

TOI HOMES
THE TIMES OF INDIA GROUP



GAIA

R E S I D E N C E S

SECTOR 106, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH
August 2025

CURRENT
₹22,000 / Sq. Feet*

CAGR
8-12%*

FEATURING
3 Towers, 531 Units

PAYMENT PLAN
30 : 40 : 30, 10 : 90

POSSESSION
December 2031

2030 EXPECTED
₹33,397 / Sq. Feet*

XIRR*
14 %*

PLOT SIZE
4 Acres

HOMELOAN
Available



Disclaimer*

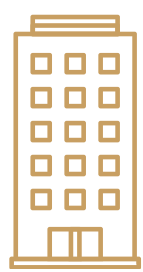
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Why TOI recommends?

Ideal for: Mid-premium end-users and disciplined investors seeking corridor-backed appreciation with balanced liquidity and controlled downside risk over a 4-year horizon.



Large-format 3BHK configurations offer strong livability appeal and deeper liquidity compared to ultra-luxury inventory in the corridor.



At ₹22,000 PSF, pricing aligns with matured Dwarka Expressway benchmarks, while 75% leverage under a 11% CAGR assumption supports high-teen IRR potential without speculative growth dependency.



Sector 106 benefits from prime Dwarka Expressway positioning with seamless connectivity to Delhi, IGI Airport and upcoming commercial hubs, supporting sustained end-user demand.

Recommended Configurations

BUY FOR END USE

3 BHK
2106 sq ft

BUY TO SELL

3 BHK
2084 sq ft

BUY TO RENT

3 BHK
2084 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	INDICATIVE PRICE @ ₹22,000 PSF
3 BHK	2084	₹4.58 Cr
3 BHK	2106	₹4.63 Cr

BPTP Gaia Residences offers well-sized 3 BHK layouts in the 2000–2200sq ft bracket, positioned in the mid-premium segment of Dwarka Expressway. The ticket size balances appreciation potential with liquidity comfort, making it suitable for both end-use and structured capital growth strategies.

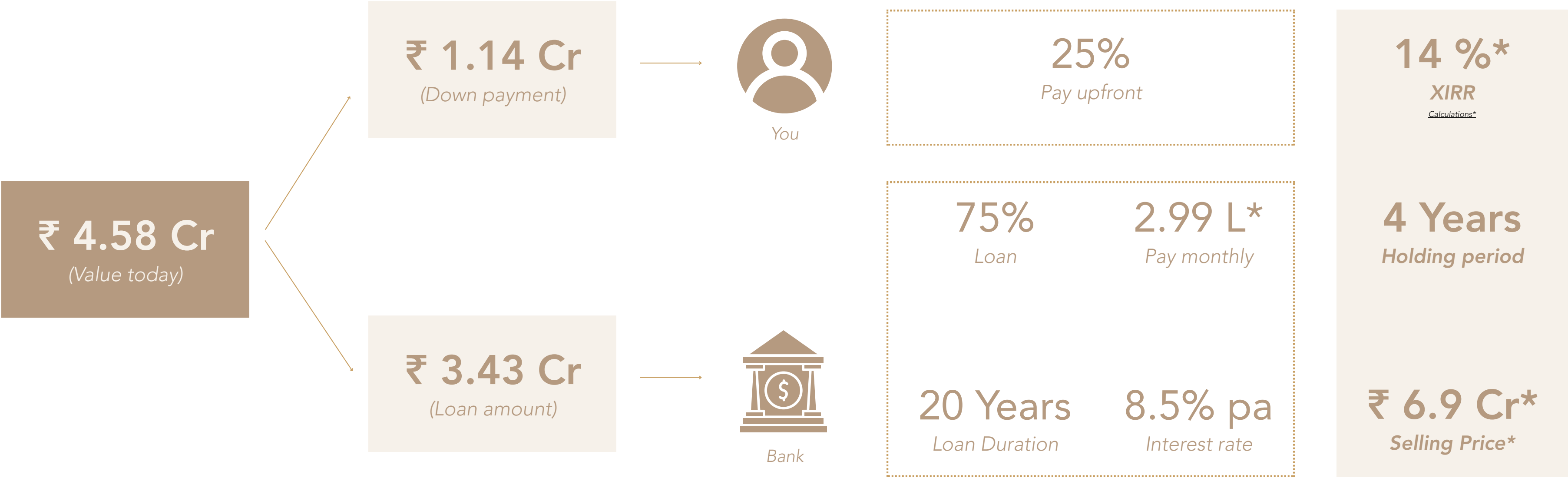
Payment Plans

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
30 : 40 : 30	30% booking, 40% construction, 30% possession	Balanced buyers	Staggered payments, moderate risk
10 : 90	10% booking, 90% possession	Investors	Low upfront capital, higher leverage efficiency

This payment structure balances upfront commitment with construction-linked milestones, offering capital efficiency while aligning final payments with possession and completion.

Investment Highlights

CALCULATED FOR A 3 BHK UNIT MEASURING ON AVERAGE 2,084 SQ. FT



BPTP Gaia Residences targets mid-teen leveraged returns over a 4-year horizon under realistic growth assumptions. Returns are supported by improving Dwarka Expressway infrastructure and end-user demand depth, rather than speculative launch pricing.

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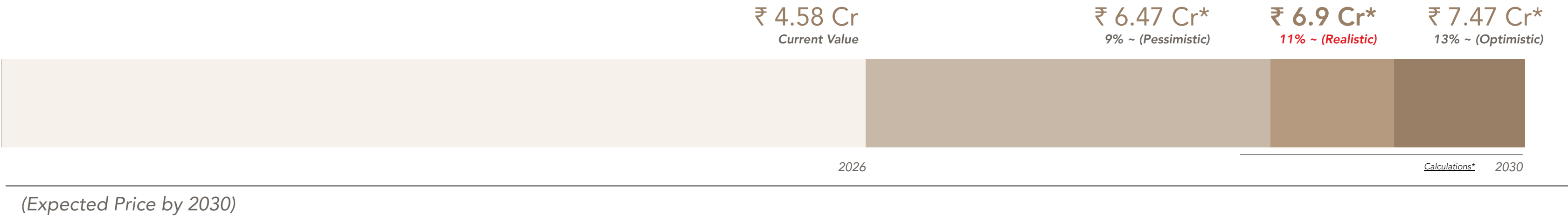
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How your property could grow by 2030

CALCULATED FOR A 3 BHK UNIT MEASURING ON AVERAGE 2,084 SQ. FT



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹4.58 Cr** is projected to grow to **₹6.9 Cr* by 2030**, appreciating by an estimated **₹2.38 Cr***.

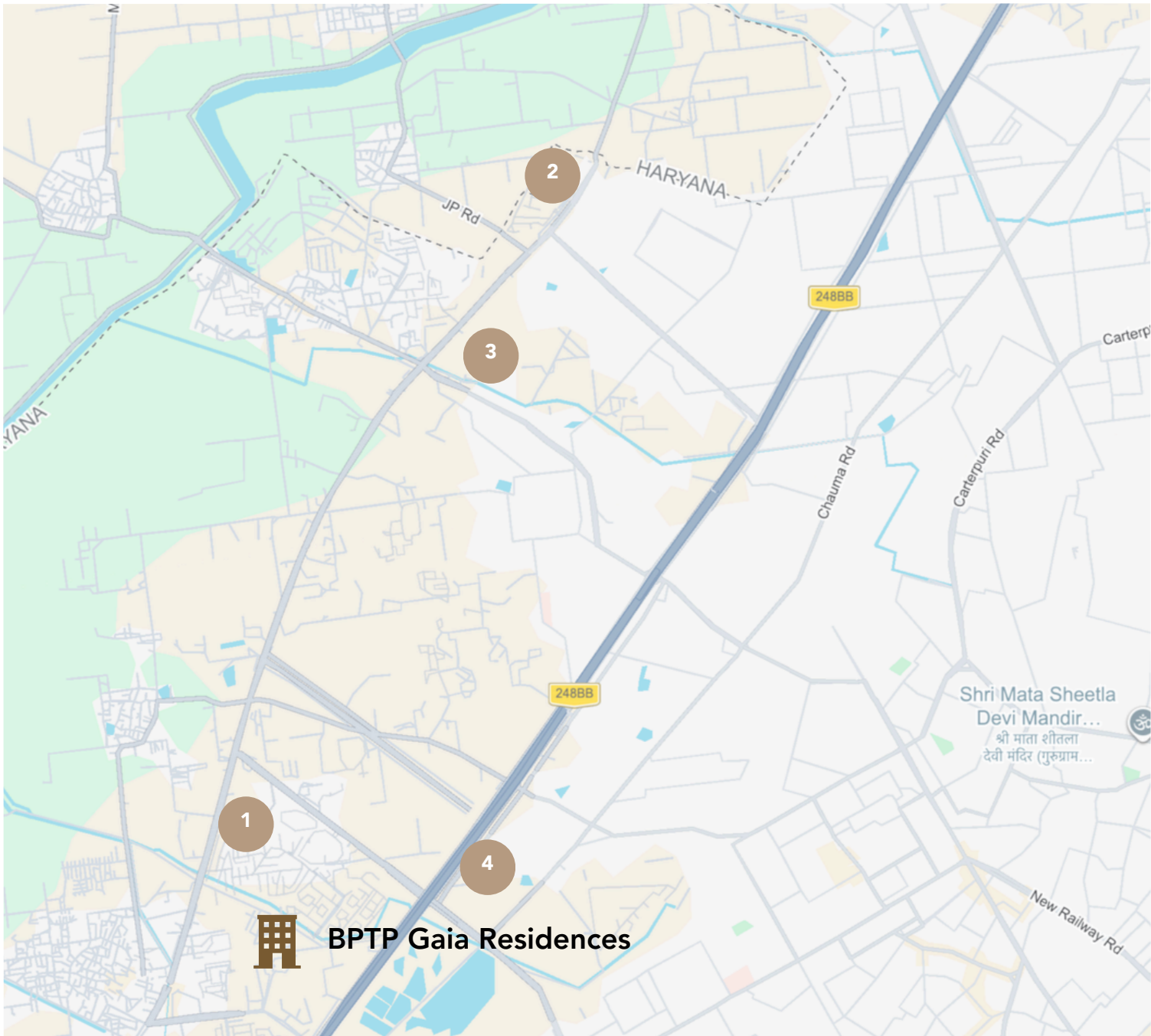
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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Emaar Imperial Gardens (Sector 102)	2018-19	₹10,500 – ₹11,500	₹24,000 – ₹29,000
2 Sobha City (Sector 108)	2015-16	₹7,000 – ₹9,000	₹22,000 – ₹25,000
3 Godrej Meridien (Sector 106)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
4 ATS Triumph (Sector 104)	2017-18	₹8,000 – ₹9,000	₹24,000 – ₹27,000
BPTP Gaia Residences	2025	₹22,000	₹22,000

HISTORIC METRICS

8 - 11%

Long-Term CAGR
(20 Years)

10 - 18%

Recent YoY Price Growth
(5 Years)

40 - 80%

Avg. Price Increase
(5 Years)

Sector 106 on the Dwarka Expressway is a maturing residential micro-market with established communities and improving connectivity. Price trends across comparable projects indicate steady, quality-led appreciation rather than speculative growth, aligning BPTP Gaia Residences with a stable long-term investment profile.

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Similar Projects

Parameter	BPTP Gaia Residences	ATS Triumph (Sector 104)	Sobha City (Sector 108)	Godrej Meridien (Sector 106)	Hero Homes (Sector 104)
Project	Gaia Residences	ATS Triumph	Sobha City	Godrej Meridien	Hero Homes
Developer	BPTP Ltd.	ATS Infrastructure	Sobha Ltd.	Godrej Properties	Hero Realty
Micromarket / Location	Sector 102 (Dwarka Exp.)	Sector 104	Sector 108	Sector 106	Sector 104
Total Area (acres)	4	~12	~39	~14	~9
Launch Date	2025	2017–18	2015–16	2019–20	2019
Handover Timeline	2031	Delivered	Delivered	Delivered	Delivered
Launch Price (₹/sq ft)	₹22,000	₹8,000–9,000	₹7,000–9,000	₹11,000–13,000	₹7,500–8,500
Current Price (₹/sq ft)	₹22,000 (Launch)	₹24,000–27,000	₹22,000–25,000	₹25,000–28,000	₹19,000–21,000
CAGR Since Launch (%)	New Launch	~13–15%	~12–14%	~14–16%	~12–14%
Expected Price (₹/sq ft)	₹33,397	₹30,000+	₹27,000+	₹32,000+	₹23,000+
Clubhouse	Modern lifestyle clubhouse	~35,000 sq ft	~40,000 sq ft	~50,000 sq ft	Premium clubhouse
Project Density (units/acre)	Medium	Medium	Low	Low–Medium	Medium
Ideal For	Mid-premium buyers & investors	End-users & investors	Township family buyers	Premium segment	Mid-ticket buyers
Key USP / Highlights	Corridor positioning & mid-ticket liquidity	Strong historical appreciation	Large masterplanned township	Brand premium & high-end product	Value positioning with steady growth

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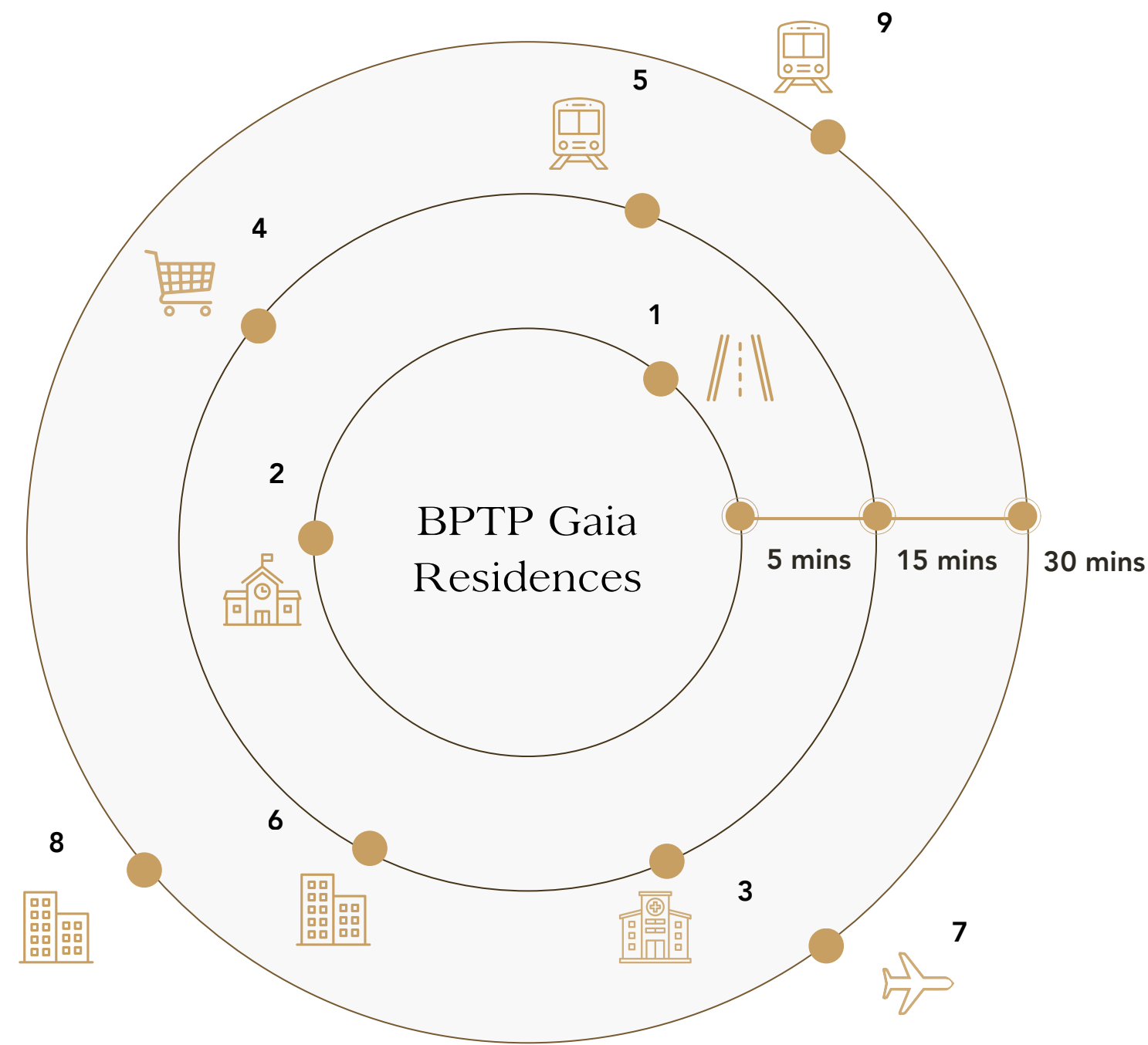
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		Dwarka Expressway	0.6 Km
2		Delhi Public School, Sector 102	2 Km
3		Aarvy Healthcare Super Speciality Hospital	4 Km
4		Conscient One Mall	6 Km
5		Dwarka Sector 21 Metro	8 Km
6		Udyog Vihar	10 Km
7		IGI Airport	12 Km
8		DLF Cyber City	14 Km
9		Gurgaon Railway Station	15 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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Real estate developer known for residential, commercial and integrated townships in NCR. It has established a strong presence in Gurugram, Faridabad & Noida through large-scale master-planned communities and strategically located urban projects.

 Noida, Uttar Pradesh & Faridabad

2003

ESTABLISHED
YEAR

2.5 K+

ACRES OF
LAND BANK

65+

TOTAL PROJECTS
DELIVERED

50 M+

SQUARE FEET AREA
DEVELOPED

20+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects

TERRA
37D, GURUGRAM

**PARK
SERENE** 

a m s t o r i a

Spacio
Park Serene

astaire
gardens

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



Parameter	Rating
Product Quality & Planning	★ ★ ★ ★ ★
Developer Credibility	★ ★ ★ ★ ★
Location Advantage	★ ★ ★ ★ ★
Liquidity	★ ★ ★ ★ ★
Pricing Discipline	★ ★ ★ ★ ★
Investment Stability	★ ★ ★ ★ ★

BPTP Gaia Residences stands out for its product quality, low-density planning and brand-led execution. While Dwarka Expressway remains in its consolidation phase, the project offers a balanced risk–return profile suited for premium end-users and medium-term investors.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Controlled
Infrastructure Execution Risk	Medium	Low	Manageable
Execution & Delivery Risk	Medium	Low	Balanced
Liquidity During Construction	Low	Medium	Stable
Opportunity Cost of Capital	Low	Medium	Acceptable
Interest Rate Risk	Medium	Medium	Balanced
Rental Yield Volatility	Medium	Low	Balanced

Overall risk profile remains moderate and corridor-aligned, with controlled downside supported by mid-ticket configuration strength and matured Dwarka Expressway fundamentals.

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Prime Sector 106 positioning along Dwarka Expressway with improving airport and CBD connectivity



Mid-ticket 3BHK configuration strength, ensuring stronger liquidity pool



Corridor maturity advantage, reducing early-stage infrastructure risk



Structured mid-teen leveraged IRR potential under 11% CAGR modelling



Balanced entry pricing aligned with delivered peer benchmarks

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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[CLUSTER PLANS](#)

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