



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

ADDENDUM

Date: 09.04.2026

SUBJECT Addendum to Registration Certificate No. GGM/404/136/2020/20 dated 17.08.2020, valid up to 13.05.2025 and further extended till 12.05.2026, granted to the project namely 'AIPL Joy Gallery', being developed by M/s Advance India Projects Ltd., having an area measuring 4.418 acres, situated in Sector- 66, Gurugram, Haryana — revision in approved building plan.

DETAILS The Haryana Real Estate Regulatory Authority in its meeting held on 26.02.2026 has decided to issue addendum to the existing registration certificate of the project issued by the Authority on account of revision in approved building plans.

S. No	Particulars	Earlier details	Updated details
1	Name of project	AIPL Joy Gallery	AIPL Joy Gallery
2	Name of promoter	M/s Advance India Projects Ltd.	M/s Advance India Projects Ltd.
3	Location of the project	Sector- 66, Gurugram, Haryana	Sector- 66, Gurugram, Haryana
4	License no. & validity	197 of 2008 dated 05.12.2008 valid up to 04.12.2026	197 of 2008 dated 05.12.2008 valid up to 04.12.2026
5	Total licensed area of the project	4.418 acres	4.418 acres
6	Total applied area for amendment	4.418 acres	4.418 acres
7	Number of towers	1	1
8	Number of floors	G + 26	G + 34
9	Number of units	401 units	449 units
10	Total FAR	61965.02 Sq.m.	74859.616 sqm
11	Unique no. Generated online	RERA-GRG-PROJ-650-2020	RERA-GRG-PROJ-2146-2025

1. The promoter shall submit the revised fire scheme approval and approved revised service plans & estimates within four months from the date of grant of addendum certificate.
2. The promoter has submitted the two Bank Guarantees of Rs. 25 lakh each, bearing BG No. 612GT02260710003 and 612GT02260710002 dated 12.03.2026, issued by HDFC Bank, as security deposit for submission of the revised fire scheme approval and approved revised service plans & estimates within four months from the date of grant of addendum

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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certificate. These BGs shall be forfeited in favour of authority in case the conditions are not fulfilled by the promoter within the stipulated time period.

3. This is without prejudice to the rights of the allottees under section 14 of the Act, 2016. Rest of the terms and conditions of the said certificate shall remain unchanged. This addendum shall be a part and parcel of the registration no. RC/REP/HARERA/GGM/404/136/2020/20 dated 17.08.2020 issued by the Authority.

(Arun Kumar)

Chairman, HARERA, Gurugram

(OFFICE COPY)

Arun Kumar, IAS (Retd.)

Chairman

Haryana Real Estate Regulatory Authority
Gurugram

अरुण कुमार आई.ए.एस. (सेवानिवृत्त)

अध्यक्ष

हरियाणा भू-सम्पदा विनियामक प्राधिकरण
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2. Dec 2020
Authenticity
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