Project Report

Includes

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

Overview

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LAUNCH May 2025	CURRENT ₹24,000 / Sq. Feet*	CAGR 8-12%*	FEATURING 2 Towers, 198 Units	PAYMENT PLAN 20 : 80, 10 : 90
POSSESSION December 2031	2030 EXPECTED ₹36,433 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 1.73 Acres	HOMELOAN Available

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Why TOI recommends?

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Ideal for: HNI investors targeting central Gurugram stability, premium end-users upgrading within the city and buyers preferring mature micro-markets over emerging corridors

Spacious 3 & 4 BHK layouts cater to genuine luxury buyers rather than speculative investors. Established neighborhood ecosystem and consistent buyer depth reduce liquidity risk over a 4-year horizon.

Offers steady appreciation potential with controlled downside, suitable for capital preservation plus leveraged upside.

Sector 46 is a fully established residential micro-market with strong connectivity to HUDA City Centre, Golf Course Road, and Sohna Road — ensuring sustained end-user demand.

Recommended Configurations

BUY FOR END USE
4 BHK

BUY TO SELL
3 BHK

BUY TO RENT
3 BHK

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQUARE FEET	INDICATIVE PRICE
3 BHK + Utility	2852	₹24000	₹6.84 Cr
4 BHK + Utility	3519	₹25000	₹8.79 Cr

The project offers spacious 3 & 4 BHK + Utility residences designed for luxury end-use and long-term capital growth. With efficient layouts and premium positioning, the configuration mix balances comfort, exclusivity, and strong investment potential.

Payment Plans

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
20 : 80	20% now, 80% on possession	Buyers with low liquidity	High capital appreciation
10 : 90	20% yearly for 5 years	Regular income earners	Gradual wealth creation over years

Flexible payment structures are designed to suit both liquidity-conscious buyers and long-term investors. Whether opting for lower upfront commitment or phased payments, the plans enable smart capital allocation with strong appreciation prospects.

Investment Highlights

CALCULATED FOR A 3 BHK UNIT MEASURING ON AVERAGE 2,852 SQ. FT

₹ 6.84 Cr
(Value today)

₹ 1.71 Cr
(Down payment)

You

₹ 5.13 Cr
(Loan amount)

Bank

25%
Pay upfront

75%
Loan

4.45 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 10.3 Cr*
Selling Price*

Sobha Altus delivers mid-teen leveraged returns under conservative assumptions.
Returns are driven by asset quality + corridor consolidation, not aggressive pricing arbitrage.

Disclaimer*

How your property could grow by 2030

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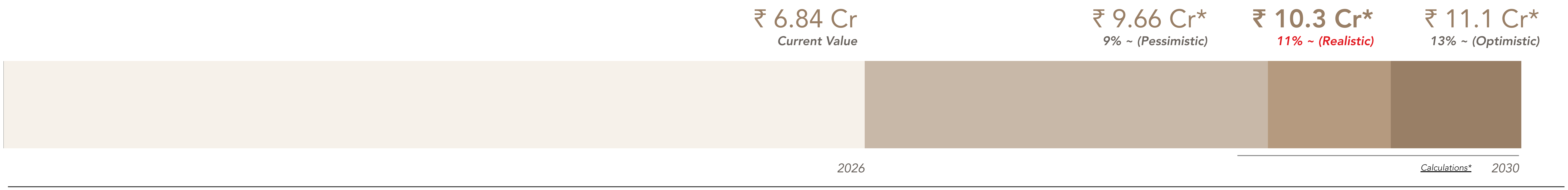
CALCULATED FOR A 3 BHK UNIT MEASURING ON AVERAGE 2,852 SQ. FT



(Expected Price by 2030)

₹ 6.84 Cr
(Current Value)

₹ 24,000 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 10.3 Cr*
(Realistic Value by 2030)

₹ 36,433 PSF*
(Realistic Value by 2030)

₹ 3.46 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹6.84 Cr** is projected to grow to **₹10.3 Cr* by 2030**, appreciating by an estimated **₹3.46 Cr***.*

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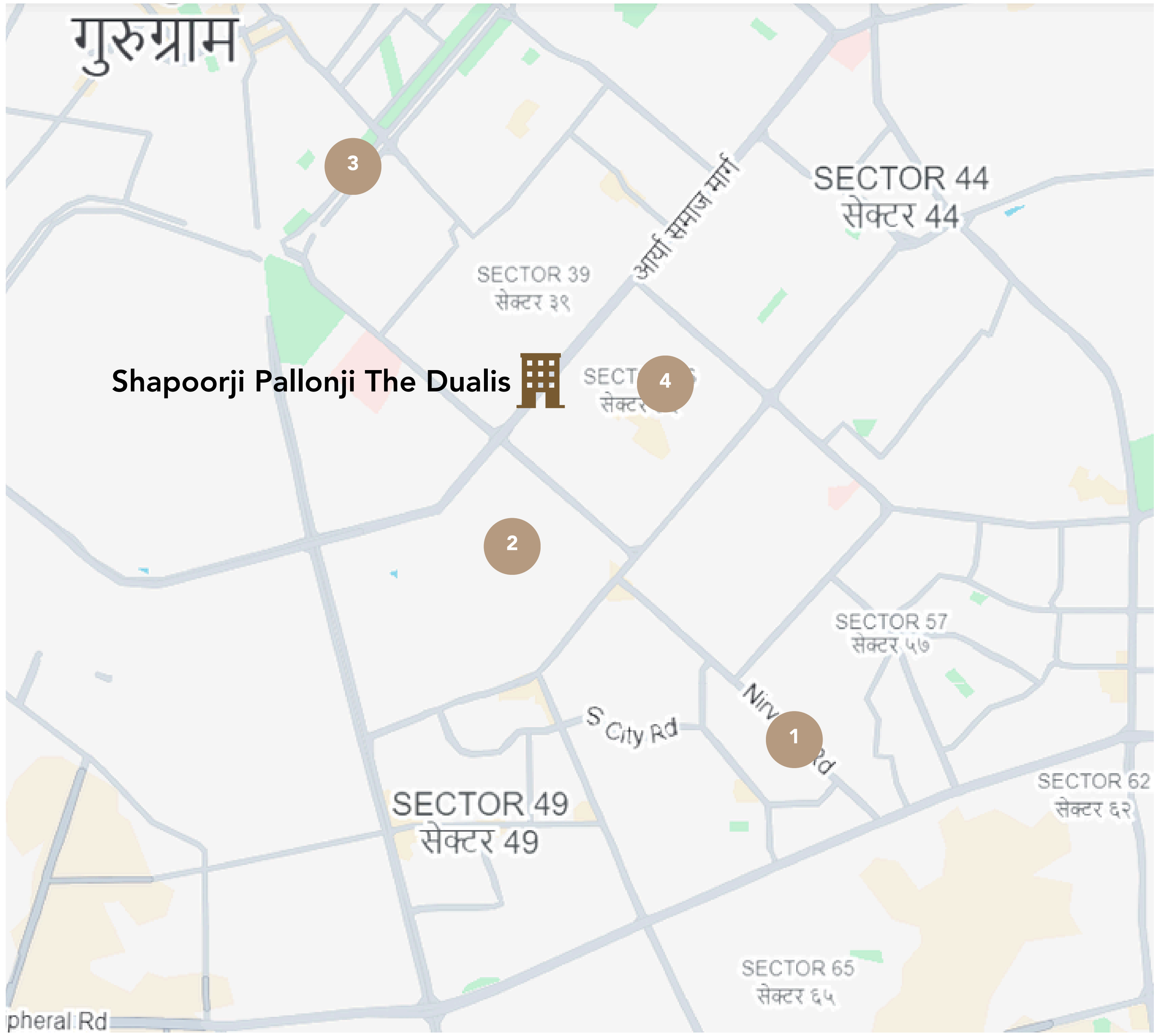
Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 **Unitech The Close North**	2009–10	₹8,000 – ₹9,000	₹20,000 – ₹23,000
2 **Bestech Park View Spa**	2010–11	₹7,500 – ₹8,500	₹19,000 – ₹22,000
3 **Raheja Residency**	2005–07	₹4,500 – ₹6,000	₹16,000 – ₹18,000
4 **HUDA / Builder Floors (Sector 46)**	2008–12	₹6,000 – ₹8,000	₹18,000 – ₹22,000
Shapoorji Pallonji The Dualis	**2025**	**₹24,000 – ₹25,000**	**₹24,000 – ₹25,000**

HISTORIC METRICS

8 - 10%
Long-Term CAGR
(20 Years)

6 - 8%
Recent YoY Price Growth
(5 Years)

35%
Avg. Price Increase
(5 Years)

Sector 46 is a fully developed central Gurugram micro-market, strategically located between HUDA City Centre, Sohna Road, and Golf Course Road. Unlike emerging corridors, this zone operates on end-user driven demand, not speculative investor cycles.

Disclaimer*

Similar Projects

Project	The Dualis	Unitech The Close North	Bestech Park View Spa	Ireo Skyon	Aradhya Homes
Developer	*Shapoorji Pallonji*	Unitech	Bestech	Ireo	4S Developers
Micromarket / Location	*Sector 46*	Sector 50	Sector 47	Sector 60	Sector 67
Total Area (acres)	*1.73*	~18	~12	~18	~10
Launch Date	*2025*	2009–10	2010–11	2012–13	2021–22
Handover Timeline	*2031*	Delivered	Delivered	Delivered	Delivered
Launch Price (₹/sq ft)	*₹24,000 – ₹25,000*	₹8,000 – ₹9,000	₹7,500 – ₹8,500	₹9,000 – ₹10,000	₹14,000 – ₹16,000
Current Price (₹/sq ft)	*₹24,000 – ₹25,000*	₹20,000 – ₹23,000	₹19,000 – ₹22,000	₹25,000 – ₹30,000	₹22,000 – ₹26,000
CAGR Since Launch (%)	*New Launch*	~7–9%	~7–8%	~9–10%	~8–10%
Expected Price (₹/sq ft)	*₹36,433*	₹26,000+	₹24,000+	₹35,000+	₹30,000+
Clubhouse Size	*Premium (TBD)*	~40,000 sq ft	~35,000 sq ft	~45,000 sq ft	Boutique
Project Density (units/acre)	*Low–Medium*	Medium	Medium	Medium	Low
Ideal For	*Central luxury end-users*	Family resale buyers	Stable family living	Upgrade buyers	Low-density luxury seekers
Key USP / Highlights	*Rare new luxury launch in central Gurugram*	Established resale liquidity	Strong community ecosystem	Smart-home enabled	Low-density premium floors

Disclaimer*

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

Facilities Nearby

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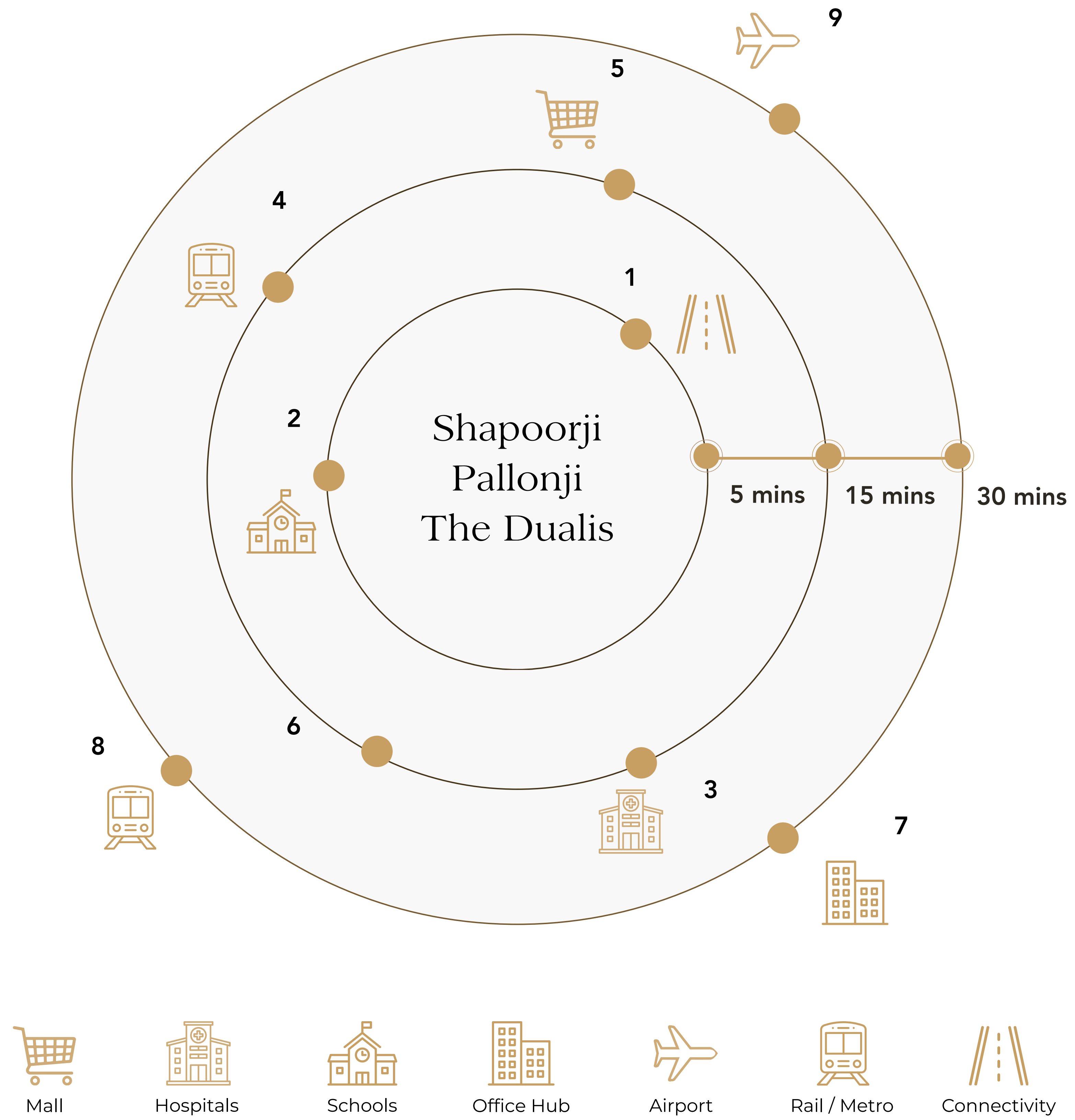

1	Noida–Greater Noida Expressway	0.7 Km
2	Kothari International School	2 Km
3	Yatharth Super Specialty Hospital	4 Km
4	Sector 18 Metro Station	6 Km
5	The Great India Place (GIP)	7 Km
6	Sector 62 IT & Corporate Hub	9 Km
7	Film City / Sector 16A	12 Km
8	Anand Vihar Railway Station	22 Km
9	IGI Airport	25 Km

Builder Profile

Shapoorji Pallonji

A diversified Indian conglomerate with more than 150 years of legacy, engaged in construction, infrastructure, and real-estate development across India & abroad; the real estate arm develops residential, commercial and township projects.

SP Centre, 41/44 Minoo Desai Marg, Colaba, Mumbai – 400005, Maharashtra, India

1943	50+	19 M+	8+	155+
ESTABLISHED YEAR	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	CITIES OF OPERATION	YEARS OF REAL ESTATE LEGACY

Flagship Projects

BKC 9
BANDRA EAST

Joyville

PARKWEST 2.0
Binnypet, Bengaluru

VANAHA
BAVDHAN, PUNE

THE ODYSSEY
Off Marine Drive, Mumbai

Rating Matrix

Brand Equity

Delivery Record

Financial Strength

Project Quality

Pricing Power

Project Scorecard

Parameter	Rating
Product Quality & Planning	★★★★★
Developer Credibility	★★★★☆
Location Advantage	★★★★★
Configuration Planning	★★★★☆
Micro-Market Liquidity	★★★★★
Risk Profile	★★★★☆

It is best suited for HNI investors and premium end-users looking for capital stability with leverage-driven upside rather than aggressive risk-based gains.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Controlled
High Ticket Size Liquidity	Medium	Medium	Moderate
Pricing Sensitivity	Medium	Low	Contained
Liquidity During Construction	Medium	Medium	Stable
Execution & Delivery Risk	Low	Very low	Assured
Interest Rate Risk	Medium	Medium	Manageable
Rental Yield Volatility	Low	Low	Stable

The Dualis carries moderate leverage sensitivity due to ticket size, but location maturity and supply constraints significantly reduce structural downside risk.

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Strengths

Sector 46 is a fully developed, end-user-driven micro-market with strong resale depth and social infrastructure.

One of the few new-age high-rise luxury launches in a land-constrained central belt.

Established neighborhood ensures consistent buyer demand even during slower cycles.

Spacious 3 & 4 BHK configurations cater to genuine luxury end-users.

Mature micro-market reduces volatility compared to emerging corridors.

Connect with us!

Consult Our Certified Industry Experts

Mr. Sarvagya Singh

+91 - 8810313592

Sarvagya.singh@timesinternet.in

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Mr. Shubham Khandelwal

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₹250+ Cr worth of homes advised & transacted.

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MLP + PLANS

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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

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