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

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LAUNCH
October 2025

POSSESSION
June 2030

CURRENT
₹32,000 / Sq. Feet*

2030 EXPECTED
₹48,578 / Sq. Feet*

XIRR*
20%*

CAGR
13.9%*

FEATURING
65 Towers, 260 Units

PLOT SIZE
7.5 Acres

PAYMENT PLAN
CLP, 35 : 65, 25 : 25 : 50

HOMELOAN
Available

Why TOI Recommends?

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

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4 BHK + Utility

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

Price per Sq. ft. - **₹ 32,000**

Indicative Price - **₹ 8.8 Cr**

4 BHK +Basement

Super Area - **2,400 Sq. ft.**

Price per Sq. ft. - **₹ 32,000**

Indicative Price - **₹ 7.68 Cr**

4 BHK + Terrace

Super Area - **2,400 Sq. ft.**

Price per Sq. ft. - **₹ 32,000**

Indicative Price - **₹ 7.68 Cr***

Adani Samsara Ivana 2.0 offers a focused configuration mix of spacious 4 BHK independent floors with built-up areas around 2,000 sq ft and 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

Land Area
7.5 Acres

Total No. of Units
260

Density
35 Units/Acre

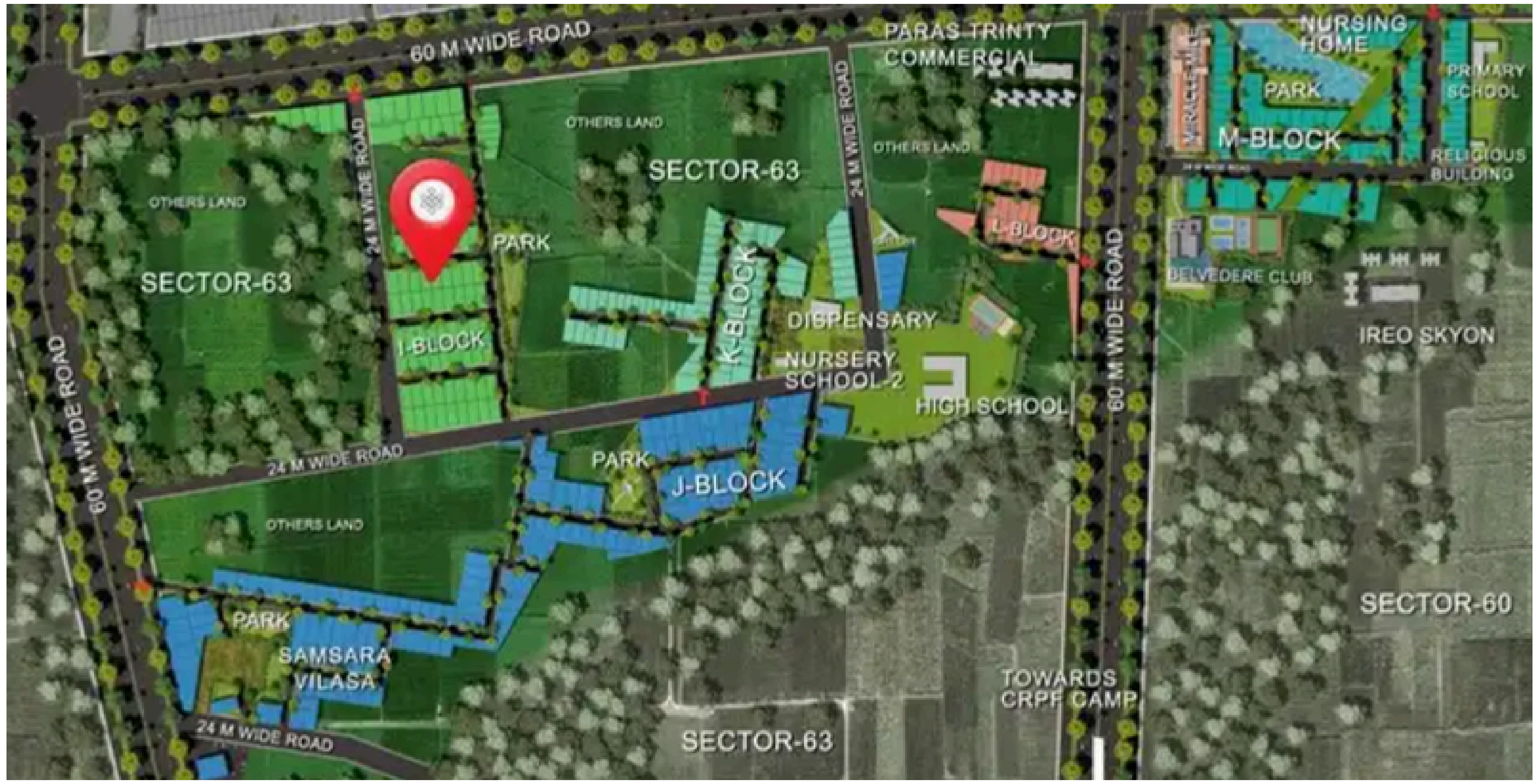
Total No. of Towers
65

Open Spaces
Integrated Green Areas + 1.18-Acre Park

Access Road Width
60 m Wide Sector Road

Clubhouse Density
385 sq.ft./Unit

Clubhouse Area
1,00,000 sq. ft.



Adani Samsara Ivana 2.0 is a low-rise luxury development spread across 7.5 acres, comprising 260 independent floors across 65 plots. Private lift access, individual basement/terrace options, landscaped greens, a 1.18-acre park and access to the 1 lakh+ sq.ft. Belvedere Club create a villa-like residential proposition with enhanced privacy and exclusivity.

Unit Plan Overview

Type
4 BHK + Utility

Efficiency
61.9%

Saleable Area
2,750 sq.ft.

Carpet Area
1,702.45 sq.ft.

Floor to Ceiling
3.2 meters

Utility Space
Available

Master Bedroom
12'3" × 13'3"

Living/Dining Room
12'5" × 16'7"

No. of Balconies
4 Wide Balconies

Private Terrace
674 sq.ft.

The 4 BHK + Utility floor offers 1,702.45 sq.ft. of RERA carpet area and 306 sq.ft. of balcony space, delivering approximately 2,008 sq.ft. of usable residential area. Large living and dining zones, four balconies, private lift access and floor-specific private basements or terraces create a villa-like independent-floor experience.

Lighting Analysis

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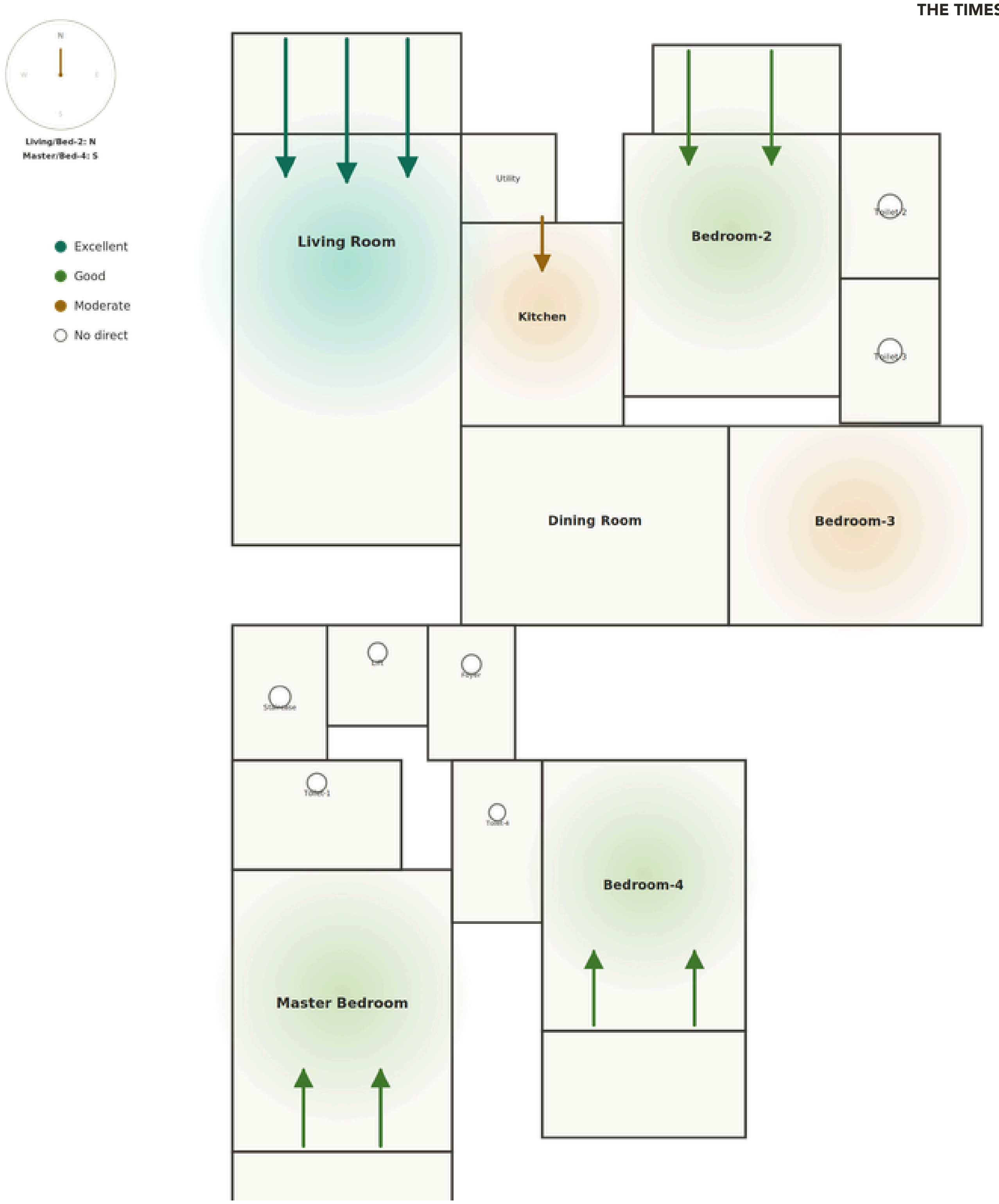
DESIGNED FOR 4 BHK UNIT MEASURING 3,200 SQ. FT



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

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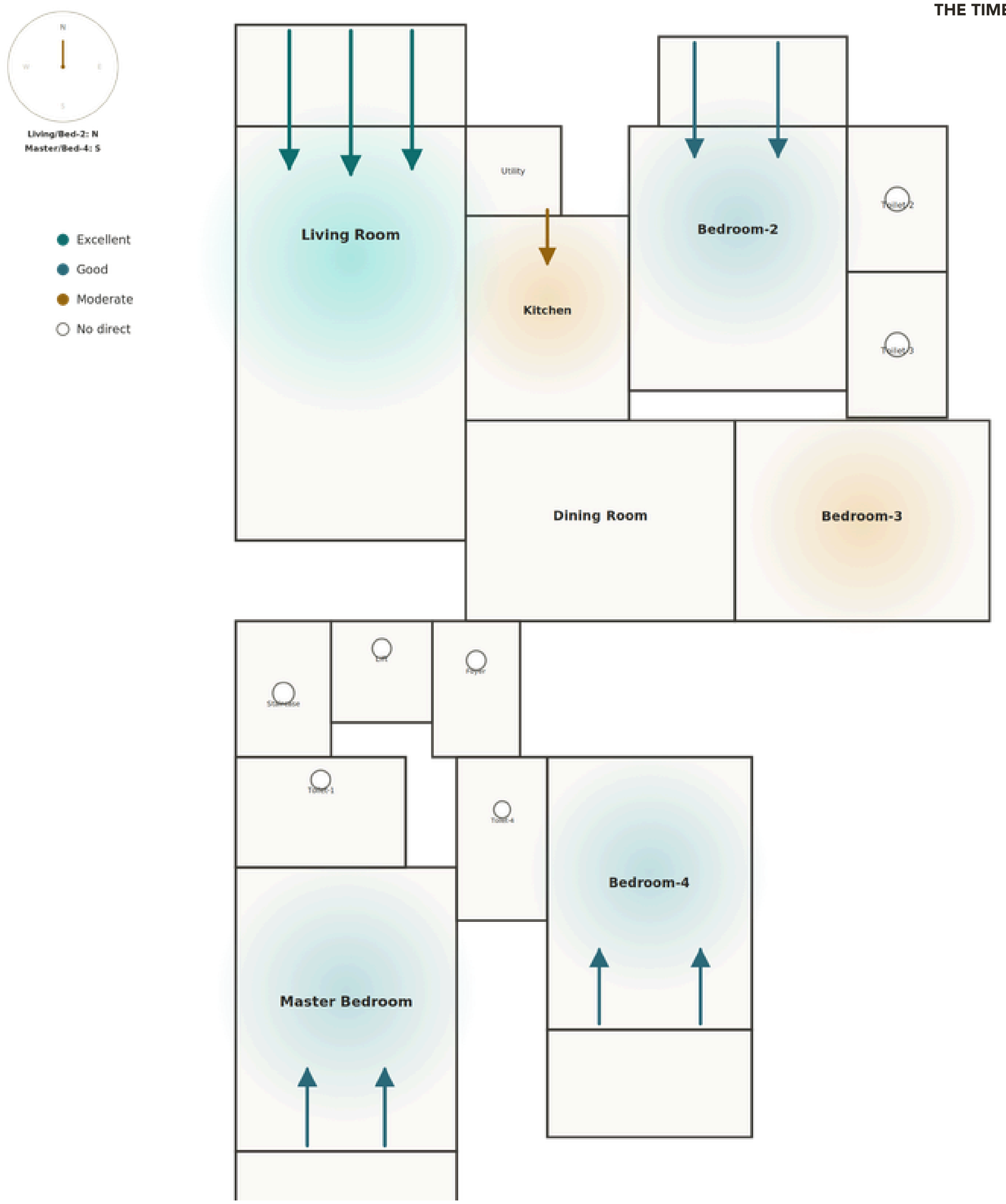
DESIGNED FOR 4 BHK UNIT MEASURING 3,200 SQ. FT

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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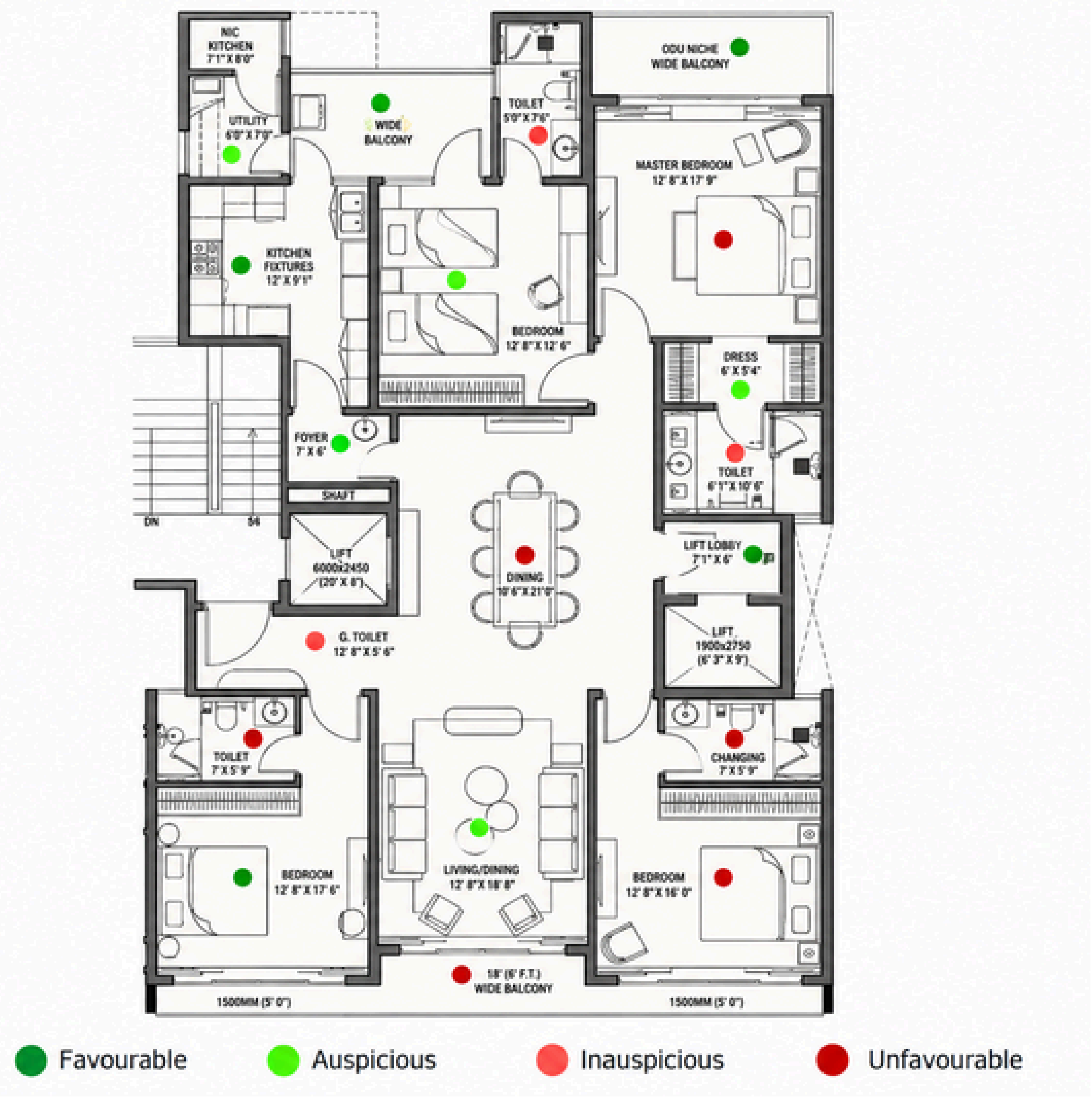
DESIGNED FOR 4 BHK UNIT MEASURING 2,400 SQ. FT

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



The configuration has a mix of favourable and inauspicious placements, with the kitchen and utility well-positioned, while the toilets and some bedrooms/balconies deviate from their ideal Vastu zones.

Specifications of Construction

Kitchen

Vitrified/ceramic tile flooring with ceramic tile dado up to 2' above counter
Granite countertop with Jaguar or equivalent fixtures; modular kitchen with hob

Windows & Doors

Clear-glass aluminium/uPVC windows and glass doors
Flush doors with hardware for main and internal doors

Lifts

5/6-passenger lifts

Wall Finish

Weather-proof paint for sit-outs; OBD for utility areas
Acrylic emulsion paint for living, dining, foyer, family lounge & bedrooms

Flooring

Ceramic/vitrified tiles specified for balconies and sit-outs
Vitrified/ceramic tiles or equivalent across living, bedrooms, kitchen & utility areas

Bathrooms

Vitrified/ceramic tile flooring with ceramic tile walls up to door height
Granite counters with Jaguar or equivalent sanitary ware/CP fittings

Air Conditioning

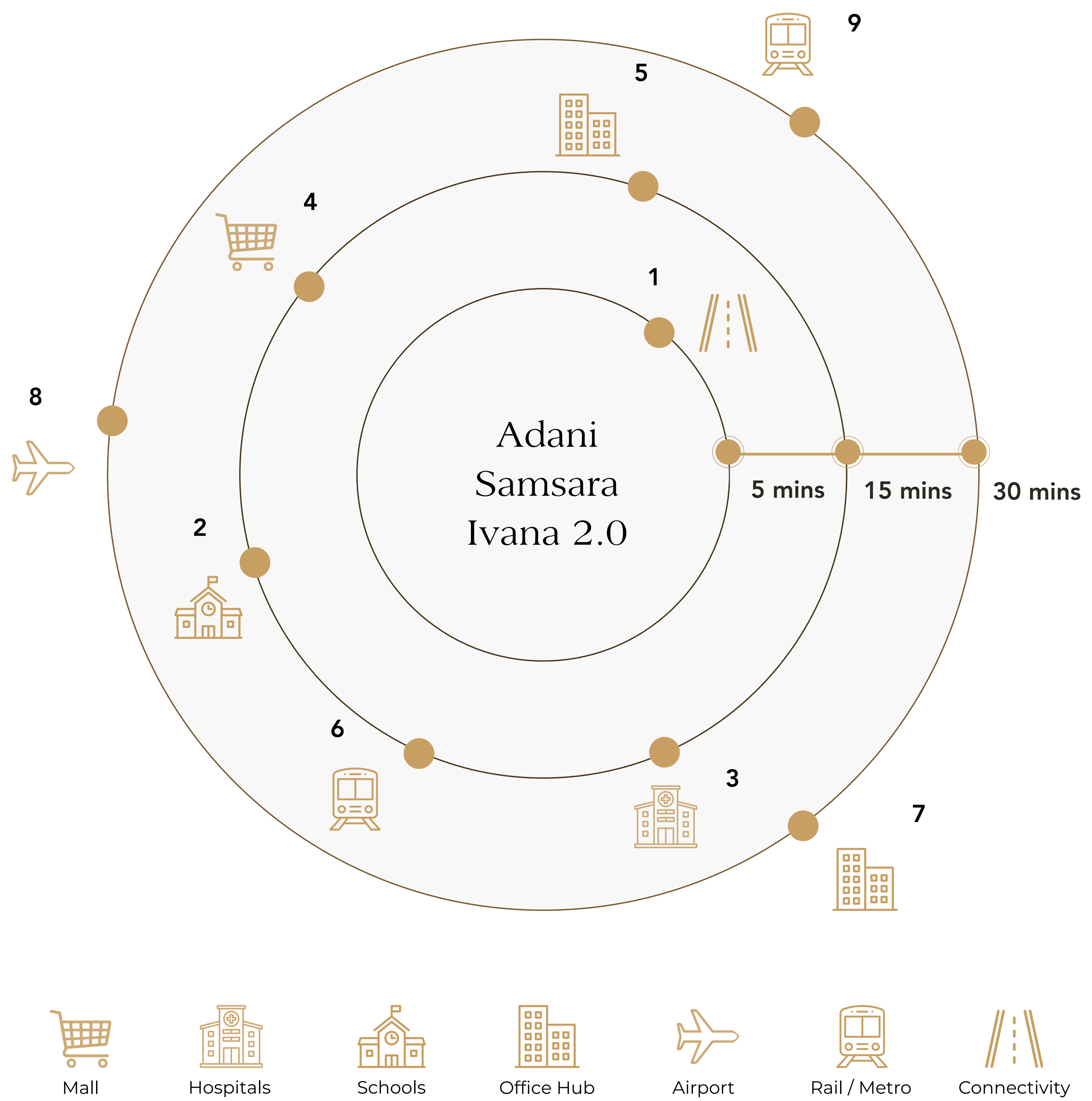
VRF air conditioning in living/dining areas and all bedrooms

Water Storage

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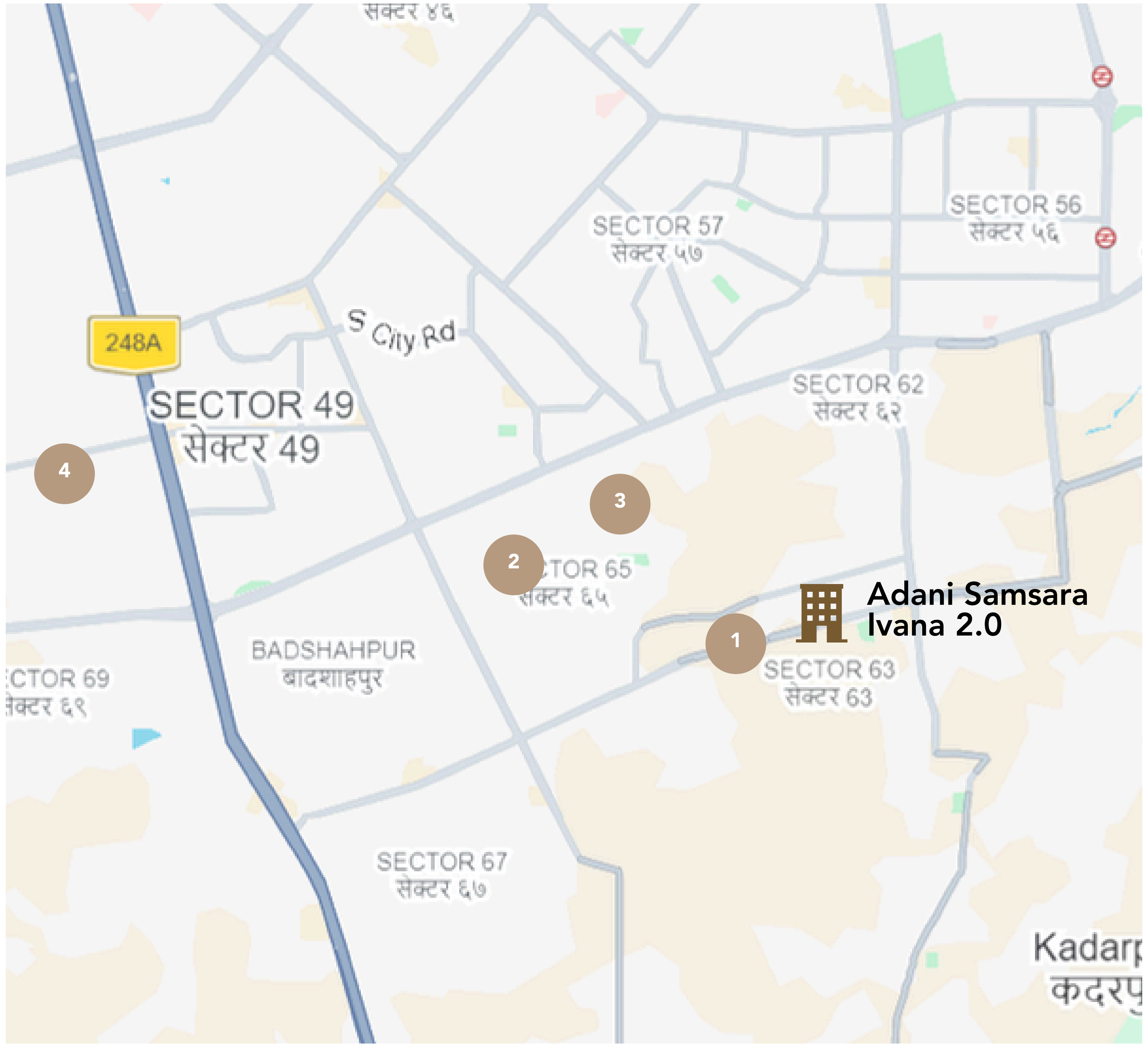
1	DLF The Arbour (Sector 63)
2	M3M Golf Estate (Sector 65)
3	Emaar Emerald Hills (Sector 65)
4	Tata Primanti (Sector 72)
	Adani Samsara Ivana (Sector 63)



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	0.51	0.26
M3M Golf Estate (Sector 65)	2012–13	₹8,500 – ₹9,500	₹22,000 – ₹26,000	0.64	0.19
Emaar Emerald Hills (Sector 65)	2010–12	₹6,000 – ₹7,000	₹16,000 – ₹19,000	0.75	0.36
Tata Primanti (Sector 72)	2012–14	₹7,500 – ₹8,500	₹19,000 – ₹23,000	0.75	0.22
Adani Samsara Ivana (Sector 63)	**2025**	**₹32,000**	**₹32,000**	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 14700

MICRO MARKET CAGR

20.5%*

DISCOUNT PERCENTAGE

26%*

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 ~10–11% growth outlook for mid-term investment modelling.

Payment Plans

PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones	Risk-averse buyers and end-users	rogress, reducing construction risk and impr
35 : 65	35% at booking, 65% on possession	seeking minimal construction-phase	ch majority payment at completion, improvir
25 : 25 : 50	% booking, 25% during construction, 50% on possess	Buyers balancing liquidity and risk	significant payment deferred until possessi

The project follows a construction-linked payment plan, aligning cash outflows with development progress. This structure enhances capital efficiency and reduces upfront risk, making it well-suited for investors seeking disciplined capital deployment alongside long-term rental yield potential.

Investment Highlights

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₹ 8.80 Cr (Value Today)

₹ 2.20 Cr (Down Payment)

25%*
Pay Upfront

₹ 6.60 Cr (Loan Amount)

75%* *Loan*	**₹ 5.73 L*** *Pay Monthly*
20 Years *Loan Duration*	**8.5% P.A.** *Interest Rate*

28%*	**4.92 Years**	**₹ 19.65 Cr***
XIRR	Holding Period	Selling Price

With a 75% loan structure, Adani The Marq delivers a ~14% true XIRR over a 4-year horizon, balancing capital efficiency with lower leverage risk.

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: 54 Months (Jul 2026 → Jan 2031) 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 2030

Sector Base Rate

16.0%*

+

Project Score

86.3/100
→ *adjustment +1.3%*

=

17.3%*
Projected CAGR over 3.92 Years

Today

₹ 8.80 Cr

17.3%
3.92 Years
→
TOI
Realistic CAGR

By 2030

₹ 16.43 Cr

Estimated Gain in 4 Years

₹ 7.63 Cr
Conservative: ₹ 6.51 Cr (12%)*
Optimistic: ₹ 7.49 Cr (16%)*

₹ 8.80 Cr Current Value

₹ 6.51 Cr* 12% ~ (Pessimistic)

₹ 6.99 Cr* 14% ~ (Realistic)

₹ 7.89 Cr* 16.0% ~ (Optimistic)

(Expected Price by 2030) 2026 Calculations* 2030

Rental Yield Potential

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

POSSESSION YEAR PRICE: ₹ 16.43 Cr

Rental yield : 2.5%*

Possession DATE: 28-Jun-2030

Pessimistic	*Realistic*	*Optimistic*
Annual Rent	*Annual Rent*	*Annual Rent*
₹ 32.86 L	**₹ 41.07 L**	**₹ 49.29 L**
Monthly Rent	*Monthly Rent*	*Monthly Rent*
₹ 2.74 L	**₹ 3.42 L**	**₹ 4.11 L**

*Calculations**

By possession in 2030, the property's value is projected to grow from ₹8.80 Cr to ₹16.43 Cr, with an estimated monthly rental income of ₹3.42 L (₹41.07 L annually) at a 2.5% rental yield - creating a compelling opportunity for both capital appreciation and passive income.

Similar Projects

PARAMETER	ADANI SAMSARA IVANA 2.0	DLF THE ARBOUR	TARC ISHVA	SILVERGLADES LEGACY	ANANT RAJ THE ESTATE RESIDENCES
Developer	Adani Realty	DLF Ltd.	TARC Ltd.	Silverglades	Anant Raj 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)	1.22 Acres	25.09 Acres	~7 Acres	~10.5 Acres	5.43 Acres
Launch Year	2025	2023	2024	2024	2024
Handover Timeline	Sep 2030	Aug 2029	Dec 2029	~2029	Jun 2028
Launch Price (₹/sq ft)	~₹23,500	~₹17,800	~₹20,000	~₹18,000	~₹18,500
Current Price (₹/sq ft)	~₹35,000	~₹28,500	~₹25,600	~₹24,000	~₹25,000
Project Density (Units/Acre)	~56 Units/Acre	~45 Units/Acre	~74 Units/Acre	~40 Units/Acre	~46 Units/Acre
Clubhouse	Club-like Amenities	Luxury Clubhouse	Ultra-luxury Club	Premium 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

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

*Calculations**

Adani Samsara Ivana 2.0 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

*Calculations**

Adani Samsara Ivana 2.0 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.

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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Served 250+ Happy customers across Bangalore

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MASTER PLAN

FLOOR PLANS

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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.

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