TERRA & SOL

SECTOR 80, GURUGRAM

Project Report

Includes

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

HARERA/GGM/1048/780/2026/20

Overview

TOI HOMES
THE TIMES OF INDIA GROUP

LAUNCH March 2026	CURRENT ₹13,500 / Sq. Feet*	CAGR 11%*	FEATURING 2 Towers, 224 Units	PAYMENT PLAN CLP, 30:40:30
POSSESSION January 2031	2030 EXPECTED ₹29,025 / Sq. Feet*	XIRR* 14%*	PLOT SIZE 2.7 Acres	HOMELOAN Available

Disclaimer*

Why TOI recommends?

Ideal for: End-users seeking low-density living and investors targeting long-term capital appreciation in an emerging growth corridor.

Eldeco Terra & Sol is a low-density development offering larger land parcels, open spaces and a community-driven lifestyle, designed for long-term livability rather than short-term speculation.

Backed by Eldeco's strong delivery track record and township expertise, the project offers a stable and reliable execution profile within a developing micro-market.

Located in an evolving corridor with improving connectivity and infrastructure, the project benefits from affordability-led demand and gradual end-user-driven growth potential.

Recommended Configurations

BUY FOR END USE
3 BHK
2150 sq ft

BUY TO SELL
3 BHK
2150 sq ft

BUY TO RENT
3 BHK
2450 sq ft

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK	2,150	₹ 13,500	₹ 2.90 Cr*
3 BHK + SQ	2,450	₹ 13,500	₹ 3.30 Cr*

Eldeco Terra & SOL offers a premium large-format 3 BHK residences, where higher ticket sizes are aligned with 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 with actual construction progress and milestones	End-users preferring phased cash outflow aligned with project execution	Reduces upfront financial burden while maintaining payment-security alignment with construction progress
30:40:30	30% at booking, 40% during construction and 30% at possession	Investors and buyers seeking balanced capital deployment	Optimizes liquidity management with deferred payment exposure and long-term appreciation participation

Flexible payment structures at Eldeco Terra & Sol enable buyers to manage capital efficiently while benefiting from phased investment exposure and long-term appreciation potential.

Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 2,150 SQ. FT

₹ 2.90 Cr
(Value today)

₹ 72.56 L
(Down payment)

You

25%
Pay upfront

₹ 2.17 Cr
(Loan amount)

Bank

75% Loan	**1.88 L*** Pay monthly
20 Years Loan Duration	**8.5% pa** Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 4.40 Cr*
*Selling Price**

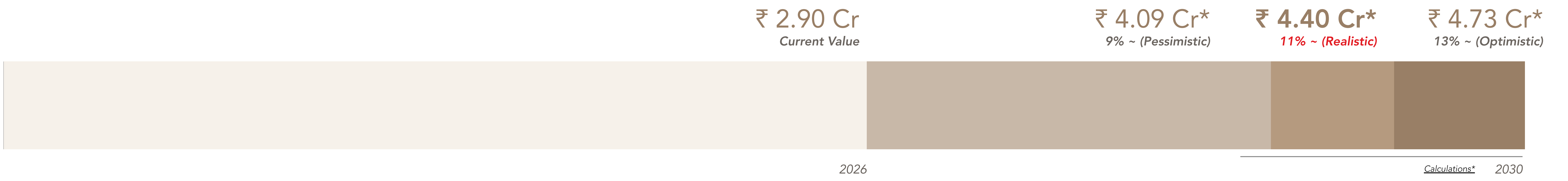
The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, low-density planning, and strong execution quality rather than speculative upside.

Disclaimer*

How your property could grow by 2030

TOI HOMES
THE TIMES OF INDIA GROUP

CALCULATED FOR 3BHK UNIT MEASURING 2,150 SQ. FT



(Expected Price by 2030)

₹ 2.90 Cr
(Current Value)

₹ 13,500 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 4.40 Cr*
(Realistic Value by 2030)

₹ 29,025 PSF*
(Realistic Value by 2030)

₹ 1.50 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.90 Cr** is projected to grow to **₹4.40 Cr* by 2030**, appreciating by an estimated **₹1.50 Cr*.***

Disclaimer*

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Nearby Projects

TOI HOMES
THE TIMES OF INDIA GROUP

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Central Park Flower Valley	2021–23	₹6,000 – ₹7,000	₹7,500 – ₹9,500
2 Signature Global Low-Rise	2022–24	₹4,500 – ₹5,500	₹6,000 – ₹7,500
3 Ashiana Mulberry	2020–22	₹5,000 – ₹6,000	₹7,000 – ₹8,500
4 Eldeco Acclaim	2019–21	₹4,000 – ₹5,000	₹6,500 – ₹7,500
Eldeco Terra & Sol	**2026**	**₹15,500**	**₹15,500**

HISTORIC METRICS

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

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

70 - 110%*
Avg. Price Increase
(5 Years)

Sohna is an emerging residential micro-market driven by improving connectivity via Sohna Elevated Road and affordability-led demand. Eldeco Terra & Sol is positioned as a low-density plotted/lifestyle offering, benefiting from early-stage growth potential with gradual end-user-led absorption.

Disclaimer*

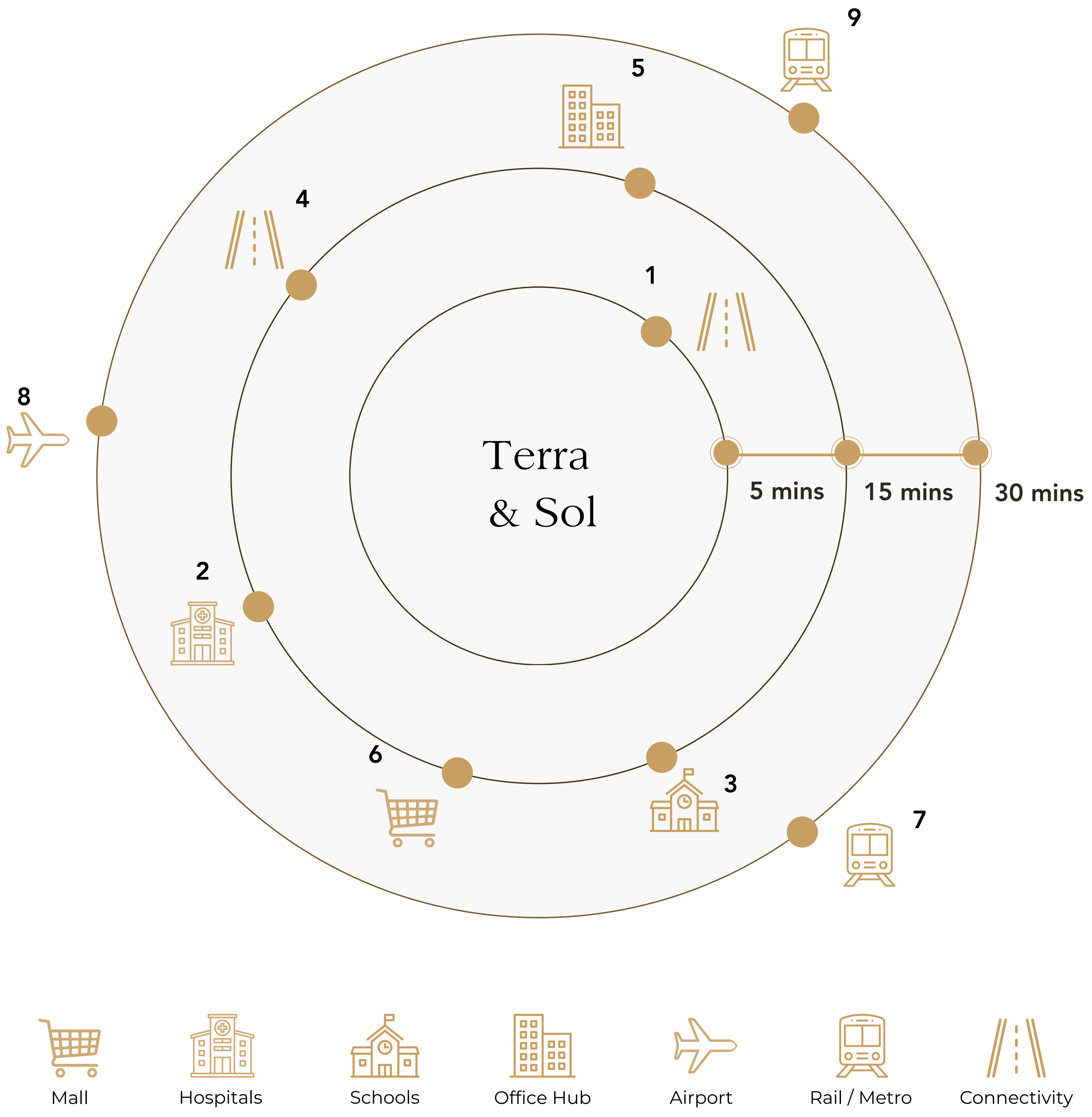
Similar Projects

Project	Eldeco Terra & Sol	Central Park Flower Valley	Ashiana Mulberry	Godrej Nature Plus	Signature Global Low-Rise
Developer	*Eldeco Group*	Central Park	Ashiana Housing	Godrej Properties	Signature Global
Location	*Sector 80, Gurugram*	Sector 32–33, Sohna	Sector 2, Sohna	Sector 33, Sohna	Sohna Sectors
Project Type	*Low-density development*	Township (plots + floors + villas)	Premium low-rise apartments	Mid-premium high-rise	Low-rise floors
Launch Year	*2026*	2021–23	2020–22	2023–24	2022–24
Handover Timeline	*2031*	Phased / ongoing	Delivered / near completion	~2027–28	~2026–28
Launch Price (₹/sq ft)	*₹13,500*	₹6,000 – ₹7,000	₹5,000 – ₹6,000	₹8,000 – ₹9,500	₹4,500 – ₹5,500
Current Price (₹/sq ft)	*₹13,500*	₹7,500 – ₹9,500	₹7,000 – ₹8,500	₹9,500 – ₹12,000	₹6,000 – ₹7,500
CAGR Since Launch (%)	*New Launch*	~10–14%	~10–12%	New / Early	~10–12%
Project Density	*Low*	Medium (township)	Low	Medium–High	Medium
Clubhouse	*Community clubhouse*	Large township-level amenities	Premium clubhouse	Large clubhouse	Community clubhouse
Ideal For	*End-users / long-term investors*	Lifestyle township buyers	Family end-users	Upgrade buyers	Budget + mid buyers
Key USP / Highlights	*Low-density plotted lifestyle*	500-acre township ecosystem	Senior living + community focus	Brand + modern amenities	Affordable entry pricing

Disclaimer*

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

Facilities Nearby



1	NH-48	2 Km
2	Medeor Hospital Manesar	5 Km
3	Delhi Public School Sector 84	6 Km
4	Dwarka Expressway	9 Km
5	Cyber City	11 Km
6	Elan Miracle Mall	10 Km
7	Huda City Centre Metro Station	18 Km
8	IGI Airport	27 Km
9	Gurgaon Railway Station	22 Km

Builder Profile

ELDECO

Eldeco is a legacy, execution-focused developer with strong township experience and a wide regional presence, positioned as a reliable mid-premium player with consistent delivery credentials.

201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi - 110 025 (India)

1975	40+	200+	60 M+	20+
ESTABLISHED YEAR	YEARS OF LEGACY	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	CITIES OF OPERATION

Flagship Projects

- ELDECO Ballads of Bliss
- 7 PEAKS RESIDENCES OMICRON 1A, GREATER NOIDA
- ELDECO SOLANO GARDENS
- ELDECO CAMELOT
- ELDECO Whispers of Wonder

Rating Matrix

	Poor	Bad	Acceptable	Good	Excellent
Brand Equity				▲	
Delivery Record					▲
Financial Strength					▲
Project Quality					▲
Pricing Power				▲	

Project Scorecard

TOI HOMES
THE TIMES OF INDIA GROUP

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

Eldeco Terra & Sol offers a balanced investment profile with strong developer credibility and improving location fundamentals, positioning it as a mid-premium opportunity in a developing but high-growth New Gurgaon corridor.

Property Risk Matrix

TOI HOMES
THE TIMES OF INDIA GROUP

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

Eldeco Terra & Sol carries a moderate risk profile typical of emerging corridors, with key considerations around liquidity and holding period, while developer reliability and township planning help mitigate execution risks.

Disclaimer*

Strengths

Low-rise format ensures better privacy, open spaces and a more community-driven living experience compared to high-rise projects.

Backed by Eldeco's long-standing reputation for timely delivery and execution reliability across township developments.

Offers a relatively lower entry price compared to core Gurgaon, enabling better upside potential over a longer holding period.

Benefiting from proximity to NH-48, Sohna Elevated Road and upcoming infrastructure developments enhancing accessibility.

Primarily driven by genuine end-users rather than speculative investors, supporting stable price movement and absorption.

Connect with us!

TOI HOMES
THE TIMES OF INDIA GROUP

Consult Our Certified Industry Experts

Mr. Sarvagya Singh

+91 - 8810313592

Sarvagya.singh@timesinternet.in

300+ families guided to the right home.

Mr. Shubham Khandelwal

+91 - 78519 - 20640

shubham.khandelwal@toihomes.com

₹250+ Cr worth of homes advised & transacted.

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Important Links

BUILDER BROCHURE

MASTER PLAN

FLOOR PLANS

TOI HOMES
THE TIMES OF INDIA GROUP

Bennett & Coleman
THE TIMES OF INDIA

India's most trusted premium real estate advisory, backed by the credibility of Times of India. We specialize in luxury properties and provide end-to-end consultation for discerning investors.

+91 - 700 - 54 - 700 - 55

contact@toihomes.com

The Times of India Building, Sector 16, Film City, Noida

About TOI Homes

For nearly two centuries, The Times of India Group has stood as a symbol of credibility, insight, and leadership in India's media and consumer landscape. Since 1838, it has grown into a national institution known for trusted journalism, innovative storytelling, and pioneering technology—always guided by its mission to empower people with clarity, integrity, and care.

Its legacy extends across influential brands such as The Times of India, The Economic Times, Times Black, Cricbuzz, Abound, Times Prime, and ET Prime, creating an ecosystem that shapes conversations, informs decisions, and enriches millions of lives. Together, these brands uphold a deep tradition of reliability and transparency.

TOI Homes carries this legacy forward as a premium real-estate concierge service designed for discerning buyers. With curated listings, research-led insights, and seamless end-to-end support, it goes beyond brokerage offering trusted guidance, personalised service, and an elevated property experience defined by confidence, clarity, and comfort.


THE TIMES OF INDIA
14 TOP BANKS ARE NATIONALISED
Ordinance follows unanimous Cabinet decision
Kamaraj, Chavan happy
'Syndicate' in disarray as Morarji goes
Nationalised banks
Nanda called to Delhi
A vital step, says Indira
Assam flood worsens: heavy havoc

Disclaimer

The information presented by TOI Homes, part of The Times of India Group, is for general informational purposes only and does not constitute financial, legal, or investment advice. All data and insights are based on sources believed to be reliable but are not guaranteed for accuracy or completeness and are subject to change due to market conditions. The developer and associated entities are not liable for decisions made based on this information. Real estate investments involve risks, and buyers are advised to conduct independent due diligence and consult certified advisors before investing. TOI Homes does not endorse or promote any specific property or developer unless explicitly stated.