

VATIKA LIMITED

Regd. Office: Unit No.- A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India
Next, Gurugram - 122012 Haryana, India (CIN: U74899HR1998PLC054821)

Email Id: secretarial@vatikagroup.com

TO WHOMSOEVER IT MAY CONCERN

Certificate of the promoter showing the number of plots/apartments sold upto the quarter from 1st April 2020 to 30th June 2020 (Quarter No. 2 of 2020) for
Project Name- Mindscapes (C, D & Resturant)

| Sl. No. | Description | Plot | Appartment |
|---------|---|------|------------|
| 1 | No. of Plot / Appartment sold in previous quarter i.e. upto the 31st March 2020 (Quarter No. 1 of 2020). | 0 | 684 |
| 2 | No. of Plot / Appartment sold during the Quarter i.e. Quarter No. 2 of 2020 (1st April 2020 to 30th June 2020). | 0 | 0 |
| | Total No of Plot / Appartment sold till date | 0 | 684 |

This certificate is being issued for HARERA compliance of the Company.

Thanking you,

For Vatika Limited


Authorised Signatory

Virender Dhar

Mobile No. : 9810566938

E-mail : vatika.rera@vatikagroup.com

Place : Gurugram

Dated : January 19, 2021

REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, Nagar Yojna Bhavan, Madhya Marg,
Plot No. 3, Block-A, Sector 18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Vatika I.T. Parks Pvt. Ltd.,
Vatika Triangle, 4th floor, Sushant Lok-I, Block-A,
✓ Mehrauli Gurugram Road,
Gurugram-122002.

Memo No. ZP-203/JD(RM)/2020/ 8486 Dated: - 19-05-2020

Whereas Vatika I.T. Parks Pvt. Ltd. has applied for the issue of an occupation certificate on 10.12.2018 in respect of the building described below:-

DESCRIPTION OF BUILDING

City: Faridabad: -

- Licence No.1133 of 2006 dated 22.09.2006.
- Total area of the IT Park Colony measuring 8.793 acres.
- Sector-27-B, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc.

| Tower/ Block No. | No. of Floors | FAR Sanctioned | | FAR Achieved | |
|------------------------|--|-----------------------------|--------|-----------------------------|--------|
| | | Area in Sqm. | % | Area in Sqm. | % |
| Tower-D | Ground Floor to 9 th Floor | 19494.122 (IT component) | 57.445 | 19580.922 (IT component) | 57.701 |
| Non-FAR Area in Sqm. | | | | | |
| | | Sanctioned | | Achieved | |
| Mumty and Machine Room | | 130.10 | | 130.10 | |

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Service, Haryana, Panchkula, NOC from Environment issued by Ministry of Environment and Forests Govt. of India, Structure Stability Certificate given by Sh. Utpal Santra, M. Tech (Structure), Public Health Functional report from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 1,12,222/- for the variations vis-à-vis approved building plans with following conditions:-

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed there under. All the IT/Commercial spaces for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.

3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVP as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HSVP/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment Clearance issued by Ministry of Environment and Forests Govt. of India vide memo No. 21-694/2007-IA.III dated 19.3.2008.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/179 dated 10.07.2019 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Executive Engineer-cum-Lift Inspector, Electrical Inspectorate, Haryana, Sector-9, Faridabad.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
17. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
18. Any violation of the above said conditions shall render this occupation certificate null and void.

(K. Makrand Pandurang, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-203/JD(RM)/2020/ _____ Dated:- _____

A copy is forwarded to the following for information and necessary action:-

1. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2019/179 dated 10.07.2019 of vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further, in case of any lapse by

the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Faridabad for the high-rise buildings and the Fire Officer, Faridabad will be personally responsible for any lapse/violation, as HSVP has released the necessary funds.

2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 151998 dated 22.08.2019 & memo no. 220778 dated 10.12.2019.
3. Senior Town Planner, Faridabad with reference to his office memo. No. 2429 dated 20.06.2019.
4. District Town Planner, Faridabad with reference to his office Endst. No. 2685 dated 31.05.2019.
5. District Town Planner (Enf.), Faridabad.
6. Nodal Officer of Website updation.

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District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.



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creating lasting value



Vatika Mindscapes

June 2020

12/3, Mathura Road, NH 2, Sector 27D, Faridabad, Haryana 121013

Tower C

vatika[®]
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**Ground floor, 6th, 7th, 8th, 9th, 10th,
11th floors are operational.**



Tower C

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External painting work is on progress.

Tower C

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**Entrance Lobby-Internal
Finishing Work in
Progress**



Tower C

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**2nd Floor-Internal
Finishing Work in
Progress**



Tower D

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Side View- External Painting work is on progress.

Tower D

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**East Side- External
Painting work is on
progress.**

Tower D

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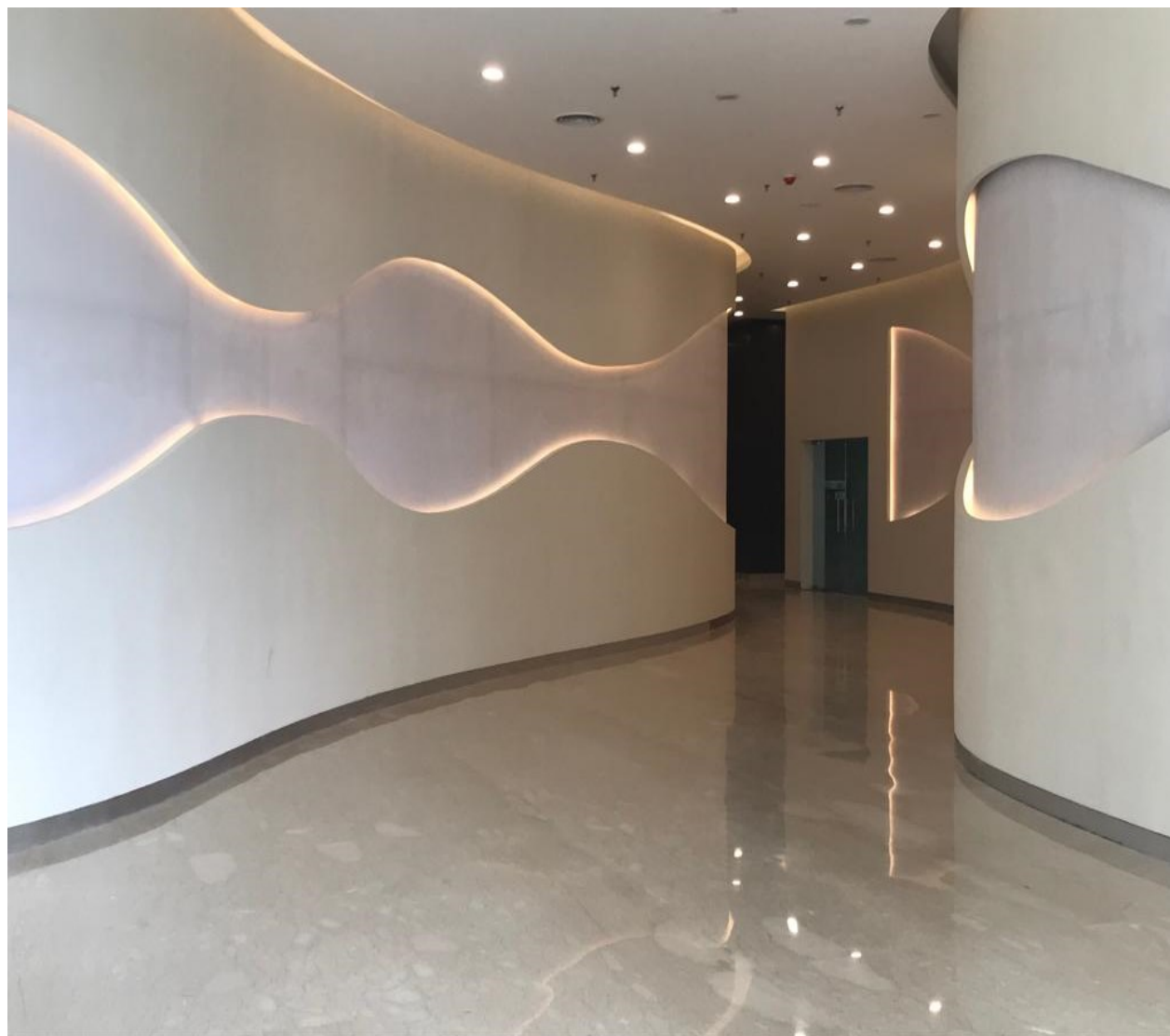
6th Floor-Toilets



Tower D

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Entrance Lobby





Restaurant

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