



**PUNJAB REAL ESTATE REGULATORY AUTHORITY**  
1st Floor, Plot No. 3, Block B, Madhya Marg, Sector 18A, Chandigarh  
Website: [www.rera.punjab.gov.in](http://www.rera.punjab.gov.in) Email: [helprera@punjab.gov.in](mailto:helprera@punjab.gov.in)  
Telephone: 0172-5139800

Memo No.RERA/2022/ 70-71

Date: 30/03/22

Revised Registration Letter

To

1. M/s. Aeropolis Infrastructure Pvt. Ltd.,  
Aeropolis City, Sector 66-A,  
District S.A.S. Nagar(Mohali)-160062, Punjab  
Mobile No.: 95929-69696  
Email Id: [tejindersbhatia@gmail.com](mailto:tejindersbhatia@gmail.com)
2. M/s Sukhm infrastructure Private Limited  
Aeropolis City, Sector 66-A,  
District S.A.S. Nagar(Mohali)-160062, Punjab

**Sub: Registration of Real Estate Project- "Aeropolis City (formerly known as Yellowstone Landmark Infocity)".**

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It is stated that M/s Sukhm Infrastructure Private Limited submitted application offline for registration of project namely "Yellowstone Landmark Infocity", situated at Sector-66 A, District SAS Nagar(Mohali), Punjab, on dated 29.07.2017, received in this Authority on 31.07.2017. During the process for obtaining the requisite documents from the promoter, M/s Sukhm Infrastructure Private Limited vide letter dated 16.04.2018 had intimated about the change of name from M/s Yellowstone Builders Pvt. Ltd. To M/s Aeropolis Infrastructures Pvt. Ltd. and the Form 'B' was signed by M/s Aeropolis Infrastructure Pvt. Ltd. Further M/s Sukhm Infrastructure Private Limited, intimated about the execution of JDA with M/s Yellowstone Builders Pvt. Ltd. for developing, marketing and selling, etc. and submitted copy of the JDA. As intimated vide letter dated 25.05.2018, the name of the project also changed from "Yellowstone Landmark Infocity" to "Aeropolis City". Resultantly, registration letter was issued in the name of M/s Aeropolis Infrastructure Pvt. Ltd., vide memo no. RERA/2018/402 dated 28.05.2018, being the promoter of the project namely "Aeropolis City(formerly known as Yellowstone Landmark Infocity)".

2. However, from perusal of the application and the attached documents, it came to notice that M/s Sukhm Infrastructure Private Limited is the owner of the land and having approvals[pertaining to the project] in its name. M/s Sukhm Infrastructure Private Limited, who is the owner of land has also some role in the project, as per JDA furnished during the process of registration of the project. Therefore, the matter has also been examined in the light of the



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circular issued by this authority vide no. RERA/Pb/ENF/2021/28 dated 04.06.2021 and found that being the land owner and having a role in the development of the project, M/s Sukhm Infrastructure Private Limited is also to be treated as co-promoter [ref. para II(i)].

3. Keeping in view the facts stated above, revised registration letter is hereby issued in the name of M/s Aeropolis Infrastructure Pvt. Ltd., as main promoter and M/s Sukhm Infrastructure Private Limited, as co-promoter of this project, as per details given below:-

<b>Project Titled</b>	:	<b>Aeropolis City (formerly known as Yellowstone Landmark Infocity)"</b>
<b>Location</b>	:	<b>Sector 66-A, S.A.S. Nagar, Mohali-16006.</b>
<b>Total Area</b>	:	<b>100.064 Acres</b>
<b>Residential Area</b>	:	<b>86664 Sq Yards.</b>
<b>Industrial Units</b>	:	<b>182 Nos. (Including 21 Nos. Reserved)</b>
<b>Commercial Units</b>	:	<b>92 Nos.</b>
		<b>SCOs : 39 Nos.</b>
		<b>Bay Shops : 39 Nos.</b>
		<b>Shops : 10 Nos.</b>
		<b>Reserved : 04 Nos.</b>
<b>Registration No.</b>	:	<b>PBRERA-SAS81-PM0089</b>
<b>Valid Upto</b>	:	<b>31.12.2021</b>

The registration certificate of the project will be issued to you subsequently, along with Login Id. and user password, in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made there under by the Govt. of Punjab. You will also be liable to pay GST or any other taxes, as applicable, levied by Government of India/State Government in this regard, within 30 days from the issue of demand notice by this office, regarding the same.

Your attention is drawn to Chapter III (Section-11 to 18) of The Real Estate (Regulation and Development) Act, 2016 in which the functions of a Promoter have been prescribed. You are required to comply with these.

  
Secretary

Real Estate Regulatory Authority,  
Punjab.

CC: M(F&A) for N/A

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