

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 "Sovereign Next" (for phase-I, as per annexure-) to be set up at Sector 82A, Village Shikohpur, Tehsil Manesar, District Gurugram, State Haryana for which License No. 113 of 2008, 71 of 2010 and 62 of 2011 have 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

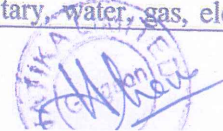
OR

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

SL. No.	Particulars	Details
(a)	Name	Vatika Ltd.
(b)	Address	Vatika Triangle, 4th Floor, Sushant Lok, Phase-I, Block-A, Mehrauli-Gurugram Road, Gurugram-122 002
(c)	Copy of registration certificate	Certificate of Incorporation - Refer Annexure- Memorandum of Association & Articles of Association - Refer Annexure-
(d)	Main objects	1. To purchase, sell own, develop, Improve, take on lease, exchange, mortgage, assign, hire or otherwise acquire and/or dispose off lands of any tenure or interest therein and to develop, erect, construct and furnish industrial, residential agricultural, commercial, social, rural and/or urban townships or estates and to rebuild, enlarge, alter and



		improve existing structures and works thereon and to act as town planners and civil contractors and to carry on the business of colonizers and for such purpose to prepare estimates, designs, plan and specifications. 2. To purchase, sell, own, develop, improve, take on lease, exchange, mortgage, assign, hire or otherwise acquire and/or dispose off lands and immovable properties of any tenure or interest therein and to develop, erect, construct and furnish house, multistoreyed flats, building, commercial places or shops and to rebuild, enlarge, alter and improve exiting houses, buildings shop and works thereon and act as building contractors. 3. To build, plan, establish, maintain, buy sell, colonise, construct or otherwise, create infrastructures for public conveniences such as electrification, sanitation, roads; subways, play ground, play houses, play rooms, schools, colleges, hospitals and nursery home buildings, shops, officers, crutches, hostels, family planning and other center, community centers, barat ghar and banquet halls, hotel buildings, parks, post officer, dispensaries, telephone exchange, power stations, bus terminals, depots, ration and other fair prices shops, petrol pumps, service stations water works, water ways and such other services as may be required. 4. To act as civil engineers, architects, consultants for building townships. 5. To buy, sell and develop lands in farm houses, residential, commercial colonies. 6. To carry on business of running and managing hotels, resorts, motels, restaurants, café, tavern, beer house, pub, refreshment rooms, guest house, banquets, discotheques, boarding and lodging house keepers, swimming pools, clubs, night clubs, baths, dressing rooms, laundries, bakeries, floweriest, reading, writing and newspaper rooms. 7. To purchase, take on lease, hire, erect or otherwise acquire, establish and equip, act as collaborators, technicians or any other hotels, resorts, motels, restaurants, canteens, cafes, pubs, bars, refreshment rooms in India or in any part of the world. 8. To act as agents of any hotel company or as buying and or selling agents of any hotel/ company and to do and perform all duties, services and offices which the agents, buying and selling agents of any hotel/company, usually do and perform and undertake and to become by condition of and agreement entered into for any of the purpose aforesaid. 9. To carry on in India or elsewhere, either alone or jointly with one or more person, government, local or other bodies the business to manage, control, build, construct, alter, maintain, enlarge, pull down, furnish, level, decorate, manage facilities in, fabricate, reconstruct, remove or replace any commercial complexes, buildings, office, industries, mills, shopping malls, shops, residential complex, cineplex, multiplexes, airports, resorts, restaurants, hotels, bridges, reservoirs, water courses, warehouses, markets, public/private buildings and to do electric and other works and provide conveniences which may seem calculated directly or indirectly to advance the interests of the company. 10. To carry on the business to construct, execute, carry out, equip, improve, work, develop, administer, manage or control in India or elsewhere in the world public or private works and conveniences of all kinds including sewage, drainage, sanitary, water, gas, electric,
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		air-conditioning, light, telephonic, telegraphic, Computer/Cable internet related, power supply and all conveniences of public utility, weather directly or indirectly, either on its own or through some agencies.
(e)	Contact Details	i) Phone No. 0124-4177 777 ii) Fax No. 0124-4177 700 iii) E-mail: connect@vaticagroup.com
(f1)	Chairman details	i) Name: N. A. ii) Photo: N. A. iii) Phone: N. A. iv) E-mail: N. A. v) Address: N. A.
(f2)	Director Details	Name – Mr. Gautam Bhalla (i) Photograph 
	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. AABCV5647G 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
HDFC Bank Ltd	2802320001729	First India Place, Mehrauli Gurgaon Road, Gurgaon -122002

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

Vatika Ltd. along with others had obtained Licenses for the development of a Group Housing Colony on the Land situated at Village Shikohpur admeasuring 7.50 Acres. 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. Refer Annexure-

(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. 056946 for an amount of 3,46,000/- (Rupees Three Lakh Forty Six 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	Annexure-

	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;	
(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, cadastral numbers, khasra numbers and area of each parcels of the project land;	Annexure- Annexure-
(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-objecton 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 Ltd.


Authorized Signatory