

**TOI HOMES**  
THE TIMES OF INDIA GROUP

 **Shapoorji Pallonji**  
Real Estate

# THE DUALIS

**SECTOR 46, GURUGRAM**

## Project Report

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### Includes

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

# Overview

**LAUNCH**  
May 2025

**CURRENT**  
₹24,000 / Sq. Feet\*

**CAGR**  
8-12%\*

**FEATURING**  
2 Towers, 198 Units

**PAYMENT PLAN**  
20 : 80, 10 : 90

**POSSESSION**  
December 2031

**2030 EXPECTED**  
₹36,433 / Sq. Feet\*

**XIRR\***  
14 %\*


**PLOT SIZE**  
1.73 Acres

**HOMELoAN**  
Available



Disclaimer\*

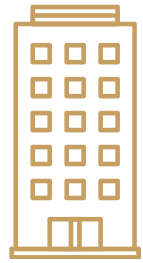
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# Why TOI recommends?

**Ideal for:** HNI investors targeting central Gurugram stability, premium end-users upgrading within the city and buyers preferring mature micro-markets over emerging corridors



*Spacious 3 & 4 BHK layouts cater to genuine luxury buyers rather than speculative investors. Established neighborhood ecosystem and consistent buyer depth reduce liquidity risk over a 4-year horizon.*



*Offers steady appreciation potential with controlled downside, suitable for capital preservation plus leveraged upside.*



*Sector 46 is a fully established residential micro-market with strong connectivity to HUDA City Centre, Golf Course Road, and Sohna Road — ensuring sustained end-user demand.*

## Recommended Configurations

**BUY FOR END USE**  
4 BHK

**BUY TO SELL**  
3 BHK

**BUY TO RENT**  
3 BHK

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQUARE FEET	INDICATIVE PRICE
<b>3 BHK + Utility</b>	2852	₹24000	₹6.84 Cr
<b>4 BHK + Utility</b>	3519	₹25000	₹8.79 Cr

*The project offers spacious 3 & 4 BHK + Utility residences designed for luxury end-use and long-term capital growth. With efficient layouts and premium positioning, the configuration mix balances comfort, exclusivity, and strong investment potential.*

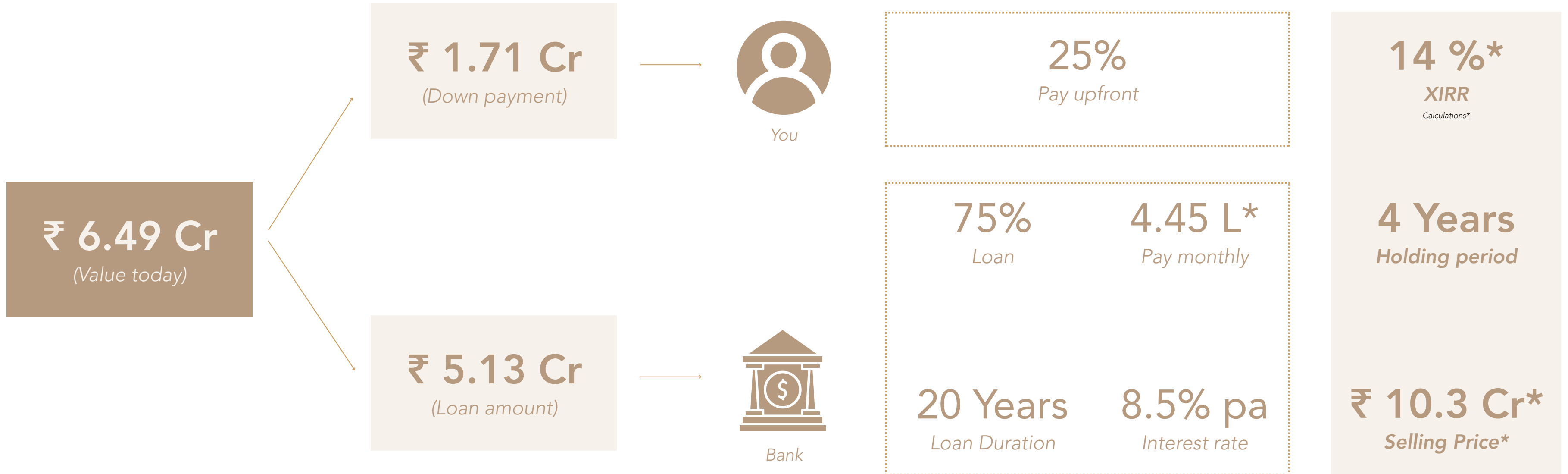
# Payment Plans

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
<b>20 : 80</b>	20% now, 80% on possession	Buyers with low liquidity	High capital appreciation
<b>10 : 90</b>	20% yearly for 5 years	Regular income earners	Gradual wealth creation over years

*Flexible payment structures are designed to suit both liquidity-conscious buyers and long-term investors. Whether opting for lower upfront commitment or phased payments, the plans enable smart capital allocation with strong appreciation prospects.*

# Investment Highlights


CALCULATED FOR A 3 BHK UNIT MEASURING ON AVERAGE 2,852 SQ. FT



*Sobha Altus delivers mid-teen leveraged returns under conservative assumptions.  
Returns are driven by asset quality + corridor consolidation, not aggressive pricing arbitrage.*

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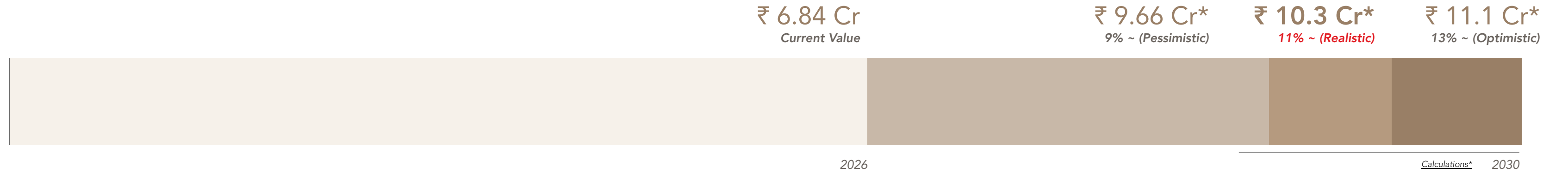
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# How your property could grow by 2030

CALCULATED FOR A 3 BHK UNIT MEASURING ON AVERAGE 2,852 SQ. FT



(Expected Price by 2030)



With an expected 11%\* CAGR over 4 years, the property's current value of ₹6.84 Cr is projected to grow to ₹10.3 Cr\* by 2030, appreciating by an estimated ₹3.55 Cr\*.

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# Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 <b>Unitech The Close North</b>	2009-10	₹8,000 – ₹9,000	₹20,000 – ₹23,000
2 <b>Bestech Park View Spa</b>	2010-11	₹7,500 – ₹8,500	₹19,000 – ₹22,000
3 <b>Raheja Residency</b>	2005-07	₹4,500 – ₹6,000	₹16,000 – ₹18,000
4 <b>HUDA / Builder Floors (Sector 46)</b>	2008-12	₹6,000 – ₹8,000	₹18,000 – ₹22,000
<b>Shapoorji Pallonji The Dualis</b>	<b>2025</b>	<b>₹24,000 – ₹25,000</b>	<b>₹24,000 – ₹25,000</b>

## HISTORIC METRICS

**8 - 10%**  
Long-Term CAGR  
(20 Years)

**6 - 8%**  
Recent YoY Price Growth  
(5 Years)

**35%**  
Avg. Price Increase  
(5 Years)

Sector 46 is a fully developed central Gurugram micro-market, strategically located between HUDA City Centre, Sohna Road, and Golf Course Road. Unlike emerging corridors, this zone operates on end-user driven demand, not speculative investor cycles.

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# Similar Projects


Project	The Dualis	Unitech The Close North	Bestech Park View Spa	Ireo Skyon	Aradhya Homes
Developer	Shapoorji Pallonji	Unitech	Bestech	Ireo	4S Developers
Micromarket / Location	Sector 46	Sector 50	Sector 47	Sector 60	Sector 67
Total Area (acres)	1.73	~18	~12	~18	~10
Launch Date	2025	2009–10	2010–11	2012–13	2021–22
Handover Timeline	2031	Delivered	Delivered	Delivered	Delivered
Launch Price (₹/sq ft)	₹24,000 – ₹25,000	₹8,000 – ₹9,000	₹7,500 – ₹8,500	₹9,000 – ₹10,000	₹14,000 – ₹16,000
Current Price (₹/sq ft)	₹24,000 – ₹25,000	₹20,000 – ₹23,000	₹19,000 – ₹22,000	₹25,000 – ₹30,000	₹22,000 – ₹26,000
CAGR Since Launch (%)	New Launch	~7–9%	~7–8%	~9–10%	~8–10%
Expected Price (₹/sq ft)	₹36,433	₹26,000+	₹24,000+	₹35,000+	₹30,000+
Clubhouse Size	Premium (TBD)	~40,000 sq ft	~35,000 sq ft	~45,000 sq ft	Boutique
Project Density (units/acre)	Low–Medium	Medium	Medium	Medium	Low
Ideal For	Central luxury end-users	Family resale buyers	Stable family living	Upgrade buyers	Low-density luxury seekers
Key USP / Highlights	Rare new luxury launch in central Gurugram	Established resale liquidity	Strong community ecosystem	Smart-home enabled	Low-density premium floors

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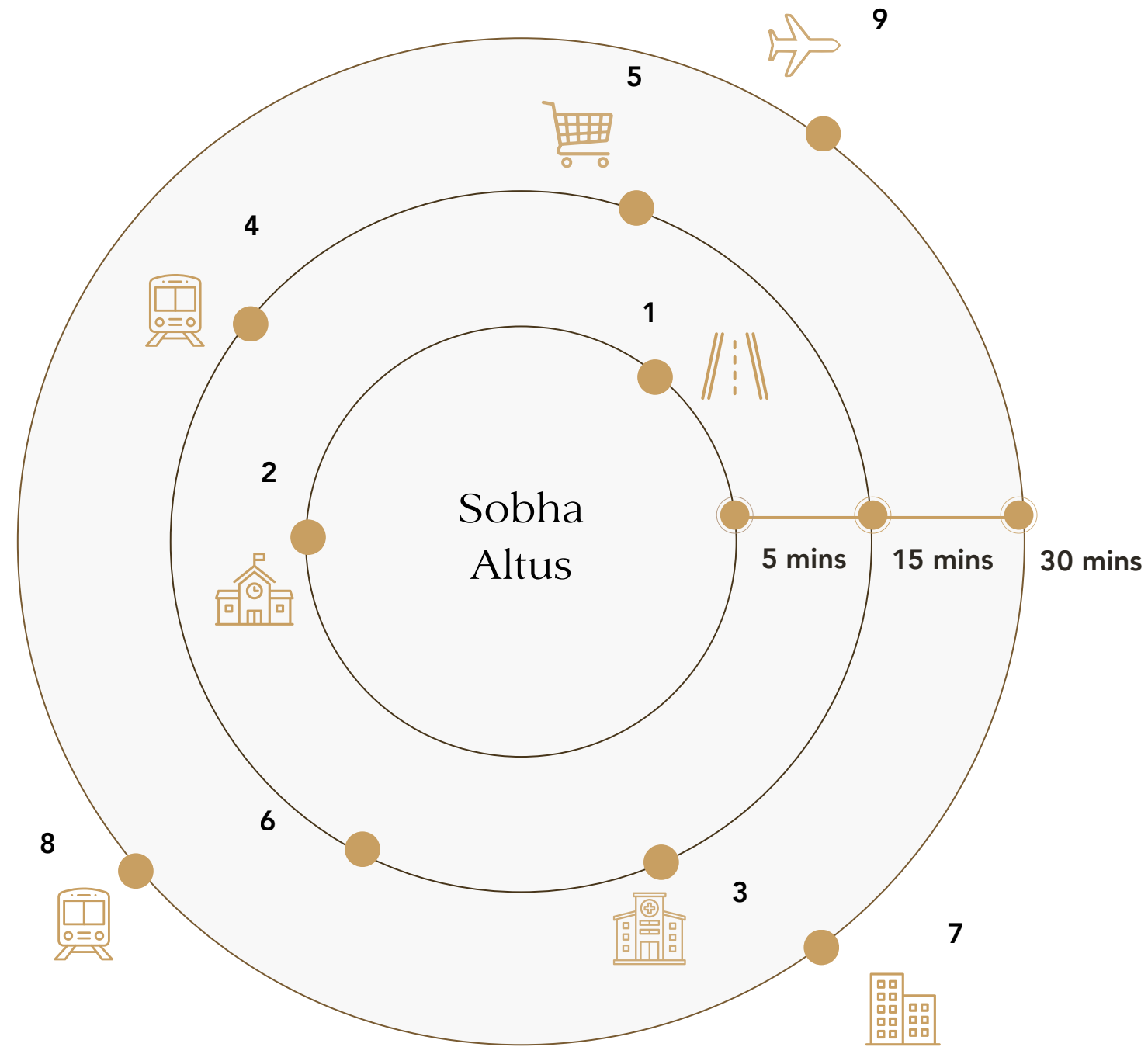
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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# Facilities Nearby



1	Noida–Greater Noida Expressway	0.7 Km
2	Kothari International School	2 Km
3	Yatharth Super Specialty Hospital	4 Km
4	Sector 18 Metro Station	6 Km
5	The Great India Place (GIP)	7 Km
6	Sector 62 IT & Corporate Hub	9 Km
7	Film City / Sector 16A	12 Km
8	Anand Vihar Railway Station	22 Km
9	IGI Airport	25 Km



Mall



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Airport



Rail / Metro



Connectivity

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# Project Scorecard

Parameter	Rating
Product Quality & Planning	★★★★★
Developer Credibility	★★★★☆
Location Advantage	★★★★★
Configuration Planning	★★★★☆
Micro-Market Liquidity	★★★★★
Risk Profile	★★★★☆

*It is best suited for HNI investors and premium end-users looking for capital stability with leverage-driven upside rather than aggressive risk-based gains.*


# Property Risk Matrix


Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Controlled
High Ticket Size Liquidity	Medium	Medium	Moderate
Pricing Sensitivity	Medium	Low	Contained
Liquidity During Construction	Medium	Medium	Stable
Execution & Delivery Risk	Low	Very low	Assured
Interest Rate Risk	Medium	Medium	Manageable
Rental Yield Volatility	Low	Low	Stable

*The Dualis carries moderate leverage sensitivity due to ticket size, but location maturity and supply constraints significantly reduce structural downside risk.*

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*Sector 46 is a fully developed, end-user-driven micro-market with strong resale depth and social infrastructure.*



*One of the few new-age high-rise luxury launches in a land-constrained central belt.*



*Established neighborhood ensures consistent buyer demand even during slower cycles.*



*Spacious 3 & 4 BHK configurations cater to genuine luxury end-users.*



*Mature micro-market reduces volatility compared to emerging corridors.*



# Connect with us!

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