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THE TIMES OF INDIA GROUP

SOBHA

SOBHA ARANYA

SECTOR 80, GURUGRAM

Project Report

Includes

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

HARERA/GGM/808/540/2024/35

Overview

LAUNCH April 2024	CURRENT ₹24,341 / Sq. Feet*	CAGR 8-12%*	FEATURING 5 Towers, 524 Units	PAYMENT PLAN CLP
POSSESSION December 2030	2030 EXPECTED ₹36,951 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 31 Acres	HOMELOAN Available

Disclaimer*

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Why TOI recommends?

Ideal for: End-users and long-term investors seeking spacious living, low-density environments, and stable appreciation in a mature New Gurugram micro-market.

Sobha Aranya's low-density design, large floor plates, and limited residences per floor align well with Sector 80's end-user-led demand profile.

At ₹14,400 PSF, pricing is competitive within the luxury segment, leaving room for quality-led appreciation without speculative excess.

Sector 80 offers predictable, demand-driven appreciation supported by NH-48 connectivity, established neighbourhoods, and improving infrastructure visibility.

Recommended Configurations

BUY FOR END USE
Tower 2 & Tower 3
4 BHK + DH

BUY TO SELL
Tower 4 & 5
3 BHK + MU

BUY TO RENT
Tower 4 & 5
3 BHK + MU

Configurations

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CONFIGURATION	SUPER AREA (SQ FT)	INDICATIVE PRICE @ ₹24,341 PSF
Tower 4 & 5 – Nose Wing (3 BHK + MU)	2,836	₹6.91 Cr*
Tower 4 & 5 – Wing 3 (4 BHK + DH)	3,532	₹8.59 Cr*
Tower 4 & 5 – Wing 2 (4 BHK + DH)	3,595	₹8.67 Cr*
Tower 3 – Wing 2 (4 BHK + DH)	3,691	₹8.98 Cr*
Tower 2 – Wing 1 (4 BHK + DH)	3,761	₹9.15 Cr*
Tower 2 – Wing 2 (4 BHK + DH)	4,240	₹10.32 Cr*
Tower 3 – Wing 1 (4 BHK + DH)	4,285	₹10.43 Cr*

Sobha Aranya is planned as a low-density luxury development with differentiated tower layouts. Tower 2 and Tower 3 are designed with just two residences per floor, offering enhanced privacy and exclusivity, while Towers 4 & 5 feature three residences per floor, balancing spacious layouts with improved availability. This tower-wise planning supports both premium end-use living and configuration-led investment selection.

Payment Plan

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

Investment Highlights

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CALCULATED FOR 3BHK UNIT MEASURING 2,836 SQ. FT

₹ 6.90 Cr
(Value today)

₹ 1.72 Cr
(Down payment)

You

25%
Pay upfront

₹ 5.17 Cr
(Loan amount)

Bank

75%
Loan

4.49 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 10.4 Cr*
Selling Price*

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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How your property could grow by 2030

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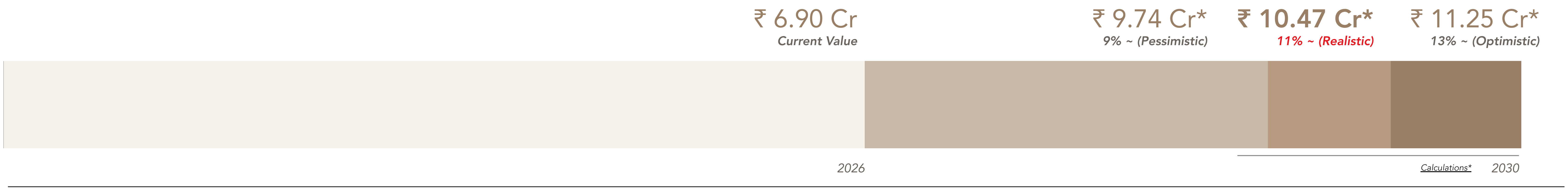
CALCULATED FOR 3BHK UNIT MEASURING 2,836 SQ. FT



(Expected Price by 2030)

₹ 6.90 Cr
(Current Value)

₹ 24,341 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 10.47 Cr*
(Realistic Value by 2030)

₹ 36,951 PSF*
(Realistic Value by 2030)

₹ 3.57 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹6.90 Cr** is projected to grow to **₹10.47 Cr* by 2030**, appreciating by an estimated **₹3.57 Cr***.*

Disclaimer*

Nearby Projects

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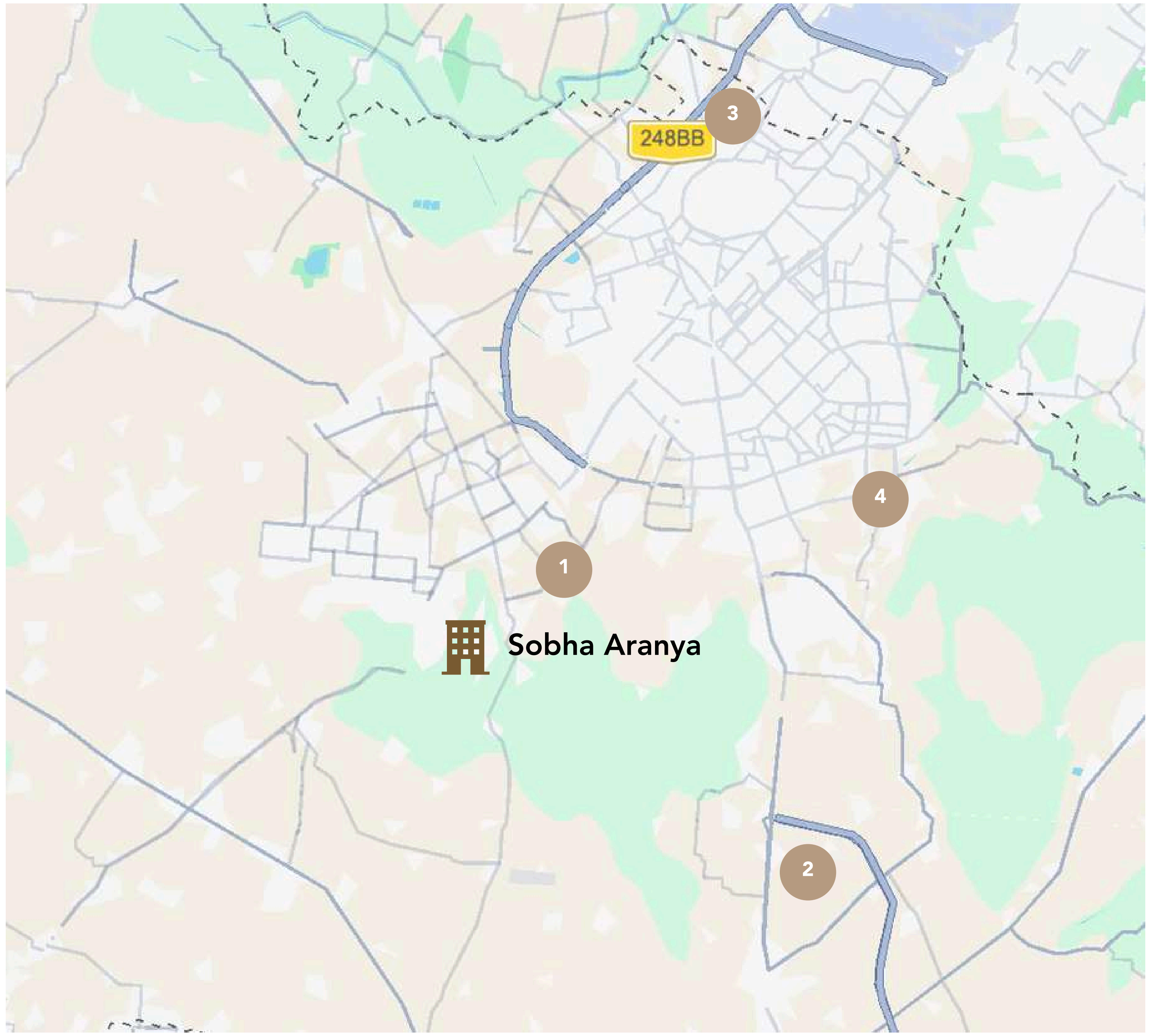

PROJECT	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 DLF Privana South	2023–24	₹22,000+	₹24,000 – ₹27,000
2 Central Park Flower Valley (Towers)	2016–18	₹11,000 – ₹13,000	₹18,000 – ₹22,000
3 M3M Crown	2023–24	₹17,000 – ₹19,000	₹18,500 – ₹21,000
4 Emaar Digihomes (Extended Belt)	2022–23	₹15,000 – ₹16,000	₹18,000 – ₹20,000
Sobha Aranya	**2024-25**	**₹24,341**	**₹24,341**

HISTORIC METRICS

8 - 10%*
Long-Term CAGR
(20 Years)

9 - 12%*
Recent YoY Price Growth
(5 Years)

40 - 70%*
Avg. Price Increase
(5 Years)

Sector 80 represents a stable, end-user-anchored micro-market where price appreciation is gradual, quality-driven, and supported by long-term livability rather than speculative momentum.

Disclaimer*

Similar Projects

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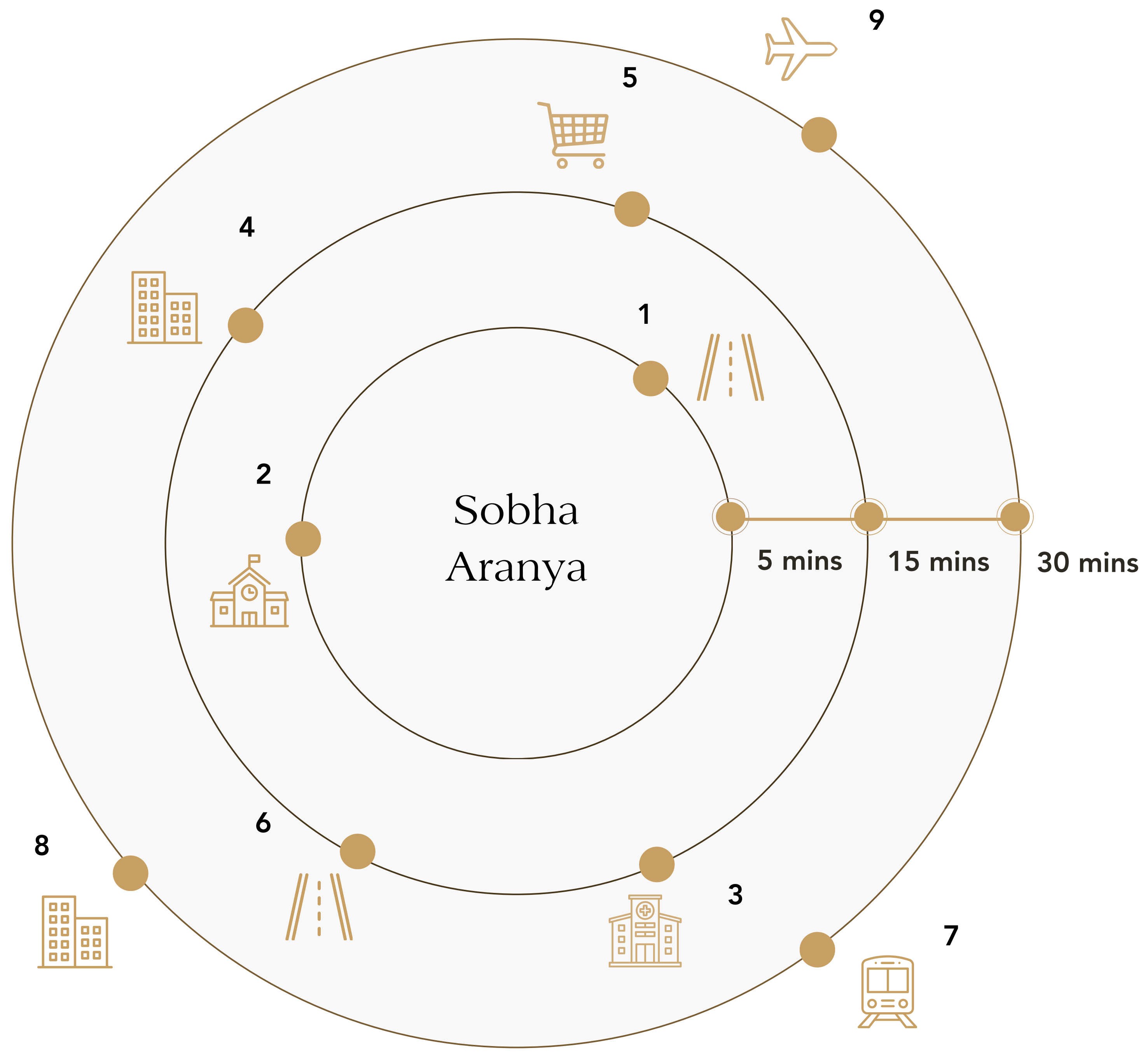
Project	Sobha Aranya	DLF Privana South	Central Park Flower Valley	M3M Crown	Emaar Digihomes Phase 2
Developer	*Sobha Limited*	DLF	Central Park	M3M India	Emaar India
Micromarket / Location	*Sector 80, NH-48*	Sector 77, SPR	Sohna Road	Sector 111, Dwarka Exp.	Sector 62, Golf Course Ext.
Total Area (acres)	*31*	~25	~500+ (township)	~16	~7–8
Launch Date	*2024-25*	2023–24	Phased (2016 onwards)	2023–24	2022–23
Handover Timeline	*2030*	2027–28	Delivered / Near-complete	2028–29	2026–27
Launch Price (₹/sq ft)	*₹24,341*	₹22,000+	₹11,000 – ₹13,000	₹17,000 – ₹19,000	₹15,000 – ₹16,000
Current Price (₹/sq ft)	*₹24,341*	₹24,000 – ₹27,000	₹18,000 – ₹22,000	₹18,500 – ₹21,000	₹18,000 – ₹20,000
CAGR Since Launch (%)	*New Launch*	~10–12%	~12–14%	New / Early	~11–13%
Expected Price (₹/sq ft)	*₹36,951*	₹30,000+	₹26,000+	₹24,000+	₹24,000+
Clubhouse	*Premium lifestyle clubhouse*	Luxury clubhouse	Multiple clubs	Grand central clubhouse	Lifestyle clubhouse
Project Density (units/acre)	*Very Low*	Low	Medium	Medium	Medium
Ideal For	*Premium end-users*	Ultra-luxury buyers	Long-term end-users	Upgrade buyers	Professional families
Key USP / Highlights	*2–3 residences per floor, large layouts*	DLF luxury positioning	Integrated township living	Modern luxury amenities	Smart homes & connectivity

Disclaimer*

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

Facilities Nearby



Mall | Hospitals | Schools | Office Hub | Airport | Rail / Metro | Connectivity

1	Dwarka Expressway	1 Km
2	Euro International School	2.5 Km
3	Aarvy Healthcare Super Speciality Hospital	4 Km
4	Dwarka Sector 21 Metro	5.5 Km
5	Conscient One Mall	6 Km
6	Udyog Vihar	7 Km
7	IGI Airport	9 Km
8	DLF Cyber City	12 Km
9	Gurgaon Railway Station	20 Km

Builder Profile

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SOBHA

A premium real-estate developer in India, known for its backward-integrated model (in-house manufacturing + construction + design) and presence in multiple states, delivering residential, commercial and township projects.

Sarjapur-Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru – 560103, Karnataka, India

1995	₹16K Cr	160+	148 M+	12+
ESTABLISHED YEAR	MARKET CAPITALIZATION	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	STATES OF OPERATION

Flagship Projects

SOBHA NEOPOLIS

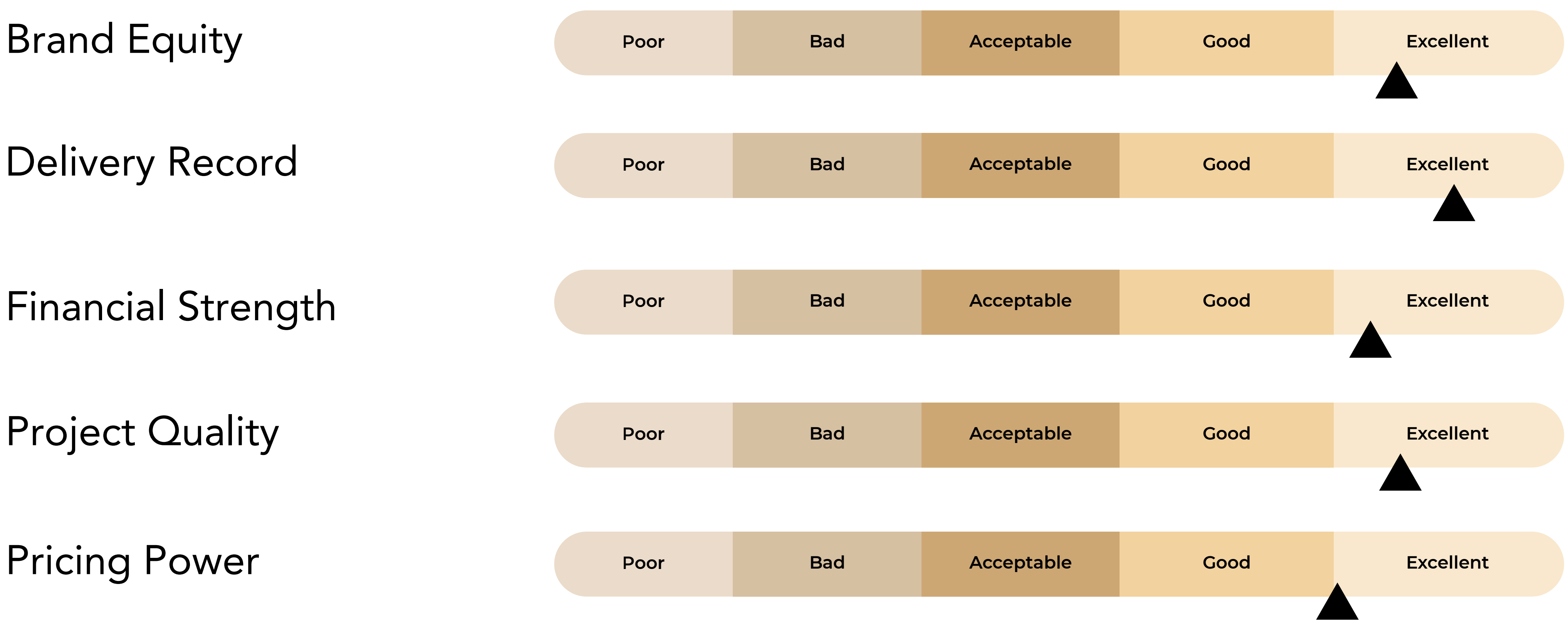
SOBHA AURUM
Sector 36, Greater Noida

BROOKLYN TOWERS
— TOWNPARK —

SOBHA ELYSIA

SOBHA CITY

Rating Matrix



Project Scorecard

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Parameter	Rating
Location Strength	★★★★☆
Micro-Market Maturity	★★★★☆
Developer Credibility	★★★★★
Product Planning & Density	★★★★★
Configuration Quality	★★★★☆
Pricing Positioning	★★★★☆

Sobha Aranya scores highly on execution quality, low-density planning, and end-user appeal. The project is positioned for stable, quality-led appreciation within a mature New Gurugram micro-market, making it suitable for buyers prioritising long-term confidence over short-term volatility.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Controlled
Micro-Market Saturation	Medium	Low	Manageable
Pricing Sensitivity	Low	Low	Controlled
Liquidity Risk	Low	Medium	Stable
Execution & Delivery Risk	Medium	Very low	Assured
Interest Rate Volatility	Medium	Medium	Balanced
Rental Yield Volatility	Very low	Low	Growing

Risks in Sobha Aranya are primarily timing and market-cycle related rather than structural, with strong execution quality, low-density planning, and end-user demand helping contain downside risk over a 4-year horizon.

Strengths

Low-density planning with just 2–3 residences per floor, enhancing privacy and long-term desirability

Strong developer credibility, with Sobha's execution quality reducing delivery and asset-quality risk

Spacious configurations with large 3 & 4 BHK layouts suited for premium end-user demand

Established Sector 80 micro-market, benefiting from NH-48 connectivity and improving social infrastructure

Disciplined pricing, aligned to product quality rather than speculative premium

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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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Important Links

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MASTER PLAN

FLOOR PLANS

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