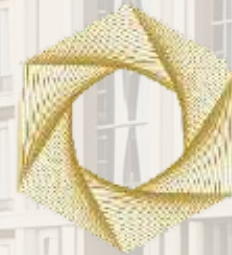


**TOI HOMES**  
THE TIMES OF INDIA GROUP

  
**Hero Homes**



# THE PALATIAL

**SECTOR 104, GURUGRAM**

## Project Report

---

### Includes

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

# Overview

**LAUNCH**  
March 2025

**CURRENT**  
₹18,500/ Sq. Feet\*

**CAGR**  
11%\*

**FEATURING**  
5 Towers, 688 Units

**PAYMENT PLAN**  
30:30:40, 30:70

**POSSESSION**  
June 2030

**2030 EXPECTED**  
₹28,084/ Sq. Feet\*

**XIRR\***  
14%\*


**PLOT SIZE**  
11 Acres

**HOMELoAN**  
Available



Disclaimer\*

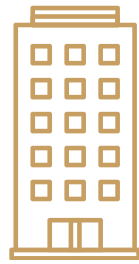
[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+91-700-54-700-55)

 [Chat!](#)

# Why TOI recommends?

**Ideal for:** Premium end-users and long-term investors seeking a balanced luxury offering with strong connectivity and future appreciation potential on Dwarka Expressway.



*Hero Homes The Palatial combines spacious luxury residences, premium lifestyle amenities and modern planning, creating a refined residential environment for upscale family living.*



*Backed by the trusted Hero Group brand and positioned within a rapidly appreciating corridor, the project offers a stable and relatively lower-risk premium investment profile.*



*Located in Sector 104 on Dwarka Expressway, the project benefits from strong connectivity to Delhi, IGI Airport and major business hubs, supporting long-term livability and resale demand.*

## Recommended Configurations

### BUY FOR END USE

4 BHK

3457 sq ft

### BUY TO SELL

3 BHK

2550 sq ft

### BUY TO RENT

3 BHK

2833 sq ft

# Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
<b>3 BHK</b>	2,550	₹ 18,500*	₹ 4.71 Cr*
<b>3 BHK + SPR</b>	2,833	₹ 18,500*	₹ 5.24 Cr*
<b>4 BHK + SPR</b>	3,457	₹ 18,500*	₹ 5.39 Cr*

*Hero Homes The Palatial offers spacious 3 & 4 BHK residences with premium layouts and efficient space planning, catering to both luxury end-users and long-term investors seeking strong livability and appreciation potential on Dwarka Expressway.*

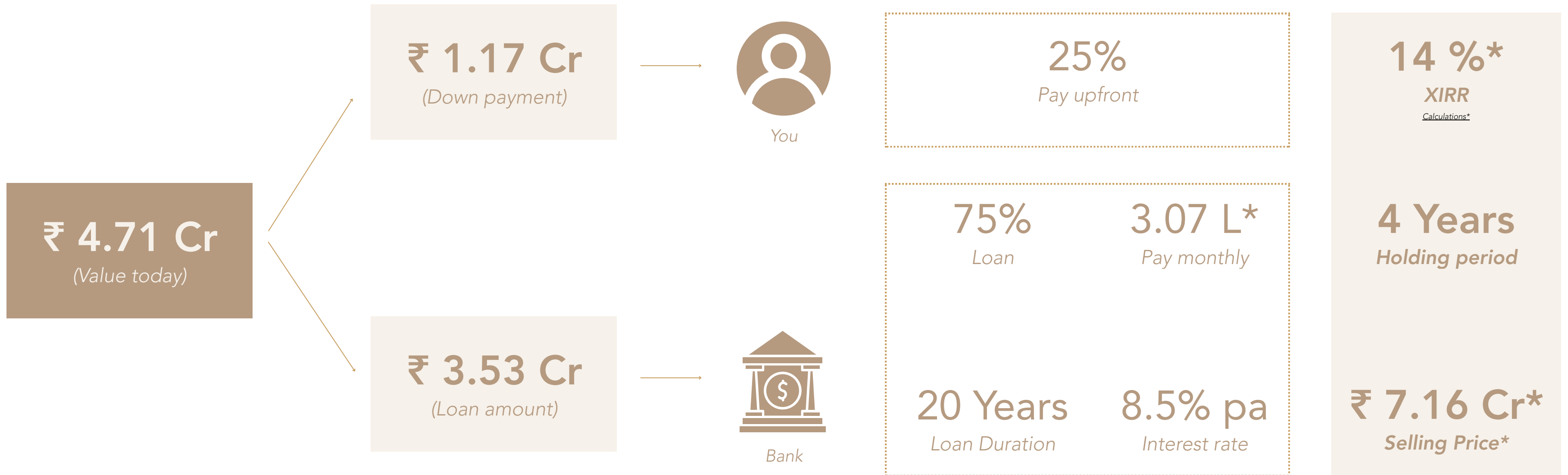
# Payment Plan

STAGE	PAYMENT (%)
<b>Booking</b>	10%
<b>Within 90 Days</b>	10%
<b>Within 240 Days</b>	10%
<b>40 Months / Super Structure*</b>	30%
<b>Completion of Internal Plaster / 45 Months*</b>	25%
<b>Application of OC</b>	15%
<b>Receipt of OC</b>	10%
<b>Possession</b>	5%

*A combination of CLP and Flexi payment options enables buyers to align capital deployment with project progress, balancing liquidity comfort with structured participation in long-term property appreciation.*

# Investment Highlights

CALCULATED FOR 3 BHK UNIT MEASURING 2,550 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.*

Disclaimer\*

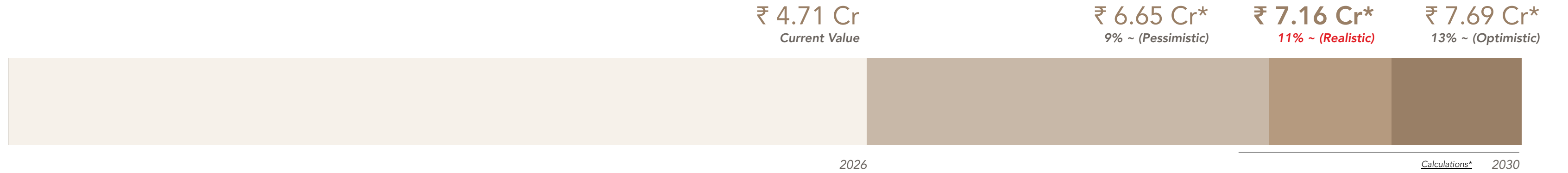
[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+91-700-54-700-55)

 [Chat!](#)

# How your property could grow by 2030

CALCULATED FOR 3 BHK UNIT MEASURING 2,550 SQ. FT



(Expected Price by 2030)



With an expected 11%\* CAGR over 4 years, the property's current value of ₹4.17Cr is projected to grow to ₹7.16Cr\* by 2030, appreciating by an estimated ₹3.45Cr\*.

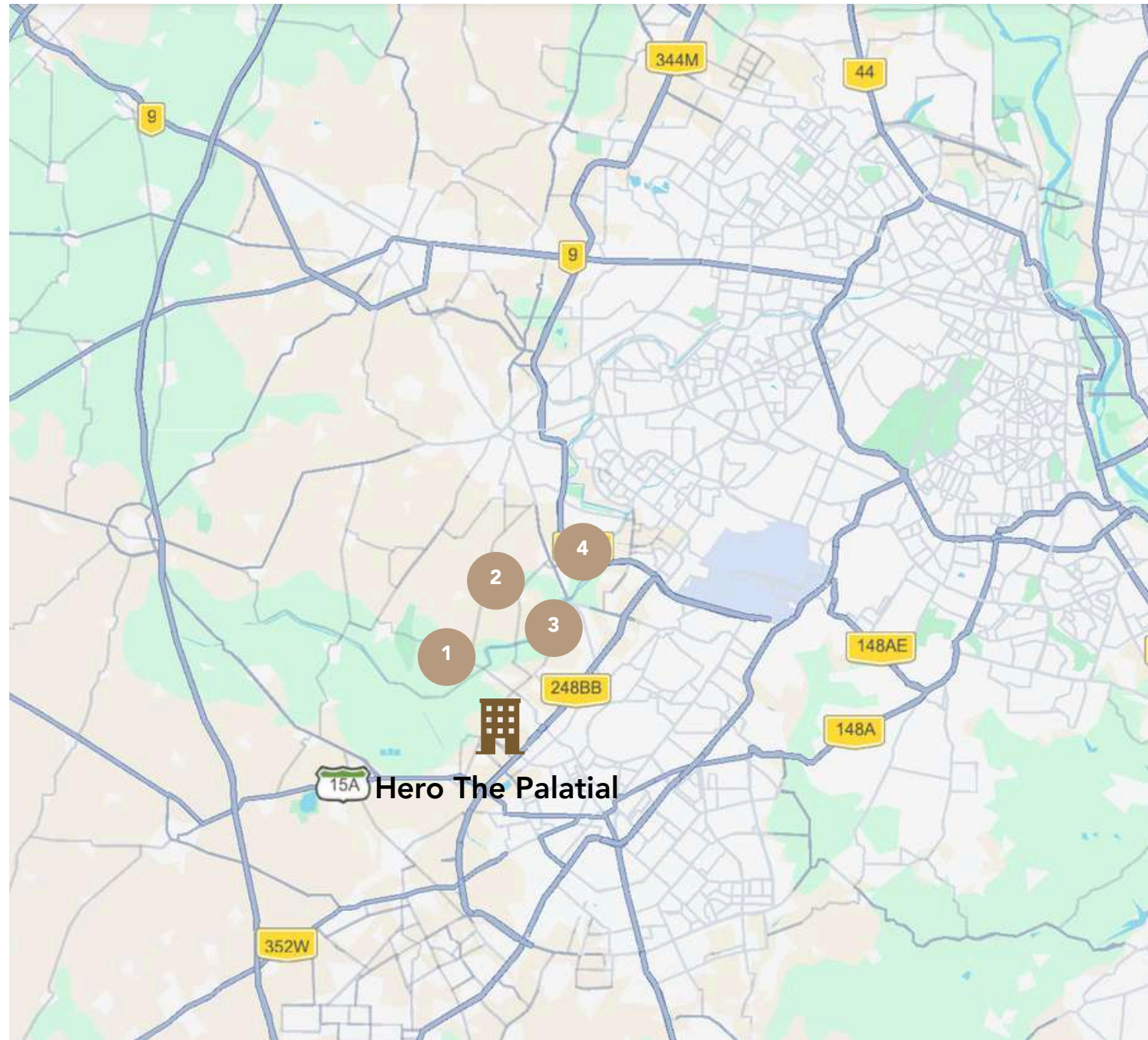
Disclaimer\*

[Book your consultation now!](#)

+91 - 700 - 54 - 700 - 55

[Chat!](#)

# Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Adani The Marq (Sector 102A)	2024-25	₹16,000 – ₹17,500	₹18,000 – ₹20,000
2 Godrej Meridien (Sector 106)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
3 Sobha Altus (Sector 106)	2024-25	₹20,000 – ₹21,000	₹21,000 – ₹23,000
4 M3M Crown (Sector 111)	2023-24	₹15,000 – ₹16,000	₹17,000 – ₹19,000
Hero The Palatial (Sector 104)	2025	₹18,500	₹18,500

## HISTORIC METRICS

**9 - 12%\***  
Long-Term CAGR  
(20 Years)

**15 - 22%\***  
Recent YoY Price Growth  
(5 Years)

**90 - 120%\***  
Avg. Price Increase  
(5 Years)

Sector 104 has evolved into a premium residential pocket on Dwarka Expressway, driven by expressway completion, improving connectivity and rising luxury supply. Hero Homes The Palatial is positioned as a high-end lifestyle offering, benefiting from strong corridor growth while maintaining relatively better value positioning than ultra-luxury branded developments.

Disclaimer\*

[Book your consultation now!](#)

+91 - 700 - 54 - 700 - 55

Chat!


# Similar Projects


Project	Hero Homes The Palatial	Adani The Marq	Godrej Meridien	Sobha Altus	M3M Crown
Developer	Hero Realty	Adani Realty	Godrej Properties	Sobha Limited	M3M India
Location	Sector 104, Gurugram	Sector 102A, Dwarka Exp.	Sector 106, Dwarka Exp.	Sector 106, Dwarka Exp.	Sector 111, Dwarka Exp.
Project Type	Premium luxury residences	Low-density luxury residences	Premium high-rise residences	Luxury high-rise residences	Premium luxury residences
Launch Year	2025	2024–25	2023–24	2024–25	2023–24
Handover Timeline	2030	~2029	~2028–29	~2029–30	~2028–29
Launch Price (₹/sq ft)	₹18,500	₹16,000 – ₹17,500	₹18,000 – ₹20,000	₹20,000 – ₹21,000	₹15,000 – ₹16,000
Current Price (₹/sq ft)	₹18,500	₹18,000 – ₹20,000	₹20,000 – ₹23,000	₹21,000 – ₹23,000	₹17,000 – ₹19,000
CAGR (Since Launch)	New Launch	New Launch	New / Early	New Launch	~8–10%
Project Density	Low	Low	Medium	Medium	Medium
Clubhouse	Premium clubhouse	Premium clubhouse	Large clubhouse	Luxury clubhouse	Premium clubhouse
Ideal For	Luxury buyers	Luxury buyers	Premium family buyers	Luxury end-users	Upgrade buyers
Key USP / Highlights	Low-density luxury positioning	Low-density luxury positioning	Strong brand + mature ecosystem	Sobha quality & execution	Premium pricing + township ecosystem

[Disclaimer\\*](#)

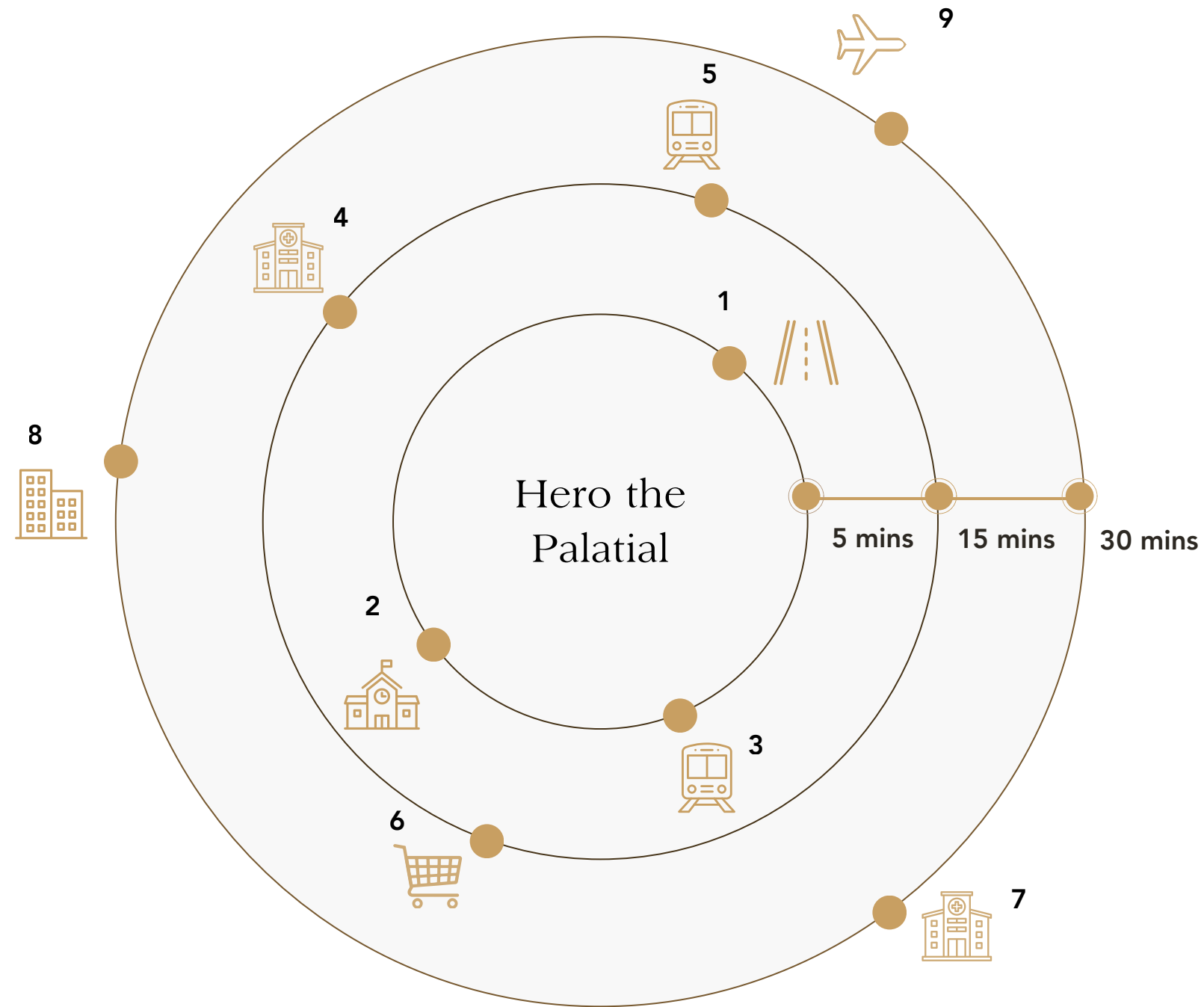
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.










[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+917005470055)

 [Chat!](#)

# Facilities Nearby



1	 Dwarka Expressway	0 Km
2	 Delhi Public School	0.5 Km
3	 Gurugram Railway Station	1.5 Km
4	 Advanced Super Speciality Hospital	6 Km
5	 Dwarka Sector 21 Metro Station	8 Km
6	 Yashobhoomi Convention Center	10 Km
7	 Gurgaon Global City Hospital	12 Km
8	 Diplomatic Enclave II	13 Km
9	 IGI Airport	14 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

[Book your consultation now!](#)



[+91 - 700 - 54 - 700 - 55](tel:+91-700-54-700-55)



[Chat!](#)

# Builder Profile



Hero Realty Private Limited focuses on creating residential townships, premium housing projects, commercial developments, and plotted communities across key urban markets like Delhi-NCR, Mohali, Ludhiana, and Haridwar.

264, Okhla Phase III, Okhla Industrial Area, New Delhi, Delhi - 110020

1996

ESTABLISHED  
YEAR

800+

ACRES OF  
INDUSTRIAL PARKS

6+

CITIES OF  
OPERATION

8.4 M+

SQUARE FEET AREA  
DEVELOPED

30+

YEARS  
OF LEGACY

## Flagship Projects



## Rating Matrix

Brand Equity



Delivery Record



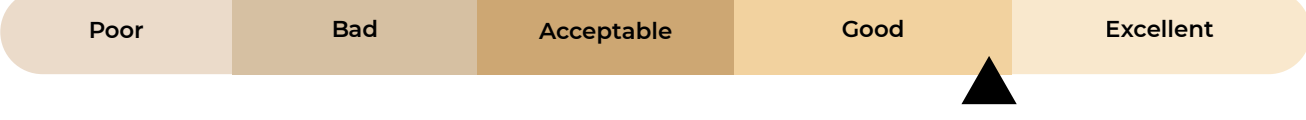
Financial Strength



Project Quality



Pricing Power



[Book your consultation now!](#)

[+91 - 700 - 54 - 700 - 55](tel:+91-700-54-700-55)

[Chat!](#)

# Project Scorecard

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

*Hero Homes The Palatial offers a balanced luxury investment profile backed by strong brand credibility, improving corridor maturity and competitive premium positioning on Dwarka Expressway*


# 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	Low	Low	Stable
Execution & Delivery Risk	Low	Medium	Manageable
Interest Rate Volatility	Medium	Medium	Manageable
Rental Yield Volatility	Low	Medium	Stable

*Hero Homes The Palatial maintains a balanced risk profile supported by strong corridor fundamentals and brand credibility, with key considerations centered around premium pricing dynamics and market cycle timing.*

Disclaimer\*

[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+917005470055)

 [Chat!](#)



*Located in Sector 104 with seamless connectivity to Delhi, IGI Airport and major commercial hubs, benefiting from expressway infrastructure completion.*



*Developed by Hero Realty, backed by the trusted Hero Group brand with strong financial credibility and growing residential presence.*



*Premium clubhouse, landscaped greens and curated amenities create a modern, family-oriented luxury living environment.*



*Priced competitively within the Dwarka Expressway luxury segment, offering value relative to ultra-luxury developments nearby.*




*Dwarka Expressway continues to witness rapid appreciation driven by infrastructure completion and increasing premium housing demand.*




# Connect with us!

Consult Our Certified Industry Experts

Mr. Pradeep Phalswal 


 +91 - 83680 - 39021

 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.

[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](#)

 [Chat!](#)

# Important Links

[BUILDER BROCHURE](#)


[MASTER PLAN](#)

[FLOOR PLANS](#)

**TOI HOMES**  
THE TIMES OF INDIA GROUP

  
Bennett & Coleman  
**THE TIMES OF INDIA**


India's most trusted premium real estate advisory, backed by the credibility of Times of India. We specialize in luxury properties and provide end-to-end consultation for discerning investors.

 [+91 - 700 - 54 - 700 - 55](tel:+917005470055)

 [contact@toihomes.com](mailto:contact@toihomes.com)

 [The Times of India Building, Sector 16, Film City, Noida](#)

[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+917005470055)

 [Chat!](#)

# About TOI Homes

For nearly two centuries, The Times of India Group has stood as a symbol of credibility, insight, and leadership in India’s media and consumer landscape. Since 1838, it has grown into a national institution known for trusted journalism, innovative storytelling, and pioneering technology—always guided by its mission to empower people with clarity, integrity, and care.

Its legacy extends across influential brands such as The Times of India, The Economic Times, Times Black, Cricbuzz, Abound, Times Prime, and ET Prime, creating an ecosystem that shapes conversations, informs decisions, and enriches millions of lives. Together, these brands uphold a deep tradition of reliability and transparency.

TOI Homes carries this legacy forward as a premium real-estate concierge service designed for discerning buyers. With curated listings, research-led insights, and seamless end-to-end support, it goes beyond brokerage offering trusted guidance, personalised service, and an elevated property experience defined by confidence, clarity, and comfort.



## Disclaimer

---

The information presented by **TOI Homes**, part of **The Times of India Group**, is for general informational purposes only and does not constitute financial, legal, or investment advice. All data and insights are based on sources believed to be reliable but are not guaranteed for accuracy or completeness and are subject to change due to market conditions. The developer and associated entities are not liable for decisions made based on this information. Real estate investments involve risks, and buyers are advised to conduct independent due diligence and consult certified advisors before investing. TOI Homes does not endorse or promote any specific property or developer unless explicitly stated.