



Homes that match your aspirations.



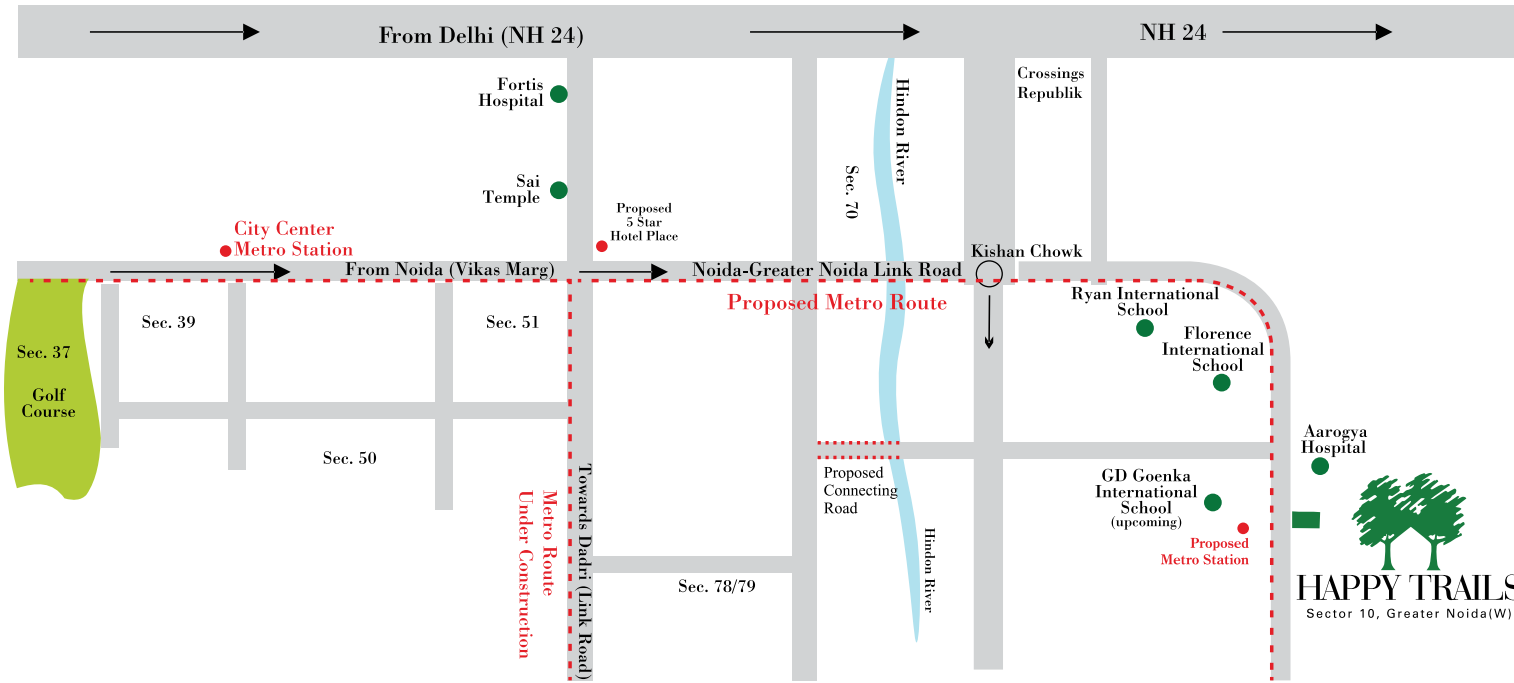


The image shown is for demonstrative purpose only and is subject to change

## Happy Trails – home to ideal things in life

Greater Noida (W) Sector 10 is home to a new array of stunning towers, right on Noida-Greater Noida Link Road, and it's set to catch the eye of every home seeker. The exclusive Happy Trails, ensconced in the comfort of these 12 towers, is strategically positioned to give each home owner an eternal scenic panorama from his balcony. The residences come in 2 & 3-bedroom apartments, ranging from 1165-1625 sq. ft. spaces, with most of the apartments facing either the Club or the Green Belt. The towers come with diverse features and amenities with outstanding facilities.





Map not to scale

The address  
you've always  
wanted



- Sector 10, Greater Noida (W)
- On the Noida-Greater Noida Link Road
- 15-minutes drive to NH-24
- 20 minutes from Noida City Centre
- 5 minutes drive to Kishan Chowk
- Prominent schools, education institutes in the vicinity
- Next to upcoming metro station



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## Amenities that touch your heart

Owning a home at Happy Trails comes with huge value for money. The premium towers give you the luxury of having only 2 apartments per floor, with each measuring 1625 sq. ft., giving you freedom and space to live the life you have always wanted. The residences feature a central clubhouse, swimming pool, tennis court and green landscaping. The club facilities include indoor squash room, multi-purpose hall, card rooms, indoor gymnasium, swimming pool, kid's swimming pool, etc.

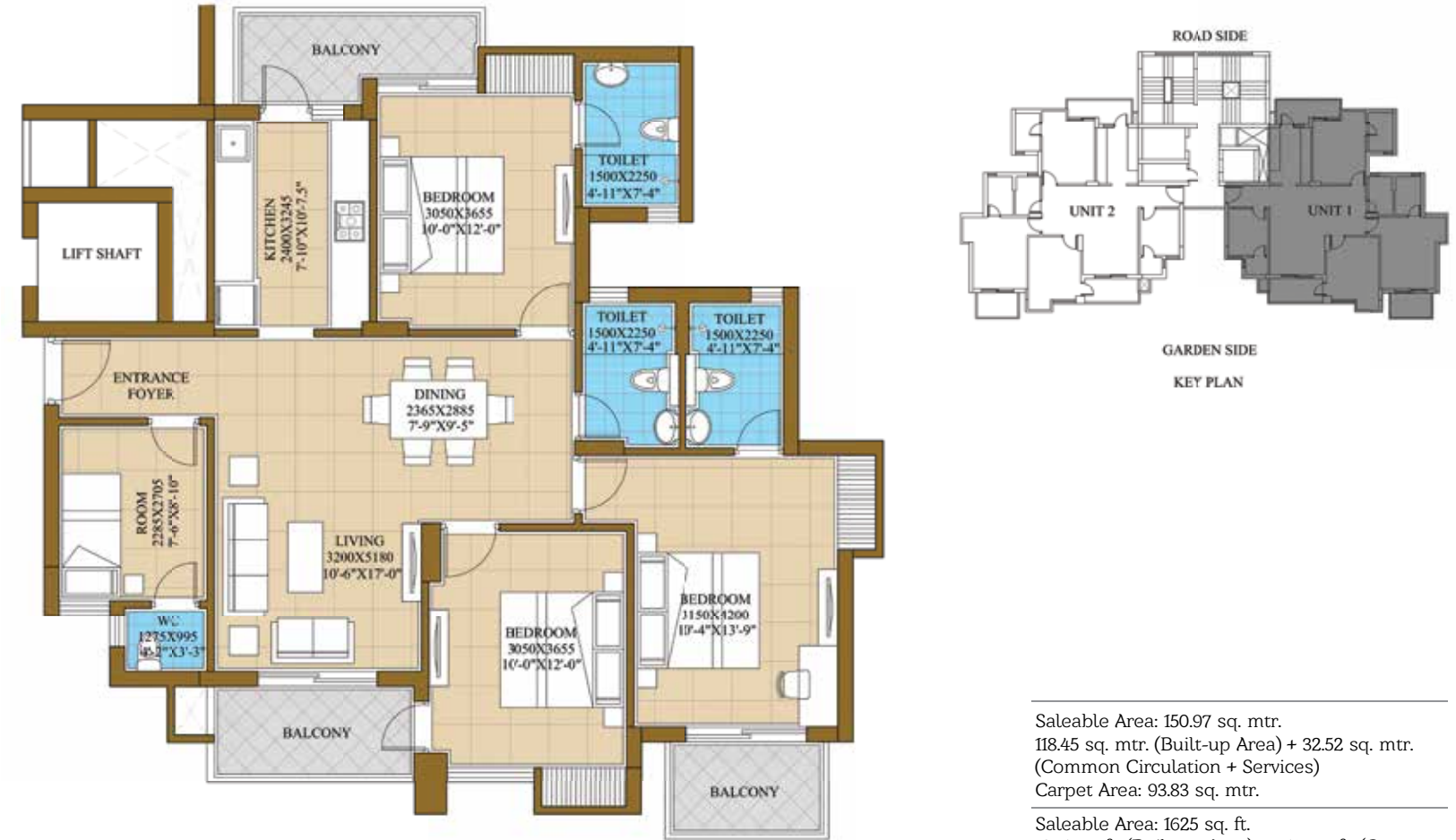


# Site Plan



Disclaimer: The Site Plan shown is tentative. The overall layout may vary because of statutory/design reasons.

# Type A - Typical Floor Unit



Saleable Area: 150.97 sq. mtr.  
 118.45 sq. mtr. (Built-up Area) + 32.52 sq. mtr. (Common Circulation + Services)  
 Carpet Area: 93.83 sq. mtr.

Saleable Area: 1625 sq. ft.  
 1275 sq. ft. (Built-up Area) + 350 sq. ft. (Common Circulation + Services)  
 Carpet Area: 1010 sq. ft.

Note:  
 1. The window size/its location in rooms may change because of elevational features. 2. The overall layout may vary because of statutory reasons in case required. 3. Column location & sizes may vary as per structure. 4. Layout shown is for illustration purpose, for specific unit floor plan please contact sales. 5. Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any details/specifications/elevations mentioned.

## Type B - Typical Floor Unit



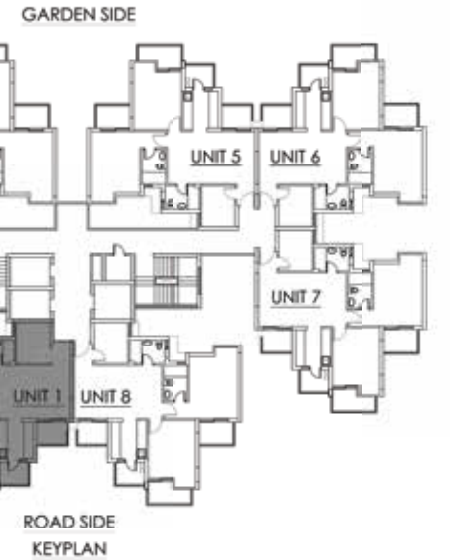
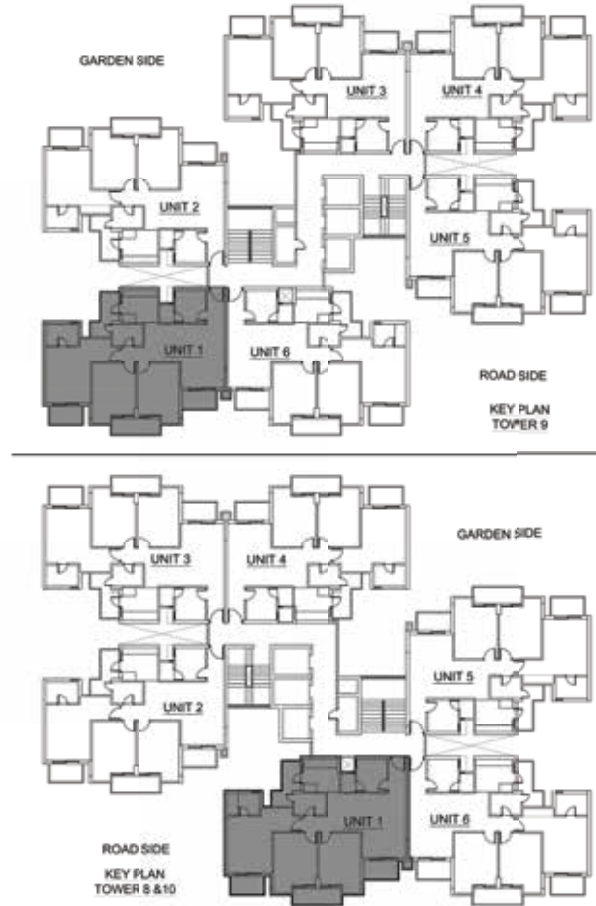
Saleable Area: 128.67 sq. mtr.  
 110.09 sq. mtr. (Built-up Area) + 18.58 sq. mtr. (Common Circulation + Services)  
 Carpet Area: 86.40 sq. mtr.

**Note:**

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Saleable Area: 1385 sq. ft.  
 1185 sq. ft. (Built-up Area) + 200 sq. ft. (Common Circulation + Services)  
 Carpet Area: 930 sq. ft.

## Type C - Typical Floor Unit



Saleable Area: 108.23 sq. mtr.  
 89.65 sq. mtr. (Built-up Area) + 18.58 sq. mtr. (Common Circulation + Services)  
 Carpet Area: 66.89 sq. mtr.

Saleable Area: 1165 sq. ft.  
 965 sq. ft. (Built-up Area) + 200 sq. ft. (Common Circulation + Services)  
 Carpet Area: 720 sq. ft.

**Note:**

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## Specifications

FLOORING	Vitrified tiles flooring in living, dining & lobby. Wooden/vitrified tile flooring in bedrooms. Vitrified tiles in kitchen, ceramic tiles in toilets. Balconies will be in anti-skid ceramic flooring.
DADO	Ceramic tiles of required height in Toilets & 600 mm high above Kitchen Counter Slab.
PAINTING	Oil Bound Distemper of appropriate color on internal walls & ceilings.
RAILINGS	All railings will be in MS as per design of architect.
KITCHEN	All Kitchen Counters in pre-polished Granite/marble Stone; electrical points to be provided for Chimney & Hob. Kitchen will be provided with modular cabinets of appropriate finish.
DOORS & WINDOWS	Flush doors-polished/enamel painted; Stainless steel/Brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded makes. Door Frames & window panels of seasoned hardwood/aluminium/UPVC sections.
TOILET	Branded sanitary fixtures, Chrome Plated fittings.
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Living and Master bedroom; molded modular plastic switches & protective MCBs.

## Project Level Specifications

EXTERIOR	Appropriate finish of exterior grade paint.
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite.
LIFT	Lifts to be provided for access to all habitable floors.
GENERATORS	Generator to be provided for 100 % backup of emergency & safety facilities i.e. lifts & common areas with adequate diversity.
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall and jogging track.
SECURITY & FTTH	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 norms.
STRUCTURE	Earthquake resistance RCC framed structure as per applicable Seismic Zone.

Note : Company reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%.

## DELIVERED PROJECTS

**ATS GREENS I**

Sector-50, Noida

**ATS GREENS II**

Sector-50, Noida

**ATS VILLAGE**

Noida, Sector 93A, On Expressway



Sector 104, Noida



Sector Chi-04, Greater Noida



Phase I & II, Indirapuram



Indirapuram, Ghaziabad



Dera Bassi, Punjab



Sector 109, Gurgaon



Dera Bassi, Barwala Rd., Punjab



Sector 150, Sports City, Noida Expressway

## ONGOING PROJECTS



Sector-121, Mohali

RERA Reg. No. PBRERA-SAS80-PR0086



Sector 124, Noida

RERA Reg. No. UPRERAPRJ3574



Sector 150, Noida

RERA Reg. No. UPRERAPRJ3796



Zeta 1, Greater Noida

RERA Reg. No. UPRERAPRJ3774



Sector 150, Sports City, NOIDA Expressway

RERA Reg. No. UPRERAPRJ3250



Sector 22 D, Yamuna Expressway

RERA Reg. No. UPRERAPRJ918



Dwarka Expressway, Sector 104

RERA Reg. No. OC Applied



Sector-109, Gurgaon

RERA Reg. No. 41/2017



Sector 89 A, Dwarka Expressway, Gurgaon

RERA Reg. No. 55/2017



Sahastradhara Road, Dehradun



Sector 150, Sports City, Noida Expressway

RERA Reg. No. UPRERAPRJ2875



Dera Bassi, Punjab

PBRERA-SAS79-PR0007



Sector 132, Noida Exressway

RERA Reg. No. UPRERAPRJ2612



Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ631



Sector-1, Greater Noida

RERA Reg. No. UPRERAPRJ4115



Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ2575



Sector-152, Noida Expressway



Gift City - SEZ, Gujarat



Sector-152, Noida Expressway

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Aspirational Homes from **ATS**



Shridhara Infratech Private Limited  
Site Address: Plot No-GH2A, Sector 10, Greater Noida (W)  
RERA Registration No.: UPRERAPRJ15574  
Corporate Office: ATS Tower, Plot No. 16, Sector 135, Noida. Ph.: 0120-7111500  
For more details please call +91 8151 960 000



This project is currently mortgaged to PHL Fininvest Pvt. Ltd. NOCs are required from PHL Fininvest Pvt. Ltd. for sale of apartments.