TOI HOMES
THE TIMES OF INDIA GROUP

elan
BUILDING THE FUTURE

ELAN THE STATEMENT

Project Report

INCLUDES

Configurations Available

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Micro - Market Analysis

SECTOR 49, GURUGRAM

HARERA/GGM/1022/754/2025/125

We are

TOI HOMES

Built on the legacy and credibility of **The Times of India Group,** TOI Homes brings decades of trust, insight, and informed decision-making into the world of real estate. Through its ecosystem of influential brands, the Group has long shaped conversations and guided millions across India with clarity and reliability.

TOI Homes extends that same philosophy through a premium, research-backed real estate advisory experience, combining curated properties, market intelligence, and white-glove guidance tailored for discerning buyers and investors.

From luxury residences to investment opportunities, every recommendation is designed to simplify complex property decisions with transparency, confidence, and long-term value at its core. More than a brokerage, TOI Homes is your trusted real estate partner, delivering thoughtful guidance, personalised service, and a more refined ownership journey from discovery to decision.

Project Snapshot

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LAUNCH December 2025	**POSSESSION** June 2030	**CURRENT** ₹22,000 / Sq. Feet*	**2030 EXPECTED** ₹39,469 / Sq. Feet*	**XIRR*** 23%*
CAGR 16.8%*	**FEATURING** 5 Towers, 390 Units	**PLOT SIZE** 6.5 Acres	**PAYMENT PLAN** 30:40:30	**HOMELOAN** Available

Why TOI Recommends?

IDEAL FOR:

HNIs and premium end-users seeking ultra-low density luxury living with strong long-term appreciation potential in a mature Golf Course Extension micro-market.

Developed by Elan Group, leveraging successful commercial execution and expanding into premium residential with strong market absorption.

Only 2 residences per floor with large-format layouts (~4,000+ sq ft), offering exclusivity and long-term desirability compared to high-density projects.

Located in Sector 49 with seamless connectivity to NH-48, Sohna Road, and Cyber City, supported by strong residential and commercial catchment.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE
4 BHK
7270 sq ft

BUY TO SELL
4 BHK
4340 sq ft

BUY TO RENT
4 BHK
4285 sq ft

4 & 5 BHK

Luxury Residences

4 BHK + SR

Super Area - **4,285 Sq. ft.**

Price per Sq. ft. - **₹ 26,000**

Indicative Price - **₹ 11.14 Cr***

4 BHK + SR

Super Area - **4,340 Sq. ft.**

Price per Sq. ft. - **₹ 26,000**

Indicative Price - **₹ 11.28 Cr***

4 BHK Duplex

Super Area - **7,270 Sq. ft.**

Price per Sq. ft. - **₹ 22,000**

Indicative Price - **₹ 15.99 Cr***

5 BHK Grand

Super Area - **7,395 Sq. ft.**

Price per Sq. ft. - **₹ 22,000**

Indicative Price - **₹ 16.26 Cr***

Elan The Statement offers a focused configuration mix of spacious 4 BHK residences and luxury penthouses with super areas ranging from ~4,285 sq ft to ~7,395 sq ft. With premium pricing and differentiated large-format layouts including duplex and penthouse options, the project caters to ultra-luxury end-users seeking expansive living within the Sohna Road corridor.

Master Plan Overview

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Land Area
6.5 Acres

Density
60 Units/Acre

Open Spaces
80%

Clubhouse Density
286

Total No. of Units
390

Total No. of Towers
5

Access Road Width
60 m

Clubhouse Area
1,00,000 sq. ft.

Elan The Statement blends ultra-low-density planning, expansive landscaped greens, iconic high-rise towers, and a world-class 1,00,000 sq.ft. clubhouse to deliver an exclusive luxury lifestyle with exceptional long-term investment potential.

Unit Plan Overview

Type
4 BHK + SQ

Efficiency
74.2%

Saleable Area
4,285 sq.ft.

Carpet Area
3,180 sq.ft.

Floor to Ceiling
3.65 meters

Utility Space
Available

Master Bedroom
17' × 15'

Living/Dining Room
31' × 18'

No. of Balconies
4 + Utility Balcony

Balcony Area
600 sq.ft. combined

Elan The Statement's expansive 4 BHK residences feature private elevator access, two residences per floor, panoramic decks, premium specifications, and efficient layouts designed to maximize privacy, natural light, and long-term luxury value.

Lighting Analysis

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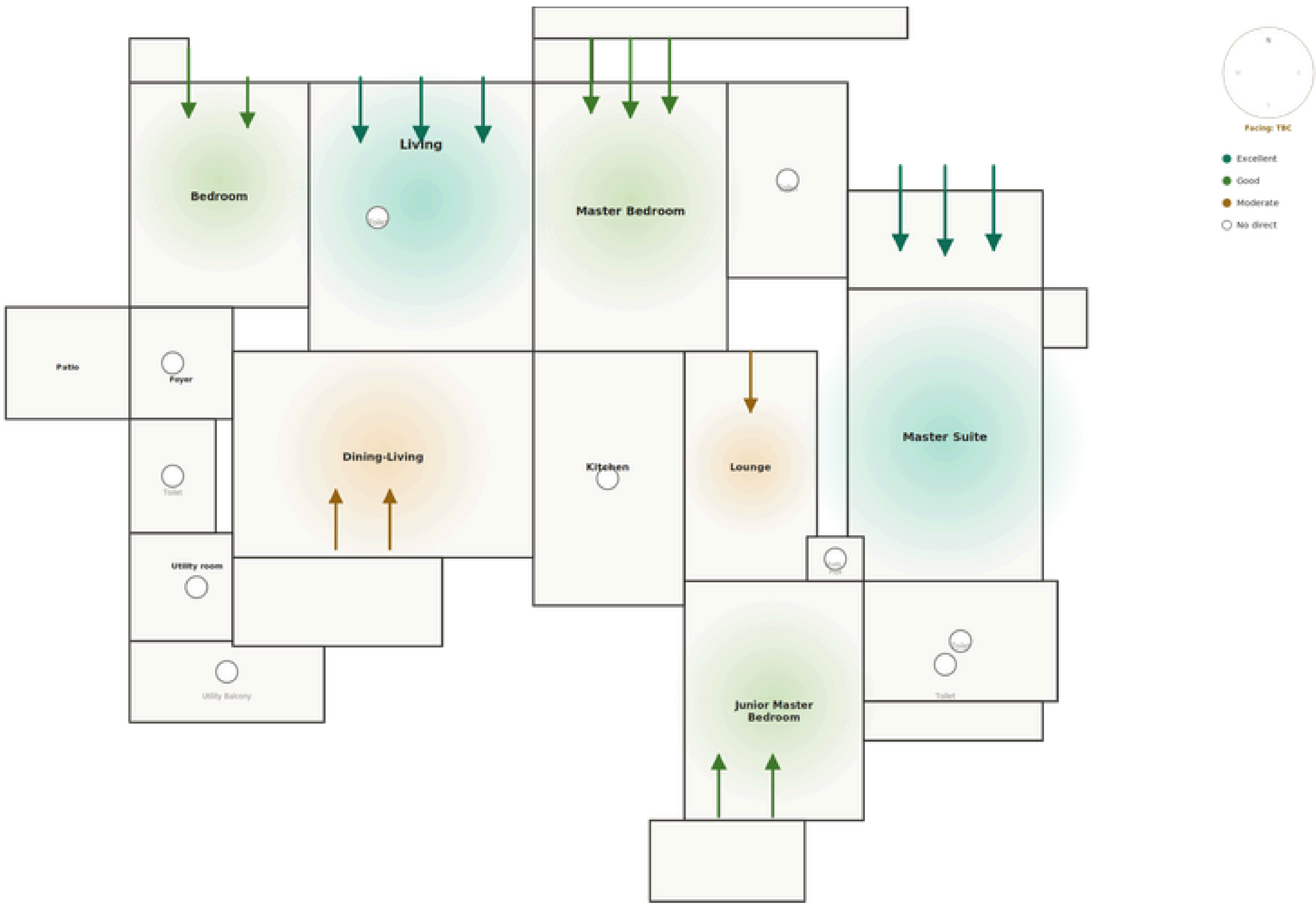
DESIGNED FOR 4BHK UNIT MEASURING 4,285 SQ. FT

1. Living and the Master Suite face the best light in the home, catching direct morning sun through their SE-facing openings with no harsh west heat gain in the afternoon.

2. Master Bedroom, Bedroom, and Junior Master Bedroom each carry that same SE brightness into their own deck or window, giving every bedroom a genuinely well-lit start to the day.

3. Dining Living and the Lounge sit just behind the SE face and pick up softer, reflected light through the day rather than a direct hit..

4. Kitchen, all five toilets, the Foyer, Utility room, and the Study/Puja nook are unlit by design, standard for interior-facing service zones and kept away from the living spaces on purpose



Elan The Statement's layout balances daylight access and thermal performance, providing naturally lit living spaces with efficiently planned internal service zones.

Ventilation Analysis

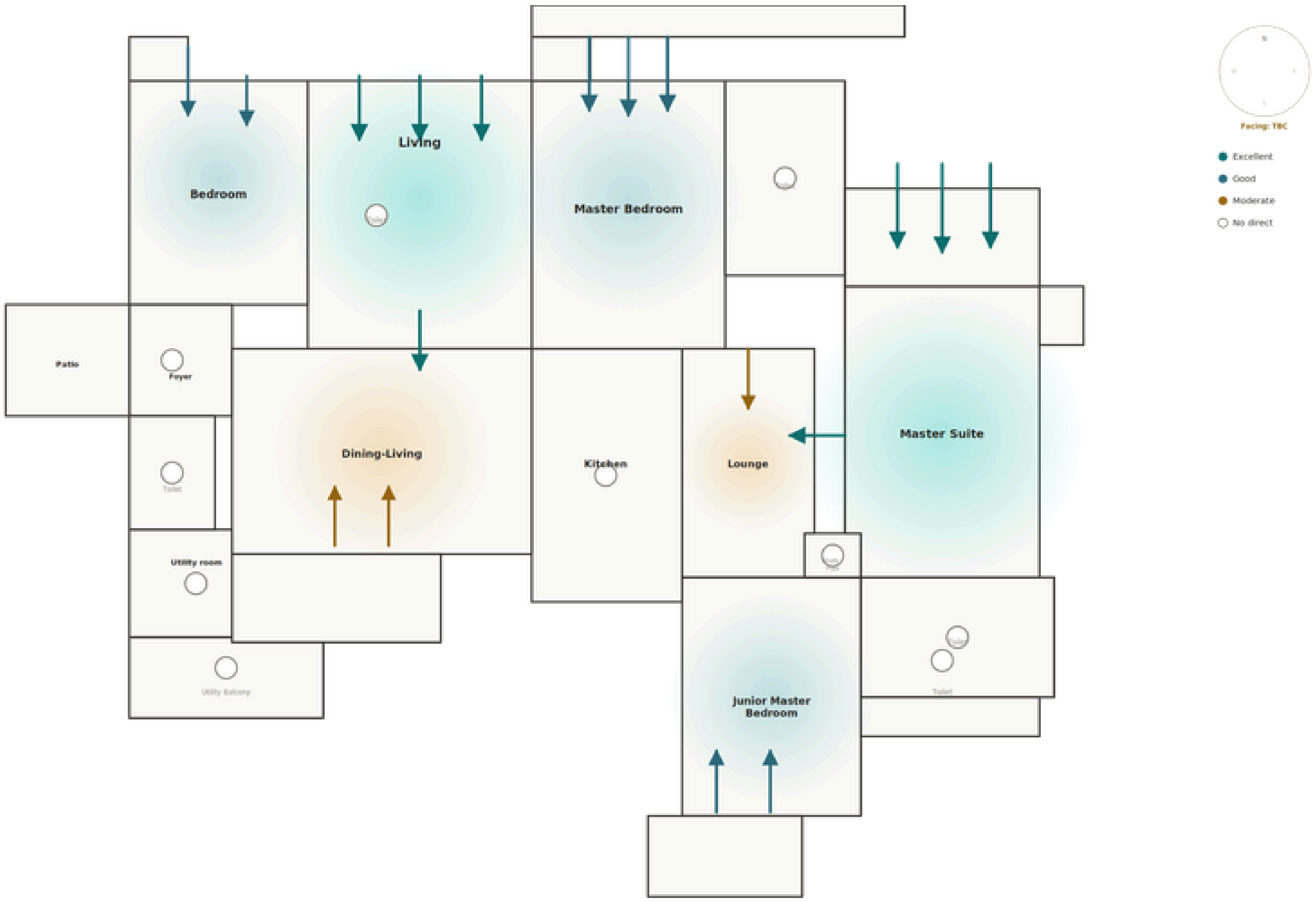
DESIGNED FOR 4BHK UNIT MEASURING 4,285 SQ. FT

1. Living and the Master Suite get true cross ventilation, each with a second opening that lets air pass through rather than dead-end.

2. Master Bedroom, Bedroom and Junior Master Bedroom each draw air in through their own single deck.

3. Dining-Living and the Lounge sit in the flow path between the two wings without an external opening of their own

4. Foyer, all five toilets, Utility room and the Study/Puja nook rely on exhaust, standard for this layout.



Elan The Statement's ventilation-focused layout enhances resident well-being by maximizing airflow and daylight in habitable spaces while efficiently isolating service areas for improved living quality.

Vaastu Analysis

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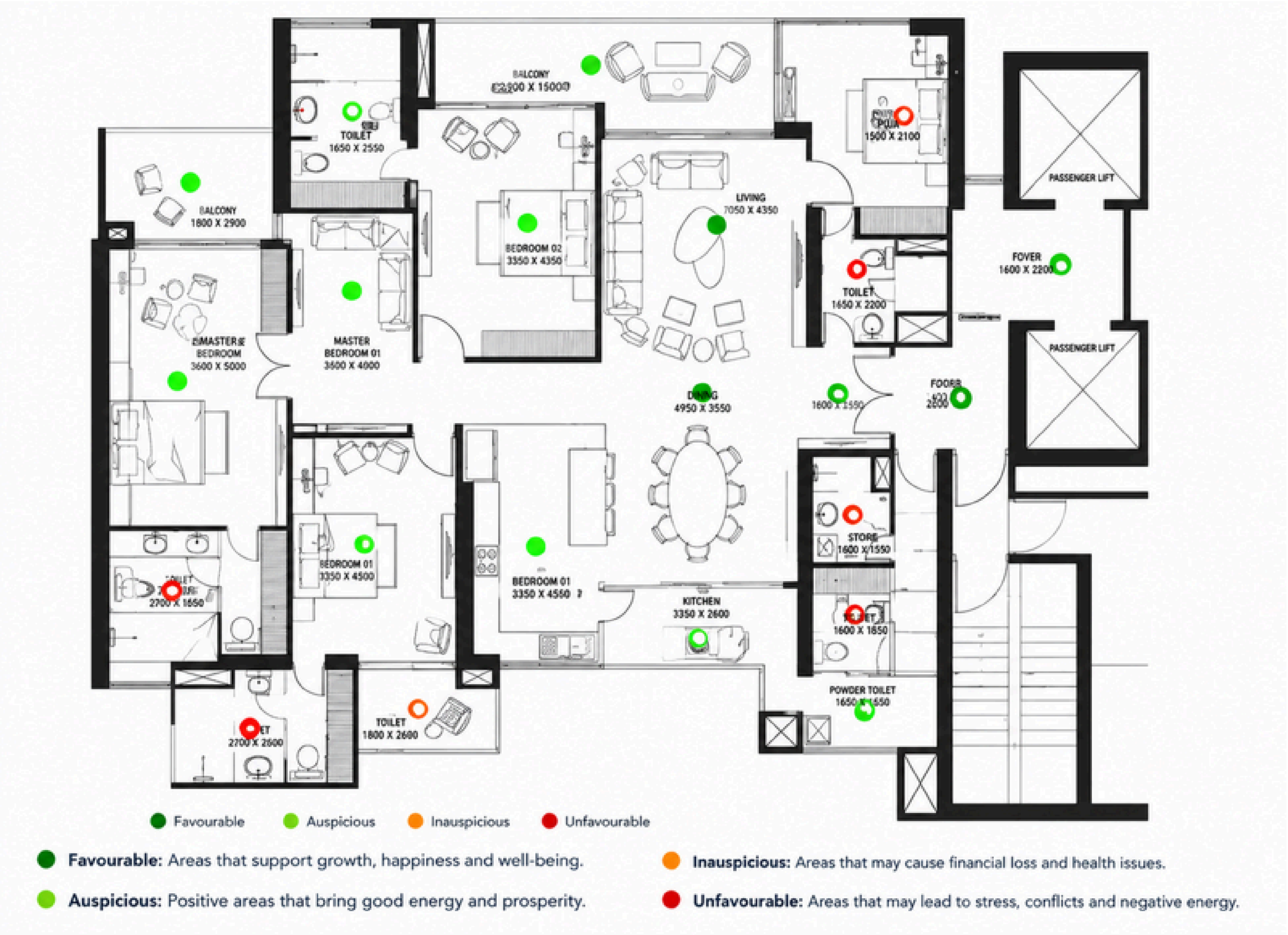
DESIGNED FOR 4 BHK UNIT MEASURING 4,285 SQ. FT

ROOM TYPE	IDEAL DIRECTION	DETECTED DIRECTION
Toilet	Northwest/West	Northeast, Southwest, Southeast, Northwest
Bedroom	Southwest (Master)	West, North, Northeast
Kitchen	Southeast	South
Balcony	Northeast	Not Available
Dressing Room	Northwest	Not Available
Utility	Southeast/Northwest	Southeast



The unit demonstrates moderate Vastu compliance, with the kitchen, utility and one master bedroom positioned in favourable directions. However, multiple toilets located in the northeast, southwest and southeast, along with a northeast bedroom, represent notable deviations from standard Vastu principles.

Specifications of Construction

Kitchen

Standard kitchen finish as per project specifications.
Kitchen provisions as per approved project specifications.

Windows & Doors

Aluminium framed windows with toughened glass (6 mm and above)

Commercial flush door shutters for main and internal doors

Lifts

6 passenger lifts
High-speed elevator system

Wall Finish

Cement plaster with gypsum plaster finish
ACP/stone cladding with plaster and paint to external façade

Flooring

Stone/tile flooring in common areas

Cement plaster finish where specified

Bathrooms

White chinaware with CP fittings
Standard sanitary fittings as specified

Air Conditioning

Air conditioning provision as per DBR in select spaces

Water Storage

300 KL fire tank, 150 KL domestic tank & 150 KL raw water tank

310 KL recycled water storage tank

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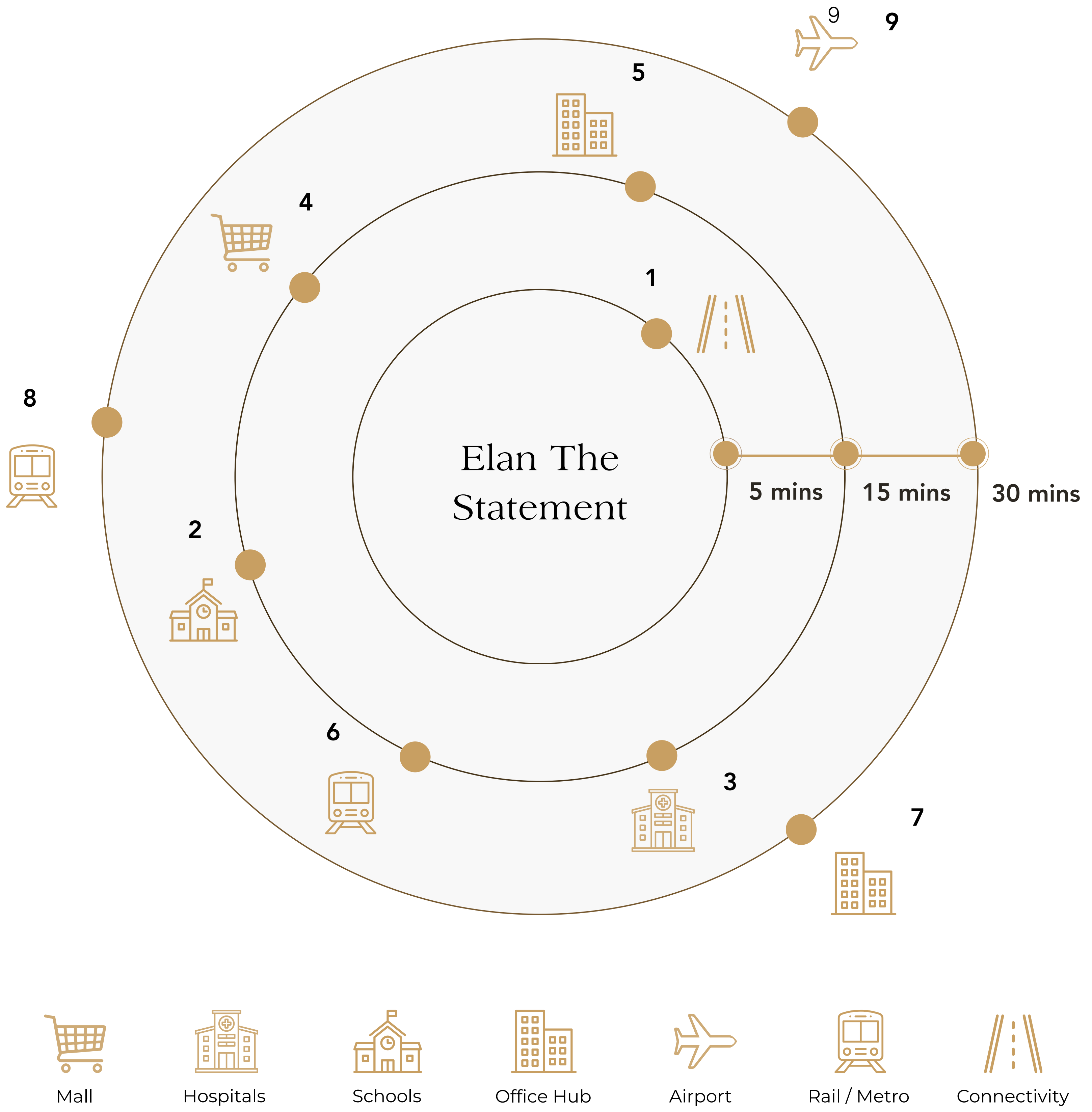
Facilities Nearby

1	Dwarka Expressway	1 Km
2	Delhi Public School (Sec 102)	3 Km
3	Genesis Hospital	4 Km
4	Elan Miracle Mall	5 Km
5	IMT Manesar	7 Km
6	Huda City Centre Metro	9 Km
7	Udyog Vihar	14 Km
8	Gurgaon Railway Station	16 Km
9	IGI Airport	20 Km



Nearby Projects - Map View

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1	M3M Capital Walk
2	AIPL Joy District
3	BPTP Centra One
4	M3M Urbana Premium
	Elan The Statement

Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
M3M Capital Walk	2021	₹8,500–9,500	₹13,000–15,000	0.56	0.27
AIPL Joy District	2020	₹9,000–10,000	₹13,500–15,500	0.53	0.16
BPTP Centra One	2019	₹7,500–8,500	₹11,500–13,500	0.56	0.28
M3M Urbana Premium	2015	₹6,500–7,500	₹10,500–12,500	0.64	0.19
Elan The Statement	**2025**	**₹26,000**	**₹26,000**	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 15700

MICRO MARKET CAGR

18.14%*

DISCOUNT PERCENTAGE

18%*

Golf Course Extension Road is witnessing strong commercial absorption driven by dense premium residential catchment and limited organized retail supply. Historical pricing trends across nearby high-street developments indicate sustained double-digit appreciation, supporting a conservative 18% growth outlook for mid-term commercial investment modelling

Payment Plans

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PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones from booking to possession, with final 20% at completion	End-users and long-term investors	Lower risk as payments align with project progress, reduced uncertainty and better capital control
Flexi Plan	Typically 10%–20% at booking, 80%–90% near possession or in later stages	Investors seeking low initial outflow	Minimises upfront capital requirement, improves leverage and boosts IRR due to delayed payments
30:40:30	30% at booking, 40% during construction, and final 30% at possession	Balanced buyers (end-users + investors)	Moderate upfront investment with structured payments, offering a balance between risk and return

A combination of CLP and Flexi payment options enables buyers to align capital deployment with project progress, balancing liquidity comfort with structured participation in long-term property appreciation.

Investment Highlights

₹ 7.93 Cr (Value Today)

₹ 1.98 Cr (Down Payment)

25%*
Pay Upfront

₹ 5.95 Cr (Loan Amount)

75%*
Loan

5.16 L*
Pay Monthly

20 Years
Loan Duration

8.5% P.A.
Interest Rate

*Calculations**

23%*
XIRR

7.92 Years
Holding Period

₹ 23.22 Cr*
Selling Price

With a 75% loan structure, The Statement delivers a ~23% true XIRR over a 7.92-year holding period, balancing capital efficiency with lower leverage risk.

CAGR Build-up: Parameter Basis

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	Project Score	Total Score
CONNECTIVITY - GOOD **School (DPS): 9 km** (Huda City Centre Metro) **Airport: 20 km** (IGI Airport) **Highway: 1 km** (Dwarka Expressway)	30	30
DEVELOPER TIER - EXCELLENT **Tier Rating: Tier 4** (Based on developer track record and delivery history)	25	25
LAUNCH STATUS - EXCELLENT **Launch to Possession: 83 Months** (July 2026 → June 2033) **Delay Adjustment: 0 Months** (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT **Confirmation Level: Construction tender stage:** SPR connectivity improvements	15	20

Micro-market CAGR **15.6%** → Adjustment **1.30%** → Final CAGR **16.8%**

Total Score: **92.5/100**

*Calculations**

How your Property could Grow by 2030

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CALCULATED FOR 3BHK UNIT MEASURING 1,900 SQ. FT

Sector Base Rate

15.6%*

\+

Project Score

95.0/100
→ adjustment +1.3%

=

~16.8%*
Projected CAGR over 4 Years

Today

₹ 7.93 Cr

16.8%
4 Years
→
TOI
Realistic CAGR

By 2030

₹ 23.22 Cr

Estimated Gain in 4 Years

₹ 15.29 Cr
Conservative: ₹ 24.13 Cr (15%)*
Optimistic: ₹ 31.64 Cr (19%)*

₹ 7.93 Cr
Current Value

₹ 24.13 Cr*
15% ~ (Pessimistic)

₹ 27.66 Cr*
17% ~ (Realistic)

₹ 31.64 Cr*
19.0% ~ (Optimistic)

(Expected Price by 2030) *2026* *Calculations** *2030*

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Rental Yield Potential

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POSSESSION YEAR PRICE: ₹ 23.22 CR

RENTAL YIELD : 3%*

POSSESSION DATE: 29-JUN-2033

Conservative	Base	Optimistic
Annual Rent	*Annual Rent*	*Annual Rent*
₹ 58.04 L	**₹ 69.65 L**	**₹ 81.26 L**
Monthly Rent	*Monthly Rent*	*Monthly Rent*
₹ 4.84 L	**₹ 5.80 L**	**₹ 6.77 L**

*Calculations**

By possession in 2033, the property's value is projected to grow from ₹7.93 Cr to ₹23.22 Cr, with an estimated monthly rental income of ₹5.80 L (₹69.65 L annually) at a 3.0% rental yield - creating a compelling opportunity for both capital appreciation and passive income.

Similar Projects

PROJECT	ELAN THE STATEMENT	DLF PRIVANA NORTH	TRUMP RESIDENCES GURGAON	SMARTWORLD THE EDITION	GODREJ ARISTOCRAT
Developer	Elan Group	DLF Ltd.	Smartworld Developers & Tribeca	Smartworld Developers	Godrej Properties
Location	Sector 49, Sohna Road	Sector 76, SPR	Sector 69, SPR	Sector 66, Golf Course Ext. Road	Sector 49, Sohna Road
Project Area	~11 Acres	~17 Acres	~8 Acres	~10.7 Acres	~10 Acres
Launch Year	2025	2024	2025	2023	2023
Handover Timeline	Sep 2033	~2029	~2030	~2027	~2028
Launch Price (₹/sq ft)	~₹20,000	~₹17,500	~₹24,000	~₹18,500	~₹16,500
Current Price (₹/sq ft)	~₹23,500	~₹22,000	~₹28,000	~₹22,500	~₹20,000
Project Density	~32 Units/Acre	~65 Units/Acre	~50 Units/Acre	~52 Units/Acre	~55 Units/Acre
Clubhouse	Ultra-luxury Clubhouse	Luxury Clubhouse	Resort-style Clubhouse	Premium Clubhouse	Luxury Clubhouse

Builder Profile

Elan Group is a Gurugram-based real estate developer focused on premium commercial and residential developments, known for design-led retail and high-end luxury projects across key NCR corridors.

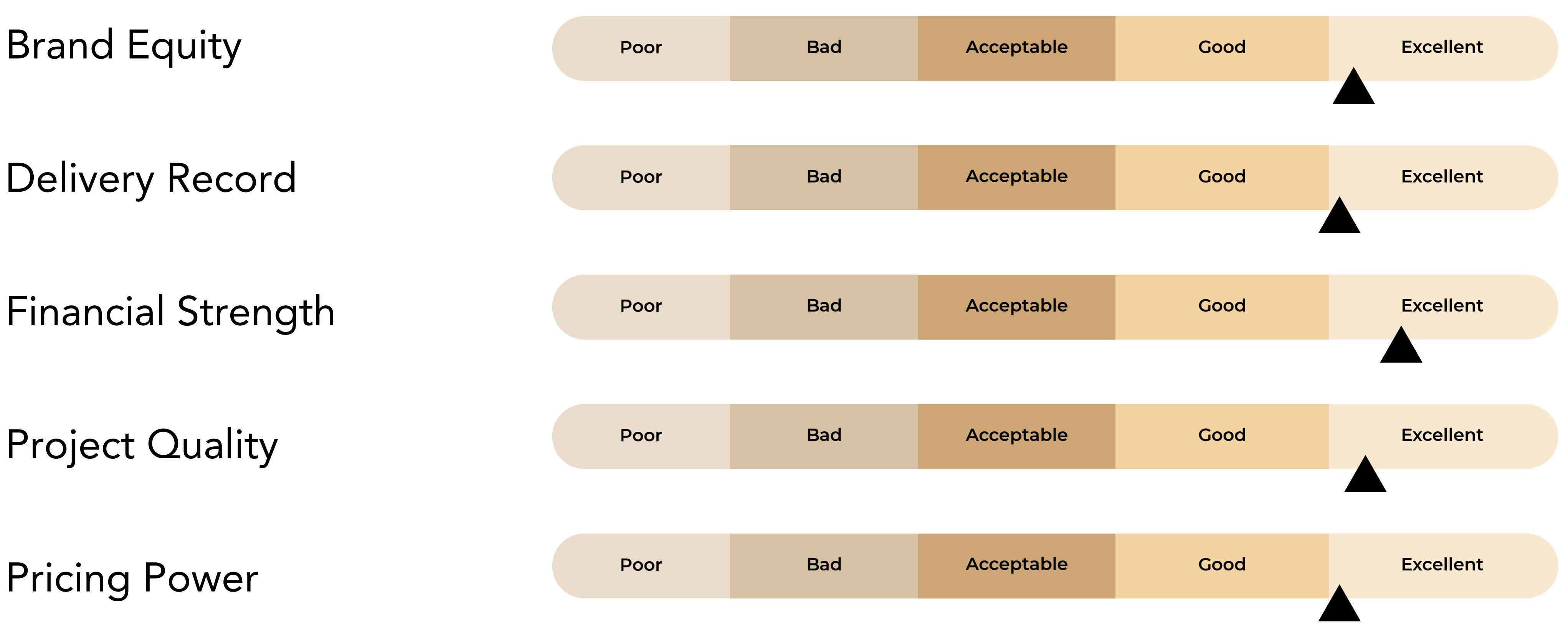
15 Floor, Two Horizon Centre, Golf Course Road, DLF Phase 5, Sector 43, Gurugram (Gurgaon), Haryana, India

2013	₹10K Cr+	12+	15 M+	13+
ESTABLISHED YEAR	PROJECT PIPELINE VALUE	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

- Elan Epic
- Mercado
- Elan Miracle
- Elan Imperial
- Elan Town Centre

Rating Matrix



Project Scorecard

Parameter	Rating
Location & Connectivity	★★★★★
Project Density / Livability	★★★★☆
Developer Credibility	★★★★★
Pricing / Value Positioning	★★★☆☆
Growth Potential	★★★★★
Rental Yield	★★★★☆

*Calculations**

Elan The Statement stands out for its strong location fundamentals, premium positioning, and long-term appreciation potential, making it a well-rounded investment opportunity.

Property Risk Matrix

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Risk	Impact	Probability	Overall
Construction & Delivery Risk	High	Low	Moderate
Pricing Risk	Medium	High	Elevated
Timeline Exposure Risk	Medium	Medium	Elevated
Infrastructure Dependency Risk	Medium	Low	Moderate
Micromarket Risk	Medium	Very Low	Low
Regulatory Risk	Low	Low	Minimal

*Calculations**

Elan The Statement presents a balanced risk profile, with strong regulatory comfort and micro-market fundamentals offset by pricing sensitivity and execution-linked infrastructure dependencies.

Strengths

Located in Sector 49, Gurugram with strong connectivity to NH-48, Sohna Road, and major employment hubs

Developed by Elan Group, known for strong commercial execution and growing premium residential portfolio

Positioned as an ultra-low density luxury project, offering exclusivity and high-end living appeal

Large configuration sizes targeting HNI segment, improving long-term desirability and differentiation

Strong premium residential catchment in surrounding sectors supporting sustained end-user demand

Why Buyers Trust

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Dedicated Property Advisory

Research-backed guidance tailored around your lifestyle, investment goals, and long-term priorities.

Legal & Documentation Support

Transparent assistance across verification, agreements, registration, and compliance for a seamless transaction experience.

Mortgage & Financial Assistance

End-to-end support across financing, documentation, and lending solutions through trusted banking partners.

White-Glove Post-Sale Service

End-to-end post-purchase experience with personalized concierge, portfolio management, and long-term ownership support.

Curated Property Discovery

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CONSULT OUR CERTIFIED INDUSTRY EXPERTS

Mr. Sarvagya Singh

Mob: +91 - 8810313592

Email: Sarvagya.singh@timesinternet.in

10+years of Serving Happy customers

Mr. Naveen Kumar

Mob: +91 - 8595716940

Email: Naveen.kumar@timesinternet.in

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