



INSIGHT

AUGUST 2022

**WHAT WE HAVE
BEEN DOING**
UPDATES

**EVENTS &
HAPPENINGS**

**CSR
INITIATIVES**

ACTUAL IMAGE OF AIPL DREAMCITY, LUDHIANA

The Shining Star of The World..

India, a shining star on the world stage, is currently experiencing an unprecedented period of growth, positioning itself as the savior of the global economy. This remarkable trajectory has garnered attention from across the globe, as India is projected to become the world's largest economy by 2027, surpassing even economic powerhouses like Japan and Germany.

The far-reaching implications of India's economic boom have positively impacted various industries, with real estate being a prime beneficiary. The sector has witnessed a remarkable upswing, with a surge in demand for commercial and retail properties, as well as an increased appetite for premium homes. Real estate investments have soared to new heights, outpacing the growth witnessed in previous years.

Being a part of this momentum, AIPL (Advanced India Projects Limited) has emerged as a significant contributor to the nation's growth story. With an impressive portfolio of retail spaces, Grade "A" offices, and premium homes, AIPL has gained immense popularity. Our properties situated in and around the prestigious Golf Course Road and its sprawling 500+* acre township in Ludhiana have attracted a multitude of new customers, establishing AIPL as a trusted and sought-after brand.

AIPL has always been committed to delivering excellence while prioritizing environmental sustainability. In line with this ethos, all our properties today adhere to ESG (Environmental, Social, and Governance) standards, ensuring a superior experience for residents and adding long-term value to their investments.

We are delighted to present the latest edition of the Insight, a compilation that offers a valuable glimpse into the world of AIPL. Through this publication, we strive to stay connected with our esteemed readers, providing them with informative and engaging content.

Wishing you a pleasant reading experience and a prosperous future ahead!

Happy Reading!!!

Daljeet Singh

Executive Director



CONTENT

- Retail

- Residences

- Commercial

- Hospitality

- Events

- Corporate Social Responsibility



A dream written down with a date becomes a goal. A goal broken down into steps becomes a plan. A plan, backed by action, makes your dreams come true.



TOP NEWS

A photograph of seven light-colored wooden blocks arranged on a dark grey surface to spell out the words 'TOP NEWS'. The top row consists of three blocks with the letters 'T', 'O', and 'P'. The bottom row consists of four blocks with the letters 'N', 'E', 'W', and 'S'. The blocks are slightly offset, creating a staggered effect. The lighting is soft, casting gentle shadows to the right of the blocks.



OC Received for Retail Area in December 2021.

Many brands are starting fit-out work and will soon open doors.

Re-imagining AIPL Masterpiece
Coming soon, new and improved AIPL Masterpiece on Golf Course Road.



**SECTOR 54, GOLF COURSE ROAD
GURUGRAM**



AIPL has moved to its **new corporate office** in AIPL Business Club, Sector 62, Gurugram.

We are delighted to share that our magnificent project, **Zen 1 has received OC.**



More than retail spaces, our Joy developments are lifestyle destinations.

Come and discover this retail renaissance by AIPL.



Sector 66, Gurugram
Delivered



Sector 65, Gurugram
OC Received (Retail Area)



Sector 63A, Gurugram
HARERA Registration
No.: 259 of 2017



Sector 66, Gurugram
HARERA Registration
No.: 20 of 2020



G.T. Road, Khanna
Delivered



WE BRING

JOY

to retail





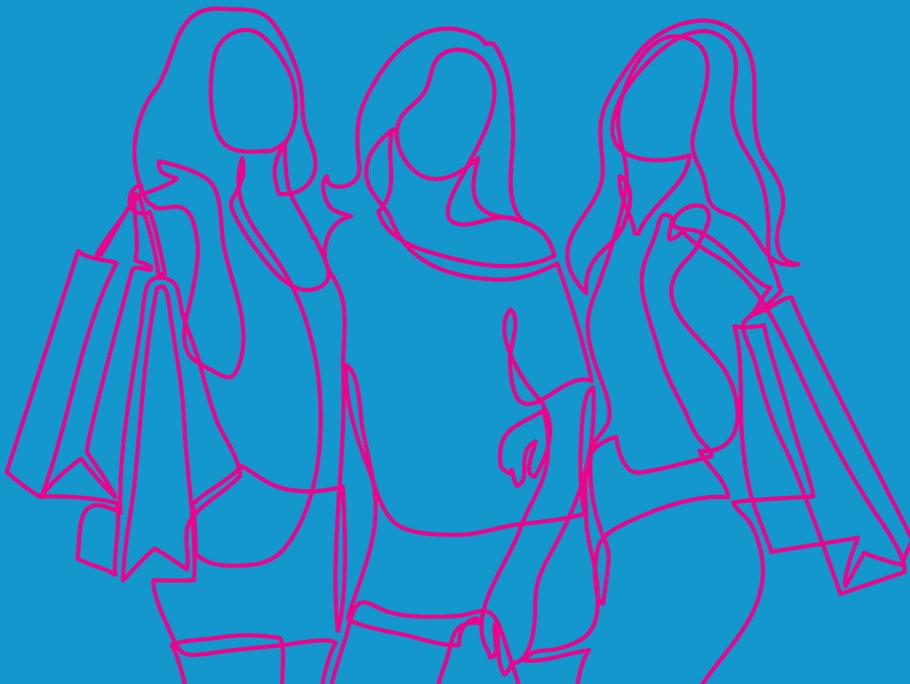
Re:think

Re:Invent

Re:Design

Re:tail

Re:Public Spaces



Retail



RETAIL

DELIVERED



SECTOR 66, GURUGRAM



Actual Image of Front from 84 mtr. wide sector road

A dynamic urban core of diversity and excitement, AIPL Joy Street brings a new energy to Gurugram with a compelling blend of exceptional retail, entertainment, serviced residences, and office in one unique location.

An Ultimate Destination For Retail, F&B, Entertainment In Gurugram.

**Operational with new brands opening
everyday**

- Spread over approx. 4 acres; Super Area: 4,85,750 sq. ft. (4,51,27.65 sq. mtr.) approx.
- G+15 Floors with 3 levels of basement plus surface parking.
- Ground & First Floor : High-Street Retail.
- Second Floor : Food Court, Restaurants and a Flea Market - Senora.
- Third & Fourth Floor : 6 screen Multiplex by INOX - **Now Operational.**
- Fifth to Fifteenth Floor: Plug and Play Offices, Bridgestreet Managed & Self-use Serviced Apartments.
- Sixteenth Floor: Club.
- Surrounded by a vast residential catchment area.



RETAIL

DELIVERED

EXISTING BRAND PORTFOLIO

OPERATIONAL



Hush Puppies



OPENING SOON



OPENING SOON



AND



Bata



SE FAIRE™

PURE
HOME + LIVING



TIP TOE
NAIL SALON

AND MANY MORE...

INOX
LIVE THE MOVIE

ULTIMATE CINEMA
experience

6 SCREEN MULTIPLEX IS NOW OPEN



RETAIL | DELIVERED



SECTOR 65, GURUGRAM

O.C. RECEIVED

Fit-outs commenced

Perspective view of entrance of AIPL Joy Central



Perspective View from 84 mtr. Road

Another Joy Coming Alive

- Spread over approx. 3.30 acres.
- Three side open plot with 2,15,236 sq. ft. (19, 996.07 sq. mtr.) approx. of Retail super area.
- Shop sizes ranging from 200 sq. ft. to 3,000 sq. ft. (18.58 to 278.70 sq. mtr.) approx.
- Wide boulevards and streets for accessing the shops.
- Ease of access to all retail levels through escalators, elevators and staircases.
- Climate controlled shopping experience.
- Unmatched options for dining, shopping and entertainment.
- First High Street with 5 levels of Basement Car Park on Golf Course Extn. Road.
- Drop off for retail on the 84 mtr. wide Sector Road.
- Naturally & Mechanically ventilated internal corridors.



Perspective view of AIPL Joy Central - Arrival Courtyard

ANCHOR BRANDS AT AIPL JOY CENTRAL



AND MANY MORE



SECTOR 63A, GURUGRAM



A New Retail Concept Taking Shape

- Approx. 2.84 acres site; Super Area 3,33,891.63 sq. ft. (31,019.54 sq. mtr.) approx.
- 4 side open mixed-use high street retail project.
- Lower Ground: Super Market.
- Ground & First Floor: High-Street Retail.
- Second Floor: Restaurants, Food Court & The Hub.
- Third to Ninth Floor: Self-use Serviced Apartments.



Perspective View of Entrance from 150 mtr. Sector Road

CONSTRUCTION IN FULL SWING

- Retail structure completed.
- Tower structure completed.
- External plaster 90% completed.

EXISTING BRAND PORTFOLIO



Perspective View of Entrance from 150 mtr. Sector Road

CONSULTANTS

PRINCIPAL ARCHITECT
DPA Consultants, Singapore

ARCHITECT
Maas Architect, Delhi

MEP
Udayan Chaudhari / ECE / Environs

LIGHTING
Lirio Lopez

LANDSCAPE
Oracle Landscape

SECURITY
EM Improvement

VERTICAL TRANSPORT
Matrix Elevates

CONTRACTOR
Krishna Buildestates Pvt. Ltd.



East side view ground floor



Retail structure complete



Second floor north view



UDAIPUR, RAJASTHAN

Actual Image of Mall Facade



- Super Area - 5,50,000 sq. ft. (51,096.67 sq. mtr.) approx.
- Shopping Mall with 7 levels of retail space, 2 levels of basement car park and parking bays for two wheelers.
- Total of 144 Retail, F&B outlets and Multiplex.

Actual Image of Mall Facade



BATALA ROAD, AMRITSAR - PUNJAB

Super area - 3,19,000 sq. ft. (29,636.06 Sq. Mtr.) approx. • 3 levels of basement parking • Shops, Restaurants, Food Court & 4 Screen Multiplex • Entertainment Area, Cafés & Kiosks.

RETAIL

COMING SOON



**IS COMING TO
JALANDHAR!**



SECTOR 66, GURUGRAM



Perspective View of Ground Floor Shopping Area



Perspective View of Shopping Area

An Emblematic Mixed-Use Destination, That's Artfully Yours

- Spread over approx. 4.418 acres with saleable area of 3,40,000 sq.ft. (3158.70 sq. mtr.) approx.
- Development has a grand frontage of 475 ft.
- A joyful mix of:
 - Premium High-Street Retail.
 - F&B outlets with Food Court, Restaurants & Cafes.
 - Entertainment Zone.

CONSULTANTS

DESIGN ARCHITECT
DPA Consultants, Singapore

LANDSCAPE
Design Cell

EXECUTIVE ARCHITECT
Design Forum International

SECURITY
EM Improvement

STRUCTURAL
Vintech Consultants

VERTICAL TRANSPORT
PVN Associates Pvt. Ltd.

CONTRACTOR
BL Kashyap

FACADE
AXIS Facade

MEP
Sanelac Consultants

CONSTRUCTION IN FULL SWING



Ground floor slab steel binding work in progress



Ramp casting completed till B1 level.





GOBINDGARH-KHANNA
G.T. ROAD, PUNJAB

Explore, Play And Create Meaningful Memories At The Most Preferred Retail Destination In Khanna

- Spread over approx. 4.07 acres (Celebration Bazaar Khanna - 3.04 acres and PVR - 1.02 acres).
- Super area of approx. 3,35,000 sq. ft., with shops ranging from 200 sq. ft. to 5000 sq. ft.
- Large frontage on NH-1 highway.
- Part of 88 acres DreamCity, a world-class township by AIPL.
- Vibrant mix of International, Domestic and Local brands.
- Newly renovated facade with major branding opportunity visible from the highway.



Actual Image of Courtyard



Actual View of Mall Facade

OPERATIONAL BRANDS



and many more....





WE REDEFINE HOMES

A home is not just a home. A home is a place of comfort and sanctuary.



SECTOR 70A, GURUGRAM
DELIVERED



SECTOR 70A, GURUGRAM
ZEN 1 - DELIVERED

CLUB
RESIDENCES

SECTOR 70A, GURUGRAM
DELIVERED



LUDHIANA, PUNJAB



AMRITSAR, PUNJAB
PBRERA-ASR02-PR0390
PBRERA-ASR02-PR0142
PBRERA-ASR02-PR0531



AMRITSAR, PUNJAB
DELIVERED



GOBINDGARH-KHANNA, PUNJAB
DELIVERED



**Home is where love resides,
memories are created, friends
always belong, and laughter never
ends**



A home and community app designed to keep the residents updated about the latest happenings, and manage all billing & social updates.



Residences

A IPL has a growing portfolio of Residential Projects across Northern India. Choose from a range of stunning new homes in any of our communities and enjoy the life you have always dreamt of.



THE PEACEFUL HOMES

2/3/4 BHK Premium Homes

SECTOR 70A, GURUGRAM



Actual Image of Green Area

Possession given
to over 345 families and
21 shops in AIPL Boulevard.

Escape To Peace

- Delivered Group Housing Complex in Sector 70 A, Gurugram.
- **Many families already residing.**
- All amenities and features operational.



Actual Image of Internal Roads



CLUB
TANTRA

NOW OPERATIONAL



RESIDENCES | DELIVERED

CLUB RESIDENCES

SECTOR 70A, GURUGRAM

DELIVERED

Possession commenced



Actual Image of Club Residences



Actual Image of Club Residences

Designed For Life

- Part of approx. 11.58 acres of low density Group Housing Complex in Sector 70 A, Gurugram.
- Many families have already made Club Residences their home, with many more moving in everyday.
- Adjoining the swimming pool and other amenities.



SECTOR 70A, GURUGRAM



Actual Image of Zen Entrance Lobby

CONSTRUCTION IN FULL SWING

- Zen-2 structure work near completion.



Perspective View of Zen Residences

ZEN 1 - O.C. RECEIVED

15 Families have taken possession

- Part of approx. 11.58 acres of low density Group Housing Complex in Sector 70 A, Gurugram.
- **Only limited units available now.**
- Large double height, air-conditioned entrance lobby.
- Vehicular entry restricted to the external periphery.
- Easy connectivity to NH 8 and Golf Course Road.



G.T. ROAD, AMRITSAR - PUNJAB



Actual Image of The Clubhouse

Club n  **t**
Now Open



Actual Image of Grand Entrance

Over 322 Plots, 43 SCO's & 31 Booths Ready For Possession

- Spread over approx. 74.3 acres.
- Located on NH-1, Delhi-Amritsar Highway, 300 mtr. from IIM Amritsar.
- Grand Landscaped entrance drive from G.T. Road and Ganganagar.
- Large themed park and small landscaped gardens.
- Offering World Class Villas & Plots in size 125 - 500 Sq. yards.
- State-of-the-art Club House, Kids Play Area & Play Court.
- Commercial development - Retail, Offices.



CONSTRUCTION UPDATE

- Over 300 plots offered for possession post completion of infrastructure work.
- SCO's & booth area completed.
- Villas construction & Central green area completed.

CONSULTANTS

ARCHITECT

Team 3

LANDSCAPE

Design Accord

CONTRACTOR

G.B. Construction & Company
Sinosef Enterprises Pvt Ltd.
VR infratech

Residents given possession of their plots



Actual Image of Plot Possession



Actual Image of Kids Play Area



Actual Image of Green Spaces

TOWNSHIP

DELIVERED



AMRITSAR, PUNJAB



Actual Image of DreamCity, Amritsar



Actual Image of Independent Floors



Actual Image of Kids Play Area

365 Families Already Residing With 98 Homes Under Construction.

- Integrated township spread over approx. 148 acres.
- 4 acres of landscaped central greens.
- Located on NH-1, Delhi-Amritsar Highway.
- Grand DC Club with F&B, Sports, Swimming Pool etc.,
- Integrated living: Residential, Commercial, Retail, School.
- Residential Offerings: Plots, Villas, Independent Floors.
- Leisure: Restaurants, Cafes, Club House, Gym, etc.

TOWNSHIP

DELIVERED



Actual Image of Grand Entrance

Over 400+ Possessions Given & 80+ Families Already Residing

- Integrated Township spread over approx. 88 acres.
- Fully developed with lush green parks and jogging track.
- Residential Offerings: Plots, Villas, Independent Floors.
- Easy access to Celebration Bazaar - a large retail hub.
- Located on NH-1, G.T. Road.



GOBINDGARH-KHANNA



Actual Image of Residences



Actual Image of Infrastructure



SIDHWAN CANAL ROAD
LUDHIANA, PUNJAB



Actual image of The Lake



Actual image of Central Spine



Artistic Impression the Grand Entrance

A 500+ Acres Smart City

Designed for the future, Aipl DreamCity has been envisioned as a ground-breaking development embedded with smart technology and sustainable practices. A city with a soul that integrates **homes, shopping spaces, offices, schools, parks, sports & recreation** to enliven and enrich citizens' lives and create a cleaner, greener & dynamic city - It's where tomorrow shines.

- 7.4 Acres (approx.) of Lake.
- **100+ Happy families already residing.**
- **Plotted Development, Luxury & Expandable Villas & Independent Floors.**
- Expansive greens.
- Clubs.
- Grocery Store.
- Lake House - The Restaurant.



AIPL Dream city earlier known as Ireo Waterfront.

*Disclaimer: Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement. All images (other than actual images) are merely artistic impressions and do not replicate the actual product. Asset Management Contract Dated 31.07.21 has been executed with Ireo Waterfront Pvt. Ltd. for management, development etc. w.r.t. 493.95 Acres Integrated Mega Township situated at Villages Dewatwal, Dakha-1 & 2, Gahaur and Birmi, Sub Tehsil Mullanpur Dakha, Distt. Ludhiana approved vide Letter of Intent bearing No. CC/JDIP/Mega/IREO/6249 and 6250 dated 30.09.2005. RERA Registrations aggregating 308.72 acres has been granted for pockets in a phased manner as per details: PBRERA-LDH45-PR0060 dt.11.09.2017 for (32.63 acres), PBRERA-LDH45-PR0004 dt. 01.09.2017 for (25.5 acres), PBRERA-LDH45-PR0052 dt. 08.09.17 for (117.52 acres), PBRERA-LDH45-PR0041 dt. 06.09.2017 for (52.36 acres), PBRERA-LDH45-PR0387 dt. 29.08.2018 for (4.10 acres), PBRERA-LDH45-PR0415 dt. 22.01.2019 for (26.68 acres), PBRERA-LDH45-PR0386 dt. 29.08.18 for (6.19 acres), PBRERA-LDH45-PR0385 dt. 29.08.2018 for (3.58 acres), PBRERA-LDH45-PR0414 dt. 22.01.2019 for (10.42 acres), PBRERA-LDH45-PR0416 dt. 22.01.2019 for (7.85 acres), PBRERA-LDH44-PR0548 dt. 29.11.2019 for (21.88 acres). For verification of the documents, you may visit the Company's Office.

Use of information will be governed by Indian Laws and subject to jurisdiction of Courts at Punjab.



Artistic Impression of High Street Retail



Artistic Impression of High Street Retail



Artistic Impression of Shop Cum Offices

CONSULTANTS

Master planning
Oasis Design Inc

Executive
DP Architects, India
Oasis Design Inc
Team 3

Landscape
Oasis Design Inc

Commercial Master planning
DP Architects, Singapore

Signages
Design Ahead

Club
Studio Lotus

Electrical
Kanwar Krishen Associates

PHE
C.P Vidhya and Associates

Structure - Township
BMSF

Traffic
Central Parking Services

Lighting
LightBook

- 19.4 Acres (approx.) of Lake District.
- Air-conditioned mall.
- High street retail.
- Collection of high end retail brands and Multiplex.
- Food courts, restaurants, cafes and AI fresco dining.
- Park and open areas spread over 41 acres.

Artistic Impression of The Lake District



Artistic Impression of The Lake District



“

To win the market place
you must first win in the workplace.
As a good work space brings
out the best in you.

”



Offices

AIPL is credited with the development of over 7 million sq. ft. of commercial office spaces housing some of the finest global corporations which is a testimony to its success in this field.





SECTOR 62,
OFF GOLF COURSE EXTN. ROAD,
GURUGRAM

The Workplace Of The Future

- Spread over approx. 3.47 acres. 6,67,445 sq.ft. (62,007.66 sq. mtr.) (approx.) of prime office space.
- Strategically located at the intersection of 84 mtr. & 24 mtr. wide sector roads.
- Efficient floor plates of upto 52,000 sq.ft. (4,830.91 sq. mtr.) approx.
- Food Court, Corporate Retail, Cafés, Restaurant on the Ground Floor.
- GRIHA 4 Star & Leed Gold Certified.
- 6 Levels of covered car parking to accommodate 1020 cars.
- Swimming Pool at Podium Level.

Some Of Our Corporate Clients

Some Of Our F&B clients

Actual Image of AIPL Business Club from 84 mtr. wide road



GRIHA
4 STAR CERTIFICATION



New Joy. New Address.

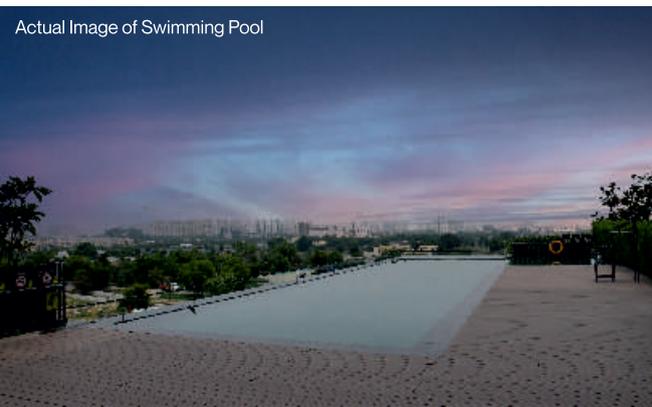
Here's a glimpse of our new corporate office at AIPL Business Club.



Actual Image



Actual Image of The Conference Room



Actual Image of Swimming Pool



Actual Image





SECTOR 65, GURUGRAM

CONSULTANTS

ARCHITECT

Team 3

STRUCTURAL

Manish Consultants

LIGHTING

Light Book

LANDSCAPE

Design Accord

SECURITY

EM Improvement

VERTICAL TRANSPORT

VT Consultancy Services

FACADE

Facet Facade

CONTRACTOR

Ahluwalia Contracts India Ltd.



Artistic Impression of AIPL Signature

A Business Address That's Your Signature

- Spread over approx. 3.30 acres - Part of AIPL Joy Central.
- AIPL Signature features Grade 'A' office spaces in an iconic tower with 18 floors.
- Easy access to different F&B options, Gourmet Dining, Cafe and Corporate Retail.
- Super area of 4,90,985 sq. ft. (45,613.99 sq. mtr.) approx. with office spaces ranging from 20,000 sq. ft. to 28,000 sq. ft. (1,858.06 - 2,601.28 Sq. mtr.) approx.
- Located strategically on Golf Course Extn. Road in Sector 65, Gurugram.
- Double height entrance lobby with Reception Area.
- Waiting lounge and concierge desk.
- Exclusive entry for the office block from the 24 mtr. wide Sector Road.
- Club floor with landscaped terrace, pool and business centre.



Artistic Impression of AIPL Signature Entrance Lobby



Signature Tower View 20th Floor work in progress



Tower Area view - 19th Floor slab casting work in progress

CONSTRUCTION IN FULL SWING

- 20th floor casting in progress.
- Signature Tower Facade work in full swing

LEGACY

aipl | SHYAM

42, OKHLA PHASE III
NEW DELHI



Perspective Image of Lift Lobby



Perspective View of AIPL Legacy

An IT/ITES Tower In Okhla Phase III.

- Spread over approx. 0.43 acres.
- Approx. 87,297.46 sq. ft. (8,110.19 sq. mtr.) of office space.
- Ground + 8 Floors.
- Premium office building with Triple Height Atrium.
- Efficient column free floor plate, 8,000 sq. ft. (743.22 sq. mtr.) super area.
- Planned Corporate Retail such as Food Court, Cafés, ATM within the building.
- 2 levels of basement with stack parking system for about 80 covered car parks and Surface parking.
- Ample natural light in offices.
- 3 side corner plot offering great visibility

CONSULTANTS

ARCHITECT & MEP

Incubis

STRUCTURAL

Civtech

GREEN CONSULTANT

Green Tree

STRUCTURE COMPLETED



Actual Image of AIPL Legacy



Perspective View of AIPL Legacy




STATEMENT

SECTOR 66, GURUGRAM



Perspective View of Entrance Lobby



Perspective View of Drop Off Area

CONSULTANTS

DESIGN ARCHITECT

DPA Consultants,
Singapore

EXECUTIVE ARCHITECT

Design Forum
International

STRUCTURAL

Vintech Consultants

MEP

Sanelac Consultants

LANDSCAPE

Design Cell

SECURITY

EM Improvement

VERTICAL TRANSPORT

PVN Associates

FACADE

AXIS Facade

CONSTRUCTION PARTNER

BL Kashyap

A Statement For Every Business

- Part of a mixed use destination spread over a site area of approx. 4.418 acres.
- Super Area : 8,55,188 sq. ft. (79,449.56 sq. mtr.) approx.
- Located in Sector 66, on Main Golf Course Extn. Road.
- Third to Thirty Second Floor : Premium Office Spaces.
- Efficient Floor Plates: ranging from 24,000 – 30,000 sq. ft. (2,229.67 - 2,787.09 sq. mtr.) approx.
- Exclusive drop off for the office block.
- Grand Triple Height entrance lobby.
- Access to Retail, Food courts, Restaurant, within the same complex.
- Surrounded by high-end residential and retail developments and in very close proximity to a luxury hotel and serviced apartment complexes.



aipl
ace
NEW DELHI

242, OKHLA PHASE III
NEW DELHI



Perspective Image of Front Facade & Lift Lobby



Perspective Image of Front Facade

A Premium Office Space In A Prominent Location In South Delhi

- Total Office Area approx. 31,360 sq. ft. (2,913.43 sq. mtr.) (approx.).
- Floor to floor height 3.5 m.
- The site is in close proximity to Govindpuri & Okhla Estate Metro Stations.
- 4 Floors of office space, with basement and surface parking.
- Best-in-Class features like:
 - Double-glazed all-glass façade and large windows for natural light.
 - Dual Energy Meter.
 - 100% DG backup.
 - Access controlled entry.

CONSULTANTS

DESIGN ARCHITECT
Moti Bahri Architects

Autograph

SECTOR 66, GURUGRAM



Perspective Front View from 84 mtr. Road

CONSULTANTS

DESIGN ARCHITECT

Benoy, Singapore

LIGHTING

Light Book

EXECUTIVE ARCHITECT

Maas, New Delhi

SECURITY

MIPL

STRUCTURAL

Perfective Idea

VERTICAL TRANSPORT

TAK Consultants

LANDSCAPE

Oracle Landscape

FACADE

Facet Facade

CONSTRUCTION UPDATE

- Structural work of basement in full swing.
- Excavation work 90% complete.

An Autograph Of Success

- Grade 'A' offices spread over approx. 6.13 acres.
- 10,67,589 sq. ft (99,182.26 sq. mtr.) (approx.) of office and retail spread over 3 blocks.
- Located in Sector 66, Gurugram.
- Floor Plate ranging from 12,000 – 1,23,000 sq. ft. (1,114.83 - 11,427.07 sq. mtr.) (approx.).
- Triple Height Entrance lobby and lounge spread over 20,000 sq. ft. (1,858.06 sq. mtr.) (approx.).
- Grand drop-off zone. 4 Levels of car parking.
- Food court spread over 27,000 Sq.ft. (2,508.38 Sq. mtr.) approx.
- Campus like feel with 3 towers development.
- Corporate & Fnb Retail on Ground Floor.

aipl
MASTERPIECE

SECTOR 54, GOLF COURSE ROAD
 GURUGRAM



Perspective View of AIPL The Masterpiece

CONSTRUCTION UPDATE

- Retro fitting of basement completed and super structure in progress.
- Civil and structural work commenced.

CONSULTANTS

DESIGN ARCHITECT

DPA Consultants,
 Singapore

EXECUTIVE ARCHITECT

MAAS

STRUCTURAL

Constructure Design
 Pvt. Ltd.

MEP

Sanelac Consultants

LANDSCAPE

Design Accord

SECURITY

EM Improvement

VERTICAL TRANSPORT

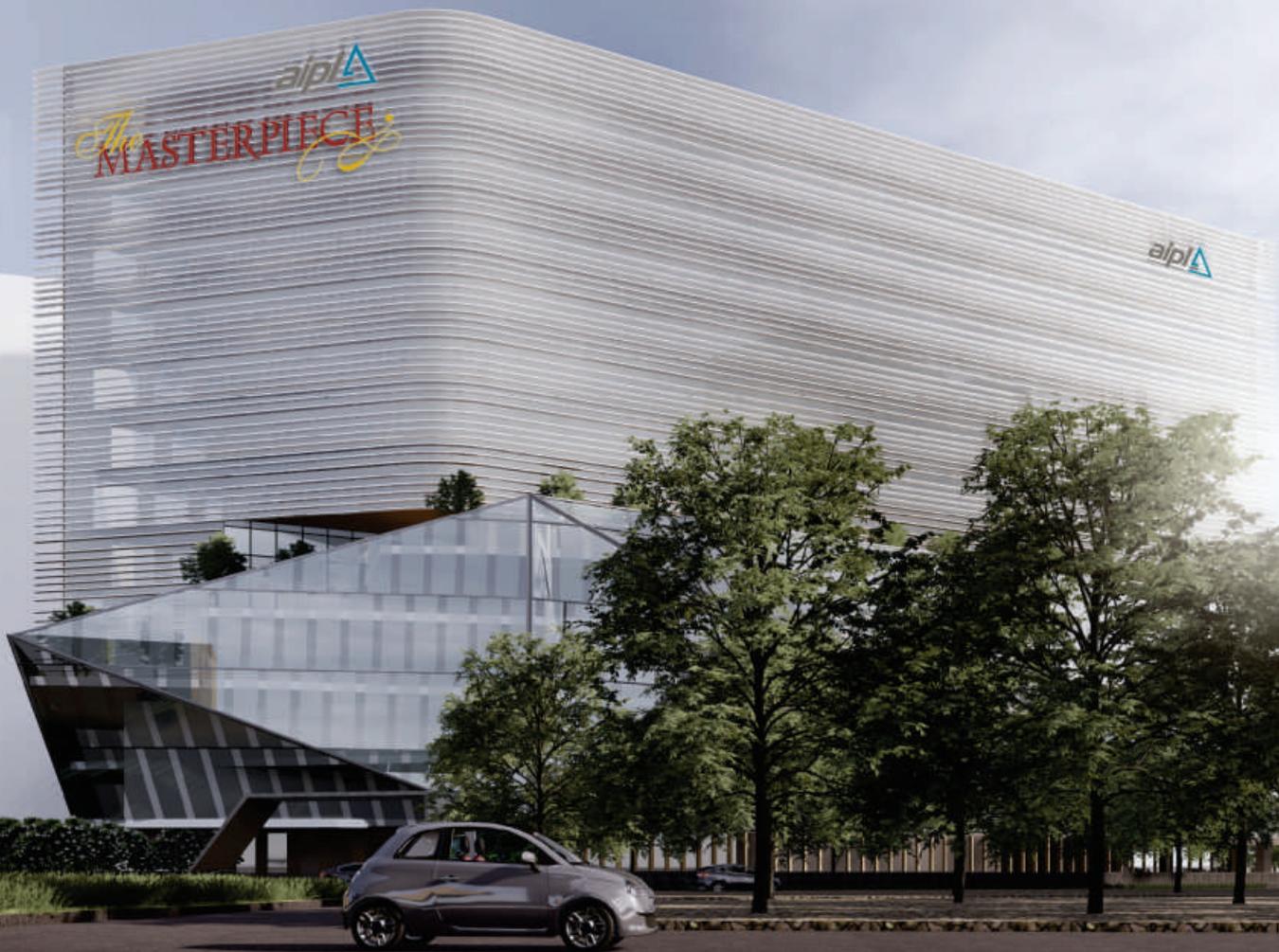
PAPL

FACADE

Axis Facade

Reimagining AIPL Masterpiece

- Spread over a site area of 3,14,285 sq. ft. (29,198.03 sq. mtr.) (approx.)
- G+11 floors.
- Floor plate ranging from 16,000 - 40,000 sq. ft.
- Located on Main Golf Course Road.
- Ground Floor - Retail & FnB.
- First Floor - Food court & Restaurants.
- Second Floor onwards "Grade A" office spaces.
- 3 Levels of basement car parking.
- Grand Triple Height entrance lobby.
- Surrounded by high-end residential and retail developments and in very close proximity to a luxury hotel and serviced apartment complexes.





OFFICE SPACES OVER THE LAST 31 YEARS

DELHI - NCR

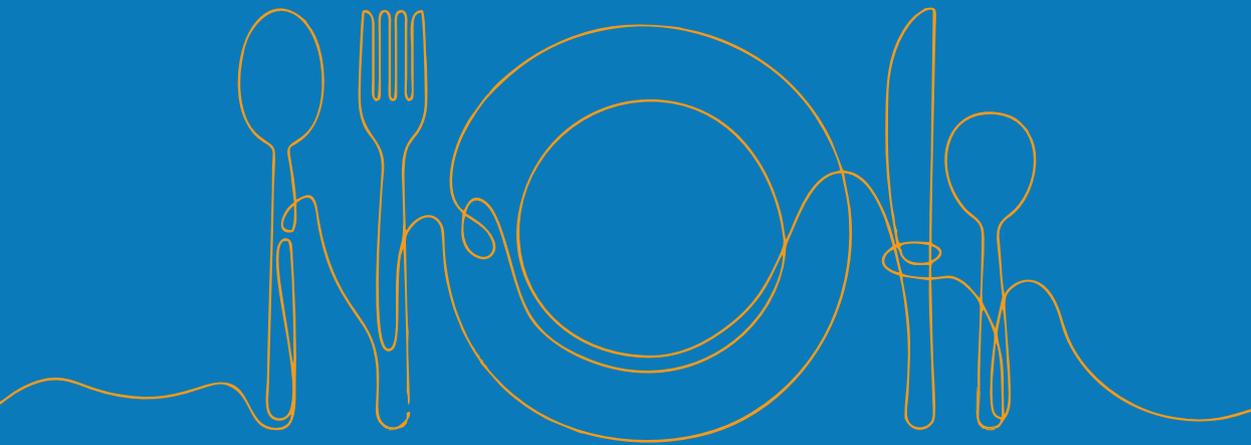
AIPL has grown dramatically and continues to offer new heights of quality developments, via innovation and excellence. It has succeeded in developing, managing & pioneering commercial spaces for over 70 multi-national companies & Indian corporates, housed in landmark commercial projects in Delhi and NCR.

SOME OF OUR CORPORATE CLIENTS

and many more....



**Heart of our developments
which aims to familiarize the unusual,
as well as to recreate the good old days,
where everyone is a neighbour and
every place is a second home.**





Hospitality

AIPL Clubs offer relaxed family-friendly environments to unwind and socialize. The heart of each residential development, these leisure destinations are equipped with modern amenities.



SECTOR 70A, GURUGRAM



Actual Image of Swimming Pool



Actual Image of Bar



Actual Image of World-Class Gymnasium

A Lifestyle That's Charming by Day, Captivating by Night

- A mega recreational facility spread over 14,000 sq. ft. (1,300.64 sq. mtr.) approx.
- Myriad facilities catering to a multitude of leisure and recreational fun for family and friends.
- Swimming pool & toddler's pool.
- Multipurpose hall , Theater, Gym, Restaurant, Bar, Library/Reading Room, Salon, Recreational Room comprising of Chess & Card Tables, Meeting Rooms, Outdoor Sitting Area, Concierge Desk.



 **CLUB**
TANTRA

Actual Image of Club Lobby

HOSPITALITY



DreamCity Club

AIPL DREAMCITY, AMRITSAR
PUNJAB



Actual Image of DC Club Exterior

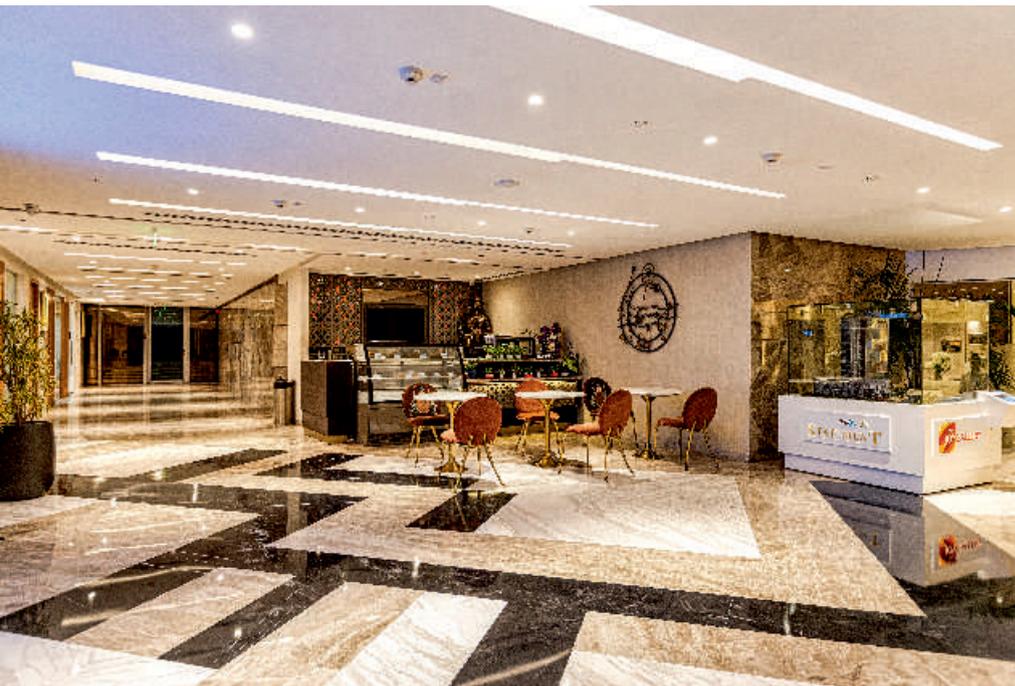




THE PEACEFUL HOMES
SECTOR 70A, GURUGRAM



TPH Health Café at Stilt Area



Actual image of Mcafe



AIPL BUSINESS CLUB
SECTOR 62, GURUGRAM

Club nXt

AIPL DREAMCITY NXT, AMRITSAR
PUNJAB



Actual Image of Club nXt



Actual Image of Lobby



Actual Image of Cards Room

Let Your Everyday Be Full Of Joy At **Club nXt - Now Open**

- 1.16 Acres approx. Luxury Clubhouse.
- Experience world-class fitness, leisure & entertainment.
- World-class gym, Swimming pool, Tennis Court, Basketball Court, Indoor Kids Play Area, Foosball, Carom Board, Games, Pool Table.
- Café, Restaurant & Bar, Multi-purpose Hall, Party Lawns.
- Library.



CLUB AQUA

AIPL DREAMCITY, LUDHIANA
PUNJAB



Artistic Impression of Club Entrance



Artistic Impression of Cards Room



Artistic Impression of Bar

Rejuvenation, Recreation All Under One Roof.

- Spread across 2.25 acres (approx.).
- Bar & Restaurant.
- Café.
- State-of-the-art Gymnasium.
- Outdoor Amenities.
- Co-working Space.
- Multi-purpose Hall.
- Card Room.
- Swimming Pool.
- Indoor Table Tennis Room.



Artistic Impression of Aerial View of Club Aqua

Events



Actual Image of Celebration
At Aipl Business Club Podium Level

EVENTS

Diwali Celebrations November 2021

AIPL Business Club, Gurugram



Republic Day January 2022

At All Our Locations



EVENTS

Valentine's Day February 2022

AIPL DreamCity Ludhiana



Women 10K Run March 2022

AIPL Business Club, Gurugram



Holi Celebrations

March 2022

At all our locations



Stand Up Comedy Show

March 2022

AIPL DreamCity, Ludhiana



EVENTS

Baisakhi Celebrations

April 2022

AIPL Business Club, Gurugram



Tree Of Joy Plantation Drive

AIPL DreamCity, Ludhiana



AWARDS & RECOGNITIONS

13th CIDC Vishwakarma Awards

AIPL Joy Central has been awarded the National Vishwakarma Achievement Award for Construction, Health, Safety & Environment by the Construction Industry Development Council.



We are thrilled to announce that we have been awarded not just one, but two highly acclaimed awards by ET REAL ESTATE AWARDS 2022 (North)



BEST RESIDENTIAL PROJECT - ROW HOUSING

Non Metro - Ongoing

By ET Real Estate Conclave Awards 2022

The Economic Times Best Workplaces for Women 2021

AIPL has been featured in The Economic Times 'Best Workplaces For Women 2021' List, powered by Femina.



BEST COMMERCIAL PROJECT - RETAIL

Metro - Completed

By ET Real Estate Conclave Awards 2022



Goodness is the only
investment that never fails



CSR

Actual Students of Nirmal Gyan Daan Academy



Nirmal Gyan Daan Academy

Rishikesh

AIPL endeavors continuously to make improvement in the society by playing vital role in supporting education and upbringing of children of below poverty line with multiple NGO's, like Nirmal Ashram-Rishikesh, Sikh Humanitarian Society (Regd.), Nirmal Education Society & Shri Guru Granth Sahib Vidya Kendra to ensure better and prosperous India.





Phoolkali

A IPL has added a new feather by joining hands with Wildlife SOS and adopting **Phoolkali** – a former bonded elephant.

Pardada Pardadi Family

An NGO working for upliftment of women and girl child in western UP



Guru Tegh Bahadur Sahib

Blissful Kirtan Darbar & guru ka langar organised on the auspicious occasion of 400th Prakash Purab of Dhan Dhan Sri Guru Tegh Bahadur Sahib ji.

Langar

Daily langar to 3000+ workers everyday at all our construction sites in Delhi-NCR & Punjab





values that build worth

ADVANCE INDIA PROJECTS LIMITED
CIN: U45209HR1997PLC080240

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