Project Report

Includes

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

HARERA/GGM/999/731/2025/102

Configurations

CONFIGURATION	BUILT UP AREA (SQ FT)	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
4 BHK + Utility (Typical)	2,008	2,750	₹ 32,000	₹ 8.8 Cr
4 BHK + Basement (L1/L2)	2,008	2,400	₹ 32,000	₹ 7.68 Cr
4 BHK + Terrace (L3/L4)	2,008	2,400	₹ 32,000	₹ 7.68 Cr

Adani Samsara Ivana 2.0 offers a focused configuration mix of spacious 4 BHK independent floors with built-up areas around 2,000 sq ft and super areas up to ~2,750 sq ft. With premium pricing and differentiated basement and terrace options, the project caters to luxury end-users seeking low-density living within the Golf Course Extension Road corridor.

Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones	Risk-averse buyers and end-users	Payments align with project progress, reducing construction risk and improving cash flow management
35 : 65	35% at booking, 65% on possession	Investors seeking minimal construction-phase exposure	Lower upfront commitment with majority payment at completion, improving liquidity during construction
25 : 25 : 50	25% booking, 25% during construction, 50% on possession	Buyers balancing liquidity and risk	Moderate upfront investment with significant payment deferred until possession, supporting leverage efficiency

Investment Highlights

CALCULATED FOR 4BHK UNIT MEASURING 2,400 SQ. FT

₹ 7.68 Cr
(Value today)

₹ 1.92 Cr
(Down payment)

You

₹ 5.76 Cr
(Loan amount)

Bank

25%
Pay upfront

75%
Loan

4.99 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 11.6 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

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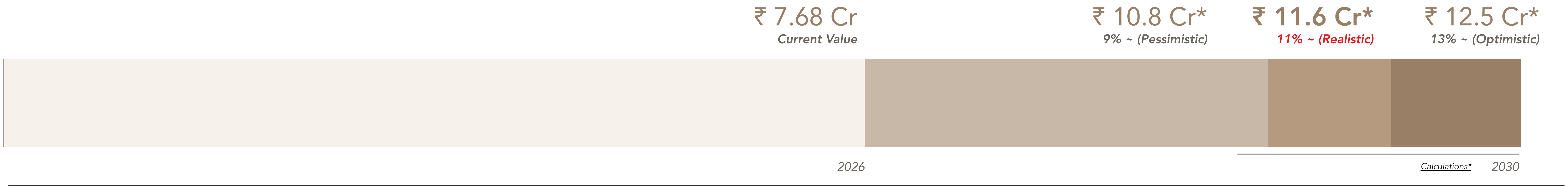
CALCULATED FOR 4BHK UNIT MEASURING 2,400 SQ. FT



(Expected Price by 2030)

₹ 7.68 Cr
(Current Value)

₹ 32,000 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 11.6 Cr*
(Realistic Value by 2030)

₹ 48,578 PSF*
(Realistic Value by 2030)

₹ 3.92 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹7.68 Cr** is projected to grow to **₹11.6 Cr* by 2030**, appreciating by an estimated **₹3.92 Cr*.***

Disclaimer*

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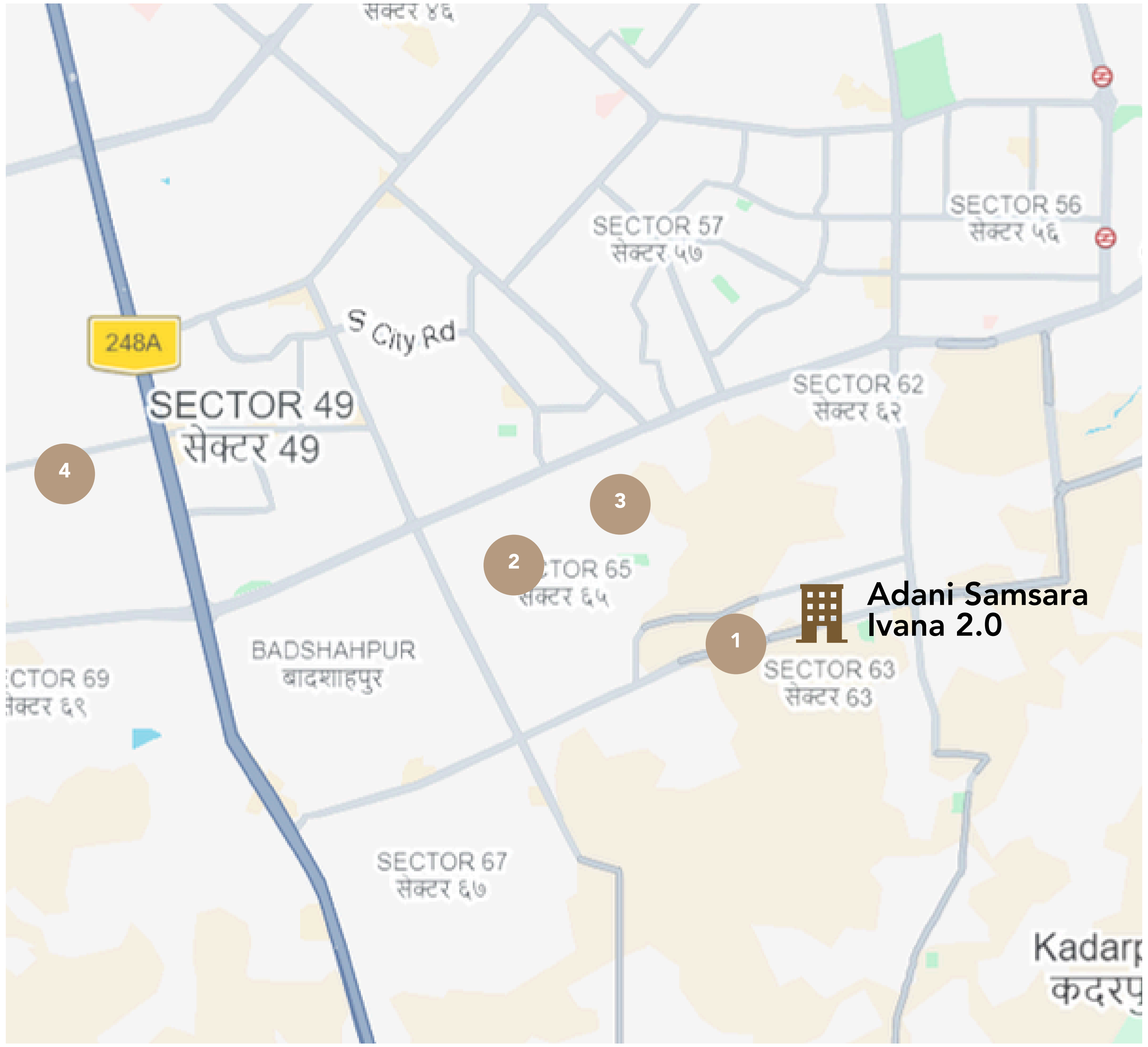
Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 DLF The Arbour (Sector 63)	2023	₹18,000 – ₹19,000	₹25,000 – ₹28,000
2 M3M Golf Estate (Sector 65)	2012–13	₹8,500 – ₹9,500	₹22,000 – ₹26,000
3 Emaar Emerald Hills (Sector 65)	2010–12	₹6,000 – ₹7,000	₹16,000 – ₹19,000
4 Tata Primanti (Sector 72)	2012–14	₹7,500 – ₹8,500	₹19,000 – ₹23,000
Adani Samsara Ivana (Sector 63)	**2025**	**₹32,000**	**₹32,000**

HISTORIC METRICS

7 - 11%*
Long-Term CAGR
(20 Years)

8 - 13%*
Recent YoY Price Growth
(5 Years)

40 - 65%*
Avg. Price Increase
(5 Years)

Golf Course Extension Road benefits from strong connectivity to Golf Course Road and NH-48 employment hubs. Historical price trends across luxury developments indicate stable double-digit appreciation, supporting a conservative ~10–11% growth outlook for mid-term investment modelling.

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Similar Projects

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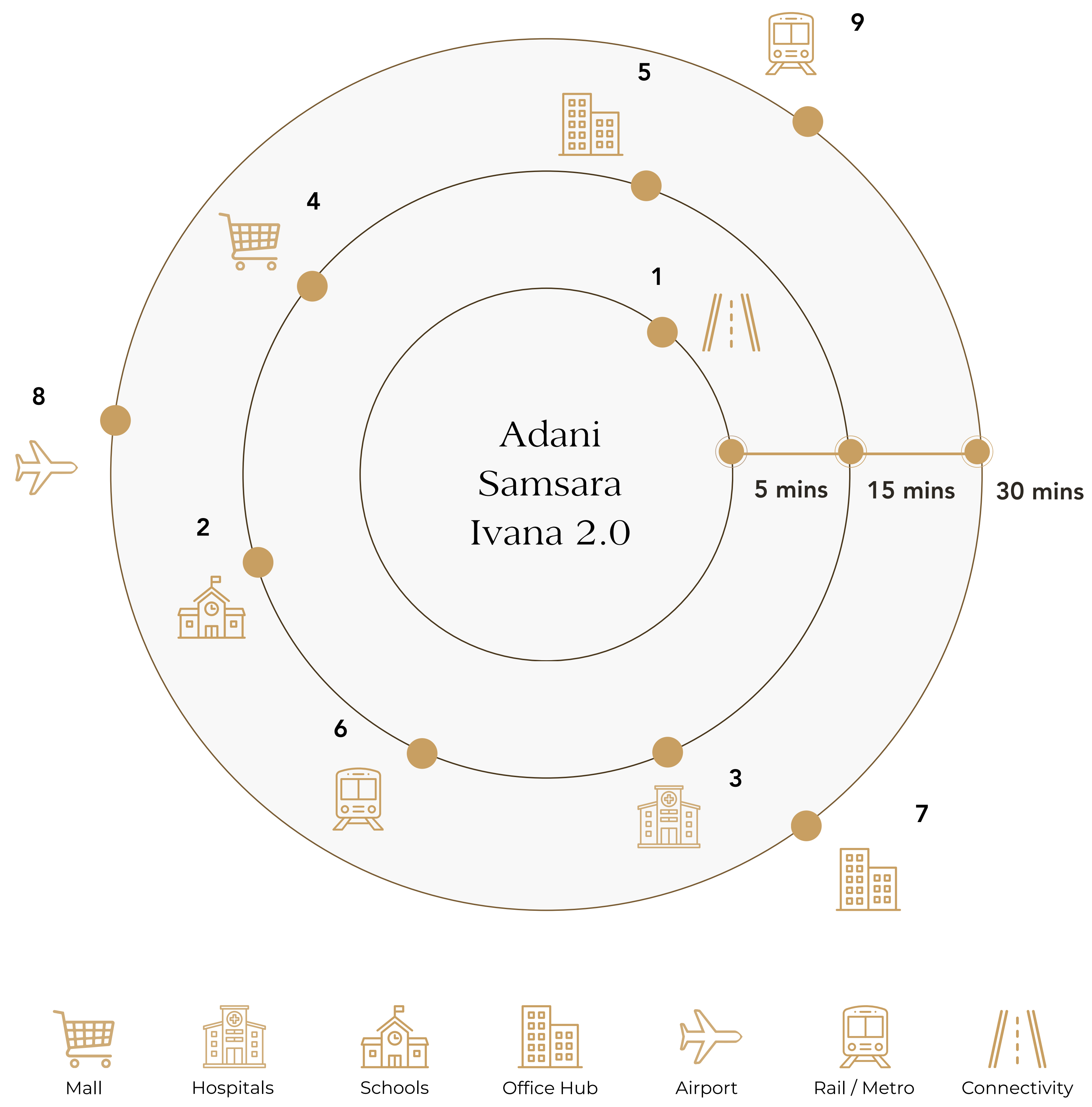
Project	Adani Samsara Ivana	Adani Samsara Avasa	M3M Antalya Hills	Tata Primanti	DLF The Arbour
Developer	*Adani Realty*	Adani Realty	M3M India	Tata Housing	DLF
Location	*Sector 63, Gurugram*	Sector 63, Gurugram	Sector 79, Gurugram	Sector 72, Gurugram	Sector 63, Gurugram
Project Type	*Luxury Low-Rise Floors*	Premium Low-Rise Floors	Premium Low-Rise Floors	Premium Residential	Ultra-Luxury High-Rise
Launch Year	*2025*	2022	2022	2012	2023
Handover Timeline	*2030*	2026–27	2025–26	Delivered	2027
Launch Price (₹/sq ft)	*₹32,000*	~₹13,000–₹14,000	~₹12,000–₹13,000	~₹7,500–₹8,500	~₹18,000–₹19,000
Current Price (₹/sq ft)	*₹32,000*	~₹18,000–₹20,000	~₹13,000–₹15,000	~₹19,000–₹20,000	~₹25,000–₹28,000
CAGR (Since Launch)	*New Launch*	~12–14%	~5–7%	~9–11%	~12–15%
Project Density	*Low*	Low	Low–Medium	Medium	Low
Clubhouse	*Premium clubhouse*	Lifestyle clubhouse	Sports clubhouse	Large premium clubhouse	~1.25 lakh sq ft luxury clubhouse
Ideal For	*Luxury end-users*	Premium buyers	Budget luxury buyers	Family buyers	Ultra-luxury buyers
Key USP / Highlights	*Private terraces & low-rise living*	Low-density luxury floors	Aravalli-facing low-rise floors	Integrated township living	Landmark DLF luxury tower

Facilities Nearby



1	Dwarka Expressway	0.6 Km
2	Delhi Public School (Sec 102)	3 Km
3	Aarvy Healthcare Hospital	4 Km
4	Sapphire 83 Mall	5 Km
5	Udyog Vihar	9 Km
6	Dwarka Sector 21 Metro	9 Km
7	Cyber City Gurgaon	14 Km
8	IGI Airport	14 Km
9	Gurgaon Railway Station	16 Km

Builder Profile

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adani Realty

Adani Realty is the real estate arm of the Adani Group, developing premium residential, commercial, and township projects across major Indian cities.

Adani Corporate House, Shantigram, SG Highway, Ahmedabad, Gujarat, India

2010	3.4 K+	20+	22.5 M+	10+
ESTABLISHED YEAR	ACRES OF LAND BANK	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	CITIES OF OPERATION

Flagship Projects

SAMSARA AVASA

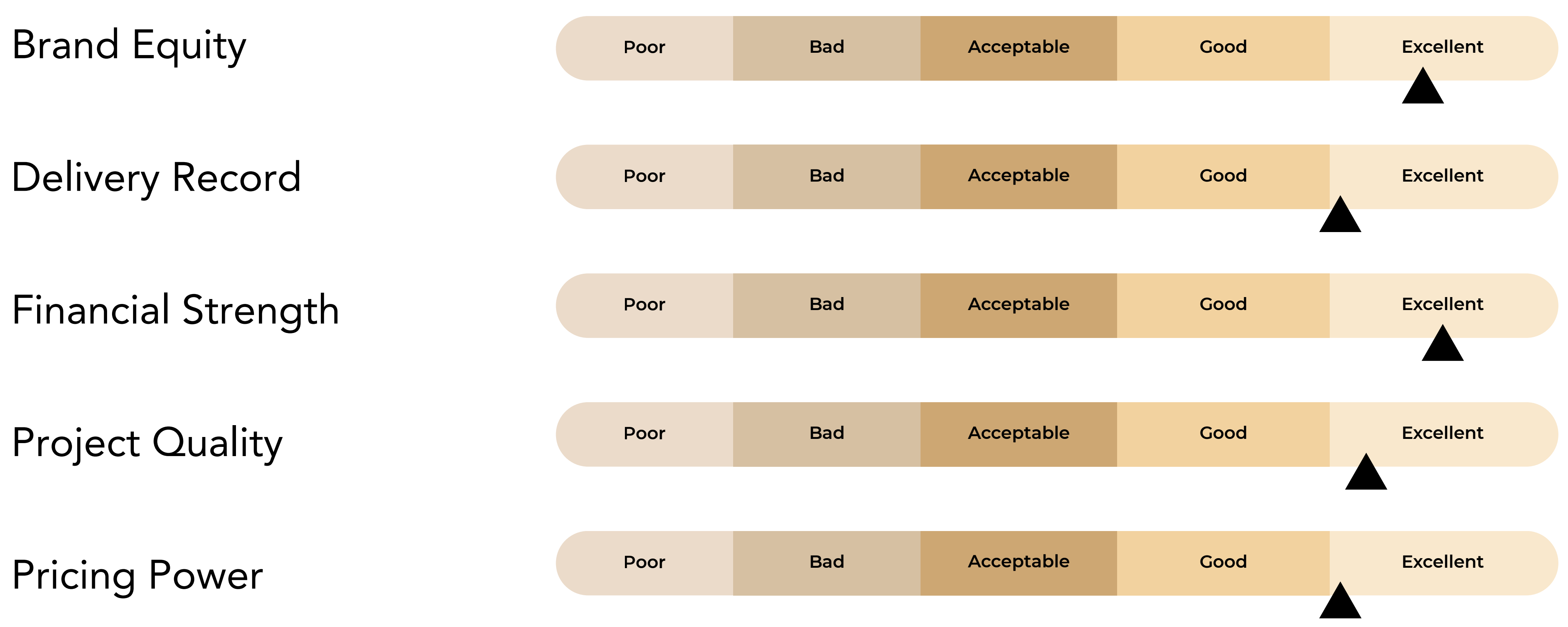
THE WEST PARK

X BKC

Monte South

OYSTER GRANDÉ

Rating Matrix



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Project Scorecard

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

Adani Samsara Ivana 2.0 scores strongly on developer credibility and corridor connectivity, supported by a mature Golf Course Extension Road micro-market and differentiated low-rise product positioning.

Property Risk Matrix

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

The overall risk profile remains moderate and manageable, supported by strong developer backing, an established luxury corridor, and differentiated low-rise product positioning.

Strengths

Prime location on Golf Course Extension Road with strong connectivity to NH-48 and key employment hubs.

Developed by Adani Realty, part of the Adani Group with an established real estate portfolio.

Low-rise independent floor concept offering lower density and greater privacy than typical high-rise projects.

Mature luxury micro-market with projects like Tata Primanti and DLF The Arbour nearby.

Good connectivity to DLF Cyber City and Indira Gandhi International Airport supporting long-term demand.

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Important Links

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