Project Report

Includes

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

HARERA/GGM/1022/754/2025/125

Overview

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LAUNCH December 2025	CURRENT ₹22,000 / Sq. Feet*	CAGR 8-12%*	FEATURING 5 Towers, 390 Units	PAYMENT PLAN 30:40:30
POSSESSION June 2030	2030 EXPECTED ₹39,469 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 6.5 Acres	HOMELOAN Available

Disclaimer*

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Why TOI recommends?

Ideal for: HNIs and premium end-users seeking ultra-low density luxury living with strong long-term appreciation potential in a mature Golf Course Extension micro-market.

Developed by Elan Group, leveraging successful commercial execution and expanding into premium residential with strong market absorption.

Only 2 residences per floor with large-format layouts (~4,000+ sq ft), offering exclusivity and long-term desirability compared to high-density projects.

Located in Sector 49 with seamless connectivity to NH-48, Sohna Road, and Cyber City, supported by strong residential and commercial catchment.

Recommended Configurations

BUY FOR END USE
4 BHK
7270 sq ft

BUY TO SELL
4 BHK
4340 sq ft

BUY TO RENT
4 BHK
4285 sq ft

Configurations

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CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
4 BHK + SR	4,285	₹ 26,000	₹ 11.14 Cr
4 BHK + SR	4,340	₹ 26,000	₹ 11.28 Cr
4 BHK Duplex Penthouse	7,270	₹ 22,000	₹ 15.99 Cr
5 BHK Grand Penthouse	7,395	₹ 22,000	₹ 16.26 Cr

Elan The Statement offers a focused configuration mix of spacious 4 BHK residences and luxury penthouses with super areas ranging from ~4,285 sq ft to ~7,395 sq ft. With premium pricing and differentiated large-format layouts including duplex and penthouse options, the project caters to ultra-luxury end-users seeking expansive living within the Sohna Road corridor.

Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
30 : 40 : 30	30% booking, 40% construction, 30% possession	Balanced buyers	Staggered payments, moderate risk

The staggered 30:40:30 structure distributes financial exposure across booking, construction, and possession phases, ensuring balanced capital deployment while limiting upfront risk and enhancing investment flexibility.

Investment Highlights

CALCULATED FOR 4BHK UNIT MEASURING 4,285 SQ. FT

₹ 11.14 Cr
(Value today)

₹ 2.78 Cr
(Down payment)

You

25%
Pay upfront

₹ 8.35 Cr
(Loan amount)

Bank

75%
Loan

7.25 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 16.9 Cr*
Selling Price*

The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing and strong execution quality rather than speculative upside.

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How your property could grow by 2030

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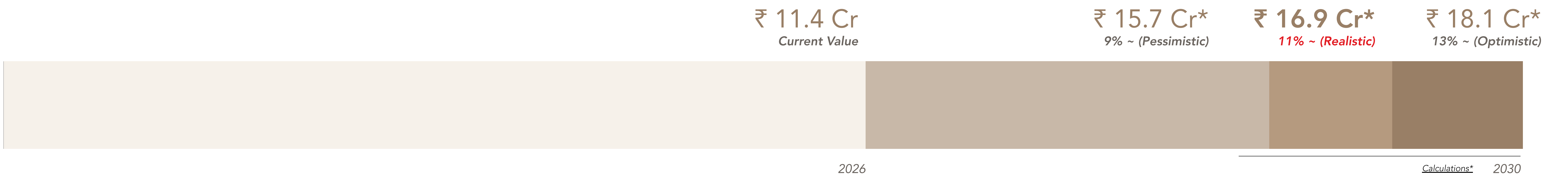
CALCULATED FOR 4BHK UNIT MEASURING 4,285 SQ. FT



(Expected Price by 2030)

₹ 11.4 Cr
(Current Value)

₹ 26,000 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 16.9 Cr*
(Realistic Value by 2030)

₹ 39,469 PSF*
(Realistic Value by 2030)

₹ 5.5 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹11.4 Cr** is projected to grow to **₹16.9 Cr* by 2030**, appreciating by an estimated **₹5.5 Cr*.***

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Nearby Projects

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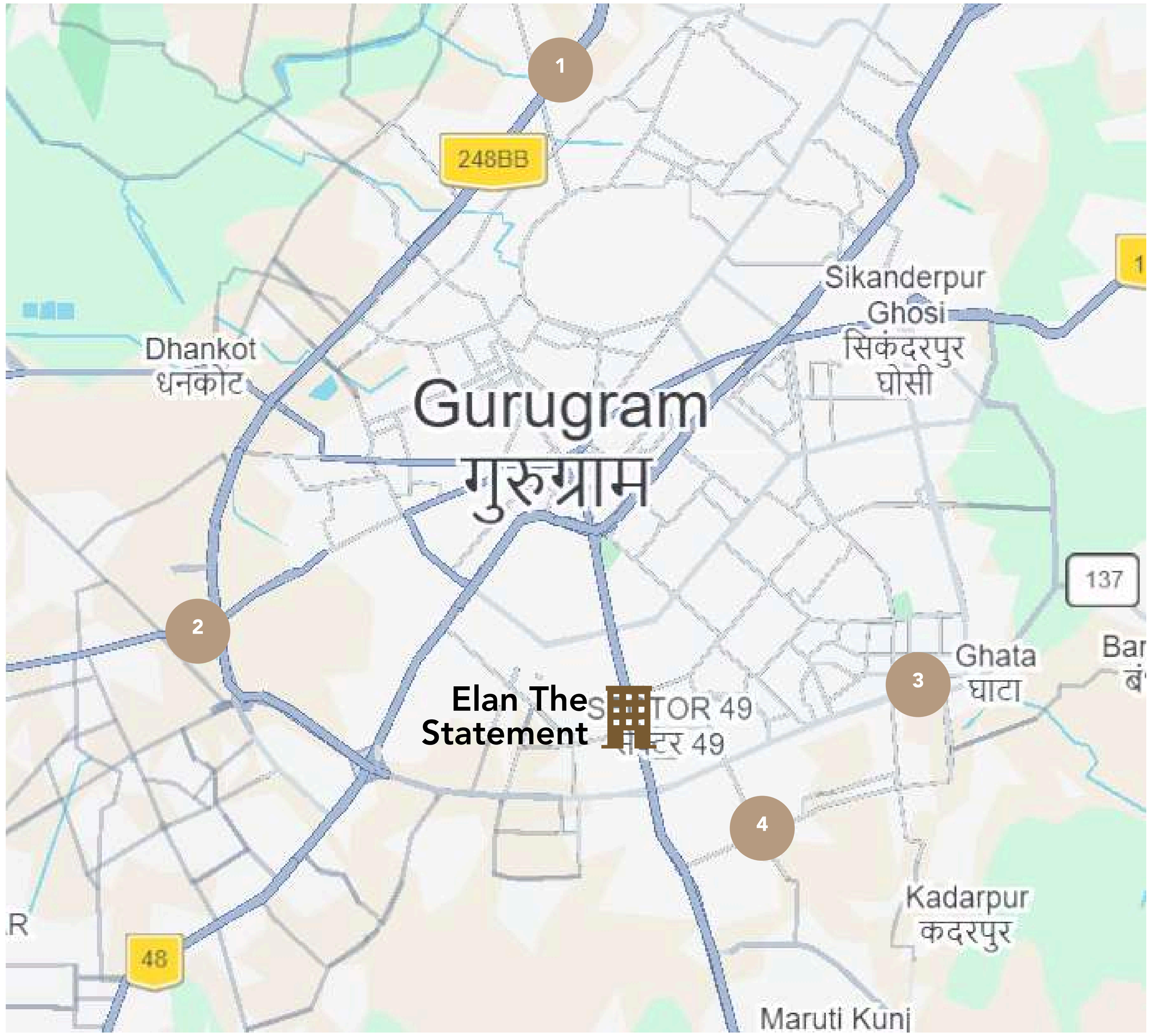

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 M3M Capital Walk	2021	₹8,500–9,500	₹13,000–15,000
2 AIPL Joy District	2020	₹9,000–10,000	₹13,500–15,500
3 BPTP Centra One	2019	₹7,500–8,500	₹11,500–13,500
4 M3M Urbana Premium	2015	₹6,500–7,500	₹10,500–12,500
Elan The Statement	**2025**	**₹26,000**	**₹26,000**

HISTORIC METRICS

8 - 12%*
Long-Term CAGR
(20 Years)

10 - 15%*
Recent YoY Price Growth
(5 Years)

40 - 60%*
Avg. Price Increase
(5 Years)

Golf Course Extension Road is witnessing strong commercial absorption driven by dense premium residential catchment and limited organized retail supply. Historical pricing trends across nearby high-street developments indicate sustained double-digit appreciation, supporting a conservative ~10–14% growth outlook for mid-term commercial investment modelling

Disclaimer*

Similar Projects

Project	Elan The Statement	M3M Altitude	Godrej Aristocrat	DLF The Arbour	Tata Primanti
Developer	*Elan Group*	M3M India	Godrej Properties	DLF	Tata Housing
Location	*Sector 49, Gurgaon*	Sector 65, Gurgaon	Sector 49, Gurgaon	Sector 63, Gurgaon	Sector 72, Gurgaon
Project Type	*Ultra-Luxury High-Rise*	Ultra-Luxury High-Rise	Luxury High-Rise	Ultra-Luxury High-Rise	Premium Residential
Launch Year	*2025*	2023	2023	2023	2012
Handover Timeline	*2030*	2028	2028	2027	Delivered
Launch Price (₹/sq ft)	*₹26,000*	₹22,000–24,000	₹20,000–21,500	₹18,000–19,000	₹7,500–8,500
Current Price (₹/sq ft)	*₹26,000*	₹24,000–26,000	₹21,000–23,000	₹25,000–28,000	₹19,000–23,000
CAGR (Since Launch)	*New Launch*	~8–12%	~5–8%	~12–15%	~9–11%
Project Density	*Low*	Low	Medium	Low	Medium
Clubhouse	*~70K+ sq ft clubhouse*	Premium clubhouse	Lifestyle clubhouse	~1.25 lakh sq ft	Large clubhouse
Ideal For	*Luxury end users*	HNI buyers	Premium buyers	Ultra-HNI buyers	Family buyers
Key USP / Highlights	*Large 4 BHK (4300+ sq ft) & penthouses*	Golf Course Ext frontage	Central Sector 49 location	Landmark DLF product	Township ecosystem

Disclaimer*

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

Facilities Nearby

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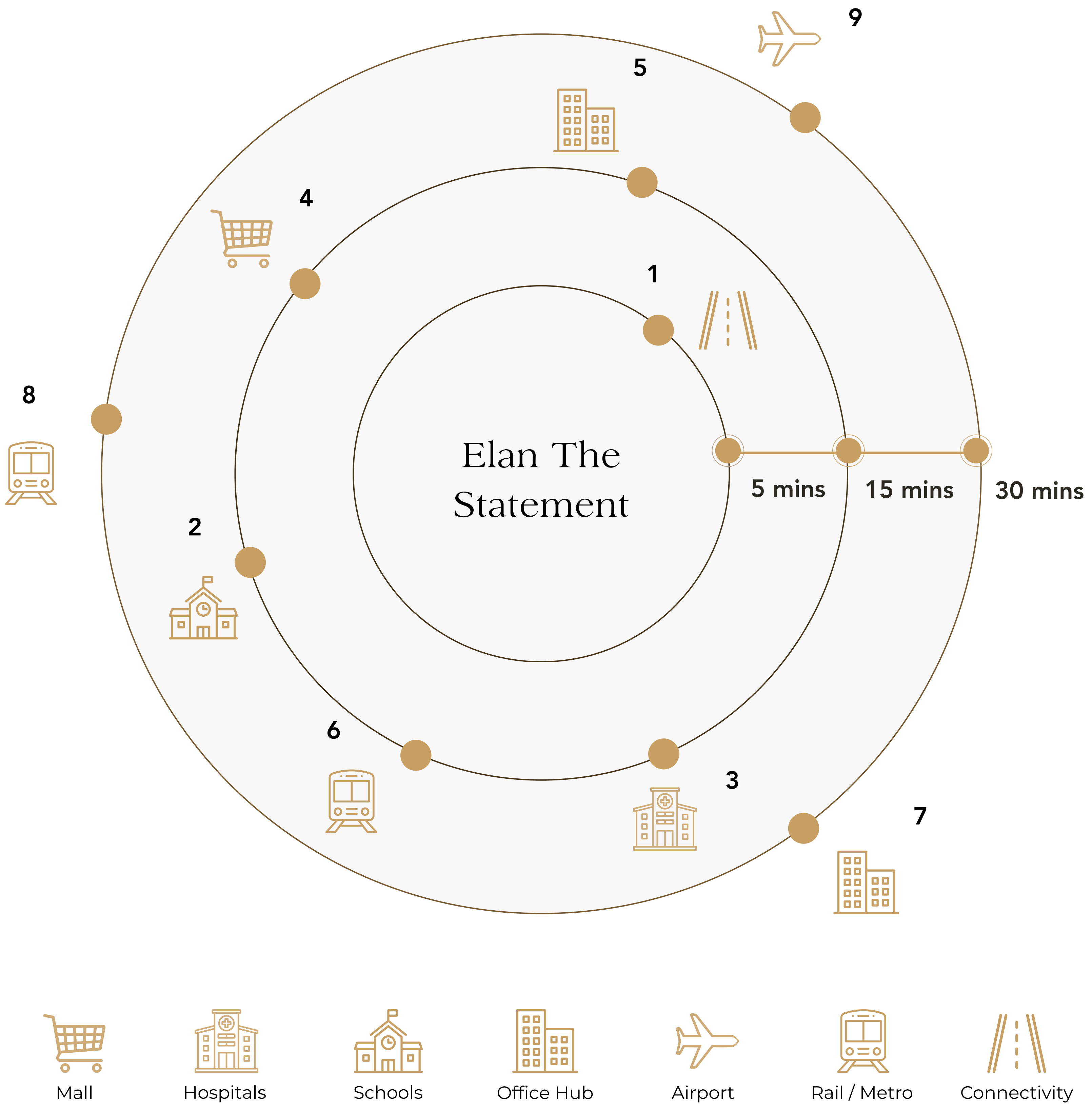


1	Dwarka Expressway	1 Km
2	Delhi Public School (Sec 102)	3 Km
3	Genesis Hospital	4 Km
4	Elan Miracle Mall	5 Km
5	IMT Manesar	7 Km
6	Huda City Centre Metro	9 Km
7	Udyog Vihar	14 Km
8	Gurgaon Railway Station	16 Km
9	IGI Airport	20 Km

Builder Profile

Elan Group is a Gurugram-based real estate developer focused on premium commercial and residential developments, known for design-led retail and high-end luxury projects across key NCR corridors.

15 Floor, Two Horizon Centre, Golf Course Road, DLF Phase 5, Sector 43, Gurugram (Gurgaon), Haryana, India

2013	₹10K Cr+	12+	15 M+	13+
ESTABLISHED YEAR	PROJECT PIPELINE VALUE	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

ELAN EPIC this is it.

MERCADO BUILDING LIFESTYLES

ELAN MIRACLE™

ELAN IMPERIAL™ a whole new world

ELAN TOWN CENTRE™

Rating Matrix

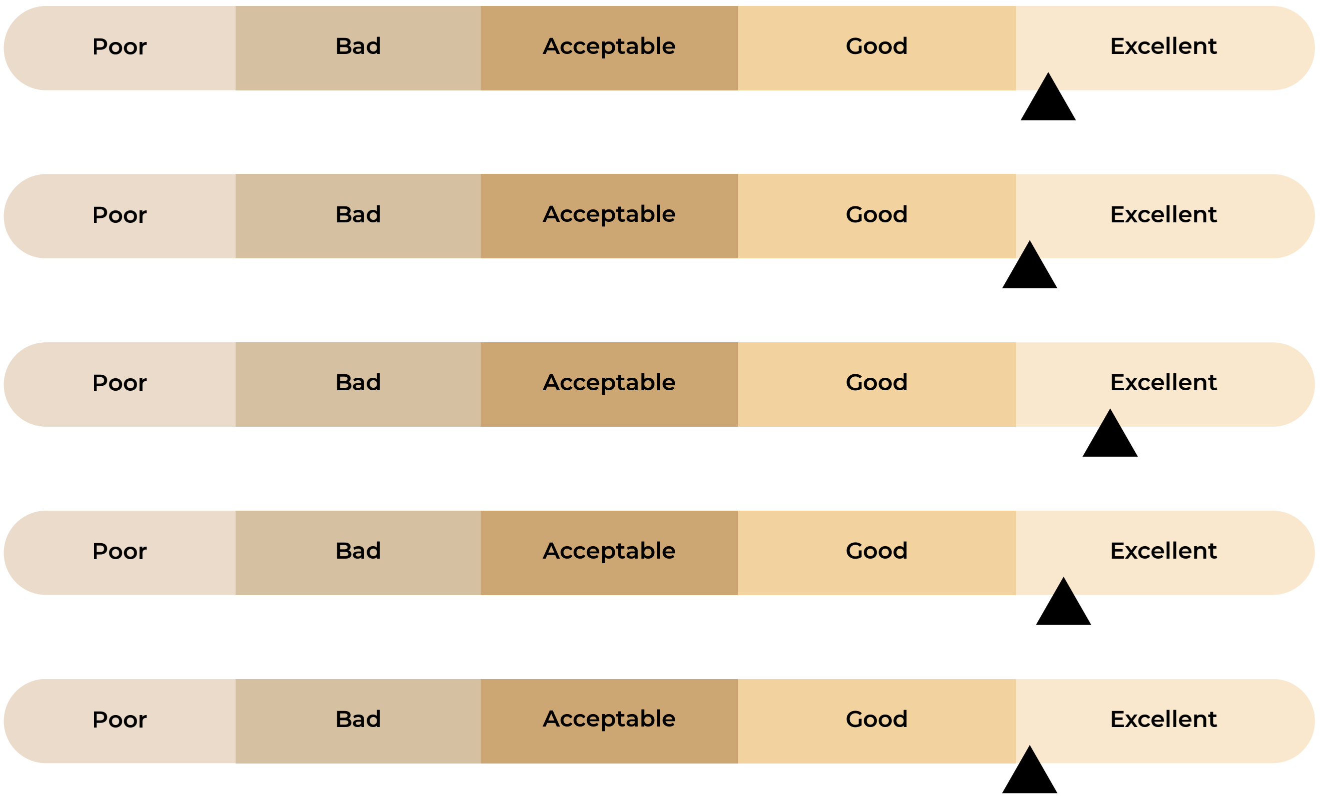
Brand Equity

Delivery Record

Financial Strength

Project Quality

Pricing Power



Project Scorecard

Parameter	Rating
Location Strength	★★★★☆
Micro-Market Maturity	★★★★★
Developer Credibility	★★★★☆
Product Differentiation	★★★★☆
Growth Potential	★★★★★
Liquidity/ Exit Comfort	★★★★☆

Elan Group has emerged as a fast-growing premium developer in Gurugram, leveraging strong commercial execution and aggressive expansion into luxury residential, positioning itself as a high-growth brand transitioning into the upper luxury segment.

Property Risk Matrix

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Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Moderate
Regulatory/ Policy Changes	Low	Low	Contained
Opportunity Cost of Capital	Medium	Low	Balanced
Liquidity Risk	Medium	Low	Elevated
Execution & Delivery Risk	Medium	Low	Controlled
Interest Rate Volatility	Low	Medium	Balanced
Rental Yield Volatility	Medium	Medium	Moderate

Elan The Statement carries a moderate-to-elevated risk profile driven primarily by high ticket size and supply competition in the luxury segment, while execution and regulatory risks remain manageable due to strong developer momentum and a mature micro-market.

Strengths

Located in Sector 49, Gurugram with strong connectivity to NH-48, Sohna Road, and major employment hubs

Developed by Elan Group, known for strong commercial execution and growing premium residential portfolio

Positioned as an ultra-low density luxury project, offering exclusivity and high-end living appeal

Large configuration sizes targeting HNI segment, improving long-term desirability and differentiation

Strong premium residential catchment in surrounding sectors supporting sustained end-user demand

Connect with us!

Consult Our Certified Industry Experts

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₹250+ Cr worth of homes advised & transacted.

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FLOOR PLANS

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