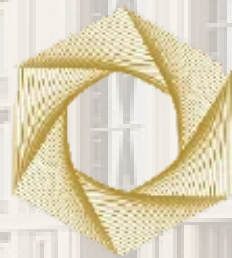


TOI HOMES
THE TIMES OF INDIA GROUP


Hero Homes



THE PALATIAL

SECTOR 104, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH
March 2025

CURRENT
₹18,500/ Sq. Feet*

CAGR
11%*

FEATURING
5 Towers, 688 Units

PAYMENT PLAN
30:30:40, 30:70

POSSESSION
June 2030

2030 EXPECTED
₹28,084/ Sq. Feet*

XIRR*
14%*

PLOT SIZE
11 Acres

HOMELoan
Available



Disclaimer*

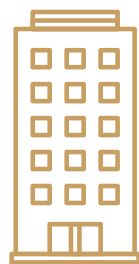
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Why TOI recommends?

Ideal for: Premium end-users and long-term investors seeking a balanced luxury offering with strong connectivity and future appreciation potential on Dwarka Expressway.



Hero Homes The Palatial combines spacious luxury residences, premium lifestyle amenities and modern planning, creating a refined residential environment for upscale family living.



Backed by the trusted Hero Group brand and positioned within a rapidly appreciating corridor, the project offers a stable and relatively lower-risk premium investment profile.



Located in Sector 104 on Dwarka Expressway, the project benefits from strong connectivity to Delhi, IGI Airport and major business hubs, supporting long-term livability and resale demand.

Recommended Configurations

BUY FOR END USE

4 BHK
3457 sq ft

BUY TO SELL

3 BHK
2550 sq ft

BUY TO RENT

3 BHK
2833 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK	2,550	₹ 18,500*	₹ 4.71 Cr*
3 BHK + SPR	2,833	₹ 18,500*	₹ 5.24 Cr*
4 BHK + SPR	3,457	₹ 18,500*	₹ 5.39 Cr*

Hero Homes The Palatial offers spacious 3 & 4 BHK residences with premium layouts and efficient space planning, catering to both luxury end-users and long-term investors seeking strong livability and appreciation potential on Dwarka Expressway.

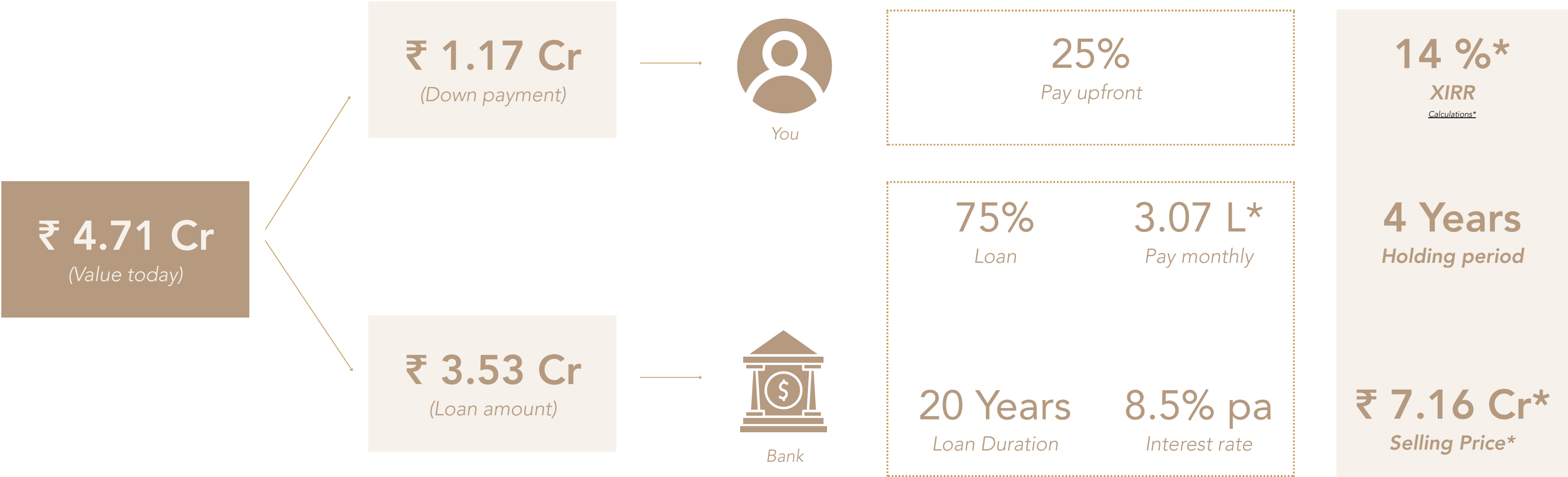
Payment Plan

STAGE	PAYMENT (%)
Booking	10%
Within 90 Days	10%
Within 240 Days	10%
40 Months / Super Structure*	30%
Completion of Internal Plaster / 45 Months*	25%
Application of OC	15%
Receipt of OC	10%
Possession	5%

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

CALCULATED FOR 3 BHK UNIT MEASURING 2,550 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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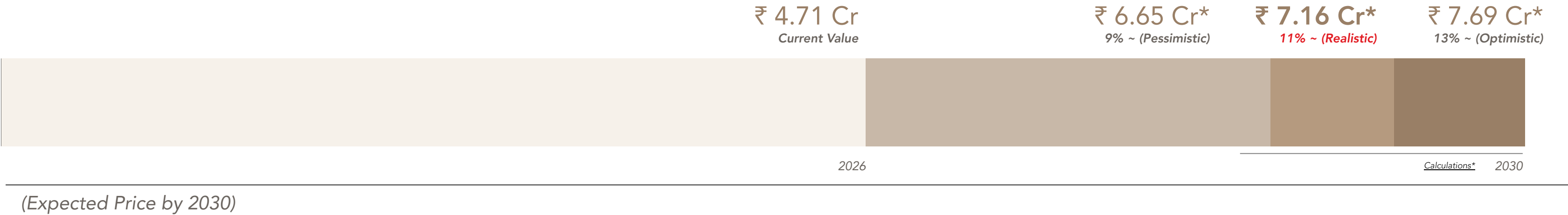
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How your property could grow by 2030

CALCULATED FOR 3 BHK UNIT MEASURING 2,550 SQ. FT



With an expected 11%* CAGR over 4 years, the property's current value of ₹4.17Cr is projected to grow to ₹7.16Cr* by 2030, appreciating by an estimated ₹3.45Cr*.

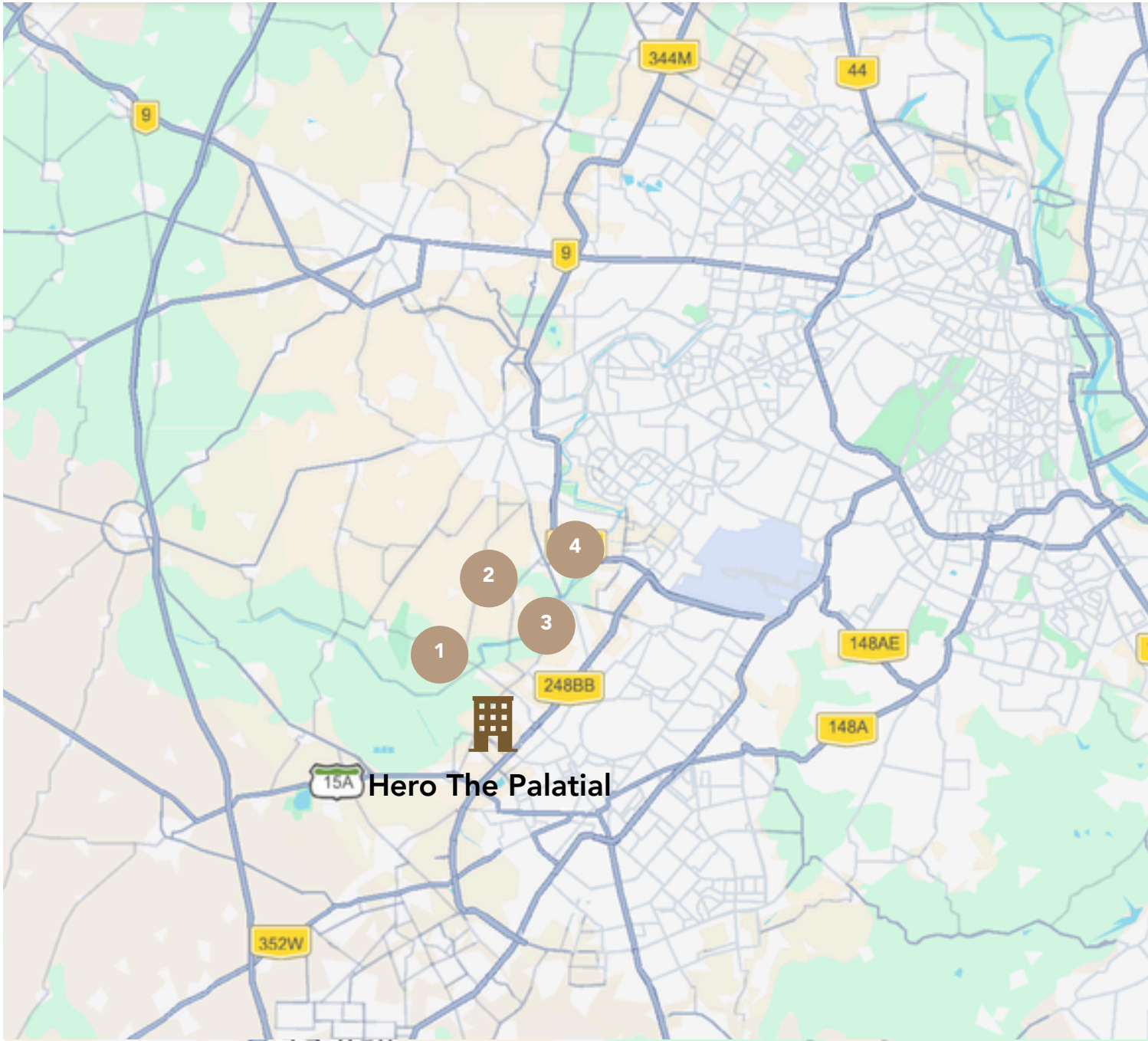
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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Adani The Marq (Sector 102A)	2024-25	₹16,000 – ₹17,500	₹18,000 – ₹20,000
2 Godrej Meridien (Sector 106)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
3 Sobha Altus (Sector 106)	2024-25	₹20,000 – ₹21,000	₹21,000 – ₹23,000
4 M3M Crown (Sector 111)	2023-24	₹15,000 – ₹16,000	₹17,000 – ₹19,000
Hero The Palatial (Sector 104)	2025	₹18,500	₹18,500

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 104 has evolved into a premium residential pocket on Dwarka Expressway, driven by expressway completion, improving connectivity and rising luxury supply. Hero Homes The Palatial is positioned as a high-end lifestyle offering, benefiting from strong corridor growth while maintaining relatively better value positioning than ultra-luxury branded developments.

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Similar Projects

Project	Hero Homes The Palatial	Adani The Marq	Godrej Meridien	Sobha Altus	M3M Crown
Developer	Hero Realty	Adani Realty	Godrej Properties	Sobha Limited	M3M India
Location	Sector 104, Gurugram	Sector 102A, Dwarka Exp.	Sector 106, Dwarka Exp.	Sector 106, Dwarka Exp.	Sector 111, Dwarka Exp.
Project Type	Premium luxury residences	Low-density luxury residences	Premium high-rise residences	Luxury high-rise residences	Premium luxury residences
Launch Year	2025	2024–25	2023–24	2024–25	2023–24
Handover Timeline	2030	~2029	~2028–29	~2029–30	~2028–29
Launch Price (₹/sq ft)	₹18,500	₹16,000 – ₹17,500	₹18,000 – ₹20,000	₹20,000 – ₹21,000	₹15,000 – ₹16,000
Current Price (₹/sq ft)	₹18,500	₹18,000 – ₹20,000	₹20,000 – ₹23,000	₹21,000 – ₹23,000	₹17,000 – ₹19,000
CAGR (Since Launch)	New Launch	New Launch	New / Early	New Launch	~8–10%
Project Density	Low	Low	Medium	Medium	Medium
Clubhouse	Premium clubhouse	Premium clubhouse	Large clubhouse	Luxury clubhouse	Premium clubhouse
Ideal For	Luxury buyers	Luxury buyers	Premium family buyers	Luxury end-users	Upgrade buyers
Key USP / Highlights	Low-density luxury positioning	Low-density luxury positioning	Strong brand + mature ecosystem	Sobha quality & execution	Premium pricing + township ecosystem

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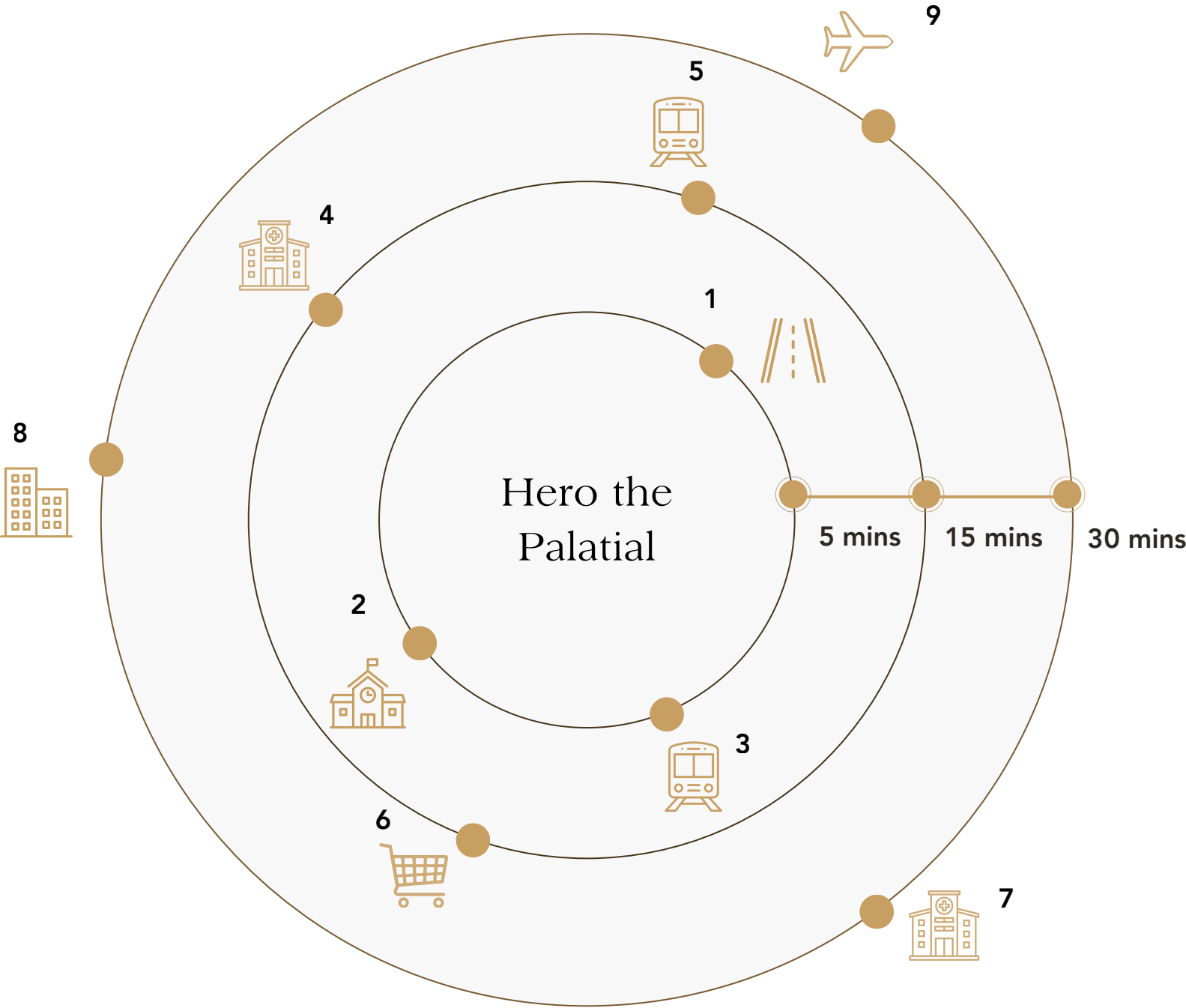
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		Dwarka Expressway	0 Km
2		Delhi Public School	0.5 Km
3		Gurugram Railway Station	1.5 Km
4		Advanced Super Speciality Hospital	6 Km
5		Dwarka Sector 21 Metro Station	8 Km
6		Yashobhoomi Convention Center	10 Km
7		Gurgaon Global City Hospital	12 Km
8		Diplomatic Enclave II	13 Km
9		IGI Airport	14 Km



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Schools



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Rail / Metro



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Builder Profile



Hero Realty Private Limited focuses on creating residential townships, premium housing projects, commercial developments, and plotted communities across key urban markets like Delhi-NCR, Mohali, Ludhiana, and Haridwar.

 264, Okhla Phase III, Okhla Industrial Area, New Delhi, Delhi - 110020

1996

ESTABLISHED
YEAR

800+

ACRES OF
INDUSTRIAL PARKS

6+

CITIES OF
OPERATION

8.4 M+

SQUARE FEET AREA
DEVELOPED

30+

YEARS
OF LEGACY

Flagship Projects



Rating Matrix

Brand Equity



Delivery Record



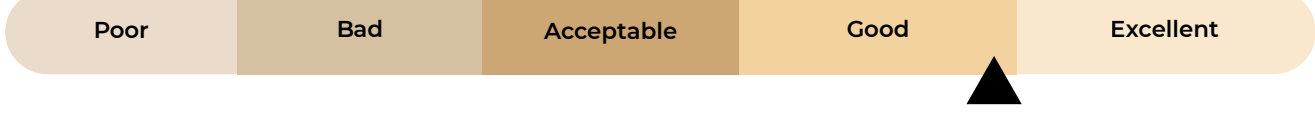
Financial Strength



Project Quality



Pricing Power



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Project Scorecard

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

Hero Homes The Palatial offers a balanced luxury investment profile backed by strong brand credibility, improving corridor maturity and competitive premium positioning on Dwarka Expressway

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	Low	Medium	Manageable
Interest Rate Volatility	Medium	Medium	Manageable
Rental Yield Volatility	Low	Medium	Stable

Hero Homes The Palatial maintains a balanced risk profile supported by strong corridor fundamentals and brand credibility, with key considerations centered around premium pricing dynamics and market cycle timing.

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Located in Sector 104 with seamless connectivity to Delhi, IGI Airport and major commercial hubs, benefiting from expressway infrastructure completion.



Developed by Hero Realty, backed by the trusted Hero Group brand with strong financial credibility and growing residential presence.



Premium clubhouse, landscaped greens and curated amenities create a modern, family-oriented luxury living environment.



Priced competitively within the Dwarka Expressway luxury segment, offering value relative to ultra-luxury developments nearby.



Dwarka Expressway continues to witness rapid appreciation driven by infrastructure completion and increasing premium housing demand.

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