



A LEGACY OF LONG TERM IMPACT

Our legacy has been instrumental in developing high quality commercial and residential projects, contributing to India's allure as an investment hotspot.

35 YEARS OF ENRICHING LIVES IN 8 CITIES

New Delhi • Gurugram • Noida • Ludhiana • Amritsar • Khanna • Jalandhar • Udaipur

WE BRING *Joy* TO REAL ESTATE

EXPERIENCE OF

60+
Projects

NURTURING

32,37,488 Sq. Mtr. (Approx.)

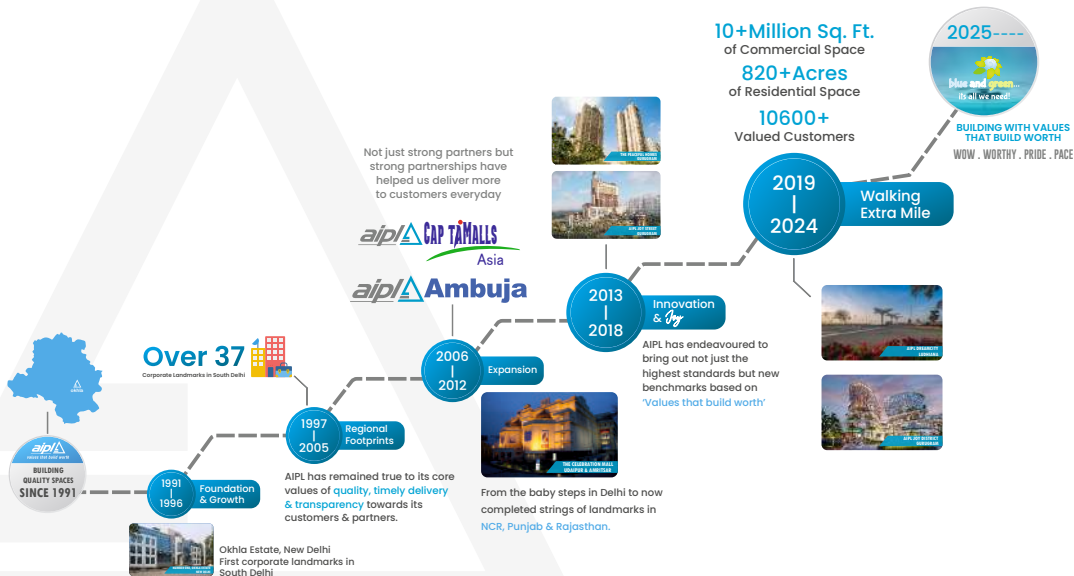
800+^{*} ACRES
of Townships

COMMERCIAL PORTFOLIO

929030.4 Sq. Mtr. (Approx)

1CR+^{*} SQ.FT.

A Walk Through Journey..



Live Close to Everything, Yet Away from the Chaos

Strategically located along the emerging Dwarka Expressway, Sector 103 offers seamless connectivity to Delhi, IGI Airport, and major hubs of Gurugram. Its proximity to upcoming social infrastructure, business districts, and metro corridors makes it a highly promising and rapidly developing neighbourhood. With excellent road networks and future-ready urban planning, Sector 103 is fast becoming a preferred destination for modern urban living and smart investment.



Aquaria: Tranquil Living at the Heart of AIPL LakeCity

Welcome to Aquaria at AIPL LakeCity, it is a thoughtfully crafted community where modern living harmoniously meets nature. At its center rests lush landscaped parks and expansive green corridors. With wide internal avenues, pedestrian-friendly walkways, and excellent connectivity to the Dwarka Expressway, Aquaria offers a life of convenience while preserving serenity, safety, and a true sense of belonging.



Location

Sector 103, Dwarka Expressway, Gurugram



Design Architect

Morphogenesis



Developable Area

5.10625 Acres* (20664.228 sq. mtr.) of Ultra-premium residential with an opportunity for further expansion.



Landscape Consultant

Aspect Studio



Sustainability Tag

IGBC Platinum Pre-Certified



Configuration Mix*

Tower 1

3BHK + Utility + Store (1,577.00 sq. ft.)

4BHK + Utility (1,840.00 sq. ft.)

Tower 2

3BHK (1,289.00 sq. ft.)

3BHK + Utility (1,421.00 sq. ft.)

Proposed Key Amenities



Landscape & Outdoor Zones

- Arrival plaza with signature feature walls and landscaping
- Community Umbrella Concept: Designed at a human scale
- Stilt-Level Active Zones
- Outdoor Fitness | Wellness Zone | Social & Celebration Zones

Multi-Generational Wellness



Walking Trails



Pet Park



Activity Areas



Relaxation & Gathering Spaces



Nature Trails



Play Areas



Meditation Zones



Multipurpose Courts



Open Gym



Water Body



Amenities



Games



Senior Citizen Space



Kids' Play Area



Lounge Areas

Convenience & Services



Convenience Store



Designated Service Zones



Dedicated Drop-off Zones
for Towers

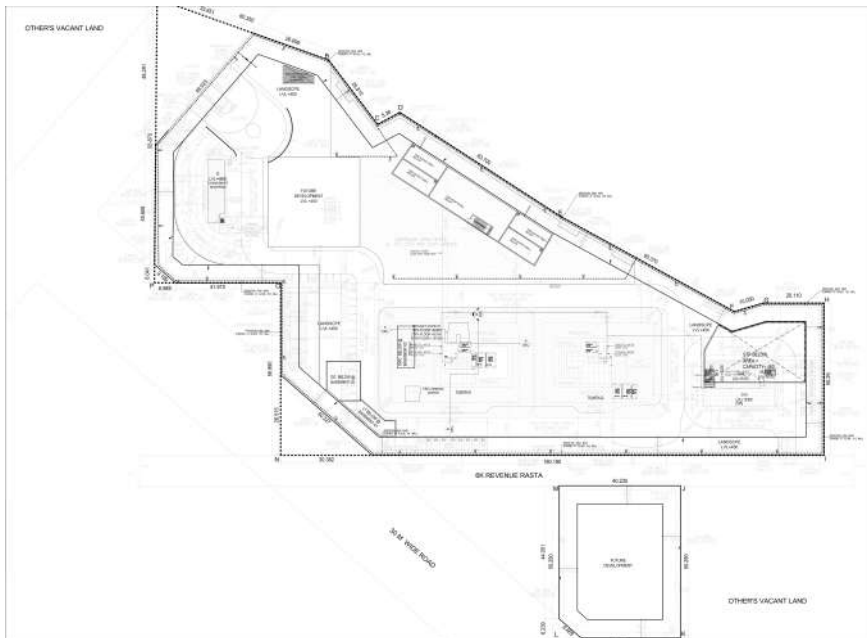


Premium design finishes at
the basement lobby level

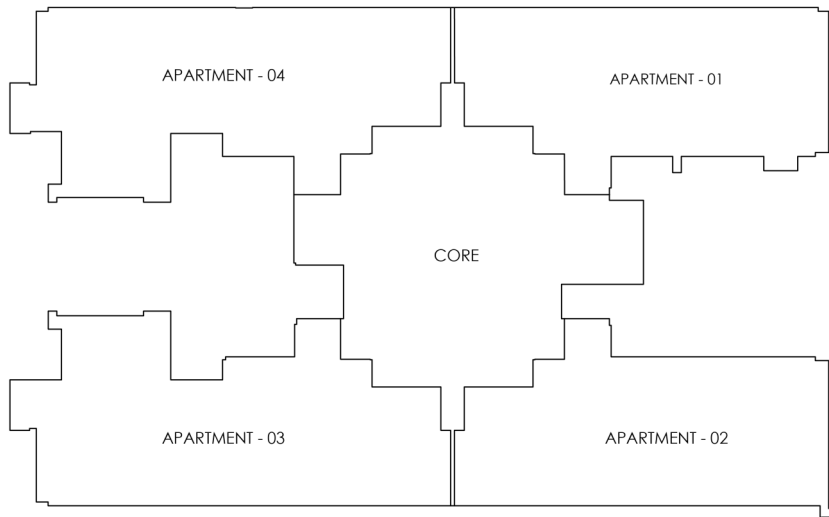
Annexure attached

- 1) Site Plan
- 2) Units Plans
- 3) Specifications

Site Plan



Tower 1 Key Plan



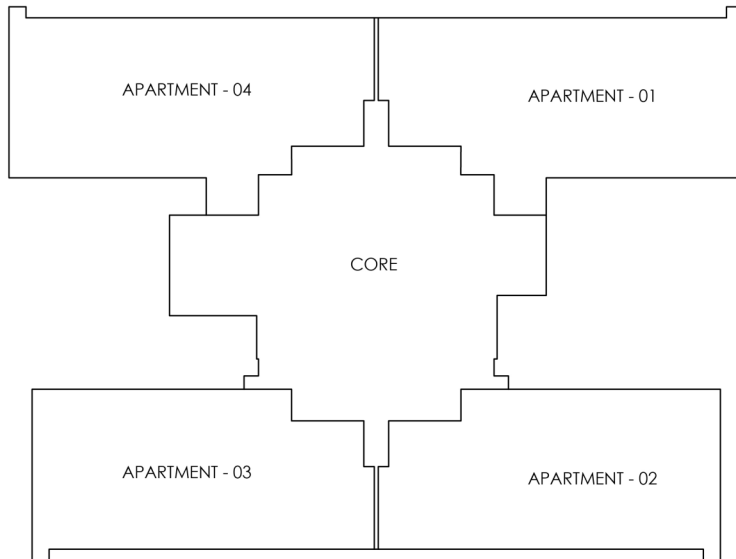
Floor Plan 3BHK + UTILITY + STORE



Floor Plan 4BHK + UTILITY



Tower 2 Key Plan



Floor Plan 3BHK



Floor Plan 3BHK + UTILITY



Specifications

General Amenities

- Air-conditioned apartment with energy-efficient VRV/VRF system (excluding toilets).
- Air-conditioned G.F & Basement Lobbies.
- Use of treated water from STP for flushing and horticulture.

Specification of apartments and other buildings including the following:

FLOORING DETAILS OF VARIOUS PART

- Marble for living area, Laminated wooden flooring for bedroom & tiles for kitchen & balcony area.

WALL FINISHING DETAILS

- Acrylic emulsion paint

KITCHEN DETAILS

- Marble / Tiles for flooring, Tiles upto 2' above counter & Acrylic emulsion paint on remaining area. Granite / Marble / Tile / Engineered stone for counter

BATHROOM FITTINGS

- Wash basin, floor-mounted / wall-hung Wcs

WOOD WORK ETC

- Laminated / veneered flush door

DOORS AND WINDOWS FRAMES

- Polished frame with painted / laminated / veneered flush door & UPVC / Aluminium frames

Specifications

GLASS WORK

- Glass for external windows and Doors

ELECTRIC FITTINGS

- Modular Switches

CONDUCTING AND WIRING DETAILS

- Copper wiring

CUPBOARD DETAILS

- NA

WATER STORAGE

- Rainwater harvesting & treated water from STP for flushing and horticulture

EXTERNAL GLAZINGS

- UPVC / Aluminium frames with Glass

WINDOWS/GLAZINGS

- UPVC / Aluminium frames with Glass

DOORS/MAIN DOORS/INTERNAL DOORS

- Polished frame with painted / laminated / veneered flush door

AIR CONDITIONING

- VRF

ELECTRICAL FITTINGS

- Modular switches

PROVISION OF WIFI AND BROADBAND FACILITY

- Yes

EXTERNAL FINISHING/COLOUR SCHEME

- Exterior grade texture paint

INTERNAL FINISHING

- Acrylic emulsion paint

Specifications

LIVING/DINING/FOYER/FAMILY LOUNGE

- FLOOR – Marble
- WALLS – Acrylic emulsion paint
- CEILING – Acrylic emulsion paint/OBD

MASTER BEDROOM/DRESSROOM

- FLOOR – Laminated wooden flooring
- WALLS – Acrylic emulsion paint
- CEILING – Acrylic emulsion paint/OBD

MASTER TOILET

- FLOOR – Marble / Tiles
- WALLS – Tiles / Acrylic emulsion paint
- CEILING – Acrylic emulsion paint
- SANITARY WARE/CP FITTINGS – Wash basin, floor-mounted / wall-hung Wcs
- FITTING/FIXTURES – Modular switches

BED ROOMS

- FLOOR – Laminated wooden flooring
- WALLS – Acrylic emulsion paint
- CEILING – Acrylic emulsion paint/OBD

TOILET

- FLOOR – Tiles
- WALLS – Tiles / Acrylic emulsion paint
- CEILING – Acrylic emulsion paint/OBD/False Ceiling
- SANITARY WARE/CP FITTINGS – Wash basin, floor-mounted / wall-hung Wcs
- FITTING/FIXTURES – Modular switches

KITCHEN

- FLOOR – Marble/Tiles
- WALLS – Tiles up to 2' above counter; balance area in acrylic emulsion paint
- CEILING – Acrylic emulsion paint
- COUNTERS – Granite / Marble / Engineered stone
- KITCHEN APPLIANCES – Modular kitchen with hob, chimney

UTILITY ROOMS/UTILITY BALCONY/TOILET

- FLOOR – Tiles
- WALLS & CEILING – Acrylic Paint (Utility Room)
- TOILET – Tiles
- BALCONY – Exterior Grade paint

SIT-OUTS

- FLOOR – Tiles
- WALLS & CEILING – Acrylic Paint/OBD
- RAILINGS – MS/ Glass Railing / parapet Wall

Balcony

- Floor: Anti-skid tiles
- Ceiling: Exterior grade paint

Toilets

- Master toilet floor: Imported marble/Tiles
- Other toilet floor: Anti-skid vitrified tiles
- Walls: Tiles up to False ceiling/Paint
- Ceiling: Acrylic emulsion paint/OBD/False Ceiling
- Counter: Marble / Granite / Engineered stone
- Sanitary Ware & CP Fittings: Wash basin, floor-mounted / wall-hung WCs

Plumbing

- CPVC & PVC piping for water supply inside toilets and kitchen, with vertical down takes

Fire Fighting System

- Fire fighting system with sprinklers and smoke detection system

Utility Area

- Floor: Tiles
- Walls & Ceiling: Oil-bound distemper

Doors

- Internal Doors: Painted / polished frame with painted / laminated / polished / veneered flush doors
- Entrance Doors: Painted / polished frame with painted / laminated / veneered flush door

External Glazing

- Windows / Glazing: Single / double glass unit with glass
- Frames: UPVC / Aluminium frames with shutters in habitable rooms; UPVC / Aluminium frames with clear / frosted glass in toilets

Electrical Fixtures & Fittings

- Modular switches
- Ceiling light fixtures in balconies

Power Backup

- As per approved DHBVN load

Air-conditioning

- VRF



values that build worth

REGISTERED & CORPORATE OFFICE
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