TOI HOMES
THE TIMES OF INDIA GROUP

CENTRAL PARK

DELPHINE
FIRST. FINEST. FOREVER.

Project Report

INCLUDES

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

SECTOR 104, GURUGRAM

HARERA/GGM/996/728/2025/99

TOI HOMES
THE TIMES OF INDIA GROUP

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

TOI HOMES
THE TIMES OF INDIA GROUP

LAUNCH January 2025	POSSESSION July 2032	CURRENT ₹25,000 / Sq. Feet*	2030 EXPECTED ₹37,951 / Sq. Feet*	XIRR* 26%*
CAGR 17.4%*	FEATURING 6 Towers, 219 Units	PLOT SIZE 8.25 Acres	PAYMENT PLAN CLP, Fexi	HOMELOAN Available

Why TOI Recommends?

IDEAL FOR:

Luxury end-users and long-term investors seeking hospitality-style living in a fast-growing Dwarka Expressway micro-market.

Developed by Central Park, known for delivering luxury residential communities with hospitality-driven lifestyle services and curated amenities.

Balanced luxury configuration mix from studios to 4 BHK residences provides flexibility across buyer segments, while disciplined payment structures and steady corridor growth support strong IRR potential without excessive speculative exposure.

Situated in Sector 104 along the Dwarka Expressway, benefiting from strong connectivity to Delhi, IGI Airport, and major Gurugram employment hubs.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE
4 BHK
5559 sq ft

BUY TO SELL
3 BHK
4400 sq ft

BUY TO RENT
3 BHK
4400 sq ft

Configurations

1,3 & 4 BHK

Luxury Residences

Studio Apt.

Super Area - **1,048 Sq. ft.**

Price per Sq. ft. - **₹ 28,000**

Indicative Price - **₹ 2.93 Cr**

1 BHK Suite

Super Area - **1,600 Sq. ft.**

Price per Sq. ft. - **₹ 28,000**

Indicative Price - **₹ 4.48 Cr**

3 BHK + S

Super Area - **4,400 Sq. ft.**

Price per Sq. ft. - **₹ 25,000**

Indicative Price - **₹ 11 Cr***

4 BHK + S

Super Area - **5,559 Sq. ft.**

Price per Sq. ft. - **₹ 28,000**

Indicative Price - **₹ 15.56 Cr***

Central Park Delphine offers a diversified configuration mix from premium studio apartments to expansive 4 BHK residences, catering to luxury end-users and investors seeking high-value living within the established Sohna Road micro-market.

Master Plan Overview

Land Area	**Total No. of Units**
8.25 Acres	219
Density	**Total No. of Towers**
27	6
Open Spaces	**Access Road Width**
75%+ Landscaped Greens	60 m
Clubhouse Density	**Clubhouse Area**
≈196 sq.ft./Unit	43,000 sq. ft.

Central Park Delphine is an ultra-low-density luxury development comprising just 219 residences across six towers on an 8.25-acre site. The master plan features extensive landscaped greens, hospitality-led amenities, and a 43,000 sq.ft. clubhouse, offering a premium resort-style living environment with strong rental and capital appreciation potential.

Unit Plan Overview

TOI HOMES
THE TIMES OF INDIA GROUP

Type	Efficiency
Luxury Studio Apartment	93.5%
Saleable Area	Carpet Area
1,048 sq.ft.	980sq.ft.
Floor to Ceiling	Utility Space
3.2 meters	Available
Master Bedroom	Kitchen
4265 ×5180	3615 × 2745
No. of Balconies	Balcony Area
1 Private Balcony	180MM

The 1,048 sq.ft. luxury studio is designed for efficient space utilization with a high built-up efficiency of 93.5%, an integrated living and sleeping layout, a fully equipped kitchenette, and a private balcony. Supported by Central Park's hospitality-led ecosystem, the residence is well suited for premium rental demand and long-term capital appreciation.

Lighting Analysis

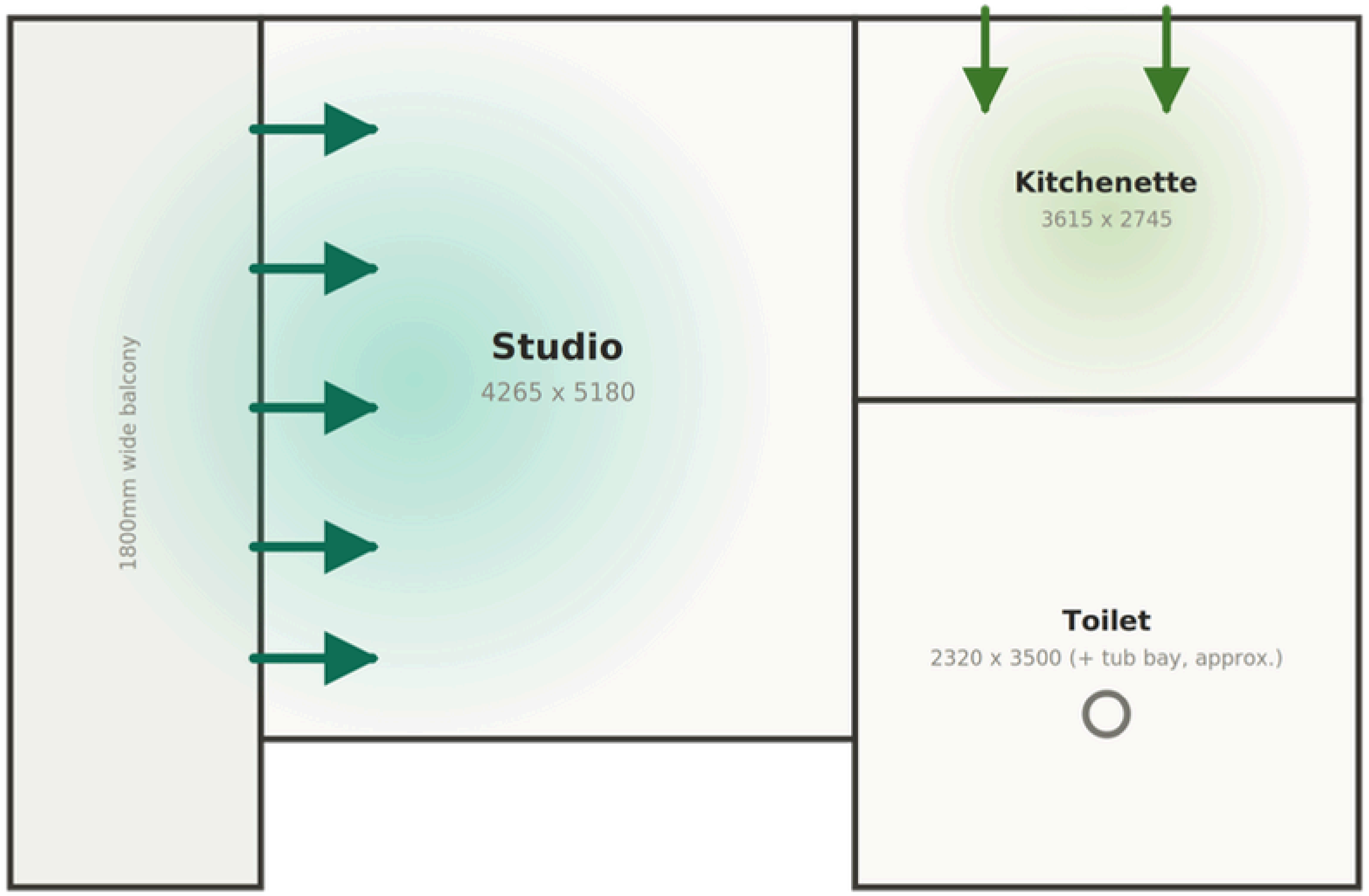
DESIGNED FOR LUXURY STUDIO APARTMENT MEASURING 1,048 SQ. FT

1. The Studio opens directly onto the 1800 mm-wide balcony, bringing natural daylight across the main living and sleeping area.

2. The balcony-facing side acts as the primary light source, helping the Studio stay brighter through most of the day.

3. The Kitchenette receives its own natural light from the external-facing side, keeping the cooking space independently lit.

4. The Toilet is an internal service zone with no direct natural light, which is a standard design for this layout.



Central Park Delphine layout balances natural daylight and space efficiency, with well-lit primary living areas, an independently lit kitchenette, and practical internal service zones designed for functional everyday use.

Ventilation Analysis

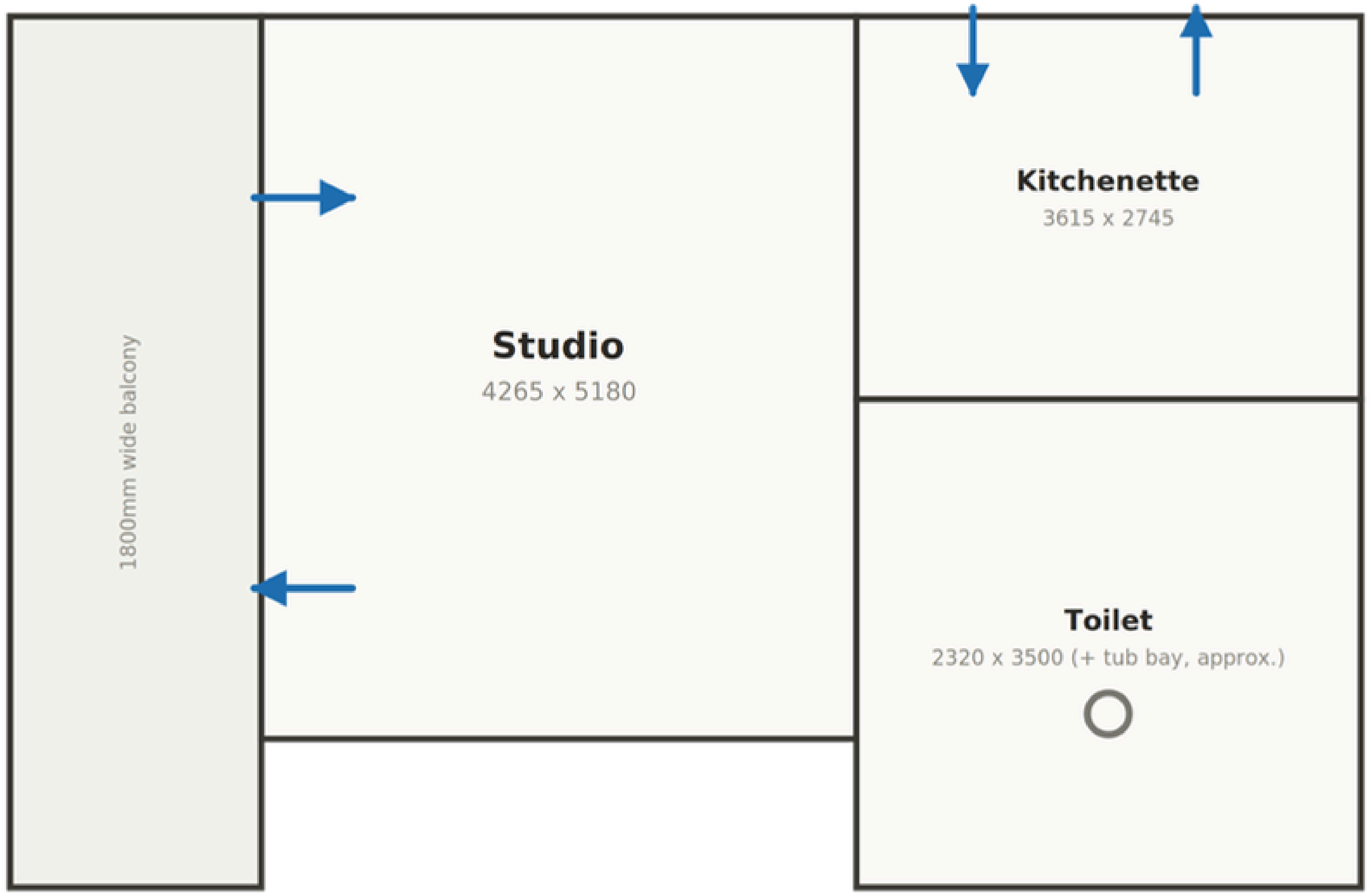
DESIGNED FOR 3BHK UNIT MEASURING 1,900 SQ. FT

1. The Studio opens onto the 1800 mm-wide balcony, creating the primary airflow entry for the main living and sleeping area.

2. The Kitchenette has its own external-facing opening, allowing independent ventilation and helping cooking fumes escape directly.

3. Ventilation enters through the balcony side and exits through the kitchenette opening, creating a practical two-sided airflow path across the Studio.

4. The Toilet remains an internal service space that relies on mechanical exhaust rather than direct natural ventilation, which is standard for this layout.



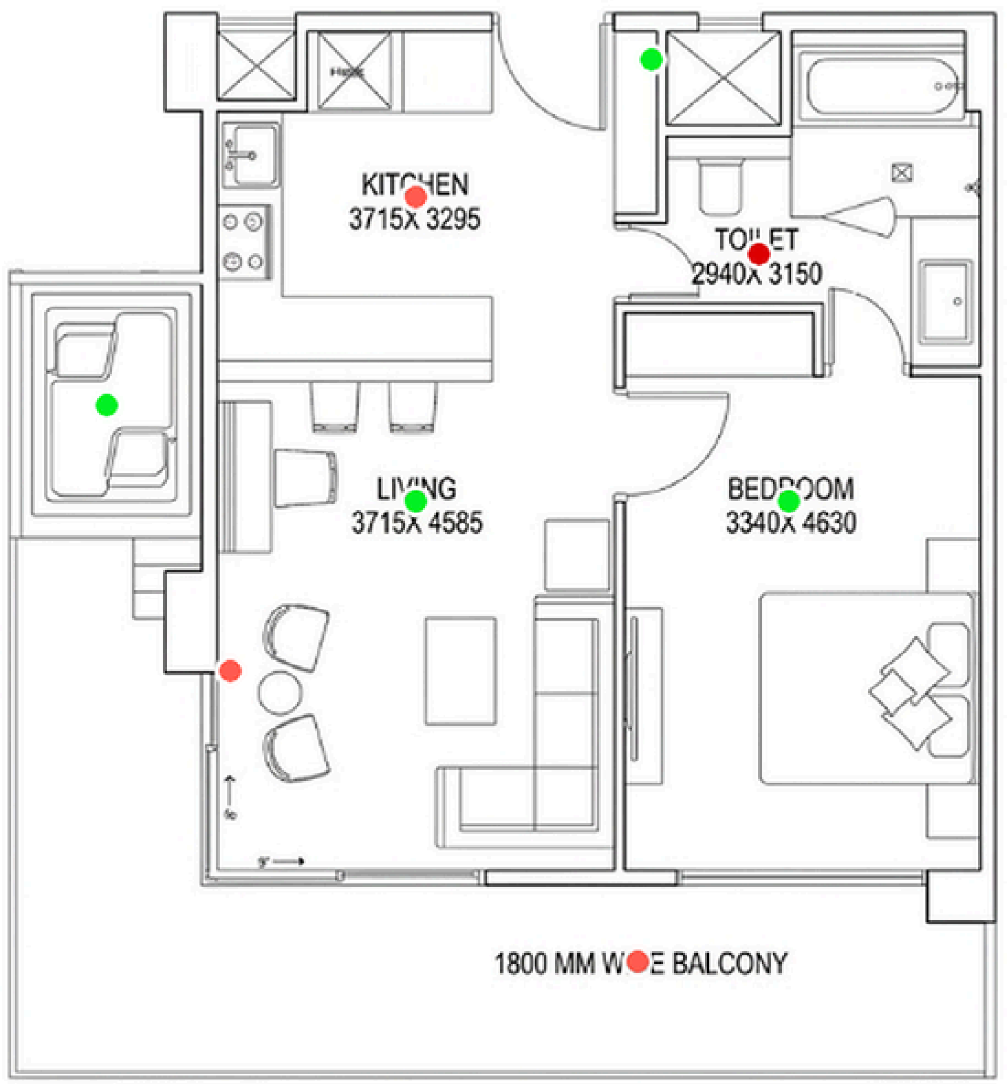
This studio layout achieves genuine cross-ventilation through its two opposing openings, the balcony and the kitchenette, letting air pass straight through the main living space while the toilet stays efficiently isolated as the unit's only mechanically-vented zone

Vaastu Analysis

TOI HOMES
THE TIMES OF INDIA GROUP

DESIGNED FOR 1 BHK UNIT MEASURING 1,600 SQ. FT

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



● Favourable ● Auspicious ● Inauspicious ● Unfavourable

The layout maintains a balanced Vastu profile with the living room, bedroom, side balcony and utility placed in auspicious zones, while the kitchen, main balcony and service areas show some directional variations that can be addressed constructively without affecting the overall functionality of the unit.

Specifications of Construction

Kitchen

Flooring: Kajaria / Somany or equivalent / locally available; walls: Kajaria / Somany or equivalent. Granite countertops; Jaquar / Kohler or equivalent fixtures.

Windows & Doors

Windows: Sudhakar or equivalent; UPVC with toughened glass. Main and internal doors: Bhutan Tuff / Durian / equivalent; moulded panel / flush doors.

Lifts

Fujitech or equivalent.

Wall Finish

Walls: Berger / Dulux or equivalent.
Ceilings: Asian / Dulux or equivalent; internal and external finish: White, Beige.

Flooring

Living/dining: Marble.
Bedrooms: Action Tesa or equivalent / locally available; laminated wooden flooring also specified.

Bathrooms

Kajaria / Somany or equivalent flooring and wall tiles. Granite countertops; Kohler / Parryware / Jaquar / Grohe sanitary fittings and Jaquar / Kohler or equivalent fixtures.

Air Conditioning

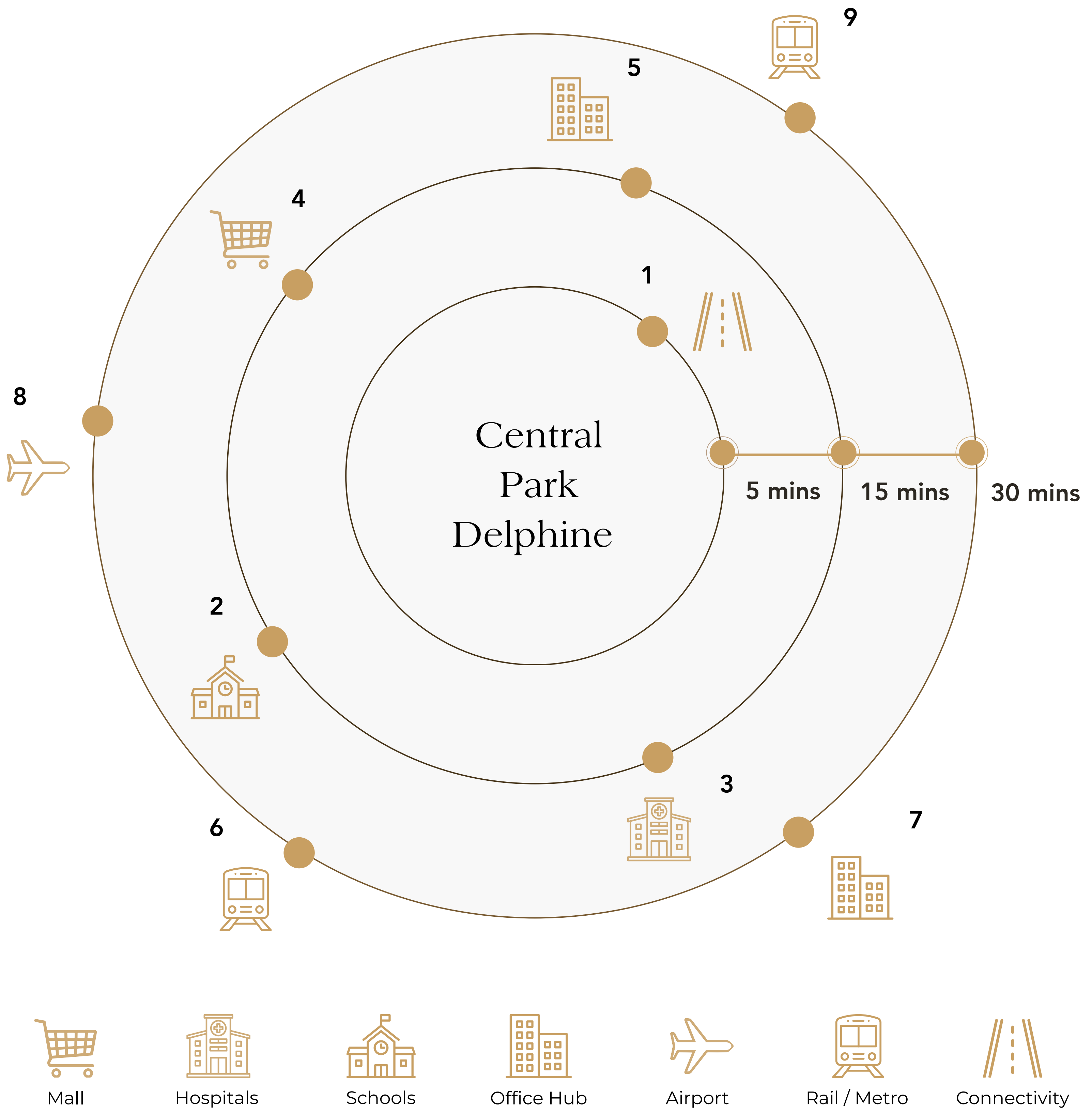
Panasonic, Voltas or equivalent.

Water Storage

Water storage as per norms.

Facilities Nearby

1	Dwarka Expressway	0.7 Km
2	Delhi Public School Sector 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	DLF Cyber City	14 Km
8	IGI Airport	14 Km
9	Gurugram Railway Station	16 Km



Book your consultation now!

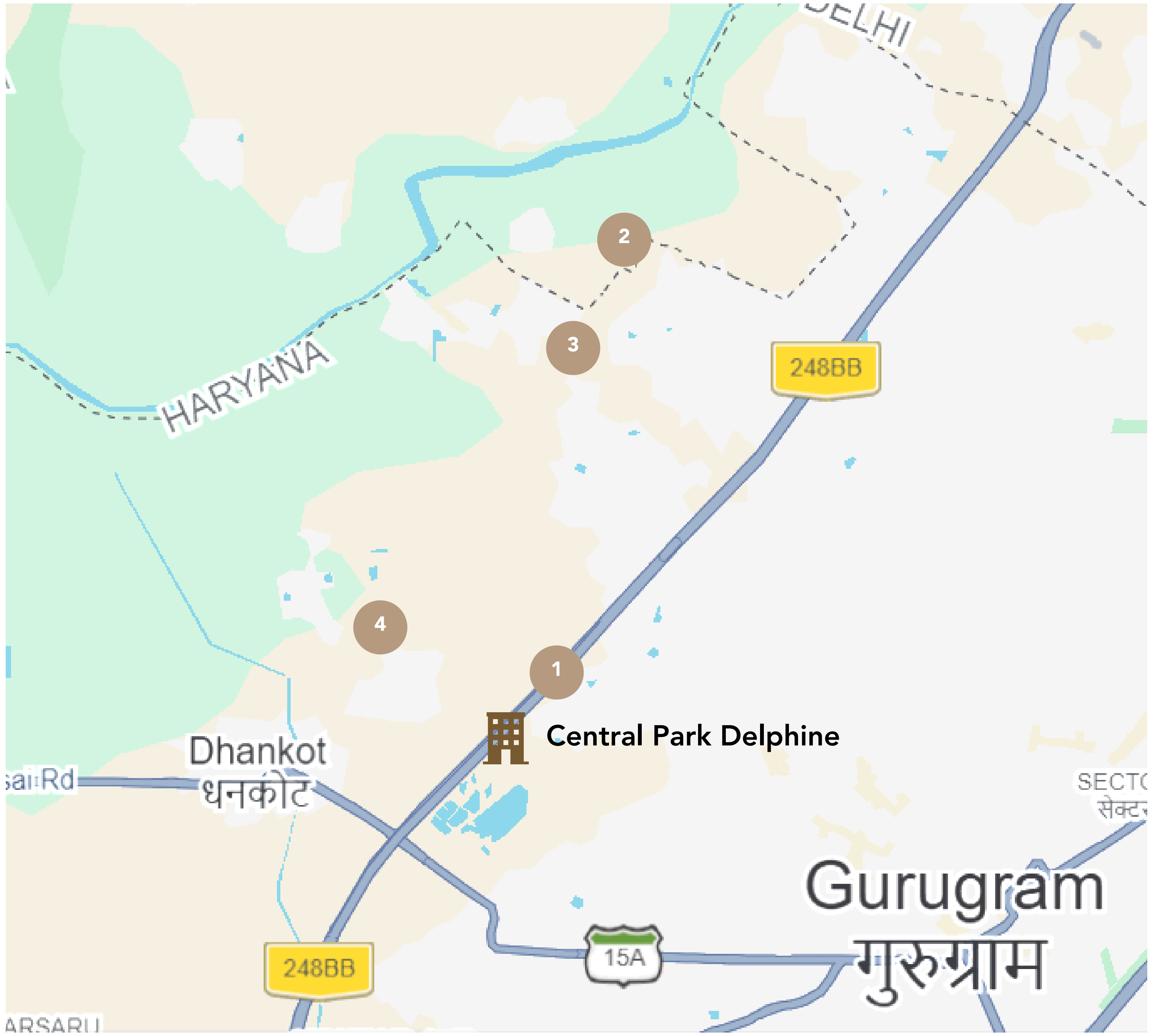
+91 - 70054 70055

Chat!

Nearby Projects - Map View

TOI HOMES
THE TIMES OF INDIA GROUP

1	ATS Triumph (Sector 104)
2	Sobha City (Sector 108)
3	Godrej Meridien (Sector 106)
4	Emaar Imperial Gardens (Sector 102)
	Central Park Delphine (Sector 104)



Nearby Projects

TOI HOMES
THE TIMES OF INDIA GROUP

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
ATS Triumph (Sector 104)	2017–18	₹8,000 – ₹9,000	₹24,000 – ₹27,000	2.00	0.83
Sobha City (Sector 108)	2015–16	₹7,000 – ₹9,000	₹22,000 – ₹25,000	1.94	0.46
Godrej Meridien (Sector 106)	2022–23	₹18,000 – ₹20,000	₹22,000 – ₹26,000	0.26	0.14
Emaar Imperial Gardens (Sector 102)	2018–19	₹10,500 – ₹11,500	₹24,000 – ₹29,000	1.41	0.37
Central Park Delphine (Sector 104)	**2025**	**₹25,000**	**₹25,000**	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 24900

MICRO MARKET CAGR

20.5%*

DISCOUNT PERCENTAGE

26%*

Sector 104 on the Dwarka Expressway is evolving into a premium residential corridor with strong infrastructure momentum and luxury housing demand, supporting steady appreciation potential for Central Park Delphine within Gurugram's expanding high-end micro-market.

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
Flexi	10–20% booking, 70–80% during construction milestones, balance on possession	Buyers seeking lower upfront commitment with flexible payment flow	Reduces immediate capital burden while aligning payments with construction progress, improving liquidity for investors

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

TOI HOMES
THE TIMES OF INDIA GROUP

₹ 2.62 Cr (Value Today)

₹ 65.50 L (Down Payment)

25%*
Pay Upfront

₹ 1.965 Cr (Loan Amount)

75%*
Loan

1.71 L*
Pay Monthly

20 Years
Loan Duration

8.5% P.A.
Interest Rate

26%*
XIRR

6.42 Years
Holding Period

₹ 7.48 Cr*
Selling Price

*Calculations**

With a 75% loan structure, Central Park Delphine delivers a 26% XIRR over a 6.42-year horizon, balancing capital efficiency with strong appreciation potential.

CAGR Build-up: Parameter Basis

TOI HOMES
THE TIMES OF INDIA GROUP

	Project Score	Total Score
CONNECTIVITY - GOOD **Metro: 9 km** (Dwarka Sector 21 Metro) **Airport: 14 km** (IGI Airport) **Highway: 700 m** (Dwarka Expressway)	22.5	30
DEVELOPER TIER - EXCELLENT **Tier Rating: Tier 4** (Based on developer track record and delivery history)	25	25
LAUNCH STATUS - EXCELLENT **Launch to Possession: 65 Months** (Jul 2026 → Dec 2031) **Delay Adjustment: 0 Months** (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT **Confirmation Level: Sanctioned** : Gurugram Metro (Dwarka Expressway Spur) , Gurugram Metro main corridor	15	20

Micro-market CAGR		Adjustment		Final CAGR
16.1%	→	**1.3%**	→	**17.4%**

Total Score: **87.5/100**

*Calculations**

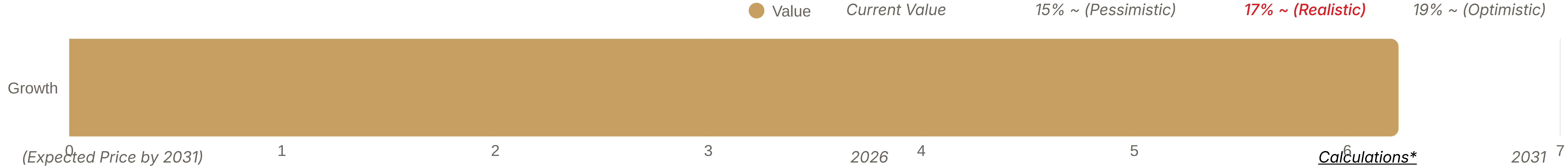
How your Property could Grow by 2031

TOI HOMES
THE TIMES OF INDIA GROUP

Sector Base Rate		Project Score		
16.1%*	+	**87.5/100** → *adjustment +1.3%*	=	**17.4%** *Projected CAGR at Possession*

Today		**By 2031**	**Estimated Gain at Possession**
₹ 2.62 Cr	***17.4%| 5.42 Years*** → **TOI Realistic CAGR**	**₹ 6.24 Cr**	**₹ 3.62 Cr** *Possession value: ₹ 6.24 Cr**

₹ 2.62 Cr	₹ 6.70 Cr*	₹ 7.48 Cr*	₹ 8.33 Cr*
Current Value	*15% ~ (Pessimistic)*	*17% ~ (Realistic)*	*19% ~ (Optimistic)*



(Expected Price by 2031) *2026* [Calculations*](#) *2031*

[Book your consultation now!](#) [+91 - 70054 70055](#) [Chat!](#)

Rental Yield Potential

POSSESSION YEAR PRICE: ₹ 6.24 Cr

Rental yield : 2.9%

POSSESSION DATE: 28-Dec-2031

Pessimistic	*Realistic*	*Optimistic*
Annual Rent **₹ 14.67 L**	*Annual Rent* **₹ 17.80 L**	*Annual Rent* **₹ 20.92 L**
Monthly Rent **₹ 1.22 L**	*Monthly Rent* **₹ 1.48 L**	*Monthly Rent* **₹ 1.74 L**

Calculations*

By possession in 2031, the property's value is projected to reach ₹ 6.24 Cr, with an estimated monthly rental income of ₹ 1.48 L (₹ 17.80 L annually) at a 2.9% rental yield — creating a compelling opportunity for both capital appreciation and passive income.

Similar Projects

TOI HOMES
THE TIMES OF INDIA GROUP

PROJECT	CENTRAL PARK DELPHINE	GODREJ VRIKSHYA	WHITELAND WESTIN RESIDENCES	HERO HOMES	ATS KOCOON
Developer	Central Park	Godrej Properties	Whiteland Corporation	Hero Realty	ATS Infrastructure
Location	Sector 104, Dwarka Expressway	Sector 103, Dwarka Expressway	Sector 103, Dwarka Expressway	Sector 104, Dwarka Expressway	Sector 109, Dwarka Expressway
Project Area (Acres)	~7.85 Acres	~14.86 Acres	~21 Acres	~9 Acres	12 Acres
Launch Year	2025	2024	2025	2018	2012
Handover Timeline	Dec 2032	Jun 2031	~2029	Aug 2026	Ready to Move
Launch Price (₹/sq ft)	~₹28,000	~₹15,000	~₹18,500	~₹17,000	~₹5,500
Current Price (₹/sq ft)	~₹51,300	~₹17,500	~₹23,500	~₹12,900	~₹14,300
Project Density (Units/Acre)	~204 Units/Acre	~49 Units/Acre	~60 Units/Acre	~72 Units/Acre	~37 Units/Acre
Clubhouse	Dual Luxury Clubhouses	Resort-style Clubhouse	Luxury Clubhouse	Premium Clubhouse	Luxury Clubhouse

Builder Profile

TOI HOMES
THE TIMES OF INDIA GROUP

Central Park is a Gurugram-based luxury real estate developer known for concept-based residential communities combining premium housing with hospitality-style living experiences.

The Median, Central Park Resorts, Sector – 48, Gurugram, Haryana 122018

2001	25+	14+	5.5 M+	8+
ESTABLISHED YEAR	YEARS OF REAL ESTATE LEGACY	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	CITIES OF OPERATION

Flagship Projects

CENTRAL PARK® FLOWER VALLEY

SKY VILLAS SECTOR 104 DWARKA EXPRESSWAY

CENTRAL PARK® THE ORCHARD

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**

Central Park Delphine presents a balanced investment profile, backed by premium livability, strong developer credibility, and long-term appreciation potential.

Property Risk Matrix

TOI HOMES
THE TIMES OF INDIA GROUP

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	Medium	Moderate
Micromarket Risk	Medium	Very Low	Low
Regulatory Risk	Low	Low	Minimal

*Calculations**

Central Park Delphine carries a moderate risk profile, with the primary investment thesis supported by premium positioning and long-term appreciation potential, while construction delivery, timeline execution, and infrastructure dependency remain the key areas to monitor.

Strengths

TOI HOMES
THE TIMES OF INDIA GROUP

Located on the rapidly developing Dwarka Expressway corridor, benefiting from strong connectivity to Delhi and key Gurugram employment hubs.

Located on the rapidly developing Dwarka Expressway corridor, benefiting from strong connectivity to Delhi and key Gurugram employment hubs.

Part of a branded luxury ecosystem with curated lifestyle services and high-end amenities.

Spacious configurations designed for luxury end-users seeking larger homes and premium living environments.

Strong residential catchment from surrounding sectors supporting long-term demand.

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!

TOI HOMES
THE TIMES OF INDIA GROUP

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

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

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.

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.