

TOI HOMES
THE TIMES OF INDIA GROUP



SECTOR 113, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH January 2026	CURRENT ₹23,500 / Sq. Feet*	CAGR 11%*	FEATURING 2 Towers, 220 Units	PAYMENT PLAN 25:75
POSSESSION February 2031	2030 EXPECTED ₹35,674 / Sq. Feet*	XIRR* 14%*	PLOT SIZE 10 Acres	HOMELOAN Available



Disclaimer*

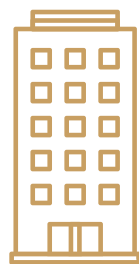
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Why TOI recommends?

Ideal for: End-users seeking premium lifestyle living and investors targeting stable, long-term capital appreciation in a high-growth Dwarka Expressway corridor.



M3M St. Andrews is a golf-themed luxury development with spacious residences, premium specifications and a strong focus on exclusivity, designed to deliver a refined, lifestyle-driven residential experience.



Backed by strong corridor growth, limited differentiated supply and township-scale development, the project offers a balanced and predictable growth profile rather than speculative volatility.



Located at the Delhi edge on Dwarka Expressway, the project benefits from excellent connectivity to IGI Airport, central Delhi and key business districts, supporting long-term livability and resale strength.

Recommended Configurations

BUY FOR END USE

4.5 BHK

2750 - 3745 sq ft

BUY TO SELL

4.5 BHK

2750 - 3745 sq ft

BUY TO RENT

5 BHK

7480 sq ft



CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
4 BHK (Penthouse)	5940	₹ 23,500*	₹ 13.95 Cr*
4 BHK (Penthouse)	5960	₹ 23,500*	₹ 14.00 Cr*
4.5 BHK	2750	₹ 23,500*	₹ 6.46 Cr*
4.5 BHK	2990	₹ 23,500*	₹ 7.02 Cr*
4.5 BHK	3015	₹ 23,500*	₹ 7.08 Cr*
4.5 BHK	3485	₹ 23,500*	₹ 8.18 Cr*
4.5 BHK	3745	₹ 23,500*	₹ 8.80 Cr*
5 BHK (Penthouse)	7480	₹ 23,500*	₹ 17.57 Cr*

Spacious ultra-luxury configurations with premium sizing and pricing, designed to cater to end-users and investors seeking exclusivity, scale and long-term value appreciation.

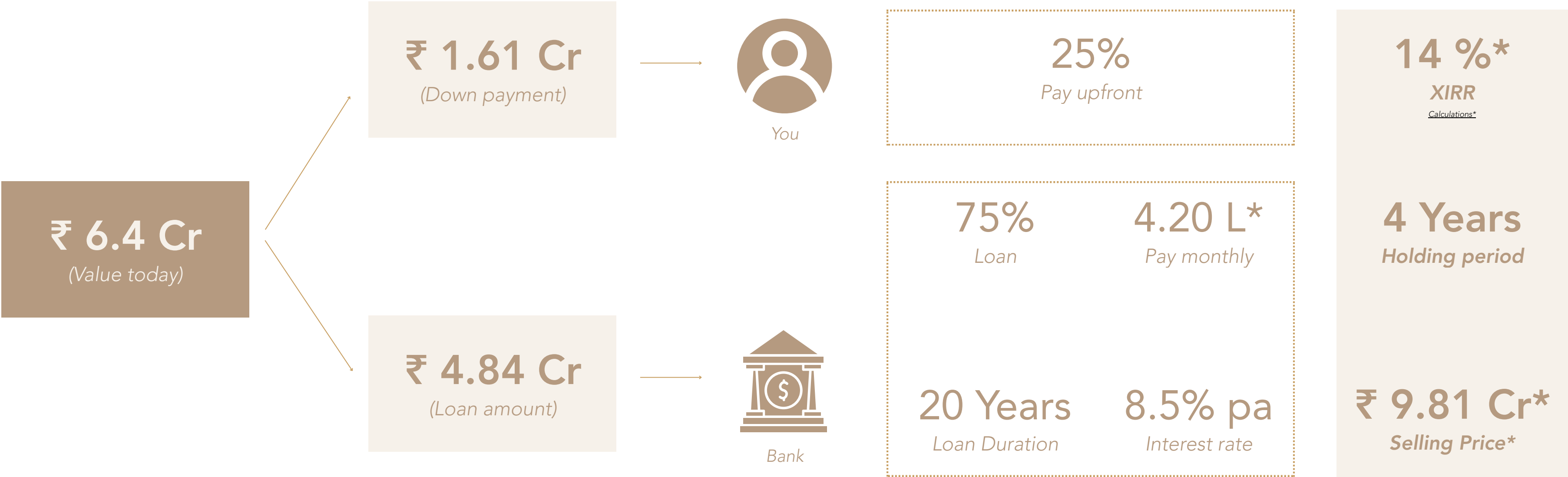
Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
25:75	25% payable at booking / early stages, remaining 75% payable near possession	Investors and capital-efficient buyers	Low initial capital commitment, higher leverage benefit, and ability to capture appreciation during construction with minimal early outflow

Spacious ultra-luxury configurations with premium sizing and pricing, designed to cater to end-users and investors seeking exclusivity, scale and long-term value appreciation.

Investment Highlights

CALCULATED FOR 4.5BHK UNIT MEASURING 2,750 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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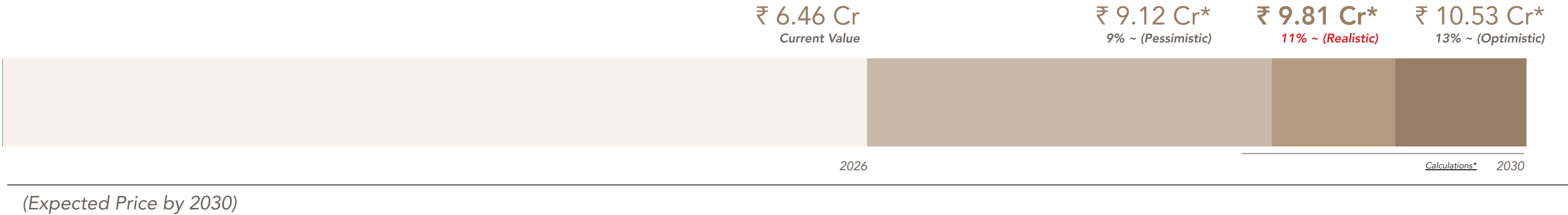
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How your property could grow by 2030

CALCULATED FOR 4.5BHK UNIT MEASURING 2,750 SQ. FT



2026

Calculations* 2030

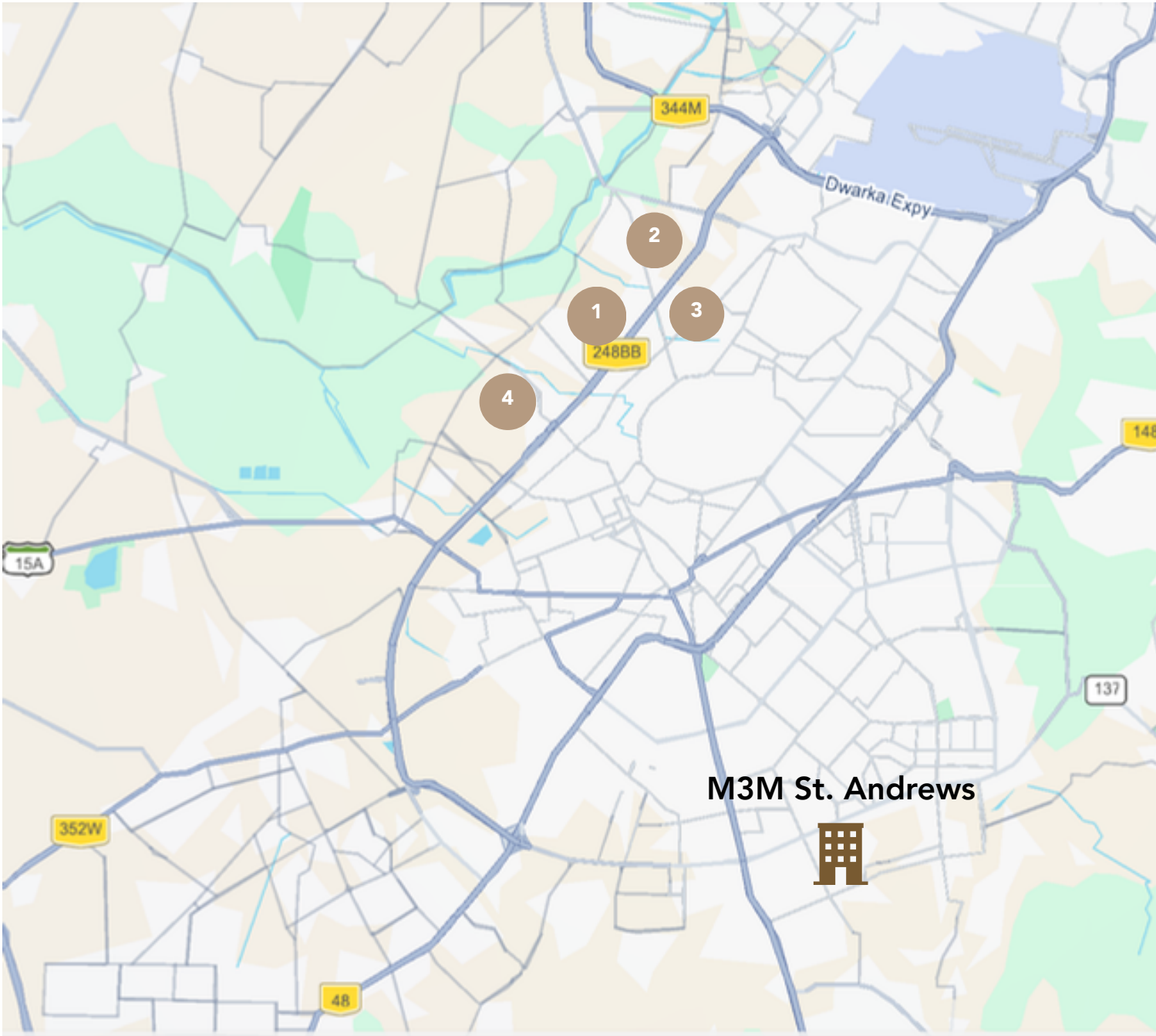
(Expected Price by 2030)



With an expected 11%* CAGR over 4 years, the property's current value of ₹6.46 Cr is projected to grow to ₹9.81 Cr* by 2030, appreciating by an estimated ₹3.35 Cr*.

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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Godrej Meridien (Sector 106)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
2 Smartworld One DXP (Sector 113)	2022-23	₹16,000 – ₹17,000	₹17,000 – ₹19,000
3 M3M Crown (Sector 111)	2023-24	₹15,000 – ₹16,000	₹17,000 – ₹19,000
4 Sobha Altus (Sector 106)	2024-25	₹20,000 – ₹21,000	₹21,000 – ₹23,000
M3M St. Andrews (Sector 113)	2026	₹23,500	₹23,500

HISTORIC METRICS

8 - 11%*

Long-Term CAGR
(20 Years)

20 - 28%*

Recent YoY Price Growth
(5 Years)

200 - 250%*

Avg. Price Increase
(5 Years)

Sector 111–113 has emerged as the premium cluster of Dwarka Expressway, driven by infrastructure completion and luxury supply. M3M St. Andrews sits in the upper-premium segment, benefiting from strong corridor growth while offering a differentiated golf-facing product within a maturing market.

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Similar Projects

Project	M3M St. Andrews	M3M Elie Saab	Sobha Altus	Smartworld One DXP	M3M Mansion
Developer	M3M India	M3M India	Sobha Limited	Smartworld Developers	M3M India
Location	Sector 113	Sector 111, Dwarka Exp.	Sector 106, Dwarka Exp.	Sector 113, Dwarka Exp.	Sector 113, Dwarka Exp.
Project Type	Golf-themed luxury residences	Branded ultra-luxury residences	Premium luxury apartments	Premium township residences	Premium luxury residences
Launch Year	2026	2024–25	2024–25	2022–23	2023–24
Handover Timeline	2031	~2030	~2029–30	~2027–28	~2028–29
Launch Price (₹/sq ft)	₹23,500	₹30,000+	₹20,000 – ₹21,000	₹16,000 – ₹17,000	₹18,000 – ₹20,000
Current Price (₹/sq ft)	₹23,500	₹32,000 – ₹37,000	₹21,000 – ₹23,000	₹17,000 – ₹19,000	₹20,000 – ₹22,000
CAGR Since Launch (%)	New Launch	New Launch	New Launch	~8–10%	~8–10%
Project Density	Low	Ultra-low	Medium	Medium	Medium
Clubhouse	Premium clubhouse	~75,000 sq ft	Premium clubhouse	Large clubhouse	Premium clubhouse
Ideal For	Premium luxury buyers	Ultra-luxury HNIs	Premium end-users	Upgrade buyers	Premium investors
Key USP / Highlights	Golf-facing luxury residences, township ecosystem	Branded residences (Elie Saab)	Sobha construction quality	Township scale	SCDA ecosystem + layouts

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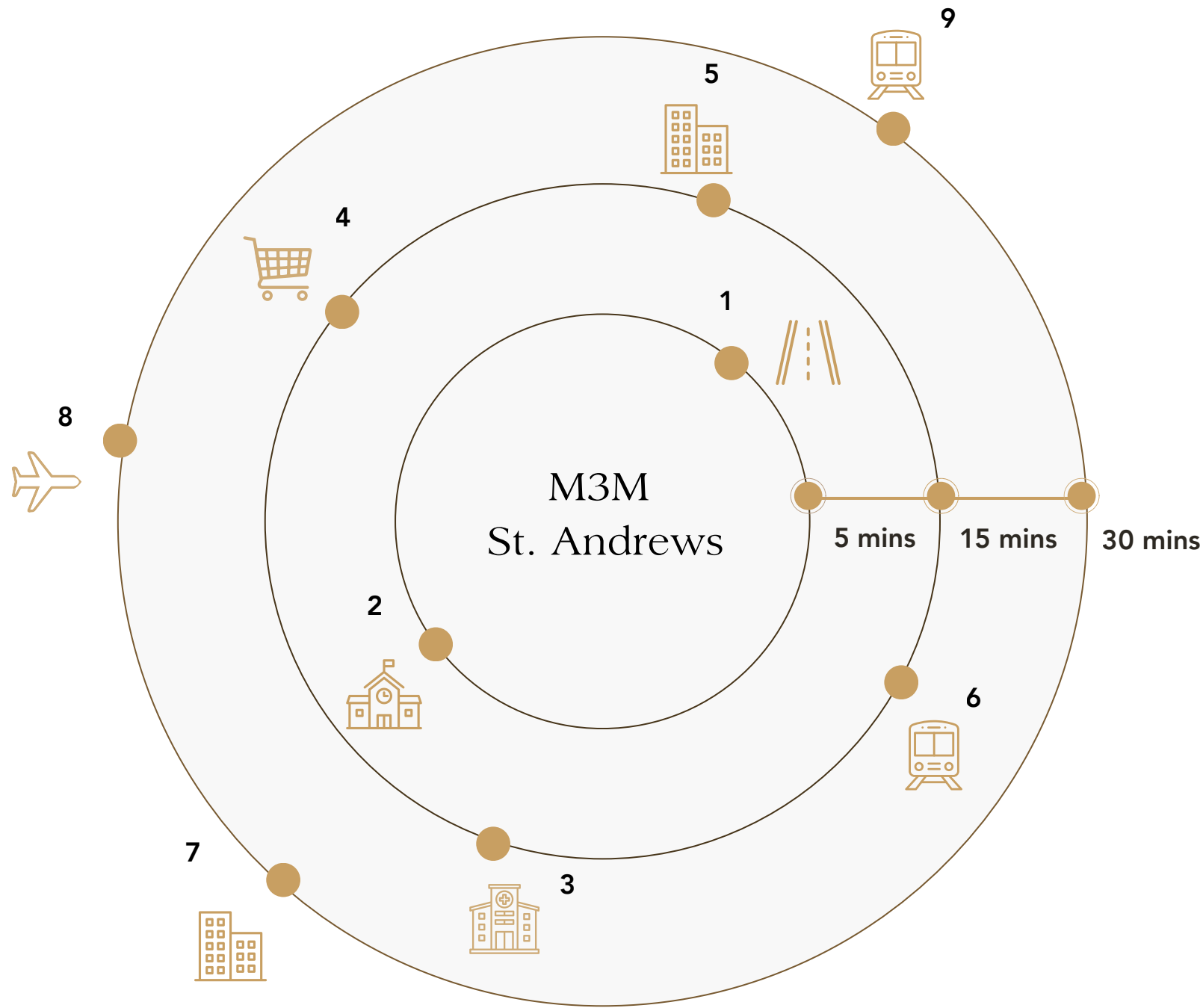
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		Golf Course Extension Road	0.5 Km
2		St. Xavier's High School	2.5 Km
3		Artemis Hospital	4 Km
4		Good Earth City Centre	5 Km
5		AIPL Business Club	6 Km
6		Sector 55-56 Rapid Metro	7 Km
7		DLF Cyber City	14 Km
8		IGI Airport	18 Km
9		Gurugram Railway Station	16 Km



Mall



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2007

ESTABLISHED
YEAR

3K+

ACRES OF
LAND BANK

50+

TOTAL PROJECTS
DELIVERED

30 M+

SQUARE FEET AREA
DEVELOPED

18+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects



Rating Matrix

Brand Equity



Delivery Record



Financial Strength



Project Quality



Pricing Power



Project Scorecard

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

M3M St. Andrews delivers a strong combination of location advantage and product differentiation, with its golf-facing luxury positioning within a township ecosystem. Backed by corridor growth, it offers a balanced mix of premium living and long-term investment potential.

Property Risk Matrix

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

M3M St. Andrews maintains a largely controlled risk profile, with most risks mitigated by strong location fundamentals, township ecosystem and sustained demand in the premium segment of Dwarka Expressway.

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One of the few golf-facing residential offerings on Dwarka Expressway, creating a strong aspirational and lifestyle-led differentiation.



Located in Sector 113 with seamless access to Delhi, IGI Airport and major business hubs, enhancing long-term livability.



Part of a large integrated township, offering superior infrastructure, open spaces and a self-sustained ecosystem.



Premium layouts, curated amenities and a niche luxury concept set it apart from standard high-rise developments.



Positioned below ultra-luxury branded projects, offering better entry value while still maintaining premium positioning.

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Consult Our Certified Industry Experts

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 300+ families guided to the right home.

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 ₹250+ Cr worth of homes advised & transacted.

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