Project Report

Includes

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

Overview

TOI HOMES
THE TIMES OF INDIA GROUP

LAUNCH October 2022	CURRENT ₹2.6 Cr	CAGR 8-12%*	FEATURING 1412 Units	PAYMENT PLAN CLP, 20 × 5
POSSESSION April 2026	2030 EXPECTED ₹3.8 Cr	XIRR* 14%*	PLOT SIZE 22 Acres	HOMELOAN Available

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Why TOI recommends?

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Ideal for: Ideal for growth-focused investors and family end-users seeking appreciation-led returns in New Gurugram.

Ashiana's family-centric positioning ensures stable occupancy and healthier demand dynamics versus investor-heavy launches.

Ashiana's family-centric positioning ensures stable occupancy and healthier demand dynamics versus investor-heavy launches.

Sector 93 benefits from Dwarka Expressway connectivity and sustained infrastructure momentum, supporting strong mid-term appreciation.

Recommended Configurations

BUY FOR END USE
4 BHK
1444 sq ft

BUY TO SELL
3 BHK
1000 sq ft

BUY TO RENT
3 BHK
1205 sq ft

Configurations

CONFIGURATION	CARPET AREA (SQ FT)	PRICE
3 BHK + 2T	1000	₹2.52 Cr
3 BHK + 3T	1205	₹2.90 Cr
4 BHK + 4T	1444	₹3.90 Cr

Ashiana Amarah thoughtfully designed 3 and 4 BHK residences in Sector 93, offering efficient carpet-to-balcony layouts and a competitive pricing band that positions it as a growth-focused, end-user driven development in New Gurugram.

Payment Plans

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
20 × 5	20% yearly for 5 years	Regular income earners	Gradual wealth creation over years
CLP	Linked to construction stages	Risk-averse buyers	Lower risk, linked with construction

The 20×5 plan ensures predictable annual capital deployment, while the CLP structure minimizes risk by aligning payments with construction progress, catering to both steady-income investors and conservative buyers.

Investment Highlights

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CALCULATED FOR A 3 BHK UNIT MEASURING ON CARPET AREA OF 1,341 SQ. FT

₹ 2.52 Cr
(Value today)

₹ 0.63 Cr
(Down payment)

You

25%
Pay upfront

₹ 1.89 Cr
(Loan amount)

Bank

75%
Loan

1.64 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14%*
XIRR
Calculations*

4 Years
Holding period

₹ 3.8 Cr*
*Selling Price**

A capital-efficient entry into New Gurgaon's maturing Sector 80, offering mid-teen leveraged returns driven by strong end-user demand and disciplined pricing.

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How your property could grow by 2030

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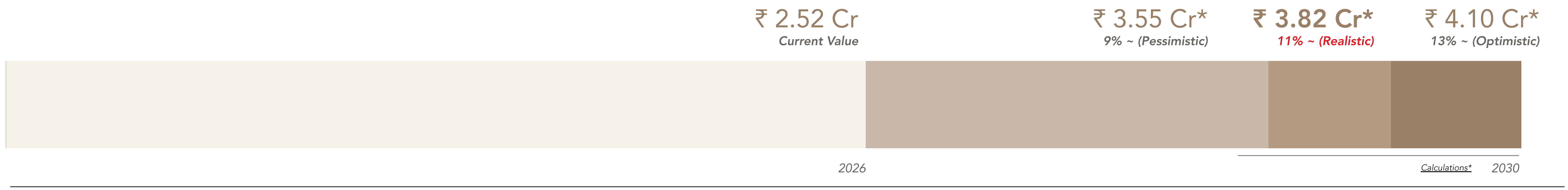
CALCULATED FOR A 3 BHK UNIT MEASURING ON CARPET AREA OF 1,341 SQ. FT



(Expected Price by 2030)

₹ 2.52 Cr
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 3.82 Cr*
(Realistic Value by 2030)

₹ 1.3 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.52 Cr** is projected to grow to **₹3.82 Cr* by 2030**, appreciating by an estimated **₹1.3 Cr***.*

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Nearby Projects

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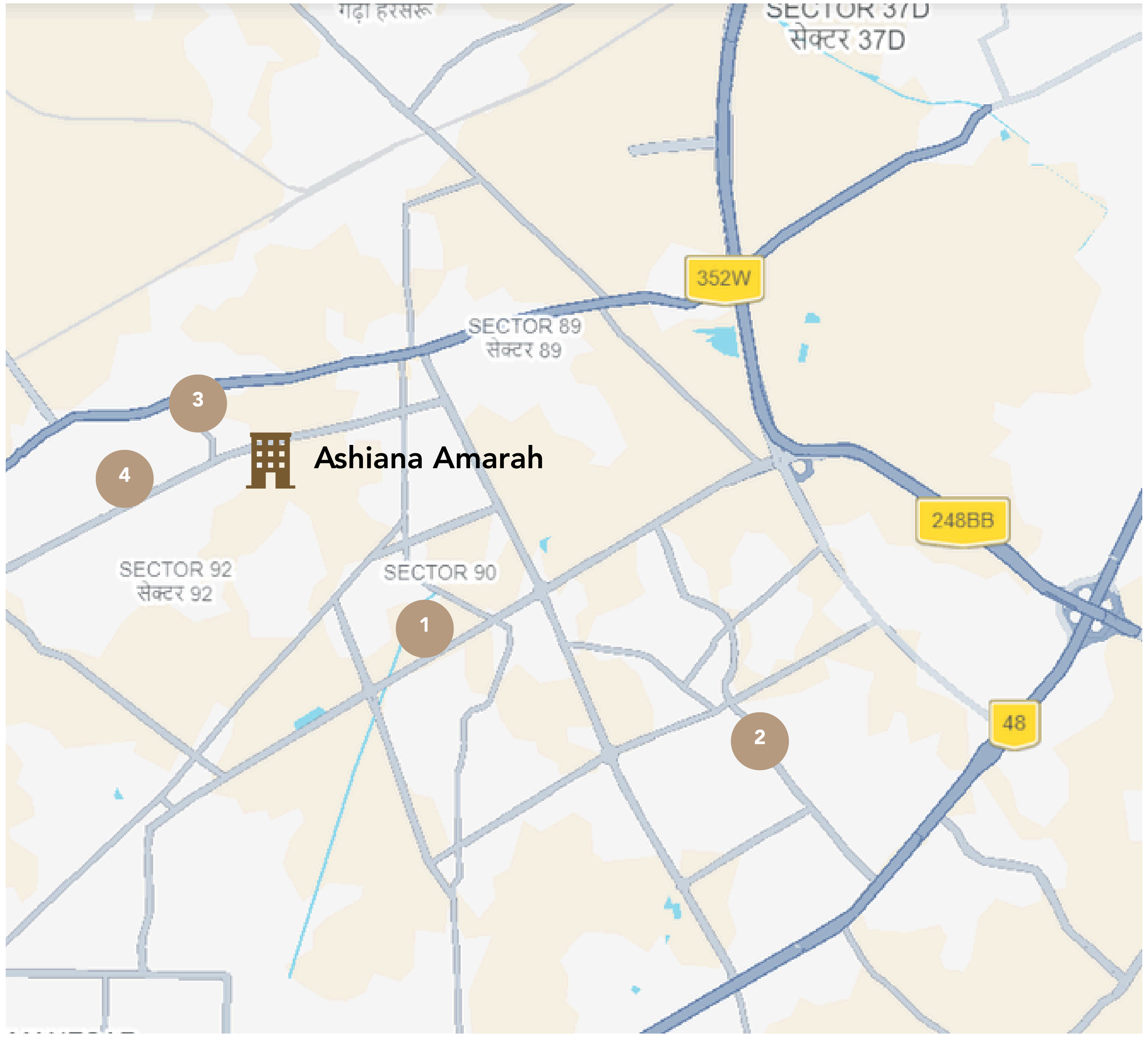

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE	CURRENT PRICE
1 DLF New Town Heights (S86–90 Belt)	2010–12	₹0.75 Cr	₹2.25 Cr
2 Mapsko Casa Bella	2013–14	₹0.83 Cr	₹2.10 Cr
3 Raheja Navodaya	2014–15	₹0.75 Cr	₹1.95 Cr
4 Sare Homes	2013–15	₹0.68 Cr	₹1.65 Cr
Ashiana Amarah	**2023–24**	**₹2.52 Cr**	**₹2.52 Cr**

HISTORIC METRICS

9 - 11%
Long-Term CAGR
(20 Years)

10 - 14%
Recent YoY Price Growth
(5 Years)

60 - 80%
Avg. Price Increase
(5 Years)

Sector 93 sits in a growth-led New Gurugram corridor, delivering stronger appreciation in recent years compared to mature central zones, but with moderately higher supply and infrastructure dependency risk.

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Similar Projects

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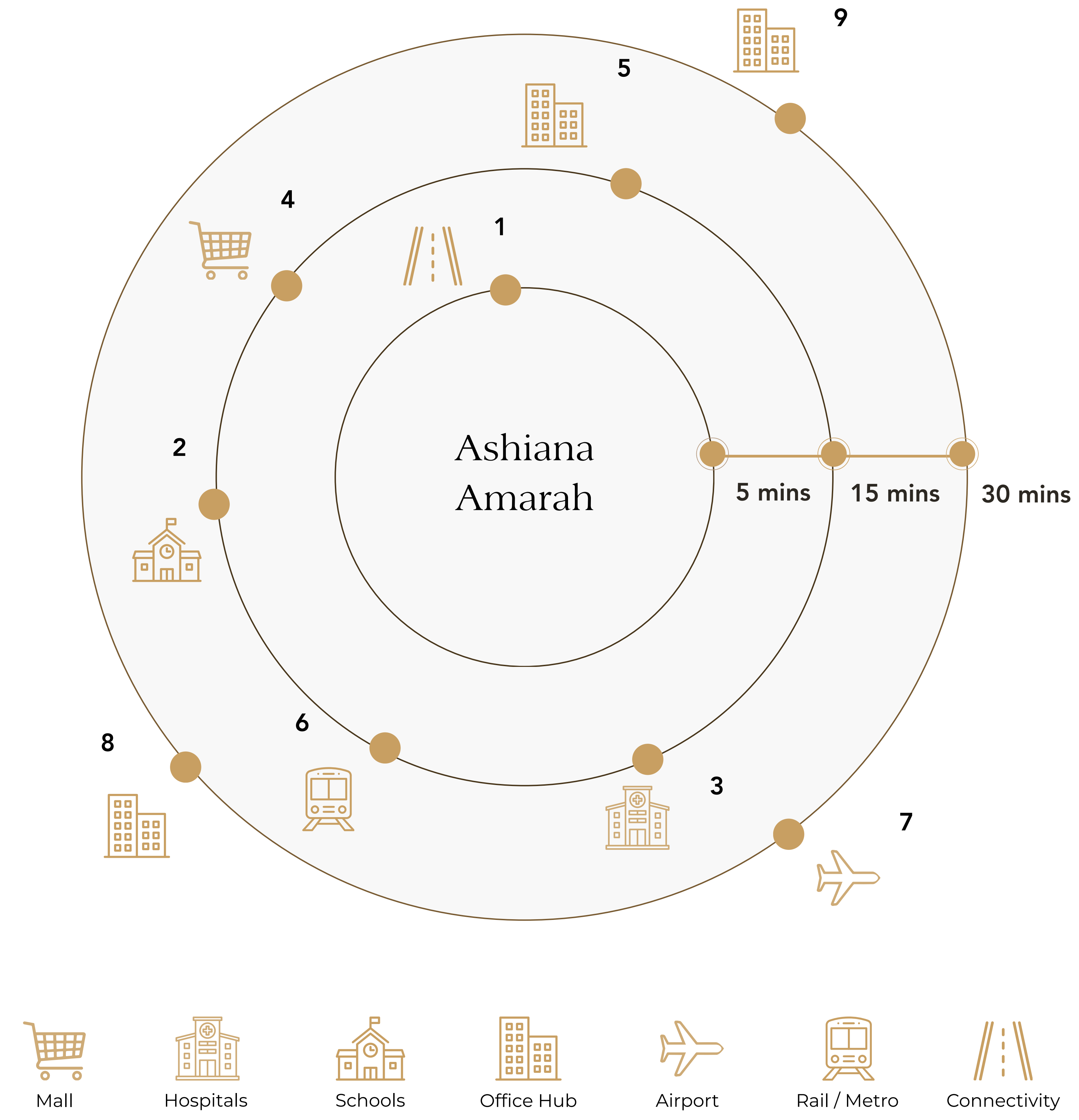
Project	Ashiana Amarah	DLF New Town Heights	M3M Golfestate	Emaar Serenity Hills	Emaar Amaris
Developer	*Ashiana Housing*	DLF	M3M India	Emaar India	Emaar India
Micromarket / Location	*Sector 93, Gurugram*	Sector 86–90, Gurugram	Sector 65, Gurugram	Sector 86, Gurugram	Sector 66–67, Gurugram
Total Area (acres)	*22*	~80+	~56	~25–26	~30+
Launch Date	*2022*	2010–12	2012	2023–24	2023–24
Handover Timeline	*2026*	Delivered	Delivered	2028–30	2028–30
Launch Price	*₹ 2.52 Cr*	₹0.75 Cr	₹2.85 Cr	₹5.60 Cr	₹4.40 Cr
Current Price	*₹ 2.52 Cr*	₹2.25 Cr	₹13.50 Cr	₹7.00 Cr	₹5.50 Cr
CAGR Since Launch (%)	*New Launch*	~8–10%	~10–12%	~10–12%	~10–12%
Expected Price	*₹3.82 Cr**	₹3.00 – ₹3.20 Cr	₹18.50 – ₹19.00 Cr	₹₹9.50 – ₹10.20 Cr	₹7.40 – ₹8.00 Cr
Clubhouse Size	*Premium community amenities*	Large club	Large golf-themed	~75,000 sq ft	~75,000 sq ft
Project Density (units/acre)	*Medium*	Low	Medium	Low–Medium	Medium
Ideal For	*Growth-oriented end-users & investors*	Family buyers	Golf-facing luxury	Premium buyers	Premium buyers
Key USP / Highlights	*Mid-premium growth corridor*	Early mover, established resale	Townshipscale & recognition	Brand-led premium	Brand-led premium

Disclaimer*

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

Facilities Nearby



1	Dwarka Expressway	0.8 Km
2	Delhi Public School, Sector 102	3 Km
3	Aarvy Healthcare Super Speciality Hospital	5 Km
4	Sapphire 83 Mall	6 Km
5	IMT Manesar	8 Km
6	Dwarka Sector 21 Metro	9 Km
7	IGI Airport	13 Km
8	DLF Cyber City	18 Km
9	Gurgaon Railway Station	20 Km

Builder Profile

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ashiana

Leading Indian real estate developer focused on residential projects, senior & community living across cities such as gurugram, jaipur, lucknow, indore, jodhpur and more.

New Delhi, Delhi, India

1986	₹3.4K Cr	55+	10.74 M+	40+
ESTABLISHED YEAR	MARKET CAPITALIZATION	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

amarah

umang

aaroham
Curated Kid Centric Residences

nirmay

malhar

Rating Matrix

Brand Equity

Delivery Record

Financial Strength

Project Quality

Pricing Power

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Project Scorecard

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Parameter	Rating
Micro-Market Growth Potential	★★★★★
Developer Credibility	★★★★☆
Location Advantage	★★★★☆
Configuration Depth	★★★★☆
Pricing Discipline	★★★★☆
Investment Stability	★★★★☆

Ashiana Amarah is a growth-driven New Gurugram play combining strong recent corridor appreciation with manageable supply risk. Best suited for investors seeking appreciation-led returns over a 4-year horizon with moderate volatility.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Manageable
Infrastructural Delay	Medium	Medium	Moderate
Pricing Sensitivity	Medium	Low	Controlled
Liquidity During Construction	Low	Medium	Manageable
Execution & Delivery Risk	Low	Low	Stable
Interest Rate Risk	Medium	Medium	Balanced
Rental Yield Volatility	Low	Low	Stable

Ashiana Amarah carries moderate corridor-linked risk due to supply and infrastructure dependency, but strong demand absorption and developer credibility keep downside containe

Strengths

Sector 93 benefits from Dwarka Expressway influence and sustained infrastructure-led momentum.

Lower capital outlay improves leverage efficiency and boosts potential IRR.

Ashiana's community-centric planning drives end-user occupancy and stable demand.

New Gurugram belt has delivered strong post-2020 price growth.

New launch timing offers better upside compared to fully matured central markets.

Connect with us!

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Nationalised banks

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Nanda called to Delhi

A vital step, says Indira

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