TOI HOMES
THE TIMES OF INDIA GROUP | bptp

# THE TRILLION

## Project Report

INCLUDES

- Configurations Available
- Location Analysis
- Investment Highlights
- Payment Plans
- Comparative Projects
- Micro - Market Analysis

SECTOR 48, GURUGRAM

HARERA/GGM/911/643/2025/14

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

| | | | | |
|---|---|---|---|---|
| **LAUNCH**<br>February 2025 | **POSSESSION**<br>December 2032 | **CURRENT**<br>₹21,800 / Sq. Feet* | **2030 EXPECTED**<br>₹33,093 / Sq. Feet* | **XIRR***<br>25%* |
| **CAGR**<br>17.8%* | **FEATURING**<br>3 Towers, 540 Units | **PLOT SIZE**<br>5.5 Acres | **PAYMENT PLAN**<br>CLP, Flexi, 30:40:30 | **HOMELOAN**<br>Available |

# Why TOI Recommends?



## IDEAL FOR:

End-users and HNIs seeking ultra-luxury living, low-density layouts, and long-term capital appreciation in an established Golf Course Extension micro-market.

End-users and HNIs seeking ultra-luxury living, low-density layouts, and long-term capital appreciation in an established Golf Course Extension micro-market.

Low-density, large-format residences (2,800–3,600 sq ft) cater to evolving HNI demand, improving long-term desirability and differentiation from high-density projects

Strategic Golf Course Extension Road location ensures connectivity to Cyber City, Sohna Road, and NH-48, strengthening end-user demand fundamentals

### RECOMMENDED CONFIGURATIONS

**BUY FOR END USE**
4 BHK
3600 sq ft

**BUY TO SELL**
3 BHK
3000 sq ft

**BUY TO RENT**
3 BHK
2842 sq ft

# Configurations

TOI HOMES
THE TIMES OF INDIA GROUP

## 3 & 4 BHK

Luxury Residences

### 3 BHK - Type 1

Super Area - **2,842 Sq. ft.**

Price per Sq. ft. - **₹ 21,800**

Indicative Price - **₹ 6.19 Cr**

### 3 BHK - Type 2

Super Area - **3000 Sq. ft.**

Price per Sq. ft. - **₹ 22,500**

Indicative Price - **₹ 6.75 Cr**

### 4 BHK - Type 1

Super Area - **3,529 Sq. ft.**

Price per Sq. ft. - **₹ 23,000**

Indicative Price - **₹ 8.11 Cr***

### 4 BHK - Type 2

Super Area - **3,600 Sq. ft.**

Price per Sq. ft. - **₹ 23,500**

Indicative Price - **₹ 8.46 Cr***

Experion The Trillion offers a premium configuration mix with large-format 3 & 4 BHK residences, where higher ticket sizes are aligned with ultra-luxury positioning—supporting long-term capital appreciation but with relatively lower liquidity compared to mid-segment assets.

# Master Plan Overview

**Land Area**
5.50 Acres

**Total No. of Units**
540

**Density**
98 Units/Acre

**Total No. of Towers**
3

**Open Spaces**
80%+ Landscaped Greens

**Access Road Width**
16 m

**Clubhouse Density**
120 sq.ft./unit

**Clubhouse Area**
65,000 sq.ft.


Experion The Trillion adopts a low-density, three-tower master plan with only four residences per core, over 80% landscaped open spaces, and more than 1 lakh sq.ft. of social amenities. Combined with a 65,000 sq.ft. clubhouse and 45-storey landmark towers, the project is designed to maximize privacy, premium lifestyle, and long-term investment value.

# Unit Plan Overview

TOI HOMES
THE TIMES OF INDIA GROUP

**Type**
3 BHK + Utility + Staff Room

**Efficiency**
51.1%

**Saleable Area**
3,000 sq.ft.

**Carpet Area**
1,534.84 sq.ft.

**Floor to Ceiling**
3.6 meters

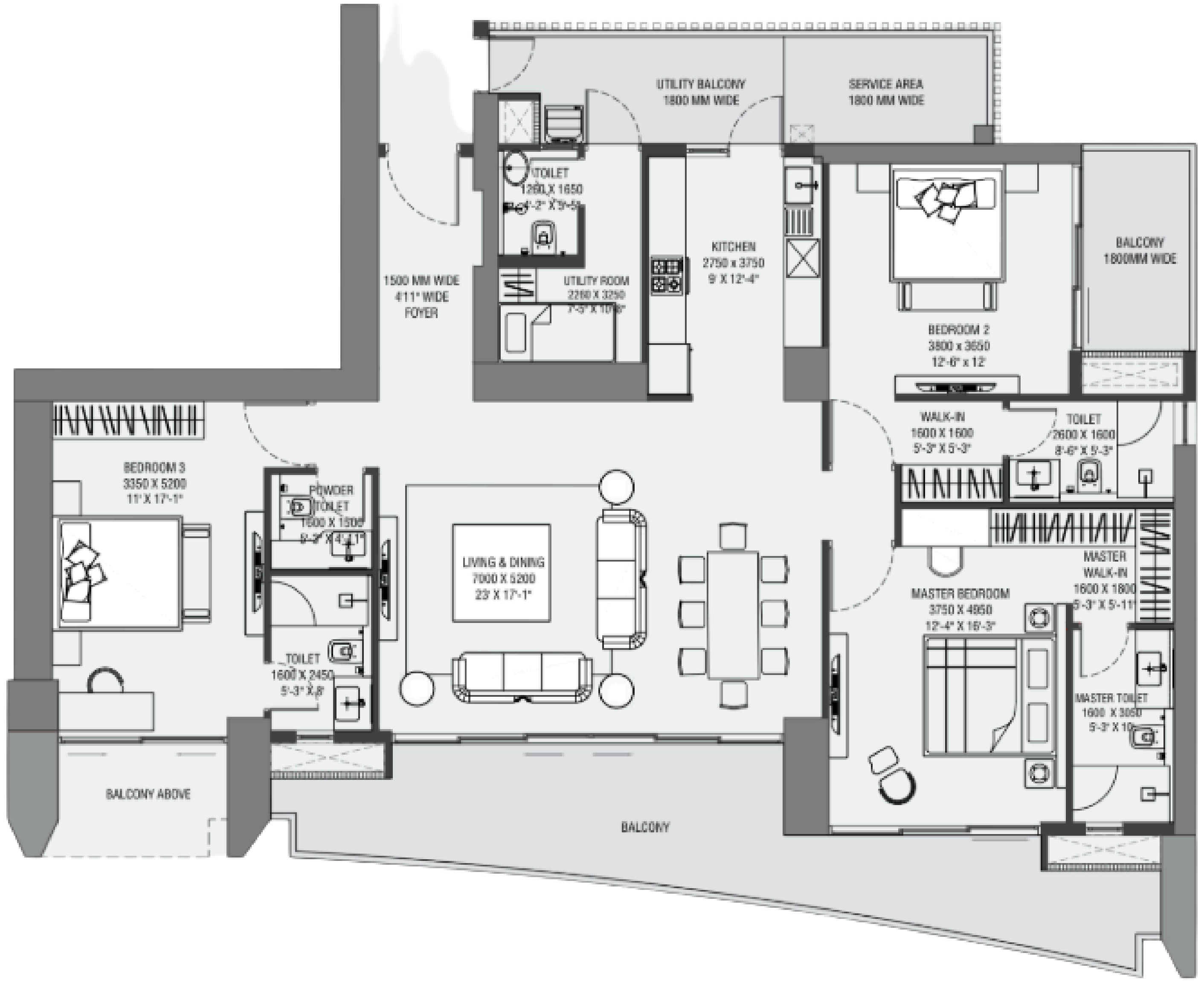
**Utility Space**
Available

**Master Bedroom**
12'4" × 16'3"

**Living/Dining Room**
23'0" × 17'1"

**No. of Balconies**
2 (Main + Utility Balcony)

**Balcony Area**
478.24 sq.ft.




The 3 BHK residence is designed with a 23-foot-wide living and dining space, a spacious master suite with a walk-in wardrobe, dedicated utility and staff areas, and nearly 480 sq.ft. of exclusive balconies, delivering a premium balance of functionality, privacy, and indoor-outdoor living.

# Lighting Analysis



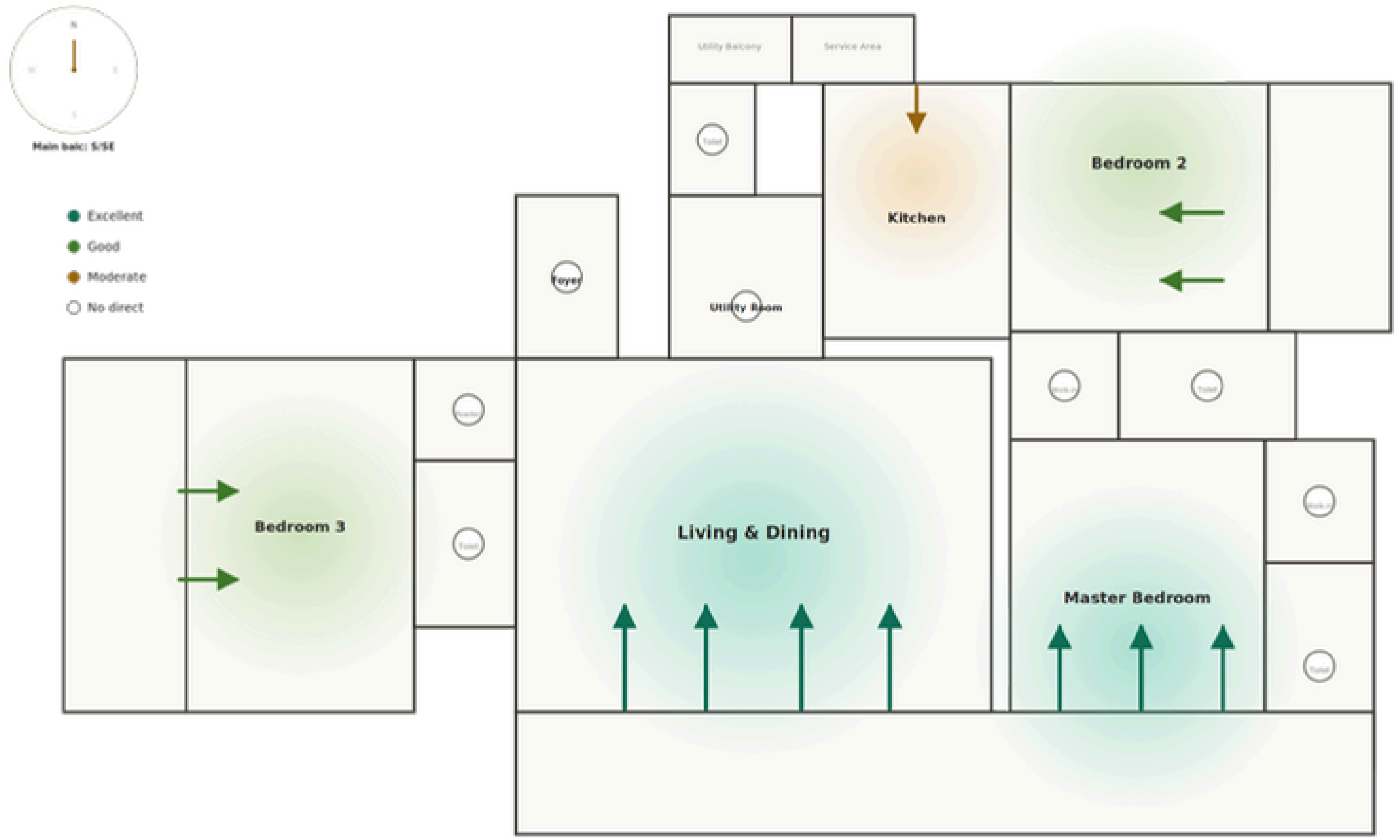
DESIGNED FOR 3BHK UNIT MEASURING 2,900 SQ. FT

1. Living & Dining and the Master Bedroom open onto the main balcony, which faces S/SE, the unit's longest glazing run.

2. Bedroom 2 and Bedroom 3 each have their own independent balcony on separate faces.

3. Kitchen sits away from the balconies, keeping it clear of the living and sleeping zones.

4. Foyer, all toilets, Powder Toilet, Utility Room and both walk-ins rely on borrowed light, standard for this layout.

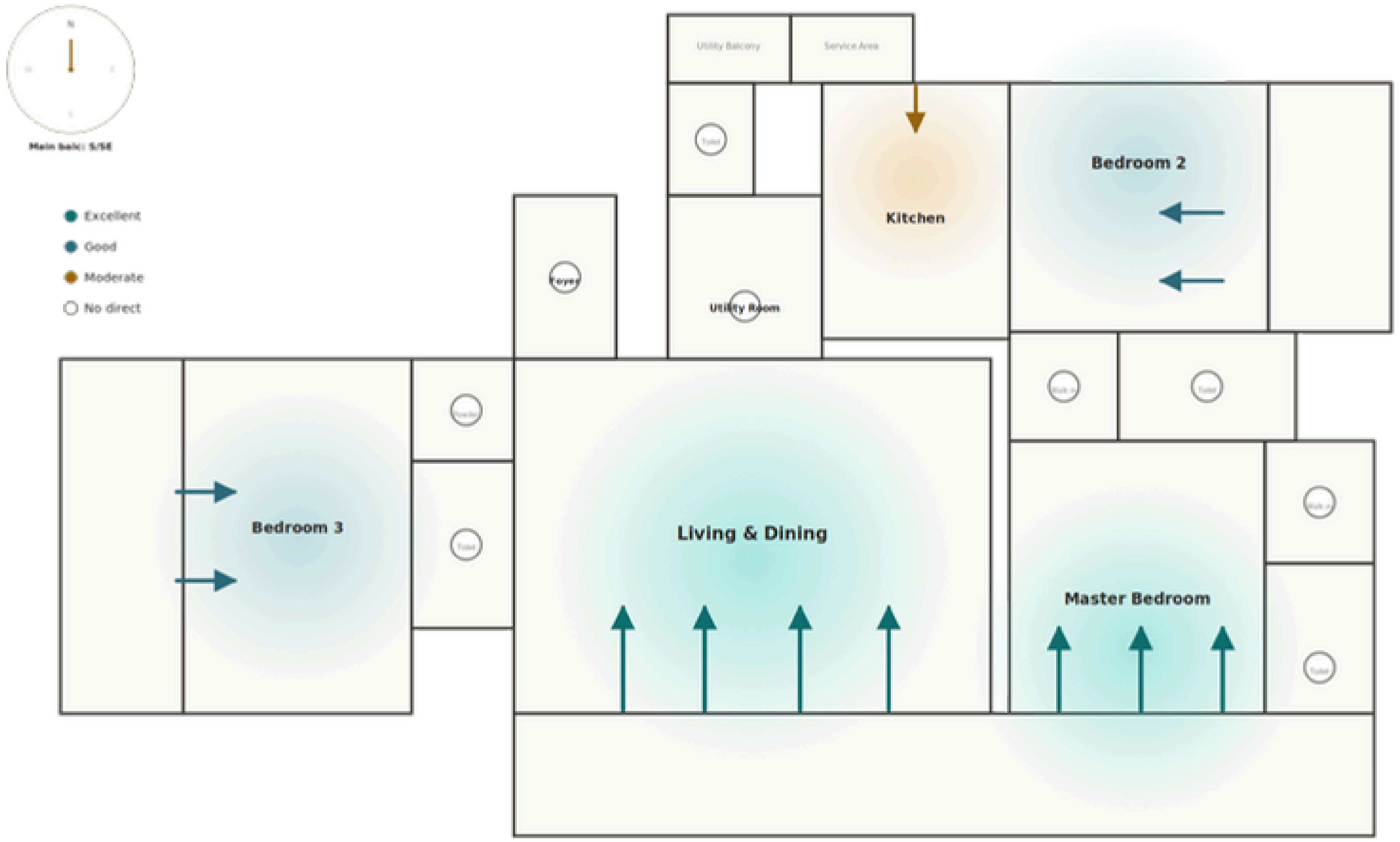



Experion The Trillion new's layout balances daylight access and thermal performance, providing naturally lit living spaces with efficiently planned internal service zones.

# Ventilation Analysis



## DESIGNED FOR 3BHK UNIT MEASURING 2,900 SQ. FT




1. Living & Dining and the Master Bedroom draw air in along the long S/SE balcony run.

2. Bedroom 2 and Bedroom 3 each get airflow through their own separate balcony, but only a single opening each.

3. Kitchen gets moderate ventilation through its own window.

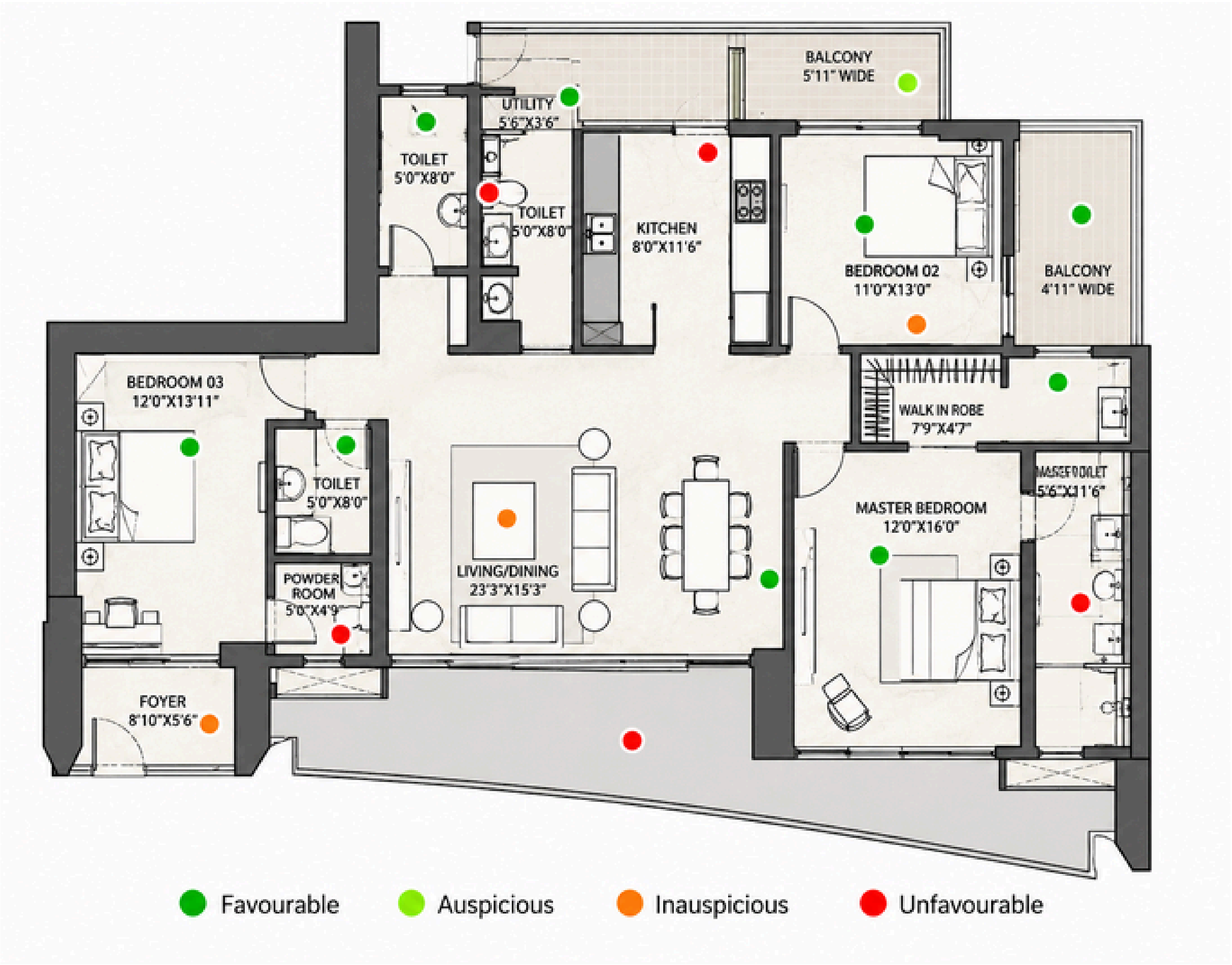
4. Foyer, all toilets, Powder Toilet, Utility Room and both walk-ins rely on exhaust, standard for this layout.

Experion The Trillion new'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

## DESIGNED FOR 3BHK UNIT MEASURING 2,900 SQ. FT

| ROOM TYPE | IDEAL DIRECTION | DETECTED DIRECTION |
|---|---|---|
| Toilet | Northwest/West | Southwest, Southeast, East, North, West |
| Bedroom | Southwest (Master) | East, West, Northeast |
| Kitchen | Southeast | Northeast |
| Balcony | Northeast | Northeast, South, Southwest |
| Dressing Room | Northwest | Southeast |
| Utility | Southeast/Northwest | North |




The layout demonstrates a reasonably balanced Vastu distribution with key spaces such as the master bedroom, utility, and one balcony aligning well with recommended zones, while a few directional deviations in the kitchen, toilets, and secondary spaces present opportunities for functional Vastu remedies without significantly affecting the overall planning.

# Specifications of Construction

TOI HOMES
THE TIMES OF INDIA GROUP

## Kitchen

Designer fixtures with anti-skid vitrified tile finish
Vitrified tile flooring with tiled dado above the counter and acrylic emulsion painted walls

## Windows & Doors

Veneered main door with prefabricated modular internal doors
Aluminium/UPVC performance glazed windows with hardwood-framed laminated flush doors

## Lifts

5 lifts provided per tower

## Wall Finish

Acrylic emulsion paint with vitrified tile cladding in wet areas
Premium interior paint with moisture-resistant ceiling finish in bathrooms

## Flooring

Imported marble in living areas, laminated wooden flooring in bedrooms, vitrified and anti-skid tiles in wet areas

## Bathrooms

Premium CP fittings and sanitary ware as per design
Anti-skid vitrified tile flooring with full-height vitrified wall tiles

## Air Conditioning

Hi-wall indoor AC units provided

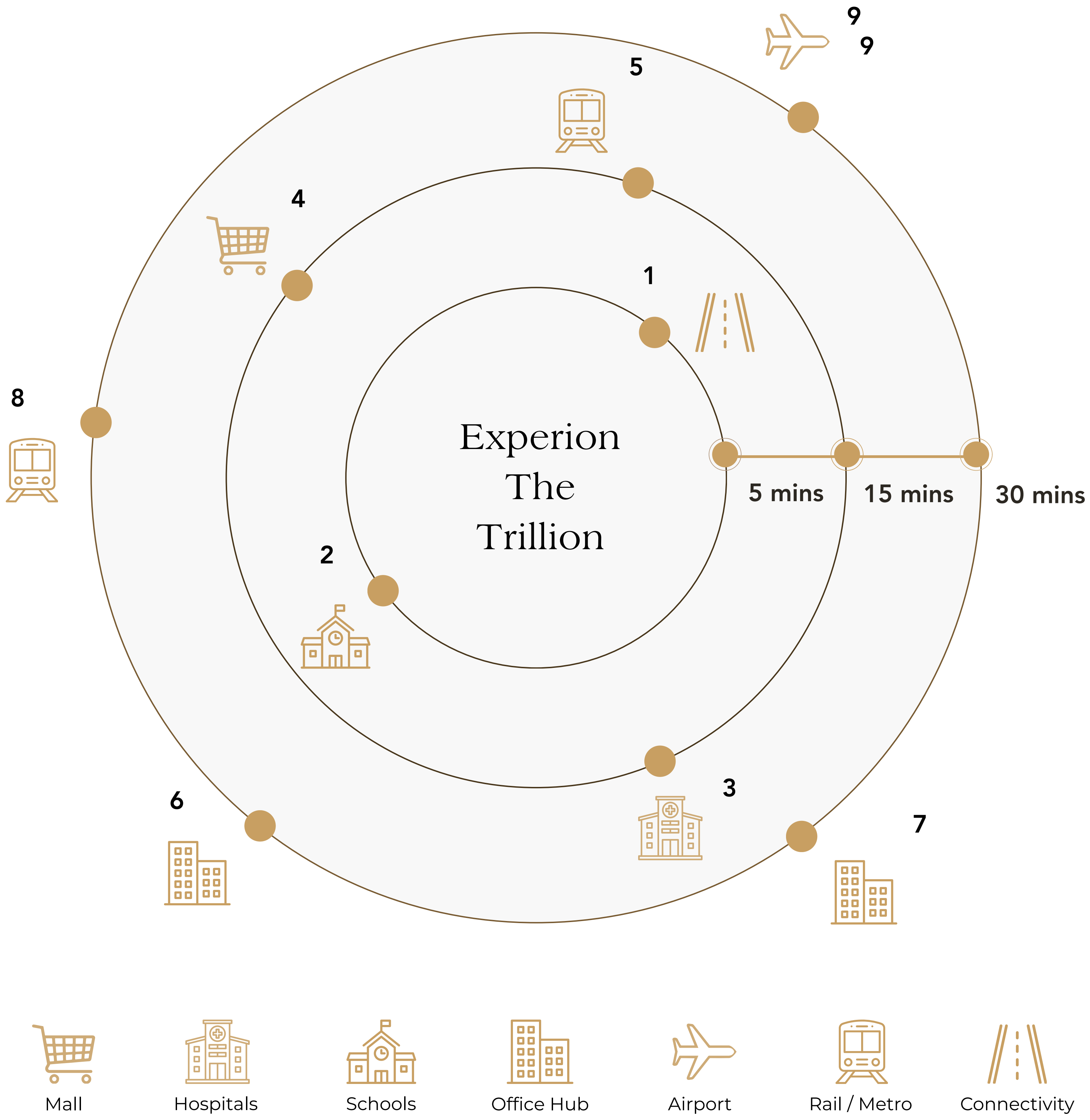
## Water Storage

Standard water storage system as per project specifications

# Facilities Nearby

TOI HOMES
THE TIMES OF INDIA GROUP

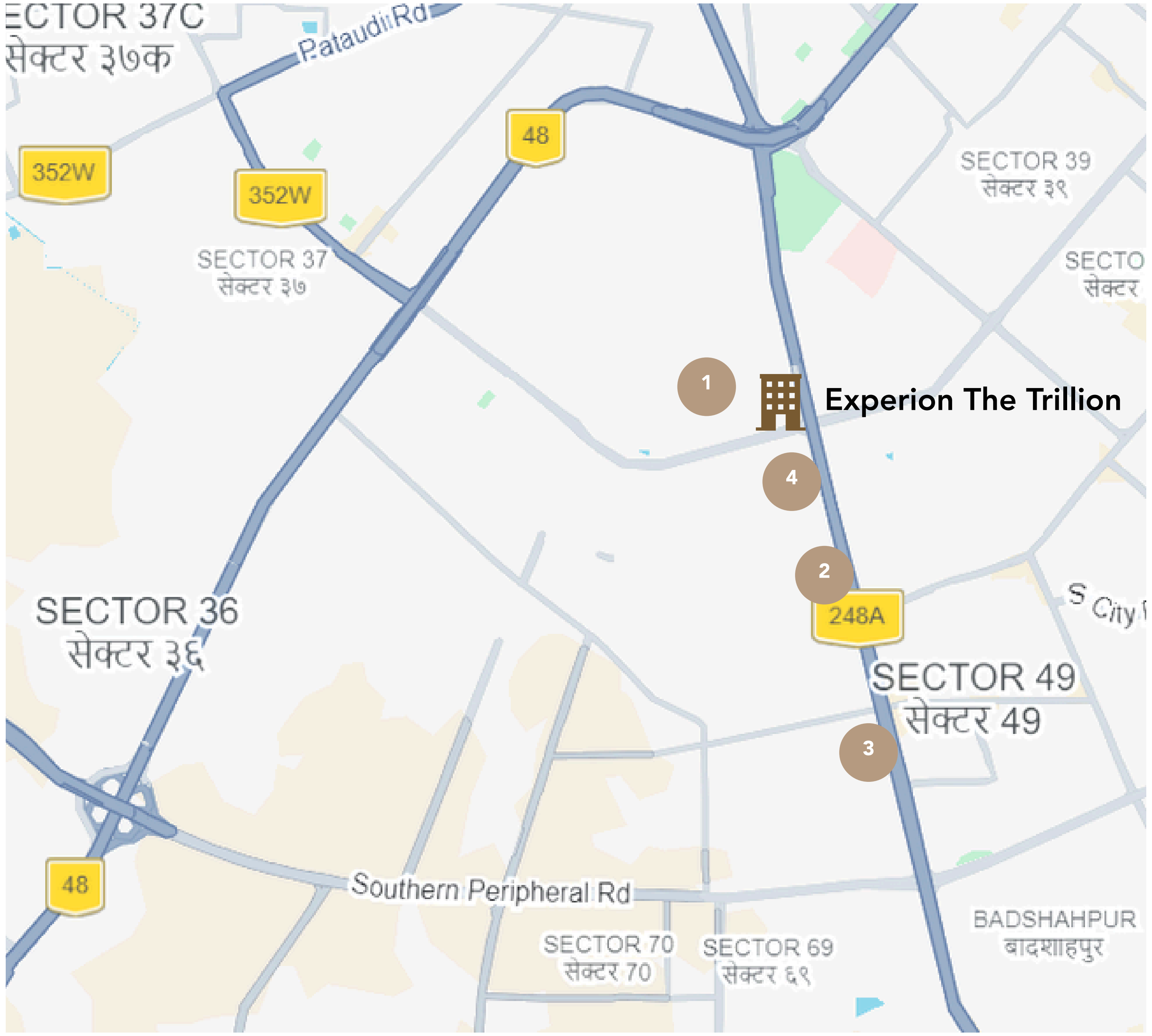
| | | |
|---|---|---|
| 1 | Golf Course Road | 0.7 Km |
| 2 | The Shri Ram School Aravali | 2.5 Km |
| 3 | Paras Hospital Gurgaon | 4 Km |
| 4 | South Point Mall | 5 Km |
| 5 | Sector 53-54 Rapid Metro | 6 Km |
| 6 | Cyber City Gurgaon | 10 Km |
| 7 | Udyog Vihar | 12 Km |
| 8 | Gurgaon Railway Station | 14 Km |
| 9 | IGI Airport | 15 Km |



# Nearby Projects - Map View



| | |
|---|---|
| 1 | Central Park Resorts (Sector 48) |
| 2 | Vipul Greens (Sector 48) |
| 3 | Bestech Park View City (Sector 48) |
| 4 | Central Park Sky Villas (Sector 48) |
| | **Experion The Trillion** |



# Nearby Projects



| PROJECT NAME | LAUNCH YEAR | LAUNCH PRICE* | CURRENT PRICE* | TOTAL GROWTH % | YOY GROWTH (CAGR %) |
|---|---|---|---|---|---|
| Central Park Resorts (Sector 48) | 2010–12 | ₹6,500–₹7,500 | ₹18,000–₹22,000 | 1.86 | 0.78 |
| Vipul Greens (Sector 48) | 2008–10 | ₹4,500–₹5,500 | ₹14,000–₹17,000 | 2.10 | 0.49 |
| Bestech Park View City (Sector 48) | 2010 | ₹5,500–₹6,500 | ₹15,000–₹18,000 | 1.75 | 0.74 |
| Central Park Sky Villas (Sector 48) | 2012–14 | ₹9,000–₹11,000 | ₹22,000–₹28,000 | 1.40 | 0.36 |
| **Experion The Trillion** | **2024–25** | **₹21,800** | **₹21,800** | - | - |

## METRICS

CORRIDOR AVERAGE PRICE

₹ 19560

MICRO MARKET CAGR

12.6%*

DISCOUNT PERCENTAGE

5%*

Sector 48 is a mature micro-market along Sohna Road with established residential density and strong social infrastructure. Price trends indicate steady end-user driven appreciation, positioning Experion The Trillion as a premium upgrade play within an already stabilized Gurgaon corridor rather than a speculative greenfield bet.

# Payment Plans



| PAYMENT PLAN | PAYMENT STRUCTURE | BEST FOR | INVESTMENT PROPOSITION |
|---|---|---|---|
| **CLP** | Payments linked to construction milestones | Risk-averse buyers and end-users | Payments align with project progress, reducing construction risk and improving cash flow management |
| **30 : 40 : 30** | 30% booking, 40% construction, 30% possession | Balanced buyers | Staggered payments, moderate risk |

The payment structure balances upfront commitment with construction-linked milestones, enabling capital efficiency while preserving flexibility and reducing holding risk during the development phase.

# Investment Highlights

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



₹ 5.55 Cr (Value Today)

₹ 1.39 Cr (Down Payment)

**25%***
*Pay Upfront*

₹ 4.16 Cr (Loan Amount)

| | |
|---|---|
| **75%*** *Loan* | **3.61 L*** *Pay Monthly* |
| **20 Years** *Loan Duration* | **8.5% P.A.** *Interest Rate* |

| **25%*** | **7.42 Years** | **₹ 19.08 Cr*** |
|---|---|---|
| XIRR | Holding Period | Selling Price |

*Calculations**

With a 75% loan structure, The Trillion delivers a ~25% true XIRR over a 7.42-year horizon, balancing capital efficiency with lower leverage risk.

# CAGR Build-up: Parameter Basis

TOI HOMES
THE TIMES OF INDIA GROUP

| | Project Score | Total Score |
|---|---|---|
| **CONNECTIVITY - GOOD**<br>**School (DPS): 600 m** (1/3 – none within 2.5 km)<br>**Airport: 22 km** (3/4 – 15–30 km band)<br>**Highway: 1.9 km** (2/3 – 1–3 km to expressway) | 22.5 | 30 |
| **DEVELOPER TIER - EXCELLENT**<br>**Tier Rating: Tier 4** (Based on developer track record and delivery history) | 25 | 25 |
| **LAUNCH STATUS - EXCELLENT**<br>**Launch to Possession: 58 Months** (Feb 2026 → Dec 2031)<br>**Delay Adjustment: 0 Months** (No delay applied) | 25 | 25 |
| **INFRASTRUCTURE PIPELINE - EXCELLENT**<br>**Confirmation Level: Construction tender stage:** Gurugram Metro (Dwarka Expressway Spur) | 20 | 20 |

| Micro-market CAGR | | Adjustment | | Final CAGR |
|---|---|---|---|---|
| **12.6%** | → | **1.25%** | → | **13.9%** |

*Calculations**

Total Score: **92.5/100**

# How your Property could Grow by 2032

TOI HOMES
THE TIMES OF INDIA GROUP

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

*Sector Base Rate*

**16.5%***

+

*Project Score*

**92.5/100**
→ *adjustment +1.3%*

=

**~17.8%***
*Projected CAGR over 6 Years*

***Today***

**₹ 5.55 Cr**

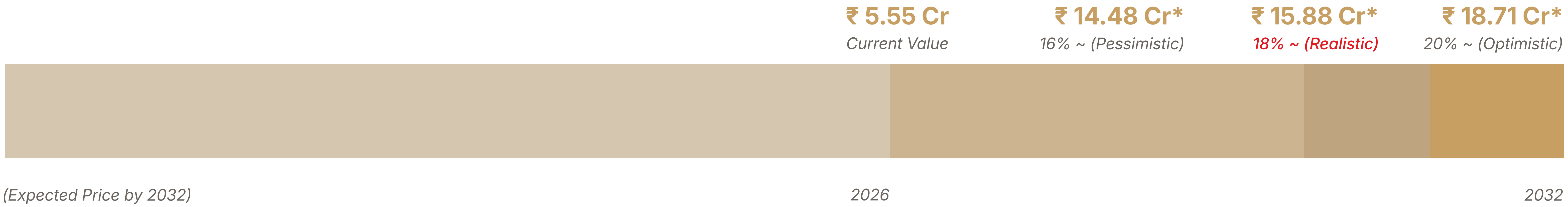
*17.8%*
*6 Years*
→
TOI
Realistic CAGR

***By 2032***

**₹ 15.88 Cr**

***Estimated Gain in 6 Years***

**₹ 10.33 Cr**
*Conservative: ₹ 13.48 Cr* (16%)*
*Optimistic: ₹ 18.71 Cr* (20%)*




*Calculations**

Book your consultation now!

+91 - 70054 70055

Chat!

# Rental Yield Potential

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

POSSESSION YEAR PRICE: ₹ 15.88 CR

RENTAL YIELD : 3.0%*

POSSESSION DATE: 28-DEC-2032

*Conservative (2.5%)*

*Annual Rent*

**₹ 39.69 L**

*Monthly Rent*

**₹ 3.31 L**

*Base (3.0%)*

*Annual Rent*

**₹ 47.63 L**

*Monthly Rent*

**₹ 3.97 L**

*Optimistic (3.5%)*

*Annual Rent*

**₹ 55.57 L**

*Monthly Rent*

**₹ 4.63 L**

*Calculations**

By possession in 2032, the property's value is projected to grow from ₹5.55 Cr to ₹15.88 Cr, with an estimated monthly rental income of ₹3.97 L (₹47.63 L annually) at a 3.0% rental yield - creating a compelling opportunity for both capital appreciation and passive income.

# Similar Projects



| PROJECT | EXPERION THE TRILLION | DLF THE CREST | GODREJ ARISTOCRAT | SMARTWORLD THE EDITION | TRUMP RESIDENCES GURGAON |
|---|---|---|---|---|---|
| Developer | Experion Developers | DLF Ltd. | Godrej Properties | Smartworld Developers | Smartworld Developers & Tribeca |
| Location | Sector 48, Sohna Road | Sector 54, Golf Course Road | Sector 49, Sohna Road | Sector 66, Golf Course Ext. Road | Sector 69, SPR |
| Project Area | ~5.5 Acres | ~8.8 Acres | ~10 Acres | ~10.7 Acres | ~8 Acres |
| Launch Year | 2025 | 2015 | 2023 | 2023 | 2025 |
| Handover Timeline | ~2030 | Ready to Move | ~2028 | ~2027 | ~2030 |
| Launch Price (₹/sq ft) | ~₹23,000 | ~₹14,000 | ~₹16,500 | ~₹18,500 | ~₹24,000 |
| Current Price (₹/sq ft) | ~₹28,000 | ~₹30,000 | ~₹20,000 | ~₹22,500 | ~₹28,000 |
| Project Density | ~50 Units/Acre | ~45 Units/Acre | ~55 Units/Acre | ~52 Units/Acre | ~50 Units/Acre |
| Clubhouse | Luxury Clubhouse | Resort-style Clubhouse | Luxury Clubhouse | Premium Clubhouse | Ultra-luxury Clubhouse |

# Builder Profile



Experion Developers is a 100% FDI-funded real estate developer backed by Singapore-based Experion Holdings (AT Capital Group), with a growing portfolio of premium residential and township developments across India.

8th Floor, Wing B, Milestone Experion Centre, Sector 15 Part 2, Gurugram, Haryana-122001

| 2006 | 4+ | 10+ | 11 M+ | 20+ |
|---|---|---|---|---|
| ESTABLISHED YEAR | CITIES OF OPERATION | TOTAL PROJECTS DELIVERED | SQUARE FEET AREA DEVELOPED | YEARS OF REAL ESTATE LEGACY |

## Flagship Projects

windchants
Sector 112, Gurgaon

One42 EXPERION
THE POSITIVE SIDE OF LIFE
SEC 42, GOLF COURSE ROAD, GURGAON

THE WESTERLIES
LIFE NEEDS SPACE
Sector 108, Gurugram

The Heartsong
Sector 108, Gurugram

## Rating Matrix

| | | | | | |
|---|---|---|---|---|---|
| Brand Equity | Poor | Bad | Acceptable | Good | Excellent |
| Delivery Record | Poor | Bad | Acceptable | Good | Excellent |
| Financial Strength | Poor | Bad | Acceptable | Good | Excellent |
| Project Quality | Poor | Bad | Acceptable | Good | Excellent |
| Pricing Power | Poor | Bad | Acceptable | Good | Excellent |

# Project Scorecard

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

*Calculations**

Experion The Trillion delivers a balanced investment proposition, with strengths across location, livability, developer credibility, and long-term growth potential, while maintaining a competitive value position

# Property Risk Matrix



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

*Experion The Trillion carries a moderate risk profile, with the primary investment thesis supported by relatively low regulatory, pricing, micromarket, and infrastructure dependency risks. The main areas of attention remain construction delivery and timeline execution, although these appear manageable within the project's overall risk profile.*

*Calculations**

# Strengths



*Stable end-user driven demand reducing downside risk, unlike speculative micro-markets dependent on investor activity*

*Situated in a fully mature micro-market with ready social infrastructure including schools, hospitals, retail hubs, and corporate catchment.*

*Offers modern luxury high-rise living with upgraded specifications and amenities, superior to legacy societies in the same sector.*

*Stable end-user driven demand reducing downside risk, unlike speculative micro-markets dependent on investor activity*

*Lower density and better planning compared to older projects, improving livability and long-term desirability.*

Why Buyers Trust

# TOI HOMES

### 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

Handpicked residences and investment opportunities thoughtfully aligned with your requirements.

# Connect with Us!

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


Served 250+ Happy customers across Bangalore

Book your consultation now!

+91 - 70054 70055

Chat!

# Important Links

TOI HOMES
THE TIMES OF INDIA GROUP

BUILDER BROCHURE

MASTER PLAN

FLOOR PLANS

TOI HOMES
THE TIMES OF INDIA GROUP

Bennett & Coleman
THE TIMES OF INDIA

India's most trusted premium real estate advisory, backed by the credibility of Times of India. We specialize in luxury properties and provide end-to-end consultation for discerning investors.

+91 70054 70055

contact@toihomes.com

The Times of India Building, Sector 16, Film City, Noida

About

# TOI HOMES

TOI HOMES
THE TIMES OF INDIA GROUP

For nearly two centuries, The Times of India Group has stood as a symbol of credibility, insight, and leadership in India's media and consumer landscape. Since 1838, it has grown into a national institution known for trusted journalism, innovative storytelling, and pioneering technology - always guided by its mission to empower people with clarity, integrity, and care.

Its legacy extends across influential brands such as The Times of India, The Economic Times, Times Black, Cricbuzz, Abound, Times Prime, and ET Prime, creating an ecosystem that shapes conversations, informs decisions, and enriches millions of lives. Together, these brands uphold a deep tradition of reliability and transparency.

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.

TOI HOMES
THE TIMES OF INDIA GROUP

TIMES INTERNET

Bennett & Coleman
THE TIMES OF INDIA

# DISCLAIMER

The information presented by **TOI Homes**, part of **The Times of India Group**, is for general informational purposes only and does not constitute financial, legal, or investment advice. All data and insights are based on sources believed to be reliable but are not guaranteed for accuracy or completeness and are subject to change due to market conditions.

The developer and associated entities are not liable for decisions made based on this information. Real estate investments involve risks, and buyers are advised to conduct independent due diligence and consult certified advisors before investing.

TOI Homes does not endorse or promote any specific property or developer unless explicitly stated.