

TOI HOMES
THE TIMES OF INDIA GROUP

 **ORIGEN**
REALTY

— THE — **ryza**

**GURUGRAM SECTOR 88A, DWARKA
EXPRESSWAY**

Project Report

Includes

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

Overview

	LAUNCH January 2025	CURRENT ₹15500 / Sq. Feet*	CAGR 11%*	FEATURING 2 Towers, 975 Units	PAYMENT PLAN EOI
	POSSESSION June 2031	2030 EXPECTED ₹23530 / Sq. Feet*	XIRR* 14%*	PLOT SIZE 4.65 Acres	HOMELoan Available



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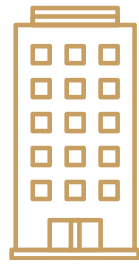
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Why TOI recommends?

Ideal for: Premium homebuyers seeking spacious luxury residences on Dwarka Expressway and investors looking to capitalize on Gurugram's infrastructure-led growth, expanding commercial ecosystem, and long-term appreciation potential.



Oryza by Origen offers a boutique premium residential experience with low-density planning, contemporary architecture, spacious layouts, and lifestyle-focused amenities designed for discerning homebuyers..



Located on the rapidly appreciating Dwarka Expressway corridor, the project is poised to benefit from expressway operationalization, expanding commercial developments, improved airport connectivity, and strong demand from professionals working across Gurugram and Delhi.



Strategically positioned in Sector 88A, the project enjoys seamless connectivity to Dwarka Expressway, NH-48, IGI Airport, Cyber City, Manesar, and key commercial hubs, while being surrounded by growing social infrastructure.

Recommended Configurations

BUY FOR END USE

3 BHK – Type 1
2350 sq ft

BUY TO SELL

3 BHK – Type 2
2795 sq ft

BUY TO RENT

3 BHK - Type 3
2725 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK - Type 1	2350	₹ 15,500	₹ 3.63 Cr*
3 BHK - Type 2	2795	₹ 15,500	₹ 4.32 Cr*
3 BHK - Type 3	2725	₹ 15,500	₹ 4.21 Cr*

Oryza by Origen combines the advantages of a premium residential offering with the long-term growth potential of Dwarka Expressway, positioning it as a strong option for both end-users and investors seeking capital appreciation in Gurugram's next major growth corridor.

Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
EOI	Initial Expression of Interest amount followed by payments linked to allotment, construction milestones, and project progress	Early-stage investors and end-users seeking priority access and pre-launch pricing benefits	Enables entry at an early stage with lower initial capital commitment while maximizing upside from Dwarka Expressway's infrastructure-led appreciation potential

Oryza by Origen's EOI-led payment structure allows investors to secure an early position in the project with limited upfront capital, providing an opportunity to benefit from value appreciation as the Dwarka Expressway corridor continues to mature.

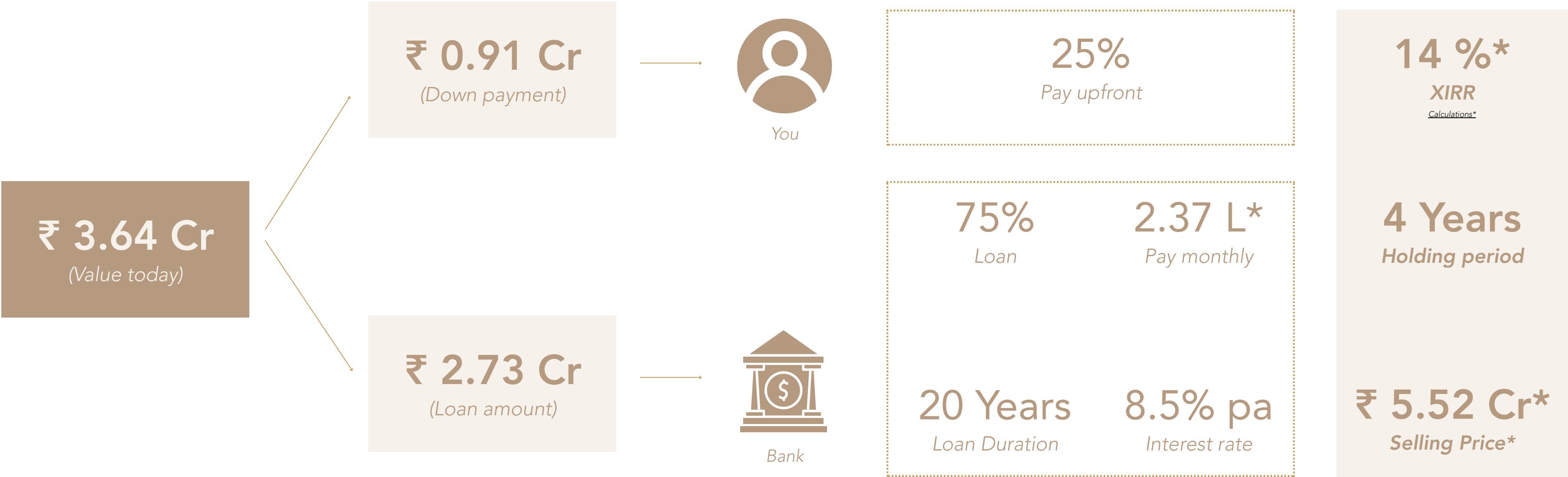
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Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 2,350 SQ. FT



With only 25% upfront investment and a projected 14% XIRR over a 4-year holding period, Oryza by Origen offers a compelling opportunity to capitalize on Dwarka Expressway's infrastructure-led growth while optimizing capital deployment.

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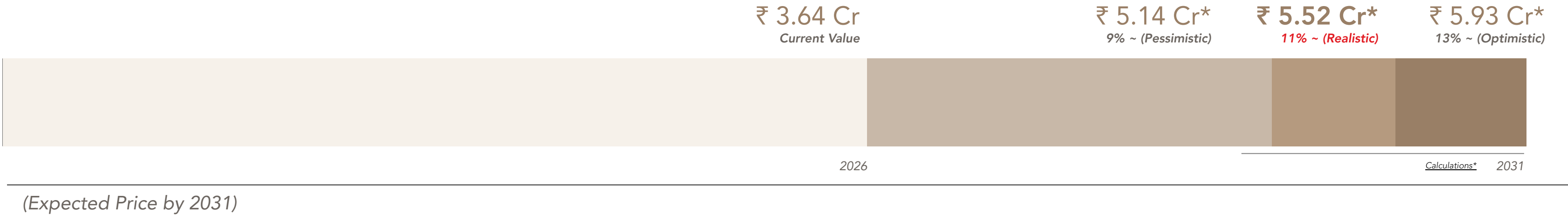
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How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 2350 SQ. FT



With an expected 11% CAGR over 4 years, the property's current value of ₹3.64 Cr is projected to grow to ₹5.52 Cr by 2031, appreciating by an estimated ₹1.88 Cr*.

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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 M3M Crown	2023	₹10,500–11,500	₹17,000–19,000
2 Smart World One DXP	2023	₹9,500–10,500	₹15,500–17,500
3 Godrej Air	2018	₹5,800–6,500	₹13,500–15,500
4 Vatika Xpressions	2013	₹4,000–4,500	₹10,500–12,000
Oryza by Origen	2026	₹15,500	₹15,500

HISTORIC METRICS

15 - 18%*
Long-Term CAGR
(10 Years)

20 - 25%*
Recent YoY Price Growth
(3 Years)

150 - 250%*
Avg. Price Increase
(5-7 Years)

Oryza by Origen is strategically positioned within one of NCR's strongest-performing residential corridors, where sustained infrastructure investments, Dwarka Expressway operationalization, and robust end-user demand have driven significant price appreciation and are expected to support long-term value creation.

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Similar Projects

Project	Oryza by Origen	M3M Crown	Smartworld One DXP	Godrej Air	DLF Privana West
Developer	Origen Developers	M3M India	Smartworld Developers	Godrej Properties	DLF Ltd.
Location	Sector 88A, Dwarka Expressway, Gurugram	Sector 111, Dwarka Expressway, Gurugram	Sector 113, Dwarka Expressway, Gurugram	Sector 85, New Gurugram	Sector 76–77, SPR, Gurugram
Project Type	Premium Residential Development	Luxury Apartments	Premium Integrated Township	Premium Apartments	Ultra-Luxury Apartments
Launch Year	2025	2022	2022	2019	2024
Handover Timeline	2029–30*	2027–28	2027	Delivered / Near Delivered	2029
Launch Price (₹/sq ft)	₹14,500–16,000*	₹10,500–11,500	₹9,500–10,500	₹6,500–7,500	₹17,000–18,000
Current Price (₹/sq ft)	₹14,500–16,000*	₹15,000–17,000	₹14,000–16,000	₹11,000–13,000	₹21,000–24,000
CAGR Since Launch (%)	New Launch	~12–15%	~11–14%	~10–12%	New Launch
Project Density	Low–Medium	Medium	Medium	Medium	Low
Clubhouse	Premium Clubhouse & Lifestyle Amenities	Luxury Clubhouse	Integrated Township Clubhouse	Resort-Style Clubhouse	Signature Luxury Clubhouse
Ideal For	Long-Term Investors, End Users	Luxury End Users, Investors	Families, Investors	End Users, Rental Investors	HNIs & Luxury Buyers
Key USP / Highlights	Dwarka Expressway Growth Story, Early Entry Opportunity	Premium M3M Brand & Expressway Access	Large Integrated Township	Established Godrej Community	Luxury SPR Corridor Development

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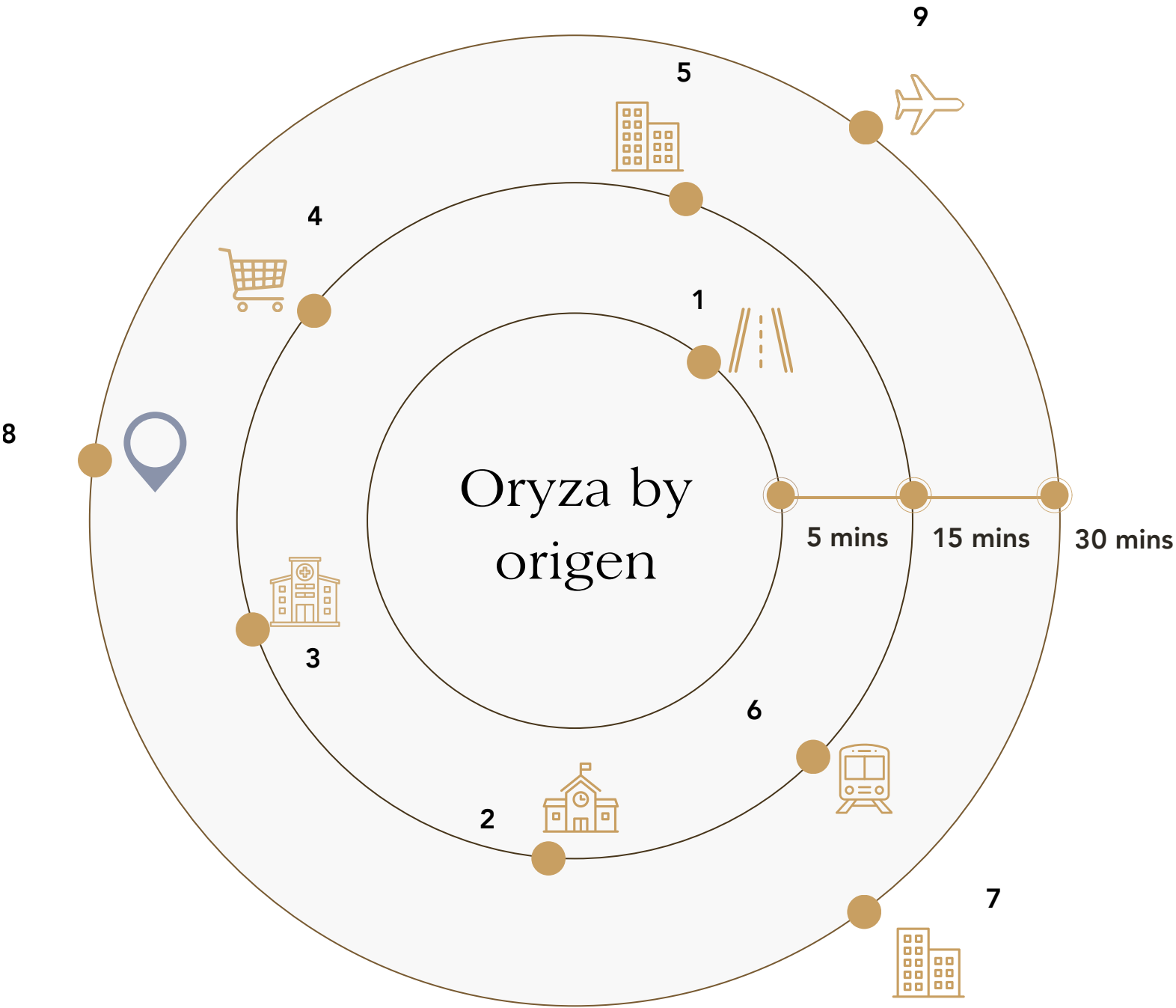
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		Dwarka Expressway	0.4 Km
2		Delhi Public School, Sector 84	4 Km
3		Aarvy Healthcare Super Speciality Hospital	5 Km
4		Sapphire 83 Mall	5 Km
5		Vatika India Next Business District	7 Km
6		Gurgaon Railway Station	9 Km
7		IMT Manesar	10 Km
8		Yashobhoomi Convention Centre, Dwarka	15 Km
9		Indira Gandhi International Airport	18 Km

- Mall
- Hospitals
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- Airport
- Rail / Metro
- Connectivity
- Land Mark

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

The Oryza derives its strength from its prime Dwarka Expressway location, premium lifestyle positioning, and strong future appreciation prospects. While the project benefits from robust infrastructure-led growth and high-end product offerings, investors should weigh the opportunity against the developer's relatively limited execution track record.

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	Moderate
Liquidity Risk	Low-Medium	Low-Medium	Favorable
Execution & Delivery Risk	Medium-High	Medium	Moniter Closely
Interest Rate Volatility	Low	Low	Limited
Rental Yield Volatility	Medium	Medium	Moderate

The Oryza carries a moderate risk profile, supported by the strong fundamentals of the Dwarka Expressway corridor and premium product positioning. The principal investment consideration remains execution and delivery performance, while market, regulatory, and liquidity risks appear relatively contained.

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Located in Sector 88A, Gurugram, The Oryza enjoys direct access to the operational Dwarka Expressway, offering seamless connectivity to Delhi, IGI Airport, Cyber City, and major NCR business districts.



Positioned within one of NCR's fastest-growing residential corridors, the project stands to benefit from ongoing infrastructure development, expanding commercial activity, and sustained end-user demand.



The Oryza is designed around wellness, open spaces, and low-density planning, creating a differentiated lifestyle proposition compared to conventional high-rise developments.



The project is supported by key growth drivers including Dwarka Expressway, Global City, upcoming metro connectivity, and expanding social infrastructure across New Gurugram.



Its combination of premium specifications, strategic location, and improving infrastructure enhances both livability and long-term investment attractiveness, supporting future resale demand.

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Mr. Sarvagya Singh



Mob: +91 - 8810313592

Email: Sarvagya.singh@timesinternet.in



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Mob: +91 - 8595716940

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