

TO WHOMSOEVER IT MAY CONCERN

Certificate of the Promoter showing the number of plots/apartments sold from 1st
January 2025 to 31st March 2025 (Quarter No. 1 of 2025) for
Project Name- Market Walk (RC No. 38 of 2020 dated 26.10.2020)

Sl. No.	Description	Appartment
1	Total Number of units in the Project	59
2	No. of Plot / Apartment sold upto Quarter No. 4 of 2024. i.e. 1st October 2024 to 31st December 2024.	33
3	No. of Plot / Apartment sold during the Quarter No. 1 of 2025 i.e. 1st January 2025 to 31st March 2025.	3
	Total No of Plot / Apartment sold till date	36

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

Thanking you,

For **Vatika Limited**

For Vatika Limited

Authorised Signatory

Authorised Signatory

Virender Dhar

Mobile No. : 9810566938

E-mail : vatika.rera@vatikagroup.com

Place : Gurugram

Dated : April 23, 2025



MARKET WALK

Images- MARCH 2025

For Vatika Limited

Authorised Signatory



MARKET WALK
EXTERNAL FAÇADE FINISHING WORK COMPLETED

For Vatika Limited

Authorised Signatory



MARKET WALK
EXTERNAL FINISHING WORK IN PROGRESS

For Vatika Limited

Authorised Signatory



MARKET WALK

FIRE SERVICE WORK IN PROGRESS

For Vatika Limited

Authorised Signatory



MARKET WALK
EXTERNAL FLOOR FINISHING WORK COMPLETED

For Vatika Limited

Authorised Signatory

Office of Senior Town Planner, Gurugram
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-14, HUDA COMPLEX, 3RD FLOOR, GURUGRAM.

Tel+Fax-0124-4014776

E-mail: stp4.Gurugram.tcp@gmail.com

FORM-BR-VII

[(See Code 4.10(2), (4) and (5)]

HBC-2017

To,

Vatika Limited,
Unit No. A-002, Nxt City Centre,
Ground Floor, Block-A, Sector-83,
Vatika Inida Next, Gurugram 1221012.

Memo no.

1139

Dated:

10/3/25

Sub:

Grant of Occupation Certificate for Commercial site "Market Walk" on land measuring 1.08 Acres falling in Residential Plotted Colony of License no. 113 of 2008 dated 01.06.2008 Sectors 82A, Gurugram (Part of 477.206 acres bearing License no. 71 of 2010, 62 of 2011, 76 of 2011 and 66 of 2014) being developed by M/s. Vatika Limited.

Ref:-

The applicant application nil dated 05.12.2024.

Whereas, you have applied for the issuance of Occupation Certificate of Commercial site "Market Walk" building, so permission for the occupation of the subjected building is granted after receiving the composition charges amounting Rs. 13,56,883/- (Thirteen Lacs, Fifty Six Thousand Eighth Hundred Eighty Three only) for the variations made at site vis-à-vis approved Building Plans subject to the following conditions:-

1. That the building shall be used only for the purpose of commercial building and in accordance with the uses defined in the approved Zoning Regulations/ sanctioned Building Plan.
2. That you shall maintain roof top rain water harvesting system and keep it operational all the time, as per the provisions of Haryana Building Code- 2017.
3. Parking shall be made within the area earmarked/designated for parking only and no vehicle shall be allowed to park outside the premises.
4. That the outer facades of the building shall not be used for the purpose of advertisement and placement of hoardings.
5. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
6. That you shall comply with all the conditions laid down in the memo no. FS/2024/1216 dated 23.11.2024 of Fire Station Officer, Gurugram with regard to fire safety measures and you shall be fully responsible for fire safety measures.
7. That you shall use Light-Emitting Diode (LED) Lamps in the building as well as for Campus lighting.
8. The occupation certificate is being issued subject to audit.

For Vatika Limited

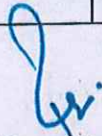
Authorized Signatory

DESCRIPTION OF BUILDING:-

Sr. No	Attributes	Sanctioned FAR area (Sqm)	Achieved FAR (Sqm)	Sanctioned NON FAR (Sqm) (Lift & stair case)	Achieved NON FAR (Sqm) (Lift & stair case)	Area added without Plan Sanctioned (Sqm)	Internal Change (Sqm)
1.	Stilt / Lower Ground floor	28.963	31.258	1331.331	1354.401	25.365	7.92
2.	Upper Ground floor	1773.498	1775.793	623.237	620.942	2.295	6.265
3.	First Floor	1339.009	1341.304	690.186	687.891	2.295	6.265
4.	Second Floor	905.034	933.73	830.622	801.926	28.696	6.265
	Total	4046.504	4082.085	3475.376	3465.16	58.651	26.715

Final Discription

Description	Permissible area (In Sqm.)	Sanctioned Area (in Sqm.)	Achieved area (in Sqm.)
Ground Coverage @60%	2622.360	2396.735	2399.03
FAR @175%	7648.550	4046.504	4082.085


 Senior Town Planner -Cum-Chairman
 Building Plan Composition Committee
 Gurugram.

Endst. No. STP(G)/2025/

Dated:

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

1. Director, Town & Country Planning, Haryana, Chandigarh.
2. Fire Station Officer, Gurugram w.r.t. their office memo no. FS/2024/1216 dated 23.11.2024.
3. Superintending Engineer, HSVP Circle-I, Gurugram w.r.t. their office Memo No. 353488 dated 30.12.2024 vide which approval from Public Health Point of view has been accorded.
4. District Town Planner (Enf.), Gurugram.
5. District Town Planner (P), Gurugram this office Memo No. 1276 dated 10.02.2025.

/
 Senior Town Planner Cum-Chairman
 Building Plan Composition Committee
 Gurugram.

For Vatika Limited


 Authorised Signatory