

AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

CIN: U68100HR2024PTC124408

Registered Office: AIPL Business Club, Fifth Floor, Sector 62, Gurgaon – 122 101, Haryana

Tel. No: +91 92111 60000, Email: rera-haryana@aipl.com

Project Name : Riviera at AIPL Lake City

Calculation of land cost for RERA

S.no.	Particular	Amount (Lakhs)
1.	Project Land Purchased- vide Sale Deed no. 13336 dated 19.12.2024 Stamp Duty- 3,01,31,557/- Sale Consideration - 43,04,50,790/- Reg. Fee- 50,000/-	4606.32
2.	Collaboration Agreement Registration- vide registration no. 14555 dated 17.01.2025 Stamp Duty- 70,05,560/- Reg. Fee- 50,000/-	70.55
3.	Infrastructure Augmentation Charges (IAC) (i) vide Transaction no.- TOWNIAC7000025678 dated 07.10.2025 Amount- 33,22,979/- (ii) vide Transaction no.- TOWNIAC7000025673 dated 07.10.2025 Amount- 36,94,915/- (iii) vide Transaction no.- TOWNIAC7000025675 dated 07.10.2025 Amount- 2,41,49,405/-	311.67
4.	Conversion Charges	34.00
5.	Licence Fee	211.41
6.	Scrutiny Fee	2.08
7.	Babbler Projects Share- FAR 1.9 [Total FAR 3.15- Purchased 1.25 (ABIPL)] (As per Collaboration agreement Owner shall be intitled to receive 15% of the Distributable Revenue of the Project) =123120.08*60%*15%=11080.80	11,080.80
8.	Transferable Development Rights (TDR) Land Cost-	2056.00
	Total	18372.85

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Authorised Signatory