

TOI HOMES
THE TIMES OF INDIA GROUP



SARVAM
AT DXP ESTATE

SECTOR 37D, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH November 2025	CURRENT ₹15,700 / Sq. Feet*	CAGR 8-12%*	FEATURING 11 Towers, 1798 Units	PAYMENT PLAN CLP
POSSESSION October 2031	2030 EXPECTED ₹23,833 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 13.56 Acres	HOMELOAN Available



Disclaimer*

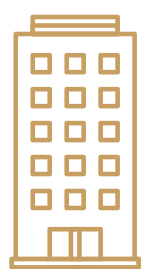
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Why TOI recommends?

Ideal for: End-users and long-term investors seeking spacious residences and stable appreciation in a fast-growing Dwarka Expressway micro-market.



Developed by Signature Global, a listed NCR developer with an expanding portfolio across affordable, mid-income, and premium housing segments.



Balanced 3 & 4 BHK configuration mix offers liquidity flexibility, while 75% leverage under a 11% CAGR scenario delivers high-teen IRR potential without excessive speculative exposure.



Located in Sector 37D along the Dwarka Expressway, offering strong connectivity to Delhi, NH-48, and key employment hubs across Gurugram.

Recommended Configurations

BUY FOR END USE

4 BHK
2495 sq ft

BUY TO SELL

3.5 BHK
2340 sq ft

BUY TO RENT

3 BHK
2041 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK + 2T	1,815	₹ 15,700	₹ 2.84 Cr
3 BHK + 3T	2,041	₹ 15,700	₹ 3.20 Cr
3.5 BHK + Utility	2,260	₹ 15,700	₹ 3.54 Cr
3.5 BHK + Utility	2,340	₹ 15,700	₹ 3.67 Cr
4 BHK + Utility	2,495	₹ 15,700	₹ 3.91 Cr

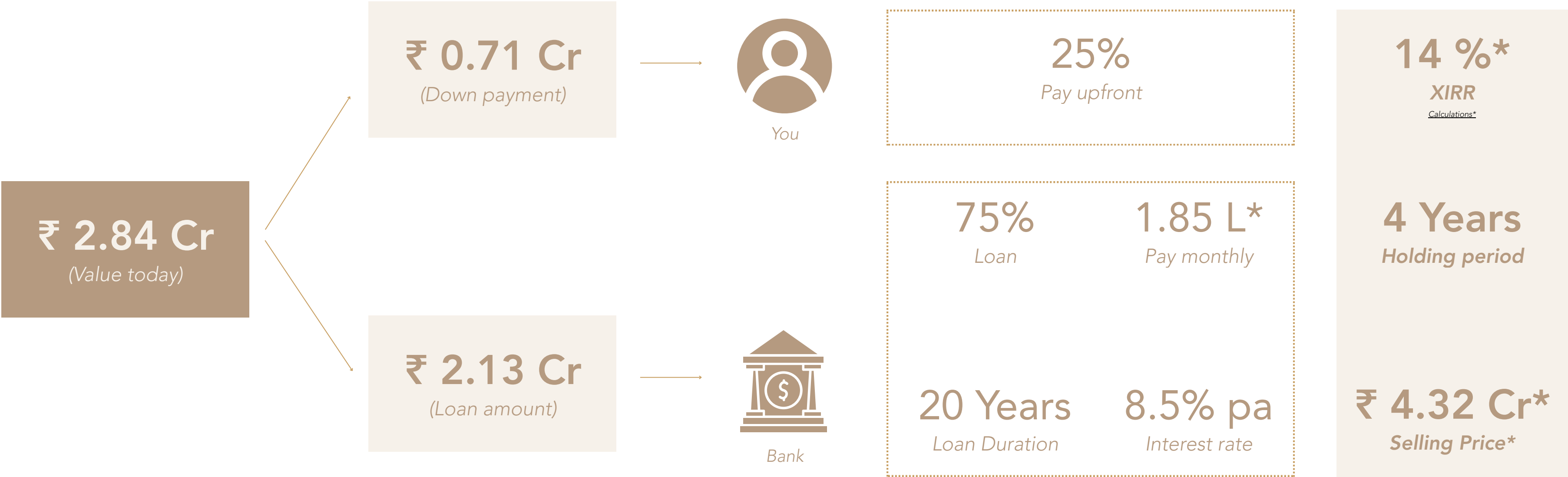
Signature Global Sarvam offers a well-balanced configuration mix from efficient 3 BHK layouts to expansive 4 BHK residences, catering to both upgrade end-users and investors seeking premium living along the Dwarka Expressway corridor.

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones	Risk-averse buyers and end-users	Payments align with project progress, reducing construction risk and improving cash flow management

The CLP structure aligns investor payments with construction progress, offering disciplined capital deployment while reducing execution and timing risk during the development cycle.

Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 1,815 SQ. FT



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

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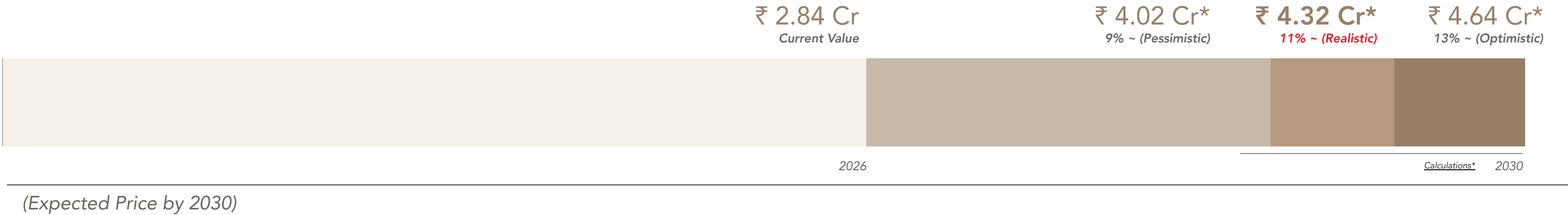
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How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 1,815 SQ. FT



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.84 Cr** is projected to grow to **₹4.32 Cr* by 2030**, appreciating by an estimated **₹1.48 Cr***.

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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Ramprastha Skyz (Sector 37D)	2014-15	₹6,000 – ₹7,000	₹8,500 – ₹9,000
2 BPTP Spacio (Sector 37D)	2015-16	₹5,500 – ₹6,500	₹11,000 – ₹13,000
3 Godrej Meridien (Sector 106)	2018	₹9,500 – ₹11,000	₹22,000 – ₹26,000
4 ATS Triumph (Sector 104)	2017-18	₹8,000 – ₹9,000	₹24,000 – ₹27,000
Signature Global Sarvam (Sector 37D)	2025	₹15,700	₹15,700

HISTORIC METRICS

8 - 12%*

Long-Term CAGR
(20 Years)

9 - 16%*

Recent YoY Price Growth
(5 Years)

45 - 80%*

Avg. Price Increase
(5 Years)

Sector 37D on the Dwarka Expressway is emerging as a high-growth residential micro-market supported by improving connectivity, premium project launches, and strong absorption across recent developments - positioning Signature Global Sarvam within a corridor with sustained long-term appreciation potential.

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Similar Projects

Project	Signature Global Sarvam	Godrej Meridien	ATS Triumph	BPTP Spacio	Ramprastha Skyz
Developer	Signature Global	Godrej Properties	ATS Infrastructure	BPTP Limited	Ramprastha Group
Location	Sector 37D, Dwarka Expressway	Sector 106, Dwarka Expressway	Sector 104, Dwarka Expressway	Sector 37D, Dwarka Expressway	Sector 37D, Dwarka Expressway
Project Type	Luxury High-Rise Residential	Luxury High-Rise	Premium Residential	Mid-Luxury Residential	Premium Residential
Launch Year	2025	2018	2017–18	2015–16	2014–15
Handover Timeline	2031	Delivered	Delivered	Delivered	Delivered
Launch Price (₹/sq ft)	₹15,700	₹9,500–₹11,000	₹8,000–₹9,000	₹5,500–₹6,500	₹6,000–₹7,000
Current Price (₹/sq ft)	₹15,700	₹22,000–₹26,000	₹24,000–₹27,000	₹11,000–₹13,000	~₹8,800–₹9,500
CAGR (Since Launch)	New Launch	~11–13%	~12–14%	~7–9%	~4–6%
Project Density	Medium	Medium	Low-Medium	Medium	Medium
Clubhouse	Large lifestyle clubhouse	Premium clubhouse	Large clubhouse	Standard clubhouse	Standard clubhouse
Ideal For	Upgrade buyers & investors	Luxury end-users	Premium end-users	Mid-segment families	Mid-segment buyers
Key USP / Highlights	Part of DXP Estate township	Premium luxury project	Large luxury apartments	Value-driven housing	Early Dwarka Expressway project

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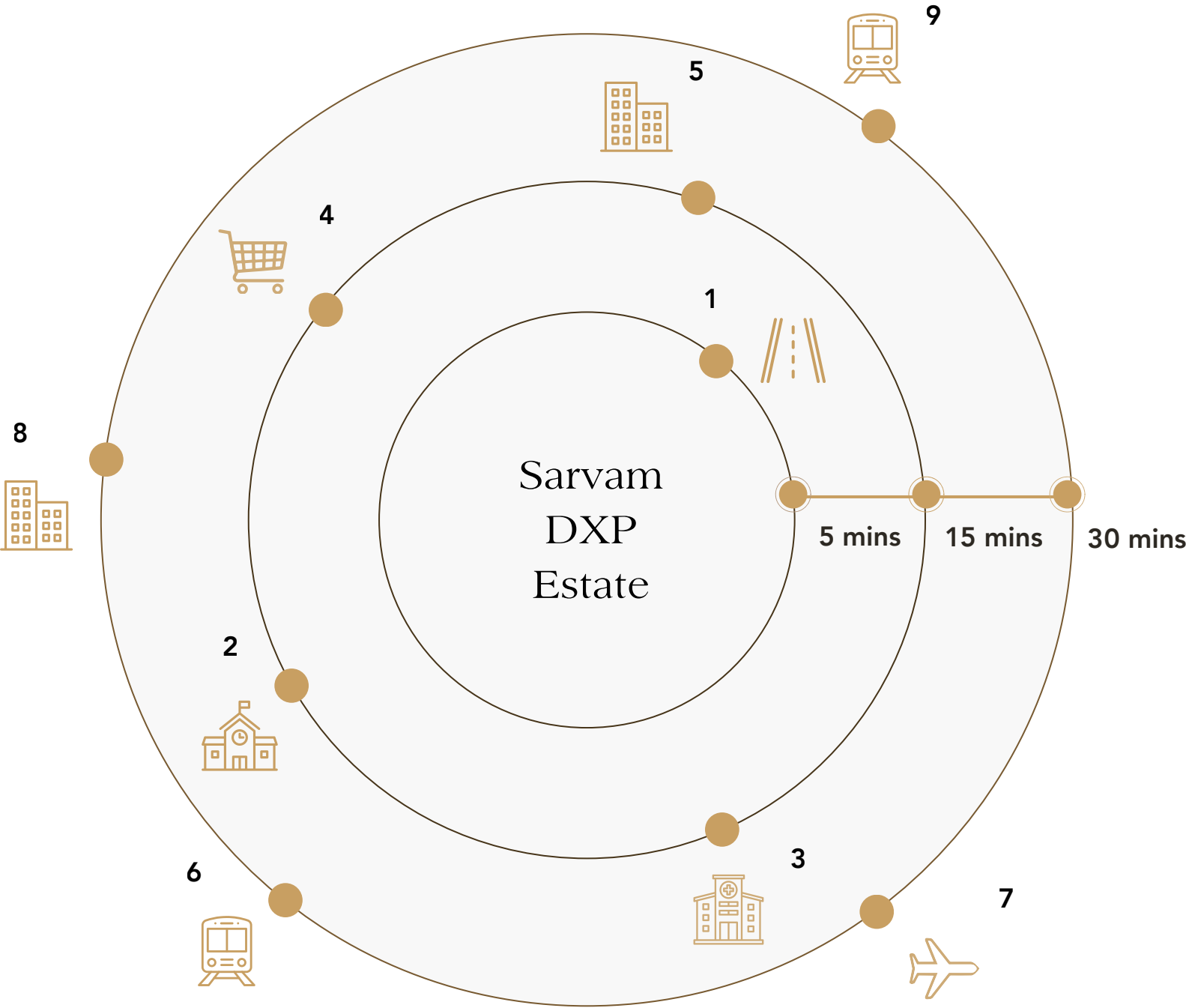
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1	 Dwarka Expressway	0.8 Km
2	 Delhi Public School Sector 84	3 Km
3	 Genesis Hospital	4 Km
4	 Sapphire 83 Mall	5 Km
5	 IMT Manesar	7 Km
6	 Dwarka Sector 21 Metro	9 Km
7	 IGI Airport	14 Km
8	 Udyog Vihar	15 Km
9	 Gurgaon Railway Station	17 Km


Mall


Hospitals


Schools


Office Hub


Airport


Rail / Metro


Connectivity

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Signature Global is a leading Delhi-NCR developer known for affordable, mid-income, and premium residential projects across key Gurugram corridors such as Dwarka Expressway, SPR, and New Gurgaon.

13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi 110001, India

2014

ESTABLISHED
YEAR

1K+

ACRES OF
LAND BANK

45+

TOTAL PROJECTS
DELIVERED

11 M+

SQUARE FEET AREA
DEVELOPED

12+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects



Titanium SPR



Rating Matrix

Brand Equity

PoorBadAcceptableGoodExcellent



Delivery Record

PoorBadAcceptableGoodExcellent



Financial Strength

PoorBadAcceptableGoodExcellent



Project Quality

PoorBadAcceptableGoodExcellent



Pricing Power

PoorBadAcceptableGoodExcellent



Project Scorecard

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

Signature Global Sarvam benefits from the rapidly developing Dwarka Expressway corridor and strong developer presence, positioning the project for steady long-term appreciation within a high-growth Gurugram micro-market.

Property Risk Matrix

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

The project carries a moderate risk profile supported by strong corridor growth and developer credibility, though long possession timelines require investors to adopt a longer investment horizon.

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Located in Sector 37D along the Dwarka Expressway, benefiting from strong connectivity to Delhi and major Gurugram corridors.



Developed by Signature Global, a listed developer with a growing track record in NCR real estate.



Part of the DXP Estate township, offering planned infrastructure, modern amenities, and large clubhouse facilities.



Spacious 3 BHK to 4 BHK configurations catering to upgrade buyers seeking larger homes.



Competitive entry pricing compared with established luxury projects in nearby sectors like 104 and 106.

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Consult Our Certified Industry Experts

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 300+ families guided to the right home.

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 ₹250+ Cr worth of homes advised & transacted.

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[SITE PLAN](#)

[FLOOR PLANS](#)



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