

Riviera @ AIPL Lake City, Sector
103, Gurugram

AIPL Bharat Infrastructure Pvt. Ltd.

**Project
Report**

PROJECT DETAIL

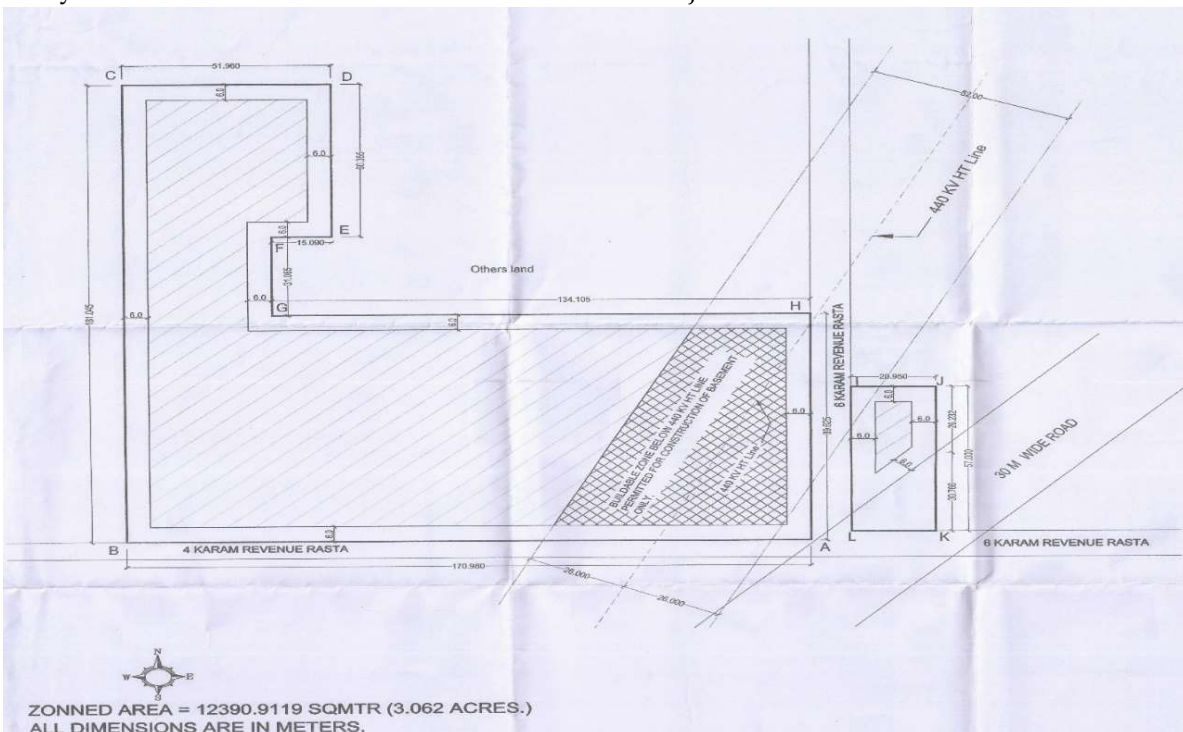
AIPL Bharat Infrastructure Private Limited has obtained a license under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the rules framed thereunder in 1976 from the Directorate of Town and Country Planning, Haryana. The company has been granted License No. 62 of 2025 dated 01.05.2025 in collaboration with Babbler Projects Pvt. Ltd. for the development of a residential group housing colony over an area measuring 5.1375 acres situated in Village Daultabad, Tehsil Kadipur, District Gurgaon, Haryana.

The zoning plan for the project was approved vide Drawing No. DTCP-11560 dated 17.10.2025 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. 14555. 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	5.1375 Acres
Sanctioned FAR	3.15
Built up Area	97821.372 Sq. mtr.
Carpet Area	61593.313 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	40// 14/2	0.5500	2225.7710
2.		40// 15/1	0.2250	910.5427
3.		40// 16/1/2	0.1188	480.7665
4.		40// 16/2/2	0.3625	1466.9854
5.		40// 17/1/1	0.1688	683.1094
6.		40// 17/1/2	0.3812	1542.6617
7.		40// 24/2	0.5500	2225.7710
8.		40// 25	0.9375	3793.9279
9.		40// 26	0.0625	252.9285
10.		41// 20/1	0.4875	1972.8425
11.		41// 21	1.0000	4046.8564
12.		41// 22/1/1	0.1500	607.0285
13.		41// 22/1/2	0.1437	581.5333
Total			5.1375	20,790.72

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	27179.95
2	Tower- 2	G+43	172	21729.83
3	EWS	G+6	61	1081.53
4	Convenient Shopping	G	7	900.90

Tower	Unit Details	No. of Units	Carpet Area (Sq. ft.)	Balcony Area (Sq. ft.)
Tower- 1	4BHK+SQ	83	1840	561
	3BHK+SQ+Study	83	1578	399
	3BHK+SQ(Ref)	3	1610	529
	2BHK+SQ+S(Ref)	3	1347	366
Tower- 2	3BHK+SQ	45	1421	360
	3BHK+SQ(SP)	35	1484	360
	3BHK	86	1289	352
	2BHK+SQ(Ref)	6	1193	325
EWS	EWS	61	190.8	30.4
Convenient Shopping	Convenient Shopping	7	128.7	-

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 **98,725.52 Lakhs** based on estimates made by the ABIPL 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	18,372.85
Cost of Construction	45,654.57
EDC & IDC	4,051.78
Internal Development Works	1,781.07
Miscellaneous Cost	28,865.25
Total Project Cost	98,725.52

Project Cost - Non-Construction 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	18372.85lakh	6023.92lakh	12348.93lakh

2	External Development Charges (EDC)	3823.95lakh	1575.47lakh	2248.48lakh
3	Infrastructure Development Charges (IDC)	227.83lakh	118.20lakh	109.63lakh
4	Miscellaneous Cost	28865.25lakh	196.44lakh	28668.81lakh
Project Cost- Non Construction Components		51289.88lakh	7914.03lakh	43375.85lakh

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	45478.47lakh	214.61lakh	45263.86lakh
2	Construction cost of commercial	176.10lakh	00.00lakh	176.10lakh
3	Development work and service cost	1781.07lakh	00.00lakh	1781.07lakh
Project Cost - Construction Components		47435.64 lakh	214.61 lakh	47221.03 lakh

Development Works and Services (Internal Development Works - IDW)		
S.N.	Name of the Facility	Estimated Cost (Lacs)
1	Internal Roads and Pavements	827.76 lakh
2	Water Supply system	20.00 lakh
3	Storm Water drainage	30.00 lakh
4	Sewerage system	30.00 lakh
5	Street Lighting	50.00 lakh
6	Play grounds and Parks	354.76 lakh
7	Electricity supply system	66.75 lakh
8	Security and firefighting	66.50 lakh
9	Renewable energy system	20.00 lakh
10	STP	100.00 lakh
11	Underground water tank	75.00 lakh
12	Rainwater harvesting	30.00 lakh
13	Electrical sub station	110.30 lakh
Cost of Development Works and Services:		1781.07 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	20000.00 lakh
b) From Other Sources	00.00 lakh
Others	3625.34 lakh
Advance from Customers	74500.18 lakh
TOTAL MEANS OF FINANCE	98725.52 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 registrartion (15.10.2025)	8,128.63	9,225.34	1,096.70	1,096.70
Oct-Dec, 2025	730.37	-	-730.37	366.33
Jan-Mar, 2026	1,695.82	2,148.00	452.18	818.51
Apr-Jun, 2026	2,409.98	2,420.00	10.02	828.53
Jul-Sep, 2026	2,495.66	3,503.97	1,008.31	1,836.84
Oct-Dec, 2026	2,843.30	3,403.97	560.67	2,397.51

Jan-Mar, 2027	2,429.29	2,126.65	-302.64	2,094.88
Apr-Jun, 2027	2,778.39	3,476.65	698.27	2,793.14
Jul-Sep, 2027	2,826.49	1,856.65	-969.84	1,823.31
Oct-Dec, 2027	3,024.74	3,856.65	831.91	2,655.22
Jan-Mar, 2028	4,468.17	12,887.27	8,419.10	11,074.32
Apr-Jun, 2028	3,378.78	1,445.99	-1,932.79	9,141.52
Jul-Sep, 2028	3,335.40	3,745.99	410.58	9,552.11
Oct-Dec, 2028	3,762.85	995.99	-2,766.86	6,785.24
Jan-Mar, 2029	3,364.95	2,238.99	-1,125.96	5,659.28
Apr-Jun, 2029	3,802.19	1,738.99	-2,063.20	3,596.08
Jul-Sep, 2029	3,596.15	1,488.99	-2,107.16	1,488.92
Oct-Dec, 2029	7,757.20	23,371.64	15,614.44	17,103.36
Jan-Mar, 2030	3,937.54	-475.46	-4,413.00	12,690.36
Apr-Jun, 2030	3,718.83	-750.46	-4,469.28	8,221.08
Jul-Sep, 2030	3,464.76	1,749.54	-1,715.21	6,505.87
Oct-Dec, 2030	3,199.22	-460.46	-3,659.67	2,846.20
Jan-Mar, 2031	3,227.20	2,099.54	-1,127.65	1,718.54
Apr-Jun, 2031	3,030.36	2,099.54	-930.81	787.73
Jul-Sep, 2031	2,321.06	2,099.54	-221.52	566.21
Oct-Dec, 2031	1,992.97	2,099.54	106.57	672.78
Jan-Mar, 2032	4,166.44	16,786.24	12,619.80	13,292.58
Apr-Jun, 2032	4,155.83	16,736.24	12,580.41	25,872.99
Jul-Sep, 2032	1,632.87	2,477.98	845.11	26,718.11
Oct-Dec, 2032	1,012.01	-269.82	-1,281.83	25,436.27
Jan-Mar, 2033	28.88	-319.82	-348.70	25,087.57
Apr-Jun, 2033	9.18	-83.84	-93.02	24,994.55
TOTAL	98,725.52	1,23,720.08	24,994.55	

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/ 264 dated 09.06.2025		
	4.	Sewage disposal	GMDA		GMDA/SEW/ 2025/ 493 dated 09.06.2025		
	5.	Electrical Load availability	DHBVN		Ch-08/DRG-PLC dated 28.04.2025		
2.	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	62 of 2025	01.05.2025	30.04.2030	
		2.	Site Plan	Approved			
		3.	Zoning plan	DRG No. DTCP-11560	17.10.2025		
		4.	Building Plan	Approved			
		5.	Environment clearance				
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/NOC/ATM/2025/506/1678-81	29.05.2025	28.05.2030	-
		2.	Fire scheme approval			-	-
		3.	Service plan estimates approval			-	-
	2.3	Mandatory approvals if applicable and required before the start of construction.					
		Sr. No.	Particulars	Approval no.	Date		Remarks
		1.	Forest NOC	R4H-N5T-X306	30.03.2025		
		2.	Natural conservation zone NOC	NA	NA		
		3.	Tree cutting permission/ NOC	U8X-HGT-YMXT	25.06.2025		
		5.	Forest land diversion	NA	NA		
		6.	Power Line shifting NOC	NA	NA		
		7.	Wildlife Clearance	NA	NA		