

**TOI HOMES**  
THE TIMES OF INDIA GROUP



SUNCITY'S  
**MONARCH**  
RESIDENCES

**SECTOR 78, GURUGRAM**

# Project Report

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## Includes

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

# Overview

**LAUNCH**  
January 2026

**CURRENT**  
₹17,000 / Sq. Feet *onwards\**

**CAGR**  
8-12%\*

**FEATURING**  
5 Towers, 900 Units

**PAYMENT PLAN**  
25:25:50

**POSSESSION**  
December 2032

**2030 EXPECTED**  
₹25,807 / Sq. Feet\*

**XIRR\***  
14 %


**PLOT SIZE**  
16 Acres

**HOMELoAN**  
Available



Disclaimer\*

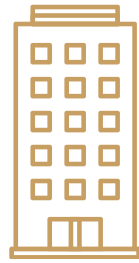
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# Why TOI recommends?

**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
<b>3 BHK</b>	1,333 sq/ft	2,350 sq/ft	₹17,000*	3.99 Cr*
<b>4 BHK</b>	1,744 sq/ft	3,150 sq/ft	₹18,000*	5.67 Cr*

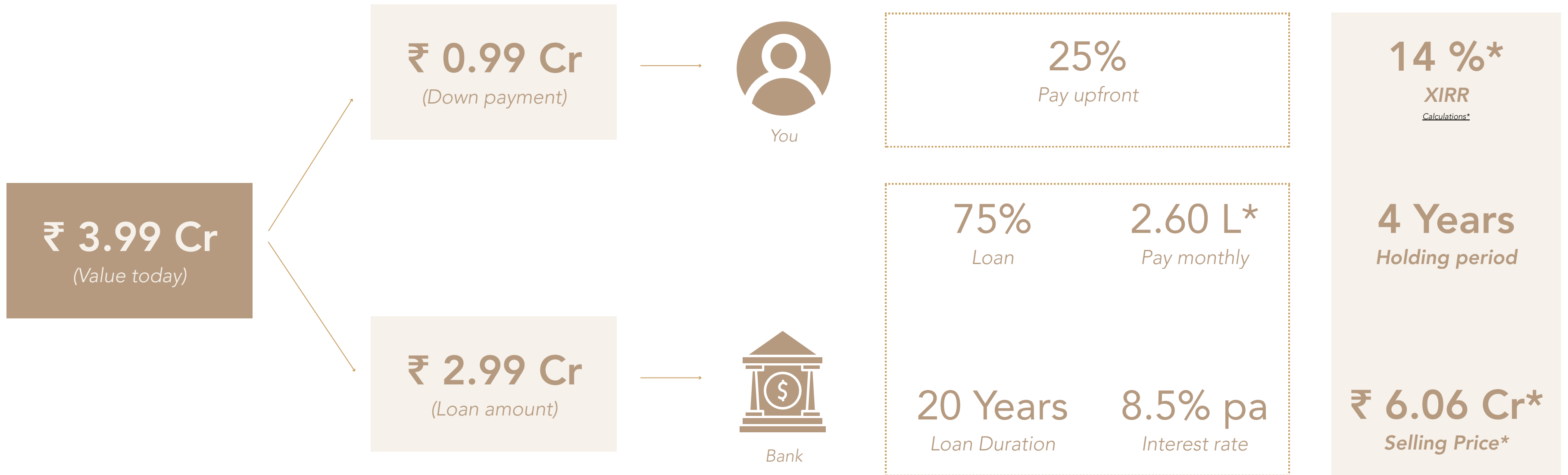
*Suncity's Monarch Residences offers well-proportioned 3 and 4 BHK homes with generous carpet areas and efficient layouts, designed to balance everyday livability with premium space standards. The configuration mix is clearly end-user oriented, supporting long-term comfort and resale appeal.*

# Payment Plans

PAYMENT MILESTONE	PAYMENT (%)
On Booking	10%
Within 60 Days of booking	10%
On Completion of Superstructure	25%
On Application of OC	40%
On Offer of Possession	10%

# 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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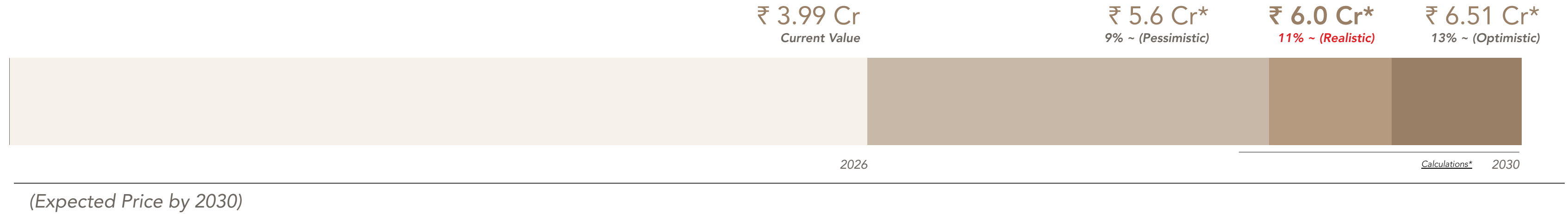
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# How your property could grow by 2030

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\*.

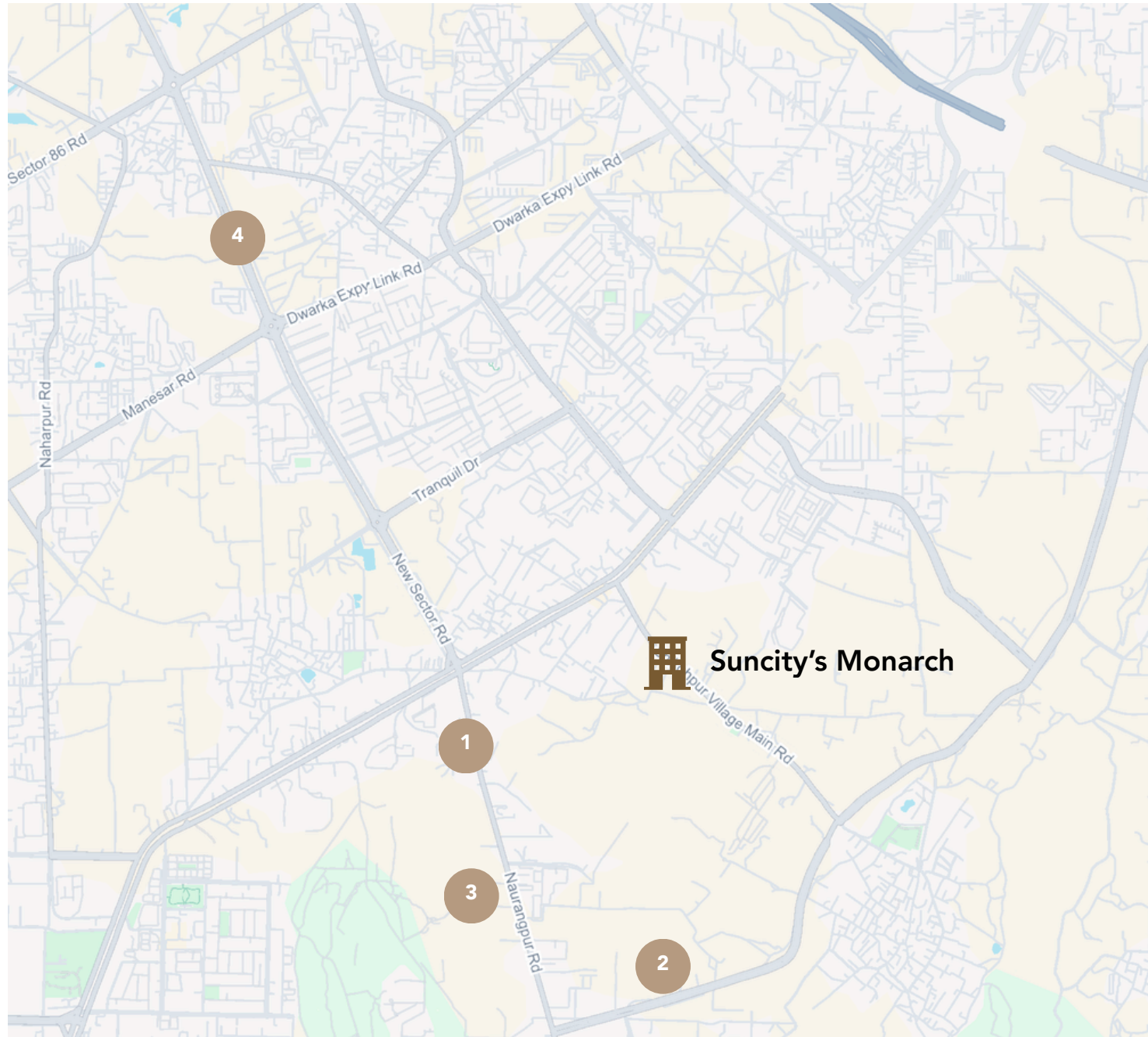
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# Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*
1 <b>Conscient Parq (Sector 80)</b>	2024	₹15,000	₹14,500 – ₹15,500
2 <b>M3M Golf Hills (Sector 79)</b>	2019–22 (phased)	₹15,500	₹15,800 – ₹16,500
3 <b>Ashiana Aaroham (Sector 80)</b>	2024–25	₹14,500	₹14,000 – ₹14,500
4 <b>Emaar Serenity Hills (Sector 86)</b>	2023–24	₹20,000+	₹23,000 – ₹25,000
<b>Suncity's Monarch Residences</b>	2024–25	₹17,000	₹17,000

## HISTORIC METRICS

<p><b>7 - 9%</b> Long-Term CAGR (20 Years)</p>	<p><b>9 - 11%</b> Recent YoY Price Growth (5 Years)</p>	<p><b>45-60%</b> Avg. Price Increase (5 Years)</p>
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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)	₹17,000	~₹15,000-₹15,500	~₹15,000-₹16,000	~₹14,000-₹15,000	~₹20,000+
Current Price (₹/sq ft)	₹17,000	~₹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)	₹25,000+	₹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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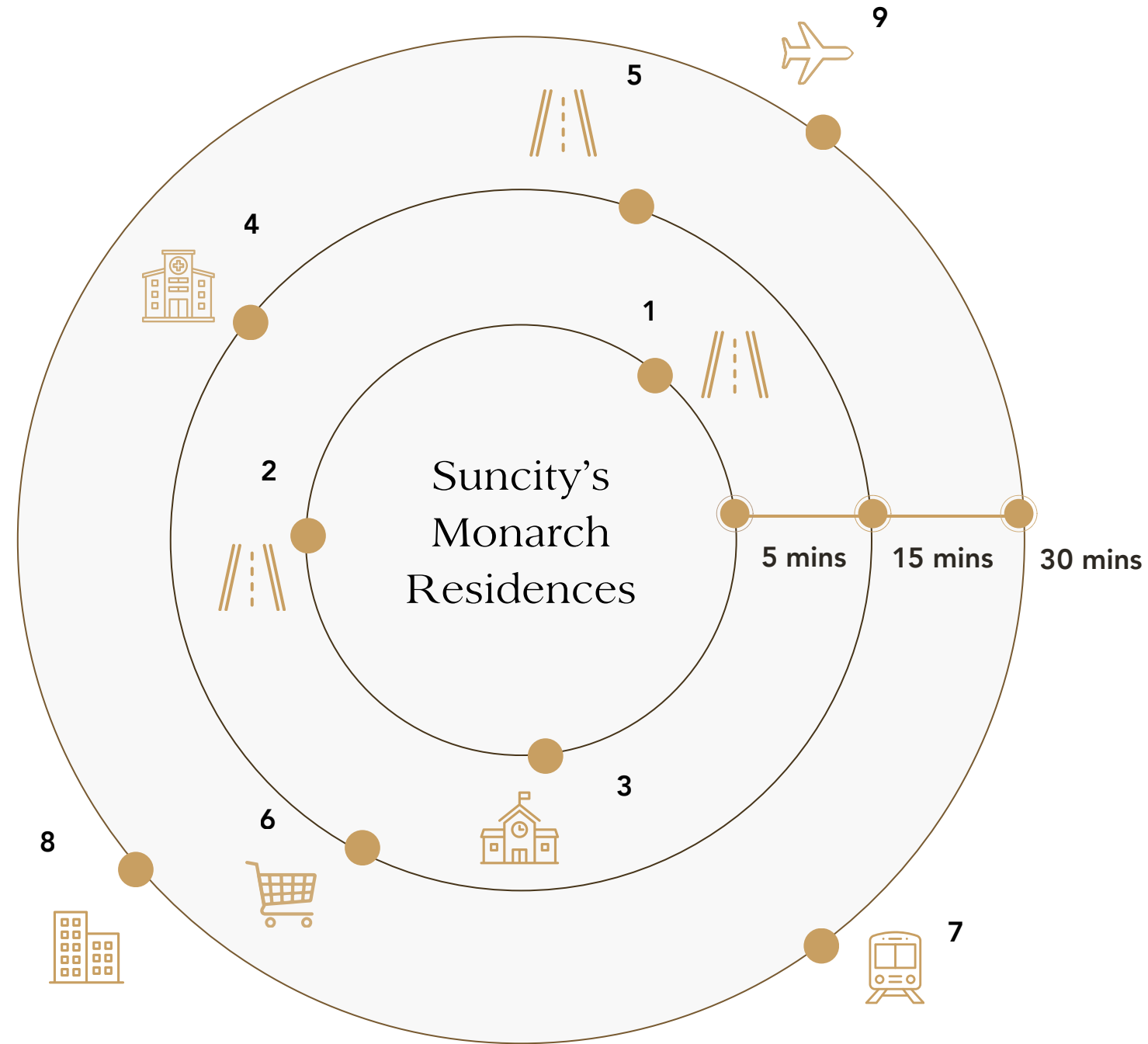
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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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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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

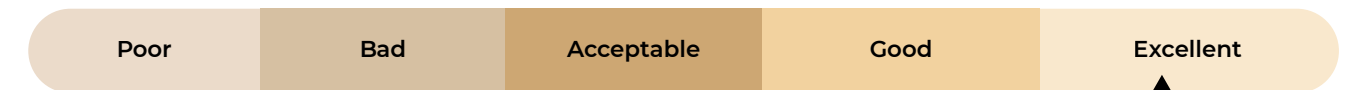


## Rating Matrix

Brand Equity



Delivery Record



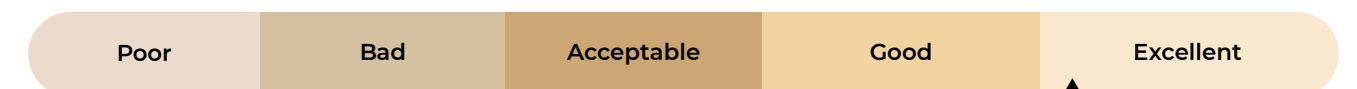
Financial Strength



Project Quality



Pricing Power



# 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.*




# Connect with us!

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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