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THE TIMES OF INDIA GROUP

SOBHA

SOBHA CRESCENT

SECTOR 63A, GURUGRAM

Project Report

Includes

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

HARERA/GGM/1054/786/2026/26

Overview

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LAUNCH	CURRENT	CAGR	FEATURING	PAYMENT PLAN
Apr 2026	₹23,999 / Sq. Feet*	16.3%*	4 Towers, 600 Units	CLP
POSSESSION	2030 EXPECTED	XIRR*	PLOT SIZE	HOMELOAN
Oct 2033	₹36,432 / Sq. Feet*	26%*	12 Acres	Available

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Why TOI recommends?

Ideal for: End-users seeking high-quality premium living and investors looking for stable, low-risk capital appreciation in a mature luxury micro-market.

Sobha Crescent is a premium residential development with well-planned layouts, superior construction quality and a focus on long-term durability, designed to deliver a refined and reliable living experience.

Backed by strong developer credibility, consistent delivery track record and a mature demand ecosystem, the project offers a stable and predictable growth profile with lower execution risk.

Located on Golf Course Extension Road, the project benefits from excellent connectivity, established social infrastructure and sustained end-user demand, supporting long-term livability and resale strength.

Recommended Configurations

BUY FOR END USE
4 BHK + DH Grande
2966 sq ft

BUY TO SELL
4 BHK
2669 sq ft

BUY TO RENT
3 BHK
2277 sq ft

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK	2,277	₹ 23,999*	₹ 5.46 Cr*
4 BHK	2,669	₹ 23,999*	₹ 6.40 Cr*
4 BHK + DH Grande	2,966	₹ 23,999*	₹ 7.11 Cr*

Sobha Crescent 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

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

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CALCULATED FOR 3BHK UNIT MEASURING 2,277 SQ. FT

₹ 5.46 Cr
(Value today)

₹ 1.36 Cr
(Down payment)

You

₹ 4.09 Cr
(Loan amount)

Bank

25%
Pay upfront

75%
Loan

4.03 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 8.29 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.

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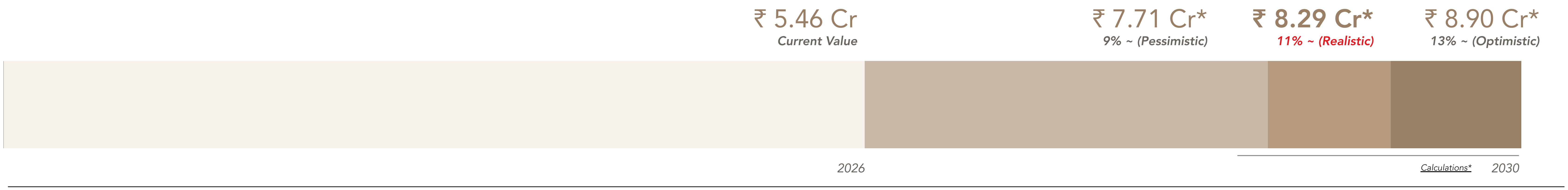
How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 2,277 SQ. FT



(Expected Price by 2030)

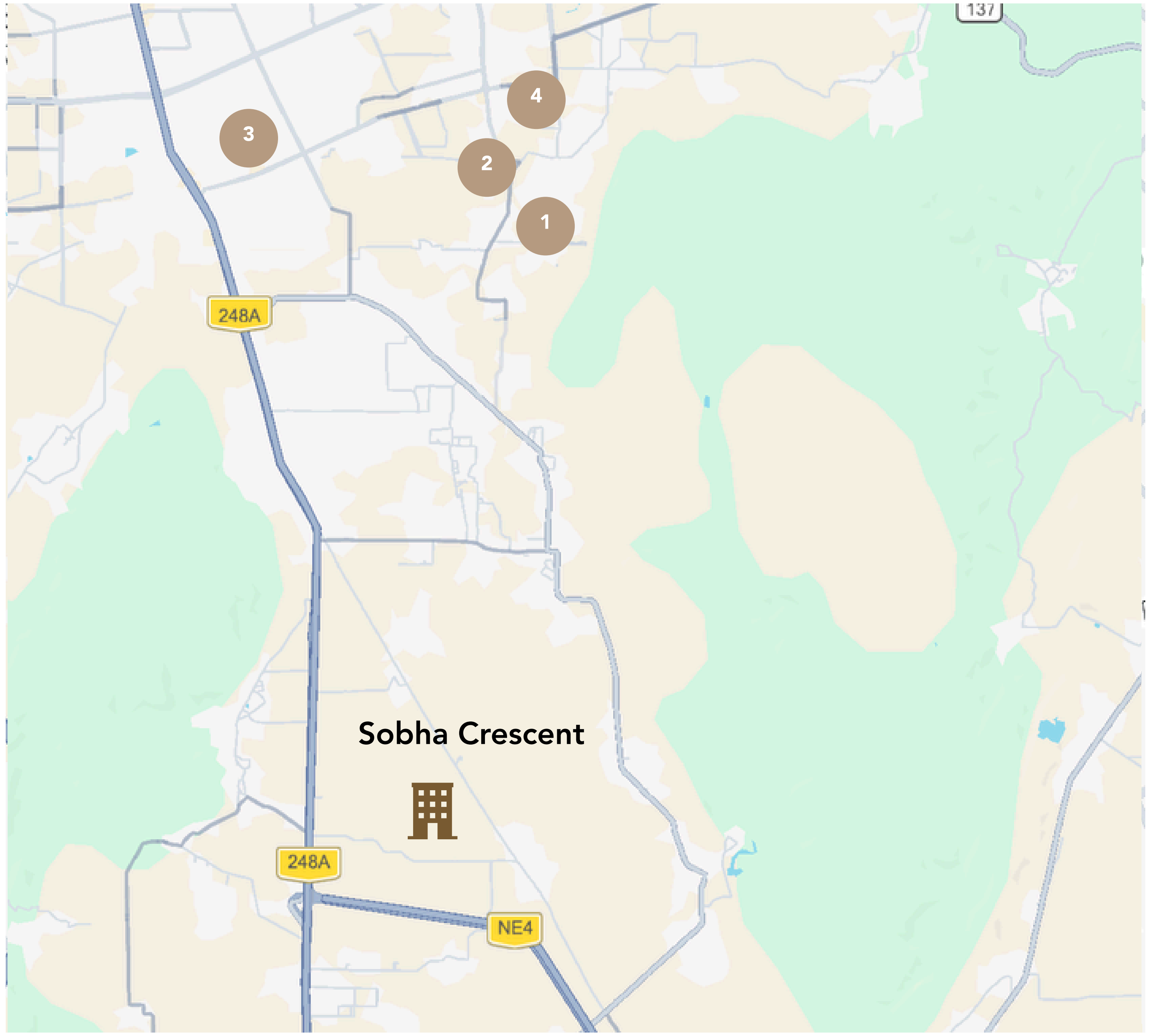
₹ 5.46 Cr (Current Value)	11%* TOI Realistic CAGR → 4 Years	₹ 8.29 Cr* (Realistic Value by 2030)
₹ 23,999 PSF (Current Value)		₹ 36,432 PSF* (Realistic Value by 2030)

₹ 2.83 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹5.46 Cr** is projected to grow to **₹8.29 Cr* by 2030**, appreciating by an estimated **₹2.83 Cr*.***

Disclaimer*

Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 TARC Ishva (Sector 63A)	2024–25	₹30,000+	₹32,000 – ₹36,000
2 DLF The Arbour (Sector 63)	2023	₹22,000 – ₹24,000	₹28,000 – ₹32,000
3 Smartworld Edition (Sector 66)	2023–24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
4 Emaar Urban Oasis (Sector 62)	2022–23	₹13,000 – ₹14,000	₹16,000 – ₹18,000
Sobha Crescent	**2024–25**	**₹21,800**	**₹21,800**

HISTORIC METRICS

10 - 13%*
Long-Term CAGR
(20 Years)

12 - 18%*
Recent YoY Price Growth
(5 Years)

80 - 120%*
Avg. Price Increase
(5 Years)

Golf Course Extension Road is a mature, high-value micro-market driven by strong connectivity, corporate presence and consistent end-user demand. Sobha Crescent enters as a premium luxury offering, positioned below ultra-luxury projects but supported by strong brand credibility and a proven appreciation corridor.

Disclaimer*

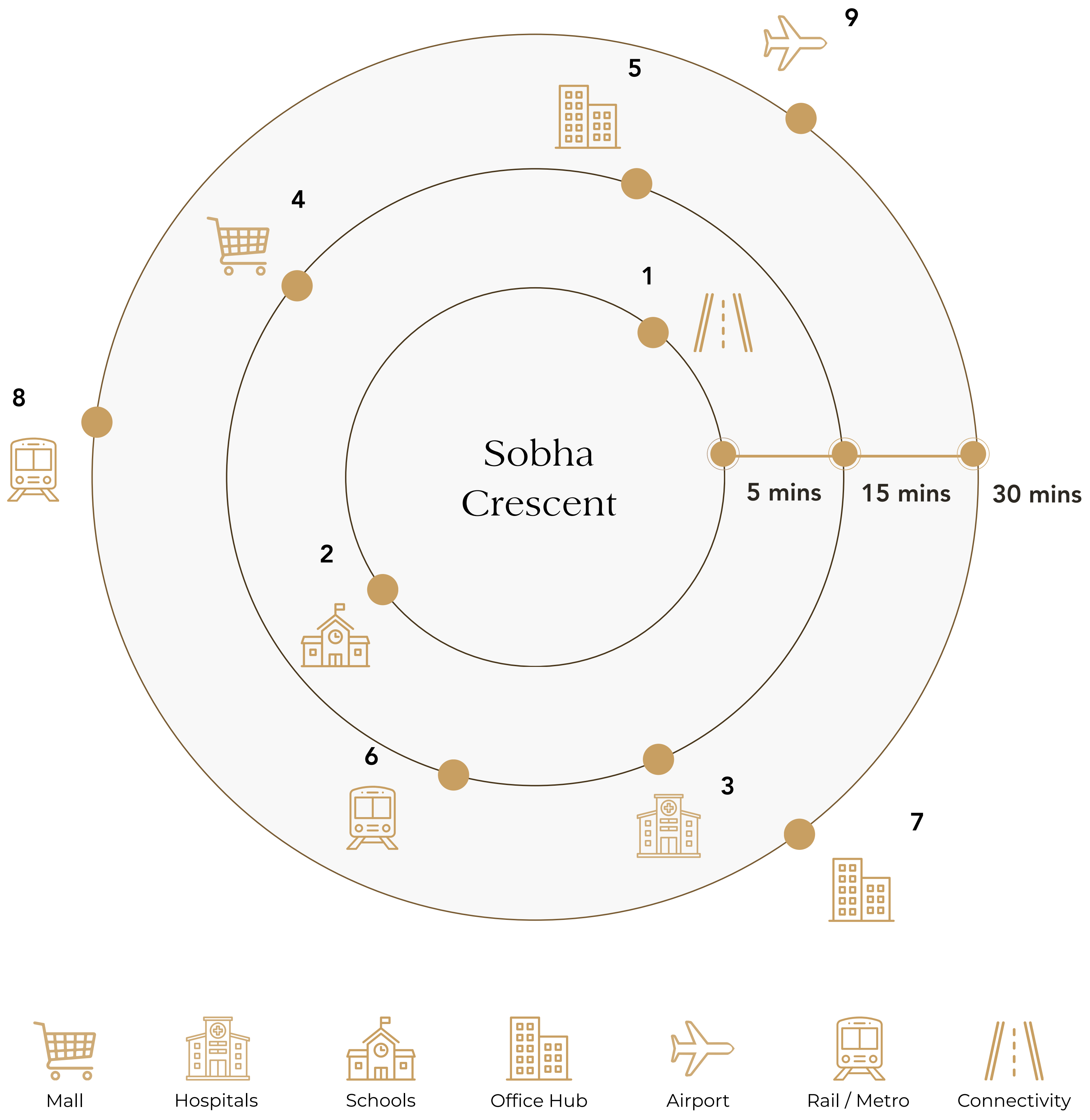
Similar Projects

Project	Sobha Crescent	TARC Ishva	DLF The Arbour	Smartworld The Edition	Emaar Urban Oasis
Developer	*Sobha Limited*	TARC Limited	DLF	Smartworld	Emaar India
Location	*Sector 63A, Gurugram*	Sector 63A (GCRE)	Sector 63 (GCRE)	Sector 66 (GCRE)	Sector 62 (GCRE)
Project Type	*Premium luxury residences*	Ultra-luxury low-density	Luxury high-rise	Premium high-rise	Premium high-rise
Launch Year	*2026*	2024–25	2023	2023–24	2022–23
Handover Timeline	*2033*	~2028–31	~2027	~2028–29	~2027–28
Launch Price (₹/sq ft)	*₹23,999*	₹30,000+	~₹17,500–₹24,000	₹18,000 – ₹20,000	₹13,000 – ₹14,000
Current Price (₹/sq ft)	*₹23,999*	₹32,000 – ₹36,000	₹28,000 – ₹32,000	₹20,000 – ₹23,000	₹16,000 – ₹18,000
CAGR Since Launch (%)	*New Launch*	New Launch	~10–12%	~8–10%	~10–12%
Project Density	*Low–Medium*	Low	Medium	Medium	Medium
Clubhouse	*Premium lifestyle clubhouse*	Large luxury clubhouse	~1.25 lakh sq ft clubhouse	Premium clubhouse	Community clubhouse
Ideal For	*Premium end-users, investors*	UHNI buyers	Luxury end-users	Upgrade buyers	Family buyers
Key USP / Highlights	*Sobha quality + premium layouts*	Low-density ultra-luxury	Strong brand + scale	Modern design-led product	Value luxury positioning

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	0.6 Km
2	Heritage Xperiential Learning School	2.5 Km
3	Artemis Hospital	4 Km
4	WorldMark Gurgaon	5 Km
5	AIPL Business Club	6 Km
6	Sector 55-56 Rapid Metro	8 Km
7	DLF Cyber City	14 Km
8	Gurgaon Railway Station	16 Km
9	IGI Airport	18 Km

Builder Profile

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SOBHA

A premium real-estate developer in India, known for its backward-integrated model (in-house manufacturing + construction + design) and presence in multiple states, delivering residential, commercial and township projects.

Sarjapur-Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru – 560103, Karnataka, India

1995	₹16K Cr	160+	148 M+	12+
ESTABLISHED YEAR	MARKET CAPITALIZATION	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	STATES OF OPERATION

Flagship Projects

SOBHA NEOPOLIS

SOBHA AURUM
Sector 36, Greater Noida

BROOKLYN TOWERS
— TOWNPARK —

SOBHA ELYSIA

SOBHA CITY

Rating Matrix

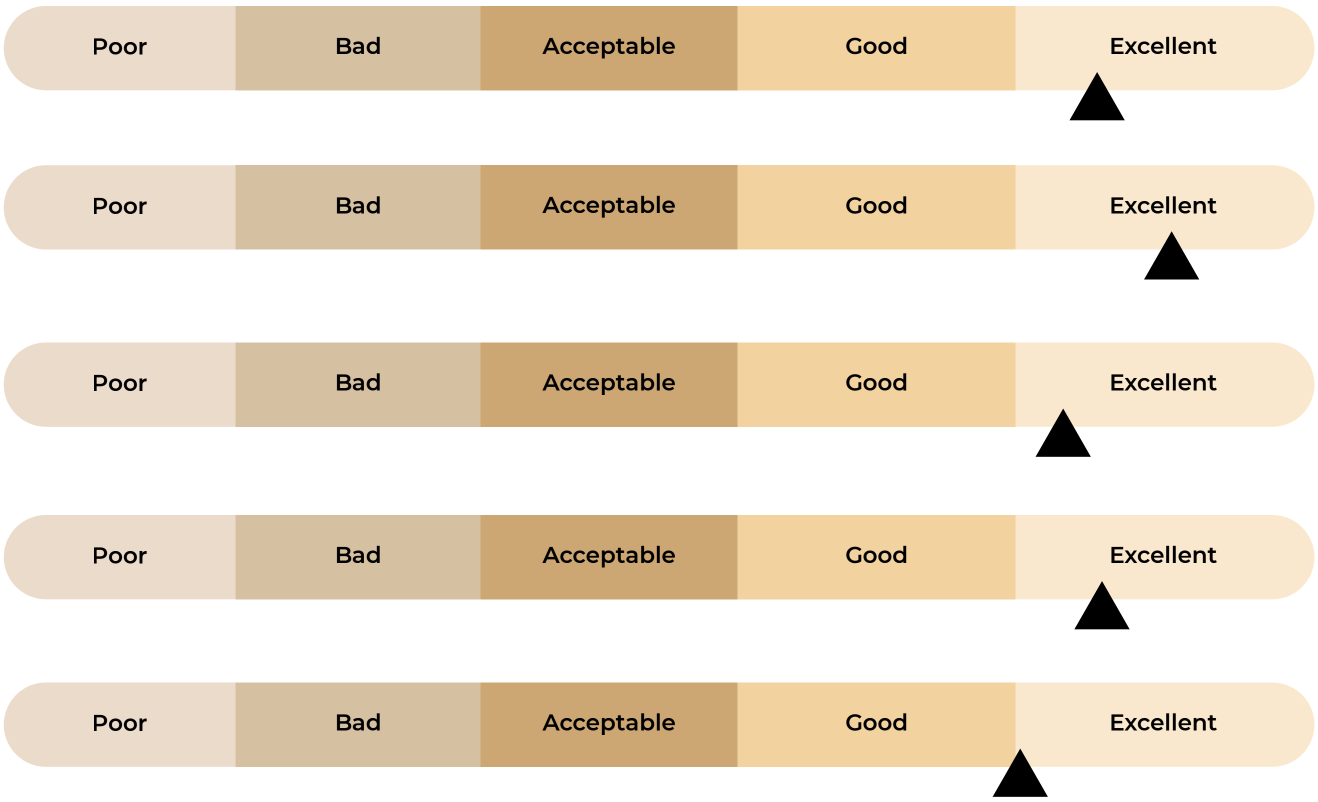
Brand Equity

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	★★★★★

Sobha Crescent combines best-in-class construction quality with a prime location, offering a highly stable luxury investment with strong liquidity and long-term value appreciation.

Property Risk Matrix

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

Sobha Crescent carries a low-risk profile driven by strong developer credibility and a mature micro-market, with most risks limited to premium pricing dynamics rather than execution or structural concerns.

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Strengths

Located in one of Gurgaon's most established luxury corridors with seamless connectivity to Golf Course Road, SPR and major business hubs.

Sobha's in-house construction capabilities ensure superior build quality, finish and long-term durability — a key differentiator in the premium segment.

Backed by a proven track record of timely delivery and high customer trust, supporting resale value and investment security.

GCRE offers established infrastructure, social amenities and consistent end-user demand, reducing execution and absorption risks.

Priced below ultra-luxury developments while offering strong quality, making it attractive for both end-users and investors.

Connect with us!

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Consult Our Certified Industry Experts

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₹250+ Cr worth of homes advised & transacted.

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MASTER PLAN

FLOOR PLANS

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