

## FORM REP-I

## Part-A

**In case the applicant is a Company:**

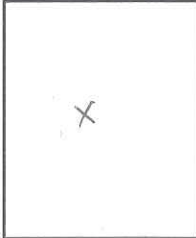
1. Name and registered address of the company  
(Annexure-1 copy of the registration certificate in folder A)

**Vatika Limited**

**Vatika Triangle, 4th Floor,  
Sushant Lok, Phase-I, Block- A,  
Mehrauli- Gurgaon Road,  
Gurgaon- 122002.**

Phone (Landline) **0124-4177777**  
Phone (Mobile) **NIL**  
Email Id **vatika.rera@vatikagroup.com**  
Website **www.vatikagroup.com**  
PAN No. **AABCV5647G**  
(Annexure-2 a copy in folder A)  
CIN No. **U74899HR1998PLC054821**  
(Refer Annexure-1 a copy in folder A)

2. Chairman of the company:



Name **NIL**  
Residential Address **NIL**  
Phone (Landline) **NIL**  
Phone (Mobile) **NIL**  
Email Id **NIL**  
PAN No. **NIL**  
(Annex a copy in folder A)  
Aadhar No. **NIL**  
(Annex a copy in folder A)  
DIN No. **NIL**

3. Managing Director:



Name **Mr. Gautam Bhalla**  
Residential Address **No. 4, Hyde Park, Bandh Road, Sultanpur, Mehrauli, New Delhi- 110030.**  
Phone (Landline) **NIL**  
Phone (Mobile) **Not to be disclosed**

**For VATIKA LIMITED**

**Authorised Signatory**

Email Id vatika.rera@vatikagroup.com  
 PAN No. Private document not to be disclosed

(Annex a copy in folder A)

Aadhar No. Private document not to be disclosed

(Annexure-3 a copy in folder A)

DIN No. 00005043

4. Authorised representative for correspondence with the Authority: **Annexure-4**



Name Mr. Virender Dhar  
 Residential Address Flat No. M-113/SF, Blossom-2 Artemis Hospital, Sector-51, Gurgaon, Smaspur, Gurgaon-122003

Phone (Landline) NIL  
 Phone (Mobile) 9810566938  
 Email Id vatika.rera@vatikagroup.com  
 PAN No. Private document not to be disclosed

(Annex a copy in folder A)

Aadhar No. Private document not to be disclosed

(Annex a copy in folder A)

5. Director 1:



Name Mr. Anil Bhalla  
 Residential Address No. 4, Sultanpur, Mehrauli Gurgaon Road, Mehrauli, New Delhi- 110030

Phone (Landline) NIL  
 Phone (Mobile) Not to be disclosed  
 Email Id vatika.rera@vatikagroup.com  
 PAN No. Private document not to be disclosed

For VATIKA LIMITED

Authorised Signatory

(Annex a copy  
in folder A)

Aadhar No.

Private document not to be  
disclosed

(Refer  
Annexure-3 a  
copy in folder  
A)

DIN No.

00005049

6. Director 2:



Name  
Residential  
Address

Mr. Gaurav Bhalla  
No. 4, Sultanpur, Mehrauli  
New Delhi- 110030

Phone  
(Landline)

NIL

Phone (Mobile)

Not to be disclosed

Email Id

vatika.rera@vatikagroup.com

PAN No.

Private document not to be  
disclosed

(Annex a copy  
in folder A)

Aadhar No.

Private document not to be  
disclosed

(Refer  
Annexure-3 a  
copy in folder  
A)

DIN No.

00005060

7. Director 3:



Name  
Residential  
Address

Mr. Manu Raj Singh  
H. No. 207, Heritage City,  
Block-18 Gurgaon 122002  
Haryana

Phone  
(Landline)

NIL

Phone (Mobile)

Not to be disclosed

Email Id

vatika.rera@vatikagroup.com

PAN No.

Private document not to be

For VATIKA LIMITED

Authorised Signatory

disclosed

(Annex a copy  
in folder A)

Aadhar No.

Private document not to be  
disclosed(Refer  
Annexure-3 a  
copy in folder  
A)

DIN No.

06736570

## 8. Director 4:



Name

Ms Deepa Sibal

Residential  
Address84, Hemkunt Colony First Floor  
New Delhi 110048 DL IN

Phone

NIL

(Landline)

Phone (Mobile)

Not to be disclosed

Email Id

vatika.rera@vatikagroup.com

PAN No.

Private document not to be  
disclosed(Annex a copy  
in folder A)

Aadhar No.

Private document not to be  
disclosed

(Refer

Annexure-3 a  
copy in folder  
A)

DIN No.

07112357

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For VATIKA LIMITED

Date: 16-07-2018

*(Signature)*  
Authorised Signatory  
Signature of the applicant/  
Authorized representative  
Stamp  
Date: 16-07-2018

## FORM REP-I

## Part-A

## Location and address of the project:

- |  |  |
|--|--|
| 1. Name of the project   | "Vatika City Central"                      |
| 2. Address of the site of the project<br>(Annex proof in folder A) | Sector- 21, 22, 23, and 25<br>(Annexure-5) |
|  | Tehsil Ambala                              |
|  | District Ambala                            |
| 3. Contact details of the site office of the project:              |  |
|  | Phone (Landline) 171-4090700               |
|  | Phone (Mobile) Not to be disclosed.        |
|  | Email vatika.rera@vatikagroup.com          |
| 4. Contact person at the site office:                              |  |
|  | Name Ghanshyam Chauhan                     |
|  | Phone (Landline) 171-4090700               |
|  | Phone (Mobile) Not to be disclosed         |
|  | Email Id vatika.rera@vatikagroup.com       |

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For VATIKA LIMITED

Authorised Signatory

Signature of the applicant/

Authorized representative

Stamp

Date: 16-07-2018

## FORM REP-I

## Part-A

## Fee details:

As per sub-rule (2) of Rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:

Land Area of the Project (as per Part B) : 170.703 Acres  
: 6,90,810.532 Sq. Meter

Fee for Registration of the Project : Rs. 34,54,053/- (6,90,810.532 Sq. Meter x Rs 5.00)  
: R/O Rs. 34,55,000/- .

2. The aforesaid fees is hereby deposited vide **Draft No. 058997** drawn on **HDFC BANK LIMITED** dated **12-07-2018**

For **VATIKA LIMITED**

  
Authorised Signatory

Signature of the applicant

Mobile No. **9810566938**

Email ID **vatika.rera@vatikagroup.com**

## FORM REP-I

## Part-B

## Information relating to the project land and licenses:

1. Land area of the project **170.703 Acres Or 690810.532 sq. m.**
2. Permissible Area **Plots : 83.79 Acres to 87.08  
LSC : 3.29 Acres to 6.57 Acres  
Total Sellable not to Exceed :  
90.37 Acres**
3. Area proposed to be utilized in the project **Plots : 82.92 Acres  
LSC : 3.67 Acres**
4. Total licensed area,  
if the land area of the present project is a  
part thereof. **174.373 Acres**
5. License number granted by the Town  
& Country Planning Department for the  
project. **256 of 2007 dated 07.11.2007  
& 100 of 2014 dated  
13.08.2014.**  
**(Annexure-6 copy in folder B)**
6. License valid upto **256 of 2007 valid upto  
06.11.2019  
100 of 2014 valid upto  
12.08.2019**  
**(Refer Annexure-6 copies of all the licenses along  
with copies of all the renewal letters issued from  
time to time in folder B)**
7. Is the applicant owner-licensee of the land  
for which the registration is being sought. ☐ Yes ☐ No

For VATIKA LIMITED

Authorised Signatory

If no, give names of the licensees

Alaska Construction Pvt. Ltd. got merged with Shivganesh Buildtech Pvt. Ltd. vide order dated 16-03-2012 passed by Hon'ble Delhi High Court and name of Shivganesh Buildtech Pvt. Ltd changed to Vatika One India Next Pvt. Ltd. vide certificate of incorporation issued on 08-01-2015 by Ministry of Corporate Affairs, Government of India.) Application for change of name in License from Alaska Construction Pvt. Ltd. to Vatika One India Next Pvt. Ltd. already submitted with DTCP for formal approval.

8. If the answer to the above is 'No':

- i) In what legal capacity the applicant is applying for registration  
(Annexure-7 copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)

Through the Development Agreement dated 16-08-2009 along with relevant documents Sale Deeds etc.

- ii) If the applicant is applying by virtue of a Collaboration agreement or Power of Attorney:

- Was the agreement/ Power of Attorney made before or after grant of license.

After grant of Licenses.

(State facts in brief or Annexure-7 in folder B)

- iii) Are agreements and Power of Attorney registered with the Registrar

No

- iv) Provide a summary of various collaboration Agreements highlighting important clauses of the agreements.

Not Applicable

(Annex in folder B)

For VATIKA LIMITED  
  
Authorised Signatory

- v) Has ownership of the land changed after grant of license

(Refer Annexure-7 in folder B)

**Yes, Collaborators share purchased after grant of License.**

- vi) Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership

(Refer Annexure 6 in folder B)

**Yes, Relevant copies of grant of License by DTCP are circulated to concerned Government Department.**

- vii) Will applicant himself be marketing the project (Refer annexure-7 Provided details in folder B)

**Yes**

I hereby declare that above information is correct and true and nothing has been concealed or misrepresented.

FOR VATIKA LIMITED

  
Authorised Signatory

Signature of the applicant/authorized representative

Stamp

Date: 16-07-2018

FORM REP-I  
Part-C

Project details:

1. Estimated cost of the project: 36034.44 Lakhs  
(Annexure-8 a copy of the project report Folder C)
  - i) Cost of the land (if included in the estimated cost) 2842.44 Lakhs
  - ii) Estimated cost of construction of apartments Not Applicable
  - iii) Estimated cost of infrastructure and other structures 6000 Lakhs
  - iv) Other Costs including EDC, Taxes, Levies etc. 27192.00 Lakhs

2. The total land of the project measuring **170.703 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	45 m and 60 m sector roads	17.340 Acres
2	Undetermined use	1.40 Acres
3	Area under Plots	82.92 Acres
4	Green Area	8.89 Acres
5	Sellable Community & Commercial Sites	12.43 Acres
6	Balance in internal roads/services/parking	47.723 Acres (Will be Revised for Future Expansion / Revision with Utilisation of UD Parcels)
	<b>Total</b>	<b>170.703 Acres</b>

For VATIKA LIMITED  
  
Authorised Signatory

## 3. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	Haryana Urban Development Authority (HUDA)	Yes (Refer Annexure-8)
Water supply	Haryana Urban Development Authority (HUDA)	Yes (Refer Annexure-8)
Electricity	UHBVN	No
Sewage disposal	Haryana Urban Development Authority (HUDA)	Yes (Refer Annexure-8)
Storm water drainage	Haryana Urban Development Authority (HUDA)	Yes (Refer Annexure-8)

## 4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (Within the project area only)	Remarks Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	Internal roads and Pavements	4400.00 Lakhs	Refer Annexure-8
2	Water supply system	280.16 Lakhs	Refer Annexure-8
3	Storm water drainage	700.23 Lakhs	Refer Annexure-8
4	Electricity supply system	200.12 Lakhs	Not Applicable
6	Street lighting	850.02 Lakhs	Refer Annexure-8

For VATIKA LIMITED  
  
 Authorised Signatory

7	Security and fire fighting	Not Applicable	Refer Annexure-8
8	Playgrounds and parks	448.08 Lakhs	Refer Annexure-8
9	Club house/ Community Centre	Not Applicable	Not Applicable
10	Shopping area	Not Applicable	Not Applicable
11	Renewable energy system	Not Applicable	Not Applicable
12	School	Not Applicable	Not Applicable
13	Hospital/ Dispensary	Not Applicable	Not Applicable
14	Any other	Not Applicable	Not Applicable

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

21/01/2015

6. Date of approval of Building plans

Not Applicable

Provide following information if the project applied for registration is an on-going project: -

- (i) Details of the plots/apartments in the project: Annexure-9

- (ii) Apartments

- (a) Status of construction activities in respect of sold/booked apartments.

Type	Number of apartments booked/ sold	Write or annex the stage of construction of the booked/ sold apartments in folder C
Type 1*	Not Applicable	Not Applicable
Type 2*	Not Applicable	Not Applicable
Type 3*	Not Applicable	Not Applicable

For VATIKA LIMITED

Authorised Signatory

(b) Time schedule of completion of already booked apartments:

- Start date Not Applicable
- Earlier date of completion Not Applicable
- Revised date of completion Not Applicable

(c) Time schedule for development of infrastructure:

- Start date Not Applicable
- Percentage completion Upto the date of application Not Applicable
- Projected date of completion Not Applicable

(d) Provide further details in the proforma REP-I Part-C-X. Not Applicable

(e) Plan of action for completing already booked/sold plots/apartments, along with requisite infrastructure (Provide a detailed write up in annexure in folder C)

(iii) Status in respect of plotted colony:

a) Refer Annexure-9

b) Schedule for development of Infrastructure:

- Start date November-2008
- Percentage completion 55.68%
- Projected date of completion June-2024

c) Provide further details as per REP-I Part-C-X. Provided

d) Schedule of completing the project and handing over possession of the plots. **Annexure-10** a detailed write up in annexure in folder C

For VATIKA LIMITED

Authorised Signatory

## (iv) Vehicle parkings details of the project:

- |    |                     |                       |
|----|---------------------|-----------------------|
| a) | Underground parking | <u>Not Applicable</u> |
| b) | Stilt parking       | <u>Not Applicable</u> |
| c) | Covered parking     | <u>Not Applicable</u> |
| d) | Open parking        | <u>Not Applicable</u> |
| e) | Independent garages | <u>Not Applicable</u> |

## (v) Quarterly schedule of development of whole/remaining part of the project:

(a) Apartments: **Annexure-11**(b) Infrastructure: **Annexure-12**

## 7. New projects:

- |      |   |                |
|------|---|----------------|
| i.   | Likely date of starting the construction work   | Not Applicable |
| ii.  | Likely date of completing the project           | Not Applicable |
| iii. | Sizes of the plots to be offered in the project | Not Applicable |

Plot size	Number of plots in the project
Not Applicable	Not Applicable
Not Applicable	Not Applicable
Not Applicable	Not Applicable

(Add/ delete as per actual)

## iv Type of apartments to be constructed in the project:

Type	Carpet area	Number of apartments	Number of towers
Not Applicable	Not Applicable	Not Applicable	Not Applicable
Not Applicable	Not Applicable	Not Applicable	Not Applicable

(Add/ delete as per actual)

For VATIKA LIMITED

  
 Authorised Signatory

(vi) Quarterly schedule of development of the project:

(c) Apartments: **Not Applicable**

Particulars	Expenditure incurred till the date of Application	Expenditure to be made in each quarter										
		Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Grand Total
Apartments												
Shops												
Plots												

(Add columns and rows as per actual upto the date of completion of the project)

(d) Infrastructure: **Not Applicable**

Particulars	Expenditure incurred till the date of Application	Expenditure to be made in each quarter										
		Apr - June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Oct-Dec	Jan-Mar	Apr-June	July-Sep	Grand Total
Roads & Pavements												
Water supply system												
Sewerage treatment & garbage disposal												
Electricity supply system												
Storm water drainage												
Parks and play-grounds												
Club house/ community centres												

For VATIKA LIMITED


Authorised Signatory

Shopping area												
Etc.												
Etc.												

(Add columns and rows as per actual upto the date of completion of the project)

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

For VATIKA LIMITED

  
Authorised Signatory

Signature of the applicant/

Authorized representative

Stamp

Date: 16-07-2018

## FORM REP-I

## Part-C-X

## 1. Financial information:

Particulars	Lakhs	Remarks, if any
i. No. of Plots constructed	1451 Nos Plots and 33 Nos Sellable Community & Commercial Sites (Total Approved No) Refer Annexure-5	
ii. No. of Plots booked	780 Nos	
iii. Total sale value of booked Plots, on the date of application/end of last quarter	244,21.96 Lakhs	
iv. Total amount received from the allottees (booked Plots), on the date of application/end of last quarter	177,48.54 Lakhs	
v. Balance amount to be received from the allottees (booked Plots, after completion), on the date of application/end of last quarter	66,73.42 Lakhs	
vi. Balance amount due and recoverable from the allottees (booked Plots) as on the date of application /end of last quarter	3318.18 Lakhs	
vii. Amount invested in the project upto the date of application	30954.04 Lakhs	
• Land cost (If any)	28,42.44 Lakhs	
• Apartments (Plots)	NA.	
• Infrastructure	4969.85 Lakhs	
• EDC/ Taxes/ Financial Exp./Approval Cost Etc.	23141.75 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	5514.25 lakhs	
(a) In respect of existing allottees	1102.85 Lakhs	
(b) In respect of rest of the project	4411.40 Lakhs	
ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project	Nil	
<b>Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C</b>		

For VATIKA LIMITED

  
 Authorised Signatory

x.	Total liabilities against the project up-to- date. (Annexure-13 details in folder C)	959.06 Lakhs	
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**2. Additional information:**

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report.	Actual expenditure incurred upto the date of application.
<b>A. Infrastructure</b>		
1. Internal roads	3923.21 L	3249.62 L
2. Water supply system	249.80 L	206.91 L
3. Sewerage system	624.24 L	517.06 L
4. Storm water drainage	624.35 L	517.16 L
5. Electricity supply system	178.43 L	147.80 L
6. Solid waste collection and management system	0.45 L	0.37 L
7. Clubhouse	Not Applicable	Not Applicable
8. Schools	Not Applicable	Not Applicable
9. Club House & Community Buildings	Not Applicable	Not Applicable
10. Neighbourhood Shopping	Not Applicable	Not Applicable
11. Green Areas, Parks, playgrounds etc.	399.52 L	330.93 L
12. Parking: (a) Covered Parking, (b) Open Parking	Not Applicable	Not Applicable
13. Garages	Not Applicable	Not Applicable
14. Security Systems	Not Applicable	Not Applicable

For VATIKA LIMITED

Authorised Signatory

Other Facilities as per Project Report		Not Applicable	Not Applicable
B.	Expenditure on apartments already booked/sold	2544.00	2107.22

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

For VATIKA LIMITED

  
Authorised Signatory

Signature of the applicant/

Authorized representative

Stamp

Date: 16-07-2018

## FORM REP-I

## Part-D

## Accounts related information:

- |   |  |                                |
|---|--|--------------------------------|
| 1. Annex copy of the balance sheet of last 3 years  | Enclosed   | <b>Annexure-14</b> in folder D |
| 2. In case of on-going projects, annex cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form | Enclosed   | <b>Annexure-15</b> in folder D |
| 3. Bank account to which the deposits received from apartment buyers will be credited   |  |                                |
| <ul style="list-style-type: none"> <li>● Bank and Branch address</li> </ul>   | HDFC Bank Limited<br>Vatika Attrium, Block - A,<br>Khasra No. 1742/1/2 1743,<br>Village Wazirabad, Gurgaon<br>Sector - 53<br>05720350000406<br>HDFC0000572<br>110240093<br>000572                                  |                                |
| <ul style="list-style-type: none"> <li>● Bank Account Number</li> <li>● IFSC code</li> <li>● MICR code</li> <li>● Branch code</li> </ul>  |  |                                |
| 4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)   | 1. Mr. Anil Bhalla.<br><br>2. Mr. Gautam Bhalla<br><br>3. Mr. Gaurav Bhalla<br><br>4. Mr. K V George<br><br>5. Ms. Veena Bhomia<br><br>(Vatika Triangle, 4th Floor,<br>Sushant Lok 1, MG Road,<br>Gurugram 122002) | <b>Annexure-16</b>             |
| 5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D (In case of default, give details)                         |  |                                |

For VATIKA LIMITED

  
Authorised Signatory

Signature

Seal

Date: 16-07-2018

## FORM REP-I

## Part-E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:
  - (i) Lay out Plan. **Refer Annexure-5**
  - (ii) Demarcation Plan. **Annexure-17**
  - (iii) Zoning Plan. **Annexure-18**
  - (iv) Building Plan.
    - Site Plan. Not Applicable
    - Floor Plan Not Applicable
    - Apartment Plans. Not Applicable
    - Elevation Section. Not Applicable
    - Detail of Permissible FAR. Not Applicable
    - Detail of covered area achieved FAR. Not Applicable
  
2. Annex copies of following in folder E:
  - i. Roads and pavement plan **Refer Annexure-8**
  - ii. Electricity supply plan **Annexure-19**
  - iii. Water supply plan **Refer Annexure-8**
  - iv. Sewerage and garbage disposal plan **Refer Annexure-8**
  - v. Storm water drainage **Refer Annexure-8**
  - vi. 10% land to be transferred to the Govt. for Community facility Not Applicable
  - vii. Street lighting plan **Annexure-20**
  - viii. Parking plan Not Applicable

**(Add/delete as per actual)**
  
3. That the following statutory approvals have already been obtained
  - i. Layout Approval **Refer Annexure-5**
  - ii. Demarcation **Refer Annexure-17**
  - iii. Zoning **Refer Annexure-18**
  - iv. Service Cost Estimate with Report **Refer Annexure-8**
  - v. NOC from Forest Department **Annexure-21**
  - vi. Assurance for Water Supply, Sewerage & Storm Water **Annexure-22**
  - vii. Issue of Consent to Establish from Pollution Angle **Annexure-23**
  - viii. NOC from Airport Authority of India **Annexure-24**
  - ix. Environmental Clearance **Annexure-25**

For VATIKA LIMITED

  
Authorised Signatory

4. That the following statutory approvals have been applied for but are yet to be received:

i. Environmental Clearance:

The application for the **environmental** clearance for the expansion of the project from 152.302 acres to 174.371 acres was submitted to SEIAA, Haryana. The same is under process at State Expert Appraisal Committee.

5. Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

i Nil (Give date by which it will be filed)

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

For VATIKA LIMITED

  
Authorised Signatory

Signature

Seal

Date: 16-07-2018

## FORM REP-I

## Part-F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.

Annexure-26 folder -F-1

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)

Annexure-27 folder -F-2

3. Gist of the important provisions of the Draft Agreement

Annexure-28 folder -F-3

4. Draft Conveyance Deed

Annexure-29 folder -F-3

For VATIKA LIMITED

  
Authorized Signatory

Signature

Seal

Date: 16-07-2018

## FORM REP-I

## Part-G

Projects launched by the promoter in last five years:

(Similar details may be given in respect of code of the projects launched by the applicant promoter in last 5 years)

**Project 1: Sovereign Next (Phase-1)**

1. Name and location of the project Project Name:-Sovereign Next (Phase - 1)  
Location: Sector 82A, Village Shikohpur,  
Tehsil Manesar, District Gurugram, State  
Haryana.
2. Particulars of the project in brief:
  - ii. Total area of the project 34519.201 Sq. Mts (FAR)
  - iii. Total number of apartments 146
  - iv. Total number of plots NA
3. The number of plots/ apartments booked/sold to the allottees:
  - (a) Apartments 54
  - (b) Plots NA
4. (i) Details of the expenditure incurred upto date:

	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)	181,75.00 Lakhs	181,75.00 Lakhs	10956.15 Lakhs
Cost of the apartments	10350.00 Lakhs	10350.00 Lakhs	6017.40 Lakhs
Cost of the infrastructure	1150.00 Lakhs	1150.00 Lakhs	668.00 Lakhs
Others costs	66,75.00 Lakhs	66,75.00 Lakhs	4270.75 Lakhs

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. 77,31.17 Lakhs
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. 39,65.09 Lakhs
7. Loan sanctioned by the banks/ other financial institutions against the project. 150,00.00 Lakhs

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8. Amount drawn from the banks/ other financial institutions till the date of filing this application. 150,00.00 Lakhs
9. Whether any litigation is pending against the Project: Yes/No Nil  
(If yes-give annex details in folder G)
10. Initial date of completion of the project. 31st July 2022
11. Likely date of completion of the project. 31st July 2022

### **Project 2: Tranquil Heights (Phase-1)**

1. Name and location of the project Project Name:-Tranquil Heights (Phase - 1)  
Location: Sector 82A, Village Shikohpur, Tehsil Manesar, District Gurugram, State Haryana.
2. Particulars of the project in brief:
- ii. Total area of the project 22646.293 Sq. Mts (FAR)
- iii. Total number of apartments 169
- iv. Total number of plots NA
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments 112
- (b) Plots NA
4. (i) Details of the expenditure incurred upto date:

	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)	130,56.00 Lakhs	130,56.00 Lakhs	5650.76 Lakhs
Cost of the apartments	72,00.00 Lakhs	72,00.00 Lakhs	1062.63 Lakhs
Cost of the infrastructure	800.00 Lakhs	800.00 Lakhs	118.00 Lakhs
Others costs	50,56,.00 Lakhs	50,56.00 Lakhs	4470.13 Lakhs

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. 51,62.97 Lakhs
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. 83,61.37 Lakhs

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|-----|--|-----------------|
| 7.  | Loan sanctioned by the banks/ other financial institutions against the project.                          | 200,00.00 Lakhs |
| 8.  | Amount drawn from the banks/ other financial institutions till the date of filing this application.      | 200,00.00 Lakhs |
| 9.  | Whether any litigation is pending against the Project: Yes/No<br>(If yes-give annex details in folder G) | Nil             |
| 10. | Initial date of completion of the project.   | 31st Jan 2022   |
| 11. | Likely date of completion of the project.  | 31st Jan 2022   |

### Project 3: Turning Point (Phase-1)

- |    |   |  |
|----|---|--|
| 1. | Name and location of the project                              | Project Name:-Turning Point (Phase - 1)<br>Location: Sector 88B, Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, State Haryana |
| 2. | Particulars of the project in brief:                          |  |
|    | ii. Total area of the project                                 | 93588.71 Sq. Mts. (FAR)  |
|    | iii. Total number of apartments                               | 703  |
|    | iv. Total number of plots                                     | NA   |
| 3. | The number of plots/ apartments booked/sold to the allottees: |  |
|    | (a) Apartments  | 235  |
|    | (b) Plots   | NA   |
| 4. | (i) Details of the expenditure incurred upto date:            |  |

	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)	321,45.00 Lakhs	321,45.00 Lakhs	5760.80 Lakhs
Cost of the apartments	252,00.00 Lakhs	252,00.00 Lakhs	789.52 Lakhs
Cost of the infrastructure	1530.00 Lakhs	1530.00 Lakhs	87.00 Lakhs
Others costs	54,15.00 Lakhs	54,15.00 Lakhs	4884.28 Lakhs

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|-----|---|-----------------|
| 5.  | Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. | 25,24.27 Lakhs  |
| 6.  | Remaining amount of sale price money to be collected from the current allottees of the apartments.                        | 169,51.11 Lakhs |
| 7.  | Loan sanctioned by the banks/ other financial institutions against the project.   | 150,00.00 Lakhs |
| 8.  | Amount drawn from the banks/ other financial institutions till the date of filing this application.                       | 150,00.00 Lakhs |
| 9.  | Whether any litigation is pending against the Project: Yes/No<br>(If yes-give annex details in folder G)                  | Nil             |
| 10. | Initial date of completion of the project.  | 31st Jan 2025   |
| 11. | Likely date of completion of the project.   | 31st Jan 2025   |

**Project 4: Town Square (Block-D)**

- |    |   |   |
|----|---|---|
| 1. | Name and location of the project                              | Project Name:-Town Square (Block-D)<br>Location: Sector 82A, Village Shikohpur,<br>Tehsil Manesar, District Gurugram, State Haryana |
| 2. | Particulars of the project in brief:                          |   |
|    | Total area of the project                                     | 13809.56 Sq. Mts (FAR)  |
|    | Total number of apartments                                    | 187   |
|    | Total number of plots   | NA  |
| 3. | The number of plots/ apartments booked/sold to the allottees: |   |
|    | (a) Apartments  | 22  |
|    | (b) Plots   | NA  |
| 4. | (i) Details of the expenditure incurred upto date:            |   |

	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)	105,86.00 Lakhs	105,86.00 Lakhs	103,37.50 Lakhs
Cost of the apartments	45,00.00 Lakhs	45,00.00 Lakhs	4098.08 Lakhs
Cost of the infrastructure	500.00 Lakhs	500.00 Lakhs	455.00 Lakhs
Others costs	55,86.00 Lakhs	55,86.00 Lakhs	5784.42 Lakhs

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- |     |   |                 |
|-----|---|-----------------|
| 5.  | Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. | 6,35.59 Lakhs   |
| 6.  | Remaining amount of sale price money to be collected from the current allottees of the apartments.                        | 4,65.61 Lakhs   |
| 7.  | Loan sanctioned by the banks/ other financial institutions against the project.   | 146,00.00 Lakhs |
| 8.  | Amount drawn from the banks/ other financial institutions till the date of filing this application.                       | 146,00.00 Lakhs |
| 9.  | Whether any litigation is pending against the Project: Yes/No<br>(If yes-give annex details in folder G)                  | Nil             |
| 10. | Initial date of completion of the project.  | 31st July 2018  |
| 11. | Likely date of completion of the project.   | 31st July 2018  |

**Project 5: INXT City Centre (Phase-I)**

- |    |   |   |
|----|---|---|
| 1. | Name and location of the project                              | Project Name:- INXT City Centre (Phase-I)<br>Location: Sector 83, Village Shikohpur,<br>Tehsil Manesar, District Gurugram, State<br>Haryana |
| 2. | Particulars of the project in brief:                          |   |
|    | Total area of the project :                                   | 47111.47 Sq. Mts (FAR)  |
|    | Total number of Commercial Units :                            | 1033  |
|    | Total number of plots :                                       | NA  |
| 3. | The number of plots/ apartments booked/sold to the allottees: |   |
|    | (a) Commercial Units :  | 985   |
|    | (b) Plots :   | NA  |
| 4. | (i) Details of the expenditure incurred upto date:            |   |

	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)	53202.00 Lakhs	63473.00 Lakhs	50204.72 Lakhs
Cost of the apartments	17190.00 Lakhs	17190.00 Lakhs	13213.56 Lakhs
Cost of the infrastructure	1910 Lakhs	1910 Lakhs	1468 Lakhs
Others costs	34102.00 Lakhs	44373.00 Lakhs	35523.16 Lakhs

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5.	Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.	30768.06 Lakhs
6.	Remaining amount of sale price money to be collected from the current allottees of the apartments.	996.78 Lakhs
7.	Loan sanctioned by the banks/ other financial institutions against the project.	5900.00 Lakhs
8.	Amount drawn from the banks/ other financial institutions till the date of filing this application.	5900.00 Lakhs
9.	Whether any litigation is pending against the Project: Yes/No (If yes-give annex details in folder G)	Nil
10.	Initial date of completion of the project.	31st Jan 2020
11.	Likely date of completion of the project.	31st Jan 2020

#### Undertaking

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For VATIKA LIMITED

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Signature of the applicant/

Authorized representative

Stamp

Date: 16-07-2018

FORM REP-I  
Part – H

SPECIFICATION OF CONSTRUCTION		
	Specification of apartments and other buildings including the following:	
1.	Flooring details of various parts of the house	Not Applicable
2.	Wall finishing details	Not Applicable
3.	Kitchen details	Not Applicable
4.	Bathrooms fittings	Not Applicable
5.	Wood works and	Not Applicable
6.	Doors and window frames (size and quantity)	Not Applicable
7.	Glass works	Not Applicable
8.	Electrical fittings	Not Applicable
9.	Conduiting and wiring details	Not Applicable
10.	Cupboard details	Not Applicable
11.	Water storage	Not Applicable
12.	Lift details	Not Applicable
13.	External glazings	Not Applicable
	13.1 Windows/ glazings	Not Applicable
14.	Doors	
	14.1 Main door	Not Applicable
	14.2 Internal doors	Not Applicable
15.	Air conditioning	Not Applicable
16.	Electrical fittings	Not Applicable

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17.	CNG pipe line	Not Applicable
18.	Provision of wi-fi and broad band facility	Not Applicable
19.	External finishing / Colour scheme	Not Applicable
20.	Internal finishing	Not Applicable

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SPECIFICATION UNIT WISE			
1.	Living/ Dining/ Foyer/ Family Lounge		
	1.1	Floor	Not Applicable
	1.2	Walls	Not Applicable
	1.3	Ceiling	Not Applicable
2.	Master Bed room/ Dress room		
	2.1	Floor	Not Applicable
	2.2	Walls	Not Applicable
	2.3	Ceiling	Not Applicable
	2.4	Modular Wardrobes	Not Applicable
3.	Master Toilet		
	3.1	Floor	Not Applicable
	3.2	Walls	Not Applicable
	3.3	Ceiling	Not Applicable
	3.4	Counters	Not Applicable
	3.5	Sanitary ware/ CP Fittings	Not Applicable
	3.6	Fitting/ Fixures	Not Applicable
4.	Bed Rooms		
	4.1	Floor	Not Applicable
	4.2	Walls	Not Applicable
	4.3	Ceiling	Not Applicable
	4.4	Wardrobes	Not Applicable
5.	Toilet		

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	5.1	Floor	Not Applicable
	5.2	Walls	Not Applicable
	5.3	Ceiling	Not Applicable
	5.4	Counters	Not Applicable
	5.5	Sanitary Ware/ CP Fittings	Not Applicable
	5.6	Fixures	Not Applicable
<b>6.</b>	<b>Kitchen</b>		
	6.1	Floor	Not Applicable
	6.2	Walls	Not Applicable
	6.3	Ceiling	Not Applicable
	6.4	Counters	Not Applicable
	6.5	Fixures	Not Applicable
	6.6	Kitchen appliances	Not Applicable
<b>7.</b>	<b>Utility rooms/ utility balcony/ toilet</b>		
	7.1	Floor	Not Applicable
	7.2	Walls & ceiling	Not Applicable
	7.3	Toilet	Not Applicable
	7.4	Balcony	Not Applicable
<b>8.</b>	<b>Sit-Outs</b>		
	8.1	Floor	Not Applicable
	8.2	Walls & ceiling	Not Applicable
	8.3	Railings	Not Applicable
	8.4	Fixures	Not Applicable

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