

ARIPL
DEVELOPERS

The **BILLIONAIRE** *Street*

Sector - 102, Gurugram



ARIPL - From Vision To Reality



Mr. Surender Kaushik
Founder & Managing Director



Mr. Sunil Sharma
Co-Founder & Director

To begin with, I would like to thank you for visiting our website and showing an interest in our company. Whether you are a client, an investor or one of our own team members, I sincerely hope we are able to provide you with whatever information you seek.

Aryan Realty takes great pride in everything that it does, and the projects we wish to deliver are going to be the proud examples of what can be achieved when brilliant minds come together, determined to make a difference to the world we live in.

I believe that our hard work, determination, foresight and the technological edge that we enjoy over our competitors, are the real differentiators when comparisons are made and experts take notes. Attention to detail, superior quality, maximization of resources and elegant aesthetics are just some of the standards we demand throughout our projects – from residential to commercial, from retail to when we build, the entire process from design to execution to its final delivery – we try to ensure that experience of living and working in a Signature property is truly unparalleled.

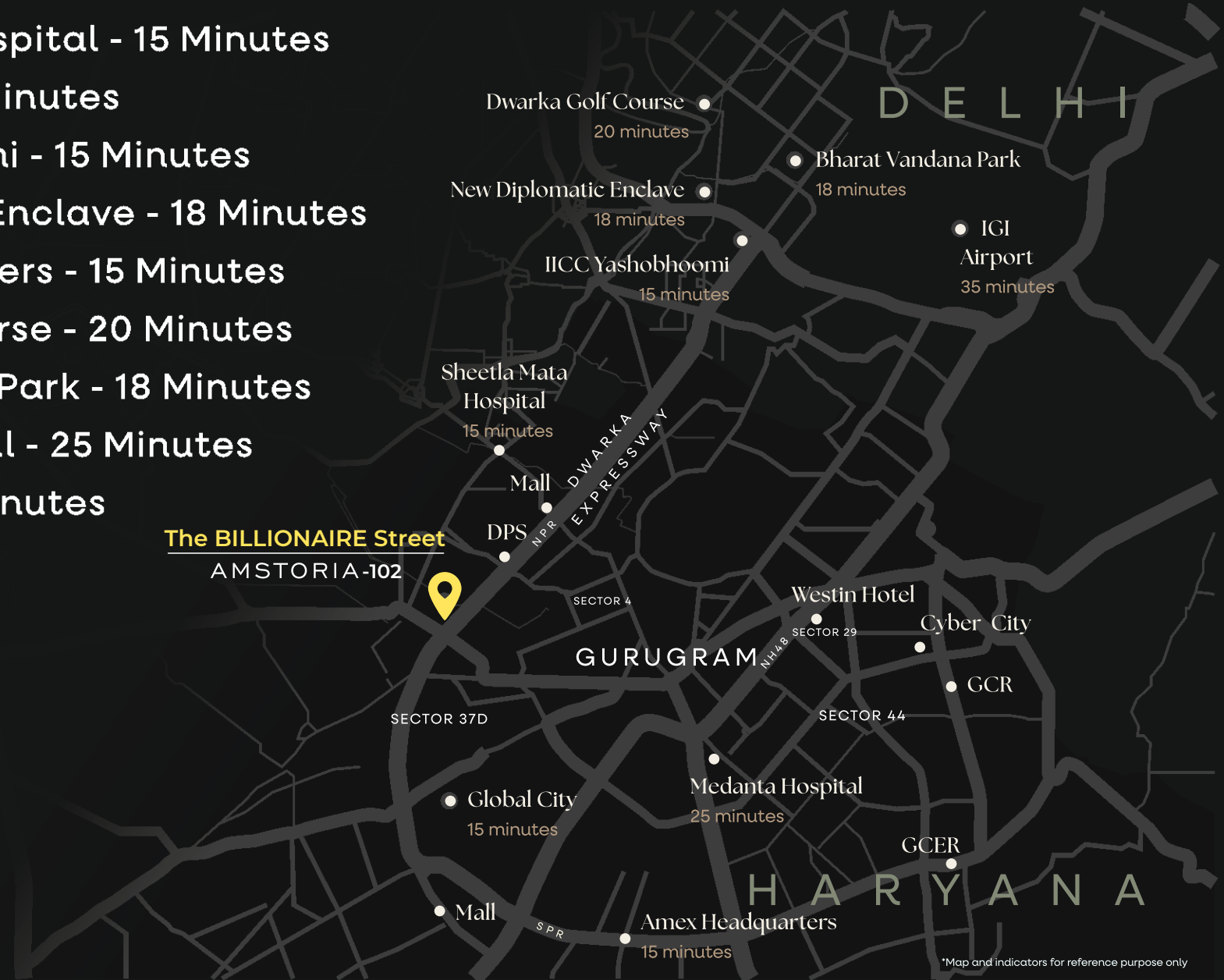
With each of our properties we continue to consistently raise the bar of luxury living in India. Even though as a company we are still young, we possess a rich and diversified presence across several core sectors in the real estate arena. As new windows of opportunities open up, we find ourselves well equipped to make a mark in the annals of Indian Real Estate in the coming years.

*Actual Image



Location Advantage

1. Delhi Public School - 5 Minutes
2. Sheetla Mata Hospital - 15 Minutes
3. Global City - 15 Minutes
4. IICC Yashobhoomi - 15 Minutes
5. New Diplomatic Enclave - 18 Minutes
6. Amex Headquarters - 15 Minutes
7. Dwarka Golf Course - 20 Minutes
8. Bharat Vandana Park - 18 Minutes
9. Medanta Hospital - 25 Minutes
10. IGI Airport - 35 Minutes



Luxury. Redefined. Naturally Extraordinary.

Where refined design, natural elements, and architecture coexist seamlessly.

Located along the Dwarka Expressway, this destination invites you to pause, step in, and escape the everyday.

“The entrance is more than a doorway: it’s the first chapter of your space. setting the tone for the journey within.”



Redefining the Stilt Level:

A thoughtfully designed visitor lounge paired with optimized parking and seamless driveway access



Luxury, Curated Thoughtfully

State-of-the-art interior design by Essentia Home, where form meets feeling.



Nature, Thoughtfully Woven In
Six lush green parks in Block A—crafted for quiet walks and refreshing moments



Architecture that Commands Presence
A neo-classical design language that quietly stands apart, timeless yet bold.

“LUXURY IS ABOUT COMFORT,
NOT JUST OPULENCE.”



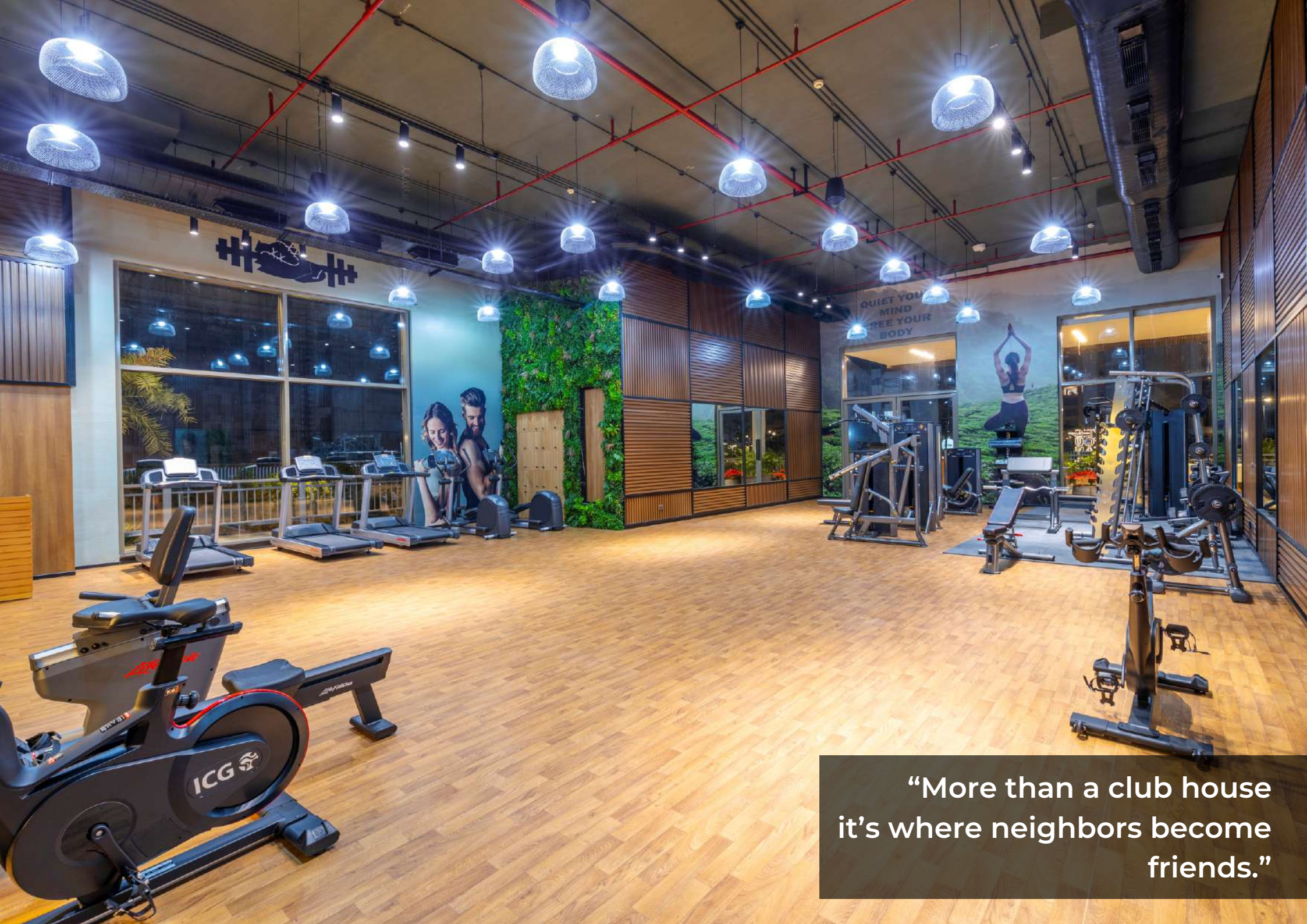
“ELEGANCE IS NOT STANDING OUT,
BUT BEING REMEMBERED.”





Club amstoria

Fully operational club spread over 2 acres has different levels and intensities of recreation.



“More than a club house
it’s where neighbors become
friends.”











essentia

essentia

Charlotte Perroux

essentia



Where every
morning begins
in luxury and
every night ends
in comfort.



timeless

D E S I G N





A Breath of Luxury in Every Step

Lush, serene, and artfully designed our **six parks** offer the perfect escape, just steps from home.

SPECIFICATIONS

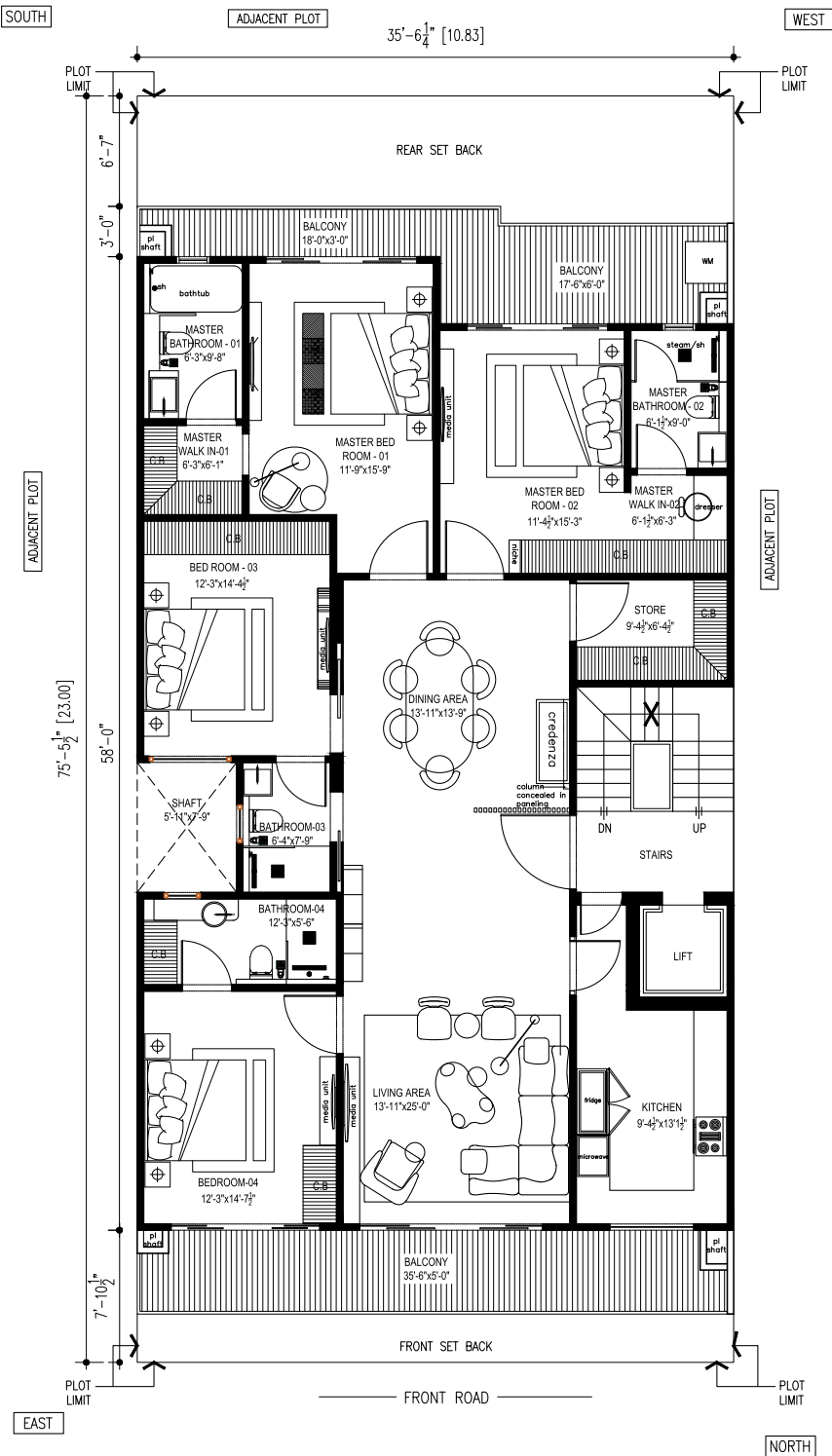
Master Bedroom 1 & 2	Master Bedroom 1 & 2 Bathroom	Bedroom 3	Bedroom 4	Bedroom 3 & 4 Bathroom
Imported Marble Flooring	Imported Marble Flooring	Imported Marble Flooring	Study Table	Imported Marble Flooring
VRV AC	Bath Tubs in both toilets	VRV AC	Imported Marble Flooring	Shower Cubical
Wall Panelling	Grohe / Kohler / Equivalent Fittings	Wall Panelling	VRV AC	Grohe / Kohler / Equivalent Fittings
TV Console	Looking Mirror	TV Console	Wall Panelling	Looking Mirror
Glazed UPVC / Aluminium Windows	Vitrified tiles on walls	Glazed UPVC / Aluminium Windows	TV Console	Vitrified tiles on walls
Pleated Mesh	Vanity counter	Pleated Mesh	Glazed UPVC / Aluminium Windows	Vanity counter
Designer Lights	Instant Geyser	Designer Lights	Pleated Mesh	Instant Geyser
Smart Fan	Towel Hanger / Rack	Smart Fan	Designer Lights	Towel Hanger / Rack
Double Channels for Curtains		Double Channels for Curtains	Smart Fan	
Dressing Room with factory fitted		Factory fitted Wardrobes	Double Channels for Curtains	
Wardrobes			Factory fitted Wardrobes	

Drawing + Dining	Kitchen	Common Features	
Imported Marble Flooring	Imported Marble Flooring	Doors and Frames :	Solid Teakwood
VRV AC	Granite counter top	Locks :	Dorset / Equivalent
Wall Panelling	Designer Tiles	Main Door :	Digital - Dorset / Equivalent Lock
TV Console	Modular Kitchen	False Ceiling :	POP
Glazed UPVC / Aluminium Windows	Hob	Internal Paint :	Acrylic Emulsion Paint (Asian Paints)
Pleated Mesh	Chimney	External Paint :	Textured Paint
Designer Lights	Microwave	Video Door Phone :	Panasonic / Equivalent
Smart Fan	RO Under Counter	Lift :	Branded
Double Channels for Curtains	Refrigerator	Switch & Socket :	Havells
Motion Sensor Lights	Washing Machine	Wiring :	Havells / Polycab
		Power back-Up :	100% back-up
		EV Charging :	Provision provided
		Water Tank - Mumty :	1000 Litres
		Water Tank - Underground :	2000 Litres
		Railing for staircase :	Steel / Glass
		External Railing :	Glass / Steel as per elevation
		Balcony :	Vitrified Tiles
		Lights :	Halomax / Equivalent
		Lifts & Staircase Lobby :	Motion Sensor Lights



Terrace Floor Plan





4.5 BHK Floor Plan



Payment Plans

PAYMENT PLAN	50:50
On Booking	25 Lacs
Within 30 days	50%- Booking Amount
On OC Application	40%
On Possession	10%

GST, Possession & Club Charges Extra

PAYMENT PLAN	35 : 30 : 35
On Booking	25 Lacs
Within 15 days	9%- Booking Amount
Within 30 days	26%
On Super structure	30%
On OC Application	25%
On Possession	10%

GST, Possession & Club Charges Extra

PAYMENT PLAN	CLP
On Booking	25 Lacs
Within 15 days	9%- Booking Amount
On Start of Construcion	16%
On Stilt Floor Slab	10%
On 2nd Floor Slab	15%
On Super structure	15%
On Completion of Flooring	15%
On OC Application	10%
On Possession	10%

GST, Possession & Club Charges Extra





Thank you!

The **BILLIONAIRE** *Street*

 **Corporate Office**

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