Project Report

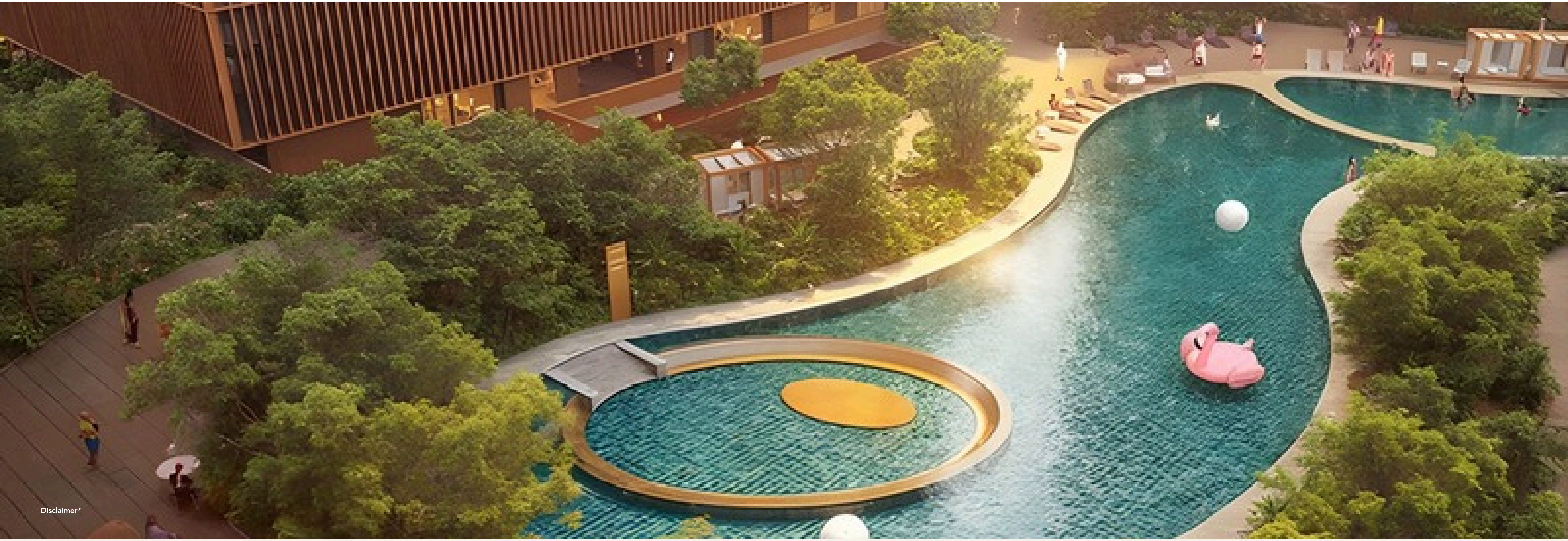
Includes

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

HARERA/GGM/1012/744/2025/115

Overview

LAUNCH December 2025	CURRENT ₹24,000/ Sq. Feet*	CAGR 8-12%*	FEATURING 6 Towers, 380 Units	PAYMENT PLAN 20:20:20:40
POSSESSION August 2033	2030 EXPECTED ₹36,433/ Sq. Feet*	XIRR* 14%*	PLOT SIZE 18.23 Acres	HOMELOAN Available



Disclaimer*

Why TOI recommends?

Ideal for: Premium end-users and long-term investors seeking wellness-focused luxury living with strong appreciation potential in an emerging premium corridor.

Estate 361 is a differentiated luxury development designed around wellness, open greens and low-density living, offering a refined residential experience focused on long-term livability.

Backed by Max Estates' strong premium positioning and institutional-quality execution, the project offers a relatively stable and high-confidence luxury investment profile.

Located in Sector 36A with strong connectivity to Dwarka Expressway and NH-48, the project benefits from improving infrastructure, rising luxury demand and long-term micro-market growth potential.

Recommended Configurations

BUY FOR END USE
2 BHK
1687 sq ft

BUY TO SELL
2 BHK
1565 sq ft

BUY TO RENT
2 BHK
1565 sq ft

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
1.5 BHK	1,144	₹ 24,000*	₹ 2.74 Cr*
2 BHK	1,565	₹ 24,000*	₹ 3.75 Cr*
2 BHK Loft	1,687	₹ 24,000*	₹ 4.04 Cr*

Estate 361 offers efficiently planned 1.5 & 2 BHK luxury residences with wellness-focused design and premium specifications, catering to modern urban buyers seeking long-term livability and lifestyle-driven value appreciation.

Payment Plan

STAGE	PAYMENT (%)
Booking	10%
Within 90 Days	10%
On Casting of G Floor Slab / 24 Months	20%
On Casting of 20th Floor Slab	20%
On Installation of Doors & Windows	20%
Application of OC	15%
Possession	5%

A 20:20:20:40 payment option 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 1.5 BHK UNIT MEASURING 1,144 SQ. FT

₹ 2.74 Cr
(Value today)

₹ 0.68 Cr
(Down payment)

You

25%
Pay upfront

₹ 2.05 Cr
(Loan amount)

Bank

75%
Loan

1.78 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 4.16 Cr*
Selling Price*

With a relatively lower entry ticket and wellness-led premium positioning, Estate 361 offers an attractive leveraged investment opportunity with strong long-term appreciation potential in an emerging luxury micro-market.

Disclaimer*

How your property could grow by 2030

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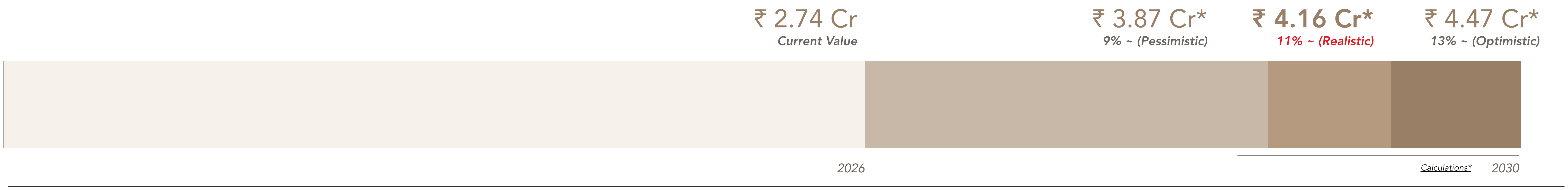
THE TIMES OF INDIA GROUP

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT



(Expected Price by 2030)

₹ 2.74 Cr (Current Value)	11%* TOI Realistic CAGR → 4 Years	₹ 4.16 Cr* (Realistic Value by 2030)
₹ 24,000 PSF (Current Value)		₹ 36,433 PSF* (Realistic Value by 2030)

₹ 1.42 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.74 Cr** is projected to grow to **₹4.16 Cr* by 2030**, appreciating by an estimated **₹1.42 Cr*.***

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Nearby Projects

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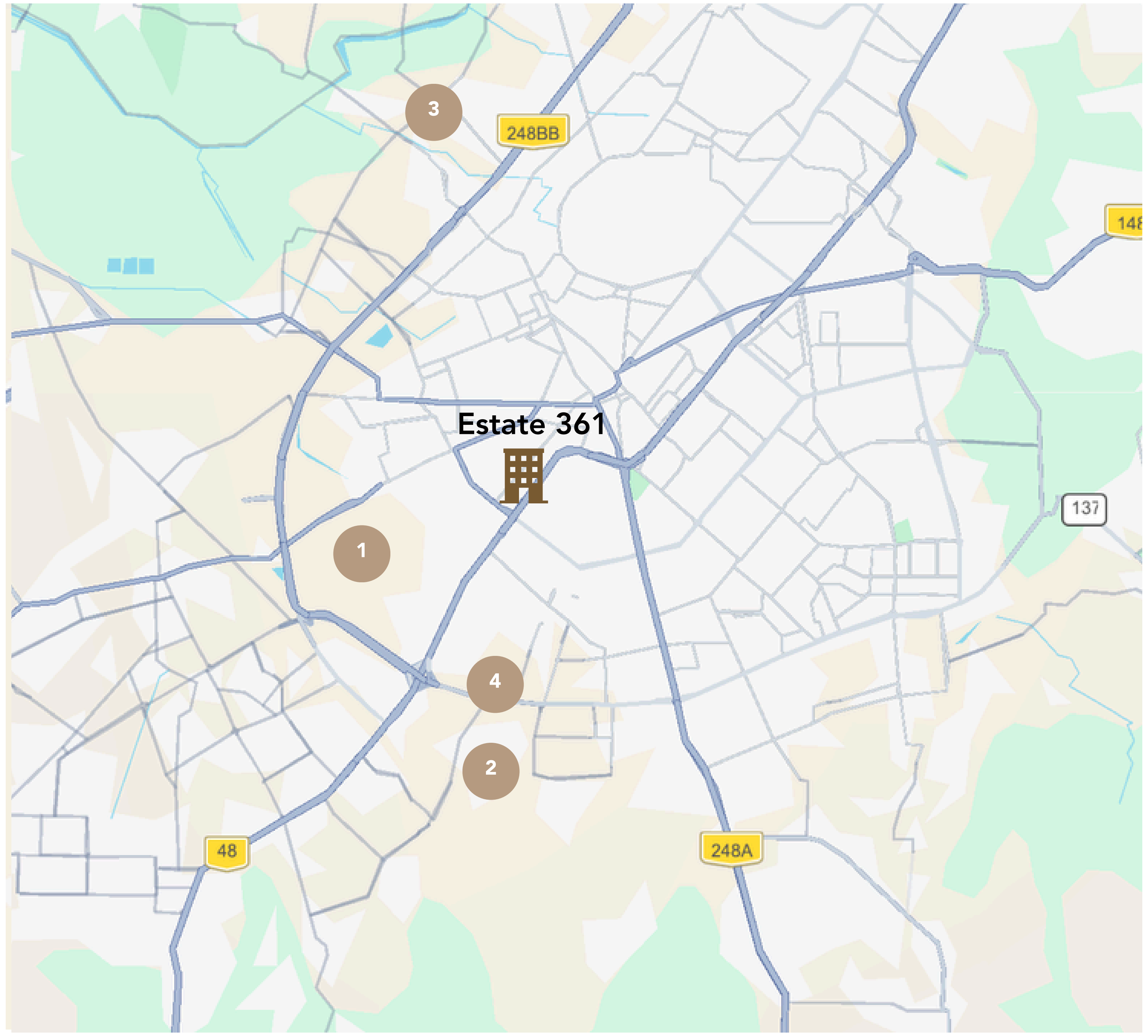

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Krisumi Waterside Residences	2024	₹22,000 – ₹25,000	₹25,000 – ₹30,000
2 DLF Privana South	2024	₹17,000 – ₹18,500	₹20,000 – ₹23,000
3 Godrej Vrikshya	2024–25	₹19,000 – ₹20,000	₹20,000 – ₹22,000
4 Whiteland The Aspen	2023–24	₹14,000 – ₹16,000	₹16,000 – ₹18,000
Estate 361	**2025**	**₹24,000**	**₹24,000**

HISTORIC METRICS

9 - 12%*
Long-Term CAGR
(20 Years)

15 - 22%*
Recent YoY Price Growth
(5 Years)

90 - 120%*
Avg. Price Increase
(5 Years)

Sector 36A is emerging as a premium residential hub along Dwarka Expressway, driven by improving infrastructure, NH-48 connectivity and rising luxury development activity. Estate 361 is positioned as a niche premium lifestyle offering with strong wellness-led planning and long-term appreciation potential.

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Similar Projects

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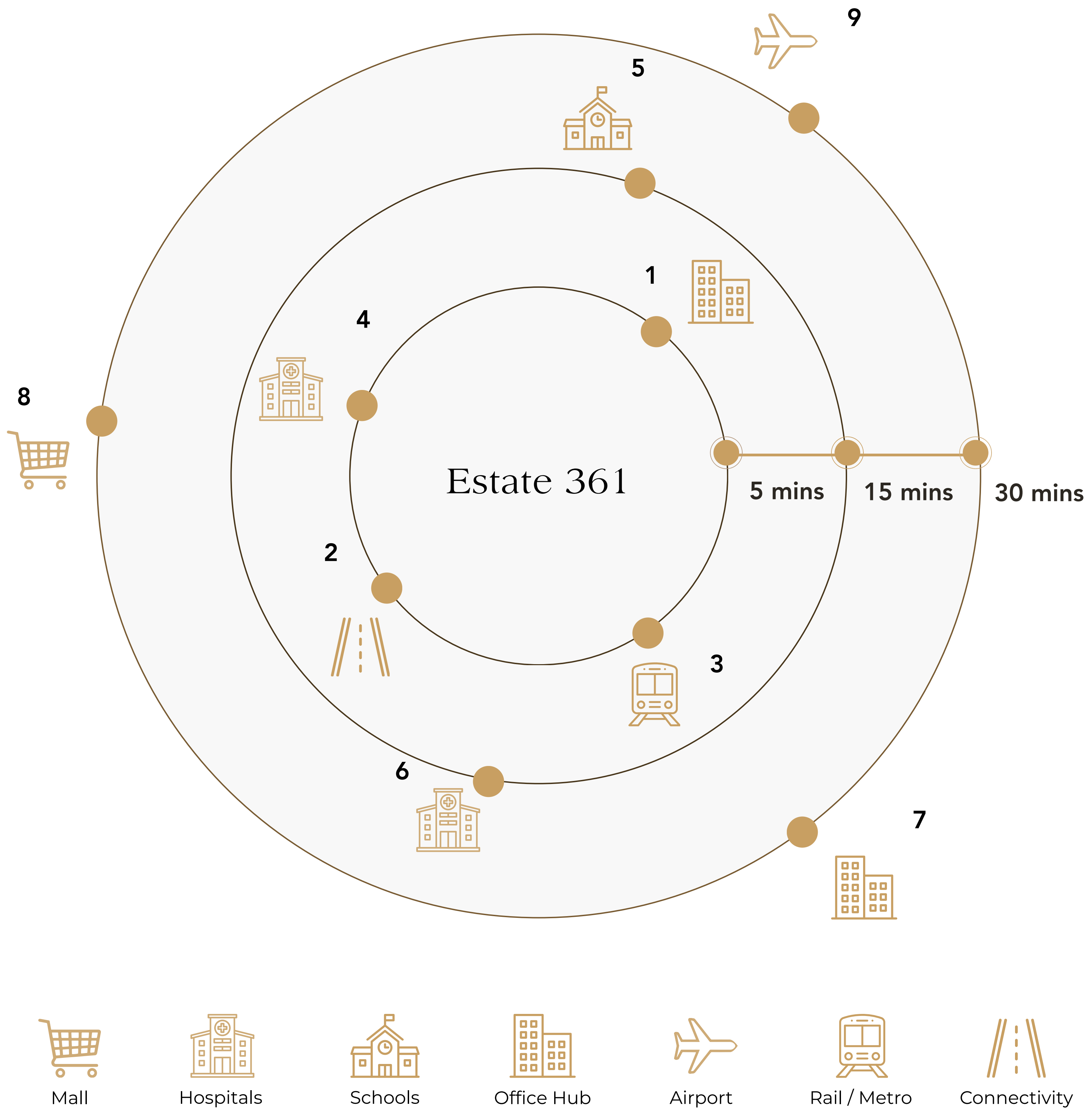
Project	Estate 361	Krisumi Waterside Residences	DLF Privana South	Godrej Vrikshya	Whiteland The Aspen
Developer	*Max Estates*	Krisumi Corporation	DLF	Godrej Properties	Whiteland Corporation
Location	*Sector 36A, Gurgaon*	Sector 36A, Gurgaon	Sector 77, Gurgaon	Sector 103, Dwarka Exp.	Sector 76, Gurgaon
Project Type	*Premium wellness-led residences*	Indo-Japanese luxury residences	Luxury high-rise residences	Premium luxury residences	Luxury residences
Launch Year	*2025*	2024	2024	2024–25	2023–24
Handover Timeline	*2033*	~2029	~2029	~2029–30	~2028–29
Launch Price (₹/sq ft)	*₹24,000*	₹22,000 – ₹25,000	₹17,000 – ₹18,500	₹19,000 – ₹20,000	₹14,000 – ₹16,000
Current Price (₹/sq ft)	*₹24,000*	₹25,000 – ₹30,000	₹20,000 – ₹23,000	₹20,000 – ₹22,000	₹16,000 – ₹18,000
CAGR (Since Launch)	*Early Stage*	~10–14%	~10–14%	New Launch	~8–10%
Project Density	*Medium*	Low	Low	Medium	Medium
Clubhouse	*Premium clubhouse*	Luxury clubhouse	Large premium clubhouse	Premium clubhouse	Lifestyle clubhouse
Ideal For	*Wellness-focused premium buyers*	Luxury end-users	Premium family buyers	Upgrade buyers	Luxury investors
Key USP / Highlights	*Wellness-led ecosystem + nature focus*	Japanese design philosophy	DLF brand + township scale	Strong brand + connectivity	Spacious luxury layouts

Disclaimer*

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

Facilities Nearby



1	Planned Global City	1 Km
2	Dwarka Expressway	3 Km
3	Proposed Delhi Metro Station	3 Km
4	Genesis Hospital	3 Km
5	N.S.P School	4 Km
6	Aarvy Hospital	5 Km
7	DLF Cyber City	20 Km
8	Ambience Mall	20 Km
9	IGI Airport	24 Km

Builder Profile

MAX ESTATES

Max Estates Limited is the real estate development arm of the Max Group, focused on creating premium residential communities and Grade A commercial spaces across Delhi-NCR.

Max Towers, L-20, Plot No. C-001/A/1, Sector 16B, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301

1982	4	10+	7 M+	40+
ESTABLISHED YEAR	CITIES OF OPERATION	TOTAL PROJECTS	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

ESTATE 361

ESTATE 105

MAX ESTATES | 222 RAJPUR DEHRADUN

MAX ESTATES | MAX SQUARE NOIDA

Rating Matrix

	Poor	Bad	Acceptable	Good	Excellent
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	★★★★☆

Estate 361 stands out through wellness-led planning, premium developer credibility and strategic connectivity, positioning it as a differentiated luxury offering with strong long-term appreciation potential.

Property Risk Matrix

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

Estate 361 maintains a low-to-moderate risk profile supported by strong developer credibility, differentiated product positioning and improving corridor fundamentals, with key considerations centered around premium pricing and holding horizon.

Disclaimer*

Strengths

Designed around wellness, open greens and nature-centric living, creating a differentiated premium residential experience.

Backed by Max Estates, known for institutional-quality execution and premium lifestyle-focused developments.

Located in Sector 36A with seamless access to Dwarka Expressway, NH-48 and major commercial hubs across Gurgaon and Delhi.

Spacious layouts, lower density and curated community planning enhance exclusivity and long-term end-user appeal.

Focus on wellness amenities, landscaped greens and community-centric spaces supports long-term residential demand.

Connect with us!

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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