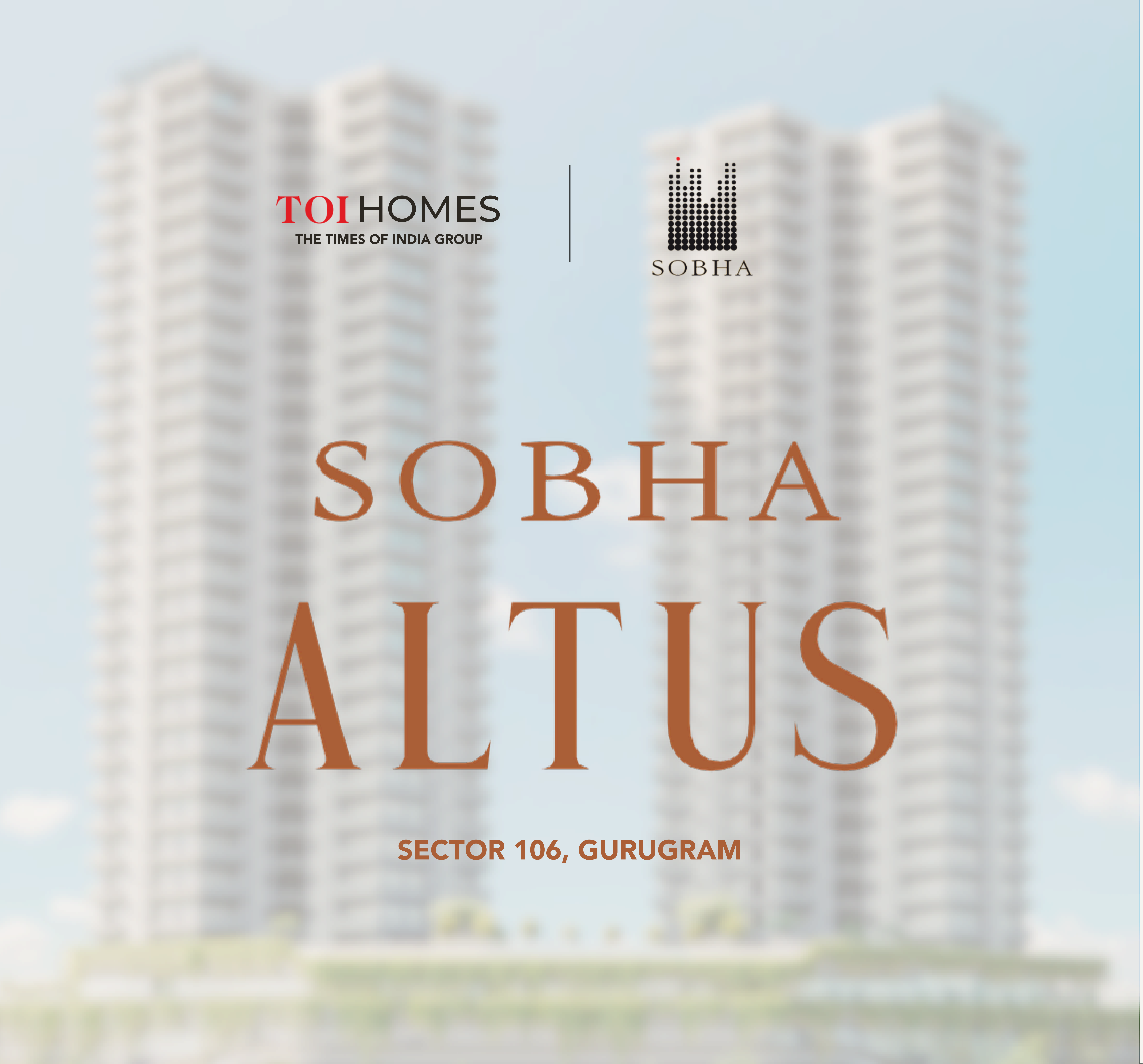

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THE TIMES OF INDIA GROUP

SOBHA

SOBHA ALTUS

SECTOR 106, GURUGRAM

Project Report

Includes

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

Overview

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LAUNCH June 2026	CURRENT ₹21,000 / Sq. Feet*	CAGR 8-12%*	FEATURING 2 Towers, 208 Units	PAYMENT PLAN CLP
POSSESSION December 2030	2030 EXPECTED ₹31,879 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 5.51 Acres	HOMELOAN Available

Disclaimer*

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Why TOI recommends?

Ideal for: End-users and long-term investors seeking quality-led appreciation, lifestyle upgrades and stability over speculative price spikes.

Sobha's in-house construction model delivers superior structural quality, finish consistency, and long-term maintenance performance compared to peer developers on Dwarka Expressway.

3,000+ sq ft layouts, multi-utility planning, and private terrace options create real product differentiation, supporting premium pricing durability over time.

Unlike high-churn sectors, Sector 106 has limited new low-density launches and a strong end-user profile, improving resale quality and reducing speculative volatility.

Recommended Configurations

BUY FOR END USE
4 BHK + Multi-Utility / Terrace variants

BUY TO SELL
3 BHK
(3,044–3,137 sq ft)

BUY TO RENT
3 BHK / Large Studio

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	INDICATIVE PRICE @ ₹21,000 PSF
1 Bed Studio	677 – 755	₹1.42 – ₹1.59 Cr
3 BHK	3,044 – 3,137	₹6.39 – ₹6.59 Cr
3 BHK + Multi-Utility Room	3,230 – 3,298	₹6.78 – ₹6.93 Cr
3 BHK + Multi-Utility + Private Terrace	3,399 – 3,537	₹7.14 – ₹7.43 Cr
4 BHK + Multi-Utility Room	3,914 – 4,008	₹8.22 – ₹8.42 Cr
4 BHK + Multi-Utility + Private Terrace	4,077	₹8.56 Cr

Sobha Altus offers a wide spectrum of premium residences, from compact studios to expansive 4 BHK homes with private terraces. The configuration mix caters to both end-users seeking spacious living and investors targeting liquidity-friendly layouts, with pricing aligned to the project's luxury positioning along Dwarka Expressway.

Payment Plans

PAYMENT MILESTONE	PAYMENT (%)
On Allotment (Payable within 30 days from Booking date, Less Booking Amount Already Paid)	10% of BSP
2 months from date of booking (Payable within 60 days from Booking date)	5% of BSP
3 months from date of booking (Payable within 90 days from Booking date)	5% of BSP
4 months from date of booking (Payable within 120 days from Booking date)	10% of BSP
On completion of Fifth Roof Slab or 31st July 2026 (whichever is later)	10% of BSP
On completion of Fourteenth Floor Roof Slab or 28th February 2027 (whichever is later)	15% of BSP
On completion of Terrace Roof Slab or 31st Oct 2027 (whichever is later)	15% of BSP
On completion of Internal Flooring or 30th June 2028* (whichever is later)	15% of BSP
On Application of Occupancy Certificate (OC)	10% of BSP
On Offer of Possession	5% of BSP

This construction-linked plan balances initial installments with major structural milestones, such as the 14th floor and terrace slabs. The units range from luxury 1-bed studios to expansive 4 BHKs with private terraces. Final payments are only due upon OC application and possession.

Investment Highlights

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CALCULATED FOR A 3 BHK (NO TERRACE) UNIT MEASURING ON AVERAGE 3,090 SQ. FT

₹ 6.49 Cr
(Value today)

₹ 1.62 Cr
(Down payment)

You

₹ 4.87 Cr
(Loan amount)

Bank

25%
Pay upfront

75%
Loan

4.22 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14%*
XIRR
Calculations*

4 Years
Holding period

₹ 9.85 Cr*
Selling Price*

Sobha Altus delivers mid-teen leveraged returns under conservative assumptions.
Returns are driven by asset quality + corridor consolidation, not aggressive pricing arbitrage.

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How your property could grow by 2030

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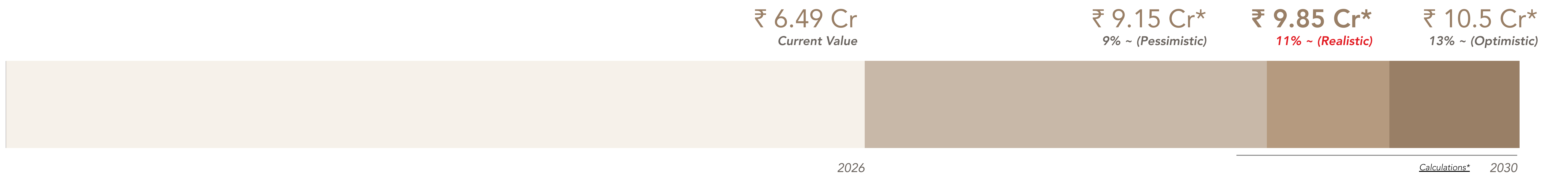
CALCULATED FOR A 3 BHK (NO TERRACE) UNIT MEASURING ON AVERAGE 3,090 SQ. FT



(Expected Price by 2030)

₹ 6.49 Cr
(Current Value)

₹ 21,000 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 9.8 Cr*
(Realistic Value by 2030)

₹ 31,879 PSF*
(Realistic Value by 2030)

₹ 3.36 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹6.49 Cr** is projected to grow to **₹9.8 Cr* by 2030**, appreciating by an estimated **₹3.36 Cr*.***

Disclaimer*

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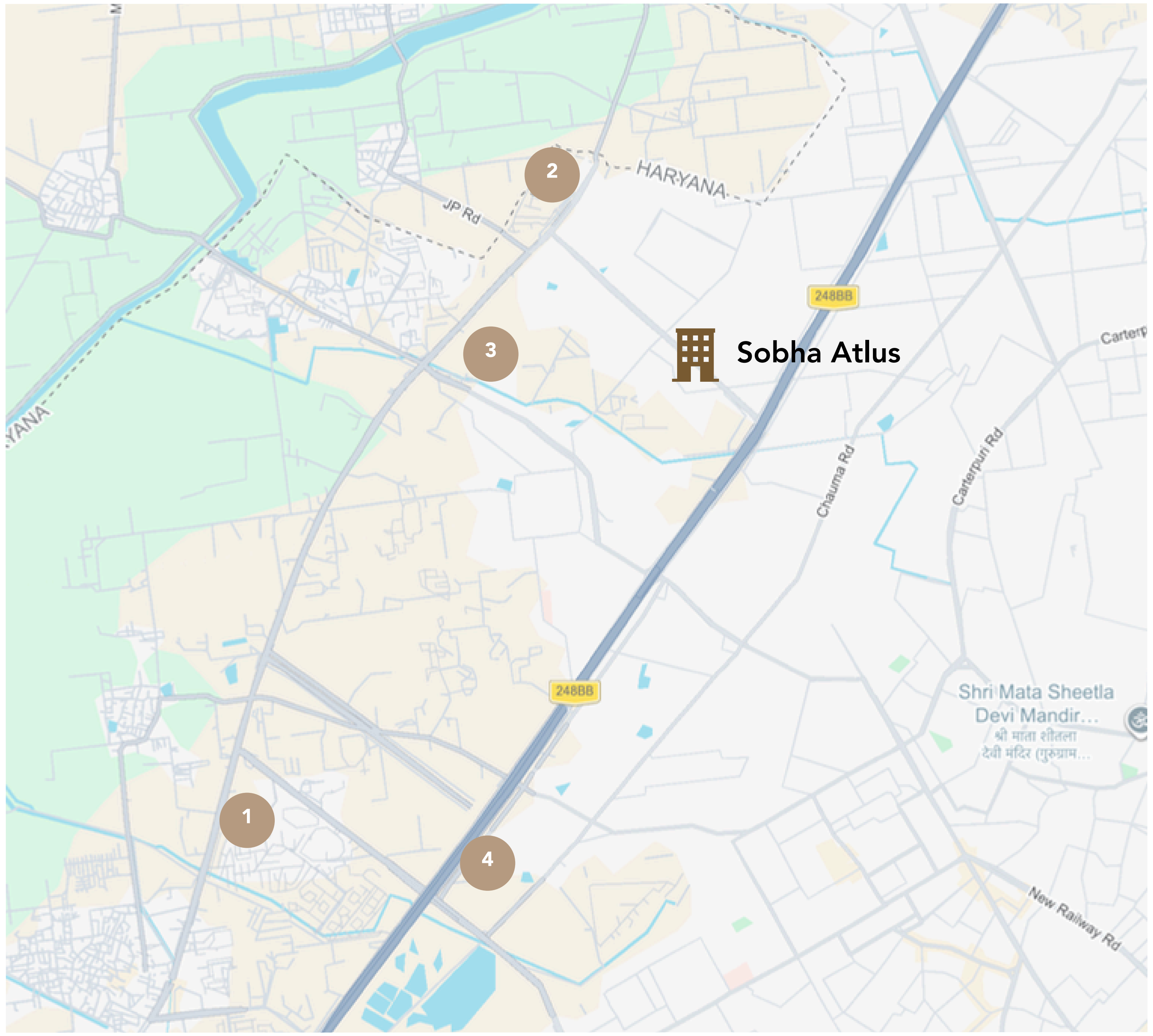
Nearby Projects



	PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1	Emaar Imperial Gardens (Sector 102)	2018–19	₹10,500 – ₹11,500	₹24,000 – ₹29,000
2	Sobha City (Sector 108)	2015–16	₹7,000 – ₹9,000	₹22,000 – ₹25,000
3	Godrej Meridien (Sector 106)	2023–24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
4	ATS Triumph (Sector 104)	2017-18	₹8,000 – ₹9,000	₹24,000 – ₹27,000
	Sobha Altus (Sector 106)	**2024–25**	**₹21,000**	**₹21,000 – ₹21,500**

HISTORIC METRICS

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

10 - 18%
Recent YoY Price Growth
(5 Years)

40 - 80%
Avg. Price Increase
(5 Years)

Sector 106 on the Dwarka Expressway is a maturing residential micro-market with established communities and improving connectivity. Price trends across comparable projects indicate steady, quality-led appreciation rather than speculative growth, aligning Sobha Altus with a stable long-term investment profile.

Disclaimer*

Similar Projects

Project	Sobha Altus	Sobha City	Emaar Imperial Gardens	ATS Triumph	Godrej Meridien
Developer	*Sobha Limited*	Sobha Limited	Emaar India	ATS Infrastructure	Godrej Properties
Micromarket / Location	*Sector 106, Dwarka Exp.*	Sector 108, Dwarka Exp.	Sector 102, Dwarka Exp.	Sector 104, Dwarka Exp.	Sector 106, Dwarka Exp.
Total Area (acres)	*5.51*	~39	~12	~12	~14
Launch Date	*2024–25*	2015–16	2018–19	2017–18	2023–24
Handover Timeline	*2030*	Delivered	Delivered	Delivered	2028–29
Launch Price (₹/sq ft)	*~₹21,000*	~₹7,500–₹9,000	~₹10,500–₹11,500	~₹8,000–₹9,000	~₹18,000–₹20,000
Current Price (₹/sq ft)	*~₹21,000 (launch)*	₹22,000 – ₹25,000	₹24,000 – ₹29,000	₹24,000 – ₹27,000	₹20,000 – ₹23,000
CAGR Since Launch (%)	*New Launch*	~12–14%	~11–13%	~13–15%	New / Early
Expected Price (₹/sq ft)	*~₹31,879*	₹28,000+	₹32,000+	₹30,000+	₹25,000+
Clubhouse	*Premium lifestyle club*	~60,000+ sq ft	Lifestyle clubhouse	Central clubhouse	Premium clubhouse
Project Density (units/acre)	*Low*	Low	Medium	Medium	Medium
Ideal For	*Premium end-users, long-term investors*	Family end-users	Brand-focused buyers	Upgrade buyers	Premium corridor buyers
Key USP / Highlights	*Low density, large layouts, Sobha build quality*	Large township, mature ecosystem	Brand premium, strong resale	Strong resale liquidity	Brand-led premium positioning

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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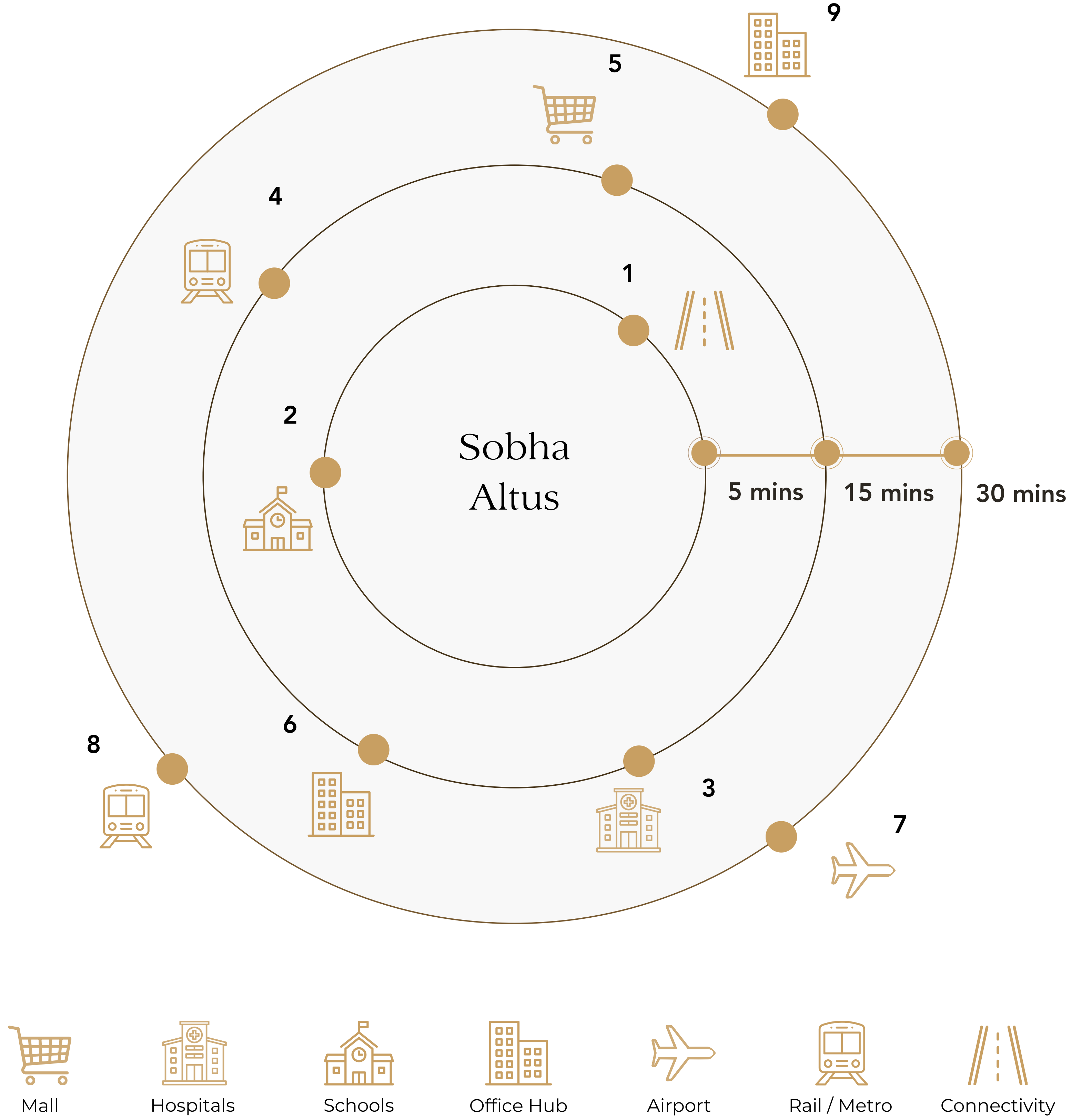


1	Dwarka Expressway	0.6 Km
2	Delhi Public School, Sector 102	2.5 Km
3	Manipal Hospital, Dwarka	5 Km
4	Dwarka Sector 21 Metro	9 Km
5	Vegas Mall, Dwarka	11 Km
6	Udyog Vihar	11 Km
7	IGI Airport	13 Km
8	Gurgaon Railway Station	19 Km
9	DLF Cyber City	21 Km

Builder Profile

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

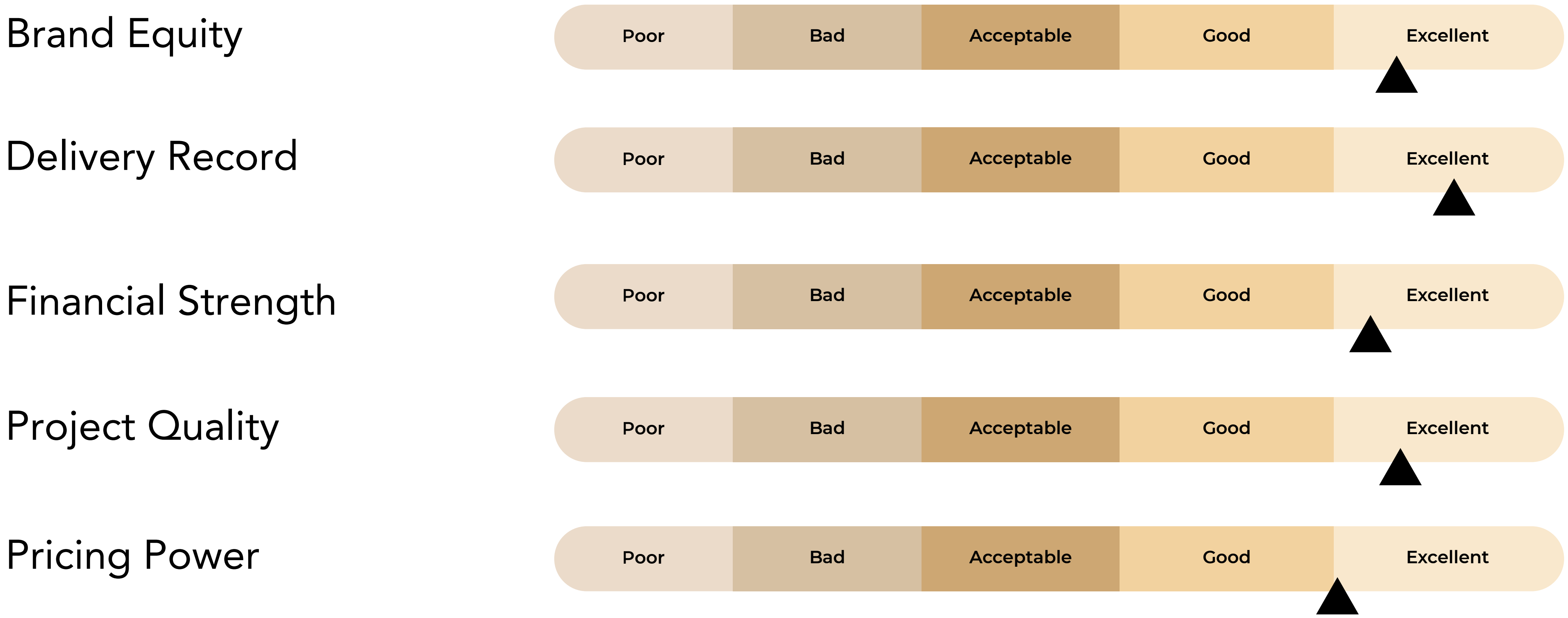
SOBHA AURUM
Sector 36, Greater Noida

BROOKLYN TOWERS
— TOWNPARK —

SOBHA ELYSIA

SOBHA CITY

Rating Matrix



Project Scorecard

Parameter	Rating
Product Quality & Planning	★★★★★
Developer Credibility	★★★★★
Location Advantage	★★★★☆
Configuration Depth	★★★★☆
Pricing Discipline	★★★★☆
Investment Stability	★★★★☆

Sobha Altus stands out for its product quality, low-density planning and brand-led execution. While Dwarka Expressway remains in its consolidation phase, the project offers a balanced risk–return profile suited for premium end-users and medium-term investors.

Property Risk Matrix

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Risk	Impact	Probability	Overall
Market cycle slowdown	Low	Medium	Manageable
Infrastructure Maturity Risk	Medium	Low	Manageable
Pricing Sensitivity	Medium	Low	Contained
Liquidity During Construction	Medium	Medium	Stable
Execution & Delivery Risk	Low	Very low	Assured
Interest Rate Risk	Medium	Medium	Balanced
Rental Yield Volatility	Medium	Low	Balanced

Risks in Sobha Altus are primarily corridor-maturity and timing-related rather than structural. Strong developer execution, premium product differentiation and improving infrastructure help contain downside risk within a 4-year investment horizon.

Disclaimer*

Strengths

Premium product quality with low-density planning, large floor plates and Sobha's signature construction standards

Strong developer credibility, reducing execution and asset-quality risk compared to typical corridor launches

Wide configuration mix from studios to expansive 4 BHK residences, supporting diverse buyer demand

Prime Sector 106 positioning along Dwarka Expressway with improving airport and CBD connectivity

Limited comparable luxury supply, supporting long-term resale and upgrade demand

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