



PURI
AEROSPHERE

**PHASE -I
APPLICATION FORM**

HARERA Registration No: 57 of 2026

RC/REP/HARERA/GGM/1085/817/2026/57 DT. 26.08.2026

HARERA Website: <https://www.haryanarera.gov.in/>

www.puriconstructions.com



Application for Booking/Allotment of A Commercial Unit/Office Space/Unit in the Phase - I of the Project – Puri Aerosphere, Sector 111, Dwarka Expressway, Gurugram, Haryana, India.

Registered under Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017 vide registration no. RC/REP/HARERA/GGM/1085/817/2026/57 of 2026 dated 26.08.2026.

CHECKLIST OF DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

Mandatory to affix passport size photograph in designated areas in the Application Form towards all mentioned below categories:

DOCUMENTS TO BE SUBMITTED - RESIDENT OF INDIA

- Copy of PAN Card and Aadhaar Card.
- Photograph(s) of Applicant(s).
- Any other KYC document/certificate as may be required.

NON-RESIDENT INDIAN (NRI)/FOREIGN NATIONAL OF INDIAN ORIGIN/PERSON OF INDIAN ORIGIN (PIO):

- Copy of the Individual's Passport/PIO/OCI. Photograph(s) of Applicant(s).
- In case of Demand Draft (DD) the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third-party.
- Residence proof and PAN card, if any.

PARTNERSHIP FIRM/LIMITED LIABILITY PARTNERSHIP (LLP)

- Copy of PAN Card of the Partnership Firm/LLP
- Copy of GST Certificate.
- Photograph(s) of Partner(s).
- Copy of Partnership Deed/Deed of Limited Liability Partnership. Registration Certificate of Partnership Firm/LLP.
- Proof of Principal place of business.
- Board Resolution signed by all the Partners, authorizing a Partner to act on behalf of all the Partners for the purpose of execution of all the documentation along with Aadhaar Card.

PRIVATE/PUBLIC LIMITED COMPANY

- Copy of the PAN Card of the Company.
- Copy of GST Certificate.
- Photograph(s) and Aadhaar Card of Authorised Signatory(ies).
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary/Managing Director/Director of the Company.
- Proof of Registered office of the Company.
- Board resolution authorising the signatory of the Application Form to buy property, on behalf of the Company.

HINDU UNDIVIDED FAMILY

- Copy of PAN Card of HUF
- Copy of GST Certificate.
- Photograph(s) of Karta of HUF.
- Aadhaar Card of Karta of HUF.
- Residence proof.

Application Form for the Allotment of a Commercial Unit/Office Space

Dear Sir(s),

I/We are hereby making the present application with full knowledge and understanding of all the laws, notifications and rules as are applicable to the State of Haryana/the Project, which have also been duly explained by the Company and understood by me/us. My/Our particulars are stated in the Schedule mentioned below. I/We request that I/we may be allotted a Commercial Unit/Office Space/Unit as per following details

Sr. No.	Particulars	Schedule
1.	Allottee Details	I
2.	Project Details	II
3.	Approval Details	III
4.	Booking Details	IV
5.	Notes w.r.t. Sale Consideration	V
6.	Payment Plan	VI
7.	Terms and Conditions of Booking	VII
8.	Mode of Booking Details	VIII

PURI Construction Private Limited

Registered office – 4-7B, GF, Tolstoy House, Tolstoy Marg, New Delhi-110001

Phone : +91-11-43686868 | (CIN: U45201DL1971PTC005522)



Before making any payment of booking amount and before execution/submission of present application form, I have conducted due diligence and Promoter has provided all the requisite details about the project including but not limited to as detailed and described hereunder. I/We am/are making this Application with the full knowledge including but not limited to –

- a. License no. 98 of 2010 dated 19.11.2010 and License no. 99 of 2010 dated 19.11.2010 were issued in the name of Natureville Promoters Pvt. Ltd., which have duly renewed time to time and as of now are valid till 18.11.2030; (in short **“License”**)
- b. Natureville Promoters Pvt. Ltd. is land owning/licensee - subsidiary company of Promoter.
- c. Natureville Promoters Pvt. Ltd. and Promoter has entered into a Collaboration Agreement for development of commercial colony in furtherance of the above licenses.
- d. The total licensed land as mentioned in the above licenses is 6.731 Acres as on date [which shall/can increase after procuring additional land parcels or including already acquired unlicensed land] and commercial colony is being developed in phases/phase wise manner and the present application is only for unit in phase I of the project which is being developed over an area measuring 1.67 Acres.
- e. The Company has further clarified that the Promoter is now developing the present Phase I - Project Puri Aerosphere over the land measuring 1.67 Acres out of the licensed land of the above stated licenses. Further the said land over which Phase I is being developed is in the ownership of associate/subsidiary company -Natureville Promoters Pvt Ltd and the project is being developed in furtherance of the development agreement between Natureville Promoters Pvt Ltd and Puri Construction Pvt. Ltd.
- f. The Phasing Plan of the commercial colony was duly approved by Department of Town and Country Planning Haryana vide Letter bearing Memo no. 19572 dated 04.06.2026.
- g. The Building Plans of the Phase I of the project have been duly approved vide Approval Letter bearing Memo no. 21140 dated 16.06.2026.
- h. The Promoter has got the Phase I/project duly registered with HRERA Gurugram and has obtained the Registration Certificate bearing no. RC/REP/HARERA/GGM/1085/817/2026/57 DT. 26.08.2026 (Registration No: 57 of 2026).
- i. The Promoter has made me/us aware that the relevant documents related to the Phase I – project can also be perused and downloaded from the following website: www.haryanarera.gov.in/
- j. The Promoter shall be utilizing the FAR availed under Transit Orient Development Policy and further additional FAR which will be availed under Transferable Development Rights Policy issued by the Director, Town and Country Planning, Haryana, for developing a Commercial Colony on land admeasuring 6.731 Acres (Approx.) [expandable] situated in Sector 111, District Gurugram, Haryana, India and FAR being utilized in Phase I i.e. on 1.67 Acres is part of the maximum FAR to be utilized in the whole commercial colony to be developed over land measuring 6.731 Acres (in short “Licensed Land”) irrespective of the land earmarked for phase wise development meaning thereby that the Promoter shall be utilizing the extent of FAR in present phase I or any other phase out of total FAR as per its discretion and the total FAR of total licensed land of 6.731 Acres plus additional lands [if any] shall not exceed permissible limits;
- k. The Promoter has further clarified and specified to me/us and I/we am/are making this application being aware of/with the clear knowledge and understanding that the part of Licenced land falls in Green Belt/sector road/and service road and the same stand transferred in favour of State of Haryana vide Gift Deed and the same now vests absolutely with State of Haryana.
- l. The Promoter has further clarified that the development of sector roads, service roads and green belts falls in the exclusive domain of the State of Haryana and the Promoter has no role to play in the same and also for the said purposes the Promoter has already transferred the part of licensed lands falling in such roads and green belt in favour of State of Haryana. Further the sector roads, service roads and green belt shown in the Development Plan or Sectoral Plan by Department of Town and Country Planning are for the purposes of town planning/urban planning and such roads and green belts either stand developed or may be developed by State of Haryana in future or may

not be developed at all due no acquisition of the land for the same. I have carefully gone through the requisite development plan and sectoral plan of Sec-111 and other nearby sectors issued by Department of Town and Country Planning and I accept and acknowledge the fact that neither the Promoter has committed/promised to develop these sector roads, service roads or green belts nor the same is within the domain of the Promoter to develop. Further even the Promoter is also dependent upon and relying upon such Development and Sectoral Plans issued by State Agencies for carrying out the development of the project. I shall never hold the Promoter liable for any consequence for lack of sector/service roads and/or green belts.

- m. The Phase I -Project— Puri Aerosphere, is part/phase I of whole project as the whole project is being developed in separate phases Phase-1, Phase-2, Phase-3, Phase-4 and Phase-5, as per applicable Phasing Policy dt. 24.4.2023 and other applicable policies viz. TOD Policy dt. 09.02.2016 TDR Policy dt. 16.11.2021 etc. The Promoter shall be at its absolute discretion to launch and develop remaining phases as per its own conveniences and market conditions and Promoter may or may not use/keep the same name of other projects/phases.
- n. The promoter shall apply and obtain Occupation Certificate for the said project on or before 30th June 2033.
- o. The promoter shall apply and obtain Completion Certificate for the whole project on or before 30th September, 2035.
- p. The promoter shall endeavour to maintain independent infrastructure facilities of the said Puri Aerosphere Phase I and other future phases/project except for common approvals viz electricity, water, sewer environment, water act, air act, CTE etc.. However, I/we agree and undertake that I/we shall be liable to pay the requisite maintenance charges as may be fixed by the Promoter/Company/nominated Maintenance Agency/Welfare Association, as the case may be from time to time.
- q. I/We agree that the allotment of the Unit shall be subject to my/our Application being complete in all respects and the initial booking amount deposited with this Application being realized by the Company. I/We also agree that the allotment of the Unit shall be at the absolute discretion of the Company and in case of rejection of my/our Application, I/we undertake not to claim any compensation or interest from the Company except the refund of my/our initial booking amount. I/We acknowledge that I/we have been provided with a sample format of the allotment letter and BBA for our reference.
- r. I/we confirm that the Copy of the Agreement for Sale/Buyer's Agreement has been shared with me/us. I/we have carefully gone through the same and have understood all the terms and conditions mentioned therein.
- s. The allotment and sale of the Unit in the Project shall be subject to terms and conditions of this Application Form, the Allotment Letter and the detailed terms and conditions as set out in the Agreement for Sale and the Schedules and annexures attached thereto; the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and the Haryana Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana, and other relevant laws ("Applicable Laws") and I/We undertake to abide by all such terms and conditions.
- t. I/We agree to execute the Agreement for Sale ("Agreement") for the Unit in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) ("RERA Act") and the Haryana Real Estate (Regulation and Development) Rules, 2017 ("HRERA Rules"), as applicable for the State of Haryana, and any amendments made therein from time to time and prevailing as on the date of execution. I/We undertake to pay the stamp duty and registration fee for the registration of the Agreement and/or other incidental expenses thereto.
- u. This Application shall be confined and limited in its scope to the Unit in the said Project Puri Aerosphere Phase I only.
- v. I/We confirm that I/we has/have relied on my/our own independent judgment, investigation, physical inspection of the Project/Colony site and due diligence and inspection of documents including relevant sanctioned plans/development plan (for the present Project), statutory approvals, the relevant information and details in deciding to make the present Application, and has/have not based my/our decision upon and/or has/have not been influenced by any illustrative architect's plans, advertisements, sales plans and brochures, representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral made by or on behalf of the Company. I/We confirm that I/we has/have obtained appropriate professional advice before proceeding further with this Application. I/We has/have, without any promise or assurance otherwise than as expressly contained in this Application, relied upon personal discretion, independent judgment and investigation, and being fully satisfied has/have decided to purchase the Unit.



- w. I/We further confirm having considered, reviewed, evaluated and satisfied myself with the specific features of the said Project in particular. I/We understand that execution of this Application Form will entitle the company to forfeit the amounts as per the provisions of the RERA Act and the rules made thereunder. Buyers Agreement/Agreement for Sale will be executed with the Company on receipt of not more than ten percent (10%) of the Total Consideration of the Unit. I/We undertake that upon the allotment of the Unit by the Company to me/us, I/we undertake to timely execute the Agreement and other documents in the manner and also in accordance with the provisions of the Applicable Law being in force at that time, at my/our expenses/cost.
- x. I/We agree that timely payment of the installments of the Total Consideration Value and Other Charges (as per above mentioned Schedule), as per the Payment Plan (as per above mentioned Schedule) is the essence of the allotment. I/We declare and confirm that I/we have understood the Payment Plan and the binding effect of the terms and conditions and the implications of non-compliance thereof.
- y. I/We are fully aware of the cost of the Unit, and also the applicability of the Goods & Services Tax (in short 'GST') at the rates as applicable from time to time, on the cost of the Unit.
- z. The Company, subject to force majeure circumstances, proposes to complete the construction of the Puri Aerosphere and handover possession of units in the said Project on or before 30.06.2033. However, the period of completion of the construction, in event of reasons/circumstances beyond the control of the Company may be extended with the approval of the Competent Authorities/HRERA or automatically due to force majeure circumstances.
- aa. I/we agree, understand and accept that the company has charged the sale consideration on the basis of Carpet area only. The company has undertaken that there shall be no change in the Carpet Area of the unit under booking except as permitted under the provisions of RERA Act.
- bb. The communications sent by the Company through any mobile app/desktop version/online/digital means/media on the whatsapp number, E-mail address provided by the First Applicant shall be deemed to have been duly served upon me/us.
- cc. I/We, the Applicant(s), after having read, understood and agreed with the terms and conditions ("Terms & Conditions") annexed hereto and the terms and conditions as contained in the Agreement for Sale prescribed by the Company pertaining to the booking of the Unit and the limitations and obligations of the Company and the Applicant(s) respectively, do hereby apply for booking of the Unit in the Project.
- dd. The Promoter is constructing and developing a Phase I project in the name and style of **PURI AEROSPHERE**, (hereinafter referred to as "**Project**") on the part of Licensed Land i.e. Phase I land, more particularly depicted in the approved layout which is subject to the set of terms and conditions as set out in the Buyer's Agreement. I/We understand that this Application pertains to the Unit, usage whereof shall be commercial/office space/unit related in nature.
- ee. I/We, the Applicant(s) is making the payment of applicable booking amount, along with this Application, as per following details :

PAYMENT DETAILS

Amount Paid on Booking/Application

Mode of Payment

Cheque No./RTGS-UTR No./DD No. with date



DECLARATION:

I/We have fully read and understood the terms and conditions as set out in this Application Form and Schedules annexed thereto. I/We undertake to abide by such terms and conditions including any amendment therein from time to time. I/We further declare that the details/information provided in the Application Form are true and nothing has been concealed. In the event of any notice in the knowledge of the Company of details/information provided by me/us being false and untrue on my/our part, the Company at its sole discretion may cancel the Allotment and initiate appropriate legal action at my/our costs, risks and consequences.

Date:

Place:

Yours faithfully,

Signature of Applicant(s)



SCHEDULE - I

PARTICULARS OF APPLICANT (Sole/First)

Mr./Ms./Mrs. _____

S/o, D/o, W/o Mr./Mrs. _____

Date of Birth _____

Profession _____

Nationality _____

PAN No _____

Aadhaar No _____

Residential Status _____ (Resident / Non-Resident / Foreign National / Person of Indian Origin)

Residential Address _____

Correspondence Address _____

Mobile No _____ Email ID (1) _____

WhatsApp No _____ Email ID (2) _____

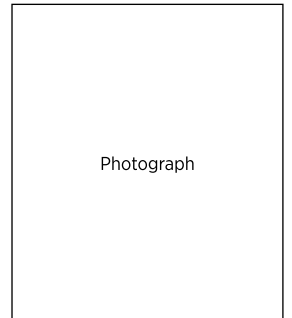
Mode of Communication for Documents

☐ Email/WhatsApp

☐ Physical Copy

☐ Both

Signature of Applicant(s)



APPLICANT (Second Applicant)

Mr./Ms./Mrs. _____

S/o, D/o, W/o Mr./Mrs. _____

Date of Birth _____

Profession _____

Nationality _____

PAN No _____

Aadhaar No _____

Residential Status _____ (Resident / Non-Resident / Foreign National / Person of Indian Origin)

Residential Address _____

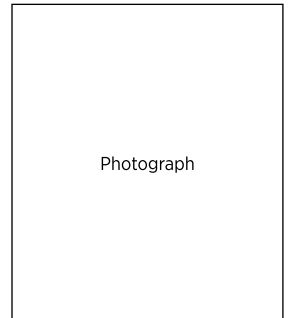
Correspondence Address _____

Mobile No _____ Email ID (1) _____

WhatsApp No _____ Email ID (2) _____

Mode of Communication for Documents ☐ Email/WhatsApp ☐ Physical Copy ☐ Both

Signature of Applicant(s)





APPLICANT (Third Applicant)

Mr./Ms./Mrs. _____

S/o, D/o, W/o Mr./Mrs. _____

Date of Birth _____

Profession _____

Nationality _____

PAN No _____

Aadhaar No _____

Residential Status _____ (Resident / Non-Resident / Foreign National / Person of Indian Origin)

Residential Address _____

Correspondence Address _____

Mobile No _____ Email ID (1) _____

WhatsApp No _____ Email ID (2) _____

Mode of Communication for Documents

☐ Email/WhatsApp

☐ Physical Copy

☐ Both

Signature of Applicant(s)

APPLICANT (Fourth Applicant)

Mr./Ms./Mrs. _____

S/o, D/o, W/o Mr./Mrs. _____

Date of Birth _____

Profession _____

Nationality _____

PAN No _____

Aadhaar No _____

Residential Status _____ (Resident / Non-Resident / Foreign National / Person of Indian Origin)

Residential Address _____

Correspondence Address _____

Mobile No _____ Email ID (1) _____

WhatsApp No _____ Email ID (2) _____

Mode of Communication for Documents

☐ Email/WhatsApp

☐ Physical Copy

☐ Both

Signature of Applicant(s)



APPLICANT (Partnership/Sole Proprietorship/HUF)

Name of Partnership/Sole Proprietorship Firm/HUF _____

Registered Office _____

Correspondence Address _____

PAN of Partnership/Sole Proprietorship Firm/HUF _____ Board Resolution Date _____

Aadhaar No _____

Name of Partner/Sole Proprietor/Karta _____

Mobile No _____ Email ID (1) _____

Email ID (2) _____

Photograph

APPLICANT (Company)

Name of Company _____

Registered Office _____

Correspondence Address _____

PAN of Company _____ Board Resolution Date _____

Name of Director/Authorized Signatory _____

Mobile No _____ Email ID (1) _____

Email ID (2) _____

Photograph

Signature of Applicant(s)

SCHEDULE - II

PROJECT DETAILS

Details of HRERA Registration:	57 of 2026 RC/REP/HARERA/GGM/1085/817/2026/57 DT. 26.08.2026
Dated:	26.08.2026
Valid Upto:	30.06.2033
Project Name	Puri Aerosphere
Project Location	Sector 111, Gurugram
If project is developed in phases then, Phase Name	Phase I i.e. Puri Aerosphere
Nature of Project	Commercial Colony
Date of Possession of the unit	On or before 30th June 2033
Date of obtaining Occupation Certificate	On or before 30th June 2033
Proposed date of Completion of the whole Project	On or before 30th September 2035
License No.:	98 of 2010 and 99 of 2010
Name of Licensee	Natureville Promoters Pvt Ltd.
Name of Collaborator (if any)	Puri Construction Pvt. Ltd.

PURI Construction Private Limited

Registered office – 4-7B, GF, Tolstoy House, Tolstoy Marg, New Delhi-110001
Phone : +91-11-43686868 | (CIN: U45201DL1971PTC005522)

SCHEDULE - III

APPROVAL DETAILS

Details of License approval	License No. 98 of 2010
	Dated : 19/11/2010
	Valid Upto 18/11/2030
	License No. 99 of 2010
	Dated : 19/11/2010
	Valid Upto 18/11/2030
Details of Building Plans approval	Memo. No. ZP-682/SD(RD)/2026/21140
	Dated 16/06/2026
	Valid Upto 15/06/2031
Details of Environmental Clearance approval	Memo No.: EC263802HR5780464N
	Dated: 05/08/2026
	Valid up to: 04/08/2036

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SCHEDULE - IV

Booking Details:

Sr.	Unit Number	Carpet Area (Sq. Mtr.)	Carpet Area (Sq. Ft.)
1.			

Unit of Measurement: 1 Sq. Mtr = 10.764 Sq. Ft.

Notes:

1. "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Explanation-For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and 'exclusive open terrace area' means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;
2. "Apartment" means a part of a property, intended for any type of independent use, including building having one or more rooms with enclosed spaces located on one or more floors or any part or parts thereof, to be used for residence, office or for practicing any profession or for carrying on any occupation, trade, business or manufacturing or other uses relating to Information Technology or for such other type of independent use, as may be prescribed, with a direct exit to a public street, road or highway or to a common area leading to such street, road or highway and includes any garage or room (whether or not adjacent to the building in which such apartment is located) provided by the colonizer/owner of such property for use by the owner of such apartment for parking any vehicle or for the residence of any person employed in such apartment, as the case may be.

Explanation.- For the purpose of this clause as "colonizer" shall have the same meaning assigned under the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975);

Signature of Applicant(s)

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SCHEDULE - V

NOTES/AGREED/APPLICABLE TERMS AND CONDITIONS RELATED TO APPLICABLE SALE CONSIDERATION OF THE UNIT :

The applicable total sale consideration shall be payable by the applicant as per the category of the unit and as per the relevant date of booking, which shall be inclusive of EDC, IDC, PLC & Parking Charges if allotted. Applicable GST Amount will be payable in addition to applicable sale consideration — the present applicable rate of GST is 12%, which can/will undergo changes as per relevant notifications of Central Govt.

All Payments are to be made by A/c payee Cheque/Banker's Cheque/Pay Order/Demand Draft payable at New Delhi only or through electronic transfer mode (as permissible under applicable Law) drawn in favor of/ to the account of "Puri Construction Pvt. Ltd. A/c Puri Aerosphere Master A/c"

A/C as per following details :

Account No. : 01200210006740

Bank : UCO Bank

Branch : Parliament Street, New Delhi

IFSC Code : UCBA0000120

MICR Code : 110028002

Swift Code : UCBAINBB202

Any revision in any kind of Statutory Charges, Taxes, GST, etc., during the currency of the agreement shall be communicated by the Company and shall be payable by the Applicant as applicable from time to time as per the applicable rates.

The Company has not/shall not be charging/collecting any amounts towards Interest Free Maintenance Security (IFMS) and/or Maintenance Security from the allottees. No such amount is included in the Total Sale Consideration. However, the company shall be demanding 36 months applicable Common Area Maintenance Charges and Common Area Power Charges at rates determined at that relevant time, in advance at the time of Offer of Possession.

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The Applicant shall be liable to pay the Total sale consideration alongwith applicable taxes and additional charges for the Unit as specified herein in accordance with agreed payment plan. Time is essence of the transaction. Failure to make payment of due instalments and/or even one instalment, within prescribed timelines shall attract cancellation and forfeiture of applicable amounts of earnest money [10% of Total Sale Consideration plus interest component on delayed payment and brokerage and taxes] as provided under RERA Act and HRERA Rules alongwith amounts of brokerage, if any, taxes, GST etc. If Allotment of the Unit is cancelled either by the Applicant or by the Company, the Applicant shall cease to have any claim against/ upon the Unit and/or against the Company (except for the refund as stated herein) and the Company shall be free to deal with the Unit in any manner whatsoever without any further reference/intimation to the Applicant. In the event, the amounts paid by the Applicant towards Consideration Value is less than the earnest money (being 10% of the Total Consideration plus taxes), the Applicant shall be liable to pay to the Company the deficit amount. The payment of refund Amount, if any shall be made within a period of 90 (ninety) days from the date on which such refund becomes due or as per the applicable Law.

It shall be the sole responsibility of non-resident/foreign national/Person of Indian Origin to comply with the provisions of Foreign Exchange Management Act, 1999 and/or statutory enactments or amendments thereof & rules & regulations of the Reserve Bank of India and other competent authorities.

To avoid penal consequences under the Income Tax Act, 2025, where Total Consideration Value for the Unit is. 50,00,000/- (Indian Rupees Fifty Lakhs only) or more, the Applicant is required to comply with provisions of the Income Tax Act, 2025 (as amended upto date), by deducting Tax at Source (TDS) as per the applicable rate from each instalment/payment. Applicant shall be required to submit TDS certificate and Challan showing proof of deposition of the same within 15 (fifteen) days from the date of payment of instalment to the Company so that the appropriate credit may be allowed to the account of the Applicant, failing which the company shall not be liable to account the same towards the total sale consideration of the unit. Taxation Particulars of the company — **Puri Construction Pvt Ltd. are—**

PAN : AAACP2760K

GST : 06AAACP2760K1ZF

Address of the Company: **4-7B, Ground Floor, Tolstoy House, 15 & 17, Tolstoy Marg, New Delhi - 110001**

Address of the Project/Property: **Puri Aerospace, Village Chauma, Sector 111, Gurugram (HR)**

Email Id of the company for TDS purposes: **customerrelations@puriconstructions.com**

Phone No. of the company for TDS purposes: **011-43636363**



SCHEDULE - VI
PAYMENT PLAN

Sr. No.	Schedule	Percentage of Payment of Total Sale Consideration (Inclusive of GST)
1	Booking Amount for One unit	Rs. 20 Lakhs
2	Within 30 Days of Booking	To Complete 10% of Total Sale Consideration i.e., 10% less Rs. 20 Lakhs
3	Within 120 days of Booking / After execution of BBA whichever is later	10%
4	Within 270 days of Booking	10%
5	On Casting of 22nd Floor roof slab	25%
6	On Application of Occupation Certificate	25%
7	On Offer of Possession	20%
		100%

Note: Post receipt of 10% of Total Sale Consideration, Buyer's Agreement will be registered between the promoter and the allottee(s) within 30 days of allotment. No further installment (greater than 10%) would be demanded from the allottee(s) without registration of Buyer's Agreement. The allottee(s) shall get the buyer's agreement registered within 30 days of promoter making such request failing which the promoter shall be at liberty to cancel the allotment.

Signature of Applicant(s)

PURI Construction Private Limited

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Phone : +91-11-43686868 | (CIN: U45201DL1971PTC005522)

SCHEDULE - VII

**TERMS AND CONDITIONS
AGREED AND ACCEPTED TERMS AND CONDITIONS GOVERNING THE TRANSACTION/ALLOTMENT
OF UNIT/RELATIONSHIP BETWEEN APPLICANT AND COMPANY**

The booking of the unit/allotment of the unit/relationship between the applicant and the company shall be subject to terms and conditions given hereunder and shall be binding on the Applicant(s). The terms Applicant and allottee shall be read as one same for the purposes of the booking the unit.

- a. The Promoter has obtained License no. 98 of 2010 dated 19.11.2010 and License no. 99 of 2010 dated 19.11.2010 which were issued in the name of Natureville Promoters Pvt. Ltd., which have duly renewed time to time and as of now are valid till 18.11.2030; (in short "License") for development of Commercial colony over total licensed land measuring 6.731 Acres in Village Chauma, Sector — 111 Gurugram, and same were granted by Director, Town and Country Planning Haryana, Chandigarh, in terms of the provisions of Haryana Development and. Regulation of Urban Areas Act, 1975 and Rules framed there under in the names of respective registered owners as mentioned therein. Natureville Promoters Pvt. Ltd. is land owning/licensee - subsidiary company of Promoter. Natureville Promoters Pvt. Ltd. and Promoter has entered into a Collaboration Agreement for development of commercial colony in furtherance of the above licenses.
- b. The out of above stated licensed land, an area measuring 1.67 Acres is earmarked for the purpose of development of Phase-1 of Commercial Colony as per Phasing Plan approval dated 4.6.26 granted by the Director, Town & Country Planning Haryana, Chandigarh and as per approved buildings plan dated 16.6.2026.
- c. The said Phase-1 of Commercial Colony is comprising of Retail shops/showrooms, restaurant spaces, offices spaces, commercial spaces, amenities etc. and the said Phase-1 project shall be known as 'Puri Aerosphere' (hereinafter referred to as "Project").
- d. The Director Town & Country Planning, Haryana, Chandigarh vide Memo No. 21140 dated 16.6.2026 has sanctioned/approved the building plans for the Puri Aerosphere project Phase I.
- e. The Company - Puri Construction Pvt Ltd. has got the project registered under the provisions of the RERA Act and Rules with the Haryana Real Estate Regulatory Authority vide Registration Certificate No. RC/REP/HARERA/GGM/1085/817/2026/57.
- f. The applicant confirms that it has visited the site of the project physically and has seen the actual site/project and after satisfying itself with every aspect of the site/project, including amenities to be developed and after satisfying itself with all aspects of the project is making the present booking by agreeing to these terms of allotment.



1. Definitions -

“Applicant” means person(s)/entity, who is applying for booking of a commercial unit/office space/unit and who has appended his signatures in acknowledgement of having read, accepted and agreed to present terms and conditions.

“Application Form” means whole of the Application Form including all annexures, schedules, terms and conditions for allotment of the said unit in the said Project duly executed by the applicant.

“Promoter/Company” means the Company to whom the present Application Form is addressed i.e. M/s Puri Construction Pvt. Ltd.

“Earnest Money” means the 10% of the Total Sale Consideration of the said unit and all the applicable taxes on total amounts paid/payable, whichever is higher.

“Said Unit” shall mean the specific unit allotted to the Applicant and includes any alternative unit, if allotted to the Applicant in lieu of the one earlier allotted.

“Act” means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);

“Government” means the Government of the State of Haryana;

“Rules” means the Haryana Real Estate (Regulation and Development) Rules, 2017; as amended or modified from time to time;

“Regulations” mean the regulations issued/notified/published under Haryana Real Estate (Regulation and Development) Rules, 2017 by Haryana Real Estate Regulatory Authority Gurugram, as amended or modified from time to time.

“Section” means a section of Act.

2. The Applicant(s) has/have applied for the allotment of a Unit with full knowledge and understanding of the provisions of Real Estate (Regulation and Development) Act, 2016 (“Act”), the Haryana Real Estate (Regulation and Development) Rules, 2017 (“Rules”) and the Regulations made thereunder for the State of Haryana and other Applicable Laws for the State of Haryana in general and the Project. The Applicant further agrees to comply with any rules, policies, regulations and guidelines made with respect to the Unit by the Company/the Maintenance Agency/the Competent Authority(ies)/registered Association of Allottees. If this Application is accepted by the Company, the allotment of the Unit in pursuance thereof shall be subject to the terms and conditions stated herein governing the Allotment and be read as part of Allotment Letter and subject to further terms and conditions as may be stipulated in the Agreement.
3. The project Puri Aerosphere Phase 1 is proposed to be developed is comprising of one Tower and said Tower of the said project is duly registered under the RERA Act, read with H-RERA Rules and the Haryana Real Estate Regulatory Authority, Gurugram Regulations, 2018 (“HARERA Regulations”) framed thereunder by the Government of Haryana, with the Haryana Real Estate Regulatory Authority at Gurugram vide Registration No. 57 of 2026 (“said Project”).
4. The Company has obtained and shall be further obtaining (as required at the relevant time) necessary sanctions, permissions and approvals from the concerned authorities/Competent Authority(ies) for the said Project. That the company has clarified that grant of occupation certificate for the project shall mean that construction has been carried out as per sanctioned plans.
5. The Company has further clarified and specified that the part of Licenced land falls in Green Belt/sector road/and service road and the same stand transferred in favour of State of Haryana vide Gift Deed and the same now vests absolutely with State of Haryana.

6. The Company has further clarified that the development of sector roads, service roads and green belts falls in the exclusive domain of the State of Haryana and the Promoter has no role to play in the same and also for the said purposes the Promoter has already transferred the part of licensed lands falling in such roads and green belt in favour of State of Haryana. Further the sector roads, service roads and green belt shown in the Development Plan or Sectoral Plan by Department of Town and Country Planning are for the purposes of town planning/urban planning and such roads and green belts either stand developed or may be developed by State of Haryana in future or may not be developed at all due to no acquisition of the land for the same. I have carefully gone through the requisite development plan and sectoral plan of Sec-111 and other nearby sectors issued by Department of Town and Country Planning and I accept and acknowledge the fact that neither the Promoter has committed/promised to develop these sector roads, service roads or green belts nor the same is within the domain of the Promoter to develop. Further even the Promoter is also dependent upon and relying upon such Development and Sectoral Plans issued by State Agencies for carrying out the development of the project. I shall never hold the Promoter liable for any consequence for lack of sector/service roads and/or green belts.
7. The Company is in possession of requisite rights and powers for undertaking and carrying out the construction and development in a planned manner on the said Project Land. The Company has the complete authority and all appropriate and requisite rights and powers inter alia to undertake the marketing, sale of the Unit, either directly or through its Indian Property Associates/Channel Partners/Real Estate Agents. The Company has the right and is fully authorized and empowered to receive applications for sale of Unit, make and negotiate terms and conditions for such sale, receive the Total Consideration value and other payments towards costs, charges and dues as stated in the Application/Schedule/Agreement, make allotments of Unit, execute the Agreement, sign, execute and register further documentation for the conveyance and sale of Unit and other incidental documents as may be necessary to give effect to the Agreement, and otherwise to do all such acts, deeds and things, as may be required or deemed necessary in order to give effect to the Agreement.
8. The Applicant acknowledges and accepts that the terms and conditions of this Application and those of the Agreement have been carefully read over and explained to the Applicant with their full legal import and effect and the Applicant has/have obtained independent advice on all the aspects and features before deciding to proceed further with the Application. The draft of the Agreement has been made available to the Applicant at the time of this Application.
9. The Applicant(s) is applying for allotment of the Unit in the Project under this Application Form, after fully understanding the Phase wise Development Plan of the project and also the sanctioned plan as approved by the competent authority/ies and with full knowledge of all the laws/notifications and rules applicable to the Project and has/have satisfied himself/themselves/itself about the rights/title/interest of the Company in the Unit/Project, and has understood all limitations and obligations of the Company in respect thereof.
10. The Company shall not receive any cheque from any other person other than issued from the bank account of any of applicant and refund, if any, shall also be only made in the name of all the applicant(s) and/or in the name of any of the applicant subject to no objection by other applicants.
11. The Total Sale Consideration is escalation-free. The Total Sale Consideration shall be payable as per payment plan. The Applicant hereby further agrees to pay, imposition of higher rates of GST/any other tax, increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time and also for any arrears of such charges if made applicable in future. The Company undertakes and agrees that while raising a demand on the Applicant for such development charges, cost/charges imposed by the competent authorities, the Company shall enclose the said notification/order/rule/regulation/letter/intimation to that effect along with the demand letter being issued to the Applicant, which shall only be applicable on subsequent payments and/or even after execution of conveyance deed.
12. The Company may allow, in its sole discretion, a rebate/discount for any reason whatsoever including but not limited to early payments of installments payable by the Applicant, discounted rates to its family and friends. The provision for allowing rebate/discount is absolutely discretionary and Company shall be at liberty to withdraw such rebate/discount. In such event, the total sale consideration of comparable units may vary on the same floor, same project due to various factors including but not limited to rebate/discount offered to family, friends, business associates, specific category of general public based upon respective profession viz doctors, lawyers, engineers, government officials etc., location of unit, size of unit, specifications of particular unit, other amenities in the said unit, adjustment of real estate agents commission, point of time of making the booking, market conditions existing at relevant time, velocity of making payments, quantum of payments being made, specific payment plans etc and the allottee shall never claim any parity of



total sale consideration/payment plan with any other allottee as the total sale consideration for each unit in the project is distinct and can not be generalized.

13. The payments received from the Applicant shall first be adjusted against the outstanding interest on delayed payments, then towards outstanding installments and lastly the balance shall be adjusted towards future milestone payment payable by the Applicant.
14. It is abundantly made clear that in respect of all remittances, acquisition/transfer of the Said unit it shall be the sole responsibility of non-resident/foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act (FEMA), 1999, and rules and regulations made thereunder or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals which would enable the Company to fulfill its obligations under this Application Form. Any refund, transfer of security if provided in terms of this Application Form shall be made in accordance with the provisions of FEMA, 1999, and rules and regulations made there under or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Applicant(s) understand(s) and agrees that in the event of any failure on Applicant(s) part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, Applicant(s) shall be liable for any action under the FEMA, 1999, and rules and regulations made thereunder as amended from time to time. The Applicant(s) shall keep the Company fully indemnified and harmless in this regard. The Company accepts no responsibility in this regard.
15. The Applicant confirm and represents that the Applicant is buying the said unit for the consideration as aforesaid from his lawfully earned and declared source of incomes, duly declared and subject to tax laws and no part of his income/investment bears any taint punishable under the Money Laundering Act, 2002 and/or Benami Transactions (Prohibition) Act, 2016.
16. The Company and the Applicant(s) hereby agree(s) that the Earnest Money for the purpose of this Application Form shall be 10% of Total Sale Price plus applicable taxes brokerage, outstanding interest etc as mentioned above. The Applicant(s) hereby authorise(s) the Company to forfeit this Earnest Money plus taxes, brokerage, outstanding interest etc in case of non-fulfillment of the terms and conditions herein contained.
17. The payment on or before due date, of Sale Consideration and other amounts payable as per the payment schedule opted/ accepted/mentioned and Govt. Charges recovery or as demanded by the Company from time to time is the essence of this sale transaction/application. It shall be incumbent on the Applicant to comply with the terms of payment schedule and other terms and conditions of allotment and failure to make full/complete payments of instalment(s) and/or non-payment of any amount except booking amount/part amount and also in case the applicant/Applicants fails to make payment of even a single instalment for 15 days after expiry of due date, then the same shall invoke the cancellation of the allotment/ booking and forfeiture of the earnest money. The amount(s), if any, paid over and above the Earnest Money, would be refunded to the Applicant by the Company without any interest or compensation of whatsoever nature only from the designated construction account of the said project as provided under RERA rules & act. The Company shall at all times have the first lien and charges on the said unit for all its dues payable by the Applicant to the Company. If the amount deposited/paid by the applicant is less than the Earnest Money then the Applicant agrees and undertakes to make the payment of the difference amount forthwith at the first written request from the Company.
18. The Applicant may obtain finance from any financial institution/bank as already tied up with the company or any other source but the Applicant's obligation to purchase the said unit pursuant to this Application Form shall not be contingent on the Applicant's ability or competency to obtain such financing and financial institutions discretion for any reason to refuse to disburse and the Applicant will remain bound with present terms till execution of Buyers Agreement, whether or not he has been able to obtain financing/disbursement for the purchase of the said unit. Further the Company shall not be liable for the refusal of any Bank/Financial Institution to sanction/disburse any amount for the want of any approval etc. or for any other reason. In that event all the matters of accounting, including payment of interest on the loan amount, shall be settled by the Applicant with the financial institution/bank without recourse to or involving the Company. The company shall not be liable for refusal by any financial institution to advance any loan/finance to the Applicant, for any reason whatsoever.
19. Subject to other terms of this Application Form including but not limited to clauses mentioned above and timely payment of the Total Price and other amounts, charges and dues as mentioned in this Application Form, as the Company shall be offering possession of the unit to the applicant on or before 30.06.2033, subject to completion of all payments by the Applicant.

20. In the event, the offer of possession is delayed for the factors attributable to the company the company shall be liable to make payment of compensation for delayed period to the applicant calculated at the rate SBI's highest marginal cost & lending rate plus 2% on the amounts paid by the Applicant.
21. Any delay in making payment of demanded installments by Applicant shall also attract the penalty of penal simple interest calculated at the rate SBI's highest marginal cost & lending rate plus 2% payable by the Applicant. The conveyance deed which will be executed and got registered in favour of the Applicant within reasonable period of time after the full price thereof and all other sums/charges have been paid by the Applicant. The Applicant shall be liable to pay all fees, duties expenses, costs, etc., including but not limited to stamp duty, registration charges, transfer duty and all other incidental and legal expenses for the execution and registration of the agreement and conveyance deed of the said unit, as and when demanded by the Company, within the stipulated period as mentioned in the demand letter of the Company.
22. That the Applicant agrees that unless a sale/conveyance deed is executed in his/their favour, the Company shall continue to be the owner of the Said Unit and the Company as a developer shall have the exclusive possession of the Said Unit.
23. The company shall make the best endeavours to facilitate the total completion of all the external services by HUDA/HSVP/DHBVN/GMDA/MCG/TCP, in the periphery of the colony, however the onus and sole responsibility of the completion of all the external services is with Government Agencies and the company is not to be held liable for the same.
24. In the event of Applicant(s) failure to take possession of the Said Unit, within 60 (Sixty) days from the date of intimation in writing by the Company offering possession, then the same shall lie at Applicant(s) risk and cost and the Applicant(s) shall be liable to pay to the Company double the applicable Common Area Maintenance Charges per month plus applicable GST for the entire period of such delay, and/or the Company shall proceed to cancel the allotment.
25. After making complete payment, if the Applicant(s) fail(s) to come forward to take possession of the Unit for a period of twelve (12) months from the date of offer of possession by the Company, then the Company shall be entitled to cancel the allotment of the Said Unit and refund all monies paid by the Applicant(s) after deducting the Earnest Money, from its own sources and/or after resale of said unit and realization of the such amounts from new Applicant or within a period of maximum 12 months from the date of cancellation whichever is earlier.
26. In the event of applicant, not coming forward to take possession and/or raises any issue against the same and/or for whatever reason, the applicant does take over the possession of unit then the Applicant(s) shall, where applicable, be liable to pay double the amount of applicable maintenance/CAM charges for the period from date of offer of possession till actual date of taking over of possession, prior to the execution of the Conveyance Deed in respect of the Said Unit. Such levy of double maintenance/CAM charges shall constitute a charge attributable to and arising from the Applicant(s)' delay or failure in taking over possession of the Said Unit within the prescribed timeline, notwithstanding that possession of the Said Unit has been duly offered by the Company in accordance with the terms of this Application Form and the definitive transaction documents. The Applicant(s) expressly acknowledge and agree that the levy of double maintenance/CAM charges is commercially justified and proportionate to the additional costs and resources necessarily incurred by the Company on account of the Applicant(s)' failure to take over possession within the prescribed timeline. During such period, the Company is required to continue deploying personnel, infrastructure and other resources for undertaking and preserving the internal maintenance, upkeep, security, supervision and protection of the Said Unit, while simultaneously continuing to incur the costs associated with the operation, maintenance and upkeep of the common areas and common facilities of the Project. Accordingly, the differential levy of double maintenance/CAM charges is intended to reimburse and defray the additional operational and maintenance burden occasioned by such delayed taking over of possession.
27. The company shall be at liberty to cancel the allotment of the unit even if allottee is not in default without assigning any reason and/or for the reason that the allottee is indulged in act and omission resulting into causing disrepute to the company or any of its project and is chronic litigant and such act or omission is detrimental to the interests of the company and in such event the company shall refund the amounts paid by the allottee alongwith interest prescribed under the provisions of RERA act and rules made thereunder.
28. The Applicant(s) shall pay, as and when demanded by the Company, the Stamp Duty, registration charges and all other incidental and legal expenses for execution and registration of conveyance/sale deed of the Said Unit in favour of the Applicant(s) which shall be executed and got registered after receipt of the full Sale Price and other charges as set out in this Application Form.



29. The Applicant(s) shall be liable to make payment of all applicable stamp duty, Registration charge and all other incidental and legal expenses for registration of Buyers agreement also.
30. It shall be incumbent on the Applicant(s) to comply with the terms of payment and/or other terms and conditions of the sale transaction failing which Applicant(s) shall forfeit to the Company the entire amount of Earnest Money and this Application Form shall stand cancelled and the Applicant(s) shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Unit. The Company shall thereafter be free to resell and/or deal with the Said Unit in any manner whatsoever at its sole discretion. The amount(s), if any, paid over and above the Earnest Money would be refunded to the Applicant(s) by the Company.
31. Without prejudice to the Company's aforesaid rights, the Company may at its sole discretion waive the breach by the Applicant(s) in not making payments as per the payment schedule, and/or Govt. Charges as per the Schedule of Government charges recovery, but on the condition that the Applicant(s) shall pay to the Company interest which shall be charged from the due date at the rate of SBI's highest marginal cost & lending rate plus 2% and/or restoration charges as per discretion of the company.
32. The Applicant shall be liable to pay all fees, duties expenses, costs, etc., including but not limited to stamp duty, registration charges, transfer duty and all other incidental and legal expenses for the execution and registration of the agreement/conveyance deed of the said Unit, as and when demanded by the Company, within the stipulated period as mentioned in the demand letter of the Company. In case, Applicant fails to deposit such amounts demanded within the period mentioned in the demand letter or in case of dishonor of cheques paid by the Applicant, the Company shall have the right to cancel the allotment of the Said Unit and forfeit the Earnest Money and refund the balance amount, if any, to the Applicant, without any interest and resume the said Unit, if required.
33. The Applicant agrees that the Company shall be entitled to forfeit the Earnest Money amounts or any amount of payment/amount received towards Earnest Money, by whatever name called, in case of non-fulfillment/breach of the terms and conditions of the Application Form and/or the Agreement or booking or agreement is cancelled/terminated for any reason whatsoever. If the Applicant causes disrepute to the project/Company and/or creating nuisance, in any way then the Company shall be entitled to terminate the allotment/agreement by refunding the amounts received from the Applicant without any interest, as per opinion or discretion of the Company. Thereafter the Applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Unit. The Company shall thereafter be free to resell and/or deal with the Said Unit in any manner whatsoever.
34. It is made clear to the Applicant(s) that the Company shall not permit any transfer, nomination and/or assignment till payment of 30% of the sale price is received by the company. However, the first transfer of said unit by allottee in favour of any nominee/third party shall be free. However for subsequent transfer(s) the Company may, upon payment of charges as applicable from time to time and subject to applicable laws and notifications or any Government/its agency/body directions as may be in force, upon receiving a written request from the Applicant(s)/its nominee, permit the Applicant(s) to get the name of Applicant(s)' nominee substituted in Applicant(s) place subject to such terms, conditions and charges as the Company may impose. The Applicant(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nomination(s). It is specifically made clear to the Applicant(s) that, as understood by the Company, at present there are no executive instructions of the competent authority(ies) to restrict any nomination in respect of the Said Unit. However, in the event of any imposition of such executive instructions at any time after the date of this Application Form to restrict nomination of the Said Unit by any authority, the Company will have to comply with the same and the Applicant(s) has specifically noted the same. Further the company shall have absolute discretion to waive off such charges, if any, for any reason whatsoever.
35. The Applicant(s) hereby authorize(s) and permits the Company to raise finance/loan from any Financial Institution/Bank by way of Mortgage/charge/securitization of receivables of his/their Said Unit subject to the Unit being free of any encumbrances at the time of execution of conveyance/sale deed. The Company/financial institution/bank shall always have the first lien/charge on the Said Unit for all its dues and other sums payable by the Applicant(s) or in respect of the above.
36. Incase of the Applicant(s) who has/have made arrangement with any Financial Institutions/Banks, the conveyance of the Said Unit in favour of the Applicant(s) shall be executed only upon the Company receiving No Objection Certificate from such Financial Institutions/Banks. The responsibility of obtaining the said NoC shall be of the applicant.

37. The Applicant(s) hereby covenants to the Company to pay from time to time and at all times, the amounts which the Applicant(s) is liable to pay as agreed and to observe and perform all the covenants and conditions of sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant(s).
38. That the Applicant(s) confirms that the Applicant(s) has entered into this transaction with the full knowledge and understanding of this Application Form and subject to all the laws and notifications and rules applicable to this area, including terms and conditions of the licence(s) granted by the Director, Town and Country Planning, Government of Haryana, for setting up the Said Colony and the undertakings given by the Company/Land Owners to the Director, Town and Country Planning, Government of Haryana, in this regard and that the Applicant(s) has familiarized himself/ themselves with all the aforesaid and other applicable agreements, arrangements undertakings, conditions on inspection of the documents with the Company.
39. The Applicant(s) shall inform the Company in writing any change in the mailing address mentioned in this Application Form failing which all demands, notices etc. by the Company shall be mailed to the address given in this Application Form and deemed to have been received by the Applicant(s). In case of joint Applicants, all communications shall be sent to the first named Applicant in this Application Form which shall for all purposes be considered as served on all the Applicant(s) and no separate communication will be necessary to the other named Applicant(s) and the Applicant(s) have agreed to this condition of the Company.
40. 'The Company is not required to send reminder/notices to the Applicant in respect of the obligations of the Applicant as set out in this Application Form and the Applicant is required to comply with all its obligations on its own.
41. The Company shall confirm the final Carpet Area that will be allotted to the Applicant after the construction of the Project Puri Aerosphere Phase I/Unit, as the case may be, is completed and the occupancy certificate is granted by the Competent Authority. The Total Consideration value payable for the Unit after taking into account the revised Carpet Area shall be recalculated upon confirmation by the Company and appropriate adjustment shall be carried for the amount paid by the Applicant/Allottee. If the increase in the Carpet Area of the Unit is more than 5% (five percent) and such variation is not acceptable to the Applicant/Allottee, every attempt shall be made to offer an alternate Unit of a similar size and nature within 'Puri Aerosphere Phase I, subject to availability. In the event that such a Unit is available and the Applicant/Allottee accepts such alternate Unit, the applicable Total Consideration Value resulting due to such changed location/alternate Unit shall be payable or refundable, as the case may be. No other claim, monetary or otherwise, shall lie against the Company. In the event, the Applicant/Allottee does not accept such alternate Unit or if there is no other Unit of a similar size and nature at another location within 'Puri Aerosphere Phase I, the Applicant/Allottee shall be refunded the actual amounts received against the Total Consideration Value along with interest thereon, at the rate prescribed in the Rules, which shall be full and final satisfaction and settlement of all claims/demands of the Applicant/Allottee and no other claim, monetary or otherwise shall lie against the Company and the Unit.
42. The company shall be making the investments (i.e. time, labour and money) in developing the Project, the Applicant agree that upon receipt of Occupation Certificate and issuance of Notice for Offer of Possession by the Company to the Applicant(s)/Allottee(s), the Applicant(s)/Allottee(s) shall not be entitled to terminate the Agreement for Sale/Buyer's Agreement for any reason whatsoever. The Applicant(s)/Allottee(s) agrees that in case the Applicant(s)/Allottee(s) withdraws from the project after the receipt of the Occupation Certificate and issuance of notice for offer of possession at no fault of the Company, then the Company shall be entitled to forfeit the applicable amount. The Applicant(s)/Allottee(s) further agree/s and acknowledge/s that the Company's obligation of constructing and handover the Unit shall come to an end on receipt of Occupation Certificate and/or issuance of the Notice for Offer of Possession and that subsequent to the same, the Company shall not be responsible and/or liable for any obligation towards the Applicant(s)/Allottee(s) for the possession of the Unit.
43. The Applicant confirms having understood that with the change in technology or otherwise the Company is entitled to speed up the process of construction and that the Applicant agrees and understands that the sequence of construction milestones as mentioned in the payment plan are indicative in nature and are subject to change during the course of construction. While the time linked instalments shall be raised in accordance and within the given timeframe, accordingly the Company has the right to raise the demands based on the actual stage of construction, with regard to the construction linked demands, which can be earlier or later to the indicative milestones or in between the time linked instalments as mentioned in the indicative payment plan and shall be payable on being raised, irrespective of the sequence mentioned



in the payment plan.

44. The company shall be providing space for common EV Charging Stations for charging of 4 vehicles at a given point of time and also at present as per applicable norms of Fire Department, no EV car charging station is allowed in the Basement, hence no request in this regard shall be entertained. In the event, in future if there is any change in applicable laws, policies or provisions in this respect then the company can reconsider the decision of non putting any EV charging station [even personal] in the basement keeping in view all the circumstances and factual position at that relevant time.
45. The Applicant shall have the right to the Unit along with exclusive right to usage of parking space, as mentioned below:
 - a. The Applicant shall have exclusive ownership of the Unit to be used as commercial unit/office space for which the allotment has been made and for which the Unit has been provisioned for.
 - b. 'The share/interest of Applicant in the Common Areas of the Building in which the Unit is situated cannot be divided or separated, the Applicant shall use the Common Areas along with other allottees, occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. The Company shall hand over the Common Areas of the Building in which the Unit is situated to the Association of Allottees/Competent Authorities, as the case may be, after duly obtaining the occupation certificate/part occupation certificate/part completion certificate/completion certificate from the Competent Authority, as the case may be, as may be as provided in the Rule 2(1)(f) of Rules.
 - c. The Applicant shall have the right to exclusive use/park the specific number of vehicle but no title to the allotted car parking space(s), if any and/or applicant may even be not provided with any right to earmarking of exclusive parking.
 - d. The Applicant understands and agrees that (i) this Application and allotment pursuant thereto shall be strictly restricted to FAR that may have been allocated/utilized with respect to the Carpet Area of the Unit only and not for any other FAR of any nature whatsoever and. the Applicant has no right of any nature whatsoever in the unallocated/ balance/unutilized FAR in the Project Land; (ii) if FAR is increased from time to time due to any addition of land parcel to the Project Land or enhancement in FAR due to any Government's/Statutory Authority's directions from time to time, then such increased/enhanced FAR on the Project Land and all the rights in the increased/enhanced FAR shall vest with the Company and/or its/their subsidiaries/associates exclusively, and shall be in addition to the unallocated/balance/unutilized FAR. The Company shall be the sole beneficiary/owner of and have the unfettered rights towards the presently unallocated/balance/unutilized FAR and the increased/enhanced FAR in the Project Land including any portion thereof.
 - e. The Unit along with the car parking space(s), if any, shall be treated as a single indivisible unit for all purposes, and none can be transferred by the Applicant independent of the other. The right to use of any additional parking spaces may be granted upon request but at the sole discretion of company, subject to availability.
46. The Applicant/Allottee expressly acknowledges, confirms and agrees that, notwithstanding the allotment/sale of the Office Space in its favour, the exclusive right and authority to market, promote, negotiate, arrange, facilitate, administer and/or conclude the leasing or letting of the Office Space, whether independently or in conjunction with other office/commercial spaces forming part of the Project, shall vest with and remain exclusively with the Promoter and/or its nominated agency, leasing partner, facility manager or authorised representative, in such manner and upon such terms and conditions as the Promoter may, in its sole discretion, determine from time to time. The Applicant/Allottee hereby irrevocably authorises and appoints the Promoter and/or its authorised nominee(s), agent(s), leasing partner(s) or representative(s) to identify and procure prospective tenants/occupants, undertake negotiations, determine and finalise the commercial terms of the proposed lease/letting, including the lease rent, security deposit, lease tenure, escalation, rent-free period, fit-out period and other customary commercial terms, and to coordinate and facilitate the execution, renewal, modification, extension or termination of the relevant lease/leave and licence or other occupancy arrangement, subject always to applicable law and the terms of the Agreement for Sale/Conveyance Deed. The Applicant/Allottee shall not, during the period in which the Promoter's exclusive leasing rights subsist, independently advertise, market, offer, lease, let out, licence, induct or negotiate with any prospective tenant in respect of the Office Space, nor appoint any third-party broker, property consultant or leasing agent for such purpose, without the prior written consent of the Promoter. The Applicant/Allottee further agrees that the Promoter shall be entitled to lease or arrange the leasing of the Office Space either individually or by combining or clubbing it with one or more adjoining office spaces/units, wherever commercially or operationally expedient, and to formulate leasing strategies, tenant-mix policies and leasing programmes for the Project, provided that

the same shall not result in any alteration of the Applicant/Allottee's title to or ownership interest in the Office Space. Any lease, leave and licence arrangement or other occupancy arrangement entered into pursuant to the Promoter's aforesaid authority shall be subject to the applicable laws, sanctioned plans, building regulations, fire and safety requirements and the terms and conditions prescribed by the Promoter/association/facility manager from time to time. The Applicant/Allottee shall remain bound by all such valid terms and conditions applicable to the use and occupation of the Office Space and the Project. The Applicant/Allottee expressly acknowledges that the Promoter's aforesaid leasing rights constitute an integral and material part of the commercial development, leasing and asset-management strategy of the Project, and the Applicant/Allottee shall not obstruct, interfere with or otherwise impede the exercise of such rights by the Promoter or its authorised representatives. The Applicant/Allottee further agrees to execute, sign and deliver such reasonable declarations, authorisations, mandates, leasing forms and other documents as may be reasonably required by the Promoter for giving effect to the aforesaid leasing arrangement, subject to the same being consistent with the terms of the Agreement for Sale and applicable law. Provided, however, that nothing contained herein shall be construed as conferring upon the Promoter any right to transfer, alienate, mortgage, encumber or otherwise deal with the title of the Applicant/Allottee in the Office Space.

The Promoter may waive off the above stated rights in favour of any applicant/allottee on case to case basis, vide its written communication.

47. In case the Company is required to make any additional provisions for and additional/specific provisions of certain specifications for and in relation to the unit and/or for any additional features and services in the Project, (including installation or make provision for alternate sources of generation/distribution of electricity or additional fire safety measures over and above those required as per existing rules and regulations), which results from any directives/instructions of the Competent Authority under the applicable law (but not occasioned due to any default of the Company), then the Company shall be entitled to raise the demand of such additional sums for such additional specification(s) to the allottees of the units as additional costs and charges & the Applicant agrees to pay the same proportionately to the Company, without any delay, demur and protest.
48. The Allottee agrees and accepts that the Unit applied for and allotted is a commercial unit/office space only and allottee has agreed to purchase the commercial unit/office space only which is heritable and transferable as per provisions of the Haryana Apartment Ownership Act, 1983, the Act and the rules and regulations thereunder, as applicable in the State of Haryana, or any statutory enactments or modifications thereof.
49. 'The Applicant agrees and undertakes not to undertake any modification/renovation and also not to make any structural change and/or raise any construction within the Unit or otherwise encroach upon or occupy any Common Areas or any other area outside the Unit, and any violator of the same shall be strictly penalized.
50. The Applicant shall use the Unit only for the purpose for which it is allotted and in a manner that does not cause nuisance and/or annoyance to other occupants of the Project. Use of the Unit shall not be against public policy and/or for any unlawful, illegal or immoral purposes and/or for any temporary or permanent storage of any hazardous, toxic, combustible or inflammable materials and chemicals and/or for any purpose which is likely to cause any damage to any flooring, wall or ceiling of the Unit and/or to any Unit (s) above, below or adjacent to the Unit and/or anywhere in the Project and/or which in any manner interferes with and/or obstructs the use of the Common Areas, except to the extent permissible under the Applicable Law for which the due permission, approval, sanction, permit, registration etc. if any required by the Applicant shall be obtained from the Competent Authorities/Association of Allottees of the present Phase/Project and prior notice thereof shall be given to the Association of Allottees/the Maintenance Agency/the Competent Authority, as the case may be.
51. The Applicants(s) have confirmed that irrespective of any disputes, which may arise between the Applicants(s) and the Company, the Applicants(s) shall punctually pay all installments of the Total Consideration Value, amounts, contributions, deposits, and shall not withhold any payment for any reason whatsoever.
52. In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligation of the Company as per the Agreement relating to such development is brought to the notice of the Company within a period of 5 (five) years by the Applicant from the date of handing over/offer of possession/date of OC (as per the terms of the Notice for Offer of Possession), it shall be the duty of the Company to rectify such defects without further charge, within 90 (ninety) days, and in the event of the Company's failure to rectify such defects within such time, the aggrieved Applicant shall be entitled to receive appropriate compensation in the manner as provided under the Act. Provided, the Company shall not be liable for any such structural/architectural defect which result from/induced by: (I) the Applicant, by



means of carrying out structural or architectural changes from the original specifications/designs; or (ii) any act, omission or negligence attributable to the Applicant or non-compliance of any Applicable Laws by the Applicant; or (iii) ordinary wear and tear in due course. Provided further, in case any such structural defect or any other defect in workmanship, quality or provision of services by the Company at Project, reasonably and in the ordinary course requires additional time beyond the said 90 (ninety) days having regard to the nature of defect, then the Company shall be entitled to such additional time period.

53. The Applicant(s) hereby undertake to indemnify and keep the Company and their respective Directors/Officials/office bearers indemnified against any losses, damages, charges and expenses suffered by them on account of breach of any of the terms and conditions herein by the Applicant(s).
54. 'The Company shall compensate the Applicant in case of any loss caused to him due to defective title of the Land, on which the Project has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.
55. All the Taxes, levies, cess and charges, if any, as applicable on the payments to be made by the Allottee to the Company for the sale of Unit to the Allottee, shall be payable by the Allottee as applicable from time to time as per the applicable rates.
56. That the rights and obligations of the parties under or arising out of this Application Form shall be construed and enforced in accordance with the laws of India.
57. That in case the Applicant(s) has/have to pay any commission or brokerage to any person for services rendered by such person to the Applicant(s) whether in or outside India for acquiring the Said Unit for the Applicant(s), in that event the Company makes it clear that it shall in no way whatsoever be responsible or liable thereof and no such commission or brokerage shall be deductible from the amount of Total Sale Price agreed to be payable to the Company for the Said Unit. Further the Applicant(s) undertakes to indemnify and hold the Company free and harmless from and against any or all liabilities and expenses in this connection. Further the applicant assures to deal only with brokers duly registered with HRERA.
58. 'The Applicant agrees to sign, execute and deliver the definitive documents including but not limited to the Agreement for Sale and a separate maintenance agreement, any other papers, documents, undertakings and declarations, corresponding to/in compliance of all applicable laws, as may be required by the Company and/or the nominated maintenance agency and/or registered Association of Allottees for the maintenance and upkeep of the Project 'Puri Aerosphere as and when required along with declarations and undertakings contained therein. The Applicant accepts that the execution of the said documents shall be a condition precedent to the execution of the Conveyance Deed for the Unit.
59. 'That in case there are Joint Applicant(s), all communications shall be sent by the Company to the Applicant(s) whose name appears first and at the address given by him/them which shall for all purposes be considered as served on all the Applicant(s) and no separate communication will be necessary to the other named Applicant(s) and the Applicant(s) have agreed to this condition of the Company. The Applicant(s) declares and affirms that in case of joint applicants, failure to pay by anyone shall be deemed as failure to pay by both/all and the joint applicants shall be treated as one single person for the purpose of this Buyer's Agreement and both/all shall be liable for the consequences jointly as well severally.
60. That for all intents and purposes and for the purpose of the terms and conditions set out in this Application Form, singular includes plural and masculine includes the feminine gender and the words 'it, they, its,' and such like words as may be occurring in this Application Form shall carry the same meaning and purpose as the word "Applicant(s)", so far as the context may permit.
61. The Promoter has represented and disclosed specifically and clearly that the development of the complete commercial colony shall take place in phase wise manner. Further the present application is pertaining to booking/allotment of unit in Phase 1 of the project. The Promoter shall be at absolute liberty to add additional lands to current licensed land of 6.731 acres and to carry out the development activities of the remaining phases at any point of time as per its discretion. I understand and acknowledge that the each phase of the complete commercial colony is separate project and I shall have no say or no right to raise objection against the type of development and for time taken for development of further/future phases and/or FAR being utilized therein and/or revised building plans/revised layout plan. I hereby provide my express and irrevocable consent to all/any types of development in the remaining/balance lands of the total licensed land which be increased or expanded and for which building plans have not so far been prepared etc..



62. The jurisdiction of civil courts is expressly barred. All or any disputes arising out or touching upon or in relation to the terms of this Application Form including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the redressal mechanism provided under the applicable RERA Rules and Act and/or under any other mechanism provided under the applicable RERA Rules and Act. The Applicant has fully read and understood the above mentioned terms and conditions and agrees to abide by the same.

Signature of Applicant(s)



SCHEDULE - VIII

MODE OF BOOKING DETAILS

Direct/Real estate agent	
Name and address of Real estate agent	
Real estate agent Reg. No.	
Real estate agent Signature and Seal	

For Office Use:

Name of RM	
Signature of RM	
Approved By [Name and Signature]	

**CORPORATE & REGISTERED OFFICE**

Puri Construction Private Limited
4-7B, Ground Floor, Tolstoy House,
15 & 17, Tolstoy Marg, New Delhi - 110 001
CIN: U45201DL1971PTC005522

Tel.: +91-11-43686868

MARKETING OFFICE

Puri Construction Private Limited
11 - 12A, Ground Floor Tolstoy House,
15 & 17, Tolstoy Marg, New Delhi - 110001

Tel.: +91-11-43636363

Email: marketing@puriconstructions.com

HARERA Registration No: 57 of 2026

RC/REP/HARERA/GGM/1085/817/2026/57 DT. 26.08.2026

HARERA Website: <https://www.haryanarera.gov.in/>

Project Name: Puri Aerosphere

Promoter: Puri Construction Pvt Ltd. www.puriconstructions.com