

FORM 'REP-I'
[See rule 3(1)]
APPLICATION FOR REGISTRATION OF PROJECT

Date: 28-07-2017

To

The Executive Director,
Real Estate Regulatory Authority,
HUDA Building,
Sector 6, Panchkula,
Haryana

Sir,

[I/We] hereby apply for the grant of registration of my/our project "**Seven Elements**" (for Phase-I) to be set up at Sector 89-A, Village Harsaru and Hayatpur Sub-Tehsil Harsaru District Gurugram, State Haryana for which License No. 41 of 2013 has been granted by Director General, Town & Country Planning, Haryana, Chandigarh.

1. The requisite particulars are as under:-

(i) Status of the applicant [individual / **Company** / proprietorship firm / societies / partnership firm / competent authority etc.];

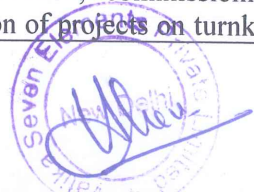
(ii) In case of individual – **Not Applicable**


- (a) Name:
- (b) Father's Name
- (c) Occupation
- (d) Address
- (e) Contact Details (Phone number, E-mail, Fax Number etc.)
- (f) Name, photograph, contact details and address of the promoter

OR

In case of [firm / societies / trust / **companies** / limited liability partnership / competent authority etc.] -

SL. No.	Particulars	Details
(a)	Name	Vatika Seven Elements Pvt. Ltd. (Earlier known as Strong Infrabuild Pvt. Ltd.)
(b)	Address	Flat No. 621-A, 6 th Floor, Devika Towers, 6, Nehru Place, New Delhi-110019.
(c)	Copy of registration certificate	Certificate of Incorporation - Refer Annexure- Memorandum of Association & Articles of Association - Refer Annexure-
(d)	Main objects	1. To engage in infrastructure development, Real Estate Promoters, Developers & Project Management Association including civil, mechanical, electrical, and all other types erection, commissioning projects trading as well as consultant for execution of projects on turnkey



		<p>basis.</p> <p>2. To carry on the business as builders, consultants, civil engineers, architects, surveyors, designers, town planners, estimators, interior decorators, general and government civil contractors of immovable properties.</p> <p>3. To buy, exchange purchase and interest in any immovable property such as houses, building, markets, cinema halls, multiplexes, shopping malls, shops, townships, housing projects, industrial sheds & lands within or outside the limits of municipal corporation or such other local bodies and to provide roads, drains, water supply, electricity and lights, within these areas to divide the same into suitable plots and rent or sell the plots to the people for business, housing, villas, bungalows farmhouse & colonies for workmen accordingly to schemes approved by improvement trusts, development boards and municipal boards there on and to rent or sell the same to the public and realize cost in lump sum or on installments or by hire purchase system; or otherwise to start any housing schemes in India or abroad.</p> <p>4. To carry on the business of fabricators, architects, consultants, civil engineers, builders and developers of land contractors, colonizers, civil contractors and undertake any residential, commercial or industrial, construction, either independently or jointly in partnership, or on agency or sub contracts basis with or on behalf of any individual, firm body corporate, association or society Central or State Government, Cantonment board or any local authority and to Design Detail and develop and detail all sorts of Consultancy Services related to Architecture and Interior Designing, Land Scrapping, Structural, Air-Conditioning, Electrical, Sanitary & Water Supply, Bridges, Tanks, Canals, Dams hydel Power Projects, Tunnels and Culverts.</p> <p>5. To purchase and sale land, flats, buildings, complexes, colonies and to exchange, hire or otherwise sell any estate, lands, agricultural lands, buildings easements or such other interest in any immovable property and to develop and turn to account by laying out, plotting and preparing the same for building purposes, constructing building, furnishing, fitting up and improving buildings.</p> <p>6. The main objects of the Company shall be restricted to activities which are allowed and permitted (without the requirement of prior regulatory approvals) under the foreign exchange laws and regulations in force in India, from time to time.</p>
(e)	Contact Details	<p>i) Phone No. 0124-4177 777</p> <p>ii) Fax No. 0124-4177 700</p> <p>iii) E-mail: connect@vatikagroup.com</p>
(f1)	Chairman details	<p>i) Name: N. A.</p> <p>ii) Photo: N. A.</p> <p>iii) Phone: N. A.</p> <p>iv) E-mail: N. A.</p> <p>v) Address: N. A.</p>
(f2)	Director Details	<p>Name – Mr. Gautam Bhalla</p> <p>(i) Photograph</p>
		



	Contact Details	(ii) Phone No. 0124-4355500 (iii) Fax No. 0124-4875425 (iv) E-mail: gautambhalla@vaticagroup.com (v) Address: Vatika Triangle, 4 th Floor, Sushant Lok, Phase I, Block A, M. G. Road, Gurugram – 122002. (vi) Website: www.vaticagroup.com
(f3)	Authorized Person Details	Name – Mr. Virender Dhar
		(i) Photograph
	Contact Details	(ii) Phone No. 0124-4355500 (iii) Fax No. 0124-4875425 (iv) E-mail virendhar@vaticagroup.com (v) Address: Vatika Triangle, 4 th Floor, Sushant Lok, Phase I, Block A, M. G. Road, Gurugram – 122002. (vi) Website: www.vaticagroup.com



(iii) PAN No. **AAQCS7626F** of the Promoter; **Refer Annexure-**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of subsection (2) of section 4 will be maintained:

Bank Name	Account No.	Bank Address
Standard Chartered Bank	531-0-506631-6	DLF Building No. -7, DLF Cyber City, Sector - 24,25 & 25A, Gurgaon -122002

(v) Details of project land held by the applicant;

Vatika Seven Elements Pvt. Ltd. (Earlier known as Strong Infrabuild Pvt. Ltd.) along with the individual owners had obtained a License for the development of a Group Housing Colony on the Land situated at Village Harsaru admeasuring 112 Kanal 0 Marla (14 Acres) and Hayatpur admeasuring 2 Kanal 8 Marla (0.30 Acre) i.e 14.30 Acres (the Total Land). **Refer Annexure -**

(vi) Brief details of the projects launched by the Promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

This is the first project of the Company.



(vii) Agency to take up external development works

Haryana Urban Development Authority (HUDA) and Dakshin Haryana Bijli Vikas Nigam Limited (DHBVNL)

(viii) Registration fee by way of a **demand draft / bankers cheque dated 28-07-2017 drawn on HDFC BANK bearing no. 056939 for an amount of 9,14,000/-(Rupees Nine Lakh Fourteen Thousand Only)** calculated as per sub-rule (2) of rule 3 or through online payment as the case may be _____ (give details of online payment such as date paid, transaction no. etc.);

(ix) Any other information the applicant may like to furnish. **NIL**

2. [I/we] enclose the following documents in triplicate, namely:-

S. No.	Particulars	Annexure No.
(i)	authenticated copy of the PAN card of the promoter;	Annexure-
(ii)	annual report including the liability on the books of the builder, especially its debt to asset ratio, its audited profit and loss account, balance sheet, cash flow statement, directors report and the auditors report of the promoter for the immediately preceding three financial years and where annual report is not available, the audited profit and lost account, balance sheet, cash flow statement and the auditors report of the promoter for the immediately preceding three financial years or whatever period applicable in this regard;	Annexure-
(iii)	authenticated copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents for change of title with authentication of such title;	Annexure-
(iv)	details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, litigation and name of any party in or over such land or no encumbrance certificate from concerned revenue officer not below the rank of tehshildar;	Annexure-
(v)	where the promoter is not the owner of the land on which development of project is proposed details of the consent of the owner of the land along with a copy of the registered (wherever applicable), collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed;	Annexure-
(vi)	authenticated copy of the licence or land use permission, sanctioned building(s) plan and other sanctions from the competent authority obtained in accordance with the laws applicable and where the project is proposed to be developed in phases, an authenticated copy of the licence or land use permission, sanctioned layout plan/ building(s) plan as the case may be for each of such phase(s); License Zoning Plan Layout Plan	Annexure- Annexure- Annexure-
(vii)	authenticated copy of the site plan or site map showing the location of the project land along with names of revenue estates, survey numbers,	Annexure- Annexure-

	cadastral numbers, khasra numbers and area of each parcels of the project land;	
(viii)	authenticated copy of the layout plan of the project or the phase(s) thereof, and also the layout plan of the whole project as sanctioned by the competent authority and other specifications of the project;	Annexure-
(ix)	floor plans for each tower and block including clubhouse, amenities and common areas;	Annexure-
(x)	any other permission, approval or sanction that may be required under applicable law including fire no-objection certificate, permission from water and sewerage department etc.;	Annexure-
(xi)	authenticated copy of part completion/ completion certificate, occupation certificate or part thereof	Annexure-
(xii)	the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy;	Annexure-
(xiii)	the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;	Annexure-
(xiv)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the Allottees;	Annexure-
(xv)	the number, type and area of plots for sale alongwith the other amenities, facilities and services to be given in the said project.	Annexure-
(xvi)	the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;	Annexure-
(xvii)	the number and areas of parking space for sale in the project;	Annexure-
(xviii)	the number of open parking areas and the number of covered parking areas available in the real estate project	Annexure-
(xix)	the names and addresses of his real estate agents, if any, for the proposed project;	Annexure-
(xx)	the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;	Annexure-
(xxi)	a declaration in <i>FORM REP-II</i>	Annexure-

3. [I/We] enclose the following additional documents and information regarding ongoing projects, as required under rule 4, and under other provisions of the Act or the rules and regulations made thereunder, namely.

- (i) Status of Project-Refer **Annexure-**
- (ii)
- (iii)
- (iv)

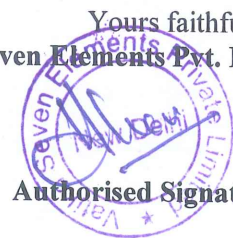


4. [I/We] solemnly affirm and declare that the particulars given herein are correct to [my/our] knowledge and belief and nothing material has been concealed by [me/us] therefrom.

Dated: 28-07-2017

Place: Gurugram

Yours faithfully,
For Vatika Seven Elements Pvt. Ltd.



Authorised Signatory