Project Report

Includes

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

HARERA/GGM/911/643/2025/14

Overview

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LAUNCH February 2025	CURRENT ₹21,800 / Sq. Feet*	CAGR 8-12%*	FEATURING 3 Towers, 540 Units	PAYMENT PLAN CLP, 30:40:30
POSSESSION December 2032	2030 EXPECTED ₹33,093 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 5.5 Acres	HOMELOAN Available

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Why TOI recommends?

Ideal for: End-users and HNIs seeking ultra-luxury living, low-density layouts, and long-term capital appreciation in an established Golf Course Extension micro-market.

Strong developer credibility and execution track record enhance buyer confidence and support premium resale positioning within Gurugram's luxury segment

Low-density, large-format residences (2,800–3,600 sq ft) cater to evolving HNI demand, improving long-term desirability and differentiation from high-density projects

Strategic Golf Course Extension Road location ensures connectivity to Cyber City, Sohna Road, and NH-48, strengthening end-user demand fundamentals

Recommended Configurations

BUY FOR END USE
4 BHK
3600 sq ft

BUY TO SELL
3 BHK
3000 sq ft

BUY TO RENT
3 BHK
2842 sq ft

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK (Type 1)	2,842	₹ 21,800	₹ 6.19 Cr
3 BHK (Type 2)	3,000	₹ 22,500	₹ 6.75 Cr
4 BHK (Type 1)	3,529	₹ 23,000	₹ 8.11 Cr
4 BHK (Type 2)	3,600	₹ 23,500	₹ 8.46 Cr

Experion The Trillion offers a premium configuration mix with large-format 3 & 4 BHK residences, where higher ticket sizes are aligned with ultra-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 to construction milestones	Risk-averse buyers and end-users	Payments align with project progress, reducing construction risk and improving cash flow management
30 : 40 : 30	30% booking, 40% construction, 30% possession	Balanced buyers	Staggered payments, moderate risk

The payment structure balances upfront commitment with construction-linked milestones, enabling capital efficiency while preserving flexibility and reducing holding risk during the development phase.

Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 2,842 SQ. FT

₹ 6.19 Cr
(Value today)

₹ 1.54 Cr
(Down payment)

You

25%
Pay upfront

₹ 4.64 Cr
(Loan amount)

Bank

75%
Loan

4.03 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 9.40 Cr*
Selling Price*

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*

How your property could grow by 2030

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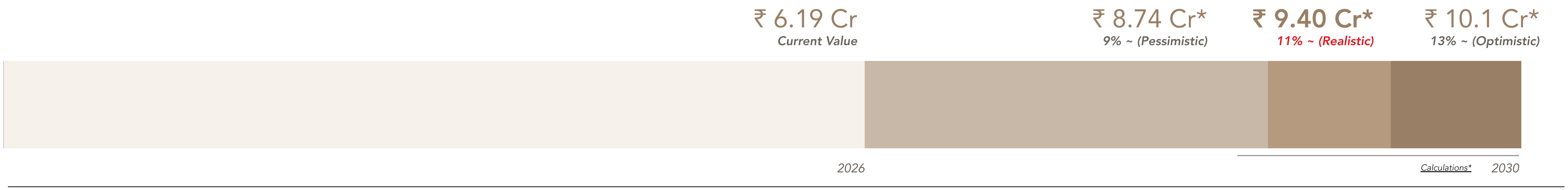
CALCULATED FOR 3BHK UNIT MEASURING 2,842 SQ. FT



(Expected Price by 2030)

₹ 6.19 Cr
(Current Value)

₹ 21,800 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 9.40 Cr*
(Realistic Value by 2030)

₹ 33,093 PSF*
(Realistic Value by 2030)

₹ 3.21 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹6.19 Cr** is projected to grow to **₹9.40 Cr* by 2030**, appreciating by an estimated **₹3.21 Cr*.***

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Nearby Projects

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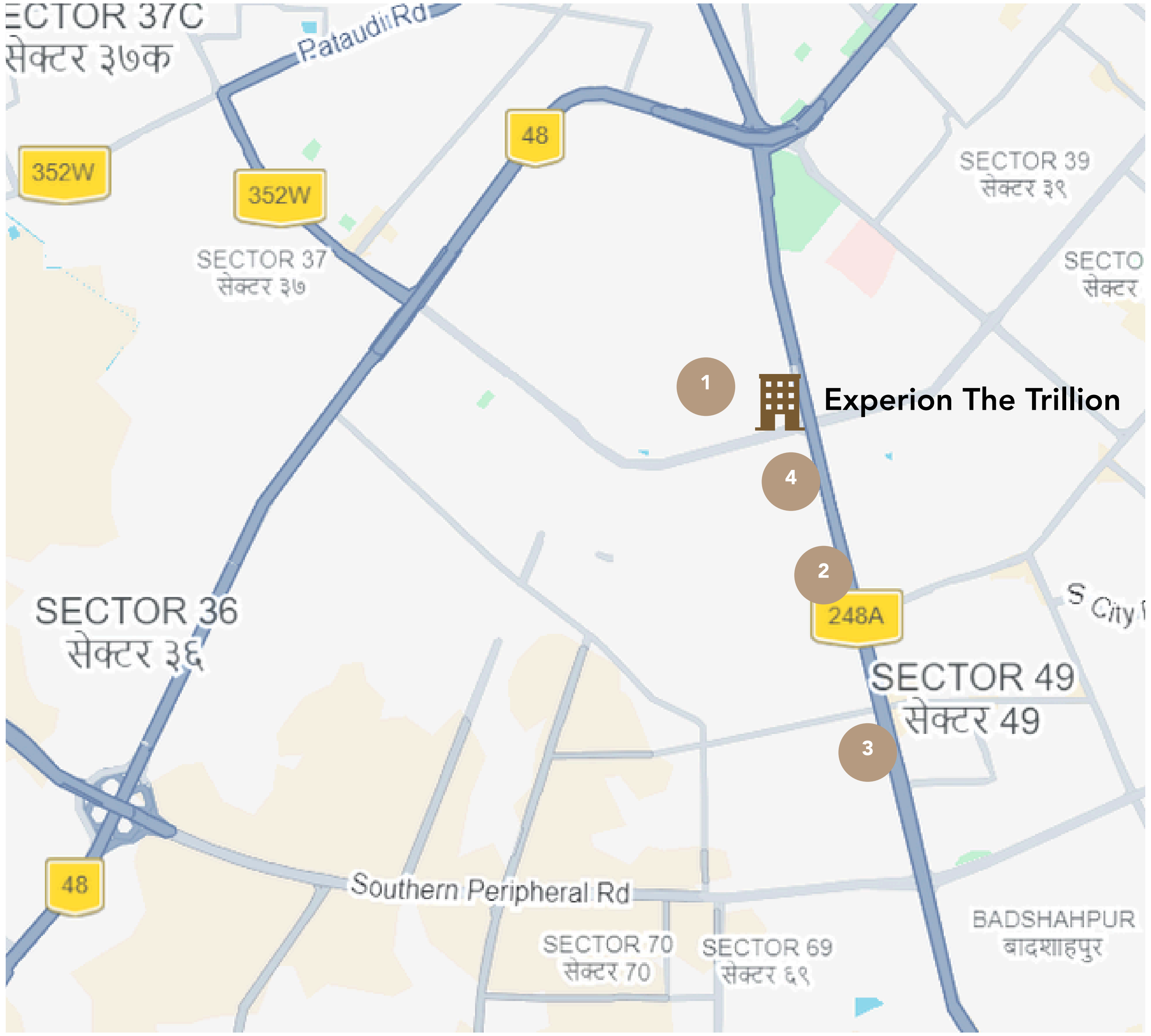


PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Central Park Resorts (Sector 48)	2010–12	₹6,500–₹7,500	₹18,000–₹22,000
2 Vipul Greens (Sector 48)	2008–10	₹4,500–₹5,500	₹14,000–₹17,000
3 Bestech Park View City (Sector 48)	2010	₹5,500–₹6,500	₹15,000–₹18,000
4 Central Park Sky Villas (Sector 48)	2012–14	₹9,000–₹11,000	₹22,000–₹28,000
Experion The Trillion	2024–25	₹21,800	₹21,800

HISTORIC METRICS

8 - 11%*
Long-Term CAGR
(20 Years)

8 - 12%*
Recent YoY Price Growth
(5 Years)

40 - 70%*
Avg. Price Increase
(5 Years)

Sector 48 is a mature micro-market along Sohna Road with established residential density and strong social infrastructure. Price trends indicate steady end-user driven appreciation, positioning Experion The Trillion as a premium upgrade play within an already stabilized Gurgaon corridor rather than a speculative greenfield bet.

Disclaimer*

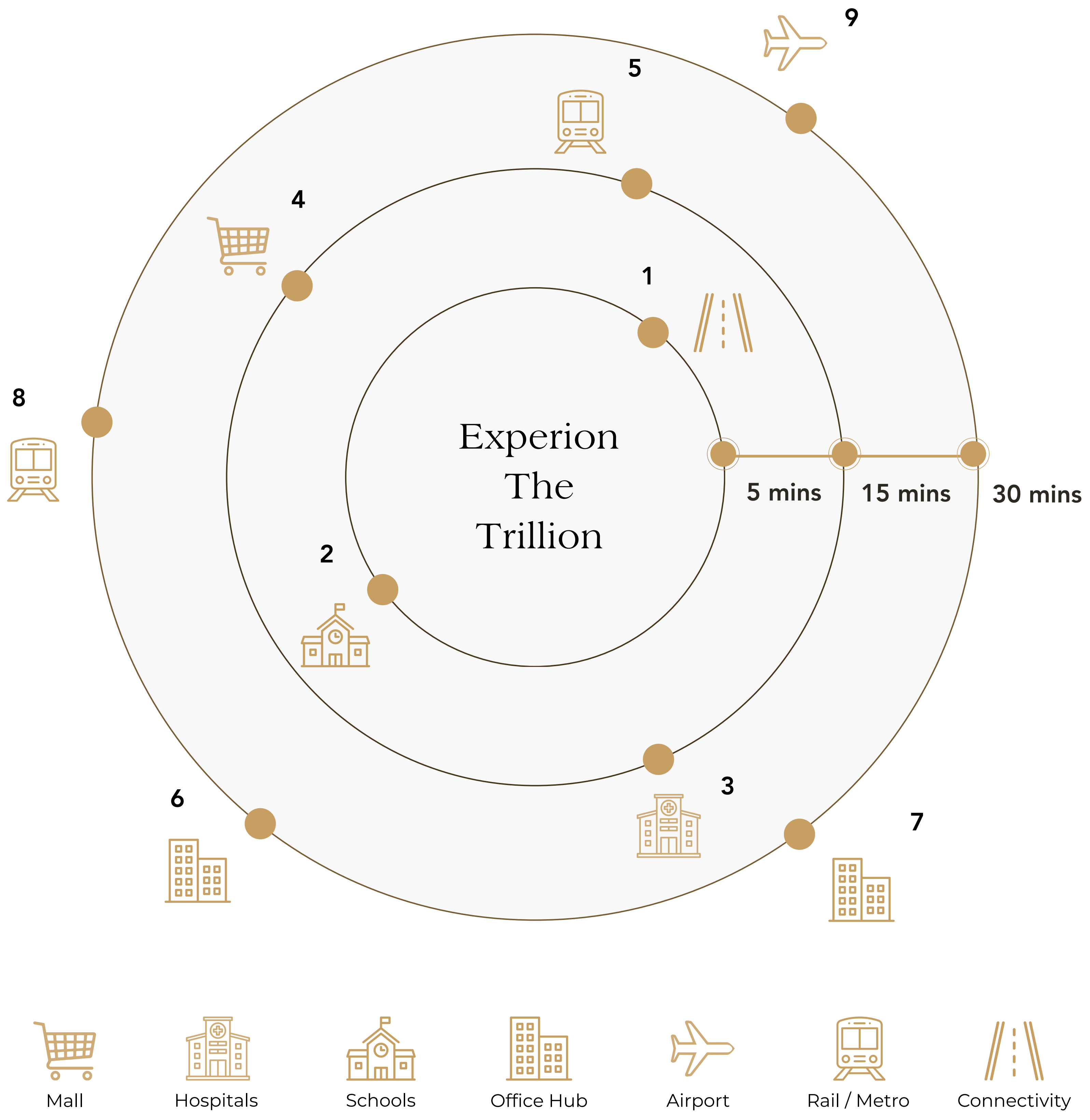
Similar Projects

Project	Experion The Trillion	Central Park Sky Villas	Vipul Tatvam Villas	SS Hibiscus	Bestech Park View City
Developer	*Experion Developers*	Central Park	Vipul Group	SS Group	Bestech Group
Location	*Sector 48, Gurugram*	Sector 48, Gurugram	Sector 48, Gurugram	Sector 50, Gurugram	Sector 48, Gurugram
Project Type	*Luxury High-Rise Residential*	Ultra-Luxury Villas	Ultra-Luxury Villas	Premium Residential	Premium Residential
Launch Year	*2025*	2012–14	2013–15	2010–12	2010
Handover Timeline	*2032*	Delivered	Delivered	Delivered	Delivered
Launch Price (₹/sq ft)	*₹21,800*	₹9,000–₹11,000	₹8,500–₹10,000	₹7,000–₹8,000	₹5,500–₹6,500
Current Price (₹/sq ft)	*₹21,800*	₹22,000–₹28,000	₹20,000–₹26,000	₹16,000–₹20,000	₹15,000–₹18,000
CAGR Since Launch (%)	*New Launch*	~8–10%	~8–10%	~7–9%	~7–9%
Project Density	*Low–Medium*	Very Low	Very Low	Medium	Medium
Clubhouse	*Premium lifestyle clubhouse*	Resort-style clubhouse	Private villa clubhouse	Standard premium	Community clubhouse
Ideal For	*Premium end-users, investors*	HNIs, villa buyers	HNIs, luxury end-users	Family end-users	End-users & investors
Key USP / Highlights	*Modern luxury high-rise, new-age amenities*	Resort living villas	Independent luxury villas	Established community	Strong resale liquidity

Disclaimer*

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

Facilities Nearby



1	Golf Course Road	0.7 Km
2	The Shri Ram School Aravali	2.5 Km
3	Paras Hospital Gurgaon	4 Km
4	South Point Mall	5 Km
5	Sector 53-54 Rapid Metro	6 Km
6	Cyber City Gurgaon	10 Km
7	Udyog Vihar	12 Km
8	Gurgaon Railway Station	14 Km
9	IGI Airport	15 Km

Builder Profile

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EXPERION

Experion Developers is a 100% FDI-funded real estate developer backed by Singapore-based Experion Holdings (AT Capital Group), with a growing portfolio of premium residential and township developments across India.

8th Floor, Wing B, Milestone Experion Centre, Sector 15 Part 2, Gurugram, Haryana-122001

2006	4+	10+	11 M+	20+
ESTABLISHED YEAR	CITIES OF OPERATION	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

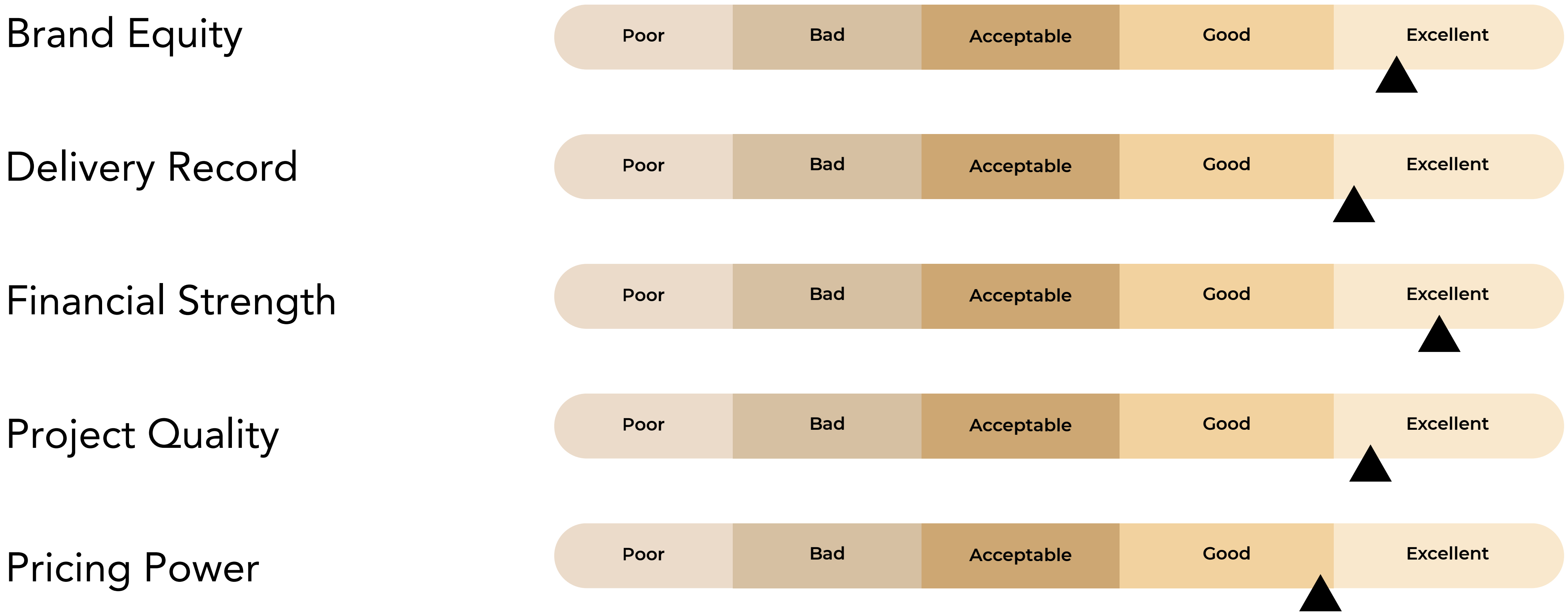
windchants
Sector 112, Gurgaon

One42 EXPERION
THE POSITIVE SIDE OF LIFE
SEC 42, GOLF COURSE ROAD, GURGAON

THE WESTERLIES
LIFE NEEDS SPACE
Sector 108, Gurugram

The Heartsong
Sector 108, Gurugram

Rating Matrix



Project Scorecard

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

Experion The Trillion scores high on micro-market maturity and product quality, supported by a stable end-user driven location in Sector 48. While it lacks the ultra-luxury premium of Golf Course Road assets, it offers a balanced risk-return profile with strong resale visibility and steady appreciation potential.

Property Risk Matrix

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

Experion The Trillion carries a moderate and well-balanced risk profile, supported by a mature Sector 48 micro-market and institutional developer backing, with key sensitivities linked to holding period and broader luxury market cycles rather than execution uncertainty.

Strengths

Stable end-user driven demand reducing downside risk, unlike speculative micro-markets dependent on investor activity

Situated in a fully mature micro-market with ready social infrastructure including schools, hospitals, retail hubs, and corporate catchment.

Offers modern luxury high-rise living with upgraded specifications and amenities, superior to legacy societies in the same sector.

Stable end-user driven demand reducing downside risk, unlike speculative micro-markets dependent on investor activity

Lower density and better planning compared to older projects, improving livability and long-term desirability.

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₹250+ Cr worth of homes advised & transacted.

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SITE PLAN

FLOOR PLANS

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