Project Report

Includes

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

HARERA/GGM/896/628/2024/ 123

Overview

TOI HOMES
THE TIMES OF INDIA GROUP

LAUNCH June 2025	CURRENT ₹26,000 / Sq. Feet*	CAGR 8-12%*	FEATURING 45 Towers, 260 Units	PAYMENT PLAN CLP, 35 : 65, 25 : 25 : 50
POSSESSION June 2029	2030 EXPECTED ₹42,505 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 7.5 Acres	HOMELOAN Available

Disclaimer*

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Why TOI recommends?

Ideal for: Premium end-users and long-term investors seeking low-rise luxury living in an established Gurugram micro-market.

Developed by Adani Realty, part of the Adani Group with a growing residential portfolio and strong brand credibility in premium real estate developments.

Independent luxury floors with private terraces and lower density offer a differentiated lifestyle compared with high-rise apartments in the corridor.

Located on Golf Course Extension Road, with strong connectivity to major employment hubs such as DLF Cyber City and convenient access to Indira Gandhi International Airport, supporting sustained end-user demand.

Recommended Configurations

BUY FOR END USE
4 BHK
2750 sq ft

BUY TO SELL
4 BHK
2400 sq ft

BUY TO RENT
4 BHK
2400 sq ft

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
4 BHK + Utility	2,750	₹ 26,000	₹ 7.15 Cr
4 BHK (L1 & L2)	2,400	₹ 28,000	₹ 6.72 Cr
4 BHK (L3 & L4)	2,400	₹ 32,000	₹ 7.68 Cr

Adani Samsara Ivana offers a focused configuration mix of spacious 4 BHK independent floors with super areas up to ~2,750 sq ft. With premium pricing and differentiated basement and terrace options, the project caters to luxury end-users seeking low-density living within the Golf Course Extension Road corridor.

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
35 : 65	35% at booking, 65% on possession	Investors seeking minimal construction-phase exposure	Lower upfront commitment with majority payment at completion, improving liquidity during construction
25 : 25 : 50	25% booking, 25% during construction, 50% on possession	Buyers balancing liquidity and risk	Moderate upfront investment with significant payment deferred until possession, supporting leverage efficiency

Investment Highlights

CALCULATED FOR 4BHK UNIT MEASURING 2,400 SQ. FT

₹ 6.72 Cr
(Value today)

₹ 1.68 Cr
(Down payment)

You

25%
Pay upfront

₹ 5.04 Cr
(Loan amount)

Bank

75%
Loan

4.37 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 10.2 Cr*
Selling Price*

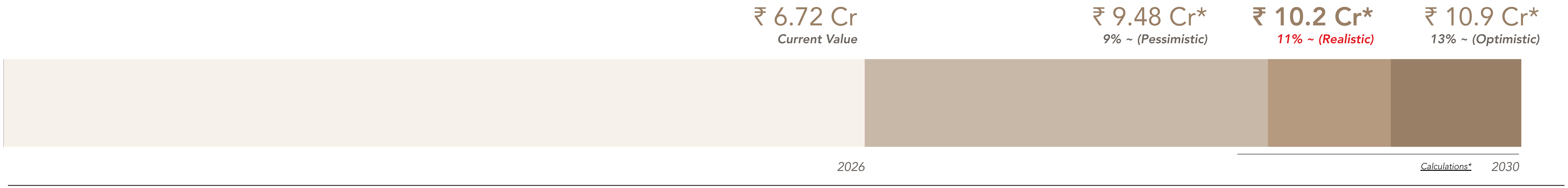
The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, low-density planning, and strong execution quality rather than speculative upside.

Disclaimer*

How your property could grow by 2030

TOI HOMES
THE TIMES OF INDIA GROUP

CALCULATED FOR 4BHK UNIT MEASURING 2,400 SQ. FT



(Expected Price by 2030)

₹ 6.72 Cr
(Current Value)

₹ 28,000 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 10.2 Cr*
(Realistic Value by 2030)

₹ 42,505 PSF*
(Realistic Value by 2030)

₹ 3.48 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹6.72 Cr** is projected to grow to **₹10.2 Cr* by 2030**, appreciating by an estimated **₹3.48 Cr*.***

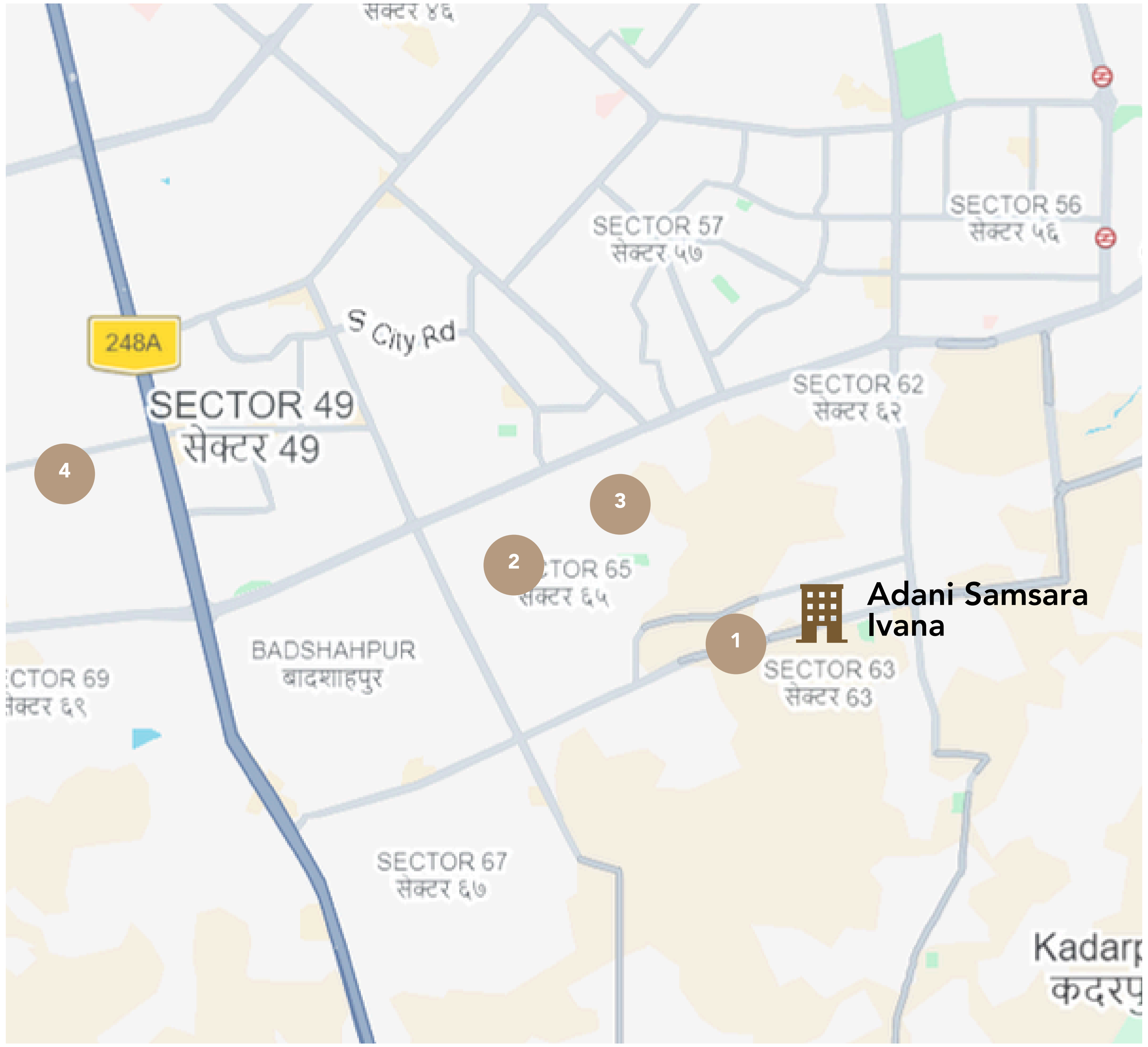
Disclaimer*

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 DLF The Arbour (Sector 63)	2023	₹18,000 – ₹19,000	₹25,000 – ₹28,000
2 M3M Golf Estate (Sector 65)	2012–13	₹8,500 – ₹9,500	₹22,000 – ₹26,000
3 Emaar Emerald Hills (Sector 65)	2010–12	₹6,000 – ₹7,000	₹16,000 – ₹19,000
4 Tata Primanti (Sector 72)	2012–14	₹7,500 – ₹8,500	₹19,000 – ₹23,000
Adani Samsara Ivana (Sector 63)	**2025**	**₹28,000**	**₹28,000**

HISTORIC METRICS

7 - 11%*
Long-Term CAGR
(20 Years)

8 - 13%*
Recent YoY Price Growth
(5 Years)

40 - 65%*
Avg. Price Increase
(5 Years)

Golf Course Extension Road benefits from strong connectivity to Golf Course Road and NH-48 employment hubs. Historical price trends across luxury developments indicate stable double-digit appreciation, supporting a conservative ~10–11% growth outlook for mid-term investment modelling.

Disclaimer*

Similar Projects

TOI HOMES
THE TIMES OF INDIA GROUP

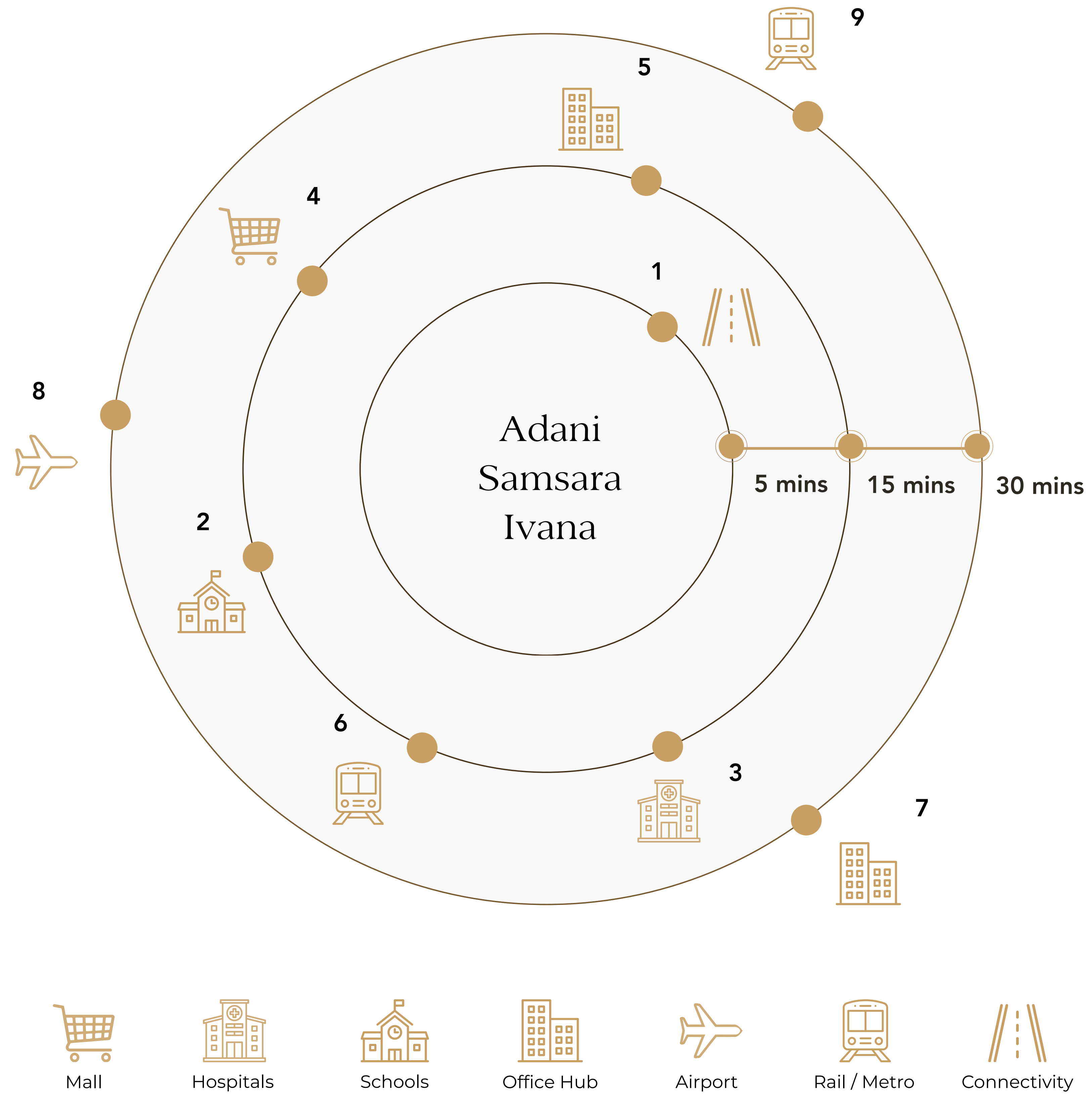
Project	Adani Samsara Ivana	Adani Samsara Avasa	M3M Antalya Hills	Tata Primanti	DLF The Arbour
Developer	*Adani Realty*	Adani Realty	M3M India	Tata Housing	DLF
Location	*Sector 63, Gurugram*	Sector 63, Gurugram	Sector 79, Gurugram	Sector 72, Gurugram	Sector 63, Gurugram
Project Type	*Luxury Low-Rise Floors*	Premium Low-Rise Floors	Premium Low-Rise Floors	Premium Residential	Ultra-Luxury High-Rise
Launch Year	*2025*	2022	2022	2012	2023
Handover Timeline	*2029*	2026–27	2025–26	Delivered	2027
Launch Price (₹/sq ft)	*₹28,000*	~₹13,000–₹14,000	~₹12,000–₹13,000	~₹7,500–₹8,500	~₹18,000–₹19,000
Current Price (₹/sq ft)	*₹28,000*	~₹18,000–₹20,000	~₹13,000–₹15,000	~₹19,000–₹20,000	~₹25,000–₹28,000
CAGR (Since Launch)	*New Launch*	~12–14%	~5–7%	~9–11%	~12–15%
Project Density	*Low*	Low	Low–Medium	Medium	Low
Clubhouse	*Premium clubhouse*	Lifestyle clubhouse	Sports clubhouse	Large premium clubhouse	~1.25 lakh sq ft luxury clubhouse
Ideal For	*Luxury end-users*	Premium buyers	Budget luxury buyers	Family buyers	Ultra-luxury buyers
Key USP / Highlights	*Private terraces & low-rise living*	Low-density luxury floors	Aravalli-facing low-rise floors	Integrated township living	Landmark DLF luxury tower

Disclaimer*

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

Facilities Nearby

TOI HOMES
THE TIMES OF INDIA GROUP



1	Dwarka Expressway	0.6 Km
2	Delhi Public School (Sec 102)	3 Km
3	Aarvy Healthcare Hospital	4 Km
4	Sapphire 83 Mall	5 Km
5	Udyog Vihar	9 Km
6	Dwarka Sector 21 Metro	9 Km
7	DLF Cyber City	14 Km
8	IGI Airport	14 Km
9	Gurgaon Railway Station	16 Km

Builder Profile

adani Realty

Adani Realty is the real estate arm of the Adani Group, developing premium residential, commercial, and township projects across major Indian cities.

Adani Corporate House, Shantigram, SG Highway, Ahmedabad, Gujarat, India

2010	3.4 K+	20+	22.5 M+	10+
ESTABLISHED YEAR	ACRES OF LAND BANK	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	CITIES OF OPERATION

Flagship Projects

SAMSARA AVASA

THE WEST PARK

X BKC

Monte South

OYSTER GRANDÉ

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

Project Scorecard

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

Adani Samsara Ivana scores strongly on developer credibility and corridor connectivity, supported by a mature Golf Course Extension Road micro-market and differentiated low-rise product positioning.

Property Risk Matrix

TOI HOMES
THE TIMES OF INDIA GROUP

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	Low	Low	Controlled
Interest Rate Volatility	Low	Medium	Balanced
Rental Yield Volatility	Medium	Medium	Moderate

The overall risk profile remains moderate and manageable, supported by strong developer backing, an established luxury corridor, and differentiated low-rise product positioning.

Disclaimer*

Strengths

Prime location on Golf Course Extension Road with strong connectivity to NH-48 and key employment hubs.

Developed by Adani Realty, part of the Adani Group with an established real estate portfolio.

Low-rise independent floor concept offering lower density and greater privacy than typical high-rise projects.

Mature luxury micro-market with projects like Tata Primanti and DLF The Arbour nearby.

Good connectivity to DLF Cyber City and Indira Gandhi International Airport supporting long-term demand.

Connect with Us!

TOI HOMES
THE TIMES OF INDIA GROUP

CONSULT OUR CERTIFIED INDUSTRY EXPERTS

Mr. Sarvagya Singh
Mob: +91 - 8810313592
Email: Sarvagya.singh@timesinternet.in

10+years of Serving Happy customers

Mr. Naveen Kumar
Mob: +91 - 8595716940
Email: Naveen.kumar@timesinternet.in

Served 250+ Happy customers across Bangalore

Book your consultation now!

+91 - 70054 70055

Chat!

Important Links

BUILDER BROCHURE

MASTER PLAN

CLUSTER 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

contact@toihomes.com

The Times of India Building, Sector 16, Film City, Noida

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.

Connect with Us!

CONSULT OUR CERTIFIED INDUSTRY EXPERTS

Mr. Sarvagya Singh
Mob: +91 - 8810313592
Email: Sarvagya.singh@timesinternet.in

10+years of Serving Happy customers

Mr. Naveen Kumar
Mob: +91 - 8595716940
Email: Naveen.kumar@timesinternet.in

Served 250+ Happy customers across Bangalore

Book your consultation now!

+91 - 70054 70055

Chat!