

**Aquaria at AIPL Lake City,
Sector 103, Gurugram**

Floralessence Projects Pvt. Ltd.

**Project
Report**

PROJECT DETAIL

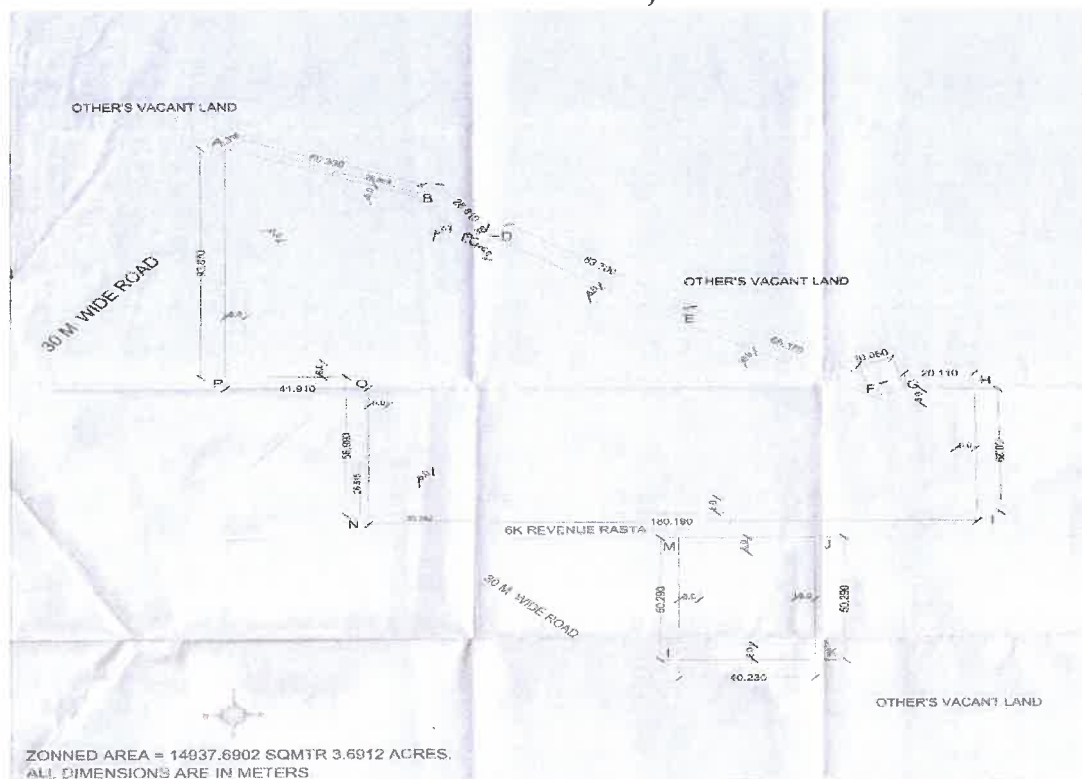
Floralescence Projects Private Limited has obtained a license under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the rules framed thereunder in 1976 from the Directorate of Town and Country Planning, Haryana. The company has been granted License No. 61 of 2025 dated 01.05.2025 in collaboration with Sun International Ltd. & Babbler Projects Pvt. Ltd. for the development of a residential group housing colony over an area measuring 5.10625 acres situated in Village Daultabad, Tehsil Kadipur, District Gurgaon, Haryana.

The zoning plan for the project was approved vide Drawing No. DTCP-11058 dated 02.05.2025 by the Directorate of Town and Country Planning, Haryana.

A Collaboration Agreement between the promoter and the landowner was registered on 17.01.2025 vide Registration No. 14554 & 14556. The promoter has now filed an application for registration of the real estate project before the Hon'ble Haryana Real Estate Regulatory Authority (RERA).

Total Area	5.10625 Acres
Sanctioned FAR	1.90
Built up Area	85298.114 Sq. mtr.
Carpet Area	30897.26 Sq. mtr.

LOCATION: This Residential Group Housing Colony is located Sector 103, Gurugram, Haryana. Given below is the Zoned Area of the Project:



LAND DETAIL

Given below are the land details of the Project:

S. No.	Revenue Estate	Khasra No.	Land Area	
			Acre	Sq. mt.
1.	Daulatabad	41// 14	0.3438	1391.3092
2.		41// 16	0.7812	3161.4042
3.		41// 17	1.0000	4046.8564
4.		41// 24/2	0.3563	1441.8949
5.		41// 25	0.9437	3819.0184
6.		42// 21	1.0500	4249.1992
7.		42// 22/1	0.1312	530.9476
8.		51// 1/1	0.5000	2023.4282
Total			5.1062	20,664.06

AREA AND UNIT DETAILS

The total number of units to be constructed are as follows:

S. No.	Tower Name	Floors	No. of Units	Carpet Area (Sq. Mtr)
1	Tower- 1	G+43	172	27288.73
2	Tower- 2	G+7	28	3524.81
3	EWS	G+4	36	638.28
4	Convenient Shopping	G	7	83.72

Tower	Unit Details	No. of Units	Carpet Area (Sq. ft.)	Balcony Area (Sq. ft.)
Tower- 1	3BHK+Utility+Store	83	1,577.32	404.31
	4BHK+Utility	63	1,840.15	561.30
	4BHK+Utility (SP)	20	1,901.00	561.00
	3BHK+Utility (Refuge)	3	1,609.55	530.01
	2BHK+Utility+Store (Refuge)	3	1,346.66	373.02
Tower- 2	3BHK	14	1,289.47	354.06
	3BHK+Utility	14	1,420.60	360.26
EWS	EWS	36	190.85	30.49
Convenient Shopping	Convenient Shopping	7	128.74	-

CONSULTANTS FOR PROJECT

Given below are the consultants' details of the Project:

Type of Consultants	Name of Consultants
Architect	Pooja Nikhar (Morphogenesis)
Structure Consultant	Rajendra Kumar Bhola (Civtech)
MEP Consultant	AEON Integrated Building Design Consultants LLP (Ashish Rakheja)
Proof Consultant	Thakur Dass Aneja
Chartered accountant	G N G P & Associates

PROJECT COST

The total cost of the project is estimated at INR **80,781.13 Lakhs** based on estimates made by the FPPL for various elements of the project. The different heads of the project cost are detailed in the exhibit given below:

EXHIBIT: - PROJECT COST	
Particular	Amount (Lakh)
Land Cost including Stamp Duty, Registration Charges	30,247.05
Cost of Construction	29,957.75
EDC & IDC	2,574.79
Internal Development Works	1,159.49
Miscellaneous Costs	16,842.06
Total Project Cost	80,781.13

Project Cost - Non-Constructison Components				
S.N.	Particular	Estimated Cost (Lacs)	Expenditure Incurred till Date (Lacs)	Balance Cost to be Incurred (Lacs)
1	Land Cost including Stamp Duty, Registration Charges	30247.05 lakh	1959.29 lakh	28287.76 lakh
2	External Development Charges (EDC)s	2348.35 lakh	4.96 lakh	2343.39 lakh
3	Infrastructure Development Charges (IDC)	226.44 lakh	2.49 lakh	223.95 lakh
4	Miscellaneous Cost	16842.06 lakh	113.89 lakh	16728.17 lakh
Project Cost- Non Construction Components		49663.90 lakh	2080.63 lakh	47583.27 lakh

Project Cost – Construction Components				
S.N.	Particular	Amount (Lacs)	Expenditure Incurred till Date (Lacs)	Balance Cost to be Incurred (Lacs)
1	Construction Cost of Tower	29782.75 lakh	171.39 lakh	29611.36 lakh
2	Construction cost of commercial	175.00 lakh	00.00lakh	175.00 lakh
3	Development work and service cost	1159.49 lakh	00.00lakh	1159.49 lakh
Project Cost – Construction Components		31117.24 lakh	171.39 lakh	30945.85 lakh

Development Works and Services (Internal Development Works - IDW)		
S.N.	Name of the Facility	Estimated Cost (Lacs)
1	Internal Roads and Pavements	538.88 lakh
2	Water Supply system	13.02 lakh
3	Storm Water drainage	19.53 lakh
4	Sewerage system	19.53 lakh
5	Street Lighting	32.55 lakh
6	Playgrounds and Parks	230.95 lakh
7	Electricity supply system	43.45 lakh
8	Security and firefighting	43.29 lakh
9	Renewable energy system	13.02 lakh
10	STP	65.10 lakh
11	Underground water tanks	48.83 lakh
12	Rainwater harvesting	19.53 lakh
13	Electrical sub station	71.81 lakh
Cost of Development Works and Services:		1159.49 lakh

SOURCE OF FUNDS

The finance for the implementation of the project shall be arranged as detailed in the following exhibit:

EXHIBIT: - SOURCE OF FUNDS	
PARTICULAR	AMOUNT (LACS)
Equity	600.00 lakh
Loan or advances	
a) From financial institution/banks	00.00 lakh
b) From Other Sources	00.00 lakh
Others	12690.92 lakh
Advance from Customers	67490.22 lakh
TOTAL MEANS OF FINANCE	80781.14 lakh

ESTIMATED CASH FLOW STATEMENT

Statement of Quarterly Estimated Cash Flow for the Project [inr (in lakhs)]				
Particular Quarter	Total Estimated Expenditure during the Quarter	Total Estimated Fund availability during the quarter	Net Cash Flow during the Quarter	Cumulative Cash Flow till end of the Quarter
Upto the date of submission of application of registration	2,252.02	2,290.93	38.90	38.90
Apr-Jun, 2026	1,023.16	1,355.18	332.01	370.92
Jul-Sep, 2026	1,223.24	1,355.18	131.93	502.85
Oct-Dec, 2026	2,095.03	3,355.18	1,260.15	1,763.00
Jan-Mar, 2027	2,017.28	2,131.13	113.85	1,876.85

Apr-Jun, 2027	3,167.23	3,631.13	463.89	2,340.74
Jul-Sep, 2027	3,209.20	3,631.13	421.92	2,762.66
Oct-Dec, 2027	3,359.42	3,631.13	271.70	3,034.36
Jan-Mar, 2028	3,061.24	2,986.32	-74.92	2,959.45
Apr-Jun, 2028	2,837.71	2,986.32	148.61	3,108.06
Jul-Sep, 2028	2,883.20	2,986.32	103.12	3,211.18
Oct-Dec, 2028	3,379.30	1,486.32	-1,892.98	1,318.20
Jan-Mar, 2029	4,286.72	17,579.96	13,293.24	14,611.44
Apr-Jun, 2029	2,894.93	2,133.86	-761.07	13,850.37
Jul-Sep, 2029	3,067.61	2,133.86	-933.75	12,916.62
Oct-Dec, 2029	3,347.92	2,133.86	-1,214.07	11,702.55
Jan-Mar, 2030	3,104.32	1,779.22	-1,325.10	10,377.45
Apr-Jun, 2030	3,028.10	1,779.22	-1,248.88	9,128.57
Jul-Sep, 2030	2,930.90	1,779.22	-1,151.69	7,976.89
Oct-Dec, 2030	2,809.11	1,779.22	-1,029.89	6,947.00
Jan-Mar, 2031	3,945.21	18,187.95	14,242.74	21,189.74
Apr-Jun, 2031	2,141.86	139.33	-2,002.54	19,187.20
Jul-Sep, 2031	2,468.34	1,639.33	-829.01	18,358.19
Oct-Dec, 2031	2,691.99	1,639.33	-1,052.67	17,305.53
Jan-Mar, 2032	2,509.20	-	-2,509.20	14,796.32
Apr-Jun, 2032	1,819.04	-	-1,819.04	12,977.28
Jul-Sep, 2032	1,854.34	-	-1,854.34	11,122.94
Oct-Dec, 2032	1,505.92	-	-1,505.92	9,617.02
Jan-Mar, 2033	1,505.39	-1,500.00	-3,005.39	6,611.63
Apr-Jun, 2033	1,268.13	-1,500.00	-2,768.13	3,843.50
Jul-Sep, 2033	988.40	-	-988.40	2,855.10
Oct-Dec, 2033	993.06	10,873.28	9,880.22	12,735.32

Jan-Mar, 2034	993.06	9,373.28	8,380.22	21,115.53
Apr-Jun, 2034	10.82	-1,819.82	-1,830.64	19,284.89
Jul-Sep, 2034	43.35	-10.74	-54.09	19,230.80
Oct-Dec, 2034	43.35	91.50	48.15	19,278.95
Jan-Mar, 2035	22.02	-	-22.02	19,256.94
TOTAL	80,781.13	1,00,038.07	19,256.94	

OTHER STATUTORY APPROVALS

The following is the status of statutory permissions from the various statutory authorities:

1.	Approvals/ NOCs from various agencies for connecting external services						
	Sr. No.	Facility	External/ connecting service to be provided by (Name the agency)		Approval no. and date		
	1.	Roads	GMDA		Already Connected With Existing Road		
	2.	Water supply	GMDA		Dated 05.06.2025		
	3.	Storm water drainage	GMDA		GMDA/DRAINAGE/ 2025/ 263 dated 09.06.2025		
	4.	Sewage disposal	GMDA		GMDA/SEW/ 2025/ 492 dated 09.06.2025		
2.	5.	Electrical Load availability	DHBVN		Ch-06/ DRG-PLC dated 28.04.2025		
	Details of statutory approvals.						
	2.1	Statutory approvals required prior to registration					
		Sr. No.	Particulars	Approval no.	Date	Valid up to	Remarks
		1.	License approval	61 of 2025	01.05.2025	30.04.2030	
		2.	Site Plan	ZP-2166/SD(RD)/ 2026/3856	02.02.2026	01.02.2031	
		3.	Zoning plan	DRG No. DTCP-11058	02.05.2025		
		4.	Building Plan	ZP-2166/SD(RD)/ 2026/3856	02.02.2026	01.02.2031	
	5.	Environment clearance	Applied				
	2.2	Approvals either applied for or obtained prior to registration.					

Sr. No.	Particulars	Approval no.	Date	Valid up to	Remarks
1.	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/470/1545-48	20.05.2025	19.05.2030	-
2.	Fire scheme approval	Applied		-	-
3.	Service plan estimates approval	Applied		-	-
2.3	Mandatory approvals if applicable and required before the start of construction.				
Sr. No.	Particulars	Approval no.	Date	Remarks	
1.	Forest NOC	KPA-QHH-4KAE	10.03.2025		
2.	Natural conservation zone NOCs	NA	NA		
3.	Tree cutting permission/ NOC	L4H-3FT-832H	25.06.2025		
5.	Forest land diversion	NA	NA		
6.	Power Line shifting NOC	NA	NA		
7.	Wildlife Clearance	NA	NA		



GPS Map Camera

Gurugram, Haryana, India 
Indiabulls, Road, Daultabad Village, Sector 103,
Gurugram, Haryana 120006, India
Lat 28.499696° Long 76.985222°
Tuesday, 21/04/2026 12:46 PM GMT +05:30





GPS Map Camera

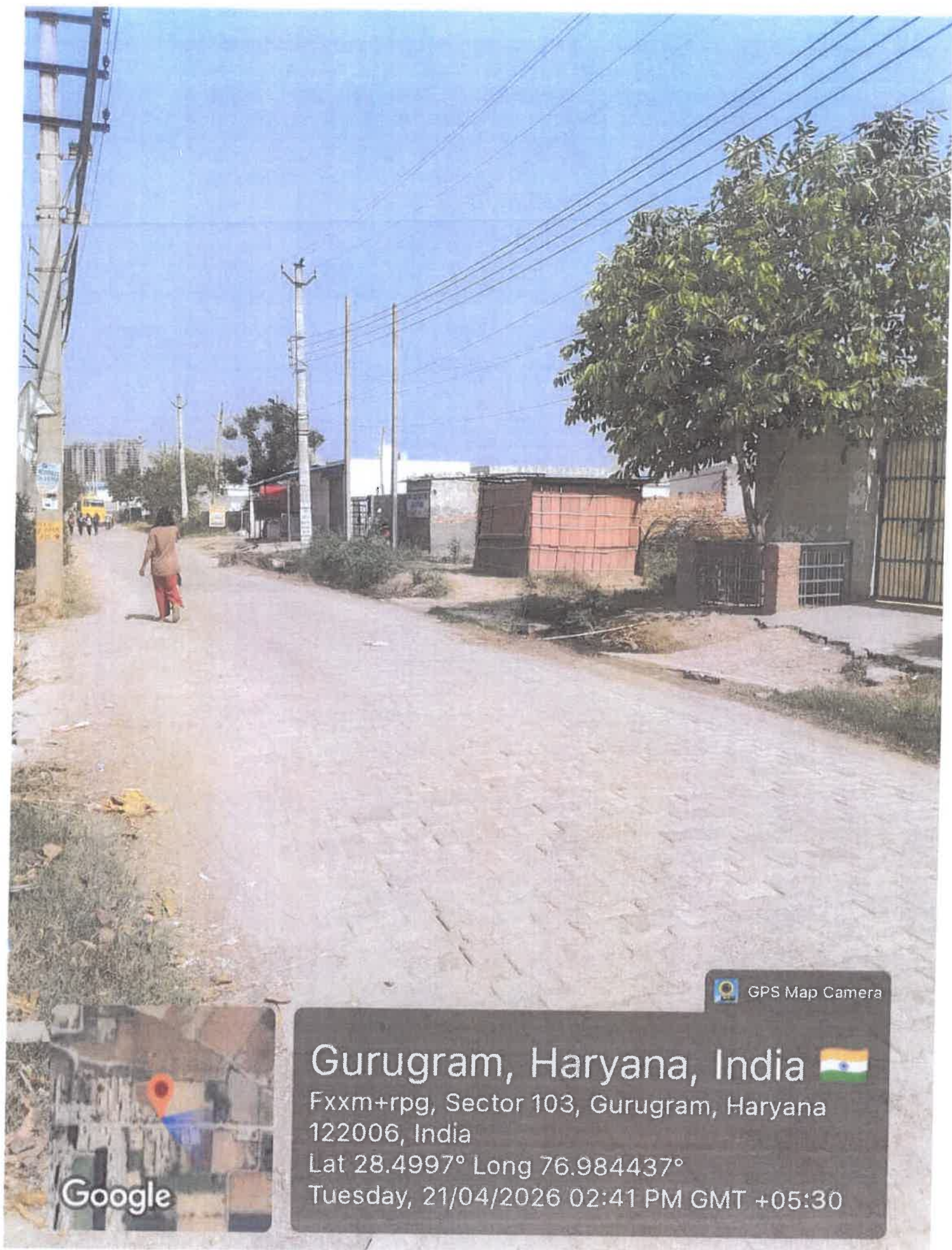
Gurugram, Haryana, India 
Indiabulls, Road, Daultabad Village, Sector 103,
Gurugram, Haryana 120006, India
Lat 28.499701° Long 76.985229°
Tuesday, 21/04/2026 12:46 PM GMT +05:30

Google









GPS Map Camera

Gurugram, Haryana, India 

Fxxm+rpg, Sector 103, Gurugram, Haryana
122006, India

Lat 28.4997° Long 76.984437°

Tuesday, 21/04/2026 02:41 PM GMT +05:30

Google