Project Report

Includes

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

378 OF 2017 DATED 07.12.2017

Overview

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THE TIMES OF INDIA GROUP

LAUNCH January 2015	CURRENT ₹19,999 / Sq. Feet*	CAGR 11 %*	FEATURING 27 Towers, 1356 Units	PAYMENT PLAN 20:80
POSSESSION January 2021	2030 EXPECTED ₹30,359 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 37.5 Acres	HOMELOAN Available

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Why TOI recommends?

Ideal for: End-users seeking spacious premium living in a mature location and investors looking for stable long-term appreciation with lower execution risk.

Ireo The Corridors is a delivered premium residential development offering large-format layouts, established community living and strong livability within one of Gurgaon's most mature residential corridors.

Backed by strong occupancy levels, operational infrastructure and a proven appreciation track record, the project offers a stable and relatively predictable investment profile compared to early-stage launches.

Located on Golf Course Extension Road, the project benefits from excellent connectivity, strong social infrastructure and sustained end-user demand, supporting long-term resale and rental potential.

Recommended Configurations

BUY FOR END USE
3 BHK
1852 sq ft

BUY TO SELL
3 BHK
1727 sq ft

BUY TO RENT
2 BHK
1484 sq ft

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
2 BHK	1,296	₹ 19,999	₹ 2.59 Cr
2 BHK + S	1,484	₹ 19,999	₹ 2.96 Cr
3 BHK	1,727	₹ 19,999	₹ 3.45 Cr
3 BHK + S	1,852	₹ 19,999	₹ 3.70 Cr
3 BHK + F + S	2,416	₹ 19,999	₹ 4.83 Cr
4 BHK + F + S	2,740	₹ 19,999	₹ 5.47 Cr

Ireo The Corridors offers a wide mix of spacious 2, 3 & 4 BHK configurations with efficient layouts and competitive pricing, catering to both end-users seeking larger homes and investors focused on stable long-term appreciation.

Payment Plans

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PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
20:80	20% upfront payment and remaining 80% at possession / later construction stage	Investors and buyers seeking lower initial capital deployment	Lower upfront investment improves leverage efficiency and allows buyers to benefit from capital appreciation before major cash outflows are due

The 20:80 structure enables buyers to enter a premium residential asset with limited upfront capital, maximizing financial flexibility and appreciation-led upside potential over the holding period.

Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 1,815 SQ. FT

₹ 2.59 Cr
(Value today)

₹ 0.64 Cr
(Down payment)

You

25%
Pay upfront

₹ 1.94 Cr
(Loan amount)

Bank

75%
Loan

1.68 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 3.93 Cr*
*Selling Price**

The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, medium-density planning, and strong execution quality rather than speculative upside.

Disclaimer*

How your property could grow by 2030

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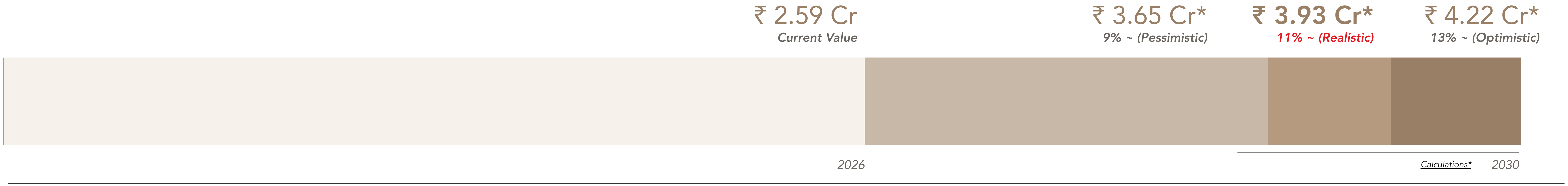
CALCULATED FOR 3BHK UNIT MEASURING 1,815 SQ. FT



(Expected Price by 2030)

₹ 2.59 Cr
(Current Value)

₹ 19,999 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 3.93 Cr*
(Realistic Value by 2030)

₹ 30,359 PSF*
(Realistic Value by 2030)

₹ 1.34 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.59 Cr** is projected to grow to **₹3.93 Cr* by 2030**, appreciating by an estimated **₹1.34 Cr*.***

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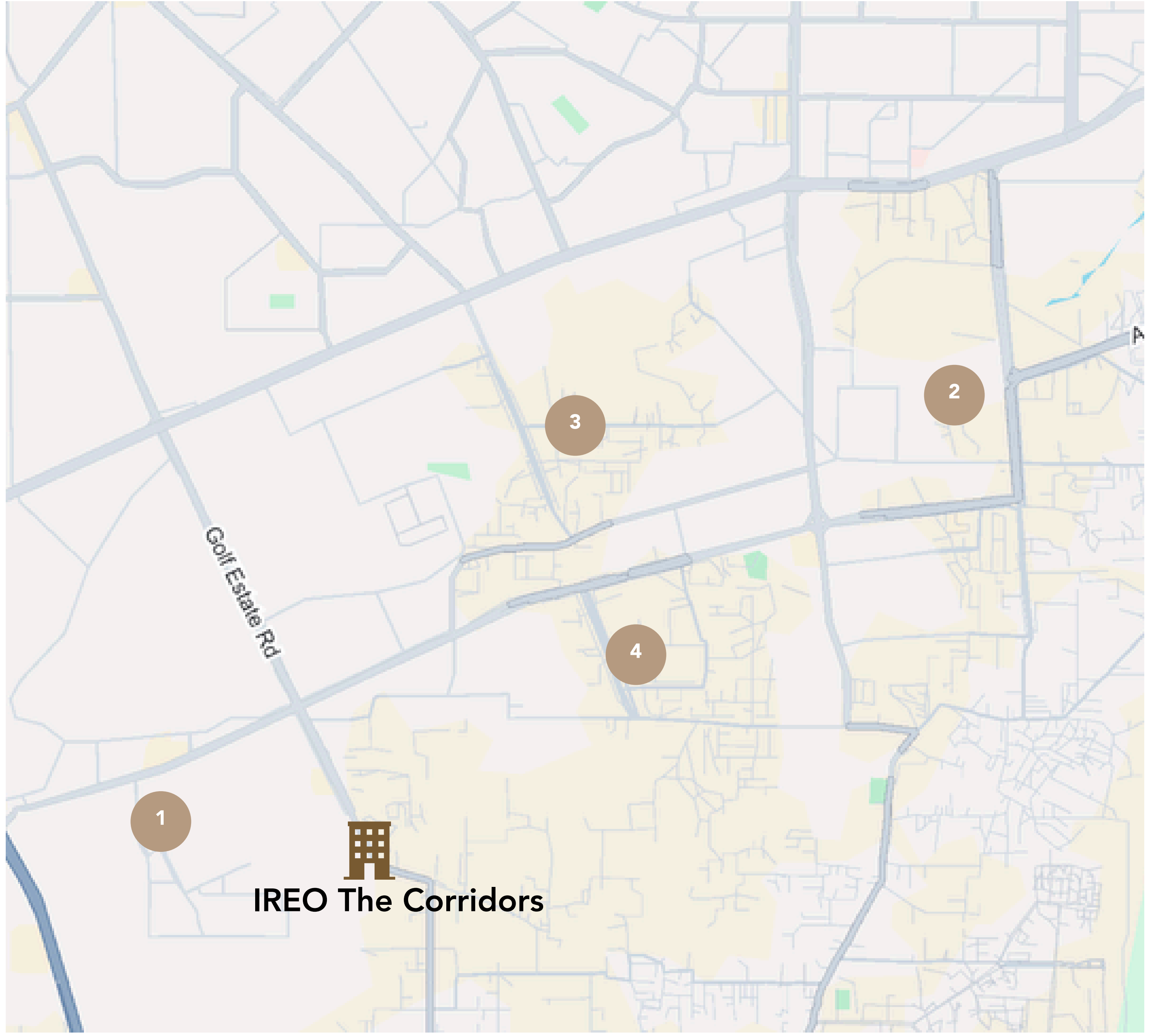
Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 M3M Merlin (Sector 67)	2013–14	₹7,500 – ₹8,500	₹14,000 – ₹16,000
2 Smartworld Orchard (Sector 61)	2021–22	₹9,000 – ₹10,500	₹14,000 – ₹16,000
3 Emaar Urban Oasis (Sector 62)	2021–22	₹10,000 – ₹11,500	₹15,000 – ₹17,000
4 DLF The Arbour (Sector 63)	2023	₹18,000 – ₹20,000	₹22,000 – ₹25,000
Ireo The Corridors (Sector 67A)	-	₹19,999	₹19,999

HISTORIC METRICS

10 - 13%*
Long-Term CAGR
(20 Years)

14 - 20%*
Recent YoY Price Growth
(5 Years)

80 - 120%*
Avg. Price Increase
(5 Years)

Golf Course Extension Road has evolved into one of Gurgaon's most established premium residential corridors, driven by strong infrastructure, metro connectivity and sustained luxury housing demand. Ireo The Corridors benefits from early-entry pricing advantage and large-format layouts within a now-mature micro-market witnessing strong capital appreciation.

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Similar Projects

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Project	Ireo The Corridors	M3M Merlin	Emaar Urban Oasis	Smartworld Orchard	DLF The Arbour
Developer	*Ireo*	M3M India	Emaar India	Smartworld Developers	DLF
Location	*Sector 67A, GCRE*	Sector 67, GCRE	Sector 62, GCRE	Sector 61, GCRE	Sector 63, GCRE
Project Type	*Premium high-rise residences*	Luxury residences	Premium residences	Low-rise premium floors	Ultra-luxury residences
Launch Year	*2015*	2013–14	2021–22	2021–22	2023
Handover Timeline	*2021*	Delivered	~2027	~2025–26	~2030
Launch Price (₹/sq ft)	*₹19,999*	₹7,500 – ₹8,500	₹10,000 – ₹11,500	₹9,000 – ₹10,500	₹18,000 – ₹20,000
Current Price (₹/sq ft)	*₹19,999*	₹14,000 – ₹16,000	₹15,000 – ₹17,000	₹14,000 – ₹16,000	₹22,000 – ₹25,000
CAGR (Since Launch)	*11%*	~7–9%	~10–12%	~12–14%	New Launch
Project Density	*Medium*	Medium	Medium	Low	Low
Clubhouse	*Large lifestyle clubhouse*	Large clubhouse	Premium clubhouse	Community clubhouse	Luxury clubhouse
Ideal For	*Premium end-users*	Upgrade buyers	Family end-users	Mid-premium buyers	Ultra-luxury buyers
Key USP / Highlights	*Large layouts + mature ecosystem*	Central location + pricing	Emaar brand + modern planning	Low-rise living concept	Ultra-premium positioning

Disclaimer*

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

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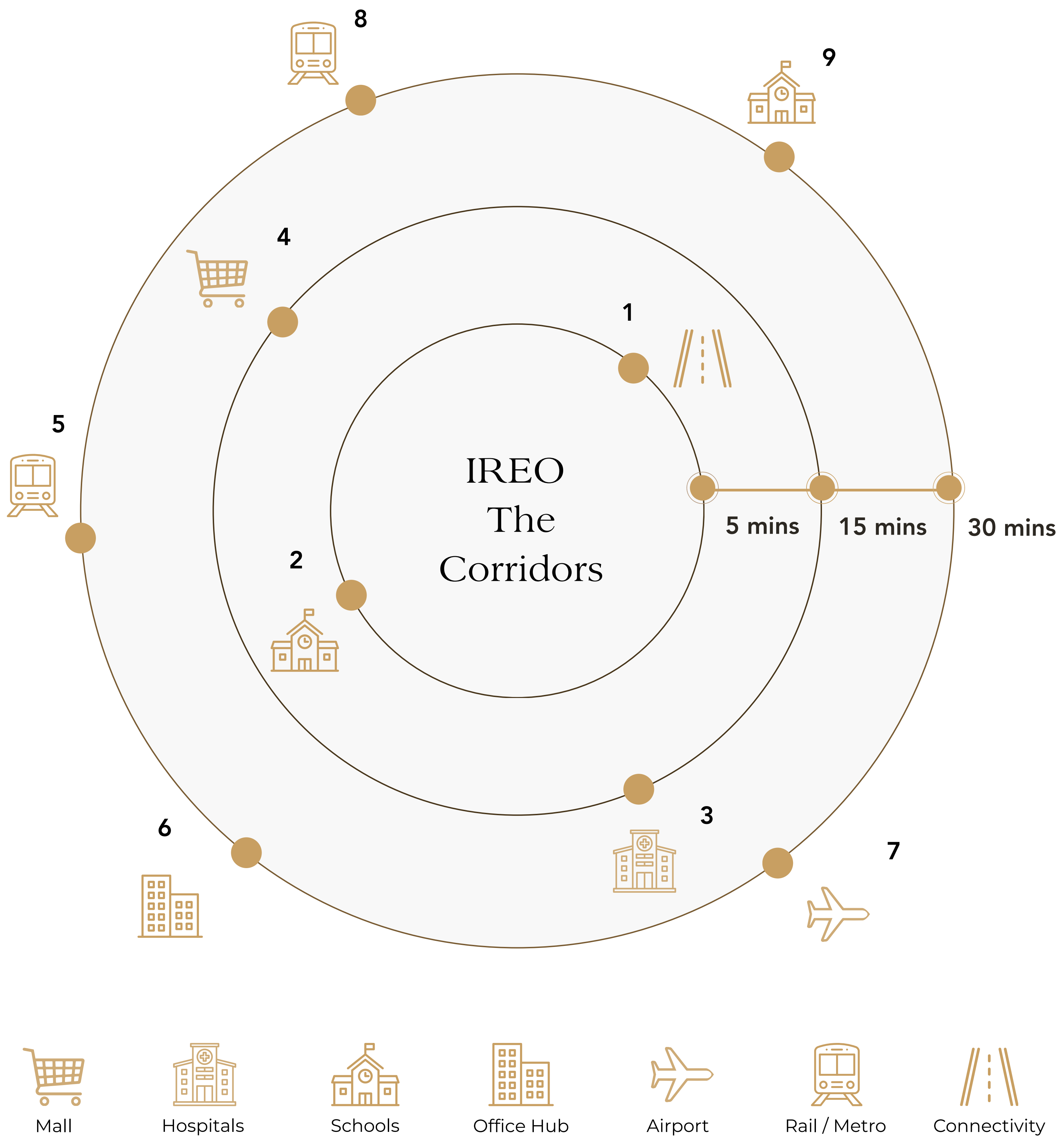
Facilities Nearby



1	NH-8	2 Km
2	Shikshantar School	2.5 Km
3	Medanta – The Medicity	7 Km
4	Airia Mall	5 Km
5	Huda City Centre Metro	10 Km
6	Cyber City Gurgaon	18 Km
7	IGI Airport	22 Km
8	Gurugram Railway Station	14 Km
9	GD Goenka University	15 Km

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Builder Profile

Ireo is a premium real estate developer known for luxury residential communities, large-scale integrated townships, and modern urban developments across Gurugram and other key Indian markets.

Rd, 122005, Alahawas, Sector 59, Gurugram, Haryana 122098

2004	4.5K+	20+	7	20+
ESTABLISHED YEAR	ACRES OF LAND BANK	TOTAL PROJECTS DELIVERED	CITIES OF OPERATION	YEARS OF REAL ESTATE LEGACY

Flagship Projects

ireo SKYON™ SPACE AGE LIVING

ireo® THE CORRIDORS®

ireo PRIDEPARK

Rating Matrix

Brand Equity	Poor	Bad	Acceptable	Good	Excellent
Delivery Record	Poor	Bad	Acceptable	Good	Excellent
Financial Strength	Poor	Bad	Acceptable	Good	Excellent
Project Quality	Poor	Bad	Acceptable	Good	Excellent
Pricing Power	Poor	Bad	Acceptable	Good	Excellent

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Project Scorecard

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

Ireo The Corridors benefits from a mature premium location, spacious layouts and established occupancy, offering stable long-term value within one of Gurgaon's strongest residential corridors.

Property Risk Matrix

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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	Low	Minimal
Interest Rate Volatility	Medium	Medium	Moderate
Rental Yield Volatility	Low	Medium	Stable

Ireo The Corridors carries a largely stable risk profile supported by a mature location and operational status, with key considerations centered around historical developer legacy concerns rather than execution or market fundamentals.

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Strengths

Located in Sector 67A within one of Gurgaon's most established premium residential corridors with strong connectivity and social infrastructure.

Delivered and occupied development with established community living, reducing execution and delivery-related uncertainties.

Large-format residences with well-designed layouts continue to stand out against newer high-density developments.

The project has witnessed substantial appreciation since launch, supported by corridor maturity and infrastructure growth.

Proximity to schools, hospitals, malls and business hubs enhances long-term livability and tenant appeal.

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Consult Our Certified Industry Experts

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₹250+ Cr worth of homes advised & transacted.

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Important Links

BUILDER BROCHURE

SITE PLAN

FLOOR PLANS

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