



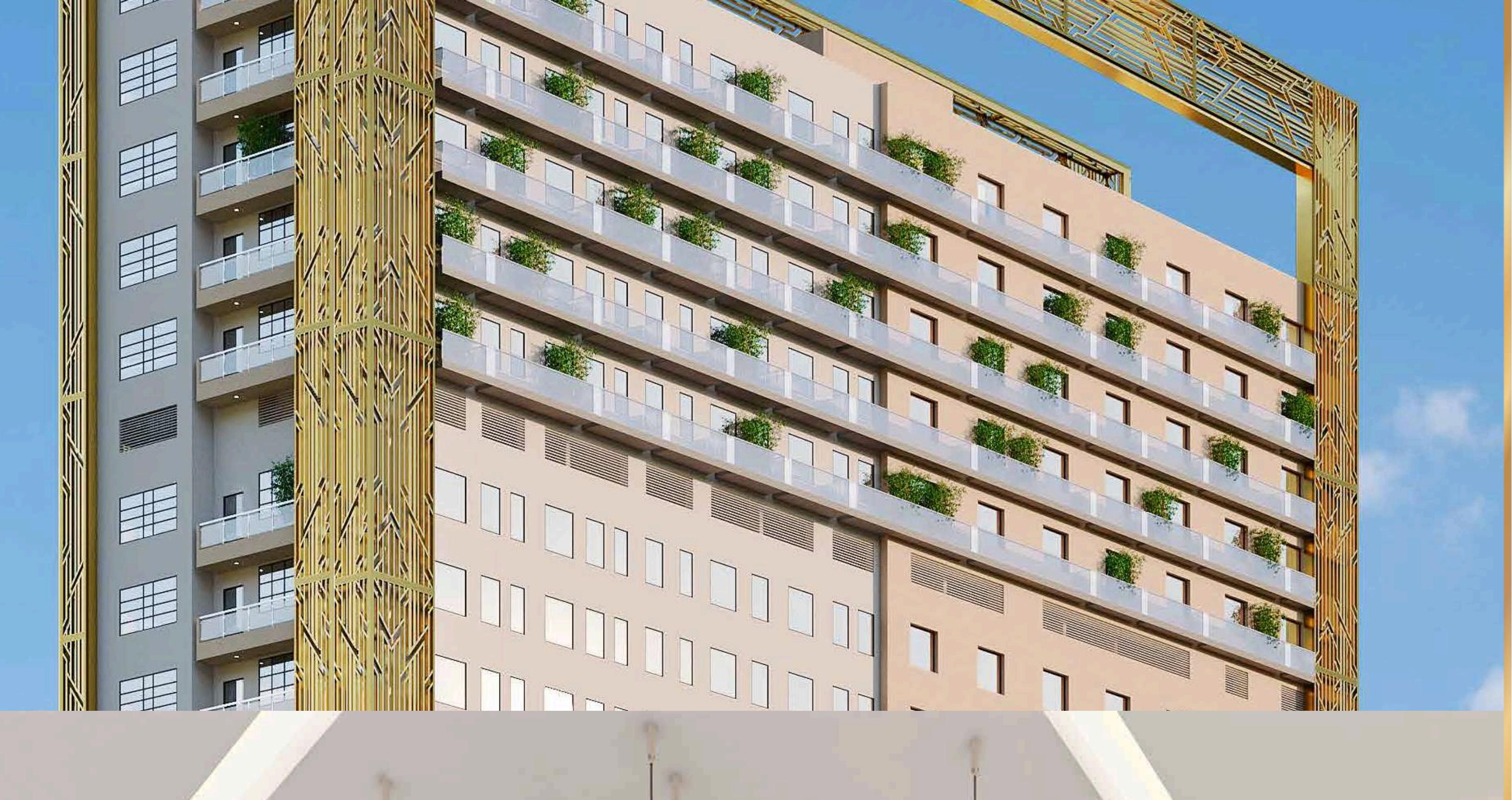
TAKING YOU A LEVEL UP

RETAIL
OFFICE SPACES
MANAGED OFFICES
SERVICE SUITES



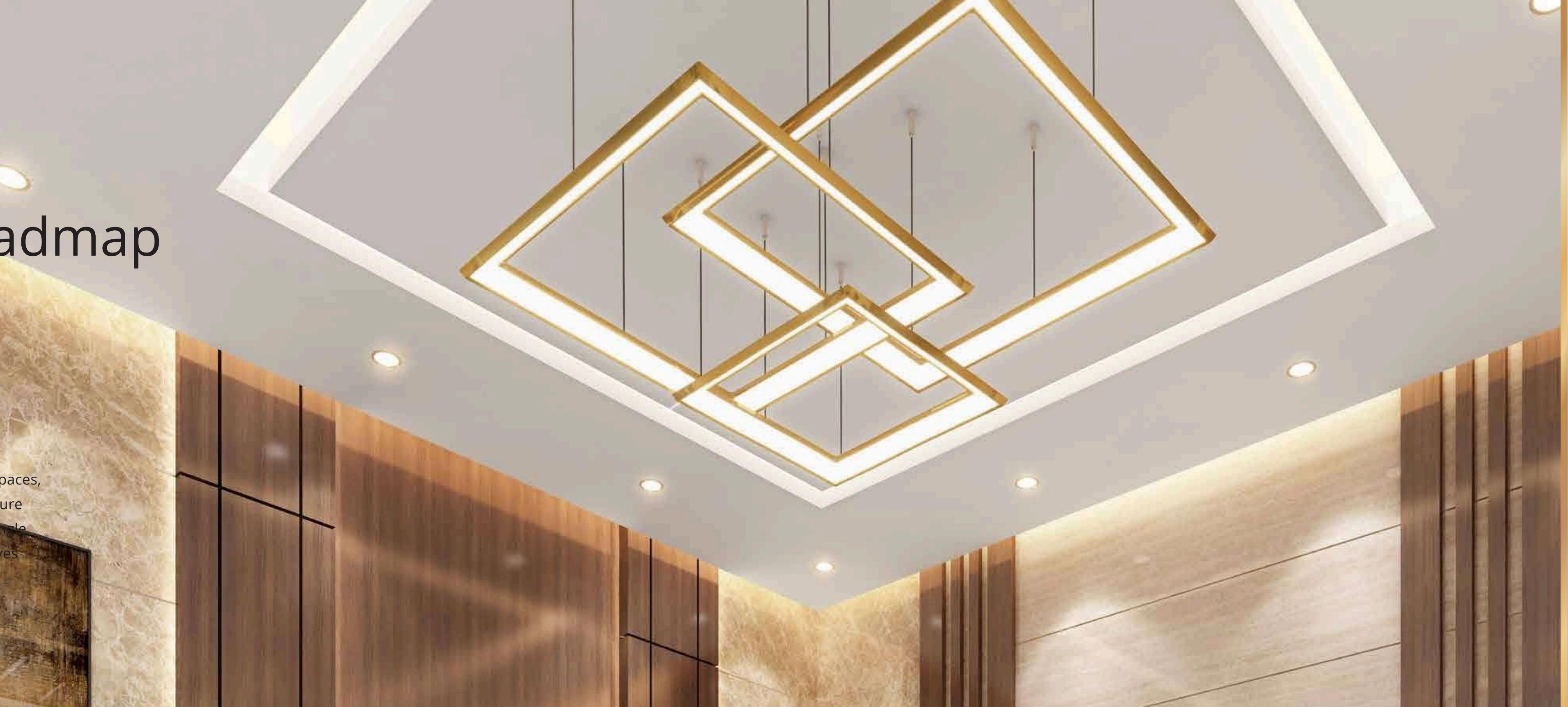
The pursuit of success and happiness.

Kabana High is our interpretation of an ideal commercial space. This 30 storied structure on 2.5 acres features a shopping destination and other exciting business opportunities. It offers work-life balance and many convenient shopping options. A landmark in Greater Noida West, this beacon of opportunity promises to elevate every aspect of your life every day.



Introducing Kabana High: Your Success Roadmap

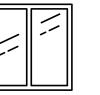
Kabana High is an unmatched combination of retail, office spaces, managed offices and service suites. This breathtaking structure will make life more convenient for the entire region every single day. It has been crafted to ensure that every enterprise thrives and every customer is delighted.



Enhancing your experience & smiles.



IGBC Rated Green Building



Iconic Facade



Lush Central Plaza



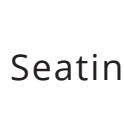
Modern Fixtures



Security, Backup
& Connectivity



Grand Shopfronts



Seating & Kiosks



Stylish Entryway



Drop-Off Zones



Location

Making businesses strips happier.

Kabana High is conveniently accessible through well-connected arterial roads and metro routes that cater to the demands of at least 2 lakh families.



Proposed Kisan Chowk
Metro Station | 2 mins

NH 24

5 mins

Pari Chowk
20 mins

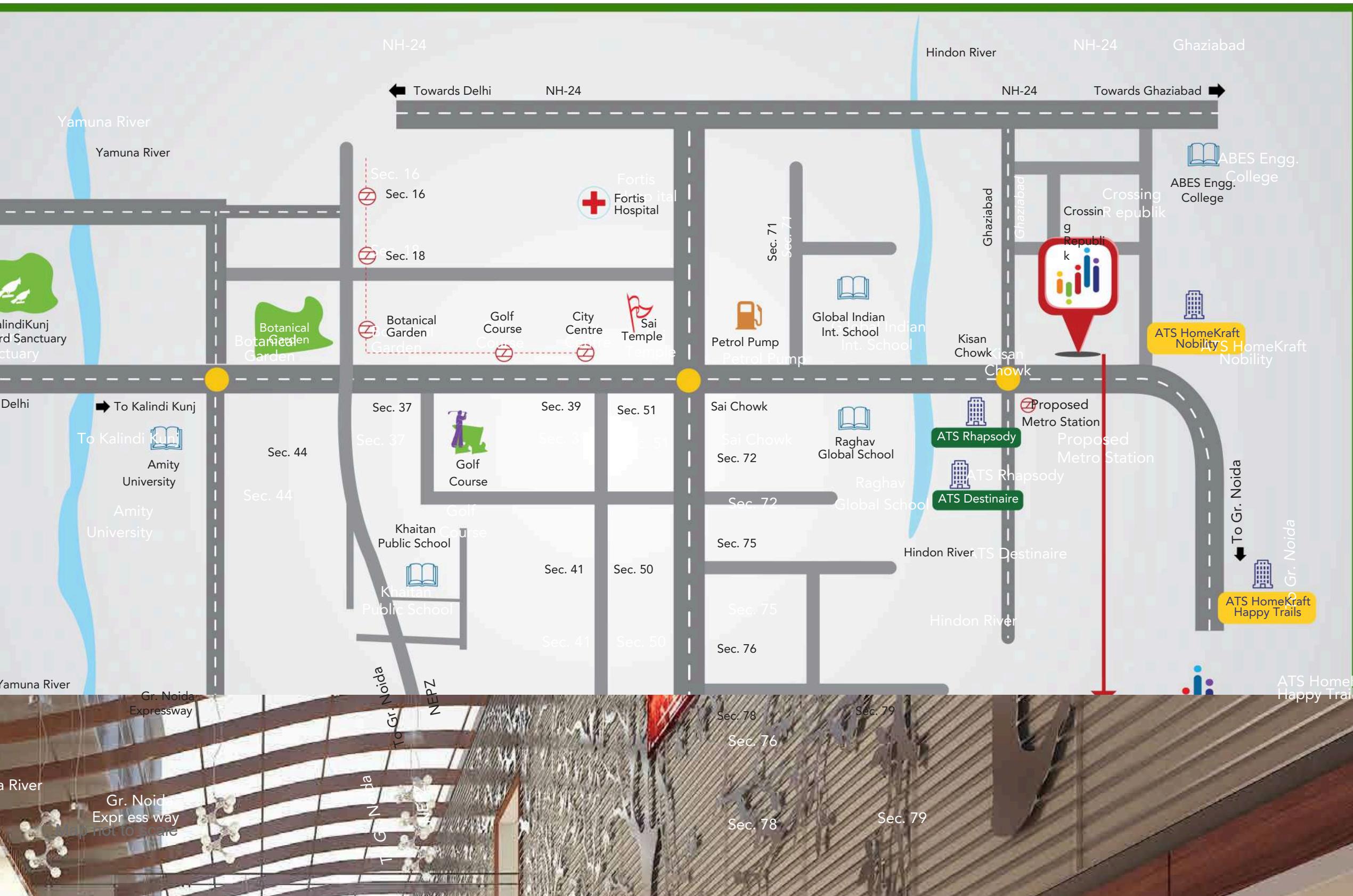


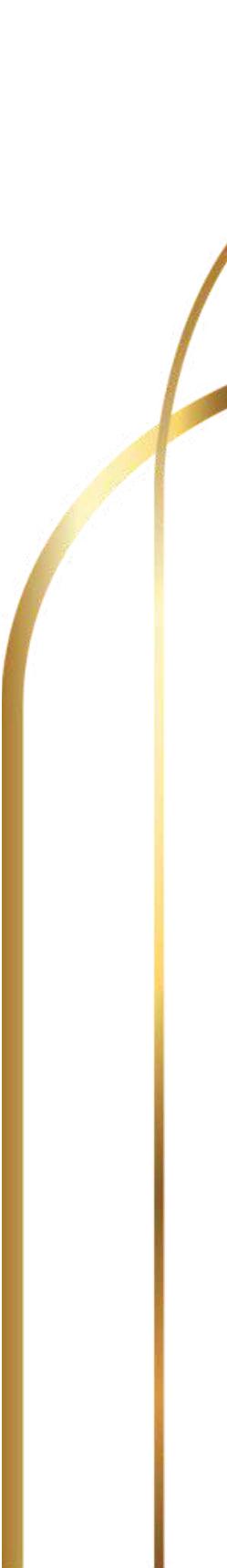
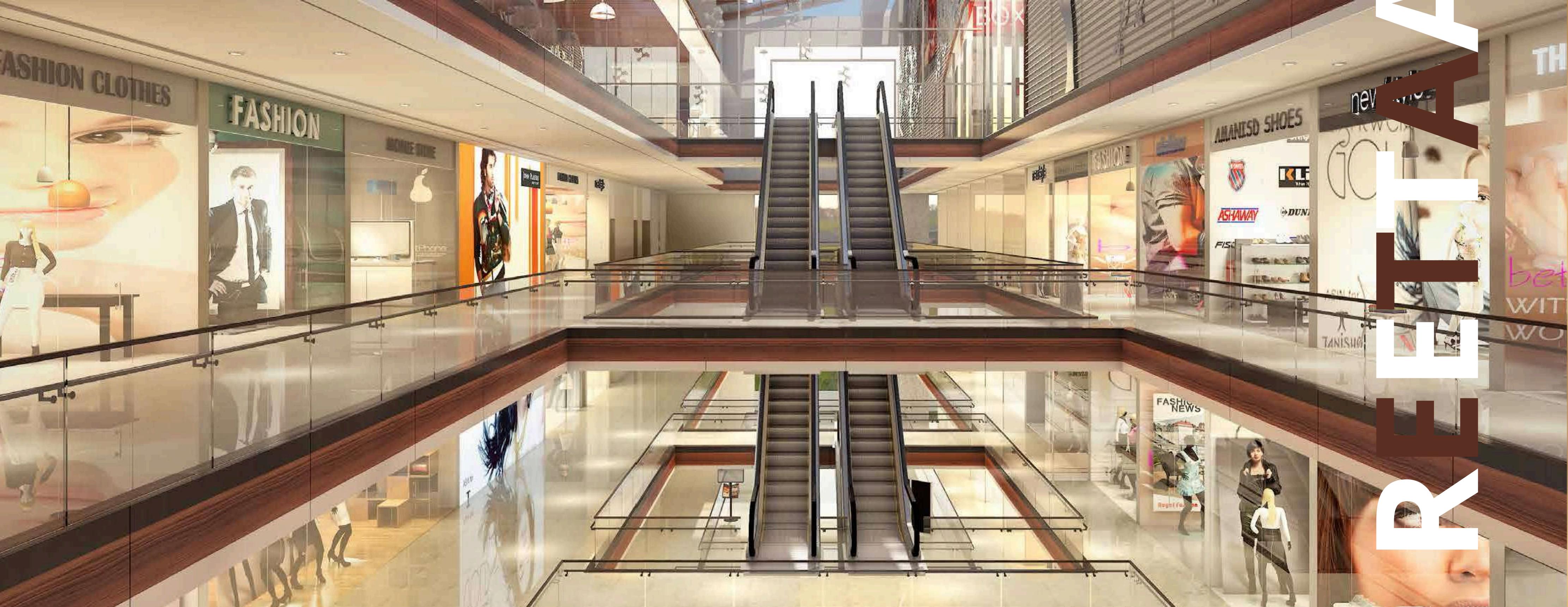
FNG Expressway &
Central Noida | 5 mins

Sec 51 Metro Station

15 mins

Delhi
20 mins





Happiness from the word go.

The moment you enter Kabana High, you're welcomed by five dynamic floors of retail shops, creating a vibrant hub of commerce. This landmark structure offers the ideal blend of work and leisure. Its thoughtfully designed L-shaped retail space is a haven for commercial retailers. Whether you want to shop, dine, or be entertained, Kabana High provides the perfect setting to indulge, even during a busy week.





Sell better. Sell happier.

Welcome to a happy shopping extravaganza at Kabana High. Many world-class retail outlets will bring any brand shoulder to shoulder with the world's best. So, get on board with this new and exciting retail address and get that dose of happiness throughout the day, which will reflect brightly upon your customers.

Large
Shopfronts

Expansive
Glass Façade

Atrium
View Stores

Centrally Air
Conditioned

LEADER
plus



Officially the best way to do business.

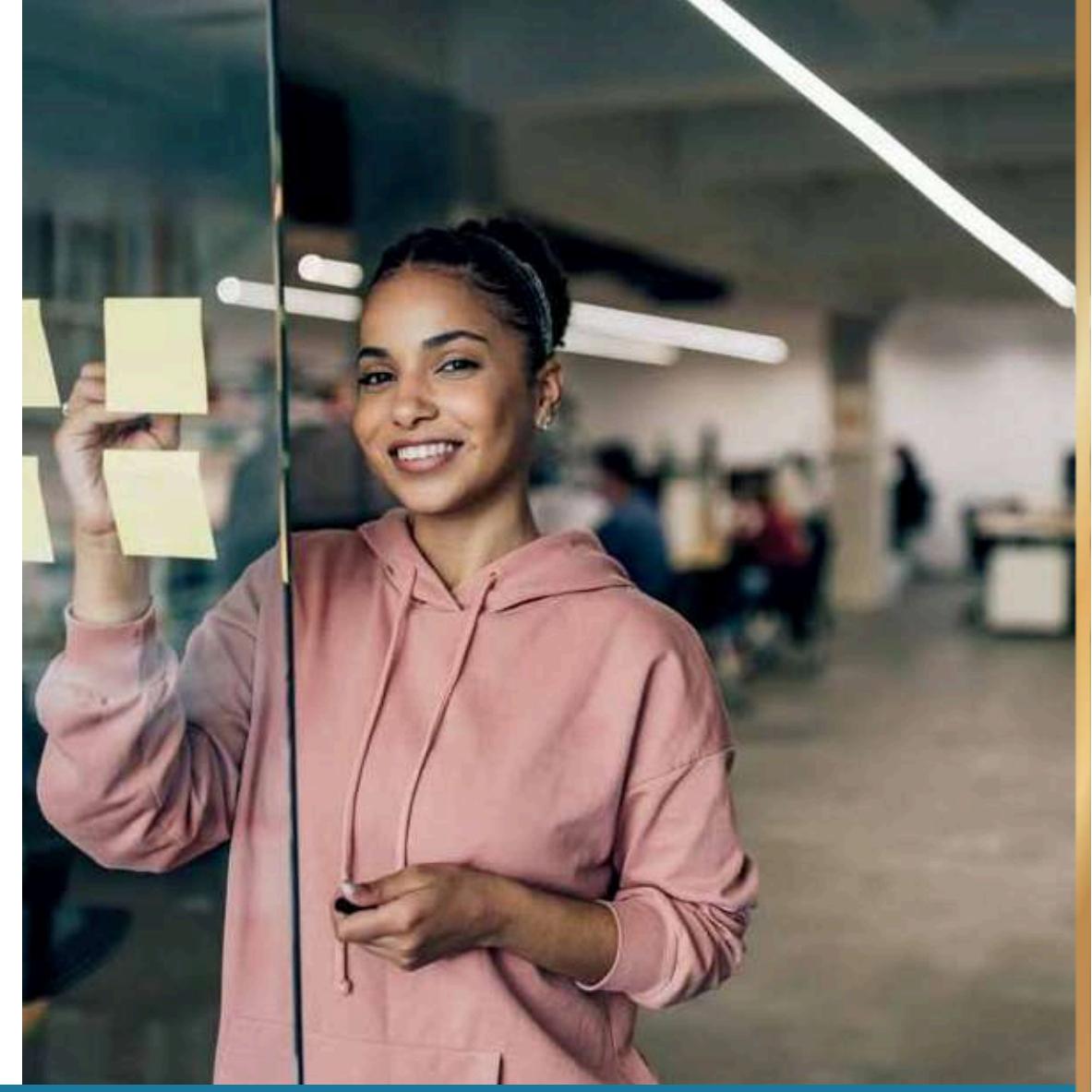
Our office spaces are meticulously designed to meet the needs of modern businesses, regardless of size or industry. These architecturally splendid Office Spaces boast visual appeal but are also loaded with an elegant lift lobby, round the clock multi-tier security, parking facilities among other amenities. Our exceptional spaces are crafted to support your success and elevate your work experience.





The happiest choices for entrepreneurs.

Kabana High gives you the opportunity to see your dreams come true. The customisable spaces make sure that every space is one that gives a higher, better and happier experience every single day. These spaces will make sure that every day becomes yours to conquer.



Grand Entry & Reception



Stylish Lobbies



Common Utilities



High-Speed Internet

WAVES OF
FOOT
FALL
OFF
THE
CLIFF
OF
TIME



You do the business, we do the rest.

An epitome of modern business, our managed offices have been tailored for efficiency. Ensuring privacy and focus for businesses seeking a hassle-free office experience, each space spread across 5 floors is equipped with essential amenities and have a central lobby. There are 3 distinct styles and sizes that cater to each specific business need.





Your business is truly our business.

Empower each business and unlock their true potential by moving away from the traditional approach. Out here you don't have to manage it all. Our team of dedicated staffers will manage housekeeping, security, kitchens and other everyday operations to keep the team happy and you happier.



Shared
Meeting
Rooms



Shared
Printing
Station



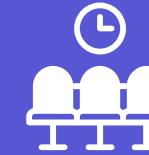
Shared
Pantry
Services



Giving you the best way to work.

Tap into the best way to do business with our most seamless Managed Offices. From housekeeping to security and a small kitchen, operations will now become a breeze. So give that dose of happiness to your business today!



-  Waiting Lounge
-  High-Speed Internet
-  Common Utilities
-  Security Surveillance

RRVVT
H3S



Service Suites that level up your happiness.

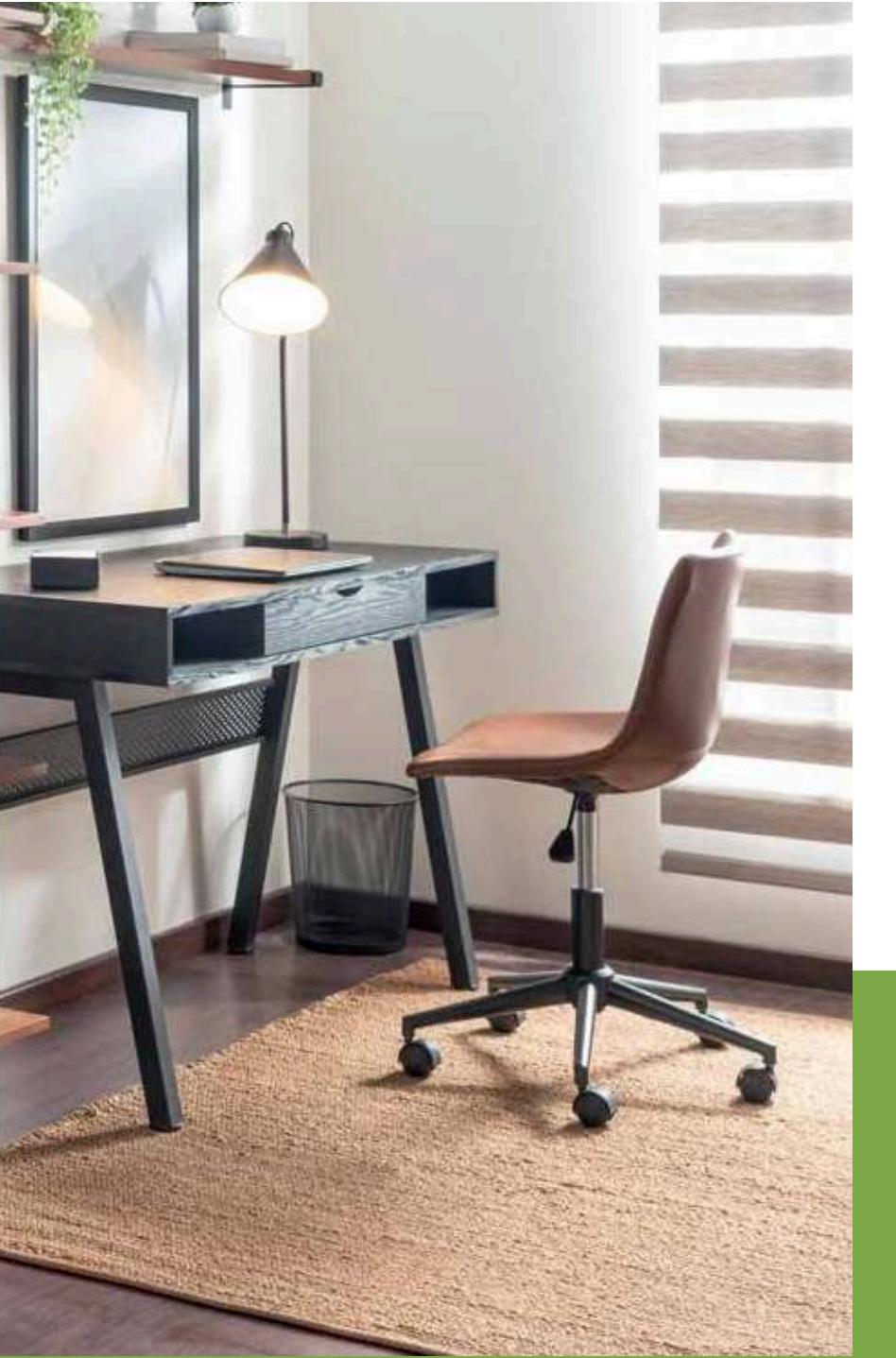
Kabana High has many spaces to help you unwind and be on top of your game even when the work ends. The top floors have a series of Service Suites that can accommodate anyone and everyone giving you the feeling of home even while one is far away from it. This means that they can just relax and be one with their thoughts whenever required. These suites also offer a chance to get a happier perspective on things whenever there is a slump.





For that suite deal for visitors.

Introducing spacious and well-thought-out interiors of service suites. Offering the best in class experience for business as well as leisure, these service suites are spacious and well-equipped. An adequate space to work, and relax, these spaces also come with a well-equipped kitchenette to prepare those sumptuous meals.



Open

Kitchenette



Modular

Wardrobes



Security

Surveillance



Shared

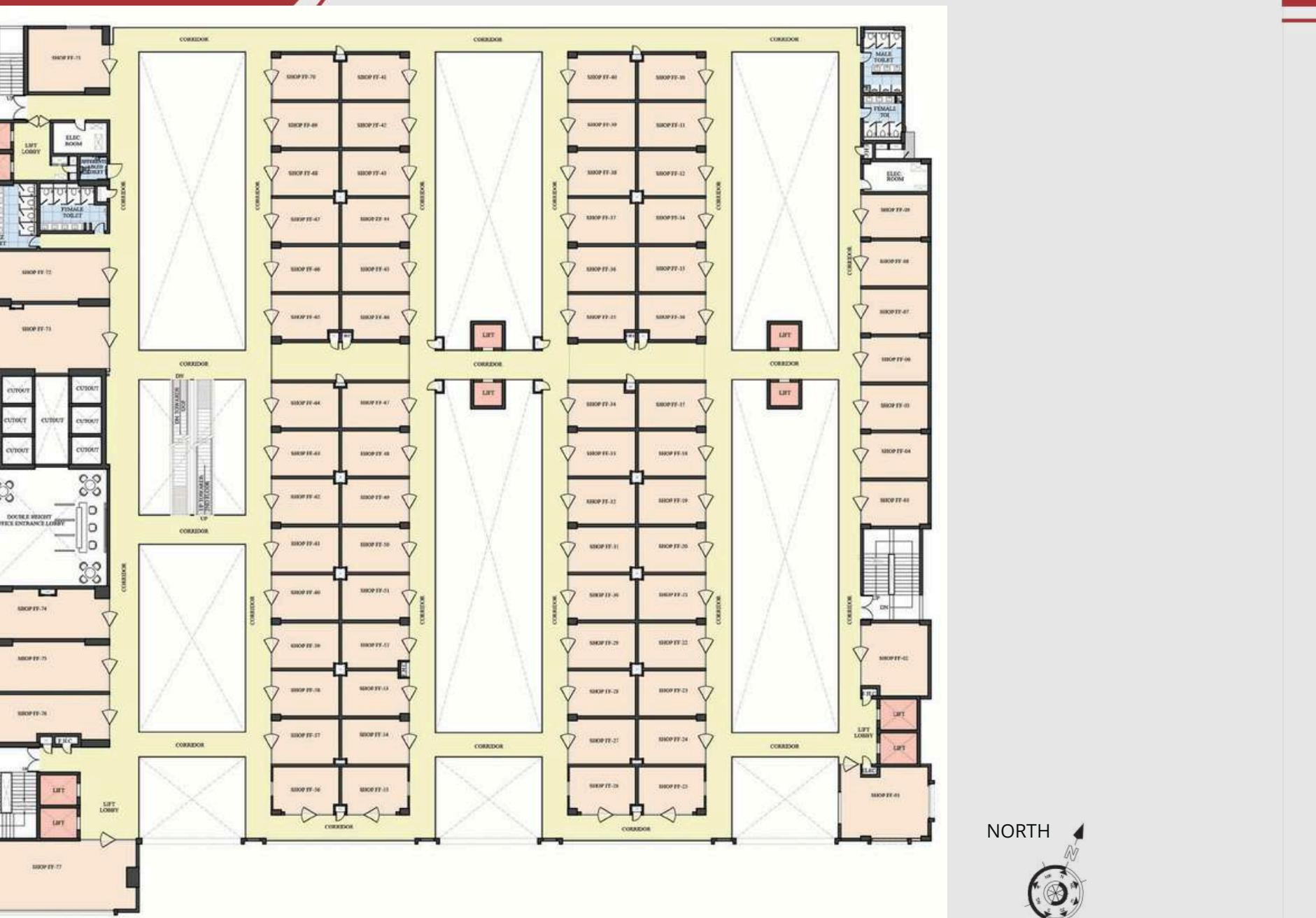
Laundry

Service



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RETAIL FLOOR LAYOUT



The overall layout may vary because of the statutory reasons in case required. The company/ architect reserves the right to add/ delete any details/ specifications/ elevations as required by the company and authorities. The saleable Area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till an occupancy certificate is obtained. Written dimensions may be followed.



Retail

Specifications

Retail Shops

Large storefronts and glazing areas for retail units
Dedicated signage areas for all units as per design

Structure

RCC slab and column structure with masonry partitions
Escalators and staircases connected retail levels

Landscape

Richly landscaped central plaza with paving and decorative features
Pedestrian plaza designed with seating areas and kiosks

Finishes

Exterior: Combination of glazed windows, stone, and painted surfaces
Lobbies: Combination of stone/vitrified tiles and painted surfaces
Basement: Broom Finish Concrete
Tenant Floor Finish: Concrete Floor
Common Toilets: Finished toilets with modern fittings and fixtures

Parking

Basement for parking and services
Provision of video surveillance

Video Surveillance: Basement parking and at appropriate location on upper floors
Manned Security: Boom Barrier at all vehicular Entry & Exit Points

Wet Rise/Hose Reels/Sprinklers/ Fire Extinguishers: Provided as per norms
External Fire Hydrants: Provided as per norms

Life Safety

AC Systems: Provision of Air Conditioning

Ventilation and Exhaust: Provided for common toilets and basements
Distribution: Provision of cable up to tenants Distribution Board

HVAC

Metering: Tenant load will be metered

Lightning Protection & Earthing Pits: Provided
Emergency Lighting: Emergency lighting in selected common area
100% automatic back-up provided for the lighting, power and AC on a chargeable basis will appropriate diversity

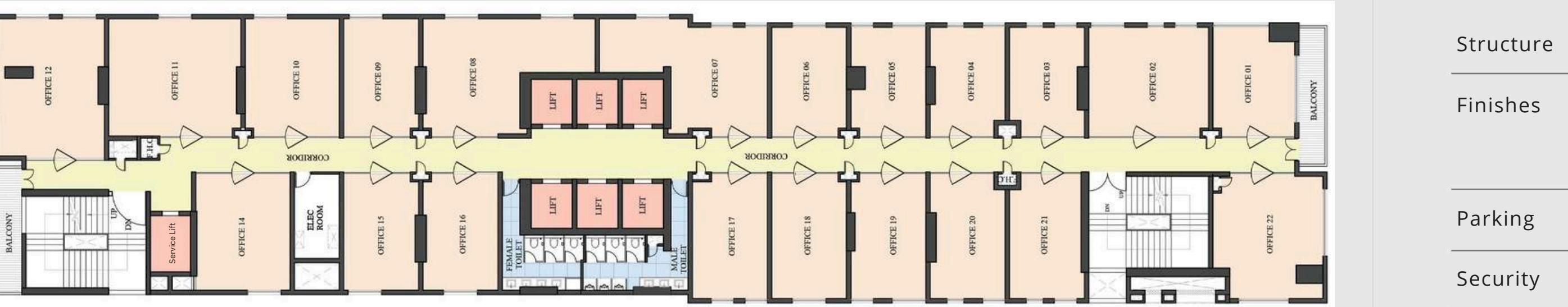
Diesel Generators

Provision for voice and data

Communication

Office Spaces

Specifications



OFFICE SPACES FLOOR LAYOUT

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Structure	RCC slab column structure with masonry block/partitions
Finishes	Exterior: Combination of glazed windows, stone & painted surfaces Lobbies: Combination of stone / vitrified tiles & painted surfaces Common Toilets: Finished toilet with modern fitting & fixtures
Parking	Basement for parking & services, provision of video surveillance
Security	Video Surveillance in basement parking & at appropriate locations on upper floors
Life Safety	As per building norms
Emergency Lighting	In selected common areas
Diesel Generators	100% power backup on a chargeable basis with appropriate diversity
Communication	Provision for voice & data
HVAC	Provision of Water-cooled chilled water AC system

Managed Offices

Specifications



MANAGED OFFICES FLOOR LAYOUT

Structure	RCC slab column structure with masonry block/partitions
Finishes	Exterior: Combination of glazed windows, stone & painted surfaces Lobbies: Combination of stone / vitrified tiles & painted surfaces Common Toilets: Finished toilet with modern fitting & fixtures Interior: Modular office furniture & furnishings as per layout
Parking	Basement for parking & services, provision of video surveillance
Security	Video Surveillance in basement parking & at appropriate locations on upper floors
Life Safety	As per building norms
Emergency Lighting	In selected common areas
Diesel Generators	100% power backup on a chargeable basis with appropriate diversity
Communication	Provision for voice & data
HVAC	AC Systems: Provision of VRF/Split AC systems Ventilation and Exhaust: Provided for common toilets and basements

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Room Layouts

Service Suites



SERVICE SUITES FLOOR LAYOUT



Type 1: Presidential

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Room Layouts

Service Suites



Type 2: Luxury

The layout is for representation purposes only.



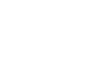
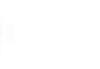
Type 3: Premium

Service Suites

Specifications

Structure	RCC slab column structure with masonry block/partitions
Finishes	Exterior: Combination of glazed window, stone & painted surfaces Lobbies: Combination of stone/vitrified tiles & painted surfaces
Parking	Basement for parking & services, provision of video surveillance
Security	Video surveillance at basement parking & common lobby areas
Life Safety	As per building norms
Emergency lighting	In selected common areas
Diesel Generators	100% power backup on a chargeable basis with appropriate diversity
Communication	FTTH
HVAC	AC Systems: Provision of VRF/Split AC systems Ventilation and Exhaust: Provided for common toilets and basements

Delivered Projects

ATS GREENS I Sector-93 A, Noida	ATS GREENS II Sector-50, Noida	ATS VILLAGE Sector-93 A, Noida	ATS ONE HAMLET Sector-104, Noida	Allure Sector-22 D, Yamuna Expressway RERA Reg. No. UPRERAPRJ918	ATS bouquet Sector-132, Noida RERA Reg. No. UPRERAPRJ2612
 Sector Chi-4, Greater Noida	 Phase I & II, Ghaziabad	 Ghaziabad	 Dera Bassi, Punjab	 Sector-150, Noida RERA Reg. No. UPRERAPRJ442430	 Sector-109, Gurugram RERA Reg. No. 41/2017
 Sahastradhara Road, Dehradun	 Sector Zeta-1, Greater Noida RERA Reg. No. UPRERAPRJ3774	 Phase I Dera Bassi, Punjab	 Sector-104, Gurugram	 Sector-150, Noida RERA Reg. No. UPRERAPRJ2875	 Sector-4, Greater Noida (W) RERA Reg. No. UPRERAPRJ284035
 Phase II, Sector 121, Mohali RERA Reg. No. PBRERA-SAS80-PR0086	 Sector-89 A, Gurugram RERA Reg. No. 55/2017	 Sector-150, Noida RERA Reg. No. UPRERAPRJ3250	 Sector-10, Greater Noida (W) RERA Reg. No. UPRERAPRJ15574	 RERA Reg. No. RC/REP/HARERA/GGM/606/338/2022/81	 Sector- 4, Greater Noida (W) RERA Reg. No. UPRERAPRJ697894

Ongoing Projects

 Sector-150, Noida RERA Reg. No. UPRERAPRJ14316	 Sector-124, Noida RERA Reg. No. UPRERAPRJ3574	 Sector Zeta-1, Greater Noida RERA Reg. No. UPRERAPRJ3774
 Phase 2 Dera Bassi, Punjab RERA Reg. No. PBRERA-SAS79-PR0007	 Sector-1, Greater Noida RERA Reg. No. UPRERAPRJ4115	 Phase I, Sector-152, Noida RERA Reg. No. UPRERAPRJ631
 Phase II, Sector-152, Noida RERA Reg. No. UPRERAPRJ2575	 NH-24, Ghaziabad RERA Reg. No. UPRERAPRJ904685	 Sector-1, Greater Noida (W) RERA Reg. No. UPRERAPRJ417134
 Sector-99A, Gurugram RERA Reg. No. 06/2018	 NH-24, Ghaziabad RERA Reg. No. UPRERAPRJ750395	 Sector-105, Gurugram RERA Reg. No. RC/REP/HARERA/GGM/862/594/2024/89
 Sector-150, Noida RERA Reg. No. UPRERAPRJ180413		



ATS Grand Realtors Private Limited | CIN No. U45309DL2016PTC298247



Site Office: Kabana High, Plot No. C-01, Sector 04, Greater Noida West,
Noida, Uttar Pradesh-201318

Corporate Office: ATS Tower, 4th Floor, Plot no.16, Sec. 135, Noida-201305

Registered Office: 711/92, Deepali, Nehru Place, New Delhi- 110019

Disclaimer

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The Promoter is under no obligation to provide any interior works, furniture, items, electronics goods, amenities, accessories, etc, as displayed herein under the Brochure as the same does not form a part of the specifications or deliverables offered by the Promoter and

the depictions shown

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independently verify all the details,

including area, amenities, services, terms of sales and payments and other relevant terms with the sales team of the Project/ Promoter before concluding any purchase decision/s. For reference purposes, the conversion scale: 1 square meter(m²) = 10.764. square feet. 1

square meter(m²) = 110.599 square yards RERA Registration No: UPRERAPRJ697894

RERA Website: <https://up-rera.in>

Promoter: ATS Grand Realtors Private Limited

Project Name: 'Kabana High'

Building Plan Approval Memo No.: (BP)-4224/ FTS-757 dated 21.01.2019 | Project Area: 2.5 acres at Sector 4, Greater Noida (W), Uttar Pradesh.