Project Report

Includes

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

HARERA/GGM/996/728/2025/99

Overview

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LAUNCH January 2025	CURRENT ₹25,000 / Sq. Feet*	CAGR 8-12%*	FEATURING 6 Towers, 219 Units	PAYMENT PLAN CLP, Fexi
POSSESSION July 2032	2030 EXPECTED ₹37,951 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 8.25 Acres	HOMELOAN Available

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Why TOI recommends?

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Ideal for: Luxury end-users and long-term investors seeking hospitality-style living in a fast-growing Dwarka Expressway micro-market.

Developed by Central Park, known for delivering luxury residential communities with hospitality-driven lifestyle services and curated amenities.

Balanced luxury configuration mix from studios to 4 BHK residences provides flexibility across buyer segments, while disciplined payment structures and steady corridor growth support strong IRR potential without excessive speculative exposure.

Situated in Sector 104 along the Dwarka Expressway, benefiting from strong connectivity to Delhi, IGI Airport, and major Gurugram employment hubs.

Recommended Configurations

BUY FOR END USE
4 BHK
5559 sq ft

BUY TO SELL
3 BHK
4400 sq ft

BUY TO RENT
3 BHK
4400 sq ft

Configurations

CONFIGURATION	BUILT UP AREA (SQ FT)	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
Studio Apt.	980	1,048	₹ 28,000	₹ 2.93 Cr
1 BHK Suite	1,480	1,600	₹ 28,000	₹ 4.48 Cr
3 BHK + S	3,100	4,400	₹ 25,000	₹ 11 Cr
4 BHK + S	4,200	5,559	₹ 28,000	₹ 15.56 Cr

Central Park Delphine offers a diversified configuration mix from premium studio apartments to expansive 4 BHK residences, catering to luxury end-users and investors seeking high-value living within the established Sohna Road micro-market.

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
Flexi	10–20% booking, 70–80% during construction milestones, balance on possession	Buyers seeking lower upfront commitment with flexible payment flow	Reduces immediate capital burden while aligning payments with construction progress, improving liquidity for investors

A combination of CLP and Flexi payment options enables buyers to align capital deployment with project progress, balancing liquidity comfort with structured participation in long-term property appreciation.

Investment Highlights

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CALCULATED FOR 3BHK UNIT MEASURING 4.400 SQ. FT

₹ 11 Cr
(Value today)

₹ 2.75 Cr
(Down payment)

You

25%
Pay upfront

₹ 8.25 Cr
(Loan amount)

Bank

75%
Loan

7.15 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 16.6 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*

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How your property could grow by 2030

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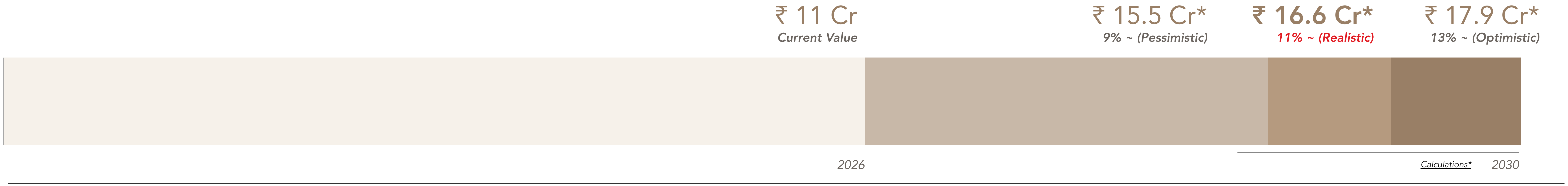
CALCULATED FOR 3BHK UNIT MEASURING 4.400 SQ. FT



(Expected Price by 2030)

₹ 11 Cr
(Current Value)

₹ 25,000 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 16.6 Cr*
(Realistic Value by 2030)

₹ 37,951 PSF*
(Realistic Value by 2030)

₹ 5.6 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹11Cr** is projected to grow to **₹16.6 Cr* by 2030**, appreciating by an estimated **₹5.6 Cr*.***

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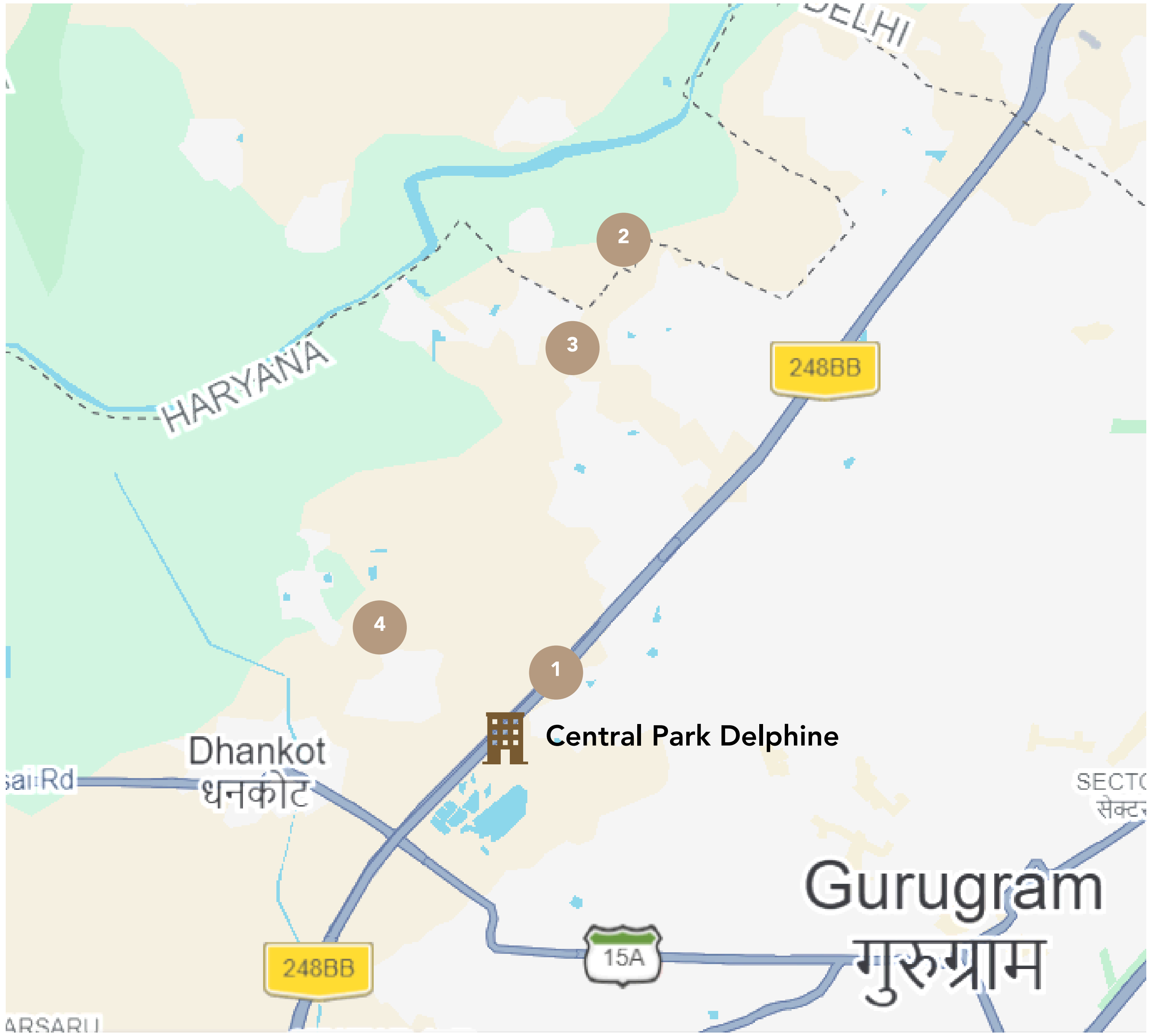
Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 ATS Triumph (Sector 104)	2017–18	₹8,000 – ₹9,000	₹24,000 – ₹27,000
2 Sobha City (Sector 108)	2015–16	₹7,000 – ₹9,000	₹22,000 – ₹25,000
3 Godrej Meridien (Sector 106)	2022–23	₹18,000 – ₹20,000	₹22,000 – ₹26,000
4 Emaar Imperial Gardens (Sector 102)	2018–19	₹10,500 – ₹11,500	₹24,000 – ₹29,000
Central Park Delphine (Sector 104)	**2025**	**₹25,000**	**₹25,000**

HISTORIC METRICS

8 - 12%*
Long-Term CAGR
(20 Years)

10 - 15%*
Recent YoY Price Growth
(5 Years)

45 - 70%*
Avg. Price Increase
(5 Years)

Sector 104 on the Dwarka Expressway is evolving into a premium residential corridor with strong infrastructure momentum and luxury housing demand, supporting steady appreciation potential for Central Park Delphine within Gurugram's expanding high-end micro-market.

Disclaimer*

Similar Projects

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Project	Central Park Delphine	ATS Triumph	Puri Emerald Bay	Godrej Meridien	Sobha City
Developer	*Central Park*	ATS Infrastructure	Puri Constructions	Godrej Properties	Sobha Limited
Location	*Sector 104, Gurugram*	Sector 104, Gurugram	Sector 104, Gurugram	Sector 106, Gurugram	Sector 108, Gurugram
Project Type	*Ultra-Luxury Residential*	Premium Residential	Premium Residential	Luxury Residential	Large Township
Launch Year	*2025*	2017–18	2016–17	2022–23	2015–16
Handover Timeline	*2032*	Delivered	Delivered	Under Construction	Delivered
Launch Price (₹/sq ft)	*₹25,000*	₹8,000 – ₹9,000	₹7,500 – ₹9,000	₹18,000 – ₹20,000	₹7,000 – ₹9,000
Current Price (₹/sq ft)	*₹25,000*	₹24,000 – ₹27,000	₹18,000 – ₹22,000	₹22,000 – ₹26,000	₹22,000 – ₹25,000
CAGR (Since Launch)	*New Launch*	~13–15%	~9–11%	Early Stage	~12–14%
Project Density	*Low*	Medium	Medium	Low–Medium	Low
Clubhouse	*Premium lifestyle clubhouse*	~35,000 sq ft clubhouse	Premium clubhouse	Luxury clubhouse	~40,000 sq ft clubhouse
Ideal For	*Luxury buyers & investors*	End-users	Family buyers	Premium investors	End-users
Key USP / Highlights	*Ultra-luxury serviced residences*	ATS construction quality	Large green township	Modern luxury apartments	Low-density township living

Disclaimer*

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

Facilities Nearby

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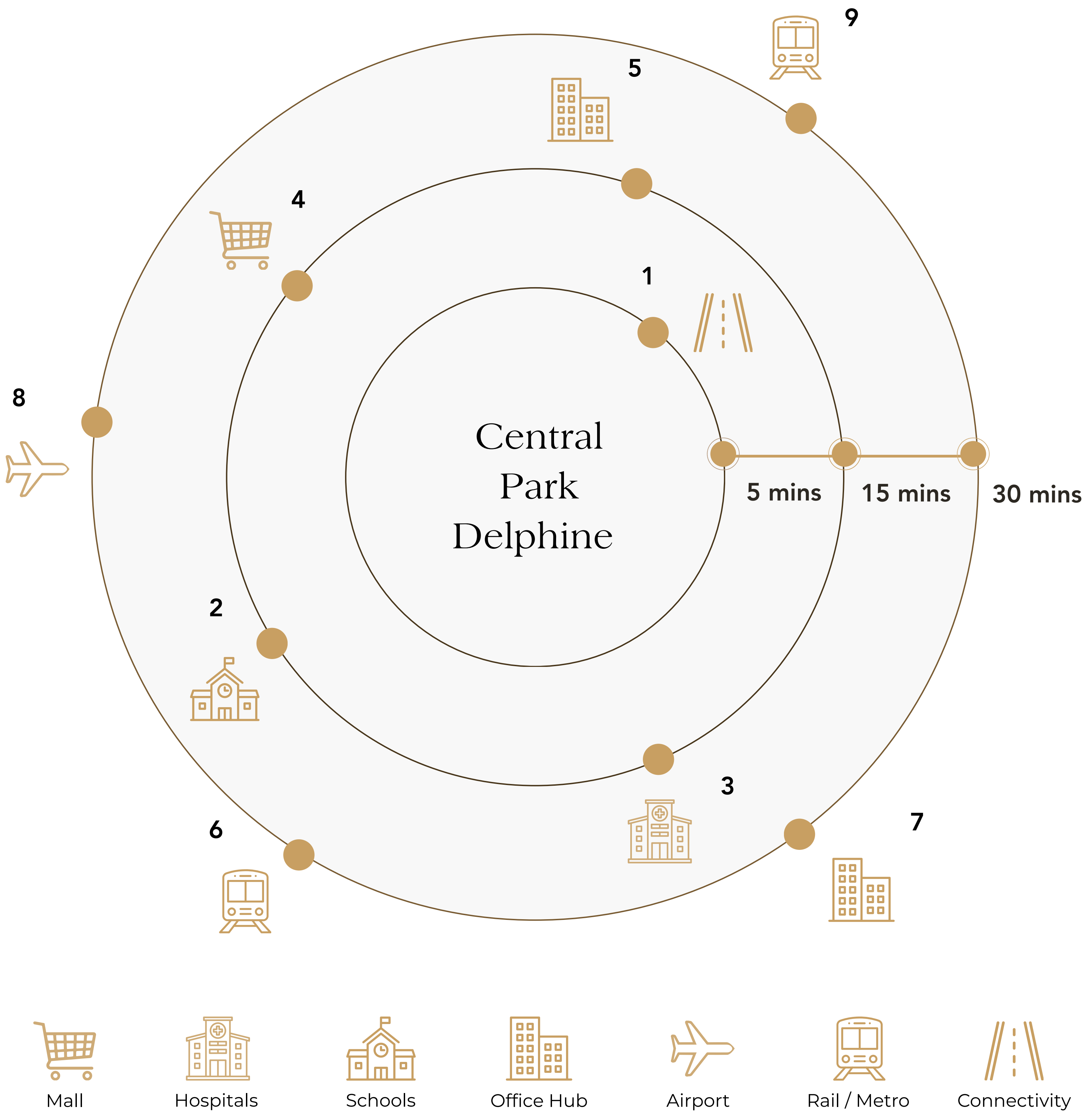


1	Dwarka Expressway	0.7 Km
2	Delhi Public School Sector 102	3 Km
3	Aarvy Healthcare Hospital	4 Km
4	Sapphire 83 Mall	5 Km
5	Udyog Vihar	9 Km
6	Dwarka Sector 21 Metro	9 Km
7	DLF Cyber City	14 Km
8	IGI Airport	14 Km
9	Gurugram Railway Station	16 Km

Builder Profile

Central Park is a Gurugram-based luxury real estate developer known for concept-based residential communities combining premium housing with hospitality-style living experiences.

The Median, Central Park Resorts, Sector – 48, Gurugram, Haryana 122018

2001	25+	14+	5.5 M+	8+
ESTABLISHED YEAR	YEARS OF REAL ESTATE LEGACY	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	CITIES OF OPERATION

Flagship Projects

CENTRAL PARK® FLOWER VALLEY

SKY VILLAS SECTOR 104 DWARKA EXPRESSWAY

CENTRAL PARK® THE ORCHARD

Rating Matrix

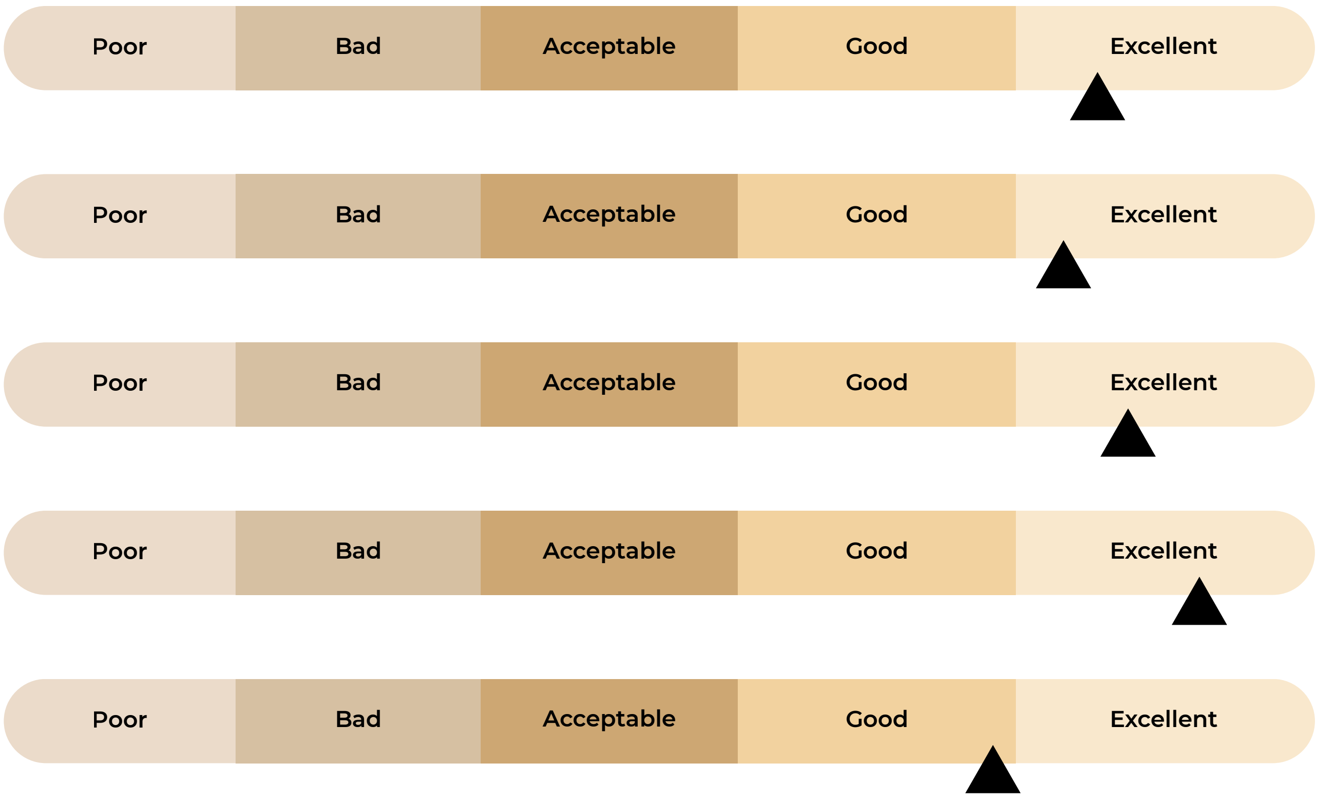
Brand Equity

Delivery Record

Financial Strength

Project Quality

Pricing Power



Project Scorecard

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

Central Park Delphine benefits from strong Dwarka Expressway connectivity and the premium positioning of Central Park, offering luxury-oriented residences in an emerging micro-market with steady long-term appreciation potential and moderate resale liquidity.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Controlled
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 project carries a balanced risk profile supported by a strong developer brand and growing Dwarka Expressway micro-market, though premium ticket sizes may influence resale liquidity.

Disclaimer*

Strengths

Located on the rapidly developing Dwarka Expressway corridor, benefiting from strong connectivity to Delhi and key Gurugram employment hubs.

Located on the rapidly developing Dwarka Expressway corridor, benefiting from strong connectivity to Delhi and key Gurugram employment hubs.

Part of a branded luxury ecosystem with curated lifestyle services and high-end amenities.

Spacious configurations designed for luxury end-users seeking larger homes and premium living environments.

Strong residential catchment from surrounding sectors supporting long-term demand.

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Consult Our Certified Industry Experts

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300+ families guided to the right home.

Mr. Shubham Khandelwal

+91 - 78519 - 20640

shubham.khandelwal@toihomes.com

₹250+ Cr worth of homes advised & transacted.

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Important Links

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MASTER PLAN

CLUSTER / FLOOR PLANS

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14 TOP BANKS ARE NATIONALISED

Ordinance follows unanimous Cabinet decision

Kamaraj, Chavan happy

'Syndicate' in disarray as Morarji goes

Nationalised banks

Nanda called to Delhi

A vital step, says Indira

Assam flood worsens: heavy havoc

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