



TOI HOMES
THE TIMES OF INDIA GROUP

ELDECO

TERRA & SOL

SECTOR 80, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH March 2026	CURRENT ₹13,500 / Sq. Feet*	CAGR 11%*	FEATURING 2 Towers, 224 Units	PAYMENT PLAN CLP, 30:40:30
POSSESSION January 2031	2030 EXPECTED ₹29,025 / Sq. Feet*	XIRR* 14%*	PLOT SIZE 2.7 Acres	HOMELoan Available



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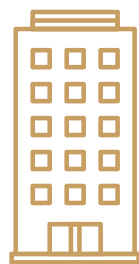
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Why TOI recommends?

Ideal for: End-users seeking low-density living and investors targeting long-term capital appreciation in an emerging growth corridor.



Eldeco Terra & Sol is a low-density development offering larger land parcels, open spaces and a community-driven lifestyle, designed for long-term livability rather than short-term speculation.



Backed by Eldeco’s strong delivery track record and township expertise, the project offers a stable and reliable execution profile within a developing micro-market.



Located in an evolving corridor with improving connectivity and infrastructure, the project benefits from affordability-led demand and gradual end-user-driven growth potential.

Recommended Configurations

BUY FOR END USE

3 BHK
2150 sq ft

BUY TO SELL

3 BHK
2150 sq ft

BUY TO RENT

3 BHK
2450 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK	2,150	₹ 13,500	₹ 2.90 Cr*
3 BHK + SQ	2,450	₹ 13,500	₹ 3.30 Cr*

Eldeco Terra & SOL offers a premium large-format 3 BHK residences, where higher ticket sizes are aligned with luxury positioning, supporting long-term capital appreciation but with relatively lower liquidity compared to mid-segment assets.

Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked with actual construction progress and milestones	End-users preferring phased cash outflow aligned with project execution	Reduces upfront financial burden while maintaining payment-security alignment with construction progress
30:40:30	30% at booking, 40% during construction and 30% at possession	Investors and buyers seeking balanced capital deployment	Optimizes liquidity management with deferred payment exposure and long-term appreciation participation

Flexible payment structures at Eldeco Terra & Sol enable buyers to manage capital efficiently while benefiting from phased investment exposure and long-term appreciation potential.

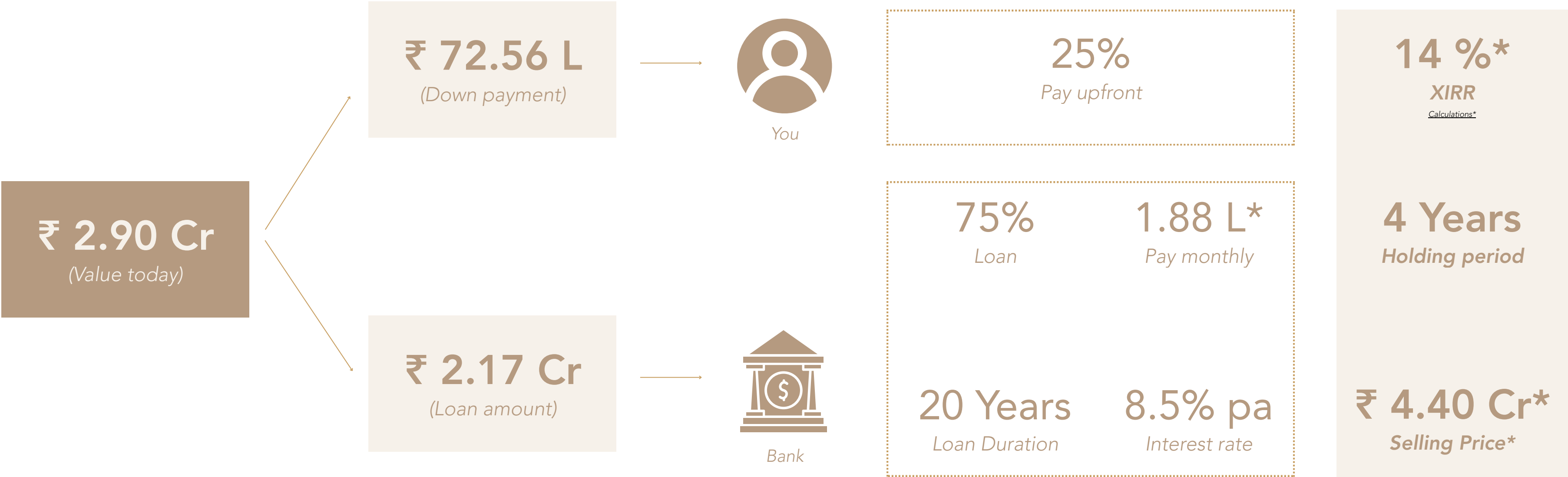
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Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 2,150 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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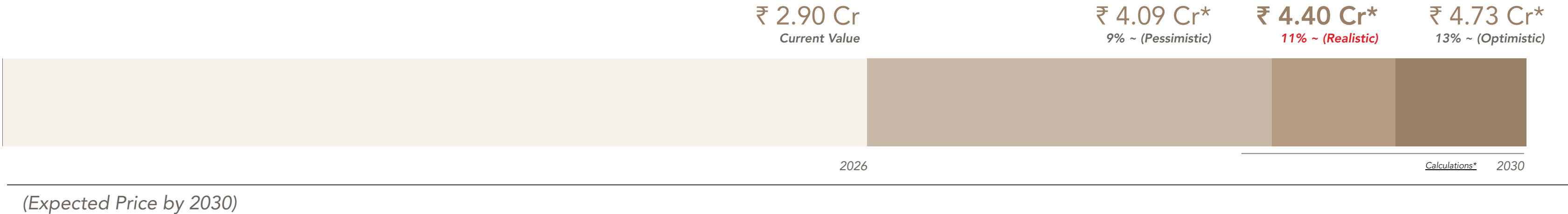
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How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 2,150 SQ. FT



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.90 Cr** is projected to grow to **₹4.40 Cr* by 2030**, appreciating by an estimated **₹1.50 Cr***.

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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Central Park Flower Valley	2021-23	₹6,000 – ₹7,000	₹7,500 – ₹9,500
2 Signature Global Low-Rise	2022-24	₹4,500 – ₹5,500	₹6,000 – ₹7,500
3 Ashiana Mulberry	2020-22	₹5,000 – ₹6,000	₹7,000 – ₹8,500
4 Eldeco Acclaim	2019-21	₹4,000 – ₹5,000	₹6,500 – ₹7,500
Eldeco Terra & Sol	2026	₹15,500	₹15,500

HISTORIC METRICS

8 - 11%*

Long-Term CAGR
(20 Years)

12 - 18%*

Recent YoY Price Growth
(5 Years)

70 - 110%*

Avg. Price Increase
(5 Years)

Sohna is an emerging residential micro-market driven by improving connectivity via Sohna Elevated Road and affordability-led demand. Eldeco Terra & Sol is positioned as a low-density plotted/lifestyle offering, benefiting from early-stage growth potential with gradual end-user-led absorption.

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Similar Projects

Project	Eldeco Terra & Sol	Central Park Flower Valley	Ashiana Mulberry	Godrej Nature Plus	Signature Global Low-Rise
Developer	Eldeco Group	Central Park	Ashiana Housing	Godrej Properties	Signature Global
Location	Sector 80, Gurugram	Sector 32–33, Sohna	Sector 2, Sohna	Sector 33, Sohna	Sohna Sectors
Project Type	Low-density development	Township (plots + floors + villas)	Premium low-rise apartments	Mid-premium high-rise	Low-rise floors
Launch Year	2026	2021–23	2020–22	2023–24	2022–24
Handover Timeline	2031	Phased / ongoing	Delivered / near completion	~2027–28	~2026–28
Launch Price (₹/sq ft)	₹13,500	₹6,000 – ₹7,000	₹5,000 – ₹6,000	₹8,000 – ₹9,500	₹4,500 – ₹5,500
Current Price (₹/sq ft)	₹13,500	₹7,500 – ₹9,500	₹7,000 – ₹8,500	₹9,500 – ₹12,000	₹6,000 – ₹7,500
CAGR Since Launch (%)	New Launch	~10–14%	~10–12%	New / Early	~10–12%
Project Density	Low	Medium (township)	Low	Medium–High	Medium
Clubhouse	Community clubhouse	Large township-level amenities	Premium clubhouse	Large clubhouse	Community clubhouse
Ideal For	End-users / long-term investors	Lifestyle township buyers	Family end-users	Upgrade buyers	Budget + mid buyers
Key USP / Highlights	Low-density plotted lifestyle	500-acre township ecosystem	Senior living + community focus	Brand + modern amenities	Affordable entry pricing

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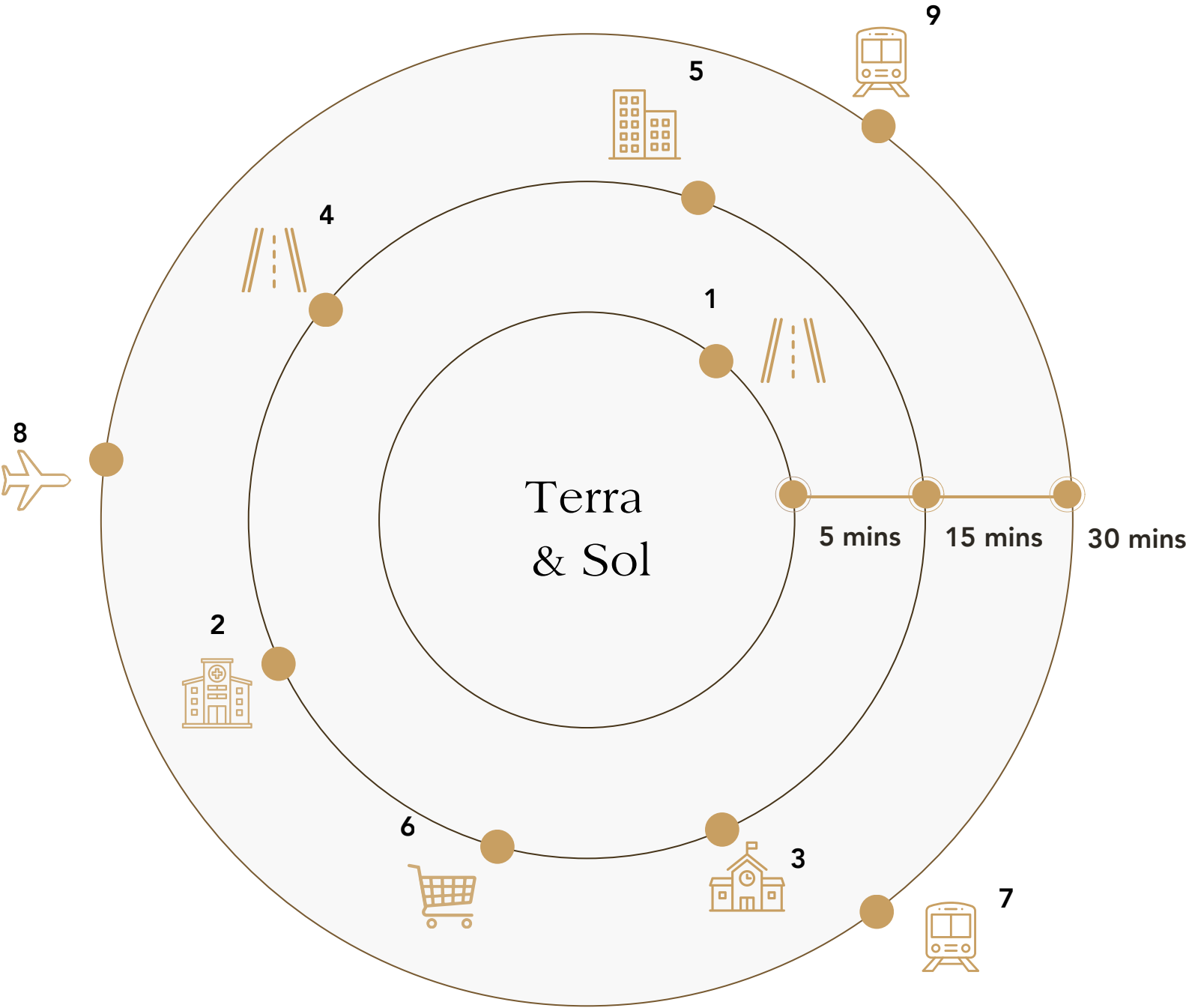
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		NH-48	2 Km
2		Medeor Hospital Manesar	5 Km
3		Delhi Public School Sector 84	6 Km
4		Dwarka Expressway	9 Km
5		Cyber City	11 Km
6		Elan Miracle Mall	10 Km
7		Huda City Centre Metro Station	18 Km
8		IGI Airport	27 Km
9		Gurgaon Railway Station	22 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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ELDECO

Eldeco is a legacy, execution-focused developer with strong township experience and a wide regional presence, positioned as a reliable mid-premium player with consistent delivery credentials.

 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi - 110 025 (India)

1975

ESTABLISHED
YEAR

40+

YEARS OF LEGACY

200+

TOTAL PROJECTS
DELIVERED

60 M+

SQUARE FEET AREA
DEVELOPED

20+

CITIES OF
OPERATION

Flagship Projects



Rating Matrix

Brand Equity

PoorBadAcceptableGoodExcellent



Delivery Record

PoorBadAcceptableGoodExcellent



Financial Strength

PoorBadAcceptableGoodExcellent



Project Quality

PoorBadAcceptableGoodExcellent



Pricing Power

PoorBadAcceptableGoodExcellent



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Project Scorecard

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

Eldeco Terra & Sol offers a balanced investment profile with strong developer credibility and improving location fundamentals, positioning it as a mid-premium opportunity in a developing but high-growth New Gurgaon corridor.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Balanced
Regulatory/ Policy Changes	Low	Low	Minimal
Opportunity Cost of Capital	Medium	Medium	Balanced
Liquidity Risk	Medium	Medium	Moderate
Execution & Delivery Risk	Low	Low	Strong
Interest Rate Volatility	Medium	Medium	Manageable
Rental Yield Volatility	Low	Low	Stable

Eldeco Terra & Sol carries a moderate risk profile typical of emerging corridors, with key considerations around liquidity and holding period, while developer reliability and township planning help mitigate execution risks.

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Low-rise format ensures better privacy, open spaces and a more community-driven living experience compared to high-rise projects.



Backed by Eldeco's long-standing reputation for timely delivery and execution reliability across township developments.



Offers a relatively lower entry price compared to core Gurgaon, enabling better upside potential over a longer holding period.



Benefiting from proximity to NH-48, Sohna Elevated Road and upcoming infrastructure developments enhancing accessibility.



Primarily driven by genuine end-users rather than speculative investors, supporting stable price movement and absorption.

Connect with us!

Consult Our Certified Industry Experts

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 300+ families guided to the right home.

Mr. Shubham Khandelwal 

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 shubham.khandelwal@toihomes.com



 ₹250+ Cr worth of homes advised & transacted.

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Important Links

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