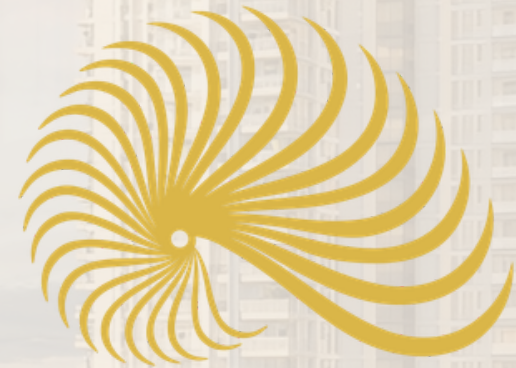


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THE TIMES OF INDIA GROUP

  
TARC



TARC  
**ISHVA**

**SECTOR 63A, GURUGRAM**

# Project Report

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## Includes

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

# Overview

**LAUNCH**  
Mar 2026

**CURRENT**  
₹24,500 / Sq. Feet\*

**CAGR**  
11%\*

**FEATURING**  
6 Towers, 518 Units

**PAYMENT PLAN**  
25:25:25:25

**POSSESSION**  
Sept 2030

**2030 EXPECTED**  
₹37,192 / Sq. Feet\*

**XIRR**  
14%\*


**PLOT SIZE**  
9.15 Acres

**HOMELoAN**  
Available



Disclaimer\*

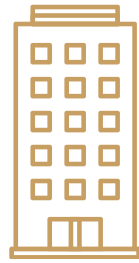
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# Why TOI recommends?

**Ideal for:** End-users seeking ultra-premium, low-density living and investors focused on stable, long-term capital appreciation in Gurgaon's most established luxury corridor.



*TARC Ishva is a low-density ultra-luxury development with expansive residences, premium specifications and a strong focus on exclusivity, designed to deliver a private, high-end residential experience.*



*Backed by strong micro-market performance, limited competing low-density supply and improving developer execution, the project offers a measured, predictable growth profile rather than speculative volatility.*



*Located on Golf Course Extension Road, the project benefits from seamless access to Golf Course Road, SPR, key business hubs and premium social infrastructure, supporting long-term livability and resale strength.*

## Recommended Configurations

### BUY FOR END USE

3.5 BHK  
2942 sq ft

### BUY TO SELL

3.5 BHK  
2942 sq ft

### BUY TO RENT

3.5 BHK  
3035 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
<b>3.5 BHK</b>	2,942	₹ 24,500*	₹ 7.20 Cr*
<b>3.5 BHK</b>	3,035	₹ 24,500*	₹ 7.43 Cr*

*The project offers well-sized 3.5 BHK residences with efficient layouts and premium pricing, balancing end-user livability with strong long-term capital appreciation potential.*

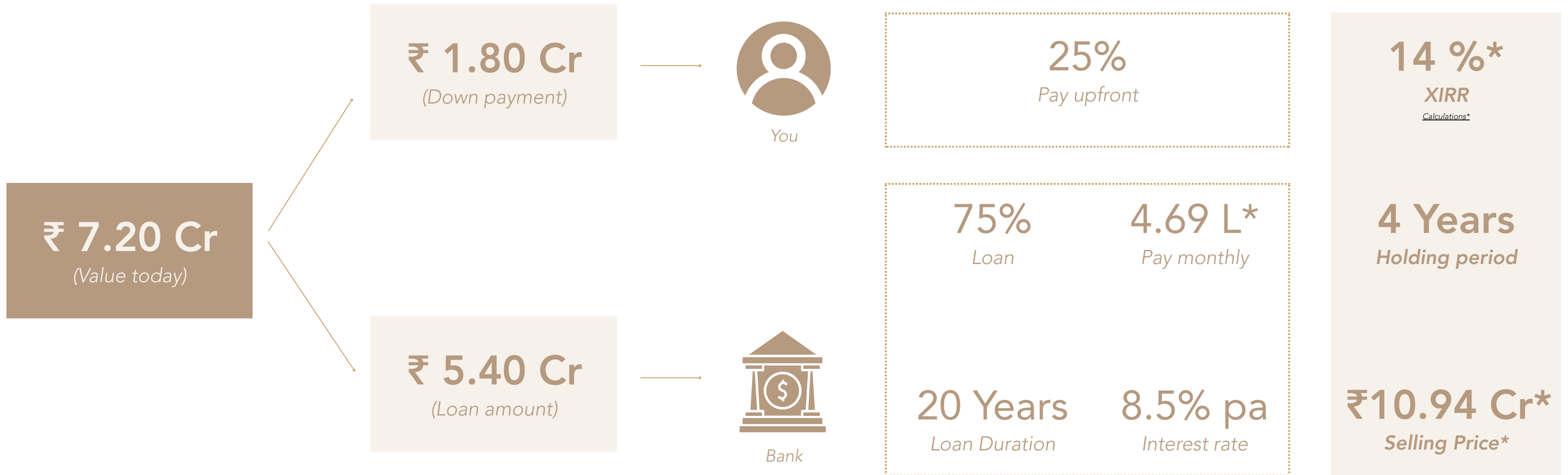
# Payment Plan

STAGE	PAYMENT (%)
<b>On Booking</b>	9%
<b>Within 60 Days</b>	16%
<b>On Start of 23rd Floor</b>	25%
<b>On Start of Terrace Floor</b>	25%
<b>On OC (Occupation Certificate) Application</b>	15%
<b>On Offer of Possession</b>	10%
<b>Total</b>	100%

*A milestone-driven payment structure that balances upfront commitment with construction-linked outflows, offering both flexibility and risk alignment.*

# Investment Highlights


CALCULATED FOR 3.5BHK UNIT MEASURING 2,942 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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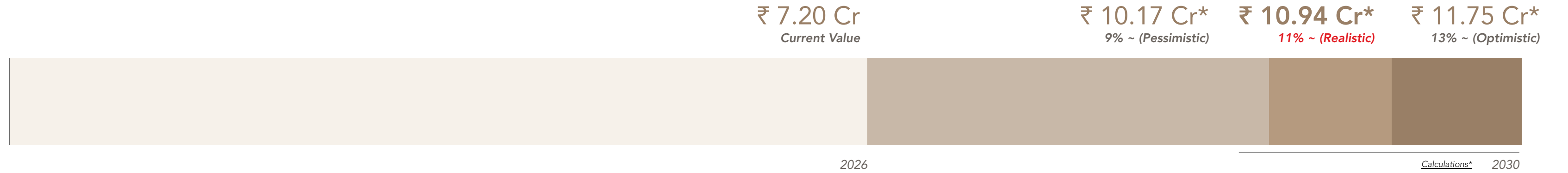
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# How your property could grow by 2030

CALCULATED FOR 3.5BHK UNIT MEASURING 2,942 SQ. FT



(Expected Price by 2030)



With an expected **11%\* CAGR** over **4 years**, the property's **current value of ₹7.20 Cr** is projected to grow to **₹10.94 Cr\* by 2030**, appreciating by an estimated **₹3.74 Cr\***.

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# Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 <b>M3M Golf Estate (Sector 65)</b>	2014-15	₹9,000-₹10,000	₹22,000 – ₹25,000
2 <b>Smartworld The Edition (Sector 66)</b>	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
3 <b>Emaar Urban Oasis (Sector 62)</b>	2022-23	₹13,000 – ₹14,000	₹16,000 – ₹18,000
4 <b>IREO Victory Valley (Sector 67)</b>	2012-13	₹7,500 – ₹8,500	₹15,000 – ₹18,000
<b>TARC Ishva (Sector 63A)</b>	2026	₹24,500	₹24,500

## HISTORIC METRICS

**10 - 13%\***  
Long-Term CAGR  
(20 Years)

**12 - 18%\***  
Recent YoY Price Growth  
(5 Years)

**80 - 120%\***  
Avg. Price Increase  
(5 Years)

Golf Course Extension Road has evolved into a mature, premium micro-market driven by strong connectivity, established social infrastructure and consistent end-user demand. TARC Ishva enters at the top end of pricing, positioning itself as a low-density ultra-luxury offering within an already proven high-value corridor.

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# Similar Projects


Project	TARC Ishva	DLF The Arbour	Smartworld The Edition	Emaar Urban Oasis	M3M Golf Estate
Developer	TARC	DLF	Smartworld	Emaar India	M3M India
Location	Sector 63A, Gurugram	Sector 63 (GCRE)	Sector 66 (GCRE)	Sector 62 (GCRE)	Sector 65 (GCRE)
Project Type	Ultra-luxury low-density	Luxury high-rise	Premium high-rise	Premium high-rise	Luxury township
Launch Year	2026	2023	2023–24	2022–23	2014–15
Handover Timeline	2030	2028–29	2028–29	2027–28	Delivered
Launch Price (₹/sq ft)	₹24,500	₹22,000 – ₹24,000	₹18,000 – ₹20,000	₹13,000 – ₹14,000	₹9,000 – ₹10,000
Current Price (₹/sq ft)	₹24,500	₹28,000 – ₹32,000	₹20,000 – ₹23,000	₹16,000 – ₹18,000	₹22,000 – ₹25,000
CAGR Since Launch (%)	New Launch	~10–12%	~8–10%	~10–12%	~11–13%
Project Density	Low	Medium	Medium	Medium	Medium–Low
Clubhouse	Premium lifestyle clubhouse	Large luxury clubhouse	Premium clubhouse	Community clubhouse	Luxury clubhouse
Ideal For	UHNI end-users & long-term investors	Premium end-users	Value premium buyers	Family end-users	Lifestyle + golf buyers
Key USP / Highlights	Low-density luxury, large layouts, exclusivity	Strong brand + scale	New-age premium product	Value positioning	Golf-facing township

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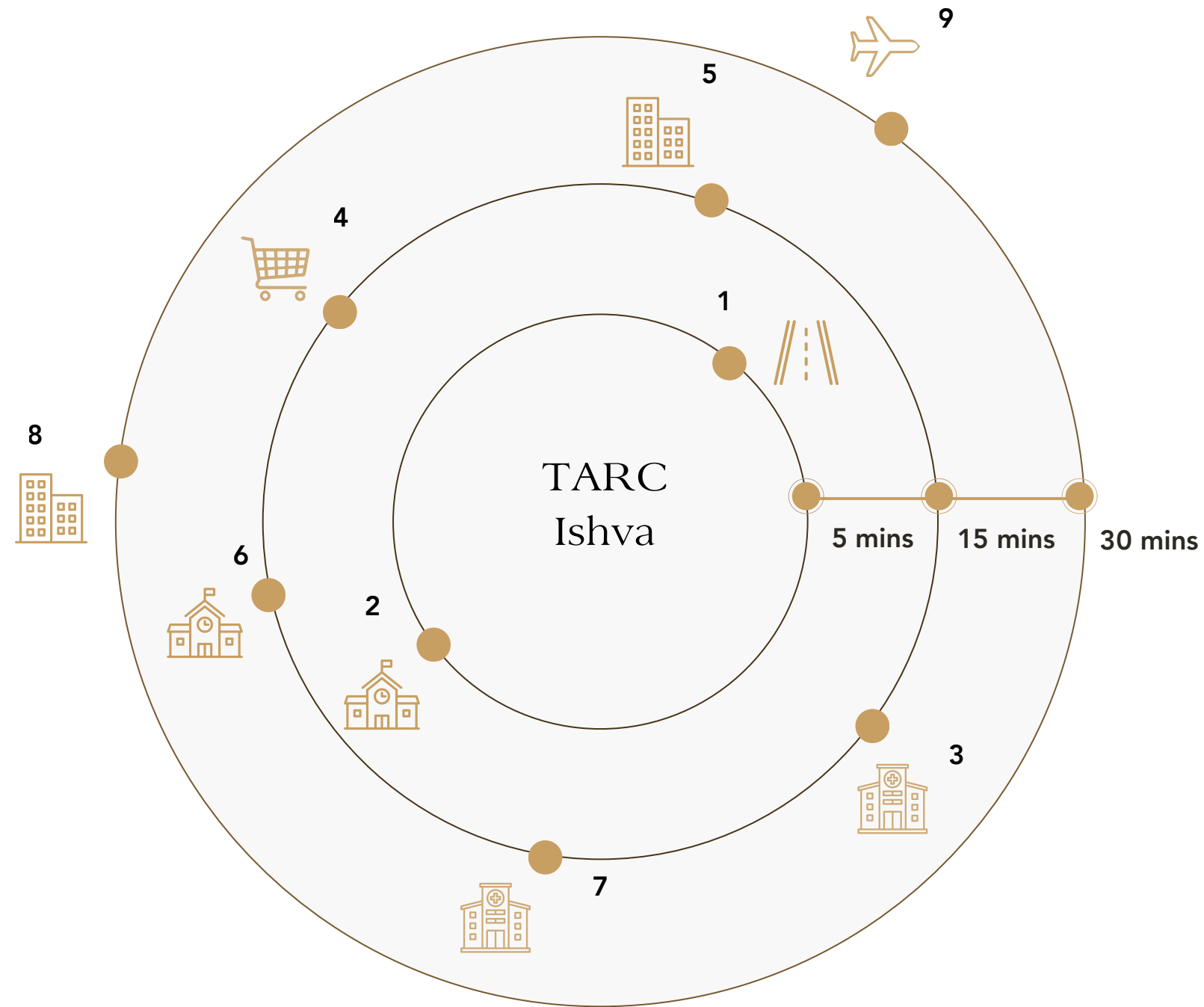
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.










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# Facilities Nearby



1	 Golf Course Road	1 Km
2	 Heritage Xperiential Learning School	3 Km
3	 Artemis Hospital	4 Km
4	 WorldMark Gurgaon	5 Km
5	 One Horizon Center	6 Km
6	 The Shri Ram School, Aravali	7 Km
7	 Medanta – The Medicity	8 Km
8	 DLF Cyber City	15 Km
9	 IGI Airport	18 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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# Builder Profile



TARC Limited is a leading luxury real estate developer in Delhi-NCR, known for premium, design-led sustainable projects. With a strong legacy, it delivers high-end residential, commercial, and mixed-use developments in prime locations.

 2nd Floor, C-3, Qutab Institutional Area Road, Block C, Katwaria Sarai, Delhi 110016

2016

ESTABLISHED  
YEAR

2+

CITIES OF  
OPERATION

5+

TOTAL PROJECTS  
DELIVERED

10 M+

SQUARE FEET AREA  
DEVELOPED

35+

YEARS OF  
LEGACY

## Flagship Projects



## Rating Matrix

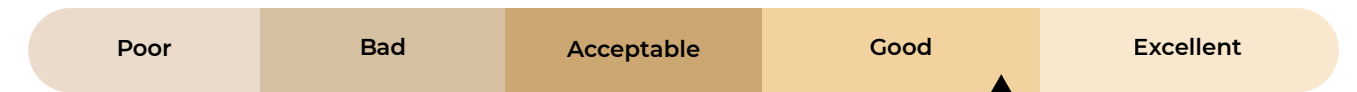
Brand Equity



Delivery Record



Financial Strength




Project Quality



Pricing Power



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# Project Scorecard

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

*TARC Ishva scores highly on location, product quality and exclusivity, positioning it as a premium luxury offering with strong long-term appreciation potential in a mature high-value corridor.*


# Property Risk Matrix

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

*TARC Ishva carries a largely stable risk profile supported by a mature micro-market and strong demand fundamentals, with key considerations centered around execution track record and premium pricing positioning.*

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*Situated in one of Gurgaon's most established luxury corridors with strong connectivity to Golf Course Road, SPR and key business hubs.*



*Designed with limited units, expansive layouts and high exclusivity, offering a private and premium residential experience.*



*Backed by consistent price appreciation, robust end-user demand and fully developed social infrastructure.*



*Focus on large-format residences, modern architecture and lifestyle-led planning sets it apart from standard high-rise developments.*




*Attracts HNIs, business owners and senior professionals, supporting long-term price stability and resale strength.*




# Connect with us!

Consult Our Certified Industry Experts

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 pradeep.phalswal@toihomes.com



 300+ families guided to the right home.

Mr. Shubham Khandelwal 


 +91 - 78519 - 20640

 shubham.khandelwal@toihomes.com



 ₹250+ Cr worth of homes advised & transacted.

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