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THE TIMES OF INDIA GROUP

Godrej | PROPERTIES



Godrej Vrikshya

SECTOR 103, GURUGRAM

Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

Overview

LAUNCH
July 2024

POSSESSION
June 2031

CURRENT
₹19,300 / Sq. Feet*

2030 EXPECTED
₹29,298 / Sq. Feet*

CAGR
8-12%*

XIRR*
14 %*

FEATURING
6 Towers, 621 Units

PLOT SIZE
15 Acres


PAYMENT PLAN
30:30:40

HOMELoAN
Available



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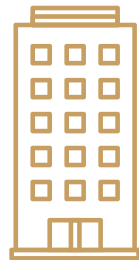
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Why TOI recommends?

Ideal for: Investors and end-users seeking structured exposure to Dwarka Expressway growth with brand credibility, disciplined pricing and controlled downside risk.



Godrej's established execution standards and NCR delivery history reduce structural risk, enhancing buyer confidence and long-term resale stability.



Staggered capital deployment improves leverage efficiency and supports mid-teen projected IRR under conservative growth assumptions.



Dwarka Expressway is transitioning from infrastructure-driven anticipation to functional connectivity. Entering during this consolidation phase allows participation in steady value accretion rather than speculative pricing spikes.

Recommended Configurations

BUY FOR END USE

4 BHK + Utility
(Green Facing)

BUY TO SELL

3 BHK
(1,948 sq ft)

BUY TO RENT

3 BHK + Utility
(City Facing)

Configurations

BHK	PRICE	CARPET AREA (SQ/FT)	SUPER AREA (SQ/FT)
3 BHK	₹3.76 Cr*	1,095.26	1,948
3 BHK + U (City Facing)	₹4.33 Cr*	1,250.31	2,243
3 BHK + U (City Facing)	₹4.69 Cr*	1,442.70	2,430
4 BHK + U (Green Facing)	₹5.13 Cr*	1,733.97	2,658
4 BHK + U (Green Facing)	₹6.25 Cr*	1,964.77	3,236
4 BHK + U (Green/City Facing)	₹7.14 Cr*	2,479.00	3,700

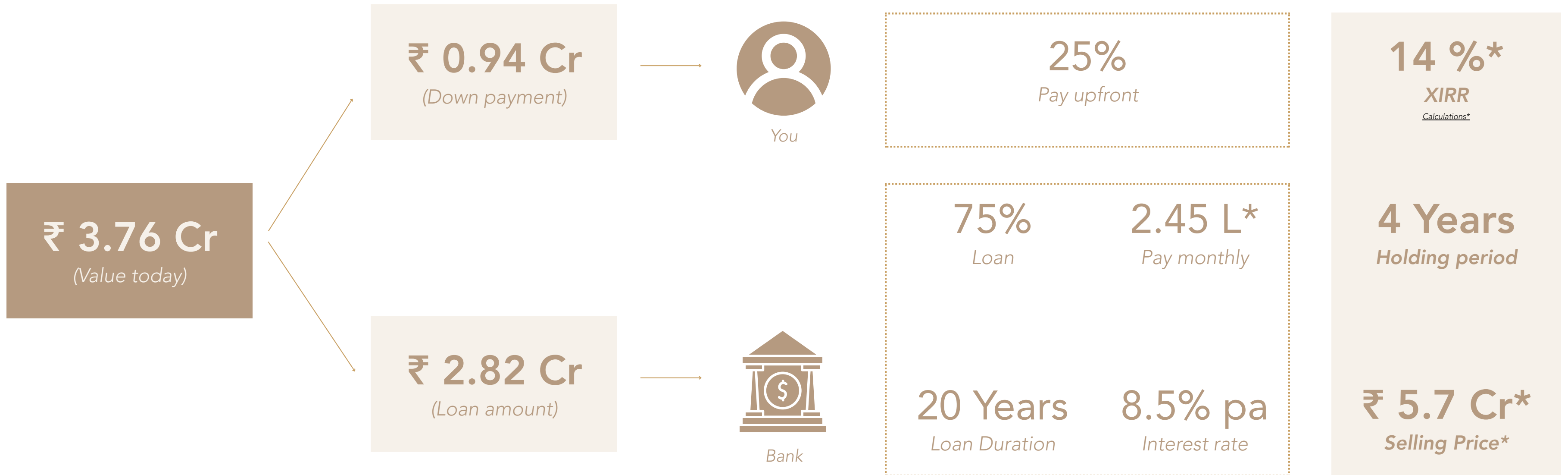
Godrej Vrikshya offers efficiently planned 3 and 4 BHK residences across a wide super-area range, combining strong carpet efficiency with spacious layouts. The mix of city- and green-facing options supports both premium end-user demand and long-term investment appeal along the Dwarka Expressway corridor.

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
30:30:40	30% at booking, 30% during mid-construction stages, and final 40% at possession	Investors and structured buyers	Lower upfront capital deployment, improved leverage efficiency, and stronger IRR potential due to deferred bulk payment

The 30:30:40 structure enables controlled capital deployment, allowing investors to optimise leverage while limiting early cash exposure. A significant portion payable at possession improves capital efficiency during the holding period.

Investment Highlights


CALCULATED FOR A 3 BHK UNIT MEASURING 1,948 SQ. FT



A 3 BHK investment with moderate leverage and a 4-year horizon, delivering a projected 13.82% XIRR under conservative appreciation assumptions.

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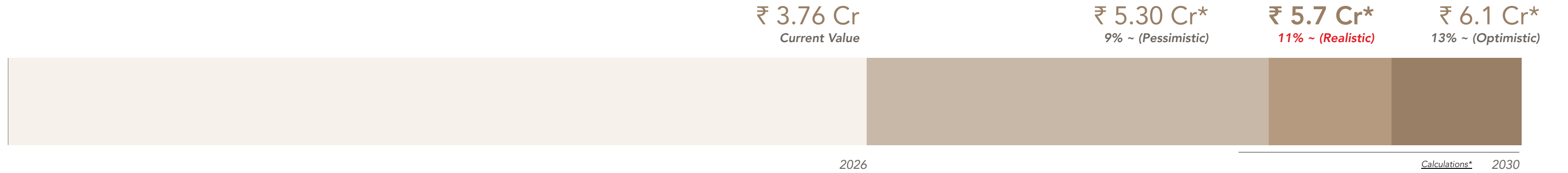
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How your property could grow by 2030

CALCULATED FOR A 3 BHK UNIT MEASURING 2,350 SQ. FT



(Expected Price by 2030)



With an expected 11%* CAGR over 4 years, the property's current value of ₹3.76 Cr is projected to grow to ₹5.7 Cr* by 2030, appreciating by an estimated ₹1.94 Cr*.

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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Emaar Imperial Gardens (Sector 102)	2018-19	₹10,500 – ₹11,500	₹24,000 – ₹29,000
2 Sobha City (Sector 108)	2015-16	₹7,000 – ₹9,000	₹22,000 – ₹25,000
3 Godrej Meridien (Sector 106)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
4 BPTP Amstoria 102	2023-24	₹17,000 – ₹19,000	₹20,000 – ₹26,000
Godrej Vrikshya (Sector 103)	2024-25	₹19,300	₹19,300

HISTORIC METRICS

8 - 11%
Long-Term CAGR
(20 Years)

10 - 18%
Recent YoY Price Growth
(5 Years)

40 - 80%
Avg. Price Increase
(5 Years)

Godrej Vrikshya (₹19.3k PSF launch) sits in the upper-mid corridor band, between earlier mass-market launches (now ₹22-25k PSF) and the highest premium pockets (₹25k+).

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Similar Projects


Project	Godrej Vrikshya	Sobha City	ATS Triumph	Emaar Imperial Gardens	Ambience Tiverton
Developer	Godrej Properties	Sobha Ltd.	ATS Infrastructure	Emaar India	Ambience Group
Micromarket / Location	Sector 103, Dwarka Exp.	Sector 108, Dwarka Exp.	Sector 104, Dwarka Exp.	Sector 102, Dwarka Exp.	Sector 108, Dwarka Exp.
Total Area (acres)	15	~39	~12	~12	~18
Launch Date	2024	2015–16	2017–18	2018–19	2019–20
Handover Timeline	2031	Delivered	Delivered	Delivered	Delivered
Launch Price (₹/sq ft)	~₹19,300	~₹7,500–8,500	~₹8,000–9,000	~₹10,500–11,500	~₹12,000–13,000
Current Price (₹/sq ft)	₹19,300 (launch)	~₹22,000–25,000	~₹24,000–27,000	~₹26,000–29,000	~₹27,000–30,000
CAGR Since Launch (%)	New Launch	~12–14%	~13–15%	~11–13%	~12–14%
Expected Price (₹/sq ft)	₹27,000+	₹28,000+	₹30,000+	₹32,000+	₹33,000+
Clubhouse	Premium lifestyle club	~60,000+ sq ft	Large central clubhouse	Lifestyle clubhouse	Luxury clubhouse
Project Density (units/acre)	Medium	Low	Medium	Medium	Low
Ideal For	Premium end-users, corridor investors	Family end-users	Upgrade buyers	Brand-focused buyers	Luxury upgraders
Key USP / Highlights	Premium positioning, green views	Large township, central greens	Strong end-user resale liquidity	Brand premium	Large layouts, luxury finish

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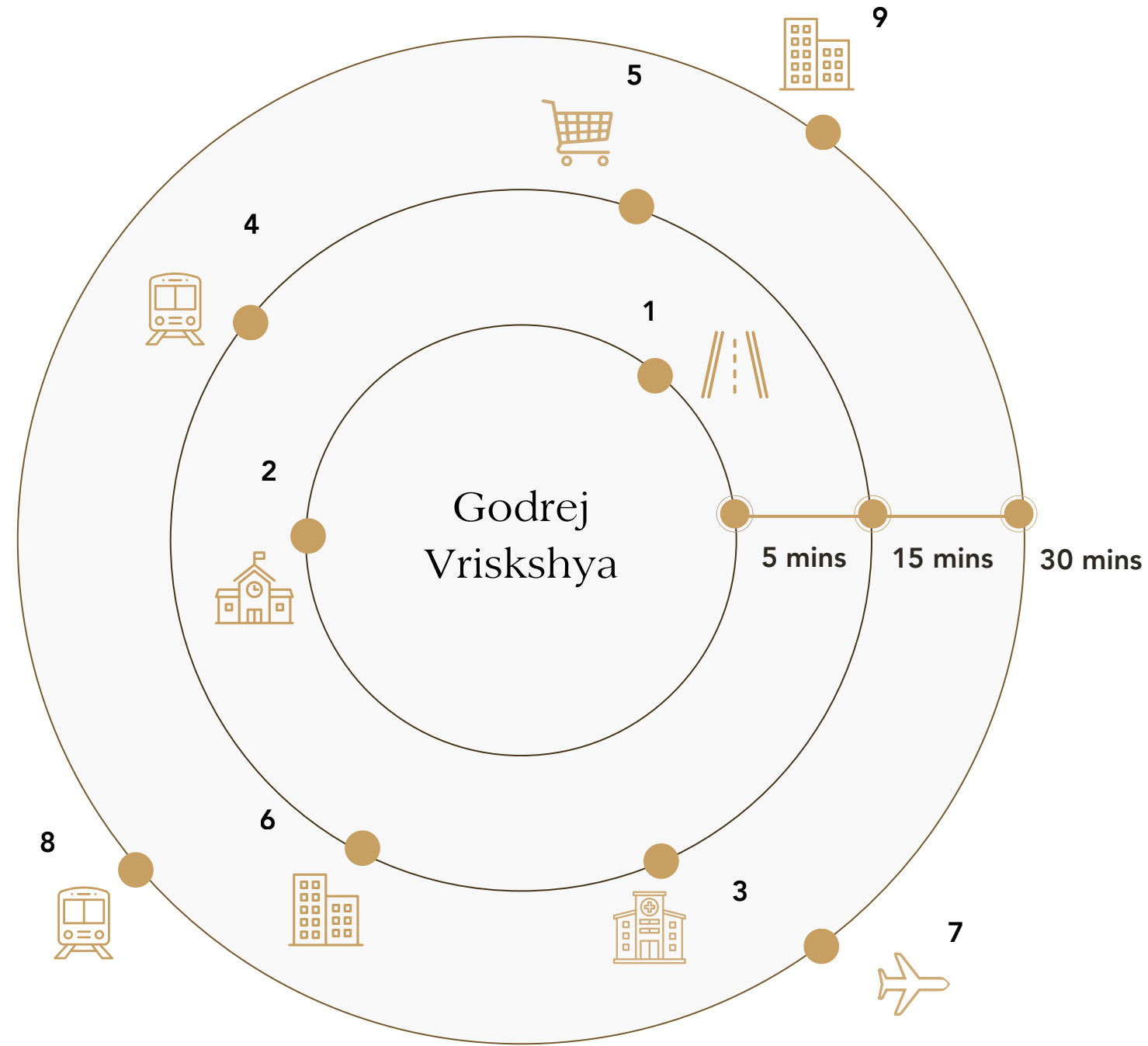
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1	Dwarka Expressway	0.5 Km
2	Delhi Public School, Sector 102	2 Km
3	Manipal Hospital, Dwarka	5 Km
4	Dwarka Sector 21 Metro	8 Km
5	Vegas Mall, Dwarka	10 Km
6	Udyog Vihar	10 Km
7	IGI Airport	12 Km
8	Gurgaon Railway Station	14 Km
9	DLF Cyber City	18 Km



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Project Scorecard

Parameter	Rating
Location Strength	★★★★☆
Micro-Market Growth Potential	★★★★☆
Developer Credibility	★★★★★
Configuration Efficiency	★★★★★
Pricing Discipline	★★★★☆
Liquidity Outlook	★★★★☆

Godrej Vrikshya scores strongly on brand credibility, corridor positioning, and configuration depth. While Dwarka Expressway is still transitioning into a fully mature premium micro-market, the project benefits from infrastructure momentum and disciplined entry pricing, supporting a balanced risk-return profile.


Property Risk Matrix


Risk	Impact	Probability	Overall
Market cycle slowdown	Low	Medium	Controlled
Infrastructure Delay Risk	Medium	Low	Manageable
Execution & delivery risk	Low	Low	Contained
Rental demand maturity	Low	Medium	Developing
Developer & asset quality	Very low	Very low	Assured
Supply in Expressway Belt	Low	Medium	Stable
Opportunity cost vs mature markets	Medium	Medium	Balanced

Godrej Vrikshya's risks are largely timing and corridor-maturity related rather than structural. With improving infrastructure, brand credibility, and staggered capital deployment, downside exposure remains contained within a 4-year investment horizon.

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Strategic Dwarka Expressway positioning with ongoing infrastructure upgrades and improving connectivity to IGI Airport and central Gurgaon



Strong developer credibility, backed by a national brand with consistent execution standards and product quality



Efficient 30:30:40 payment structure, allowing staggered capital deployment and improved leverage efficiency



Premium configuration mix with green- and city-facing layouts supporting long-term end-user demand



Growing corridor liquidity, supported by increasing residential absorption and infrastructure consolidation

Connect with us!

Consult Our Certified Industry Experts


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