

**Project - Puri Aerosphere
 RERA-GRG-2254-2026**
Hearing brief for Amendment of project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	Puri Aerosphere
2.	Name of the promoter	M/s Puri Construction Pvt. Ltd.
3.	Brief of the promoter	M/s Puri Construction Private Limited (CIN: U45201DL1971PTC005522) is an unlisted private limited company incorporated on 02.02.1971 and registered with the RoC, Delhi. The company is engaged in the real estate and construction sector, with its registered office at Tolstoy Marg, New Delhi. As per the latest available records, the company has an authorised share capital of ₹45.00 crore and paid-up share capital of Rs 25.00 crore. The current management comprises Sh. Tarak Nandy Mazumder, Director, and Sh. Mandeep Singh Oberoi, Whole-time Director, as reflected in available corporate records.
4.	Nature of the project	Commercial Colony
5.	Location of the project	Sector- 111, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	M/s Natureville Promoters Pvt. Ltd.
8.	Status of project	Ongoing
	Whether registration applied for whole	Phases
	Phase no.	1
9.	Completion date as mentioned in REP-II	OC - 30.06.2034 CC - 30.09.2035
10.	Online application ID	RERA-GRG-PROJ-2254-2026
11.	QPR Compliances	N/A
12.	4(2)(I)(D) Compliances	N/A
13.	4(2)(I)(C) Compliances	N/A
14.	Status of change of bank account	N/A
15.	Details of proceedings pending against the project	N/A
16.	RC Conditions Compliances	N/A
17.	Number of Towers	1 Commercial
18.	Number of Floors	Commercial - G+22
19.	Carpet Area Range	421.51 sq ft to 3392.46 sq ft
20.	Number of units	417 Commercial
21.	Sold Units	N/A

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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22.	Unsold units	N/A		
23.	Total Project cost	Rs 840.07/- Crores		
24.	Project Expenditure So far	Not Mentioned		
25.	Estimates expenditure for completion so far	Not Mentioned		
26.	Total Sale Consideration	N/A		
27.	Total amount received from sale proceeds	N/A		
28.	Total Amount to be Received	N/A		
29.	Construction Cost of Tower	Rs 9669.26/- per sq ft		
30.	License no.	98 of 2010 dated 19.11.2010 99 of 2010 dated 19.11.2010	Valid till 18.11.2030 Valid till 18.11.2030	
31.	Total area	6.731 acres	Area to be registered	1.6759 acres
32.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	98 of 2010 dated 19.11.2010 99 of 2010 dated 19.11.2010	18.11.2030 18.11.2030
	ii)	Revised Zoning Plan Approval	DRG. No. 12044 dated 03.04.2026	N/A
	iii)	Building plan Approval	ZP-682/SD(BS)/2014/4338 dated 28.02.2014	27.02.2019
		Revised Building plan Approval	ZP-682/SD(RD)/2026/21140 dated 16.06.2026	15.06.2031
	iv)	Environment Clearance	EC263802HR5780464N dated 05.08.2026.	04.08.2036
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2026/131/428-31 dated 27.01.2026	26.01.2034
	vi)	Fire scheme approval	FS/2026/1168 dated 21.07.2026	-
	vii)	Service plan and estimate approval	LC-2054/JE(SJ)/2026/24458 dated 10.07.2026	
33.	Fee details			
	a)	Registration fee	Comm- 42,485.078 * 2.62 * 20 = Rs 22,26,218/- Total - 22,26,218/-	
	b)	Processing fee	42,485.078 x 10 =Rs. 4,24,851/-	
	c)	Late fee	Registration fee as per old building plans. 47,668.858 * 1.75 *20 = Rs 16,68,410/- 800% of the registration fee	



		16,68,410 * 8 = Rs 1,33,47,280/-																					
	Late fee has been calculated on the whole area as per earlier approved building plans.																						
d)	Total (a+b+c)	Rs 1,59,98,349/-																					
	DD Details																						
(a)	DD/RTGS amount	Rs. 8,50,000/- Rs 1,51,48,349/-																					
(b)	DD/RTGS no. and date	530353 dated 16.07.2026 530455 dated 11.08.2026																					
(c)	Name of the bank issuing	ICICI Bank																					
(d)	Total amount paid	Rs 1,59,98,349/-																					
(e)	Deficient amount	NIL																					
34.	File Status	Date																					
	File received on	22.07.2026																					
	First notice Sent on	12.08.2026																					
	First hearing on	17.08.2026																					
35.	Case History: The Promoter M/s Puri Construction Pvt. Ltd. who is a collaborator has applied for the registration of real estate Commercial Colony namely " Puri Aerosphere " located at Sector-111, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 114677 dated 22.07.2026 and RPIN- 1087. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2254-2026. The project area for registration is 1.6759 acres. The licenses having no. 98 of 2010 dated 19.11.2010 and 99 of 2010 dated 19.11.2010 have been granted for the development of the Commercial Colony having total area admeasuring 6.731 acres. Now, the promoter has applied for the registration of Commercial colony after obtaining the revised building plans which were approved by DTCP, Haryana vide no. ZP-682/SD(RD)/2026/21140 dated 16.06.2026. Now, the entire project is to be developed in five phases as per the phasing plan approved vide no. ZP-682/SD(RD)/2026/19572 dated 04.06.2026. The details of phases are mentioned below:																						
	<table border="1"> <thead> <tr> <th>Phase no.</th><th>Area (acres)</th><th>Status of RERA registration</th></tr> </thead> <tbody> <tr> <td>1</td><td>1.6759</td><td>Applied for registration</td></tr> <tr> <td>2</td><td>1.3779</td><td>Future Expansion</td></tr> <tr> <td>3</td><td>1.0005</td><td>Future Expansion</td></tr> <tr> <td>4</td><td>1.7575</td><td>Future Expansion</td></tr> <tr> <td>5</td><td>0.9192</td><td>Future Expansion</td></tr> <tr> <td>Total</td><td>6.731 acres</td><td></td></tr> </tbody> </table>	Phase no.	Area (acres)	Status of RERA registration	1	1.6759	Applied for registration	2	1.3779	Future Expansion	3	1.0005	Future Expansion	4	1.7575	Future Expansion	5	0.9192	Future Expansion	Total	6.731 acres		
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Total	6.731 acres																						
	As per the promoter, there are no sold units, w.r.t the same, the promoter has submitted an affidavit from the License holder and Collaborator stating that that no advertisement, marketing, booking and third-party rights have been created in the above said project.																						



The promoter has submitted a reply on 03.08.2026 which was scrutinized wherein the promoter has submitted the copy of Public Notice in three newspapers i.e., The Times of India (English), Hindustan Times (English) and Hindustan (Hindi) dated 30.07.2026 for objection till 13.08.2026 against which **no objection has been received in the Authority with respect to the above public notice.**

The application for registration of Commercial Colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1087 dated 12.08.2026 was issued to the promoter with an opportunity of being heard on 17.08.2026.

The promoter has submitted a reply on 14.08.2026 which was scrutinized and the status of documents is mentioned below:

The promoter has submitted a representation regarding the levy of late fee stating that they had not launched, offered for sale, advertised, booked any unit etc. in the project under registration. Further all the requisite approvals for launching of the project have been obtained only in 2026. The said project was not ongoing project in the year 2017 as no development of the same was going on and as the project was not launched, neither any monies were received/collected by the promoter, nor there was any occasion to get the project registered under the provisions of RERA Act, read with rules and regulations, hence no deficit/late fee is payable by them for registration of the project.

Even as per letter bearing Memo No. HRERA/RD/2017/35/1049 dated 15/09/2017 regarding registration of unlaunched licensed projects, it was advised/clarified by Executive Director, HRERA to NAREDCO that a promoter may register his licensed (unlaunched) projects any time in future, before he intends to advertise, market, book or sell or offer for sale, apartments in any real estate project, or any part of it.

Even otherwise the objectives read with Section 3(1) of RERA Act provide the following :

“An Act to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector **and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers** in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and also to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer and for matters connected therewith or incidental thereto.”

“3. (1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act.”

The perusal of the above said extracts of the provisions of RERA Act would make it evident that the real estate project is to be registered only prior to offering the same for sale to General Public. In the present case the project under registration is licensed, un-launched project and the project was not ongoing in 2017 and also all the requisite approvals



	required for undertaking development has been received only in 2026, hence no deficit fee is applicable in the present case. However, as an abundant precaution and without prejudice to our rights we are hereby depositing the said requisite fee of Rs. 1,51,48,349/- [Rupees One Core Fifty-One Lacs Forty-Eight Thousand Three Hundred Forty-Nine Only] vide DD No. 530455 dated 11/08/2026 drawn on ICICI Bank, favour Haryana Real Estate Regulatory Authority, payable at Gurugram. The Site visit has been done on 14.08.2026 and found that the site is accessible from 24m wide proposed road.
36.	Present compliance status as on 17.08.2026 of the deficiencies conveyed through notice dated 12.08.2026. 1. Deficit Fee - Rs 1,51,48,349/- needs to be submitted. Status: Submitted a DD vide No. 530455 dated 11.08.2026 amounting to Rs 1,51,48,349/-. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Registered collaboration agreement after incorporation of irrevocable clause needs to be submitted. Status: The promoter stated that in the year 2010, there was no mandatory requirement of Collaboration Agreements to be registered between the parties for obtaining requisite license to develop the colony. DTCP issued office order dated 03.01.2011 for the first time making the registration of Collaboration Agreements mandatory for obtaining the Licenses. Vide said office order it was also mandated that in cases of earlier Collaboration Agreements, an Affidavit be obtained from landowner as per details mentioned in the said office order. Rule 3(1)(f) of the Rules also provides that copy of Registered Collaboration Agreement is to be provided only <u>wherever applicable</u>. In the present case of the company regarding Licence no. 98 & 99 of 2010 is prior to the said office order and hence there is / was no requirement of Collaboration Agreements to be registered, hence registration of collaboration agreement is not applicable in the present case. The Landowner licensee Company is associate/subsidiary company of the Promoter/Collaborator - Puri Construction Pvt. Ltd. and promoters of both the company are same. Still as an abundant precaution the promoter is hereby submitting a duly registered Affidavit-cum-Undertaking dated 12.08.2026 executed by landowner company incorporating the irrevocable nature of collaboration agreement dated 29.10.2010.



	5. Electrification Plan needs to be submitted. Status: Applied on 11.08.2026. 6. Comparison sheet regarding the revision in the building plans in tabular form and duly marked on the plans needs to be submitted. Status: Submitted but needs to be revised. 7. Environment Clearance needs to be submitted. Status: Submitted. Approved vide no. EC263802HR5780464N dated 05.08.2026. 8. Fire scheme approval needs to be submitted. Status: Submitted. Approved vide no. FS/2026/1168 dated 21.07.2026. 9. Pert Chart needs to be revised. Status: Submitted. 10. Latest Land Title search report needs to be revised after incorporating the whole licensed area. Status: Submitted. 11. Draft Application form needs to be revised. Status: Submitted. 12. Draft Allotment Letter needs to be revised. Status: Submitted but needs to be revised. 13. Draft Builder Buyer Agreement needs to be revised. Status: Submitted but needs to be revised. 14. Draft Conveyance deed needs to be revised. Status: Submitted but needs to be revised. 15. Draft Brochure needs to be revised. Status: Submitted but needs to be revised. 16. Cost of the land amounts to Rs 549.89 lakhs needs to be clarified according to the area applied for the registration is 1.6759 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted. Status: Submitted but needs to be clarified. 17. Clarification needs to be submitted as taxes and cess does not mention in DPI. Details of any other cost amount to Rs 3064.09 lakhs and details of financial resources from equity amounts to Rs 2461.41 lakhs mentioned in DPI needs to be submitted. Status: Submitted. 18. Original non-encumbrance certificate not below the rank of tehsildar certified on 14.07.2026 needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted. 19. CA Certificate of Expenditure incurred and to be incurred dated 16.07.2026 needs to be revised as break up of total
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		project cost is missing. DPI needs to be revised as incurred project costing is missing. Status: Submitted but DPI needs to be revised as incurred project costing is missing. 20. Project Report and quarterly net cash flow statement needs to be revised. Quarterly source of funds and quarterly estimated expenditure statement needs to be submitted. Status: Submitted. 21. Schedule and Challan of IDC paid for the project needs to be submitted. Status: Submitted. 22. Background and experience of work of the promoter needs to be submitted. Project Proponents, KYC of Architect, Engineer, CA, Consultant and Real Estate Agent need to be submitted. Status: Submitted.
37.	Remarks	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Registered collaboration agreement after incorporation of irrevocable clause needs to be submitted. Status: The promoter stated that in the year 2010, there was no mandatory requirement of Collaboration Agreements to be registered between the parties for obtaining requisite license to develop the colony. DTCP issued office order dated 03.01.2011 for the first time making the registration of Collaboration Agreements mandatory for obtaining the Licenses. Vide said office order it was also mandated that in cases of earlier Collaboration Agreements, an Affidavit be obtained from landowner as per details mentioned in the said office order. Rule 3(1)(f) of the Rules also provides that copy of Registered Collaboration Agreement is to be provided only wherever applicable. In the present case of the company regarding Licence no. 98 & 99 of 2010 is prior to the said office order and hence there is / was no requirement of Collaboration Agreements to be registered, hence registration of collaboration agreement is not applicable in the present case. The Landowner licensee Company is associate/subsidiary company of the Promoter/Collaborator - Puri Construction Pvt. Ltd. and promoters of both the company are same. Still as an abundant precaution the promoter is hereby submitting a duly registered Affidavit-cum-Undertaking dated 12.08.2026 executed by landowner company



	incorporating the irrevocable nature of collaboration agreement dated 29.10.2010. 4. Electrification Plan needs to be submitted. Status: Applied on 11.08.2026. 5. Comparison sheet regarding the revision in the building plans in tabular form and duly marked on the plans needs to be revised. 6. Draft Allotment Letter needs to be revised. 7. Draft Builder Buyer Agreement needs to be revised. 8. Draft Conveyance deed needs to be revised. 9. Draft Brochure needs to be revised. 10. Cost of the land amounts to Rs 549.89 lakhs needs to be clarified according to the area applied for the registration is 1.6759 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted. Status: Submitted but needs to be clarified. 11. CA Certificate of Expenditure incurred and to be incurred dated 16.07.2026 needs to be revised as break up of total project cost is missing. DPI needs to be revised as incurred project costing is missing. Status: Submitted but DPI needs to be revised as incurred project costing is missing.
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Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Electrification Plan and the documents mentioned above at S.no. 37.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish Dubey
17/08/26

Ashish Dubey
Chartered Accountant

Ashish Kush
17/8/26

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 17.08.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.08.2026.

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Himanshu Juneja, Sh. C Sapru, Sh. Dheeraj Kumar and Ms. Smriti Rani are present on behalf of the promoter.

The AR of the promoter states that the project applied herein for registration under section 4 of the Act was not ongoing in the year 2017 as no development of the same was going on and as the



project was not launched, neither any monies were received/collected by the promoter, nor there was any occasion to get the project registered under the provisions of RERA Act, read with rules and regulations, hence no deficit/late fee is payable by them for registration of the project. However, without prejudice to its rights, the Promoter herein has deposited the said requisite fee of Rs. 1,51,48,349/- vide **DD No. 530455 dated 11.08.2026** including late fees.

The AR of the promoter further states that in the year 2010, there was no mandatory requirement of Collaboration Agreements to be registered between the parties for obtaining requisite license to develop the colony. DTCP issued office order dated 03.01.2011 for the first time making the registration of Collaboration Agreements mandatory for obtaining the Licenses. Vide said office order it was also mandated that in cases of earlier Collaboration Agreements, an Affidavit be obtained from landowner as per details mentioned in the office order dated 03.01.2011. Rule 3(1)(f) of the Rules also provides that copy of Registered Collaboration Agreement is to be provided only **wherever applicable**. In the present case of the company, Licence no. 98 & 99 of 2010 are prior to the said office order and hence there is / was no requirement of Collaboration Agreements to be registered, hence registration of collaboration agreement is not applicable in the present case. The Landowner licensee Company is associate/subsidiary company of the Promoter/Collaborator - Puri Construction Pvt. Ltd. and promoters of both the company are same. Still as an abundant precaution, the promoter has submitted a duly registered Affidavit-cum-Undertaking dated 12.08.2026 executed by landowner company affirming that there is/was no requirement of collaboration agreement to be registered as the license no. 98 & 99 of 2010 are prior to the DTCP office order dated 03.01.2011 and has also affirmed the irrevocable nature of collaboration agreement dated 29.10.2010.

The Authorized Representative of the promoter states that presently the approval of Electrification plan is under process and has not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit the Electrification plan within 4 months from the date of grant of registration.

The AR of the promoter further requests to revise its completion timeline as mentioned in REP-II from 30.06.2034 to 30.06.2033 and requests for some time to submit the revised documents. Request is allowed. The promoter is directed to submit the revised documents including REP-II within a week.

The Authority has considered the request of the promoter regarding no requirement of registration of collaboration agreement in terms of the DTCP order dated 03.01.2011. An affidavit with respect to the above has also been submitted by the landowning company. Further, in the said affidavit-cum-undertaking, it is also affirmed that the landowning company is the subsidiary company of the Collaborator.

The Authority observes that the project in question falls within the definition of **"ongoing project"** as contained in **Rule 2(1)(o) of the Haryana Real Estate (Regulation and Development) Rules, 2017**. In the present case, the license was issued by the competent authority in the year 2010 i.e., prior to the commencement of the Act and the building plans in



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respect of the entire licensed colony had originally been approved on **28.02.2014**, and the revised building plans were subsequently approved on 16.06.2026. As the building plans for the subject project had already been approved on **28.02.2014**, and therefore the promoter had the requisite planning approval to proceed with development of the project. Thus, in cases where the license and the building plans had already stood approved or sanctioned by the competent authority on the date of commencement of the Act and completion certificate has not been obtained, such projects fall within the ambit of the 'on going projects' as per section 3 read with rule 2(1)(o) of the Rules, 2017. Hence, the promoter was in a position to commence development of the project as per approved building plans along with subsequent approvals as required under law for the time being in force from the concerned Authority and get the project registered with the Authority.

Accordingly, the Authority is of the view that the project in question squarely falls within the ambit of an **"ongoing project" under Rule 2(1)(o) of the Haryana Rules, 2017** and was consequently required to be registered in accordance with **Section 3 of the Act, 2016**. The promoter was, therefore, under a statutory obligation to make an application for registration within the period stipulated under section 3 of the Act. Failure to make such application within the stipulated period attracts the applicable standard fee for delay in making an application for registration, in accordance with the provisions of the Act, the Haryana Rules and the applicable Regulations, as amended from time to time. The liability towards late fee is, accordingly, required to be computed only with respect to the FAR measuring 47,668.858 sq. m. sanctioned in earlier approved building plans dated 28.02.2014. The computation of the applicable late fee is detailed at **S. No. 33**. Hence, the late fee of **Rs. 1,33,47,280/-** has been imposed on the promoter in accordance with the provisions of the Act, Rules and regulations, as amended from time to time.

The AR of the promoter is further directed to submit the Electrification plan within 4 months from the date of grant of registration Certificate and a condition to the same effect shall be incorporated in the Registration Certificate.

Registration of the project is approved as proposed, subject to rectification of the deficiencies mentioned at S. No. 37.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at S. No. 37 including correction in form REP-I (Part A-H), submission of revised documents in terms of revised completion timeline as declared in REP-II and Online DPI.

(Arun Kumar)
Chairman, HARERA