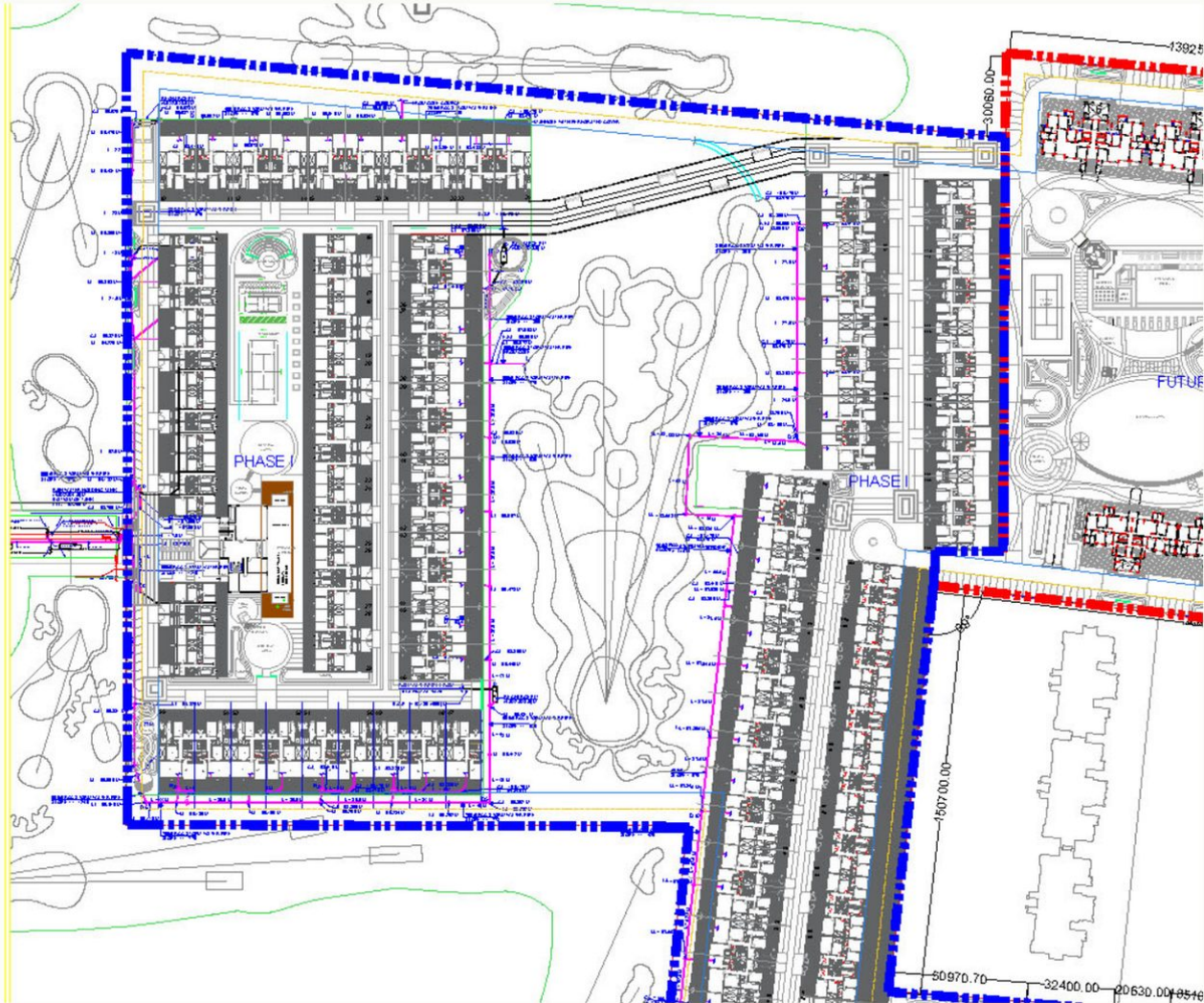
From the sanctioned sheet titled "Floor plans of all types", copied here exactly as the sheet prints it.

V2.1 Waste Disposal Plan · p.1



The western villa row of Phase I sits immediately inside the blue dashed project boundary with a labelled 20 mt wide road and green golf-course landscaping directly outside that boundary.

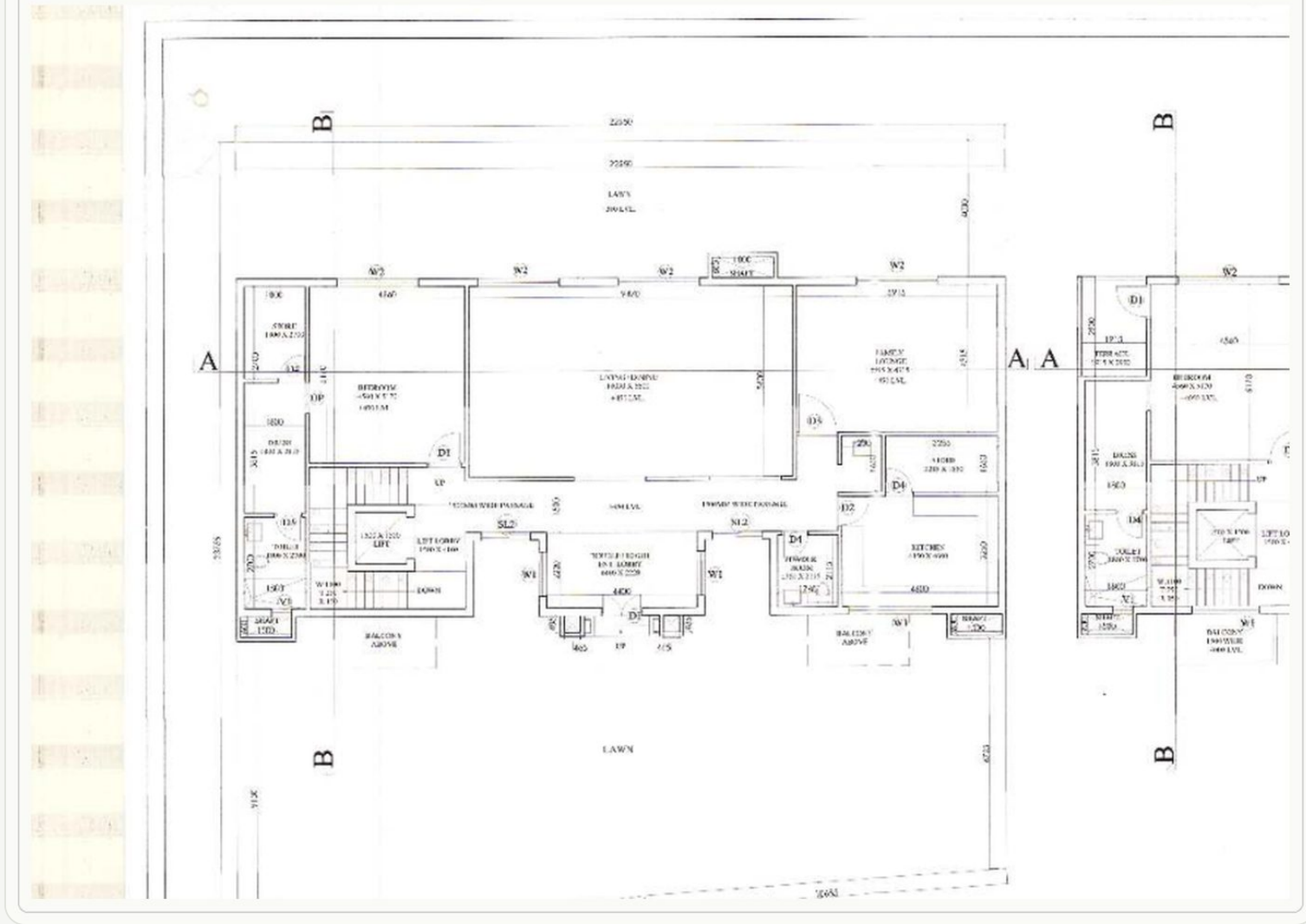
From the approved drawing comparison: "Waste Disposal Plan" p.1.



Blue-outlined Phase I residential footprints sit beside a large unbuilt/open landscaped area inside the same plotted sheet.

From the approved drawing comparison: "Development Work Plan #15" p.1.

V9.1 Sanctioned Building/ Block Plan (Add Plans for All Buildings or B

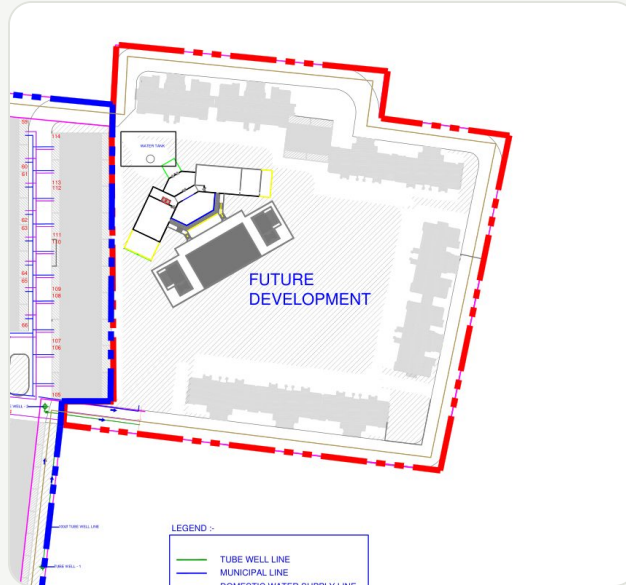


S8 shows the ground floor organized around a central stair/lift and passage zone, with larger room blocks extending left and right from that circulation core.

From the approved drawing comparison: "Sanctioned Building/ Block Plan (Add Plans for All Buildings or Blocks) #38" p.1.

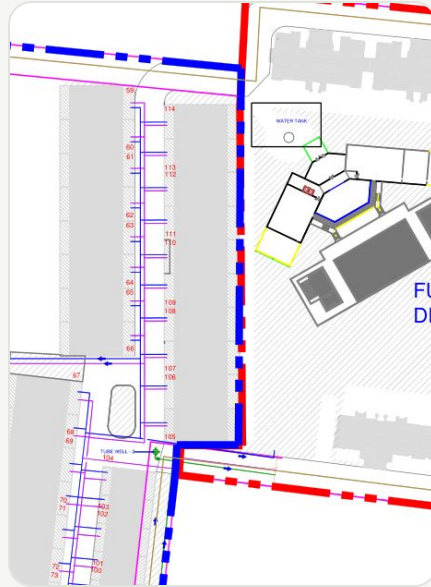
For long-term openness, avoid the Future Development edge

If long-term openness matters most, start away from villas 106–114 and the nearby 104–105 corner. The sanctioned layout places that row directly beside land marked Future Development. It does not tell us what will be built there or when, but it is not the same proposition as the rows drawn beside the 9 Hole Golf Course. Compare the genuine golf-course-edge rows first; accept the Future Development edge only if the price recognises that difference.

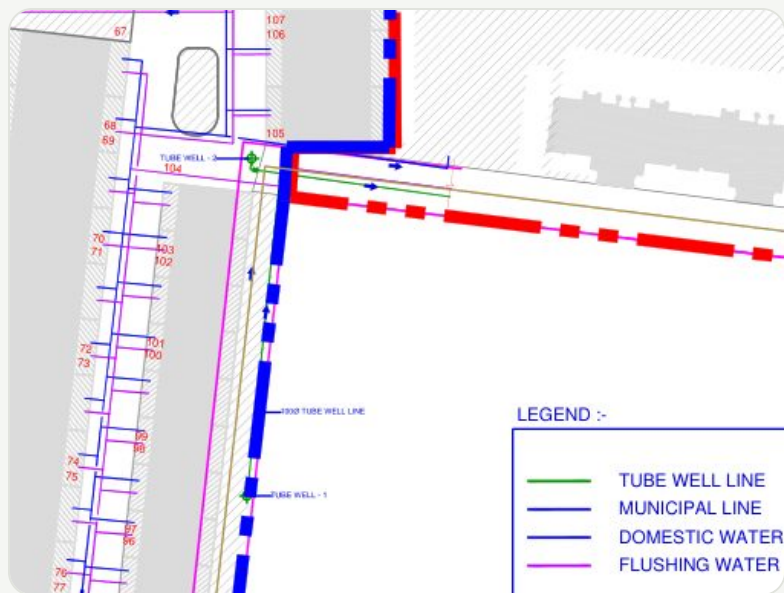


The future-development parcel is visibly identified on the right side of the sheet.

From the sanctioned sheet titled “Water Supply Plan”, copied here exactly as the sheet prints it.



The future-development boundary directly adjoins a vertical existing villa/service row on its west side.
From the sanctioned sheet titled "Water Supply Plan", copied here exactly as the sheet prints it.



The lower-left corner of the future-development parcel also meets existing positions near labels 104 and 105.
From the sanctioned sheet titled "Water Supply Plan", copied here exactly as the sheet prints it.

WHAT NOT TO PAY FOR

Three premiums to push back on

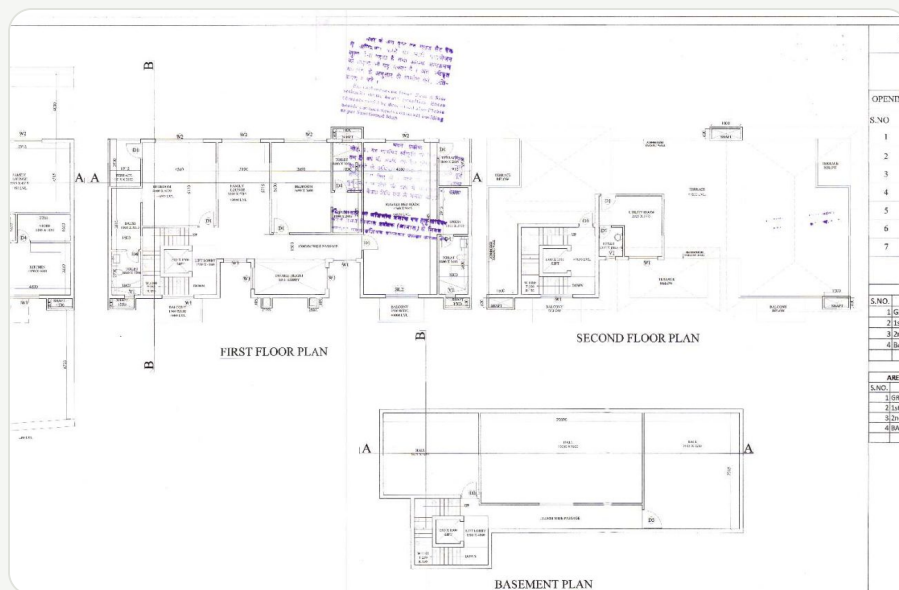
First, do not pay any Plot 6 premium for facing, frontage or surroundings unless the seller gives the missing plot-facing and road relationship in writing from the sanctioned record. The checked sub-lease site plan establishes Plot 6 only as a regular highlighted rectangle; it does not establish what road, amenity edge or surroundings it faces.

Second, Villas 83–88, including 86 and 88, sit beside a 12-metre road. Third, do not pay more for a Type-2 feature list—lift, lawns, driveway and decks—until the seller ties it to the exact villa number in writing. A repeated type plan is not proof of the offered villa’s site position.

HOW TO READ THE EVIDENCE

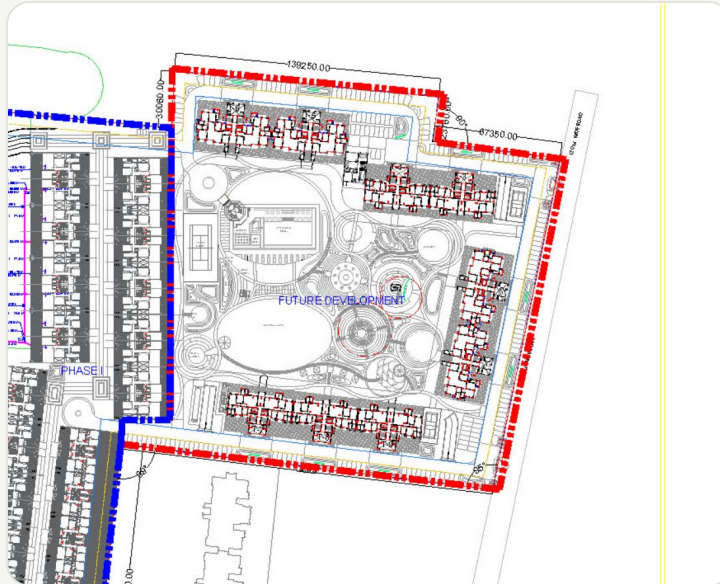
What the approved plans settle—and what they do not

The plans do settle meaningful choices: which rows are beside the golf course, which are beside Future Development, and the room arrangements shown for documented villa types. They do not link every advertised or offered villa to its exact position and plan. For any shortlisted villa, have the seller put the villa number, its marked site position and the exact unit plan together in writing. That applies the choices above; it does not replace them.



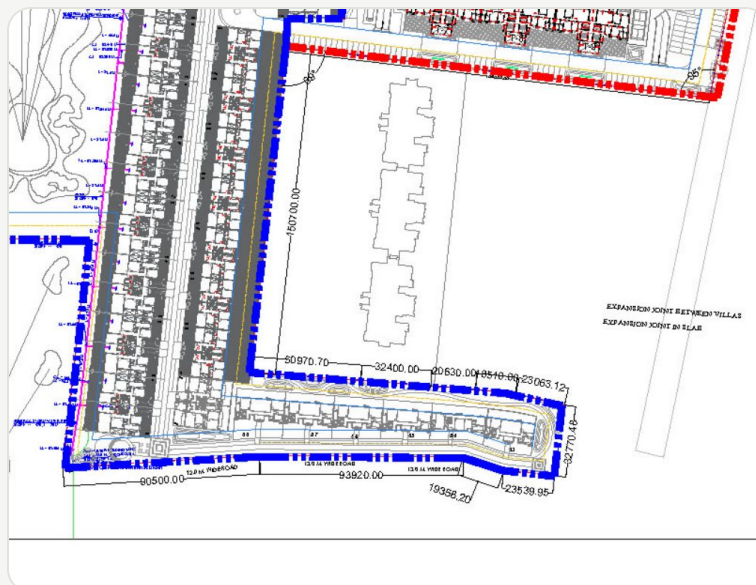
S8 shows separate first-floor, second-floor, and basement plans using the same central circulation spine, with upper-level rooms/terraces arranged around it.

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 red-outlined future-development block contains residential-looking repeated footprints separated from the nearest blue Phase I block by a boundary/drive/open strip.

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



The lower blue residential strip borders an external grey footprint area across open space rather than directly touching it.

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



One Phase I edge combines the project boundary, a 20-metre road and the landscaped golf-course side—an outlook-and-road trade-off, not simply a 'green' label.

From the sanctioned sheet titled "Waste Disposal Plan", copied here exactly as the sheet prints it.

THE PROJECT ON RECORD

Where this purchase stands today

ATS Pristine Golf Villas (Phase 1) is a residential project in Gautam Buddha Nagar, registered with UP-RERA on 2 August 2017. Its register record shows a registration expiry of 30 June 2023, one extension to that same date, and no completion certificate recorded. The official UP-RERA record was freshly opened for this report, and it is also flagged in the register as abeyance. That is not a reason to choose a worse villa; it is a reason to settle the transaction documents, charge release and present completion position before you book or transfer money.

Money and land: treat this as a document-first purchase

The filed CA certificate records estimated development-and-construction cost of ₹412.94 crore, with ₹62.15 crore shown as incurred, and construction-related interest estimated at ₹100 crore, with ₹47.76 crore shown as incurred. It is a filed certificate, not a live completion forecast; use it to insist that payment milestones match current, documented progress rather than a sales timetable. The land record is a sub-lease arrangement within the wider SC-01/C sports-city plot in Sector 150, where planning norms and FAR are stated to apply across the entire plot. That makes unit-specific title, plot mapping important before payment.

	NBFC and Unsecured Loan at SBI-IVCL on money borrowed for		
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	41,294.07	6,214.84

Ankit Bansal



Office Add. : 302-303, S-524, Agarwal Complex, Behind GK TVS Show Room, Shakarpur Laxmi Nagar, Delhi-110092

Total Development and Construction Cost is shown as Total Cost Estimated 41,294.07 and Amount incurred till now 6,214.84, in Rs. lacs.

From the sanctioned sheet titled "CA CERTIFICATE", copied here exactly as the sheet prints it.

It is agreed and understood that the land use pattern and the planning norms including the FAR are applicable to the entire sports city plot. Thus, the Lessee and the Sub Lessee (Subsidiary company) may jointly decide the placement of the land use components and utilisation of the FAR anywhere within the sub divided areas of the entire plot no. SC-01/C Sector-150 in accordance with the provisions of Building Regulations and Directions of the Lessor.

1. NOW THIS SUB LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs. 109,33,00,177/- (Rupees One Hundred Nine Crores Thirty Three lacs and One Hundred Seventy Seven only)

The page states that land-use pattern, planning norms, and FAR apply to the entire sports city plot, and identifies that plot as SC-01/C, Sector-150.

From the sanctioned sheet titled "Registry Document In Case of Own Land", copied here exactly as the sheet prints it.

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to, Competent Authority.	20,654.51	9,649.26
	SUB TOTAL LAND COST (in Rs.)	20,654.51	9,649.26
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees	4.94	4.94

Land Cost is shown with Total Cost Estimated 20,654.51 and Amount incurred till now 9,649.26, in Rs. lacs. From the sanctioned sheet titled "CA CERTIFICATE", copied here exactly as the sheet prints it.

	(d) Any other (specify)	4.94	4.94
	SUB TOTAL FEES PAID (in Rs.)		
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	31,793.76	1,438.84
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	31,793.76	1,438.84
	Cost of construction incurred (As Certified by Project Engineer)	31,293.76	1,438.84
3B	Total Construction Cost (Lower of 3A and 3B.)	31,293.76	1,438.84
3C	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	10,000.31	4,776.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	41,294.07	6,214.84

Cost of Development and construction is shown with Total Cost Estimated 31,793.76 and Amount incurred till now 1,438.84, in Rs. lacs.

From the sanctioned sheet titled "CA CERTIFICATE", copied here exactly as the sheet prints it.

	Cost of construction incurred (As Certified by Project Engineer)	31,293.76	1,438.84
3B			
	Total Construction Cost (Lower of 3A and 3B.)	31,293.76	1,438.84
3C			
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	10,000.31	+ 4,776.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	41,294.07	6,214.84

Ankit Bansal



Construction-related interest is shown with Total Cost Estimated 10,000.31 and Amount incurred till now 4,776.00, in Rs. lacs.

From the sanctioned sheet titled "CA CERTIFICATE", copied here exactly as the sheet prints it.

of Building Regulations and Directions of the Lessor.

1. NOW THIS SUB LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs. 109,33,00,177/- (Rupees One Hundred Nine Crores Thirty Three lacs and One Hundred Seventy Seven only) out of which Rs. 21,86,60,036/- (Rupees Twenty One Crores Eighty Six Lacs Sixty Thousand and Thirty Six only) have been paid by the Lessee to the Lessor (the receipt thereof the Lessor hereby acknowledges). On the request of the lessee balance of Rs. 87,46,40,141/- (Rupees Eighty Seven Crores Forty Six Lacs Forty Thousand and One hundred Forty One only) which is to be paid by the Sub Lessee to the lessor within 2 year from the due date as intimated vide letter No. Noida /Commercial/2015/308 dt. 24-02-2015 alongwith interest @ 14% per annum compounded half yearly.

No separate notices for deposit of the installment/ lease rent shall be issued by Lessor. The SUB LESSEE shall ensure that the due installments along with interest are deposited on the due date or the previous working day if the due date is a bank holiday.

In case of failure to deposit the due installment by the due date, the LESSOR may cancel the allotment. However, in exceptional circumstances, an extension of

The operative instrument on this page is a sub lease deed involving a Lessee and Sub Lessee, with premium payable by the Sub Lessee to the Lessor.

From the sanctioned sheet titled "Registry Document In Case of Own Land", copied here exactly as the sheet prints it.

GET IN WRITING

Before any booking amount leaves your account

Treat current land, lender and payment-route evidence as a booking condition. Older filed security records refer to mortgage over named Sector 150 plots, project receivables, an escrow account, and a charge that ranked behind NOIDA's charge; the newer filing records a ₹400 crore term-loan charge but points back to its Deed of Hypothecation for the charged assets. Ask for the current charge-satisfaction or lender-release evidence for the offered villa and plot, current NOIDA dues and permissions, the approved collection account, and a written explanation of how your payment produces a unit-specific release. The filing alone cannot tell us whether those older arrangements remain operative, were satisfied, or were replaced.

Celerity Infrastructure Private Limited										
Sno	SIN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Amount(In Rs)	Status of Satisfaction / Type of Facility	Extent of Charge	Security provided	Documents Enclosed
1	08060806	100174435	ICBI TRUSTEESHIP SERVICES LIMITED	23-02-2018	-	400000000	Term Loan	First and exclusive charge on such assets as described in DOH	As described in DOH dated 23rd February 2018	Deed of Hypothecation dated 23rd February 2018 ("DOH"). However, as per DOH attached the date of creation of security interest is the date of exit of existing lender i.e. 28th February 2018.

The newer filed encumbrance record states a ₹400 crore term loan and refers to the Deed of Hypothecation for the secured assets.

From the sanctioned sheet titled "Filed document doc-15", copied here exactly as the sheet prints it.

The cost sheet and booking timetable must be complete

Do not compare a quoted rate or pay a booking amount from a brochure summary. The filed allotment form keeps saleable/super area separate from carpet area, and says the total price and payment plan sit in Schedule I—yet the filed Schedule I is blank. For each shortlisted villa, get one signed sheet stating carpet area, saleable/super area, the loading calculation, base price, taxes, parking, club and maintenance charges, escalation, payment milestones and every refund deduction.

Before booking, obtain the completed application form, allotment letter, agreement to sell and every document those papers incorporate. Read them together, not one at a time; any conflict, blank or later-added term must be resolved expressly in writing before you sign or transfer money. The filed form says missed execution can lead to cancellation and forfeiture of the booking amount, so agree a written timetable from confirmed receipt that leaves time for this review, title and lender-release documents, and the exact villa papers.

_____, _____ (“**Project**”). The saleable/super area of the Apartment is _____ Square meter, equivalent to _____ square feet.

The Total Price Payable by you in accordance with the payment plan associated with the allotment is specified in detail in **Schedule I** to this Allotment Letter.

You shall deposit with the Company, Non-judicial Stamp Papers of requisite value for the stamp duty and all other amounts required for meeting the expenses for execution and registration of Agreement to sell of

The filed form puts the total price and payment plan in Schedule I. Insist on the completed Schedule I before you book.

From the sanctioned sheet titled “Filed document doc-19”, copied here exactly as the sheet prints it.

FROM THE DRAWINGS

Two site details worth using in the room

If a seller markets a villa for closeness to the central or Future Development area, ask them to show the nearest water/service points and temporary waste-collection locations on the sanctioned plan before accepting that positioning claim. Separately, the commencement-certificate conditions require parking to follow applicable norms and require the layout to identify STP, parking, open areas and green belt; the same certificate says the STP should be away from habitation and avoid odour problems. These are not reasons to guess at an impact on a particular villa. They are reasons to make the seller identify the offered villa against the approved layout and put any relevant promise into the contract.

53. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
54. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
55. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
56. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
57. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.

The STP location must be away from human habitation and avoid odor problems, with odorless technology options examined and a report submitted.

From the sanctioned sheet titled "Commencement Certificate", copied here exactly as the sheet prints it.

53. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
54. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
55. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.

Parking areas are required to accord with MOEF, Government of India norms, with plans drawn up and submitted accordingly.

From the sanctioned sheet titled "Commencement Certificate", copied here exactly as the sheet prints it.

58. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
59. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
60. E-Waste Management should be done as per MoEF guidelines.
61. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
62. The use of suitably processed plastic waste in the construction of roads should be considered.
63. Displaced persons shall be suitably rehabilitated as per prescribed norms.
64. Dispensary for first aid shall be provided.

The layout plan must show specific locations and dimensions for STP, parking, open areas, and green belt.

From the sanctioned sheet titled "Commencement Certificate", copied here exactly as the sheet prints it.

HOW TO READ THE EVIDENCE

A type plan is not the same as your villa

The filed drawings show that one repeated villa type can appear in very different places on the site. That matters here: a type label alone cannot tell you whether the particular villa is on the golf-course edge, beside Future Development. Use the shortlist in this guide to choose the row first, then have the seller tie the exact villa number and its exact plan together in writing before you accept any location or feature premium.

HOW THIS REPORT WAS MADE

This report was built by reading ATS PRISTINE GOLF VILLAS (PHASE -1)'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. 24 of the project's sanctioned sheets were read, and 47 source crops from those sheets are printed here, each under the source's own title so you can ask for it by name at the sales office.

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 25 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.

