

SARVAM
AT DXP ESTATE

Project Report

INCLUDES



Configurations
Available



Location
Analysis



Investment
Highlights



Payment
Plans



Comparative
Projects



Micro - Market
Analysis



SECTOR 37D, GURUGRAM

HARERA/GGM/1008/740/2025/111

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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.

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Project Snapshot

LAUNCH November 2025	POSSESSION October 2031	CURRENT ₹15,700 / Sq. Feet*	2030 EXPECTED ₹23,833 / Sq. Feet*	XIRR* 26%*
CAGR 17.1%*	FEATURING 11 Towers, 1798 Units	PLOT SIZE 13.56 Acres	PAYMENT PLAN CLP	HOMELOAN Available



Why **TOI** Recommends?

IDEAL FOR:

End-users and long-term investors seeking spacious residences and stable appreciation in a fast-growing Dwarka Expressway micro-market.



Developed by Signature Global, a listed NCR developer with an expanding portfolio across affordable, mid-income, and premium housing segments.



Balanced 3 & 4 BHK configuration mix offers liquidity flexibility, while 75% leverage under a 11% CAGR scenario delivers high-teen IRR potential without excessive speculative exposure.



Located in Sector 37D along the Dwarka Expressway, offering strong connectivity to Delhi, NH-48, and key employment hubs across Gurugram.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE

4 BHK
2495 sq ft

BUY TO SELL

3.5 BHK
2340 sq ft

BUY TO RENT

3 BHK
2041 sq ft



3 BHK & 4 BHK

Luxury Residences

3 BHK + 2T

Super Area - **1815 Sq. ft.**

Price per Sq. ft. - **₹ 15,700**

Indicative Price - **₹ 2.84 Cr***

3 BHK + 3T

Super Area - **2041 Sq. ft.**

Price per Sq. ft. - **₹ 15,700**

Indicative Price - **₹ 3.20 Cr***

3.5 BHK + Utility

Super Area - **2260 Sq. ft.**

Price per Sq. ft. - **₹ 15,700**

Indicative Price - **₹ 3.54 Cr***

3.5 BHK + Utility

Super Area - **2340 Sq. ft.**

Price per Sq. ft. - **₹ 15,700**

Indicative Price - **₹ 3.67 Cr***

4 BHK + Utility

Super Area - **2495 Sq. ft.**

Price per Sq. ft. - **₹ 15,700**

Indicative Price - **₹ 3.91 Cr***

Signature Global Sarvam offers a well-balanced configuration mix from efficient 3 BHK layouts to expansive 4 BHK residences, catering to both upgrade end-users and investors seeking premium living along the Dwarka Expressway corridor.

Master Plan Overview

Land Area
13.56 Acres

Density
133

Open Spaces
80%+ Landscaped Greens

Clubhouse Density
44

Total No. of Units
1,798

Total No. of Towers
11

Access Road Width
60 m

Clubhouse Area
80,000 sq. ft.



Signature Global Sarvam is a large-scale luxury township spread across 13.56 acres with 11 high-rise towers and 1,798 residences. The master plan integrates over 80% landscaped open spaces, an 80,000 sq.ft. wellness clubhouse, and extensive lifestyle amenities, delivering a balanced mix of high-density planning and premium community infrastructure.

Unit Plan Overview

Type	Efficiency
3 BHK + 2T	71.9%
Saleable Area	Carpet Area
1,815 sq.ft.	1,305 sq.ft.
Floor to Ceiling	Utility Space
3.2 meters	Available
Master Bedroom	Living/Dining Room
11' × 12'	10'1" × 10'4"
No. of Balconies	Balcony Area
3 Private Balconies	8' (Living), 5'-7" (Bedrooms)

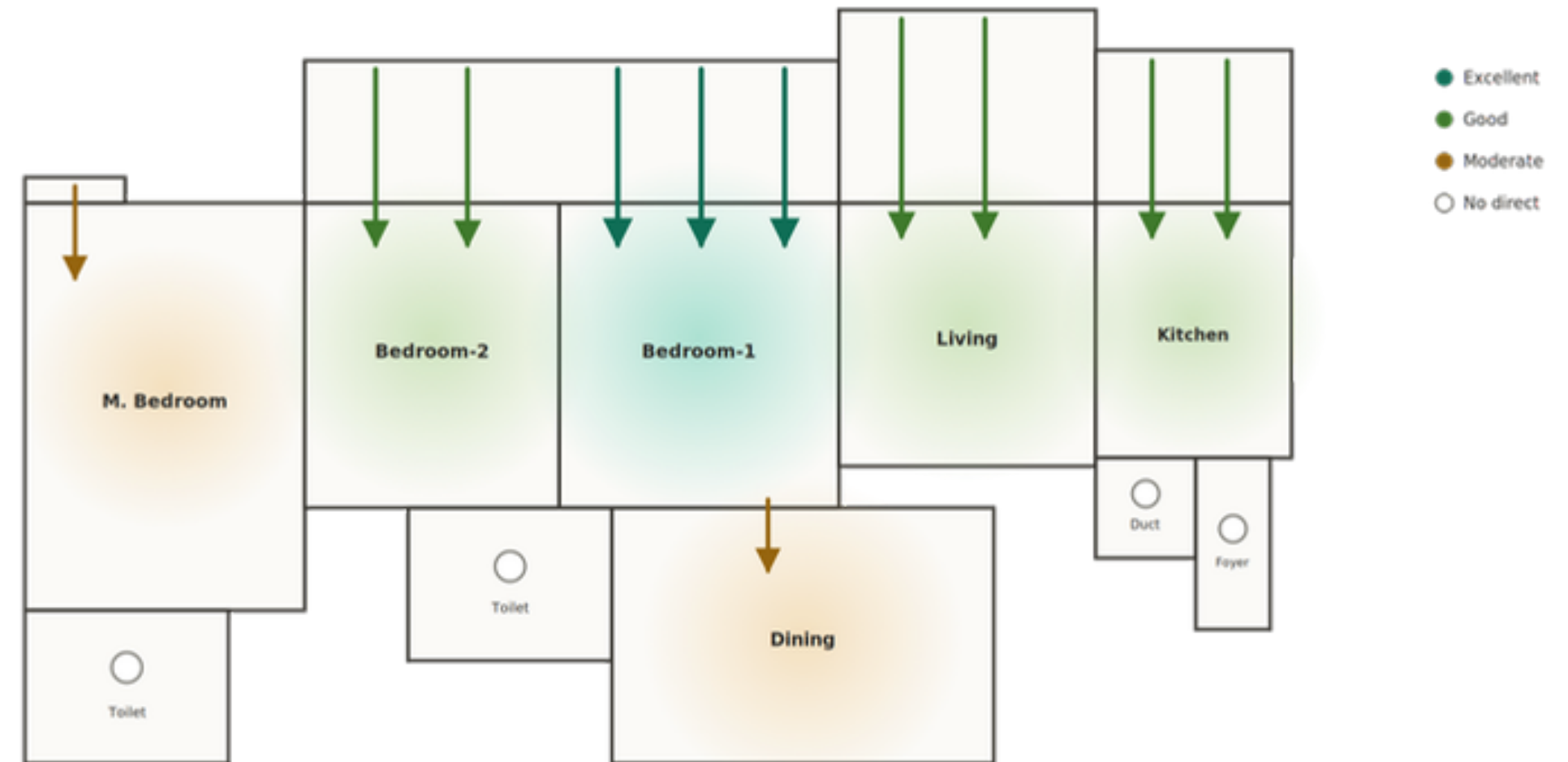


The 1,815 sq.ft. 3 BHK residence features an efficient layout with approximately 1,305 sq.ft. of carpet area, spacious living and dining zones, a dedicated utility area, and an expansive balcony. The floor plan emphasizes functional planning, daylight optimization, and comfortable family living.

Lighting Analysis

DESIGNED FOR 1 BHK UNIT MEASURING 1,929 SQ. FT

1. Bedroom-1 gets the strongest light in the unit, sitting at the widest point of the shared balcony run.
2. Bedroom-2, Living and Kitchen each open onto their own balcony, so all three land as good.
3. Master Bedroom only has the narrow ODU strip, no wide balcony of its own, so it's moderate.
4. Dining borrows light from Living since there's no wall between them; both toilets, Duct and Foyer get no direct light.

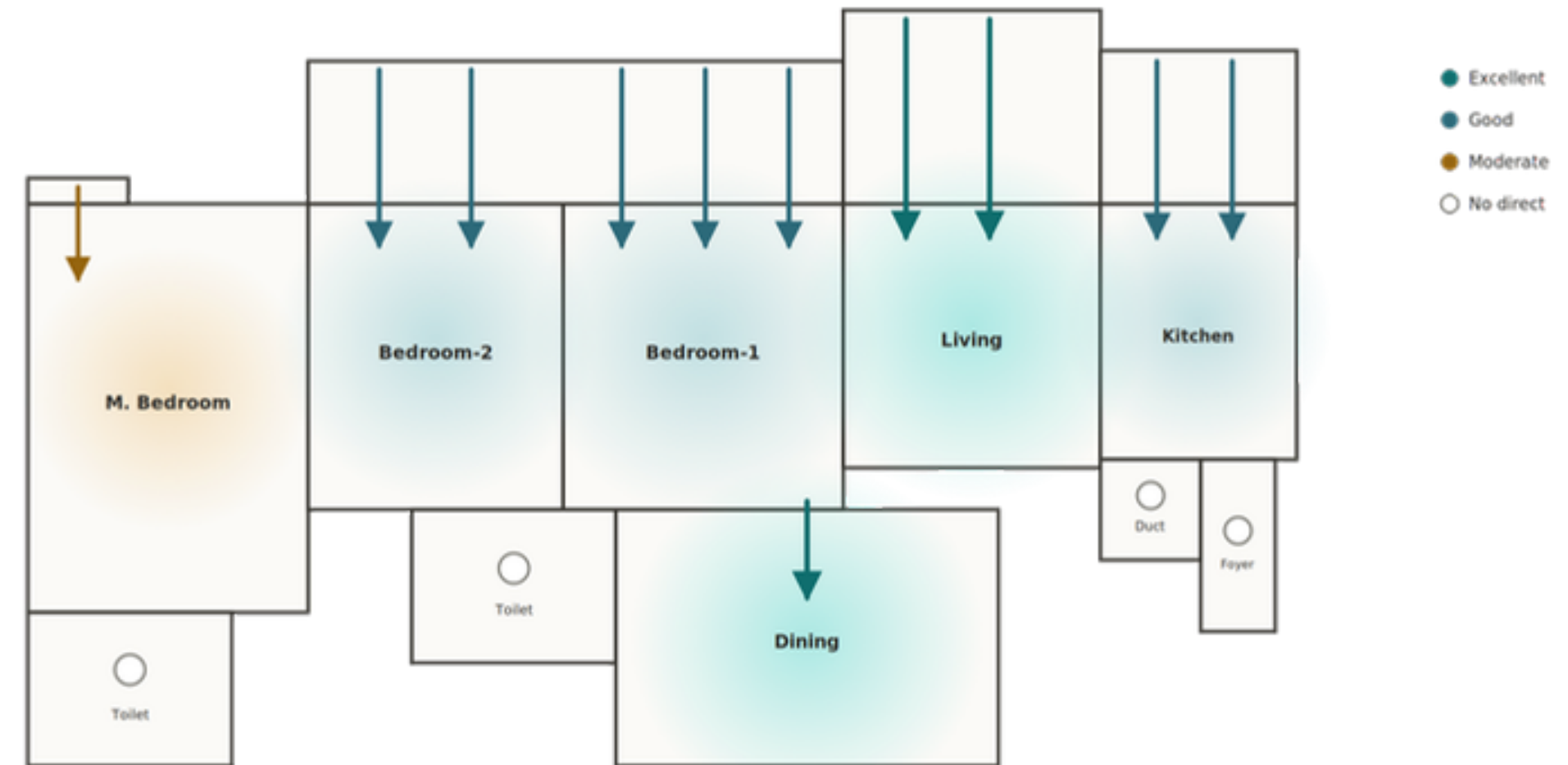


Signature Global Sarvam DXP Estate's layout balances daylight access and thermal performance, providing naturally lit living spaces with efficiently planned internal service zones.

Ventilation Analysis

DESIGNED FOR 1 BHK UNIT MEASURING 1,929 SQ. FT

1. Living and Dining act as one continuous space with no dividing wall, so air drawn in from the balcony carries straight through, the only true cross-ventilation in the unit.
2. Bedroom-1, Bedroom-2 and Kitchen each get good airflow through a single balcony opening.
3. Master Bedroom only has the narrow ODU strip for airflow, so it's moderate.
4. Both toilets, Duct and Foyer get no airflow, sealed off from any external opening.

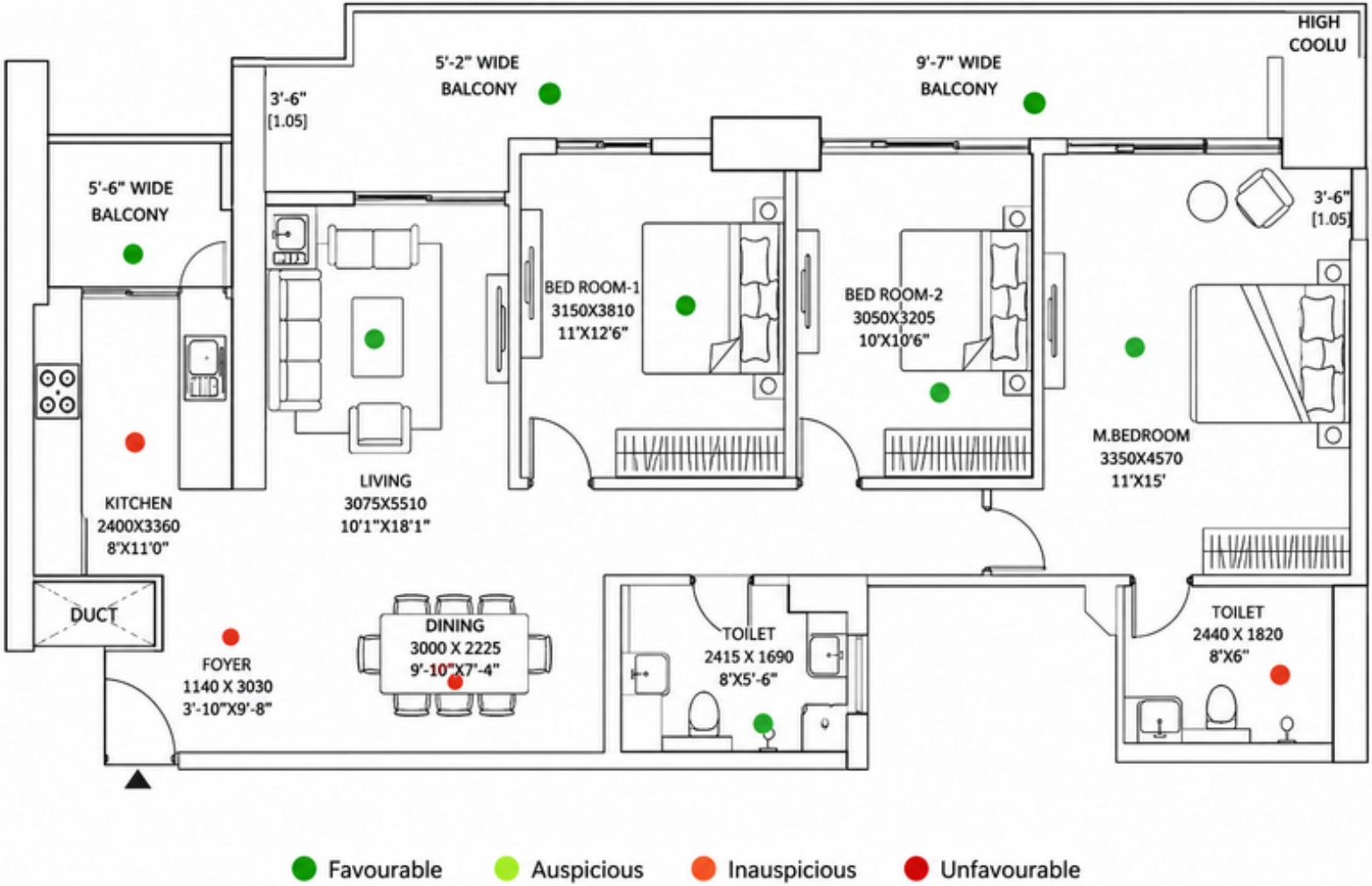


Signature Global Sarvam DXP Estate's ventilation-focused layout enhances resident well-being by maximizing airflow and daylight in habitable spaces while efficiently isolating service areas for improved living quality.

Vaastu Analysis

DESIGNED FOR 1 BHK UNIT MEASURING 1,929 SQ. FT

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



The layout exhibits a balanced Vastu arrangement with well-positioned bedrooms and multiple favourably oriented balconies, while a few service areas such as the kitchen and toilets show directional deviations that can be addressed through practical Vastu remedies without detracting from the overall planning quality.

Specifications of Construction



Kitchen

Modular kitchen with hob and chimney
Stone finish/imported marble flooring with granite countertop and tiled dado



Windows & Doors

Energy-efficient SGU glazing with composite aluminium window frames
8-ft high veneered main door with PU finish and laminated flush internal doors



Lifts

Passenger and service lifts



Wall Finish

Moisture-resistant gypsum false ceiling in bathrooms
Premium emulsion paint with oil-bound distemper ceilings



Flooring

Stone-finish/imported marble in living areas, laminated wooden flooring in bedrooms, anti-skid tiles in wet areas



Bathrooms

Branded CP fittings and sanitary ware
Anti-skid tile flooring with granite counter and full-height tile dado



Air Conditioning

Split AC provision

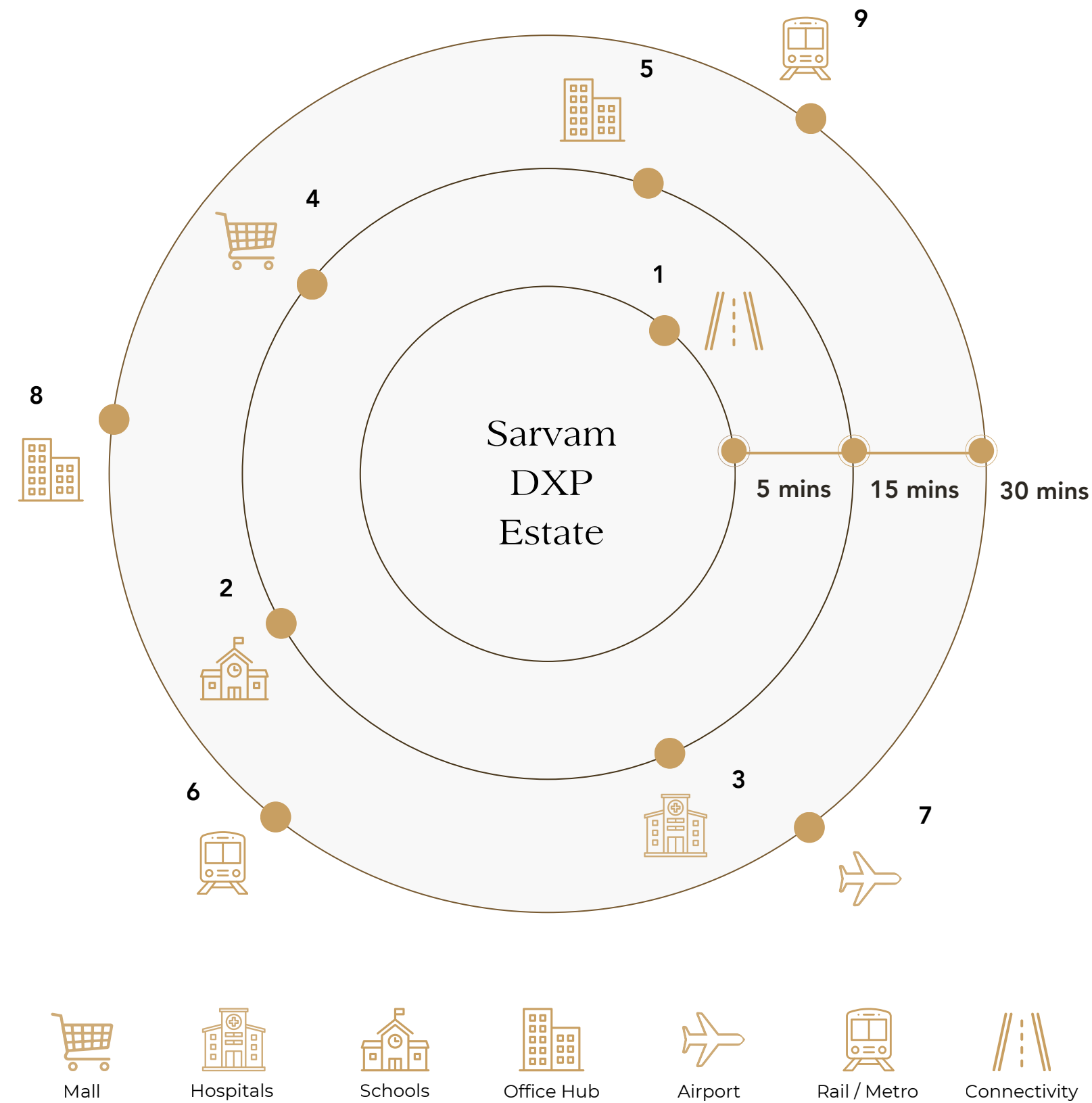


Water Storage

Standard water storage system as per project specifications

Facilities Nearby

1		Dwarka Expressway	0.8 Km
2		Delhi Public School Sector 84	3 Km
3		Genesis Hospital	4 Km
4		Sapphire 83 Mall	5 Km
5		IMT Manesar	7 Km
6		Dwarka Sector 21 Metro	9 Km
7		IGI Airport	14 Km
8		Udyog Vihar	15 Km
9		Gurgaon Railway Station	17 Km



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Nearby Projects - Map View

- | | |
|---|------------------------------|
| 1 | Ramprastha Skyz (Sector 37D) |
| 2 | BPTP Spacio (Sector 37D) |
| 3 | Godrej Meridien (Sector 106) |
| 4 | ATS Triumph (Sector 104) |
| Signature Global Sarvam (Sector 37D) | |



Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
Ramprastha Skyz (Sector 37D)	2014-15	₹6,000 – ₹7,000	₹8,500 – ₹9,000	0.35	0.18
BPTP Spacio (Sector 37D)	2015-16	₹5,500 – ₹6,500	₹11,000 – ₹13,000	1.00	0.28
Godrej Meridien (Sector 106)	2018	₹9,500 – ₹11,000	₹22,000 – ₹26,000	1.34	0.60
ATS Triumph (Sector 104)	2017-18	₹8,000 – ₹9,000	₹24,000 – ₹27,000	2.00	0.48
Signature Global Sarvam (Sector 37D)	2025	₹15,700	₹15,700	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 17190

MICRO MARKET CAGR

20.5%*

DISCOUNT PERCENTAGE

8%*

Sector 37D on the Dwarka Expressway is emerging as a high-growth residential micro-market supported by improving connectivity, premium project launches, and strong absorption across recent developments - positioning Signature Global Sarvam within a corridor with sustained long-term appreciation potential.

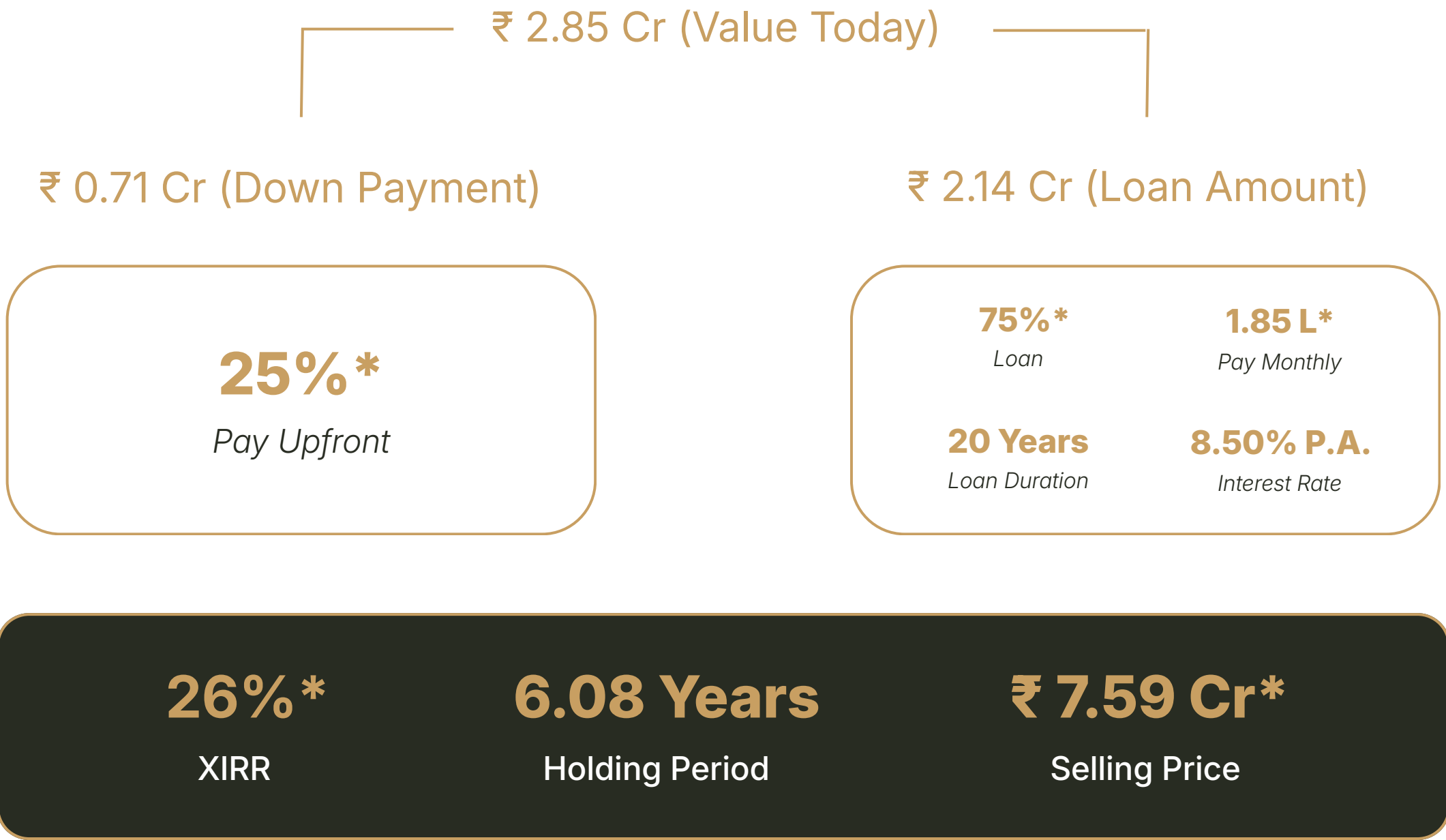


PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones	Risk-averse buyers and end-users	Payments align with project progress, reducing construction risk and improving cash flow management

The CLP structure aligns investor payments with construction progress, offering disciplined capital deployment while reducing execution and timing risk during the development cycle.

Investment Highlights

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



Calculations*

With a 75% loan structure, Sarvam DXP Estate delivers a ~26% true XIRR over a 6.08-year horizon, balancing capital efficiency with lower leverage risk.



CAGR Build-up: Parameter Basis

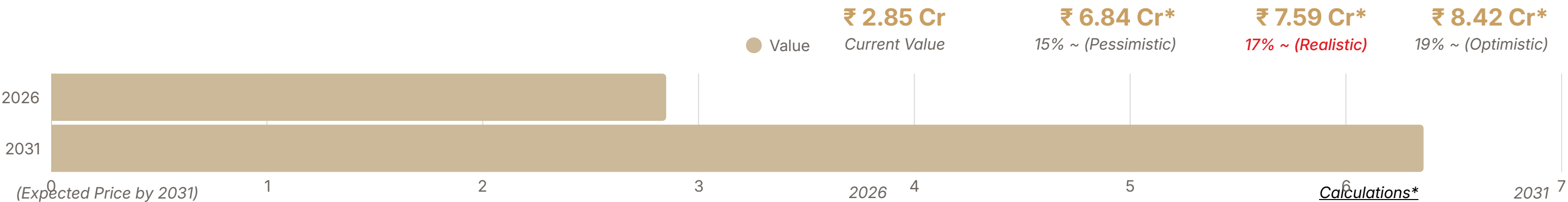
	Project Score	Total Score
CONNECTIVITY - GOOD Metro: 9 km (Dwarka Sector 21 Metro) Airport: 14 km (IGI Airport) Highway: 0.8 km (Dwarka Expressway)	22.5	30
DEVELOPER TIER - EXCELLENT Tier Rating: Tier 3 (Based on developer track record and delivery history)	18.75	25
LAUNCH STATUS - EXCELLENT Launch to Possession: 61 Months (July 2026 → Aug 2031) Delay Adjustment: 0 Months (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT Gurugram Global City – Phase 1 Gurugram Metro – Millennium City Centre to Cyber City / Dwarka Expressway	20	20
Micro-market CAGR 15.8% → Adjustment 1.30% → Final CAGR 17.1%	Total Score: 86.3/100	

Calculations*



How your Property could Grow by 2031

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



Rental Yield Potential

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

POSSESSION YEAR PRICE: ₹ 6.36 CR

RENTAL YIELD : 2.5%*

POSSESSION DATE: 28-AUG-2031



*Calculations**

By possession in 2031, the property's value is projected to grow from ₹2.85 Cr to ₹6.36 Cr, with an estimated monthly rental income of ₹1.32 L (₹15.89 L annually) at a 2.5% rental yield – creating a compelling opportunity for both capital appreciation and passive income.

Similar Projects

PROJECT	SIGNATURE GLOBAL SARVAM DXP ESTATE	BPTP AMSTORIA VERTI GREENS	NAVRAJ THE ANTALYAS	ROF PRAVASA	GODREJ VRIKSHYA
Developer	Signature Global	BPTP Ltd.	Navraj Group	ROF Group	Godrej Properties
Location	Sector 37D, Dwarka Expressway	Sector 102, Dwarka Expressway	Sector 37D, Dwarka Expressway	Sector 88A, Dwarka Expressway	Sector 103, Dwarka Expressway
Project Area	~8 Acres	~12 Acres	~5.5 Acres	~12 Acres	~15 Acres
Launch Year	2025	2024	2024	2024	2024
Handover Timeline	~2030	~2029	~2029	~2029	~2031
Launch Price (₹/sq ft)	~₹13,000	~₹15,500	~₹16,500	~₹12,000	~₹15,000
Current Price (₹/sq ft)	~₹17,000	~₹19,500	~₹21,000	~₹15,500	~₹19,000
Project Density	~85 Units/Acre	~60 Units/Acre	~48 Units/Acre	~80 Units/Acre	~70 Units/Acre
Clubhouse	Premium Clubhouse	Luxury Clubhouse	Resort-style Clubhouse	Community Clubhouse	Luxury Clubhouse





Signature Global is a leading Delhi-NCR developer known for affordable, mid-income, and premium residential projects across key Gurugram corridors such as Dwarka Expressway, SPR, and New Gurgaon.

📍 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi 110001, India

2014

ESTABLISHED
YEAR

1K+

ACRES OF
LAND BANK

45+

TOTAL PROJECTS
DELIVERED

11 M+

SQUARE FEET AREA
DEVELOPED

12+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects



Titanium SPR



Rating Matrix

Brand Equity

PoorBadAcceptableGoodExcellent



Delivery Record

PoorBadAcceptableGoodExcellent



Financial Strength

PoorBadAcceptableGoodExcellent



Project Quality

PoorBadAcceptableGoodExcellent



Pricing Power

PoorBadAcceptableGoodExcellent



Project Scorecard

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

Calculations*

Signature Global Sarvam DXP Estate presents a balanced investment profile, backed by strong connectivity, developer credibility, and long-term growth potential, while maintaining a competitive value proposition.



Property Risk Matrix

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

Calculations*

Signature Global Sarvam DXP Estate carries a moderate risk profile, with the primary investment thesis supported by long-term growth potential, while the key risks remain construction delivery and timeline execution. Regulatory and micromarket risks remain relatively contained.



Strengths



Located in Sector 37D along the Dwarka Expressway, benefiting from strong connectivity to Delhi and major Gurugram corridors.



Developed by Signature Global, a listed developer with a growing track record in NCR real estate.



Part of the DXP Estate township, offering planned infrastructure, modern amenities, and large clubhouse facilities.



Spacious 3 BHK to 4 BHK configurations catering to upgrade buyers seeking larger homes.



Competitive entry pricing compared with established luxury projects in nearby sectors like 104 and 106.



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.

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Handpicked residences and investment opportunities thoughtfully aligned with your requirements.

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