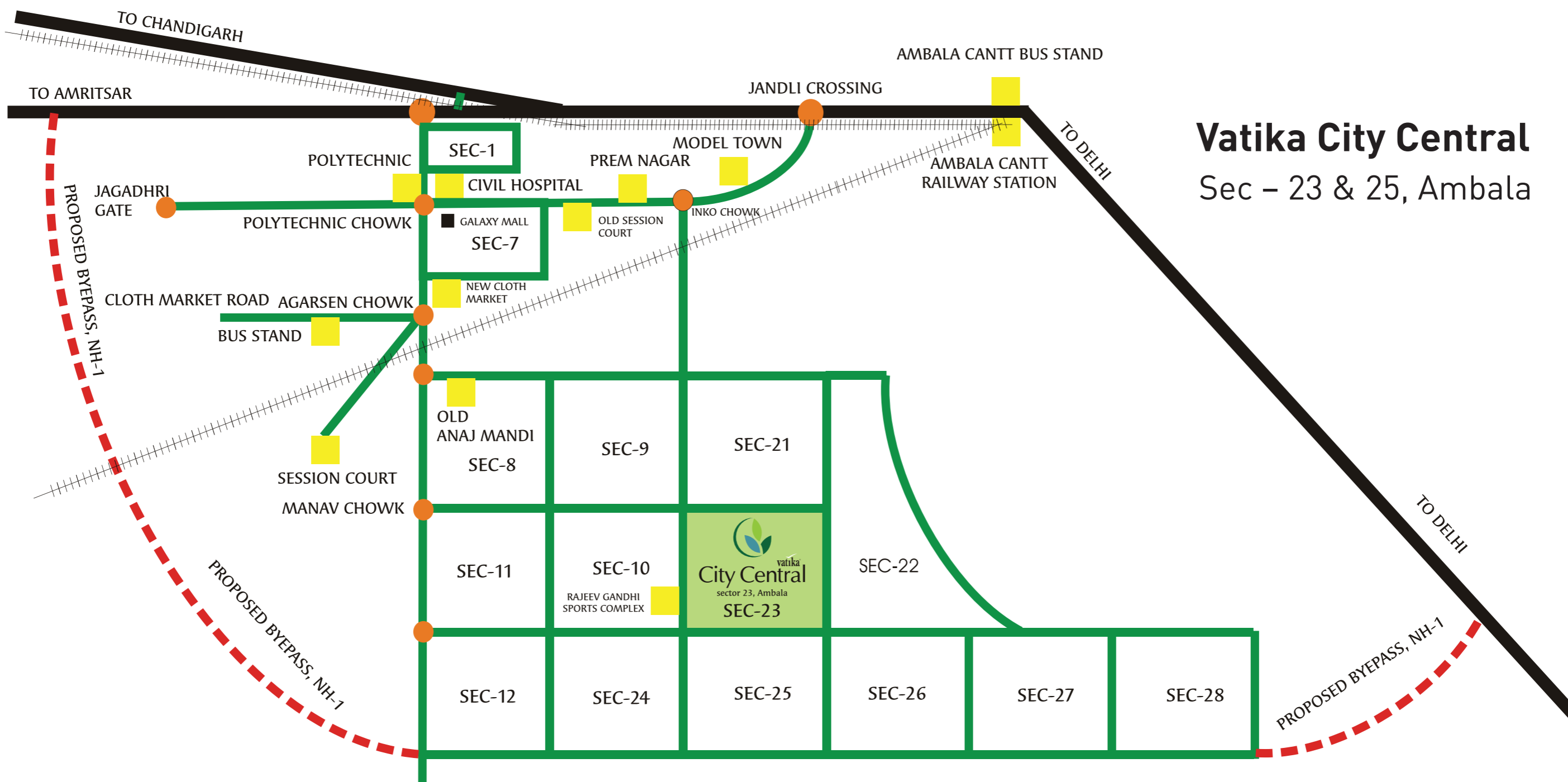


180 ACRES OF TOWNSHIP LIVING





- ▶ Vatika City Central - a 180 acres premium township in the heart of Ambala
- ▶ Strategically located in Sector-23 opposite Rajiv Gandhi Sports Complex
- ▶ Well-equipped and planned township to address the problems faced by the residents in the city
- ▶ Offers unparalleled infrastructure, abundant greenery, well-maintained parks, golf putting zones and tracks for walking and jogging
- ▶ Wide roads with highway-specifications for a hassle-free drive
- ▶ Strategically built on a higher ground, with a modern drainage system that prevents water-logging
- ▶ Equipped with world-class electrical infrastructure
- ▶ 24x7 security with well trained guards
- ▶ Maintained by Enviro, Vatika's facilities management arm that has been maintaining the Group's projects for over 15 years



Vatika City Central
Sec - 23 & 25, Ambala

MAP NOT TO SCALE

SITE PLAN



- A Block - 300 sq.yd. plots
- B & F Block - 240 sq.yd. plots
- C & G Block - 500 sq.yd. plots
- J & M Block - EWS Plots
- N Block - 150 sq.yd.plots
- D Block - 300 sq.yd.plots
- E Block - 500 and 300 sq.yd. plots
- H Block - 240 and 500 sq.yd. plots

WHAT MAKES LIFE AT
VATIKA CITY CENTRAL
BETTER?

WHAT MAKES LIFE AT VATIKA CITY CENTRAL BETTER?

ROADS	All HUDA sector roads are poorly kept, with most roads covered by potholes.	WELL-MAINTAINED ROADS	It boasts of highway specifications for all its roads with the city's best road network for hassle-free drives.
DRAINAGE SYSTEM	Most of Ambala, being an extreme low lying area, is prone to flooding from poor drainage during rains.	SYSTEMATIC DRAINAGE	It is strategically built on higher ground, with a modern drainage with pump system that prevents water-logging.
ELECTRICITY	Power cuts are a major problem in Ambala, with unreliable infrastructure leading to frequent breakdowns.	STATE-OF-ART-ELECTRICAL INFRASTRUCTURE	It has the best electrical infrastructure in the city with ground-based transformers, 300 amp insulated wiring and the provision of power backup in upcoming block.
POLLUTION	Most HUDA parks are poorly maintained and there is lack of properly developed green belts.	GREEN SPACES	It has the best parks in Ambala by far with high quality green areas, golf putting zones and tracks ideal for walking and jogging.
SECURITY	A big concern for the city walkers is the danger of theft.	SECURITY	24x7 security with well trained guards to provide a secured environment to its residents.
MAINTENANCE	Cleanliness and maintenance of roads, parks and street lights is a major concern in Ambala today.	MAINTENANCE	It is being well maintained by the Facility Management arm of Vatika - Enviro.

- ▶ Investments at Vatika City Central have grown by more than 300% since its launch in 2010
- ▶ Opposite Rajiv Gandhi Sports Complex - a National level stadium in Sector 10
- ▶ Round-the-clock water supply and state-of-the-art equipment for managing electrical distribution
- ▶ 45% area as open spaces in form of theme and landscaped parks
- ▶ Community Centre, Dispensary, Nursing Home, Milk Booth, Taxi Stand etc
- ▶ Sites for Primary, Nursery & High schools to ensure quality learning within the township
- ▶ 24 X 7 Security, Managed Green spaces and Parks, Clean Roads, Street Lights, Transformers with Clap Changers, Insulated Wires etc.
- ▶ Tie-up with PVR to open 4 screens multiplex in City Central Plaza

One of the joys of living in Vatika City Central is the way everything works so smoothly. There is a reason for this efficiency and reliability – **Enviro**, Vatika's Facilities Management arm that has been maintaining the Group's commercial buildings for over 15 years.

Enviro is ISO 9001:2008 certified and is accredited by DAR Germany. So all the facilities and services at Vatika City Central actually enjoy international standards in care and maintenance. Highly trained staff looks after the upkeep of buildings and machinery, fittings and repairs, safety and security, horticulture and landscaping, environmental maintenance, vehicular upkeep and even complaint management.

Without effective maintenance, even a great neighbourhood can quickly become shabby; but at Vatika City Central, you can be sure that the constant attention and expert care will not let the township's sheen deteriorate.

DEVELOPMENT AT
VATIKA CITY CENTRAL

AERIAL VIEW



AERIAL VIEW



24 METRE WIDE ROADS



LUSH GREEN SIDEWAYS





NIGHT VIEW



GREEN AREAS & LANDSCAPES

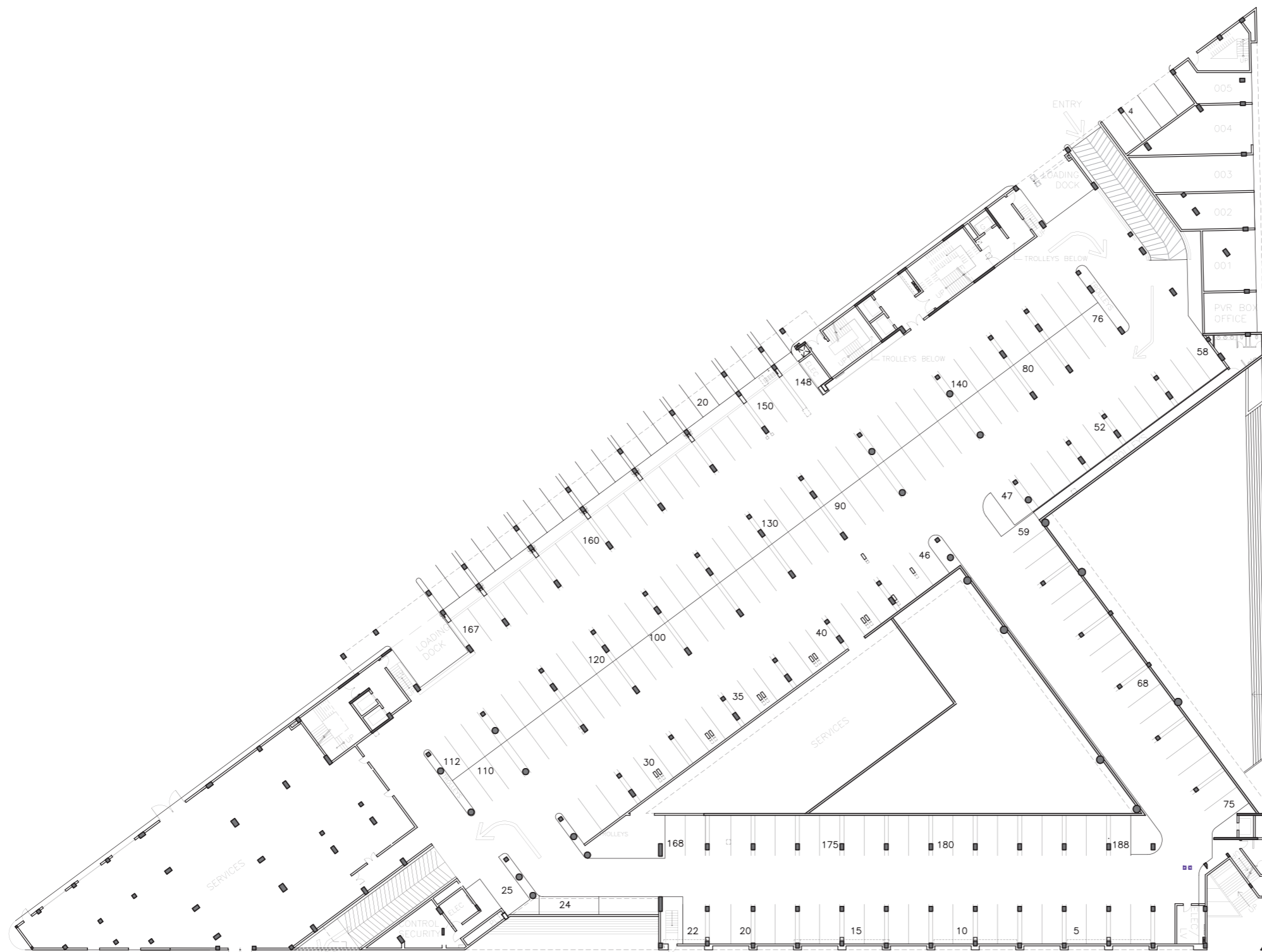




Site Area	4 Acres
Location	Sector 23, Vatika City Central, Ambala
Sizes	350 - 3000 Sq.ft.

- ▶ Strategically located at Sector-10 and Sector-23 main road, direct access to upcoming 75 meters wide NH-1 bypass road
- ▶ Tie-up with PVR cinemas for 4 screens multiplex
- ▶ Provision for Gaming Arcade, Food Court, Hyper Markets like Big Bazaar and Easyday to ensure maximum footfall
- ▶ Ample car parking area
- ▶ Round-the-clock CCTV monitoring for entire complex
- ▶ Air-Conditioning for showrooms and lifts
- ▶ Power backup for showrooms, corridors and lifts
- ▶ Sensor/controlled lighting & water systems for maximum conservation
- ▶ Wi-Fi Zone/ Center
- ▶ Low Maintenance Shops
- ▶ Maintained by Enviro

FLOOR PLAN



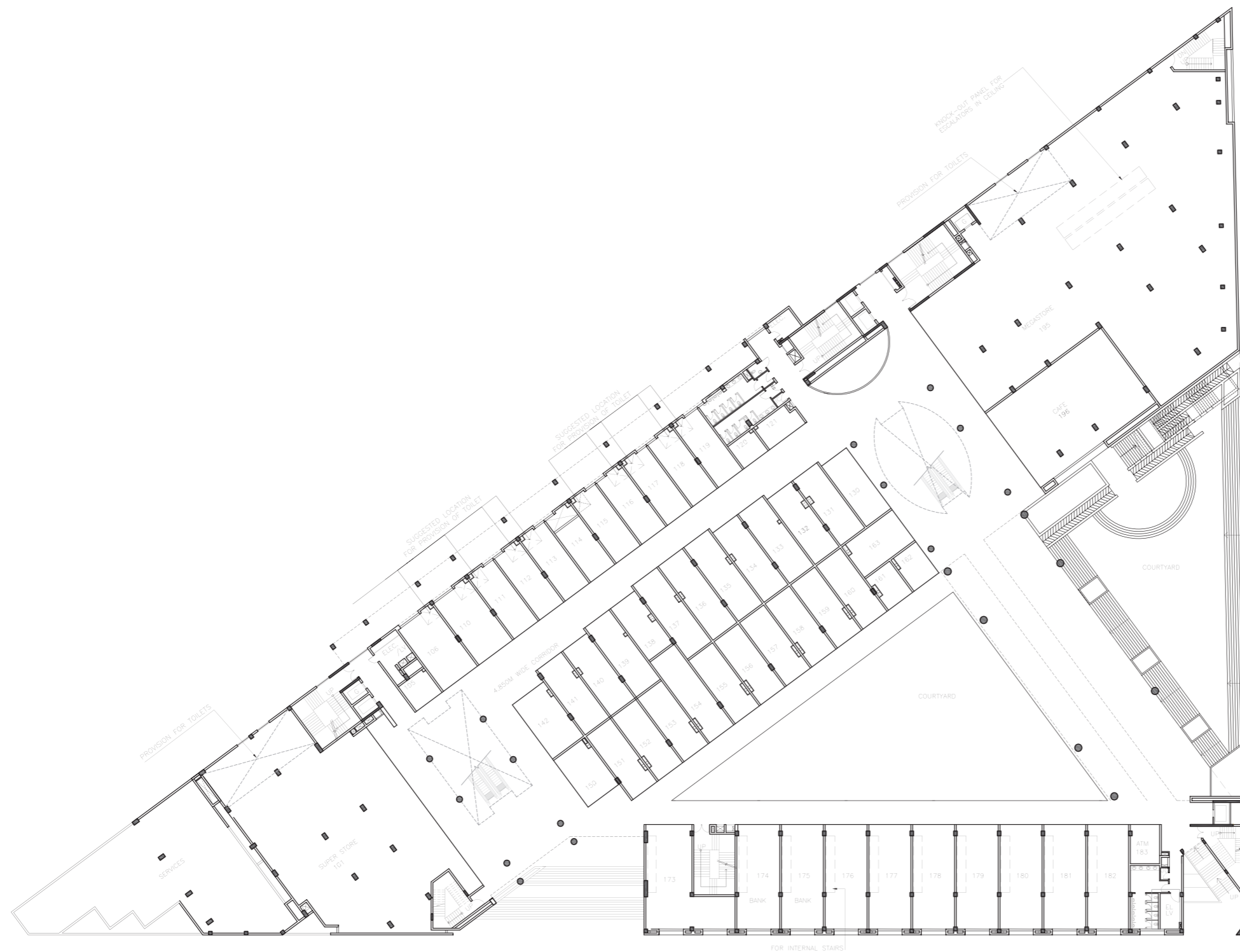
Vatika City Central Plaza
AMBALA HARYANA

LEVEL 0 PLAN



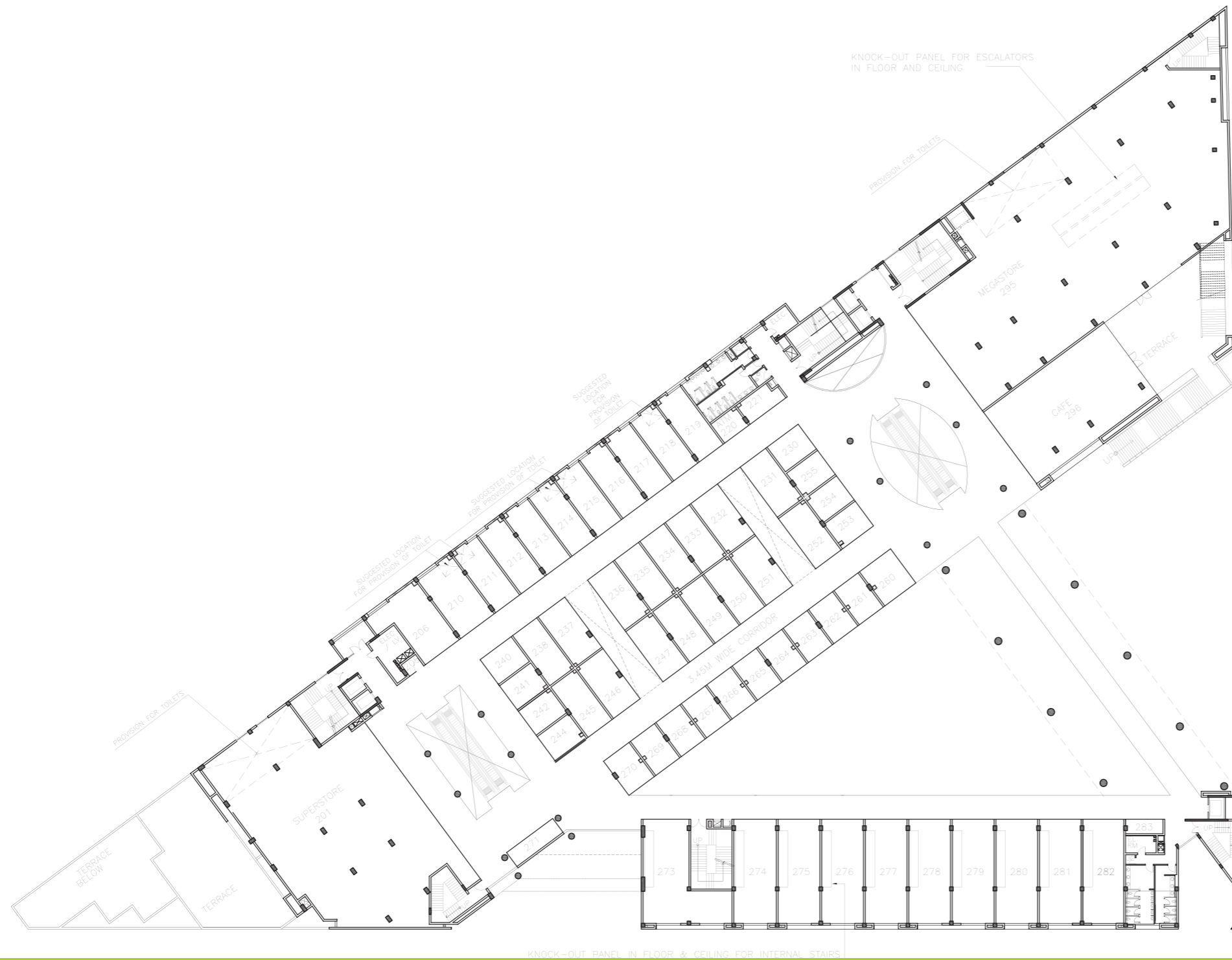
FLOOR PLAN

Vatika City Central Plaza
 AMBALA HARYANA



LEVEL 01 PLAN

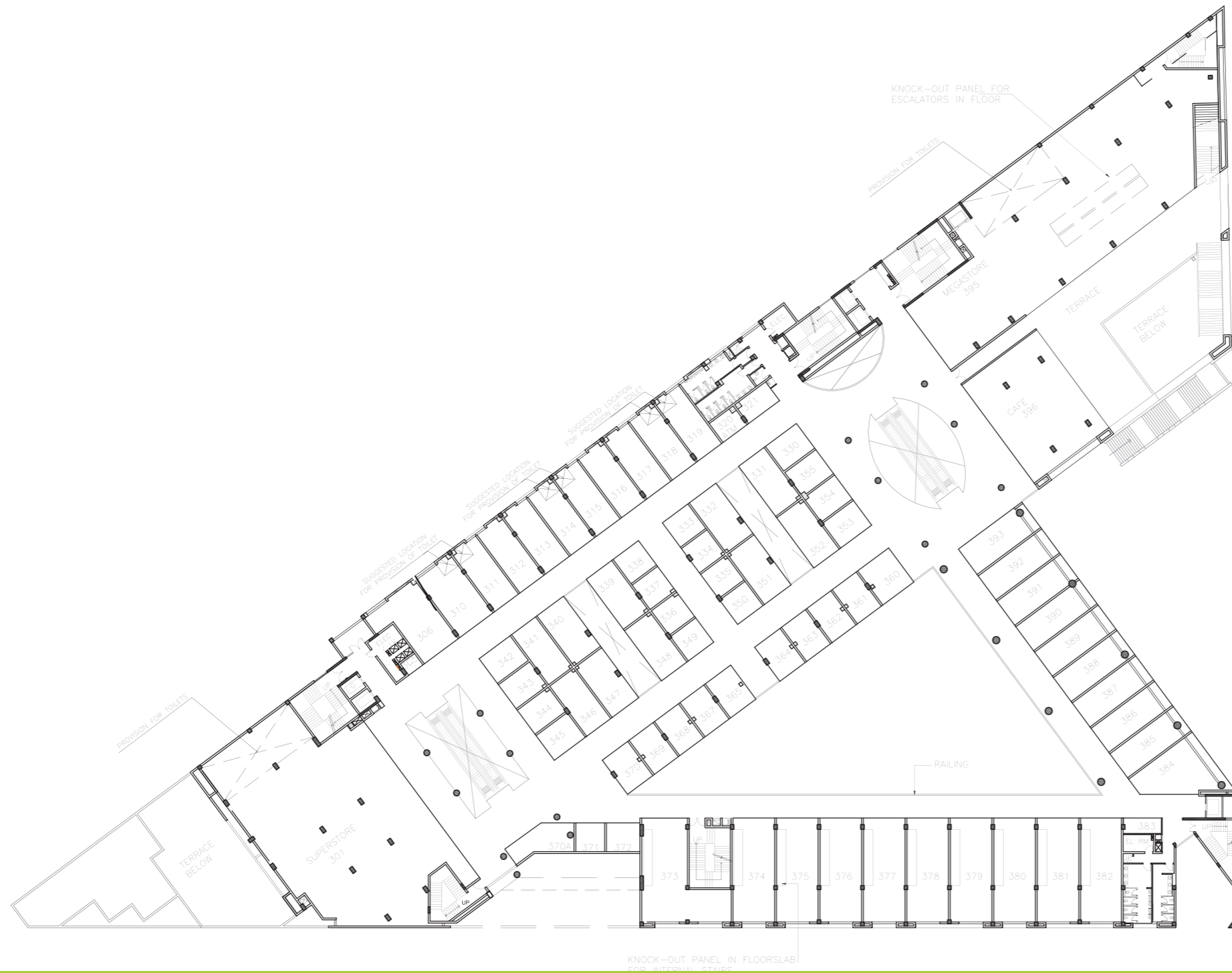
FLOOR PLAN



Vatika City Central Plaza
 AMBALA HARYANA

LEVEL 02 PLAN

Vatika City Central Plaza
Ambala Haryana



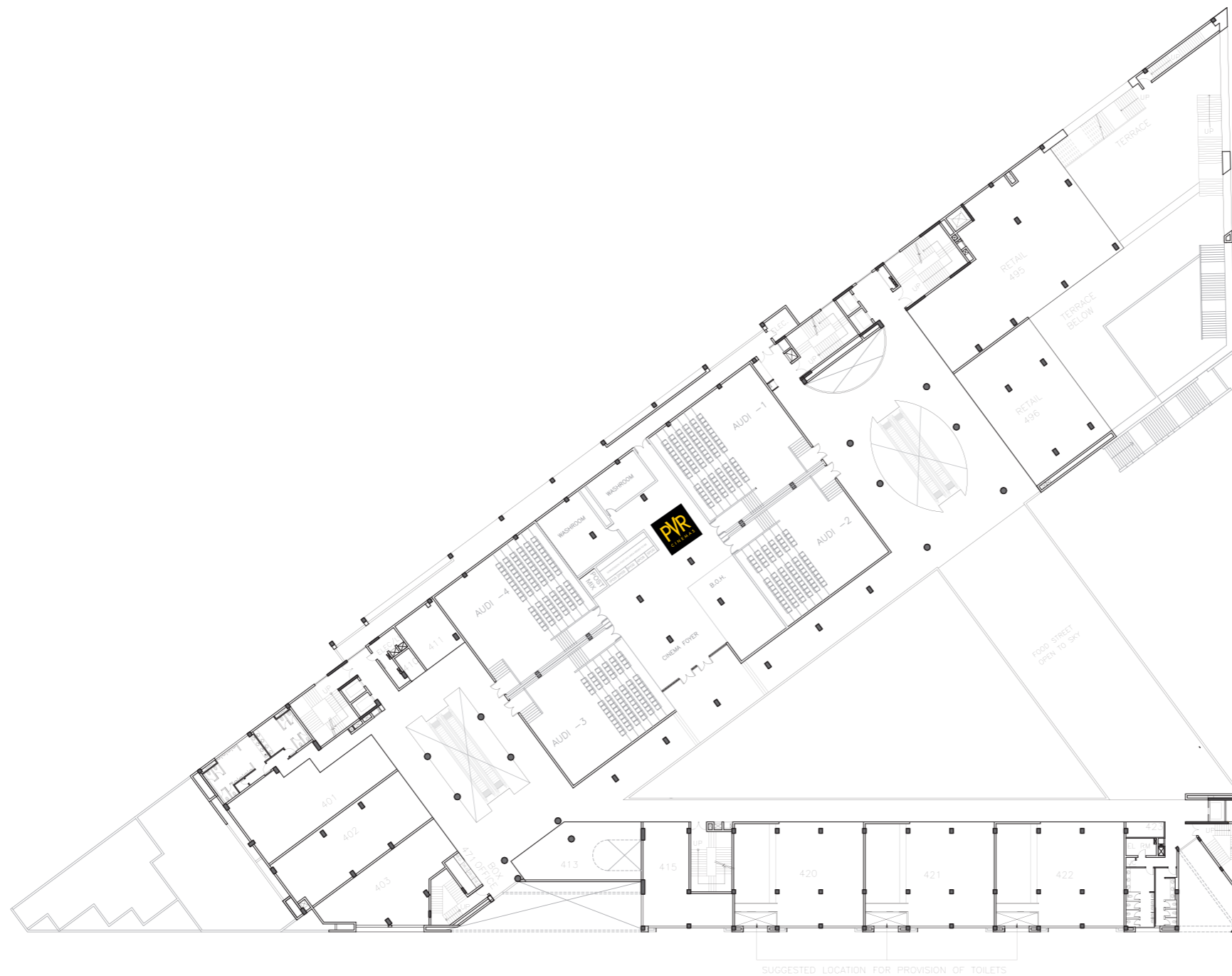
LEVEL 03 PLAN



FLOOR PLAN

Vatika City Central Plaza
AMBALA HARYANA

Revision version	Date of Issue
R-0	28th May, 2015
R-1	9th June, 2015
R-2	22th Sept. 2015
R-3	30th March, 2016



FLOOR PLAN

Vatika City Central Plaza
AMBALA HARYANA



LEVEL 05 PLAN



Vatika believes in delivering value to all our stakeholders by creating products and services that enhance the value of life.

While real estate is our business, we consider ourselves a service industry. And our service is to design for life – your life. We aim to create spaces that enable you to focus on the things you consider important – whether it is building a business, growing a family, connecting with friends, or simply finding the time and space to pursue your dreams.

Our vision is to create homes, schools, hotels, restaurants, retail spaces, commercial spaces and business centers that uphold unparalleled quality and reflect timelessness.

Benefits of Vatika Direct

Don't let your home loan become a burden. Vatika Direct has experts to pick out houses that suit your payback capacity

Get the perfect match for your family. Vatika Direct gives you all possible information to make the right choice – including completely transparent pricing

Choose from Vatika's full range. Get access to all the residences that Vatika has available across all projects

Don't worry about paperwork. Vatika Direct executives will advise you about how to get your documentation in place

Choose with complete confidence. When you deal with Vatika directly, everything is clear and in writing. No room for ambiguity, and no reasons for anxiety

Call Vatika Direct and let the process of buying your house be as pleasurable as living in it



Call **Vatika Direct** at **9555 930 930**



VATIKA CORPORATE OFFICE & REGD. OFFICE:

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OPERATIONS AND MARKETING OFFICE:

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