

TOI HOMES
THE TIMES OF INDIA GROUP



SUNCITY'S
MONARCH
RESIDENCES

SECTOR 78, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH
January 2026

CURRENT
₹15,957 / Sq. Feet *onwards**

CAGR
8-12%*

FEATURING
5 Towers, 900 Units

PAYMENT PLAN
CLP

POSSESSION
December 2032

2030 EXPECTED
₹24,223 / Sq. Feet*

XIRR*
14 %


PLOT SIZE
16 Acres

HOMELoAN
Available



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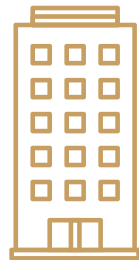
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Why TOI recommends?

Ideal for: End users seeking spacious long-term living and investors looking for measured appreciation with controlled downside risk in New Gurgaon.



The project enters the market at a realistic price band relative to nearby developments, reducing valuation risk and improving long-term price sustainability through the construction phase.



With moderate leverage assumptions and a defined 4-year holding horizon, the investment delivers a stable risk-return profile without relying on aggressive price escalation.



Sector 78 continues to benefit from strengthening connectivity, surrounding residential absorption and infrastructure visibility, supporting steady demand consolidation.

Recommended Configurations

BUY FOR END USE

3, 4 BHK

BUY TO SELL

4 BHK

BUY TO RENT

3 BHK

Configurations

BHK	CARPET AREA	SUPER AREA	PER SQUARE FEET PRICE	PRICE
3 BHK	1,333 sq/ft	2,350 sq/ft	₹15,957	3.74 Cr*
4 BHK	1,744 sq/ft	3,150 sq/ft	₹15,957	5.01 Cr*

Suncity's Monarch Residences offers well-proportioned 3 and 4 BHK homes with generous carpet areas and efficient layouts, designed to balance everyday livability with premium space standards. The configuration mix is clearly end-user oriented, supporting long-term comfort and resale appeal.

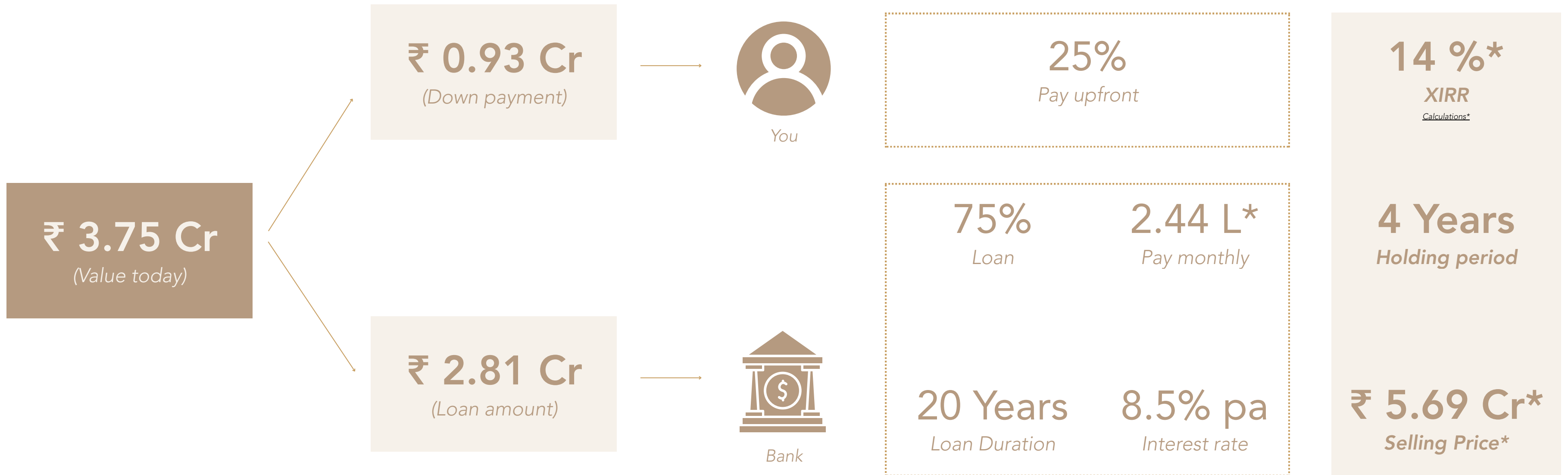
Payment Plans

PAYMENT MILESTONE	PAYMENT (%)
Application Fee	₹10 Lakhs (3 BHK) / ₹15 Lakhs (4 BHK)
On Allotment (Less Application Fee)	10%
4 months from date of booking	20%
20 months from booking OR on completion of 10th floor (whichever is later)	12.50%
36 months from booking OR on completion of 40th floor slab (whichever is later)	12.50%
48 months from booking OR on start of internal stone/tile flooring (whichever is later)	12.50%
54 months from booking OR on start of external glazing & railing work (whichever is later)	12.50%
On Application of Occupancy Certificate (OC)	15%
On Offer of Possession	5%

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments spread across key construction milestones from booking to possession (with final 20% at OC & possession)	End-users and long-term holders	Cash outflow aligned with construction progress, lower interest burden, reduced execution risk

Investment Highlights


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



A 3 BHK investment with moderate leverage and a 4-year horizon, delivering a projected 13.8% XIRR under conservative appreciation assumptions.

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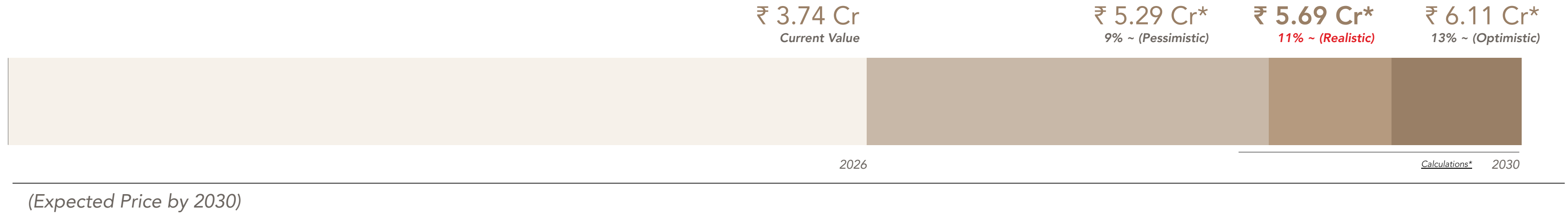
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How your property could grow by 2030

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



With an expected 11%* CAGR over 4 years, the property's current value of ₹3.75 Cr is projected to grow to ₹5.69 Cr* by 2030, appreciating by an estimated ₹1.94 Cr*.

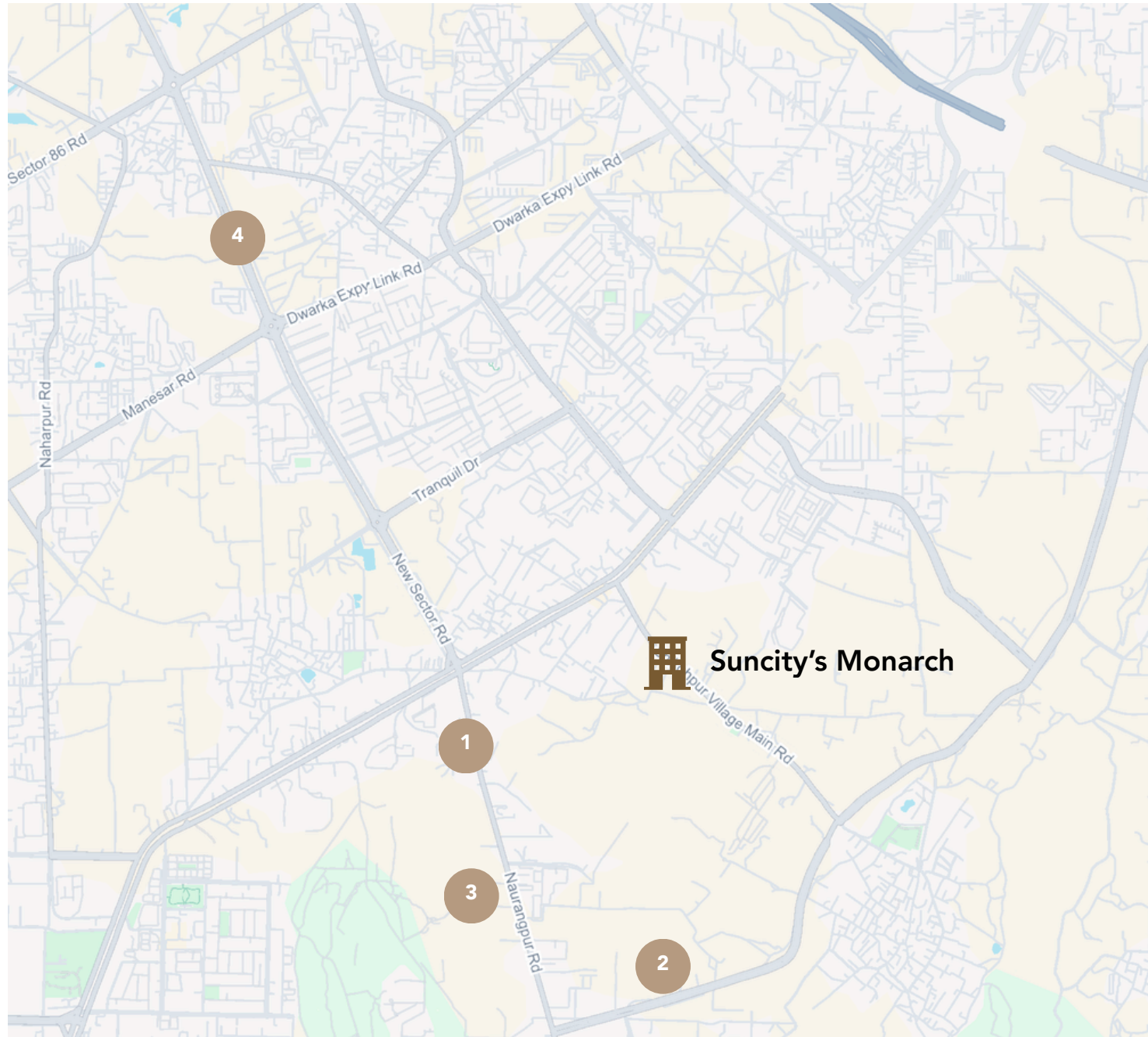
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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*
1 Conscient Parq (Sector 80)	2024	₹15,000	₹14,500 – ₹15,500
2 M3M Golf Hills (Sector 79)	2019–22 (phased)	₹15,500	₹15,800 – ₹16,500
3 Ashiana Aaroham (Sector 80)	2024–25	₹14,500	₹14,000 – ₹14,500
4 Emaar Serenity Hills (Sector 86)	2023–24	₹20,000+	₹23,000 – ₹25,000
Suncity's Monarch Residences	2024–25	₹15,900	₹15,900 – ₹16,200

HISTORIC METRICS

7 - 9%
Long-Term CAGR
(20 Years)

9 - 11%
Recent YoY Price Growth
(5 Years)

45-60%
Avg. Price Increase
(5 Years)

The New Gurgaon micromarket has historically delivered mid-to-high single digit long-term growth, with price momentum strengthening to double-digit levels over the last five years as the corridor matured.

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Similar Projects


Project	Suncity's Monarch Residences	Conscient Parq	M3M Golf Hills	Ashiana Aaroham	Emaar Serenity Hills
Developer	Suncity Projects	Conscient Infrastructure	M3M India	Ashiana Housing	Emaar India
Micromarket / Location	Sector 78, New Gurgaon	Sector 80, New Gurgaon	Sector 79, New Gurgaon	Sector 80, New Gurgaon	Sector 86 (NH-48 zone)
Total Area (acres)	16	~5-7	Large township (phased)	~10-11	~25-26
Launch Date	2024-25	2024	2019-22 (phased)	2024-25	2023-24
Handover Timeline	2029-30 (phased)	2029	2026-28 (phase-wise)	2029-30	2028-30
Launch Price (₹/sq ft)	~₹15,900	~₹15,000-₹15,500	~₹15,000-₹16,000	~₹14,000-₹15,000	~₹20,000+
Current Price (₹/sq ft)	~₹15,900-₹16,200	~₹14,500-₹15,500	~₹15,800-₹16,500	~₹14,000-₹14,500	~₹23,000-₹25,000
CAGR Since Launch (%)	New Launch	New Launch	~8-10%	New Launch	~10-12%
Expected Price (₹/sq ft)	₹20,000+	₹17,000+	₹18,000+	₹16,000+	₹25,000+
Clubhouse	Large premium clubhouse	Community clubhouse	Golf-themed clubhouse	Family-focused clubhouse	~75,000 sq ft
Project Density (units/acre)	Medium-Low	Medium	Medium	Low-Medium	Low-Medium
Ideal For	Premium end-users, upgraders	Value end-users	Family buyers	Family end-users	Luxury buyers, HNIs
Key USP / Highlights	Ultra-premium high-rise, large layouts, private decks	Compact layouts, value positioning	Township scale, golf-facing options	Kid-centric design, low density	Large land parcel, premium Emaar positioning

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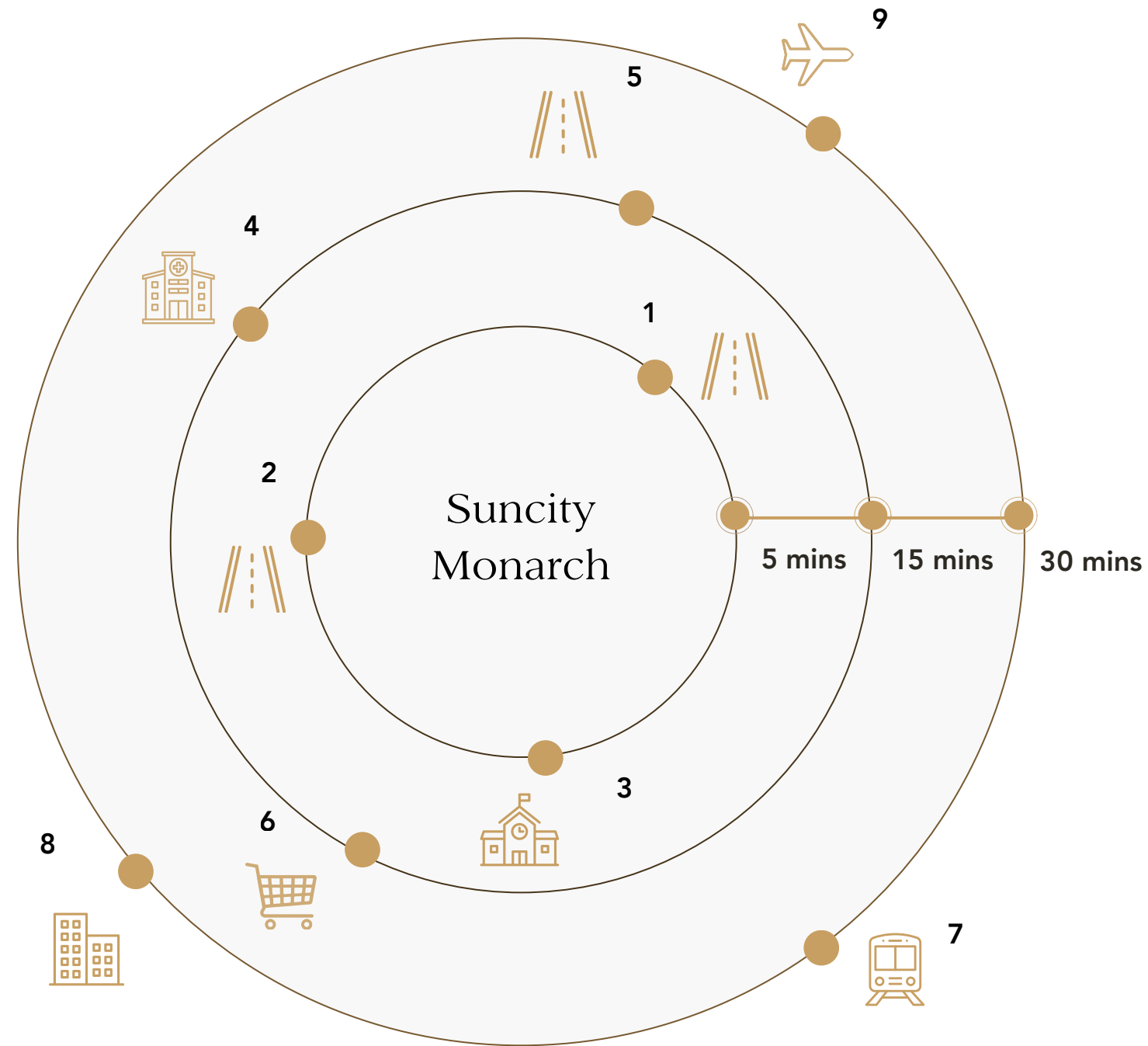
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1	Jaipur Highway (NH-8)	1 Km
2	Dwarka Expressway	1.5 Km
3	MatriKiran High School	2.5 Km
4	Aarvy Healthcare Super Speciality Hospital	4 Km
5	IMT Manesar	5 Km
6	Karma Lakelands	6 Km
7	Millennium City Centre Metro Station	9 Km
8	DLF Cyber City	12 Km
9	IGI Airport (Indira Gandhi International)	20 Km



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Builder Profile



A real estate developer focused on residential, commercial, retail and large-format township projects across the NCR region. It is recognized for its strategic land acquisition & master planning.

Gurgaon, Haryana, India

1996

ESTABLISHED
YEAR

₹6K Cr

MARKET
CAPITALIZATION

30+

TOTAL PROJECTS
DELIVERED

20 M+

SQUARE FEET AREA
DEVELOPED

30+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects

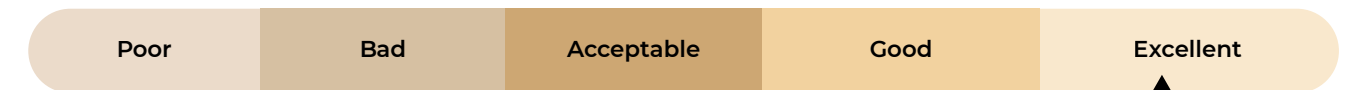


Rating Matrix

Brand Equity



Delivery Record



Financial Strength



Project Quality



Pricing Power



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Project Scorecard

Parameter	Rating
Micromarket Growth Potential	★★★★☆
Project Scale & Planning	★★★★☆
Pricing Competitiveness	★★★★★
Club House	★★★★★
Developer Track Record	★★★★☆
Liquidity Outlook	★★★★☆

Suncity's Monarch Residences scores well on planning quality, configuration sizing and price positioning within the Sector 78-80 cluster. While the micromarket is still maturing, the project benefits from competitive entry pricing and improving infrastructure visibility.


Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Low	Medium	Controlled
Price stagnation in early years	Medium	Low	Manageable
Execution & delivery risk	Low	Low	Contained
Rental demand maturity	Low	Medium	Developing
Developer & asset quality	Very low	Very low	Assured
Currency movement (for NRIs)	Low	Medium	Favourable
Opportunity cost vs mature markets	Medium	Medium	Balanced

The overall risk profile of Suncity's Monarch Residences remains balanced, with most identified risks being timing- and market-cycle related rather than structural. The project benefits from disciplined entry pricing, an end-user-led demand profile and improving micro-market fundamentals, which together help contain downside risk. Execution, regulatory and asset-quality risks are assessed as low, while near-term liquidity and price movement risks are manageable within a medium-term holding strategy.

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Competitive entry pricing aligned with peer projects, reducing early-stage valuation risk.



Spacious 3 & 4 BHK configurations that favour end-user demand and long-term livability.



Improving connectivity and infrastructure visibility across the NH-48 and New Gurgaon belt.



Measured launch positioning limits downside risk compared to aggressively priced developments.





Balanced mid-premium positioning supports liquidity across a wider buyer base over time.

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Consult Our Certified Industry Experts

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 ₹250+ Cr worth of homes advised & transacted.

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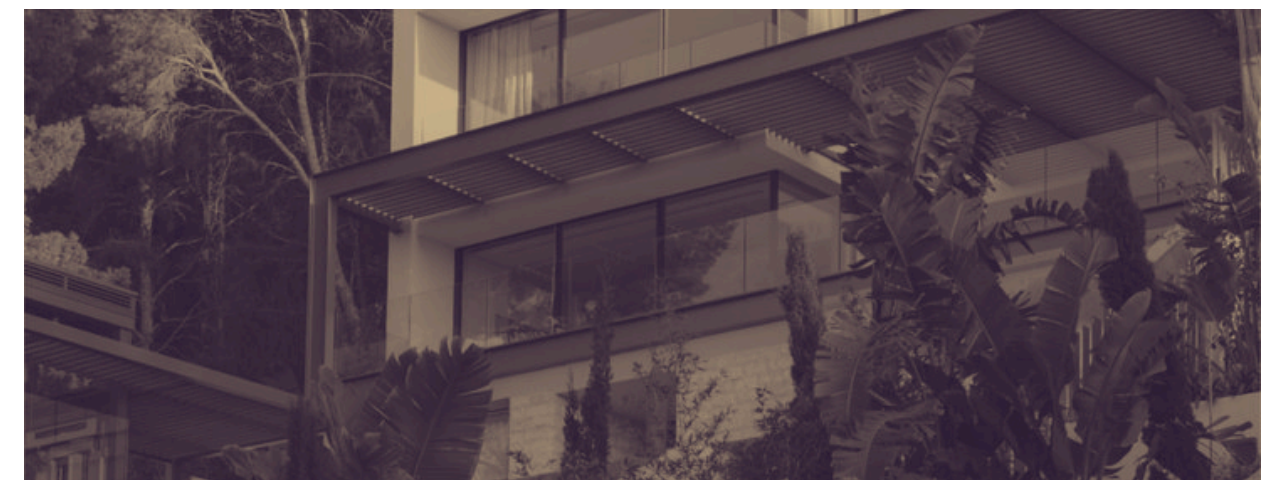
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