Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

HARERA/GGM/1019/751/2025/122

Overview

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LAUNCH March 2025	CURRENT ₹19,000 / Sq. Feet*	CAGR 8-12%*	FEATURING 2 Towers, 344 Units	PAYMENT PLAN 10:70:20, 30:40:30
POSSESSION April 2030	2030 EXPECTED ₹28,843 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 5.13 Acres	HOMELOAN Available

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Why TOI recommends?

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Ideal for: End-users and long-term investors seeking spacious luxury residences, township living, and stable appreciation potential along the Dwarka Expressway growth corridor.

Advance India Projects Limited's established presence in NCR real estate and premium township positioning enhance buyer confidence and resale comfort, differentiating the project from mid-tier launches across the Dwarka Expressway corridor.

Spacious 3 & 4 BHK residences provide strong end-user appeal, while disciplined entry pricing and leverage-assisted returns support attractive IRR potential without excessive speculative exposure.

Sector 103 benefits from improving Dwarka Expressway connectivity and proximity to key employment hubs such as Cyber City Gurgaon, Udyog Vihar, and Indira Gandhi International Airport, supporting sustained end-user demand and long-term capital appreciation.

Recommended Configurations

BUY FOR END USE
4 BHK
3211 sq ft

BUY TO SELL
3 BHK
2477 sq ft

BUY TO RENT
3 BHK
2200 sq ft

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Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
2 BHK	1,518	₹ 19,000	₹ 2.88 Cr
2.5 BHK	2,053	₹ 19,000	₹ 3.90 Cr
3 BHK (Standard)	2,200	₹ 19,000	₹ 4.18 Cr
3 BHK + Utility	2,477	₹ 19,500	₹ 4.83 Cr
3 BHK + Study	2,650	₹ 20,000	₹ 5.30 Cr
4 BHK + Utility	3,211	₹ 20,500	₹ 6.58 Cr

AIPL Riviera offers a well-balanced configuration mix of spacious 2, 3 and 4 BHK residences with large layouts and premium finishes. With super areas ranging roughly from 1,500 to 3,200 sq ft and disciplined pricing across variants, the project caters to upgrade buyers and luxury end-users while supporting long-term capital appreciation within the Dwarka Expressway corridor.

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Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
10 : 70 : 20	10% booking, 70% on possession / near completion, 20% at possession	Investors seeking lower upfront commitment	Minimal capital blocked early, higher leverage potential but slightly higher completion risk
30 : 40 : 30	30% booking, 40% during construction, 30% on possession	Balanced buyers	Staggered payments with moderate risk and manageable capital exposure
30 : 10 : 30 : 30	30% booking, 10% after initial construction milestone, 30% mid-construction, 30% possession	End-users planning phased payments	Gradual capital deployment aligned with construction progress
10 : 20 : 10 : 30 : 30	10% booking, 20% early construction, 10% mid construction, 30% near completion, 30% possession	Investors prioritizing cash flow flexibility	Lower initial payment with structured installments, balancing liquidity and project participation

Flexible payment structures allow buyers to align capital deployment with construction progress, offering liquidity comfort while maintaining exposure to long-term appreciation.

Investment Highlights

CALCULATED FOR 2BHK UNIT MEASURING 1,518 SQ. FT

₹ 2.88 Cr
(Value today)

₹ 0.72 Cr
(Down payment)

You

25%
Pay upfront

₹ 2.16 Cr
(Loan amount)

Bank

75%
Loan

1.87 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

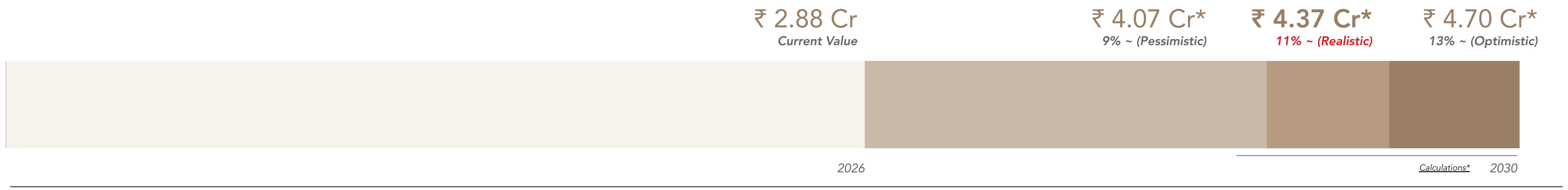
₹ 4.37 Cr*
Selling Price*

The project offers balanced, leverage-assisted returns over a mid-term horizon, supported by Dwarka Expressway infrastructure momentum, township planning, and strong end-user demand rather than speculative pricing.

Disclaimer*

How your property could grow by 2030

CALCULATED FOR 2BHK UNIT MEASURING 1,518 SQ. FT



(Expected Price by 2030)

₹ 2.88 Cr
(Current Value)

₹ 19,000 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 4.37 Cr*
(Realistic Value by 2030)

₹ 28,843 PSF*
(Realistic Value by 2030)

₹ 1.49 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.88Cr** is projected to grow to **₹4.37Cr* by 2030**, appreciating by an estimated **₹1.49 Cr*.***

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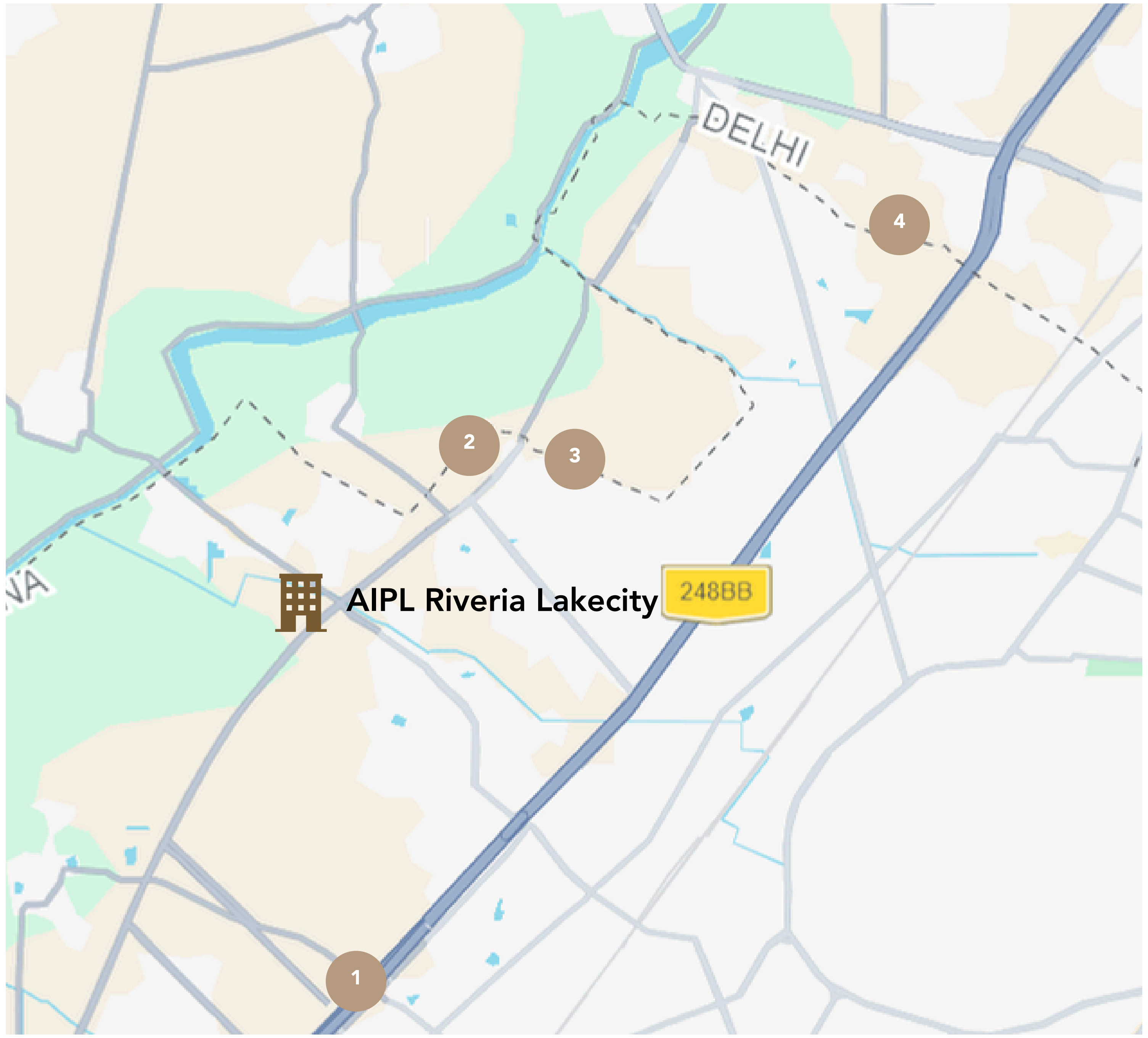
Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 ATS Triumph (Sector 104)	2017–18	₹7,500 – ₹8,500	₹18,000 – ₹22,000
2 Sobha City Gurgaon (Sector 108)	2015–16	₹6,500 – ₹7,500	₹16,000 – ₹20,000
3 ATS Tourmaline (Sector 109)	2013–14	₹7,000 – ₹8,000	₹15,000 – ₹18,000
4 Smartworld One DXP (Sector 113)	2022–23	₹11,000 – ₹12,000	₹15,000 – ₹18,000
Riviera AIPL Lakecity	**2025**	**₹19,000**	**₹19,000**

HISTORIC METRICS

8 - 11%*
Long-Term CAGR
(20 Years)

10 - 15%*
Recent YoY Price Growth
(5 Years)

40 - 70%*
Avg. Price Increase
(5 Years)

Sector 103 benefits from Dwarka Expressway connectivity and Delhi spillover demand. Established projects in nearby sectors demonstrate consistent double-digit appreciation, supporting ~10–11% CAGR assumptions for mid-term investment modelling.

Disclaimer*

Similar Projects

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Project	Riviera AIPL Lakecity	ATS Triumph	Sobha City	Smartworld One DXP	M3M Capital
Developer	*AIPL (Advance India Projects Ltd.)*	ATS Infrastructure	Sobha Ltd.	Smartworld Developers	M3M India
Micromarket / Location	*Sector 103, Dwarka Expressway*	Sector 104, Dwarka Expressway	Sector 108, Dwarka Expressway	Sector 113, Dwarka Expressway	Sector 113, Dwarka Expressway
Total Area (acres)	*5.13 acres*	~14 acres	~39 acres township	~16 acres	~65 acres township
Launch Date	*2025*	~2012–13	~2015	2022–23	2021
Handover Timeline	*2030*	Delivered / Ready	Delivered (phased)	~2027	~2026–27
Launch Price (₹/sq ft)	*₹19,000*	~₹6,000–₹7,000	~₹6,500–₹7,500	~₹11,000–₹12,000	~₹10,000–₹11,000
Current Price (₹/sq ft)	*₹19,000*	~₹12,000–₹13,000	~₹18,000–₹20,000	~₹18,000–₹20,000	~₹16,000–₹18,000
CAGR Since Launch	*New Launch*	~6–7% long term	~10–12%	New Launch	~8–10%
Expected Price (₹/sq ft)	*₹28,843+*	₹14,000+	₹22,000+	₹22,000+	₹20,000+
Clubhouse	*Premium township clubhouse*	Clubhouse + sports amenities	~90,000 sq ft clubhouse	Modern lifestyle clubhouse	Large clubhouse
Project Density	*Low-medium*	Medium	Low-medium	Medium	Medium
Ideal For	*Luxury end-users / investors*	Premium end-users	Family end-users	Luxury buyers	Upgrade buyers
Key USP	*Lake-themed luxury township*	Large unit layouts	Massive township greens	Delhi border proximity	Large integrated township

Disclaimer*

Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby

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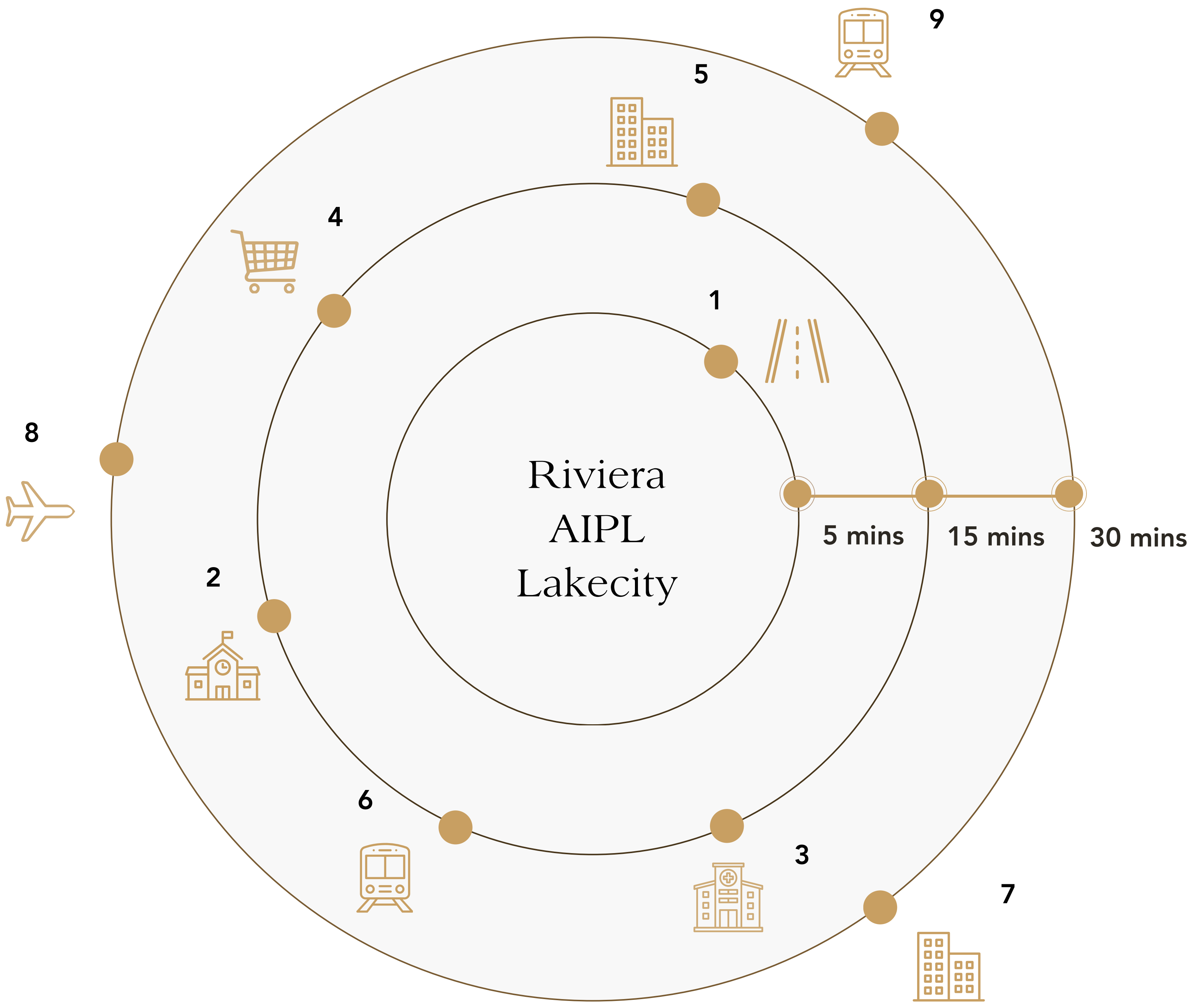

1	Golf Course Extension Road	0.7 Km
2	Heritage Xperiential Learning School	3 Km
3	Artemis Hospital	4 Km
4	WorldMark Gurgaon	5 Km
5	AIPL Business Club	6 Km
6	Sector 55-56 Rapid Metro	8 Km
7	DLF Cyber City	14 Km
8	IGI Airport	18 Km
9	Gurugram Railway Station	20 Km

Builder Profile

values that build worth

AIPL is a Delhi-NCR based real estate developer with over three decades of experience delivering commercial, retail, and residential developments across North India.

AIPL Business Club / The Masterpiece, Golf Course Road, Sector-54, Gurugram, Haryana, India.

1991	7+	60+	10 M+	34+
ESTABLISHED YEAR	CITIES OF OPERATION	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

Business Club

AIPL DREAMCITY LUDHIANA

aipl JOY DISTRICT
Your District Of Delight
Sector 88, Gurugram

ZEN RESIDENCES

THE PEACEFUL HOMES

Rating Matrix

Brand Equity	Poor	Bad	Acceptable	Good	Excellent
Delivery Record	Poor	Bad	Acceptable	Good	Excellent
Financial Strength	Poor	Bad	Acceptable	Good	Excellent
Project Quality	Poor	Bad	Acceptable	Good	Excellent
Pricing Power	Poor	Bad	Acceptable	Good	Excellent

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Project Scorecard

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Parameter	Rating
Location Strength	★★★★☆
Micro-Market Maturity	★★★★☆
Developer Credibility	★★★★★
Product Differentiation	★★★★☆
Growth Potential	★★★★☆
Liquidity/ Exit Comfort	★★★★☆

AIPL Riviera benefits from Dwarka Expressway's infrastructure momentum and proximity to Delhi. With strong corridor growth and competitive entry pricing, the project offers balanced appreciation potential with moderate liquidity risk typical of new luxury launches.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Balanced
Regulatory/ Policy Changes	Low	Low	Contained
Opportunity Cost of Capital	Medium	Medium	Balanced
Liquidity Risk	Medium	Medium	Moderate
Execution & Delivery Risk	Low	Low	Controlled
Interest Rate Volatility	Low	Medium	Balanced
Rental Yield Volatility	Medium	Medium	Moderate

The overall risk profile of AIPL Riviera remains moderate and manageable, supported by improving Dwarka Expressway infrastructure, developer credibility, and a growing end-user market, positioning it as a balanced long-term appreciation play rather than a speculative investment.

Disclaimer*

Strengths

Premium township positioning by Advance India Projects Limited with established NCR development track record

Strategic Dwarka Expressway location in Sector 103 with strong connectivity to Delhi and the Indira Gandhi International Airport

Large luxury configurations designed for upgrade buyers and premium end-users

Dwarka Expressway corridor witnessing strong infrastructure-led appreciation and residential demand

Access to major employment hubs including Cyber City Gurgaon, Udyog Vihar, and the airport corridor

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₹250+ Cr worth of homes advised & transacted.

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Important Links

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MASTER PLAN

FLOOR PLANS

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