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THE TIMES OF INDIA GROUP

aipl
values that build worth

RIVIERA
AIPL LAKECITY

Project Report

INCLUDES

Configurations Available | Location Analysis | Investment Highlights | Payment Plans | Comparative Projects | Micro - Market Analysis

SECTOR 103, GURUGRAM

HARERA/GGM/1019/751/2025/122

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We are

TOI HOMES

Built on the legacy and credibility of **The Times of India Group,** TOI Homes brings decades of trust, insight, and informed decision-making into the world of real estate. Through its ecosystem of influential brands, the Group has long shaped conversations and guided millions across India with clarity and reliability.

TOI Homes extends that same philosophy through a premium, research-backed real estate advisory experience, combining curated properties, market intelligence, and white-glove guidance tailored for discerning buyers and investors.

From luxury residences to investment opportunities, every recommendation is designed to simplify complex property decisions with transparency, confidence, and long-term value at its core. More than a brokerage, TOI Homes is your trusted real estate partner, delivering thoughtful guidance, personalised service, and a more refined ownership journey from discovery to decision.

Project Snapshot

LAUNCH March 2025	POSSESSION April 2030	CURRENT ₹19,000 / Sq. Feet*	2030 EXPECTED ₹28,843 / Sq. Feet*	XIRR* 21%*
CAGR 13.6%*	FEATURING 2 Towers, 344 Units	PLOT SIZE 5.13 Acres	PAYMENT PLAN 10:70:20, 30:40:30	HOMELOAN Available

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

Configurations

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2 , 3 & 4 BHK

Luxury Residences

2 BHK - Type 1

Super Area - **1,518 Sq. ft.**

Price per Sq. ft. - **₹ 19,000**

Indicative Price - **₹ 2.88 Cr**

2 BHK - Type 2

Super Area - **2,053 Sq. ft.**

Price per Sq. ft. - **₹ 19,000**

Indicative Price - **₹ 3.90 Cr**

3 BHK - Type 1

Super Area - **2,200 Sq. ft.**

Price per Sq. ft. - **₹ 19,000**

Indicative Price - **₹ 4.18 Cr***

3 BHK - Type 2

Super Area - **2,477 Sq. ft.**

Price per Sq. ft. - **₹ 19,500**

Indicative Price - **₹ 4.83 Cr**

3 BHK - Type 3

Super Area - **2,650 Sq. ft.**

Price per Sq. ft. - **₹ 20,000**

Indicative Price - **₹ 5.30 Cr**

4 BHK - Type 1

Super Area - **3,211 Sq. ft.**

Price per Sq. ft. - **₹ 20,500**

Indicative Price - **₹ 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. The project caters to upgrade buyers and luxury end-users while supporting long-term capital appreciation within the Dwarka Expressway corridor.

Master Plan Overview

Land Area
5.14 Acres

Total No. of Units
400

Density
78

Total No. of Towers
2

Open Spaces
70%+ Landscaped Greens

Access Road Width
60 m

Clubhouse Density
125 sq.ft./unit

Clubhouse Area
50,000+ sq.ft.

Riviera at AIPL LakeCity adopts a low-density, twin-tower master plan with expansive landscaped greens, a centrally positioned clubhouse, and premium recreational amenities. The efficient site layout maximizes privacy, green frontage, and long-term capital appreciation while ensuring seamless access from Dwarka Expressway.

Unit Plan Overview

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Type

3 BHK + Utility + Study

Efficiency

59.5%

Saleable Area

2,650 sq.ft.

Carpet Area

1,578 sq.ft.

Floor to Ceiling

3.6 meters

Utility Space

Available

Master Bedroom

12'0" × 16'9"

Living/Dining Room

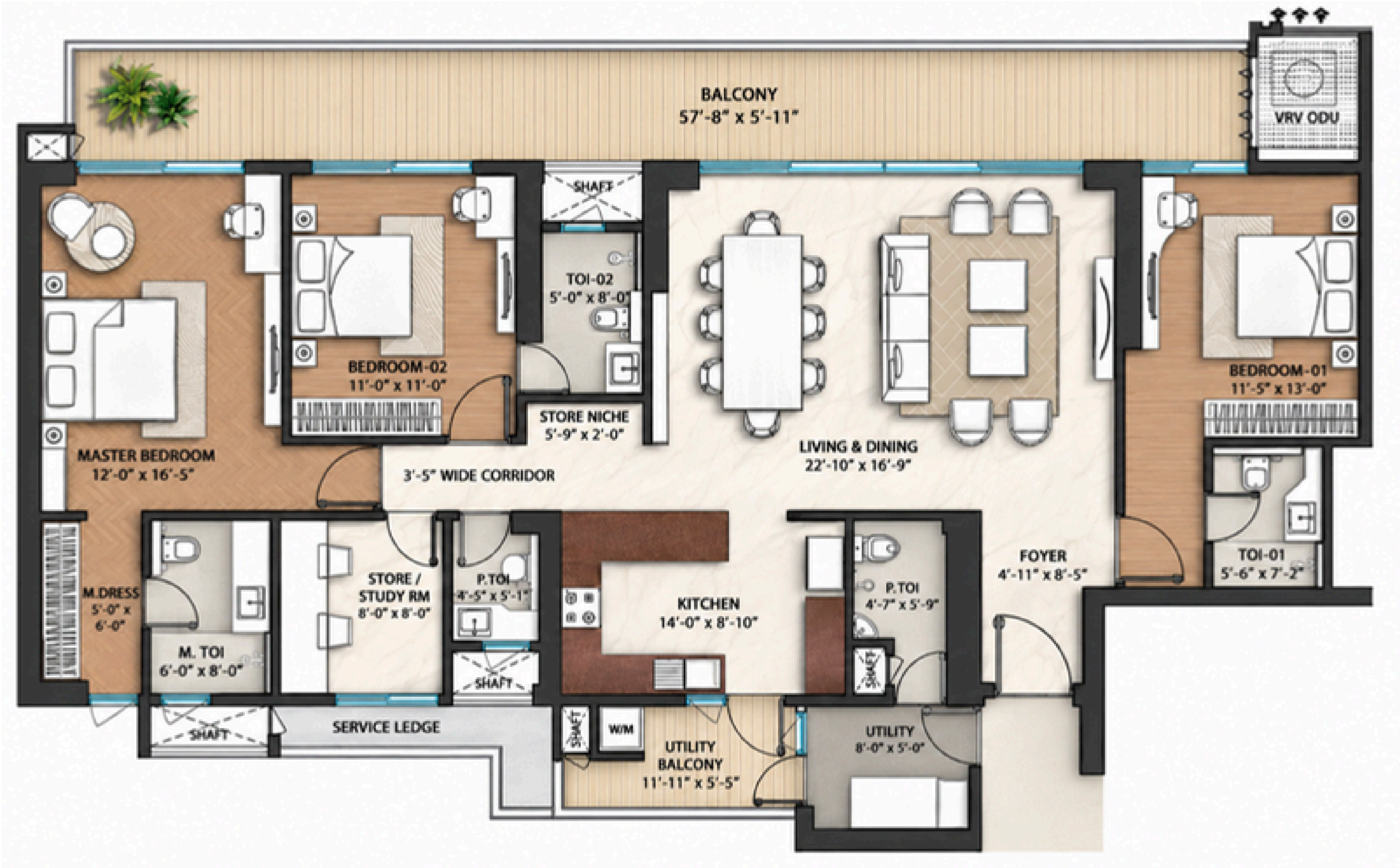
22'10" × 16'6"

No. of Balconies

2 + Utility Balcony

Balcony Area

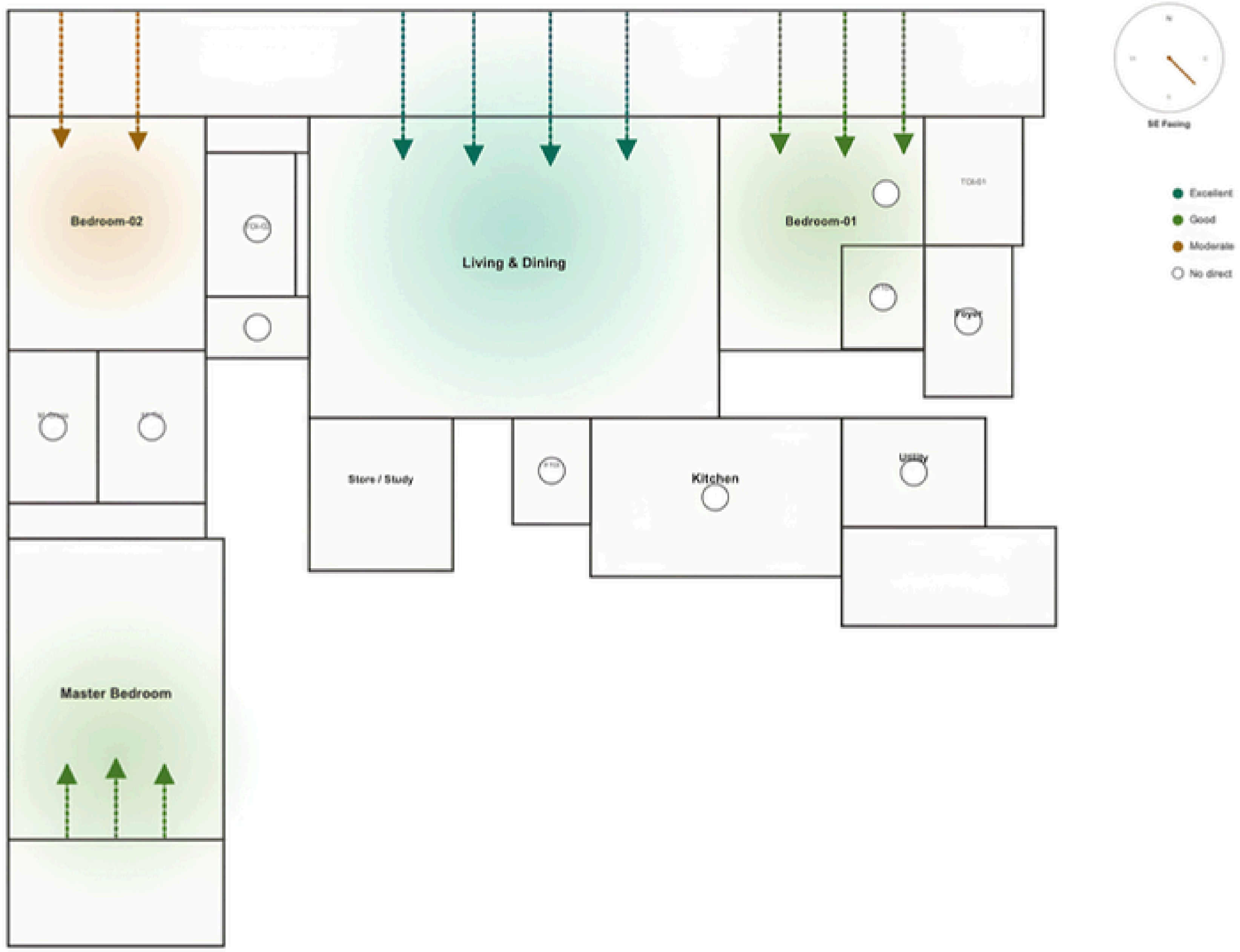
399 sq.ft.



The 3 BHK + Study layout features a 22'10" wide living–dining area, an expansive 12'0" × 16'9" master suite, dual balconies, and dedicated utility and study spaces, offering an efficient luxury floor plan designed for premium family living.

Lighting Analysis

DESIGNED FOR 3BHK UNIT MEASURING 2196 SQ. FT



1. Living/Dining, Bedroom 1 and Bedroom 3 sit on the SE-facing balcony, getting direct morning sun on the primary face.

2. SE orientation brings bright mornings without the harsh west-facing heat gain seen in the afternoon.

3. Bedroom 2, on the perpendicular corner, picks up softer, later-day light.

4. Kitchen, utility, powder, both extra bathrooms, foyer, passage and walk-in closet are unlit by design, standard for interior-facing service zones.

Riviera AIPL Lakecity's SE-facing layout maximises morning daylight while limiting afternoon heat gain, creating bright, thermally comfortable living spaces with efficiently planned internal service zones.

Ventilation Analysis

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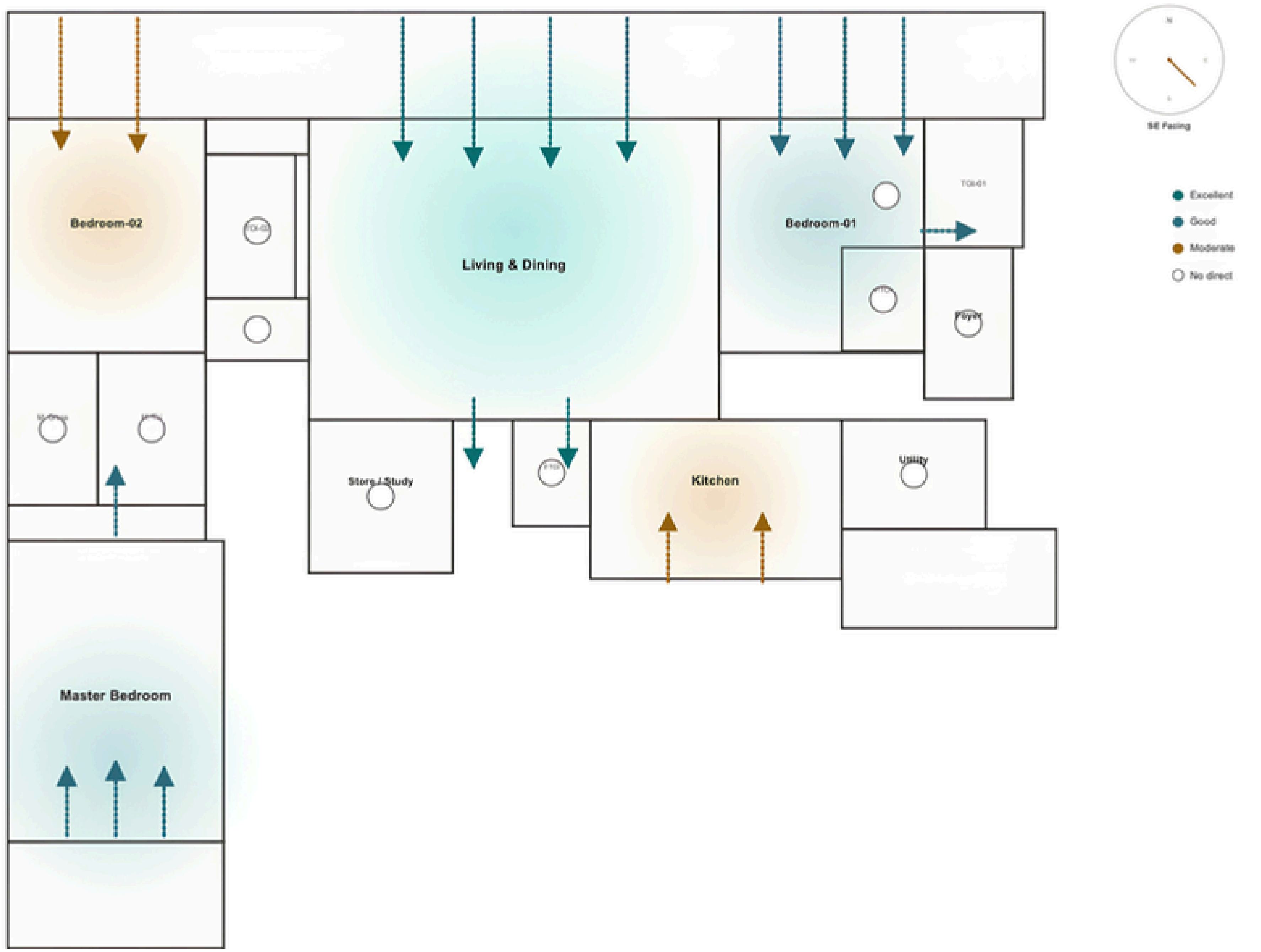
DESIGNED FOR 3BHK UNIT MEASURING 2196 SQ. FT

1. Living/Dining, Bedroom 1 and Bedroom 3 open onto the 12.2m balcony, the unit's longest glazing run.

2. Bedroom 2 has its own independent balcony on a second face.

3. Kitchen and utility sit opposite the main balcony, keeping odours away from living and sleeping zones.

4. Foyer, passage, both bathrooms and the walk-in closet rely on exhaust or borrowed light, standard for this layout.



The layout prioritises spacious outdoor connectivity and functional zoning, with the main living areas opening to the longest balcony while the secondary bedroom enjoys its own private outdoor space.

Vaastu Analysis

DESIGNED FOR 3BHK UNIT MEASURING 2,196 SQ. FT

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ROOM TYPE	IDEAL DIRECTION	DETECTED DIRECTION
Toilet	Northwest/West	West
Bedroom	Southwest (Master)	West, East
Kitchen	Southeast	South
Balcony	Northeast	Northwest
Dressing Room	Northwest	Southwest
Utility	Southeast/Northwest	South

The layout demonstrates balanced Vastu compliance, with the bedrooms, kitchen and utility positioned in generally favourable directions. Minor deviations such as the southwest dressing room and northwest balcony slightly reduce overall compliance but do not significantly impact the unit's overall Vastu balance.

Specifications of Construction

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Kitchen

Vitrified tile dado up to 2' above counter
ISI standard countertop & fittings. Vitrified tile flooring with tile dado up to 2' above counter

Windows & Doors

UPVC/Aluminium framed windows with external glazing glass. Polished painted/ laminated/ veneered flush doors.

Lifts

Not Specified

Wall Finish

Acrylic emulsion paint for internal walls
Exterior-grade textured paint finish

Flooring

Marble flooring in living areas
Laminated wooden flooring in bedrooms; tiles in kitchen & balconies

Bathrooms

Wash basin with floor-mounted/wall-hung WCs
Standard sanitary fittings as specified

Air Conditioning

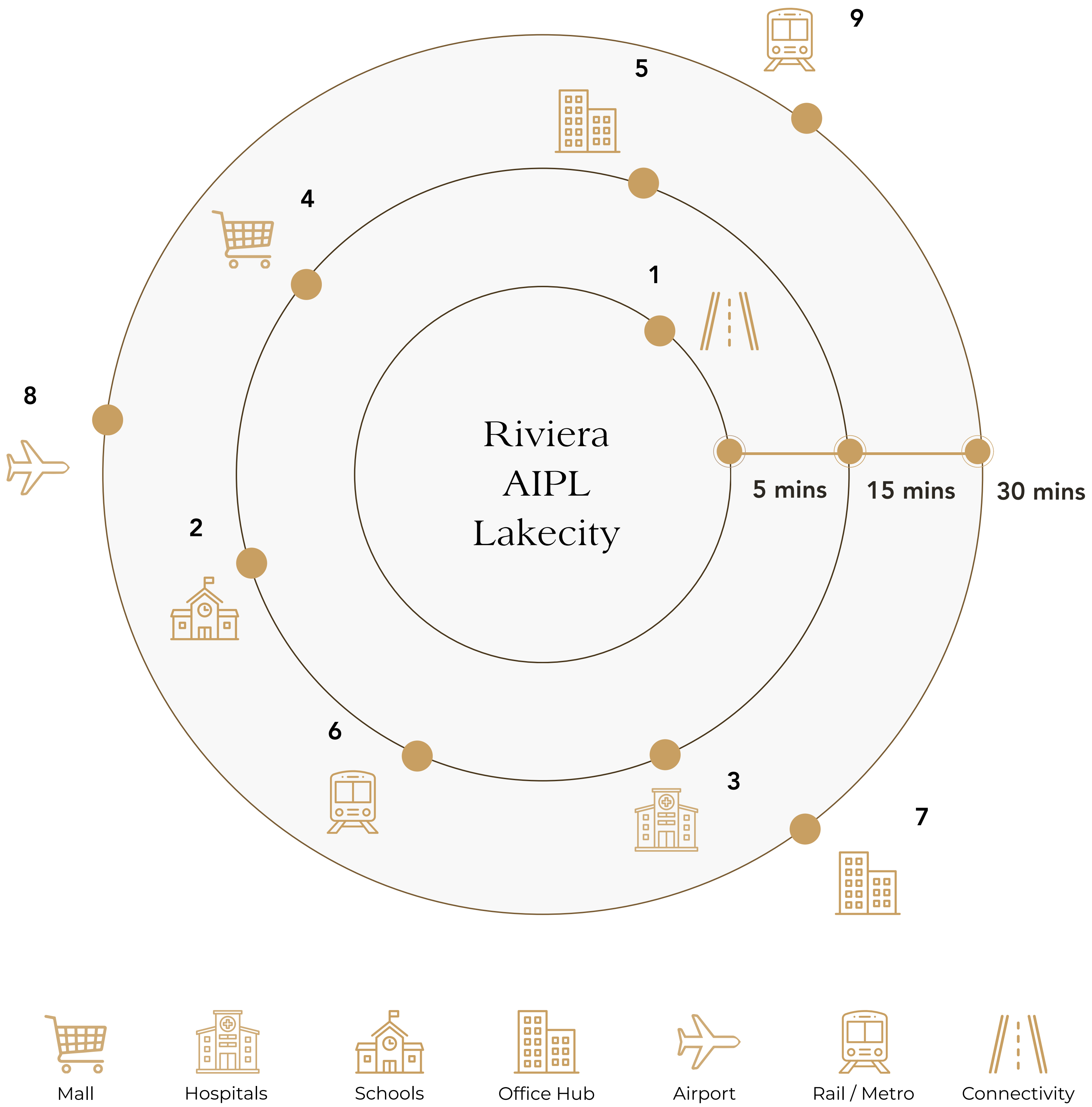
VRF air conditioning system

Water Storage

Rainwater harvesting system
Treated STP water for flushing and horticulture

Facilities Nearby

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



Nearby Projects - Map View

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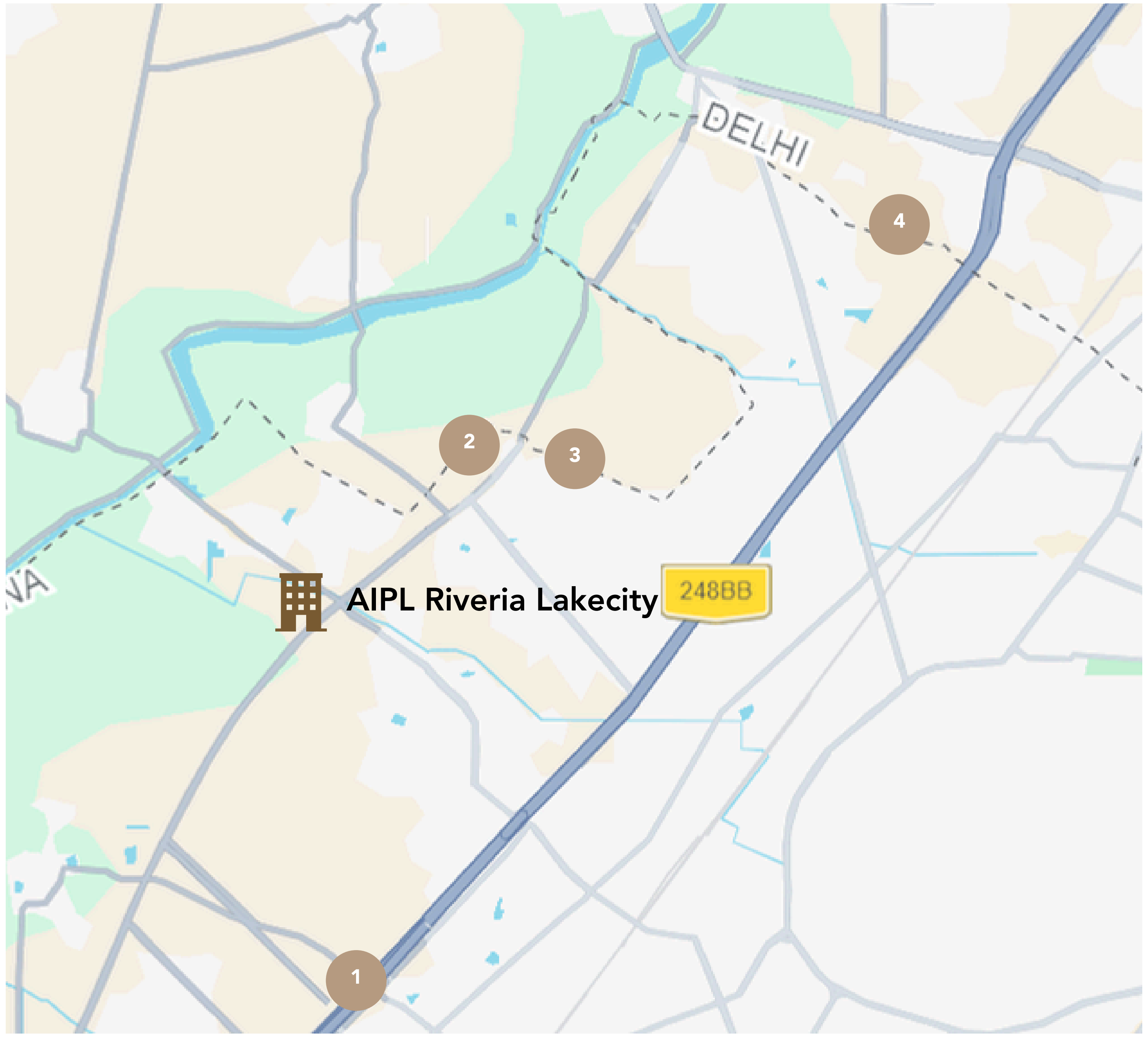
1	ATS Triumph (Sector 104)
2	Sobha City Gurgaon (Sector 108)
3	ATS Tourmaline (Sector 109)
4	Smartworld One DXP (Sector 113)
	Riviera AIPL Lakecity



Nearby Projects

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PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
ATS Triumph (Sector 104)	2017–18	₹7,500 – ₹8,500	₹18,000 – ₹22,000	1.5	0.7
Sobha City Gurgaon (Sector 108)	2015–16	₹6,500 – ₹7,500	₹16,000 – ₹20,000	1.6	0.4
ATS Tourmaline (Sector 109)	2013–14	₹7,000 – ₹8,000	₹15,000 – ₹18,000	1.2	0.5
Smartworld One DXP (Sector 113)	2022–23	₹11,000 – ₹12,000	₹15,000 – ₹18,000	0.4	0.1
Riviera AIPL Lakecity	**2025**	**₹19,000**	**₹19,000**	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 18000

MICRO MARKET CAGR

12.6%*

DISCOUNT PERCENTAGE

3%*

Sector 103 benefits from Dwarka Expressway connectivity and Delhi spillover demand. Established projects in nearby sectors demonstrate consistent double-digit appreciation, supporting 12% CAGR assumptions for mid-term investment modelling.

Payment Plans

PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones from booking to possession, with final 20% at completion	End-users and long-term investors	Lower risk as payments align with project progress, reduced uncertainty and better capital control
Flexi Plan	Typically 10%–20% at booking, 80%–90% near possession or in later stages	Investors seeking low initial outflow	Minimises upfront capital requirement, improves leverage and boosts IRR due to delayed payments
30:40:30	30% at booking, 40% during construction, and final 30% at possession	Balanced buyers (end-users + investors)	Moderate upfront investment with structured payments, offering a balance between risk and return

A combination of CLP and Flexi payment options enables buyers to align capital deployment with project progress, balancing liquidity comfort with structured participation in long-term property appreciation.

Investment Highlights

₹ 4.90 Cr (Value Today)

₹ 1.23 Cr (Down Payment)

25%*
Pay Upfront

₹ 3.68 Cr (Loan Amount)

75%*
Loan

3.19 L*
Pay Monthly

20 Years
Loan Duration

8.5% P.A.
Interest Rate

21%*	**4.75 Years**	**₹ 9.16 Cr***
XIRR	Holding Period	Selling Price

*Calculations**

This financial structure balances upfront investment with long-term financing, creating a manageable payment plan while providing the potential for value appreciation over the holding period.

CAGR Build-up: Parameter Basis

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	Project Score	Total Score
CONNECTIVITY - GOOD **Metro 8 km** (Sector 55-56 Rapid Metro) **Airport: 18 km** (IGI Airport) **Highway: 0.7 km** (Golf Course Extension Roady)	15	30
DEVELOPER TIER - EXCELLENT **Tier Rating: Tier 4** (Based on developer track record and delivery history)	25	25
LAUNCH STATUS - EXCELLENT **Launch to Possession: 45 Months** (July 2026 → Apr 2030) **Delay Adjustment: 0 Months** (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT **Confirmation Level: Under Construction** Gurugram Metro (Dwarka Expressway Spur) , Sector 103 last-mile road	20	20

Micro-market CAGR		Adjustment		Final CAGR
12.3%	→	**1.3%**	→	**13.6%**

Total Score: **85.0/100**

*Calculations**

How your Property could Grow by 2030

Sector Base Rate

12.3%*

+

Project Score

85.0/100
→ *adjustment +1.3%*

=

~13.6%*
Projected CAGR over 4 .75Years

Today

₹ 4.90 Cr

13.9%
4 Years
→
TOI
Realistic CAGR

By 2030

₹ 9.16 Cr

Estimated Gain in 4.75 Years

₹ 4.26 Cr
Conservative: ₹ 8.42 Cr (12%)*
Optimistic: ₹ 9.95 Cr (16%)*

₹ 4.90 Cr	**₹ 8.42 Cr***	**₹ 9.16 Cr***	**₹ 9.95 Cr***
Current Value	*12% ~ (Pessimistic)*	*14% ~ (Realistic)*	*16.0% ~ (Optimistic)*

(Expected Price by 2030) *2026* *Calculations** *2030*

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Rental Yield Potential

CALCULATED FOR 3BHK UNIT MEASURING 1,900 SQ. FT

POSSESSION YEAR PRICE: ₹ 7.61 Cr

RENTAL YIELD : 3%*

POSSESSION DATE: 29-APR-2030

Pessimistic	*Realistic*	*Optimistic*
Annual Rent	*Annual Rent*	*Annual Rent*
₹ 19.76 L	**₹ 23.72 L**	**₹ 27.67 L**
Monthly Rent	*Monthly Rent*	*Monthly Rent*
₹ 1.65 L	**₹ 1.98 L**	**₹ 2.31 L**

*Calculations**

The rental outlook suggests steady income potential at possession, with scope for higher returns as market rents strengthen. Multiple rental scenarios provide a balanced view of potential earnings while supporting long-term investment value.

Similar Projects

PROJECT	RIVIERA AIPL LAKECITY	ELAN THE EMPEROR	HERO HOMES THE PALATIAL	GODREJ VRIKSHYA	WHITELAND WESTIN RESIDENCES
Developer	AIPL	Elan Group	Hero Realty	Godrej Properties	Whiteland Corporation
Location	Sector 103, Dwarka Expressway	Sector 106, Dwarka Expressway	Sector 104, Dwarka Expressway	Sector 103, Dwarka Expressway	Sector 103, Dwarka Expressway
Project Area	~5.1 Acres (Phase 1)	~30 Acres	~11 Acres	~15 Acres	~21 Acres
Launch Year	2025	2024	2024	2024	2024
Handover Timeline	Jun 2033	~2030	~2029	~2031	~2029
Launch Price (₹/sq ft)	~₹16,000	~₹17,500	~₹13,500	~₹15,000	~₹18,500
Current Price (₹/sq ft)	~₹23,000	~₹22,500	~₹17,000	~₹19,000	~₹23,500
Project Density	~85 Units/Acre	~65 Units/Acre	~90 Units/Acre	~70 Units/Acre	~60 Units/Acre
Clubhouse	Resort-style Clubhouse	Luxury Clubhouse	Premium Clubhouse	Luxury Clubhouse	Resort-style Clubhouse

Builder Profile

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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 DREAM CITY LUDHIANA

aipl JOY DISTRICT Your District Of Delight Sector 88, Gurugram

ZEN RESIDENCES

THE PEACEFUL HOMES

Rating Matrix

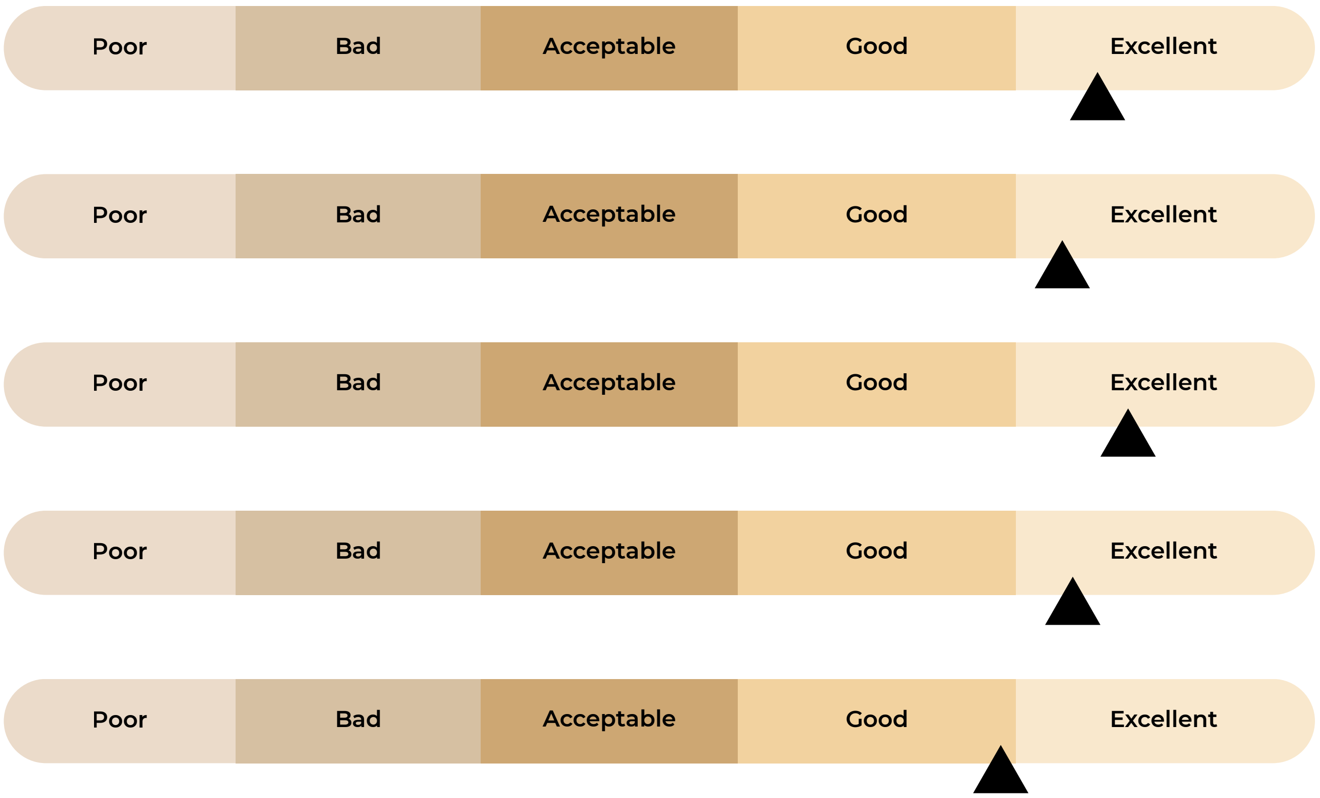
Brand Equity

Delivery Record

Financial Strength

Project Quality

Pricing Power



Project Scorecard

Parameter	Rating
Location & Connectivity	★★★★☆
Project Density / Livability	★★★★☆
Developer Credibility	★★★★★
Pricing / Value Positioning	★★★★☆
Growth Potential	★★★★☆
Rental Yield	★★★★☆

*Calculations**

AIPL Lake City Riviera delivers a well-rounded investment profile, with strong fundamentals across developer quality, infrastructure, legal compliance, and connectivity, making it a suitable choice for long-term capital appreciation and premium end-use.

Property Risk Matrix

Risk	Impact	Probability	Overall
Construction & Delivery Risk	High	Low	Moderate
Pricing Risk	Medium	Medium	Moderate
Timeline Exposure Risk	Medium	Low	Low
Infrastructure Dependency Risk	Medium	Low	Low
Micromarket Risk	Medium	Very Low	Low
Regulatory Risk	Low	Low	Minimal

*Calculations**

AIPL Lake City Riviera carries a low-to-moderate risk profile, with the primary investment thesis driven by the long-term growth of its established micro-market and strong developer execution, while regulatory, infrastructure, and timeline-related risks remain relatively contained.

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

Why Buyers Trust

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Dedicated Property Advisory

Research-backed guidance tailored around your lifestyle, investment goals, and long-term priorities.

Legal & Documentation Support

Transparent assistance across verification, agreements, registration, and compliance for a seamless transaction experience.

Mortgage & Financial Assistance

End-to-end support across financing, documentation, and lending solutions through trusted banking partners.

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Curated Property Discovery

Handpicked residences and investment opportunities thoughtfully aligned with your requirements.

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MASTER PLAN

FLOOR PLANS

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