

TOI HOMES
THE TIMES OF INDIA GROUP

adani
Realty



S A M S A R A



I V A N A

SECTOR 63, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH
October 2025

CURRENT
₹32,000 / Sq. Feet*

CAGR
8-12%*

FEATURING
65 Towers, 260 Units

PAYMENT PLAN
CLP, 35 : 65, 25 : 25 : 50

POSSESSION
June 2030

2030 EXPECTED
₹48,578 / Sq. Feet*

XIRR*
14 %*


PLOT SIZE
7.5 Acres

HOMELoAN
Available



Disclaimer*

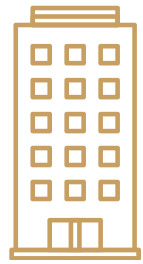
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Why TOI recommends?

Ideal for: Premium end-users and long-term investors seeking low-rise luxury living in an established Gurugram micro-market.



Developed by Adani Realty, part of the Adani Group with a growing residential portfolio and strong brand credibility in premium real estate developments.



Independent luxury floors with private terraces and lower density offer a differentiated lifestyle compared with high-rise apartments in the corridor.



Located on Golf Course Extension Road, with strong connectivity to major employment hubs such as DLF Cyber City and convenient access to Indira Gandhi International Airport, supporting sustained end-user demand.

Recommended Configurations

BUY FOR END USE

4 BHK
2750 sq ft

BUY TO SELL

4 BHK
2400 sq ft

BUY TO RENT

4 BHK
2400 sq ft

CONFIGURATION	BUILT UP AREA (SQ FT)	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
4 BHK + Utility (Typical)	2,008	2,750	₹ 32,000	₹ 8.8 Cr
4 BHK + Basement (L1/L2)	2,008	2,400	₹ 32,000	₹ 7.68 Cr
4 BHK + Terrace (L3/L4)	2,008	2,400	₹ 32,000	₹ 7.68 Cr

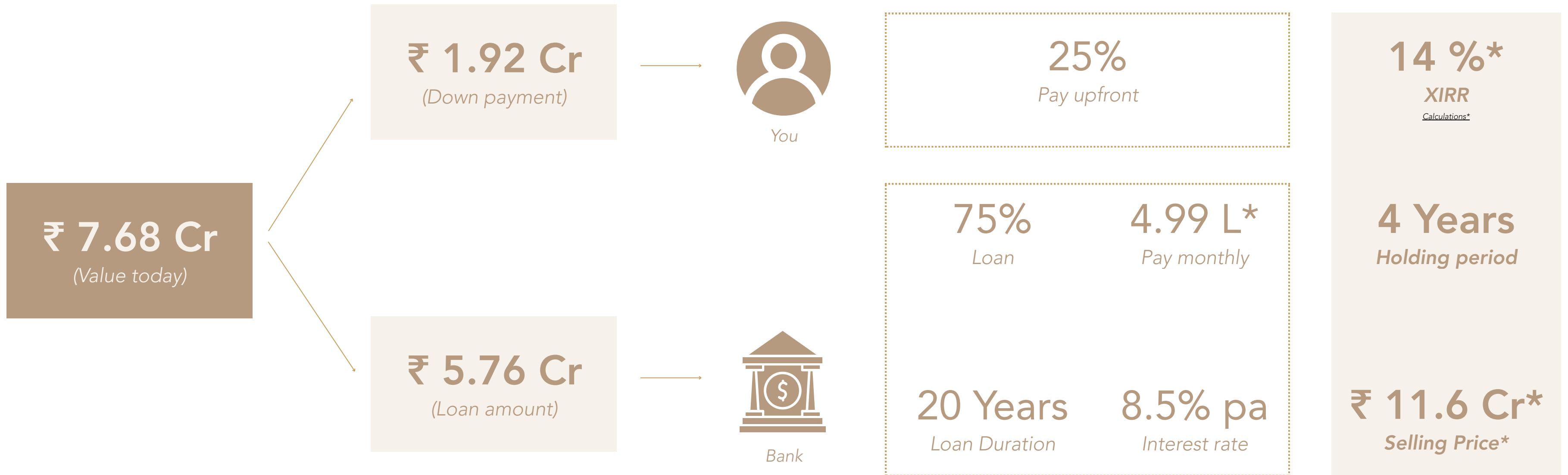
Adani Samsara Ivana 2.0 offers a focused configuration mix of spacious 4 BHK independent floors with built-up areas around 2,000 sq ft and super areas up to ~2,750 sq ft. With premium pricing and differentiated basement and terrace options, the project caters to luxury end-users seeking low-density living within the Golf Course Extension Road corridor.

Payment Plan

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
35 : 65	35% at booking, 65% on possession	Investors seeking minimal construction-phase exposure	Lower upfront commitment with majority payment at completion, improving liquidity during construction
25 : 25 : 50	25% booking, 25% during construction, 50% on possession	Buyers balancing liquidity and risk	Moderate upfront investment with significant payment deferred until possession, supporting leverage efficiency

Investment Highlights

CALCULATED FOR 4BHK UNIT MEASURING 2,400 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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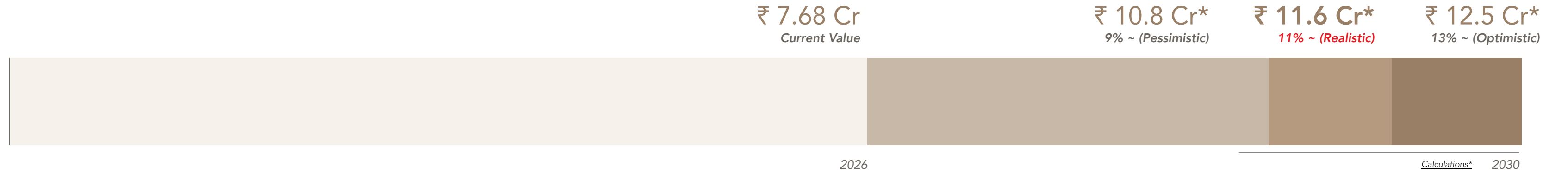
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How your property could grow by 2030

CALCULATED FOR 4BHK UNIT MEASURING 2,400 SQ. FT



(Expected Price by 2030)



With an expected 11%* CAGR over 4 years, the property's current value of ₹7.68 Cr is projected to grow to ₹11.6 Cr* by 2030, appreciating by an estimated ₹3.92 Cr*.

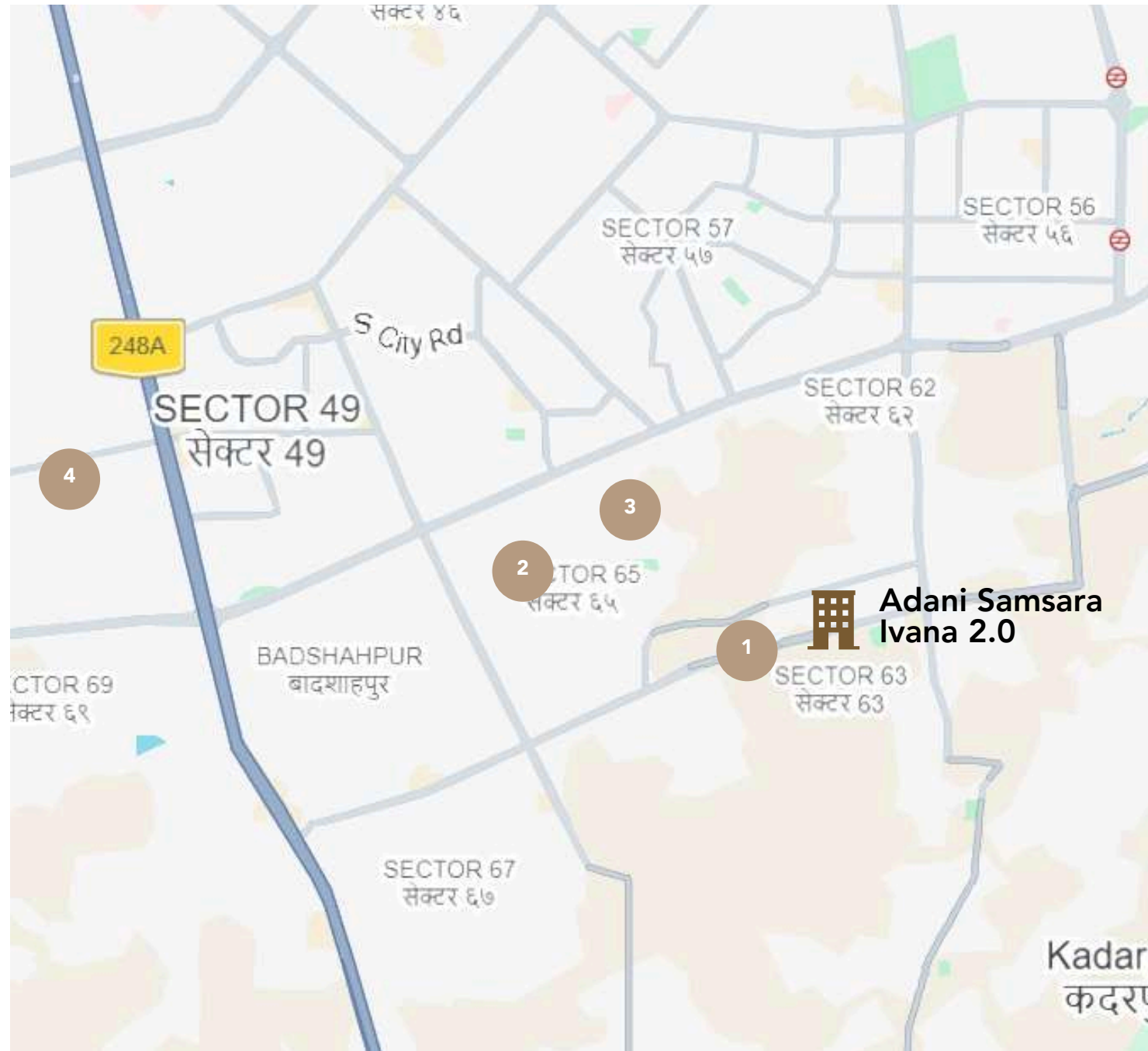
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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 DLF The Arbour (Sector 63)	2023	₹18,000 – ₹19,000	₹25,000 – ₹28,000
2 M3M Golf Estate (Sector 65)	2012–13	₹8,500 – ₹9,500	₹22,000 – ₹26,000
3 Emaar Emerald Hills (Sector 65)	2010–12	₹6,000 – ₹7,000	₹16,000 – ₹19,000
4 Tata Primanti (Sector 72)	2012–14	₹7,500 – ₹8,500	₹19,000 – ₹23,000
Adani Samsara Ivana (Sector 63)	2025	₹32,000	₹32,000

HISTORIC METRICS

7 - 11%*
Long-Term CAGR
(20 Years)

8 - 13%*
Recent YoY Price Growth
(5 Years)

40 - 65%*
Avg. Price Increase
(5 Years)

Golf Course Extension Road benefits from strong connectivity to Golf Course Road and NH-48 employment hubs. Historical price trends across luxury developments indicate stable double-digit appreciation, supporting a conservative ~10–11% growth outlook for mid-term investment modelling.

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Similar Projects


Project	Adani Samsara Ivana	Adani Samsara Avasa	M3M Antalya Hills	Tata Primanti	DLF The Arbour
Developer	Adani Realty	Adani Realty	M3M India	Tata Housing	DLF
Location	Sector 63, Gurugram	Sector 63, Gurugram	Sector 79, Gurugram	Sector 72, Gurugram	Sector 63, Gurugram
Project Type	Luxury Low-Rise Floors	Premium Low-Rise Floors	Premium Low-Rise Floors	Premium Residential	Ultra-Luxury High-Rise
Launch Year	2025	2022	2022	2012	2023
Handover Timeline	2030	2026–27	2025–26	Delivered	2027
Launch Price (₹/sq ft)	₹32,000	~₹13,000–₹14,000	~₹12,000–₹13,000	~₹7,500–₹8,500	~₹18,000–₹19,000
Current Price (₹/sq ft)	₹32,000	~₹18,000–₹20,000	~₹13,000–₹15,000	~₹19,000–₹20,000	~₹25,000–₹28,000
CAGR (Since Launch)	New Launch	~12–14%	~5–7%	~9–11%	~12–15%
Project Density	Low	Low	Low–Medium	Medium	Low
Clubhouse	Premium clubhouse	Lifestyle clubhouse	Sports clubhouse	Large premium clubhouse	~1.25 lakh sq ft luxury clubhouse
Ideal For	Luxury end-users	Premium buyers	Budget luxury buyers	Family buyers	Ultra-luxury buyers
Key USP / Highlights	Private terraces & low-rise living	Low-density luxury floors	Aravalli-facing low-rise floors	Integrated township living	Landmark DLF luxury tower

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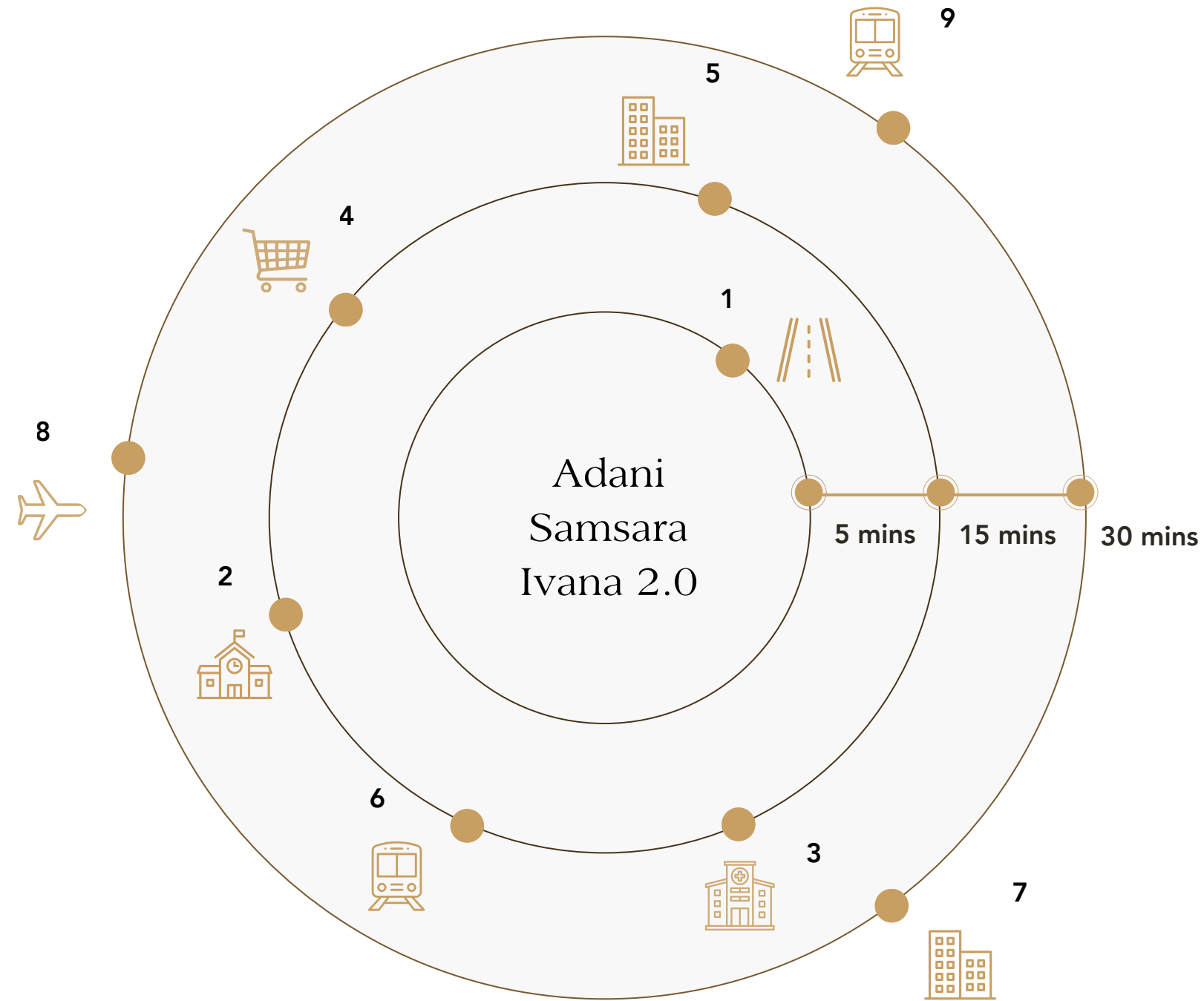
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1	Dwarka Expressway	0.6 Km
2	Delhi Public School (Sec 102)	3 Km
3	Aarvy Healthcare Hospital	4 Km
4	Sapphire 83 Mall	5 Km
5	Udyog Vihar	9 Km
6	Dwarka Sector 21 Metro	9 Km
7	Cyber City Gurgaon	14 Km
8	IGI Airport	14 Km
9	Gurgaon Railway Station	16 Km



Mall



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Builder Profile



Adani Realty is the real estate arm of the Adani Group, developing premium residential, commercial, and township projects across major Indian cities.

 Adani Corporate House, Shantigram, SG Highway, Ahmedabad, Gujarat, India

2010

ESTABLISHED
YEAR

3.4 K+

ACRES OF
LAND BANK

20+

TOTAL PROJECTS
DELIVERED

22.5 M+

SQUARE FEET AREA
DEVELOPED

10+

CITIES OF
OPERATION

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	★★★★☆

Adani Samsara Ivana 2.0 scores strongly on developer credibility and corridor connectivity, supported by a mature Golf Course Extension Road micro-market and differentiated low-rise product positioning.


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	Low	Low	Controlled
Interest Rate Volatility	Low	Medium	Balanced
Rental Yield Volatility	Medium	Medium	Moderate

The overall risk profile remains moderate and manageable, supported by strong developer backing, an established luxury corridor, and differentiated low-rise product positioning.

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Prime location on Golf Course Extension Road with strong connectivity to NH-48 and key employment hubs.



Developed by Adani Realty, part of the Adani Group with an established real estate portfolio.



Low-rise independent floor concept offering lower density and greater privacy than typical high-rise projects.



Mature luxury micro-market with projects like Tata Primanti and DLF The Arbour nearby.





Good connectivity to DLF Cyber City and Indira Gandhi International Airport supporting long-term demand.

Connect with us!

Consult Our Certified Industry Experts

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 ₹250+ Cr worth of homes advised & transacted.

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