

PERT CHART - PURI AEROSPHERE, SEC -111, GURGAON

Office Tower Construction Schedule

Activity	Duration (In Months)	Start	Finish	2027				2028				2029				2030				2031				2032				2033
				Jan-Mar	Apr-June	July- Sep	Oct- Dec	Jan-Mar	Apr-June	July- Sep	Oct- Dec	Jan-Mar	Apr-June	July- Sep	Oct- Dec	Jan-Mar	Apr-June	July- Sep	Oct- Dec	Jan-Mar	Apr-June	July- Sep	Oct- Dec	Jan-Mar	Apr-June	July- Sep	Oct- Dec	Jan-Mar
Sub Structure	10	01-Jan-27	31-Oct-27	15%	24%	28%	33%																					
Super Structure	48	22-Oct-27	21-Sep-31				3%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	6%	6%	6%	5%	4%						
MEP	47	18-Apr-29	17-Mar-33										1%	1%	2%	3%	3%	3%	4%	4%	4%	5%	8%	13%	13%	13%	13%	10%
Finishing	44	01-Aug-29	31-Mar-33											1%	2%	3%	3%	3%	4%	4%	4%	5%	8%	13%	13%	13%	12%	12%
Water Supply System	24	01-Apr-31	31-Mar-33																		4%	7%	7%	14%	14%	18%	18%	18%
Storm Water Drainage	23	01-May-31	31-Mar-33																		4%	8%	8%	16%	16%	16%	16%	16%
Sewerage System	23	01-May-31	31-Mar-33																		4%	8%	8%	16%	16%	16%	16%	16%
Internal Roads & Pavements	21	01-Jul-31	31-Mar-33																			7%	9%	18%	18%	17%	16%	15%
Electricity Supply System	15	01-Jan-32	31-Mar-33																					19%	22%	24%	19%	16%
Security & Fire Fighting	12	01-Apr-32	31-Mar-33																						21%	34%	22%	23%
STP	9	01-Jul-32	31-Mar-33																							30%	33%	37%
Under ground water tank	6	01-Oct-32	31-Mar-33																								55%	45%
Rain water harvesting	6	01-Oct-32	31-Mar-33																								45%	55%
Electrical Substation	13	01-Mar-32	31-Mar-33																					18%	24%	24%	20%	14%

AEROSPHERE

COMMERCIAL DEVELOPMENT

SECTOR 111, GURUGRAM

DEVELOPED BY

M/s. Puri Construction Pvt. Ltd.
Corporate Office: 4-7B, Ground Floor, Tolstoy House,
15 & 17 Tolstoy Marg, New Delhi – 110 001
Phone: +91-11-43686868

PROJECT REPORT

A refined presentation of the project's strategic location, connectivity, distinguishing features, development profile, estimated project cost and area distribution.

01 | PROJECT INTRODUCTION

Gurugram is a planned city and the administrative headquarters of Gurugram District in Haryana, strategically positioned near the Delhi–Haryana border and forming an integral part of the National Capital Region (NCR). Its proximity to New Delhi, coupled with established expressway and metro connectivity, has contributed substantially to its emergence as a premier destination for corporate, commercial and real-estate development.

Over the past several decades, Gurugram has undergone a remarkable transformation into a major corporate and technology centre. The presence of leading domestic and multinational enterprises, together with a robust ecosystem of financial, banking, technology, healthcare and professional services, has materially strengthened the city's economic significance. Its proximity to the national capital and the international airport, alongside the continuing development of New Gurugram, Manesar and Sohna, further reinforces its strategic appeal.

Aerosphere is positioned to capitalise upon these locational and economic advantages, offering a commercial development with direct connectivity to the Dwarka Expressway and convenient access to key destinations in Delhi and Gurugram.

02 | SITE LOCATION & CONNECTIVITY

Key Destination / Advantage	Stated Proximity
Dwarka Expressway	Directly on the 150-metre-wide expressway, Sector 111, Gurugram
Indira Gandhi International Airport	Less than 10 kms.
Diplomatic Enclave II, New Delhi	Less than 6 kms.
Dwarka Metro Station	Approx. 10 mins.
Palam Vihar amenities	Schools, hospitals and malls within approx. 15 minutes
Palam Vihar	Approx. 10 minutes

The site's stated connectivity profile places the development within close reach of major transport infrastructure, the airport, diplomatic and residential districts, and established social infrastructure.

03 | SALIENT PROJECT FEATURES

- Direct access from the Dwarka Expressway, with stated proximity to IGI Airport, Yashobhoomi and Sector 23 Dwarka Metro Station.
- LEED Gold Rated Building (Pre-certified), incorporating high-performance façade glazing.
- Grade A office accommodation with flexibility for space merger; each office is stated to have a wet point.
- Ten high-speed passenger lifts, one service lift and two basement lifts, with secured access systems at the ground-floor and basement lobbies.
- Double-height shopping spaces at the ground floor, with an option for restaurant facilities in each unit.
- First-floor community amenities comprising a gym, restaurant, doctors' chamber, co-working space and CXO café lounge.
- Floating landscaped balconies and double-height entrances at every floor.
- Triple-height office lobby at the ground floor.
- MERV filtration system intended to maintain the stated AQI level.
- 685 car-parking spaces across four basement levels.
- Floor-to-ceiling height of 4.2 metres on every floor.

04 | PROJECT HIGHLIGHTS

Development footprint	Commercial development stated to comprise approximately 6.7 acres.
Phase I	Approximately 1.67 acres developed as retail-cum-office space.
Strategic setting	Prime Gurugram location with stated proximity to the airport and South Delhi.
Connectivity	Directly connected with the Dwarka Expressway.
Social infrastructure	International schools and multi-speciality hospitals stated to be in the vicinity.
Architectural design	Designed by Arcop Associates, Gurugram.

05 | MASTER BUDGET ESTIMATE

Sr. No.	Description	Estimated Amount (Rs.)
1	Civil & Structure Works	₹3,39,69,65,279
2	Finishing Works	₹63,94,90,358
3	Façade Works including Glazing	₹1,38,12,87,386
4	Electrical Works including High Side Equipment	₹65,73,18,968
5	Plumbing & Fire Fighting Works including STP-WTP	₹29,65,90,393
6	HVAC & Basement Ventilation	₹43,59,66,341
7	Lifts	₹16,03,24,352
8	External Development (Hardscape & Landscape)	₹16,21,62,698
9	Stack Car Parking	₹10,04,44,172
10	Consultancy Cost	₹11,56,67,907
11	Electrification Cost up to Site	₹3,83,71,650
	GRAND TOTAL	₹7,38,45,89,503

Note: The above figures reproduce the project report's stated master budget estimate and have been presented in a standardised, reader-friendly format.

06 | AREA DISTRIBUTION

Particulars	Area (Sq. m.)	Stated Description
Total Land Area	6,782.185	—
Land Area to be Used for Construction of Retail and Office	2,666.283	GC
Green Belt	536.910	1.5 m green belt
Construction of Roads	2,144.480	—
Vehicle Parking	218.750	—
Electricity Sub-Station	23.800	—
Pavements	1,191.962	—

This enhanced report preserves the substantive particulars contained in the supplied project report while refining the language, hierarchy, presentation and readability. No unsupported project specifications or financial assumptions have been introduced.