TOI HOMES
THE TIMES OF INDIA GROUP

adani
Realty

SAMSARA
IVANA

Project Report

INCLUDES

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

SECTOR 63, GURUGRAM

HARERA/GGM/999/731/2025/102

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 June 2025	**POSSESSION** June 2029	**CURRENT** ₹26,000 / Sq. Feet*	**2030 EXPECTED** ₹42,505 / Sq. Feet*	**XIRR*** 30%*
CAGR 17.3%*	**FEATURING** 45 Towers, 260 Units	**PLOT SIZE** 7.5 Acres	**PAYMENT PLAN** CLP, 35 : 65, 25 : 25 : 50	**HOMELOAN** Available

Why TOI Recommends?

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IDEAL FOR:

Premium end-users and long-term investors seeking low-rise luxury living in an established Gurugram micro-market.

Developed by Adani Realty, part of the Adani Group with a growing residential portfolio and strong brand credibility in premium real estate developments.

Independent luxury floors with private terraces and lower density offer a differentiated lifestyle compared with high-rise apartments in the corridor.

Located on Golf Course Extension Road, with strong connectivity to major employment hubs such as DLF Cyber City and convenient access to Indira Gandhi International Airport, supporting sustained end-user demand.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE
4 BHK
2750 sq ft

BUY TO SELL
4 BHK
2400 sq ft

BUY TO RENT
4 BHK
2400 sq ft

4 BHK

Luxury Residences

4 BHK + Utility

Super Area - **2,750 Sq. ft.**

Price per Sq. ft. - **₹ 26,000**

Indicative Price - **₹ 7.15 Cr**

4 BHK (L1 & L2)

Super Area - **2400 Sq. ft.**

Price per Sq. ft. - **₹ 28,000**

Indicative Price - **₹ 6.72 Cr**

4 BHK (L3 & L4)

Super Area - **2400 Sq. ft.**

Price per Sq. ft. - **₹ 32,000**

Indicative Price - **₹ 7.68 Cr***

Adani Samsara Ivana offers a focused configuration mix of spacious 4 BHK independent floors with super areas up to ~2,750 sq ft. With premium pricing and differentiated basement and terrace options, the project caters to luxury end-users seeking low-density living within the Golf Course Extension Road corridor.

Master Plan Overview

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Land Area
7.5 Acres

Total No. of Units
260

Density
35 Units/Acre

Total No. of Towers
65

Open Spaces
70%+ Landscaped Greens

Access Road Width
16 m Sector Road

Clubhouse Density
51 sq.ft./unit

Clubhouse Area
1,02,600 sq.ft.

Adani Samsara Ivana is a low-density luxury floor development comprising 65 independent residential blocks with just 260 residences across 7.5 acres. The master plan integrates four dedicated amenity zones, landscaped greens, and private floor living to deliver enhanced privacy, exclusivity, and long-term capital appreciation.

Unit Plan Overview

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Type	**Efficiency**
4 BHK + Utility	73.0%
Saleable Area	**Carpet Area**
2,750 sq.ft.	2,008 sq.ft.
Floor to Ceiling	**Utility Space**
Not Publicly Disclosed	Available
Master Bedroom	**Living/Dining Room**
12′0″ X 13′4″	(12′5″ X 16′7″)
No. of Balconies	**Balcony Area**
2 (Main + Utility Balcony)	306 sq.ft

The 4 BHK + Utility residences offer a 2,750 sq.ft. super area with an efficient 73% built-up utilization, complemented by spacious living zones, dedicated utility space, and exclusive private basement or terrace options. The independent floor concept enhances privacy while delivering a villa-like living experience within a gated community.

Lighting Analysis

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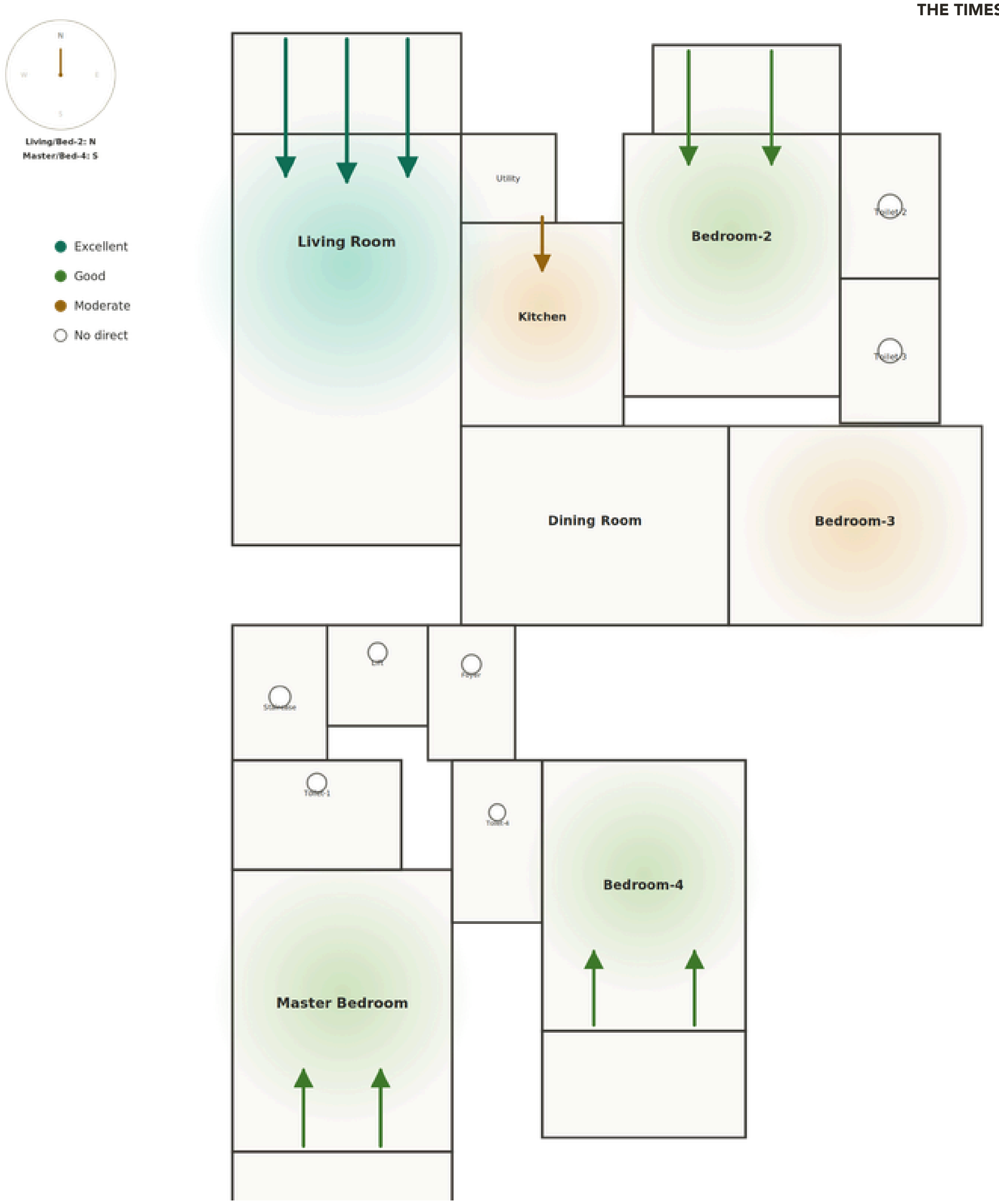
DESIGNED FOR 4 BHK UNIT MEASURING 3,200 SQ. FT



1. Living Room gets the strongest light in the unit, the widest single opening on the North face

2. Bedroom-2, Master Bedroom and Bedroom-4 each open onto their own balcony, so all three land as good.

3. Kitchen receives natural light through a single window opening, resulting in moderate illumination relative to the balcony-fronted rooms

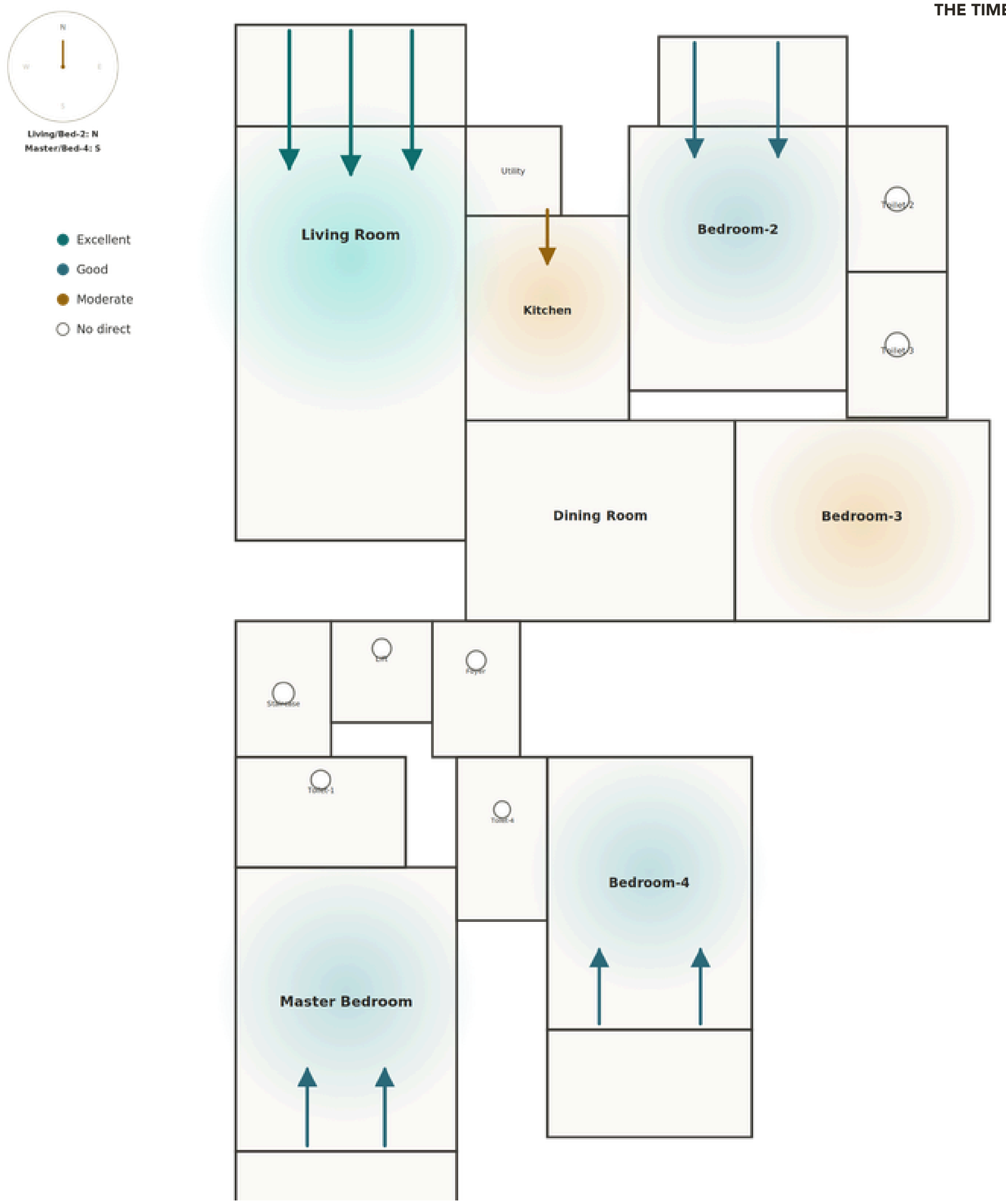
4. Bedroom-3 is fully interior with no balcony frontage of its own, placing it in the moderate category despite its enclosed position.

5.The Utility area, Toilets 1 through 4, the Staircase, Lift, and Foyer receive no direct natural light, which is standard and expected for interior service and utility zones in this layout.

Samsara Arya's M-26 layout distributes daylight across both building faces, giving every bedroom and the living area a genuine natural-light source while keeping service zones efficiently consolidated at the core.

Ventilation Analysis

DESIGNED FOR 4 BHK UNIT MEASURING 3,200 SQ. FT



1. The Living Room leads on ventilation as well, drawing air through the widest single opening on the North face

2. Bedroom-2, the Master Bedroom, and Bedroom-4 each draw air through their own independent balcony opening, resulting in good airflow across all three.

3. The Kitchen receives moderate ventilation through its single window.

4. Bedroom-3 has no balcony of its own and is classed as moderate; the Utility area, Toilets 1 through 4, the Staircase, Lift, and Foyer receive no direct airflow, consistent with their function as enclosed service zones.

Samsara Arya's M-26 layout achieves cross-ventilation at the whole-unit level through its dual North-South orientation, keeping every habitable room supplied with fresh air while isolating service zones from the airflow path.

Vaastu Analysis

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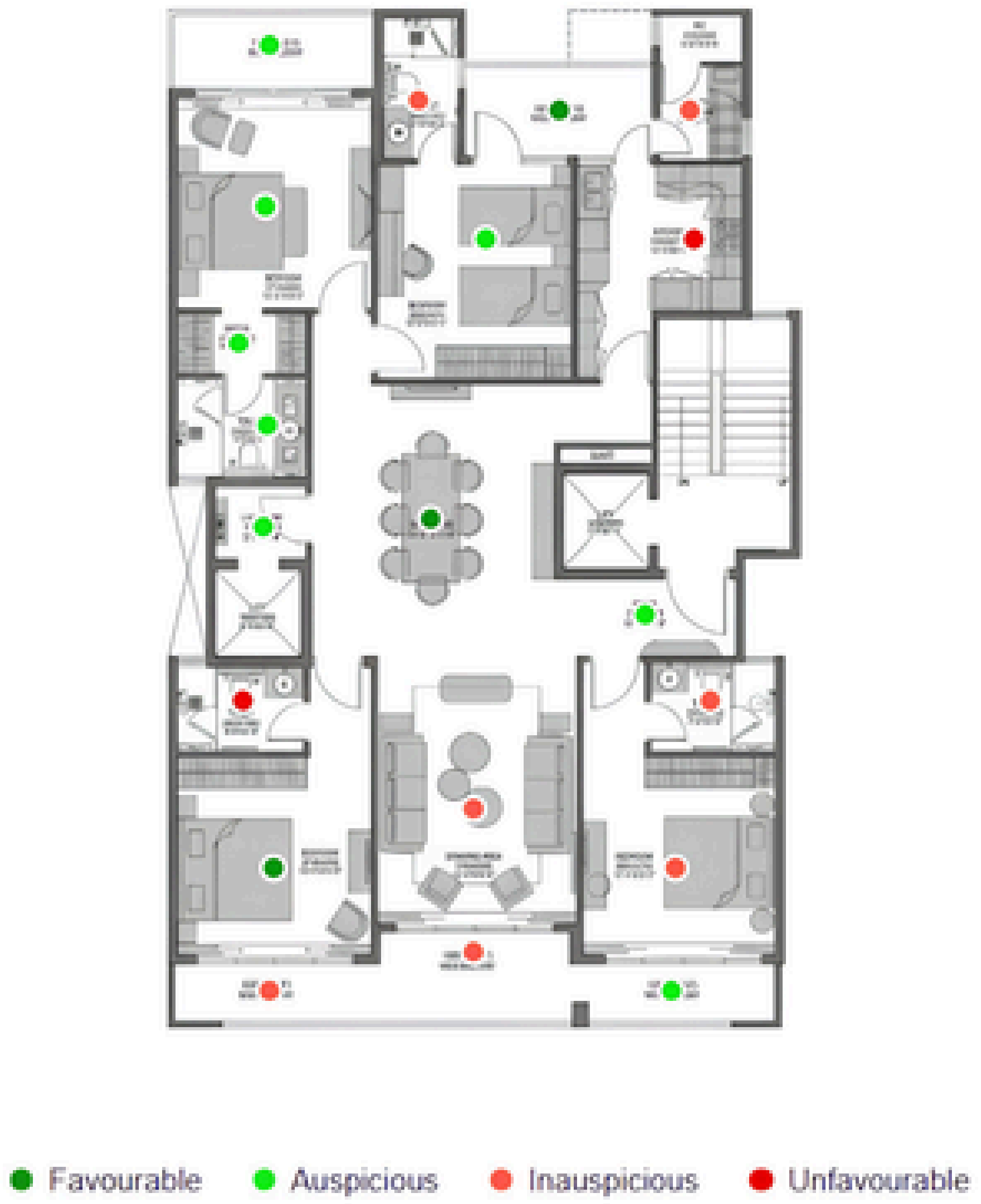
DESIGNED FOR 4 BHK UNIT MEASURING 3,200 SQ. FT

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



The unit exhibits mixed Vastu compliance, with the dressing room, one toilet and multiple bedrooms aligned with favourable directions. However, the northeast kitchen, northeast utility and several toilets and balconies located in less favourable zones indicate notable deviations from standard Vastu principles.

Specifications of Construction

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Kitchen

Modular kitchen with hob and granite countertop
Ceramic tile dado up to 2' above counter with vitrified tile flooring

Windows & Doors

Aluminium/UPVC glazed windows with clear glass
Flush doors with premium hardware

Lifts

5/6 passenger lifts

Wall Finish

Acrylic emulsion paint with OBD finish
External-grade weatherproof paint

Flooring

Vitrified/Ceramic tile flooring throughout the residence
Premium vitrified tiles in living areas and bedrooms

Bathrooms

Jaquar or equivalent sanitary ware and CP fittings
Ceramic tile dado up to door height with granite countertop

Air Conditioning

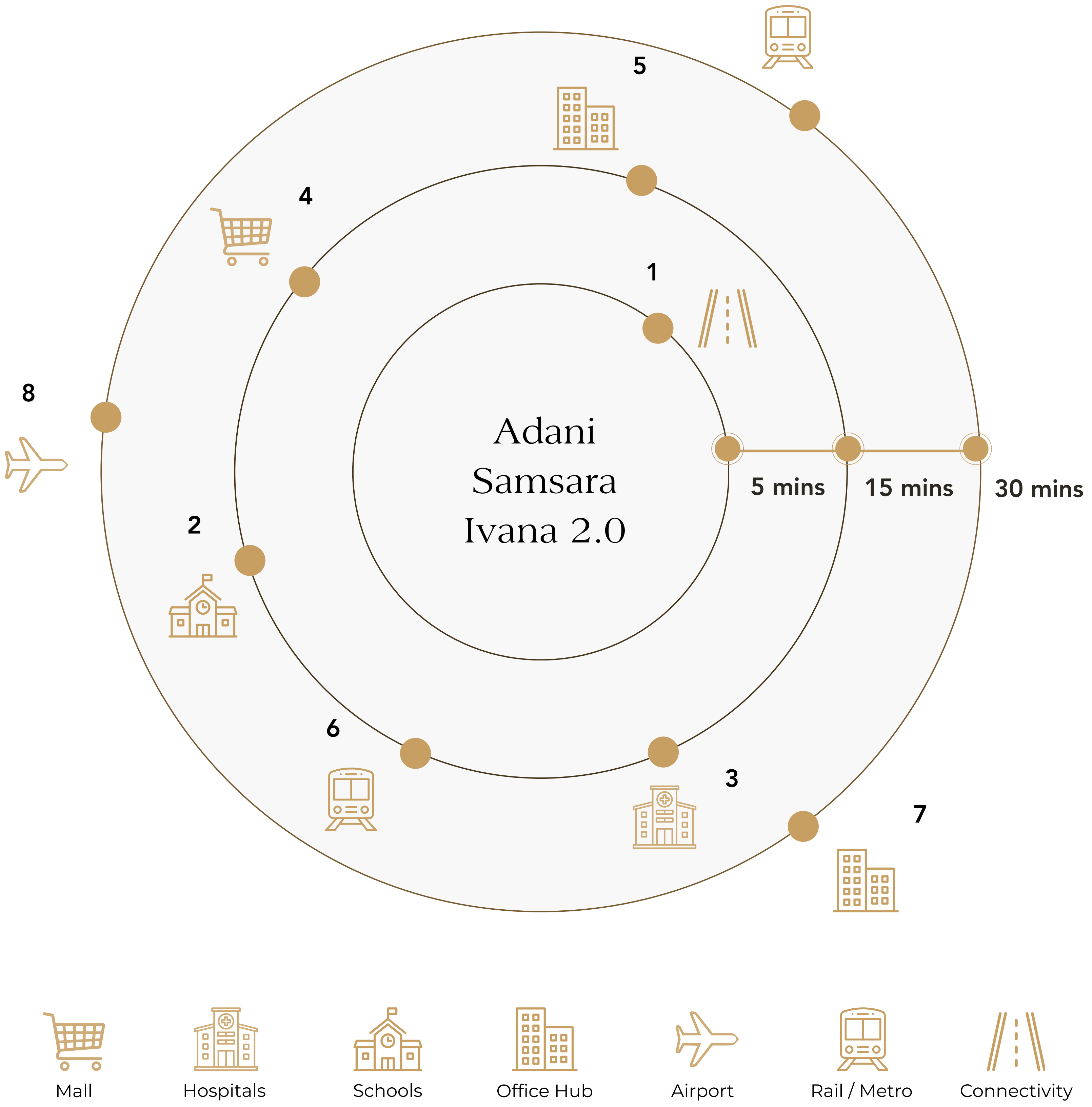
VRF air conditioning in living, dining & all bedrooms

Water Storage

Overhead HDPE water storage tank

Facilities Nearby

1	Dwarka Expressway	0.6 Km
2	Delhi Public School (Sec 102)	3 Km
3	Aarvy Healthcare Hospital	4 Km
4	Sapphire 83 Mall	5 Km
5	Udyog Vihar	9 Km
6	Dwarka Sector 21 Metro	9 Km
7	Cyber City Gurgaon	14 Km
8	IGI Airport	14 Km
9	Gurgaon Railway Station	16 Km



Nearby Projects - Map View

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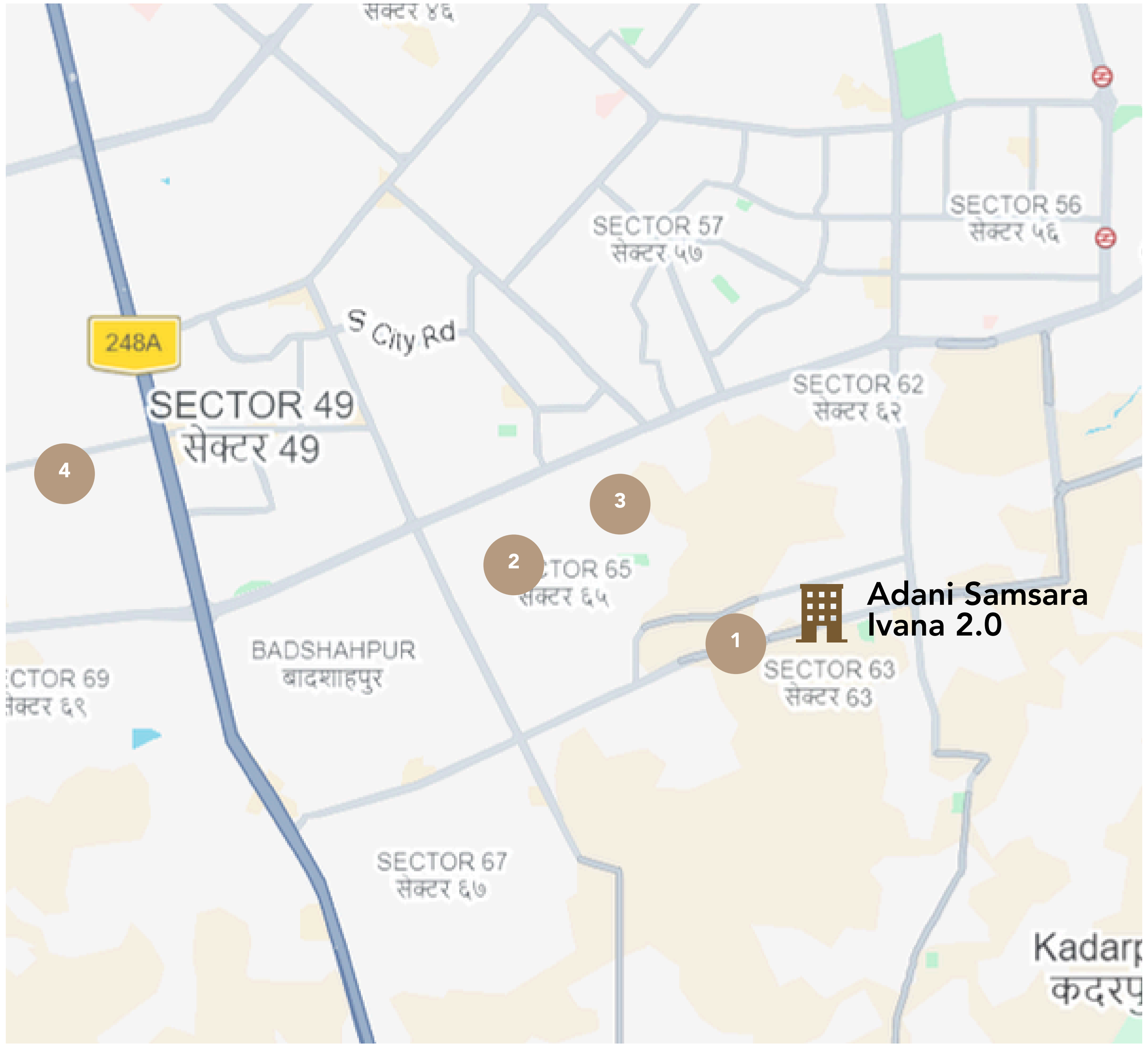
1	DLF The Arbour (Sector 63)
2	M3M Golf Estate (Sector 65)
3	Emaar Emerald Hills (Sector 65)
4	Tata Primanti (Sector 72)
	Adani Samsara Ivana (Sector 63)



Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
DLF The Arbour (Sector 63)	2023	₹18,000 – ₹19,000	₹25,000 – ₹28,000	0.43	0.22
M3M Golf Estate (Sector 65)	2012–13	₹8,500 – ₹9,500	₹22,000 – ₹26,000	1.67	0.42
Emaar Emerald Hills (Sector 65)	2010–12	₹6,000 – ₹7,000	₹16,000 – ₹19,000	1.69	0.72
Tata Primanti (Sector 72)	2012–14	₹7,500 – ₹8,500	₹19,000 – ₹23,000	1.63	0.41
Adani Samsara Ivana (Sector 63)	**2025**	**₹32,000**	**₹32,000**	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 24200

MICRO MARKET CAGR

12.6%*

DISCOUNT PERCENTAGE

24%*

Golf Course Extension Road benefits from strong connectivity to Golf Course Road and NH-48 employment hubs. Historical price trends across luxury developments indicate stable double-digit appreciation, supporting a conservative 12% growth outlook for mid-term investment modelling.

Payment Plans

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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
35 : 65	35% at booking, 65% on possession	Investors seeking minimal construction-phase exposure	Lower upfront commitment with majority payment at completion, improving liquidity during construction
25 : 25 : 50	25% booking, 25% during construction, 50% on possession	Buyers balancing liquidity and risk	Moderate upfront investment with significant payment deferred until possession, supporting leverage efficiency

The project offers construction-linked plan designed to balance upfront investment, cash flow management and overall risk, allowing buyers to choose based on their financial strategy and investment horizon.

Investment Highlights

₹ 7.15 Cr (Value Today)

₹ 1.79 Cr (Down Payment)

₹1.79 Cr*
Pay Upfront

₹ 5.36 Cr (Loan Amount)

75%*
Loan

₹46.54 L*
Pay Monthly

20 Years
Loan Duration

8.5% P.A.
Interest Rate

30%*
XIRR

3.92 Years
Holding Period

₹ 13.62 Cr*
Selling Price

*Calculations**

Adani Samsara Ivana reflects a strong long-term investment proposition, with a balanced upfront commitment, structured financing, and meaningful capital appreciation potential over the holding period.

CAGR Build-up: Parameter Basis

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	Project Score	Total Score
CONNECTIVITY - MODERATE Sector 55–56 Rapid Metro Station: 3.7 km IGI Airport: 21 km National Highway 48: 6 km	22.50	30
DEVELOPER TIER - EXCELLENT Tier Rating: Tier 4 (Based on developer track record and delivery history)	18.75	25
LAUNCH STATUS - EXCELLENT Launch to Possession: 35 Months (Jul 2026 → Jun 2029) Delay Adjustment: 0 Months (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT Confirmation Level: 2 – Sector 56–Pachgaon Metro Corridor- DPR / Approval Stage	20	20

Micro-market CAGR **16.0%** → Adjustment **1.3%** → Final CAGR **17.3%**

Total Score: **86.3/100**

*Calculations**

How your Property could Grow by 2029

Sector Base Rate		Project Score		
16.0%*	+	86.3/100 → adjustment +1.3%	=	~17.3%* Projected CAGR over 2.92 Years

Today		By 2029	Estimated Gain in 5.5 Years
₹ 7.15 Cr	17.3% 2.92 Years → TOI Realistic CAGR	₹ 11.38 Cr	₹ 4.23 Cr Conservative: ₹ 6.86 Cr* (21%) Optimistic: ₹ 8.21 Cr* (25%)

₹ 7.15 Cr	₹ 10.75 Cr*	₹ 11.38 Cr*	₹ 11.88 Cr*
Current Value	15% ~ (Pessimistic)	17% ~ (Realistic)	19% ~ (Optimistic)

(Expected Price by 2029) 2026 Calculations* 2029

Rental Yield Potential

POSSESSION YEAR PRICE: ₹11.38 Cr Rental yield: 2.5% Possession Date: 28-Jun-2029

Pessimistic	Realistic	Optimistic
Annual Rent	*Annual Rent*	*Annual Rent*
₹ 2.28 Cr	**₹ 2.85 Cr**	**₹ 3.41 Cr**
Monthly Rent	*Monthly Rent*	*Monthly Rent*
₹ 18.97 L	**₹ 23.71 L**	**₹ 28.45 L**

*Calculations**

Godrej Vanantara combines stable rental yields with strong appreciation potential, creating a balanced investment opportunity for income and capital growth.

Similar Projects

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PARAMETER	ADANI SAMSARA IVANA 2.0	DLF THE ARBOUR	SILVERGLADES LEGACY	TREHAN LUXURY FLOORS	TARC ISHVA
Developer	Adani Realty	DLF Ltd.	Silverglades	Trehan Group	TARC Ltd.
Location	Sector 63, Golf Course Ext. Road	Sector 63, Golf Course Ext. Road	Sector 63A, Golf Course Ext. Road	Sector 63A, Golf Course Ext. Road	Sector 63A, Golf Course Ext. Road
Project Area (Acres)	~7 Acres	~25 Acres	~10.5 Acres	~6 Acres	~7 Acres
Launch Year	2025	2023	2024	2024	2024
Handover Timeline	Jun 2030	~2027	~2029	~2028	~2029
Launch Price (₹/sq ft)	~₹23,500	~₹16,000	~₹18,000	~₹15,000	~₹20,000
Current Price (₹/sq ft)	~₹30,500	~₹25,000	~₹24,000	~₹20,000	~₹26,000
Project Density (Units/Acre)	~37 Units/Acre	~45 Units/Acre	~40 Units/Acre	~42 Units/Acre	~48 Units/Acre
Clubhouse	Resort-style Clubhouse	Luxury Clubhouse	Premium Clubhouse	Community Clubhouse	Luxury Clubhouse

Builder Profile

adani Realty

Adani Realty is the real estate arm of the Adani Group, developing premium residential, commercial, and township projects across major Indian cities.

Adani Corporate House, Shantigram, SG Highway, Ahmedabad, Gujarat, India

2010	3.4 K+	20+	22.5 M+	10+
ESTABLISHED YEAR	ACRES OF LAND BANK	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	CITIES OF OPERATION

Flagship Projects

SAMSARA AVASA

THE WEST PARK

X BKC

Monte South

OYSTER GRANDÉ

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**

Adani Samsara Ivana presents a balanced investment profile, backed by strong developer credibility, premium livability, and long-term growth potential, while maintaining a stable value proposition.

Property Risk Matrix

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

Adani Samsara Ivana carries a low-to-moderate risk profile, with the primary investment thesis supported by stable pricing, a resilient micromarket, and limited infrastructure dependency, while construction delivery remains the key execution risk.

*Calculations**

Strengths

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Prime location on Golf Course Extension Road with strong connectivity to NH-48 and key employment hubs.

Developed by Adani Realty, part of the Adani Group with an established real estate portfolio.

Low-rise independent floor concept offering lower density and greater privacy than typical high-rise projects.

Mature luxury micro-market with projects like Tata Primanti and DLF The Arbour nearby.

Good connectivity to DLF Cyber City and Indira Gandhi International Airport supporting long-term 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
Handpicked residences and investment opportunities thoughtfully aligned with your requirements.

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Important Links

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