

TOI HOMES
THE TIMES OF INDIA GROUP


TARC



TARC
ISHVĀ

SECTOR 63A, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH Mar 2026	CURRENT ₹24,500 / Sq. Feet*	CAGR 11%*	FEATURING 6 Towers, 518 Units	PAYMENT PLAN 30:40:30
POSSESSION Sept 2030	2030 EXPECTED ₹37,192 / Sq. Feet*	XIRR 14%*	PLOT SIZE 9.15 Acres	HOMELOAN Available



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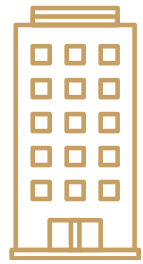
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Why TOI recommends?

Ideal for: End-users seeking ultra-premium, low-density living and investors focused on stable, long-term capital appreciation in Gurgaon's most established luxury corridor.



TARC Ishva is a low-density ultra-luxury development with expansive residences, premium specifications and a strong focus on exclusivity, designed to deliver a private, high-end residential experience.



Backed by strong micro-market performance, limited competing low-density supply and improving developer execution, the project offers a measured, predictable growth profile rather than speculative volatility.



Located on Golf Course Extension Road, the project benefits from seamless access to Golf Course Road, SPR, key business hubs and premium social infrastructure, supporting long-term livability and resale strength.

Recommended Configurations

BUY FOR END USE

3 BHK

2942 sq ft

BUY TO SELL

3 BHK

2942 sq ft

BUY TO RENT

3 BHK

3035 sq ft



CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK	2,942	₹ 24,500*	₹ 7.20 Cr*
3 BHK	3,035	₹ 24,500*	₹ 7.43 Cr*

The project offers well-sized 3 BHK residences with efficient layouts and premium pricing, balancing end-user livability with strong long-term capital appreciation potential.

Payment Plan

STAGE	PAYMENT (%)
Within 60 Days	30%
On Super Structure	40%
On OC (Occupation Certificate) Application	20%
On Offer of Possession	10%
Total	100%

A milestone-driven payment structure (30:40:30) that balances upfront commitment with construction-linked outflows, offering both flexibility and risk alignment.

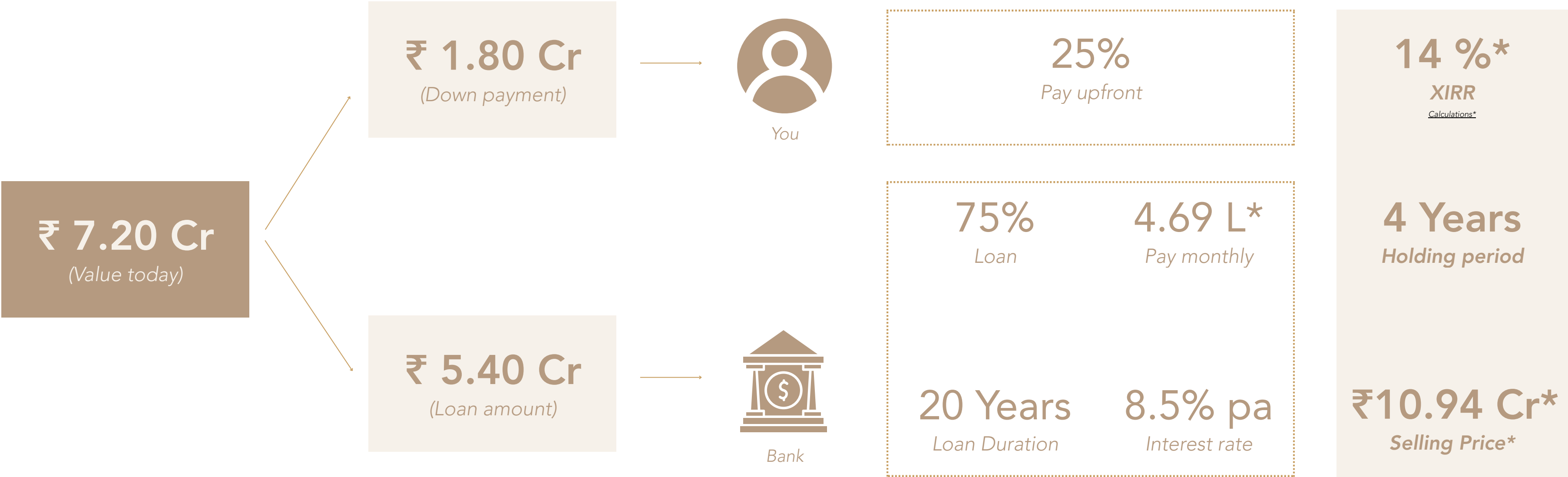
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Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 2,942 SQ. FT



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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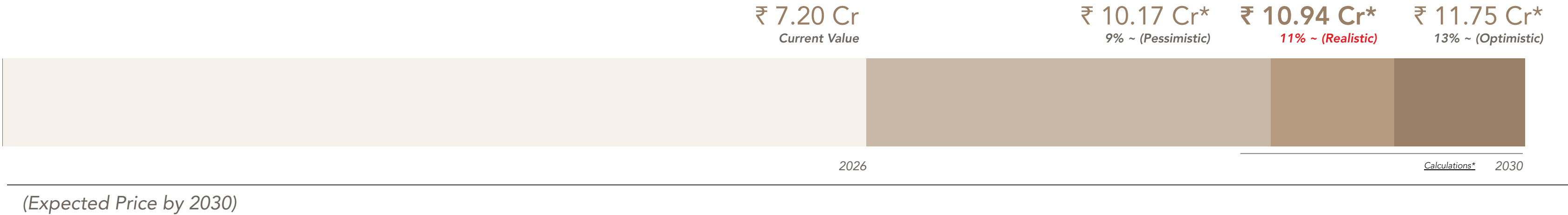
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How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 2,942 SQ. FT



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹7.20 Cr** is projected to grow to **₹10.94 Cr* by 2030**, appreciating by an estimated **₹3.74 Cr***.

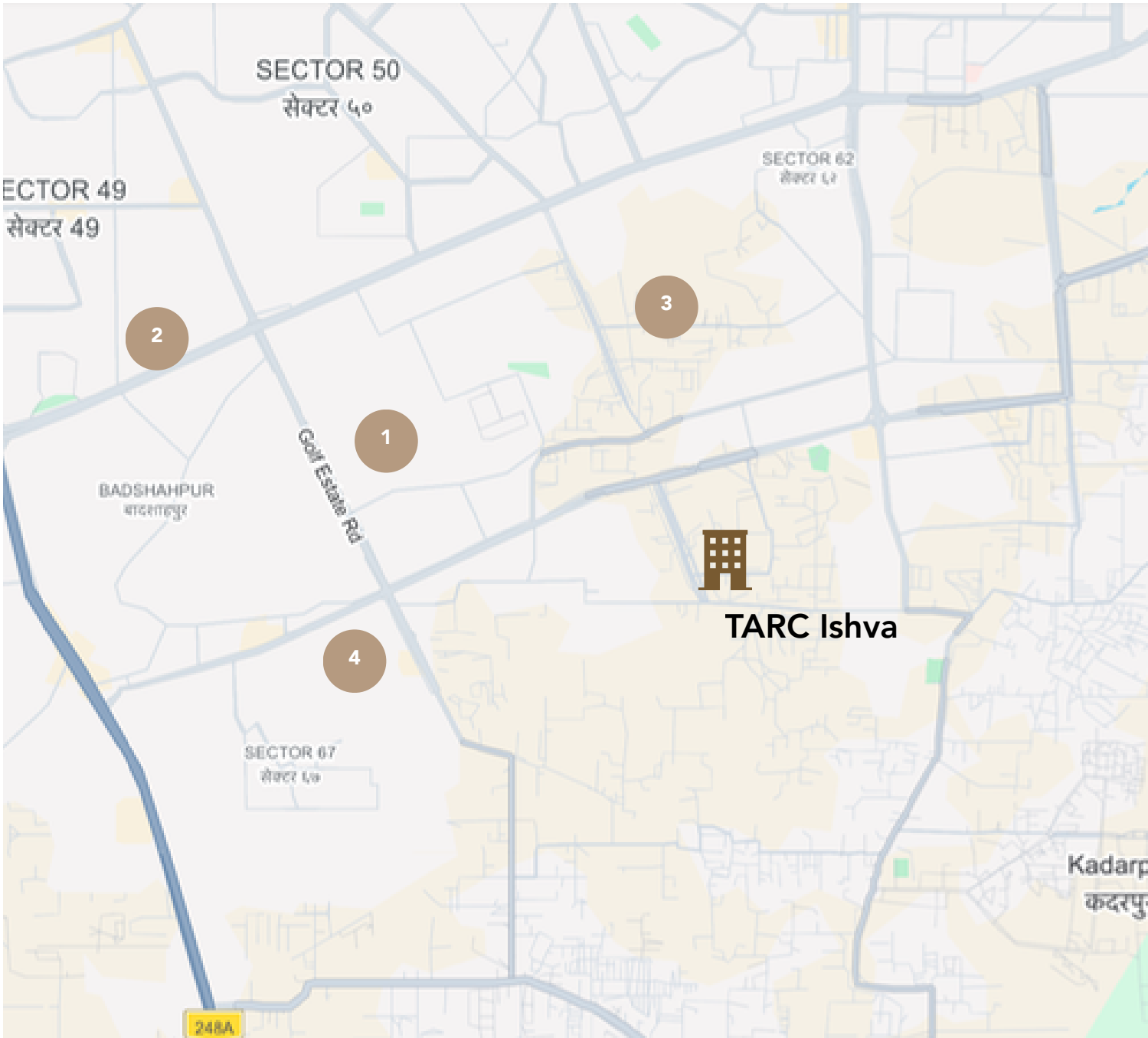
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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 M3M Golf Estate (Sector 65)	2014-15	₹9,000-₹10,000	₹22,000 – ₹25,000
2 Smartworld The Edition (Sector 66)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
3 Emaar Urban Oasis (Sector 62)	2022-23	₹13,000 – ₹14,000	₹16,000 – ₹18,000
4 IREO Victory Valley (Sector 67)	2012-13	₹7,500 – ₹8,500	₹15,000 – ₹18,000
TARC Ishva (Sector 63A)	2026	₹24,500	₹24,500

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 has evolved into a mature, premium micro-market driven by strong connectivity, established social infrastructure and consistent end-user demand. TARC Ishva enters at the top end of pricing, positioning itself as a low-density ultra-luxury offering within an already proven high-value corridor.

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Similar Projects

Project	TARC Ishva	DLF The Arbour	Smartworld The Edition	Emaar Urban Oasis	M3M Golf Estate
Developer	TARC	DLF	Smartworld	Emaar India	M3M India
Location	Sector 63A, Gurugram	Sector 63 (GCRE)	Sector 66 (GCRE)	Sector 62 (GCRE)	Sector 65 (GCRE)
Project Type	Ultra-luxury low-density	Luxury high-rise	Premium high-rise	Premium high-rise	Luxury township
Launch Year	2026	2023	2023–24	2022–23	2014–15
Handover Timeline	2030	2028–29	2028–29	2027–28	Delivered
Launch Price (₹/sq ft)	₹24,500	₹22,000 – ₹24,000	₹18,000 – ₹20,000	₹13,000 – ₹14,000	₹9,000 – ₹10,000
Current Price (₹/sq ft)	₹24,500	₹28,000 – ₹32,000	₹20,000 – ₹23,000	₹16,000 – ₹18,000	₹22,000 – ₹25,000
CAGR Since Launch (%)	New Launch	~10–12%	~8–10%	~10–12%	~11–13%
Project Density	Low	Medium	Medium	Medium	Medium–Low
Clubhouse	Premium lifestyle clubhouse	Large luxury clubhouse	Premium clubhouse	Community clubhouse	Luxury clubhouse
Ideal For	UHNI end-users & long-term investors	Premium end-users	Value premium buyers	Family end-users	Lifestyle + golf buyers
Key USP / Highlights	Low-density luxury, large layouts, exclusivity	Strong brand + scale	New-age premium product	Value positioning	Golf-facing township

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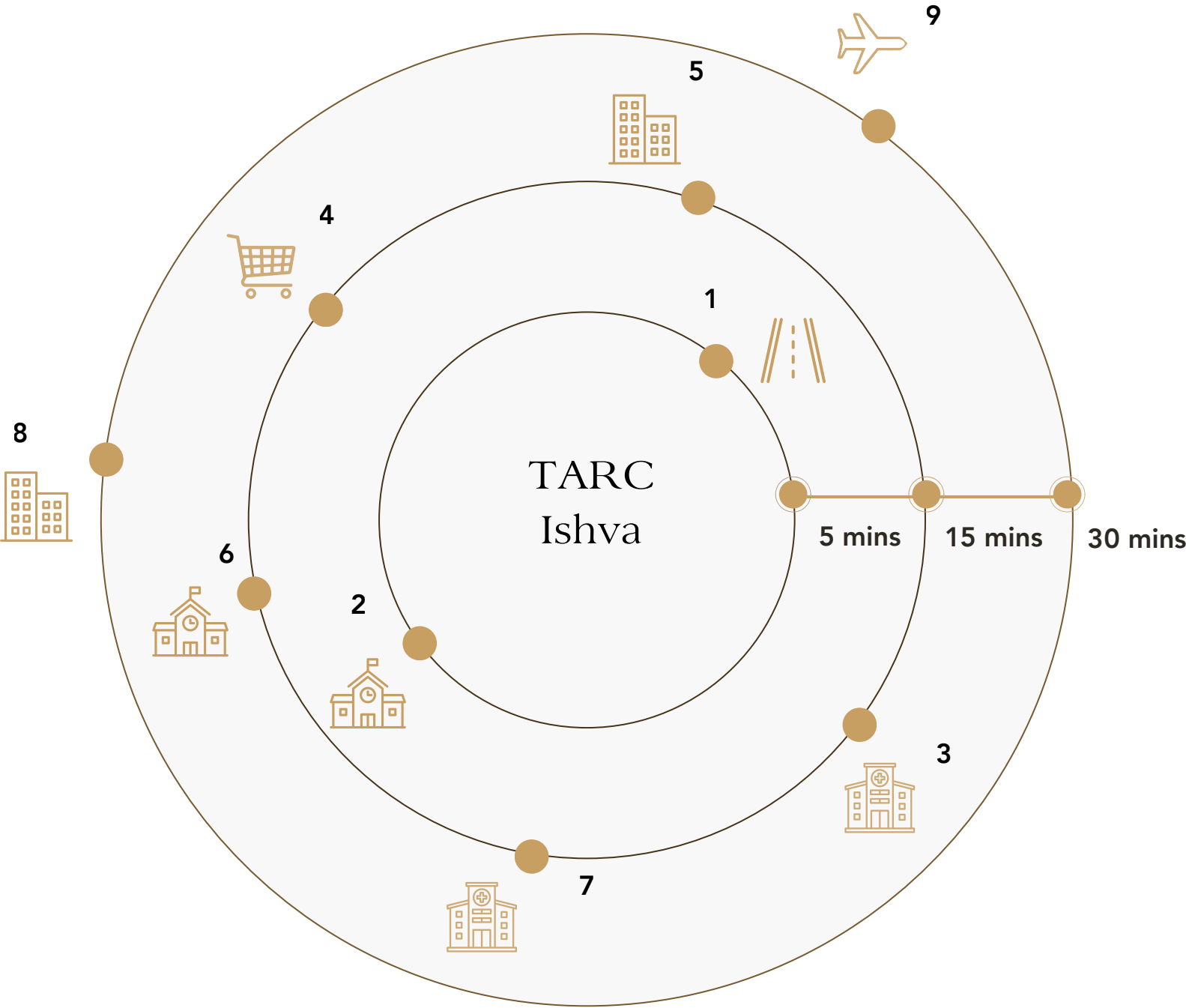
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		Golf Course Road	1 Km
2		Heritage Xperiential Learning School	3 Km
3		Artemis Hospital	4 Km
4		WorldMark Gurgaon	5 Km
5		One Horizon Center	6 Km
6		The Shri Ram School, Aravali	7 Km
7		Medanta – The Medicity	8 Km
8		DLF Cyber City	15 Km
9		IGI Airport	18 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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TARC Limited is a leading luxury real estate developer in Delhi-NCR, known for premium, design-led sustainable projects. With a strong legacy, it delivers high-end residential, commercial, and mixed-use developments in prime locations.

 2nd Floor, C-3, Qutab Institutional Area Road, Block C, Katwaria Sarai, Delhi 110016

2016

ESTABLISHED
YEAR

2+

CITIES OF
OPERATION

5+

TOTAL PROJECTS
DELIVERED

10 M+

SQUARE FEET AREA
DEVELOPED

35+

YEARS OF
LEGACY

Flagship Projects



Rating Matrix

Brand Equity



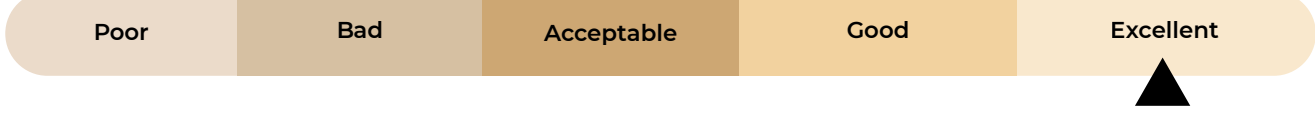
Delivery Record



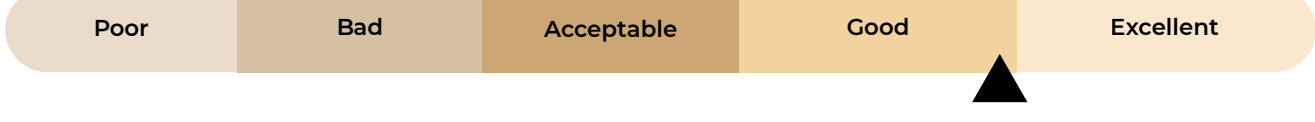
Financial Strength



Project Quality



Pricing Power



Project Scorecard

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

TARC Ishva scores highly on location, product quality and exclusivity, positioning it as a premium luxury offering with strong long-term appreciation potential in a mature high-value corridor.

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	Medium	Low	Stable
Execution & Delivery Risk	Medium	Low	Watchful
Interest Rate Volatility	Low	Medium	Manageable
Rental Yield Volatility	Low	Low	Stable

TARC Ishva carries a largely stable risk profile supported by a mature micro-market and strong demand fundamentals, with key considerations centered around execution track record and premium pricing positioning.

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Situated in one of Gurgaon's most established luxury corridors with strong connectivity to Golf Course Road, SPR and key business hubs.



Designed with limited units, expansive layouts and high exclusivity, offering a private and premium residential experience.



Backed by consistent price appreciation, robust end-user demand and fully developed social infrastructure.



Focus on large-format residences, modern architecture and lifestyle-led planning sets it apart from standard high-rise developments.



Attracts HNIs, business owners and senior professionals, supporting long-term price stability and resale strength.

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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Important Links

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[FLOOR PLANS](#)

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