TOI HOMES
THE TIMES OF INDIA GROUP

adani
Realty

THE MĀRQ

Project Report

INCLUDES

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

SECTOR 102A, GURUGRAM

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	POSSESSION	CURRENT	2030 EXPECTED	XIRR*
Jan 2026	Dec 2031	₹17,500 / Sq. Feet	₹26,566 / Sq. Feet	26%*
CAGR	**FEATURING**	**PLOT SIZE**	**PAYMENT PLAN**	**HOMELOAN**
17.4%*	2 Towers, 350 Units	5.16 Acres	CLP, Flexi, 30:40:30	Available

Why TOI Recommends?

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IDEAL FOR:

End-users seeking premium, low-density living and investors focused on stable, long-term capital appreciation on Dwarka Expressway.

Adani The Marq is a low-density luxury development with spacious residences, premium specifications and a focus on exclusivity, designed for a private, high-end residential experience.

Backed by strong corridor growth, limited competing luxury supply and Adani's institutional strength, the project offers a stable, predictable growth profile rather than speculative volatility.

Located on Dwarka Expressway, the project benefits from improving connectivity to Delhi, IGI Airport and key business hubs, supporting long-term livability and resale strength.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE
4 BHK
3295 sq ft

BUY TO SELL
3 BHK
2475 sq ft

BUY TO RENT
3 BHK
2375 sq ft

3 & 4 BHK

Luxury Residences

3 BHK + SR

Super Area - **2,375 Sq. ft.**

Price per Sq. ft. - **₹ 17,500**

Indicative Price - **₹ 4.15 Cr**

3 BHK + L + S

Super Area - **3,475 Sq. ft.**

Price per Sq. ft. - **₹ 17,500**

Indicative Price - **₹ 4.33 Cr**

4BHK + L + S

Super Area - **3,295 Sq. ft.**

Price per Sq. ft. - **₹ 17,500**

Indicative Price - **₹ 5.76 Cr***

The project offers a thoughtfully curated range of 3 & 4 BHK residences, designed with expansive built-up areas to prioritise space, privacy and long-term livability. With clearly defined configurations and transparent pricing, it caters to varied lifestyle needs while maintaining exclusivity.

Master Plan Overview

Land Area	**Total No. of Units**
5.16 Acres	350
Density	**Total No. of Towers**
68 Units/Acre	2
Open Spaces	**Access Road Width**
75%+ Landscaped Greens	60 m
Clubhouse Density	**Clubhouse Area**
100	35,000 sq. ft.

Adani The Marq is a low-density luxury development comprising only 350 residences across two iconic towers on a 5.16-acre site. The master plan integrates 75%+ landscaped open spaces, a 35,000 sq.ft. clubhouse, and premium lifestyle amenities, creating an exclusive residential environment with excellent connectivity to Dwarka Expressway.

Unit Plan Overview

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Type
3 BHK + Servant Room

Efficiency
54.3%

Saleable Area
2,375 sq.ft.

Carpet Area
1,289 sq.ft.

Floor to Ceiling
3.65 meters

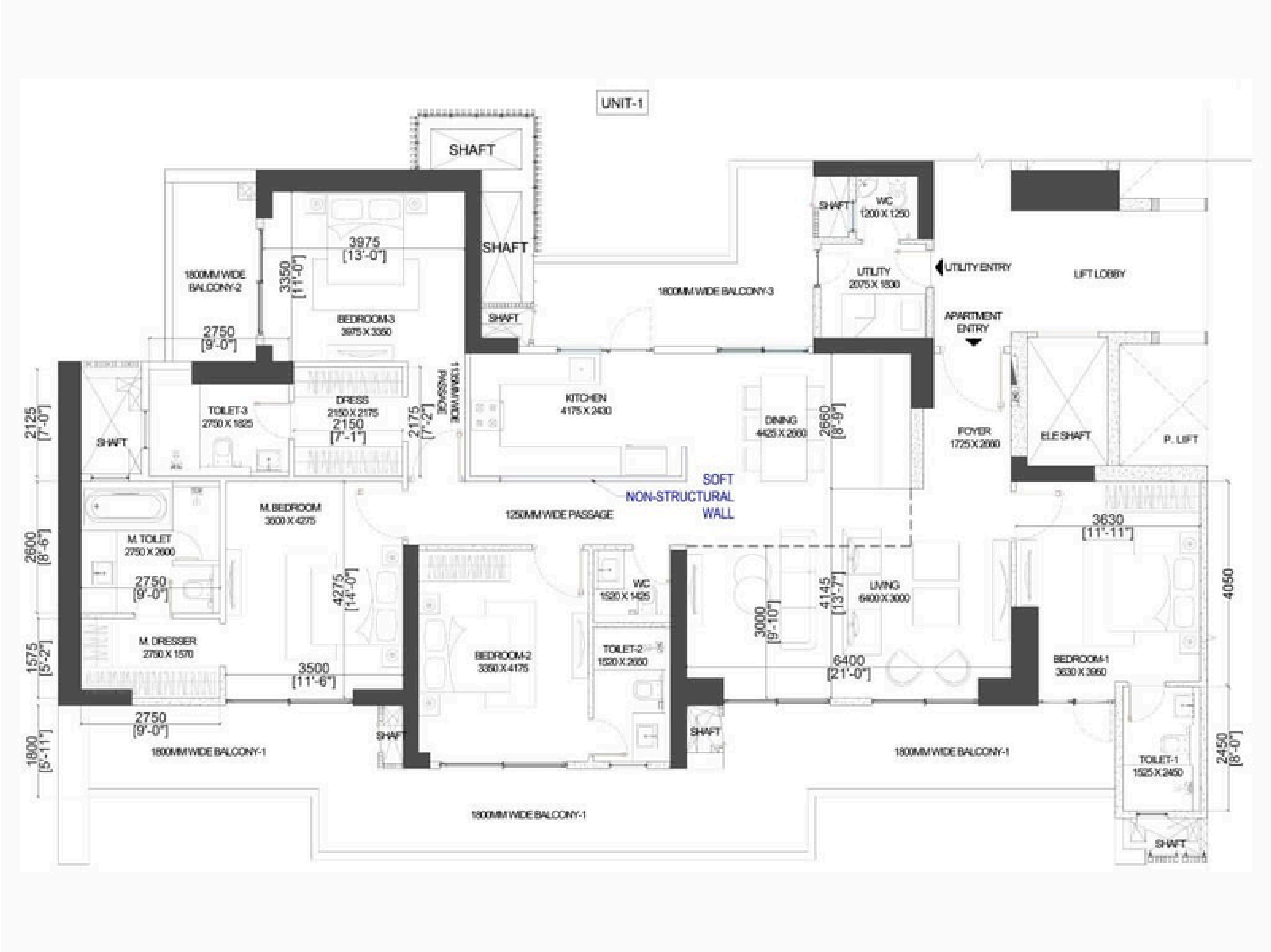
Utility Space
Available

Master Bedroom
17' × 15'

Living/Dining Room
31' × 18'

No. of Balconies
2 Large Balconies

Balcony Area
486 sq.ft.



The 3 BHK + Servant residence offers a 2,375 sq.ft. saleable area with a 1,289 sq.ft. RERA carpet area and an expansive 486 sq.ft. balcony. The layout incorporates a dedicated servant room, generous living and dining spaces, and oversized outdoor decks, maximizing natural light, ventilation, and functional family living.

Lighting Analysis

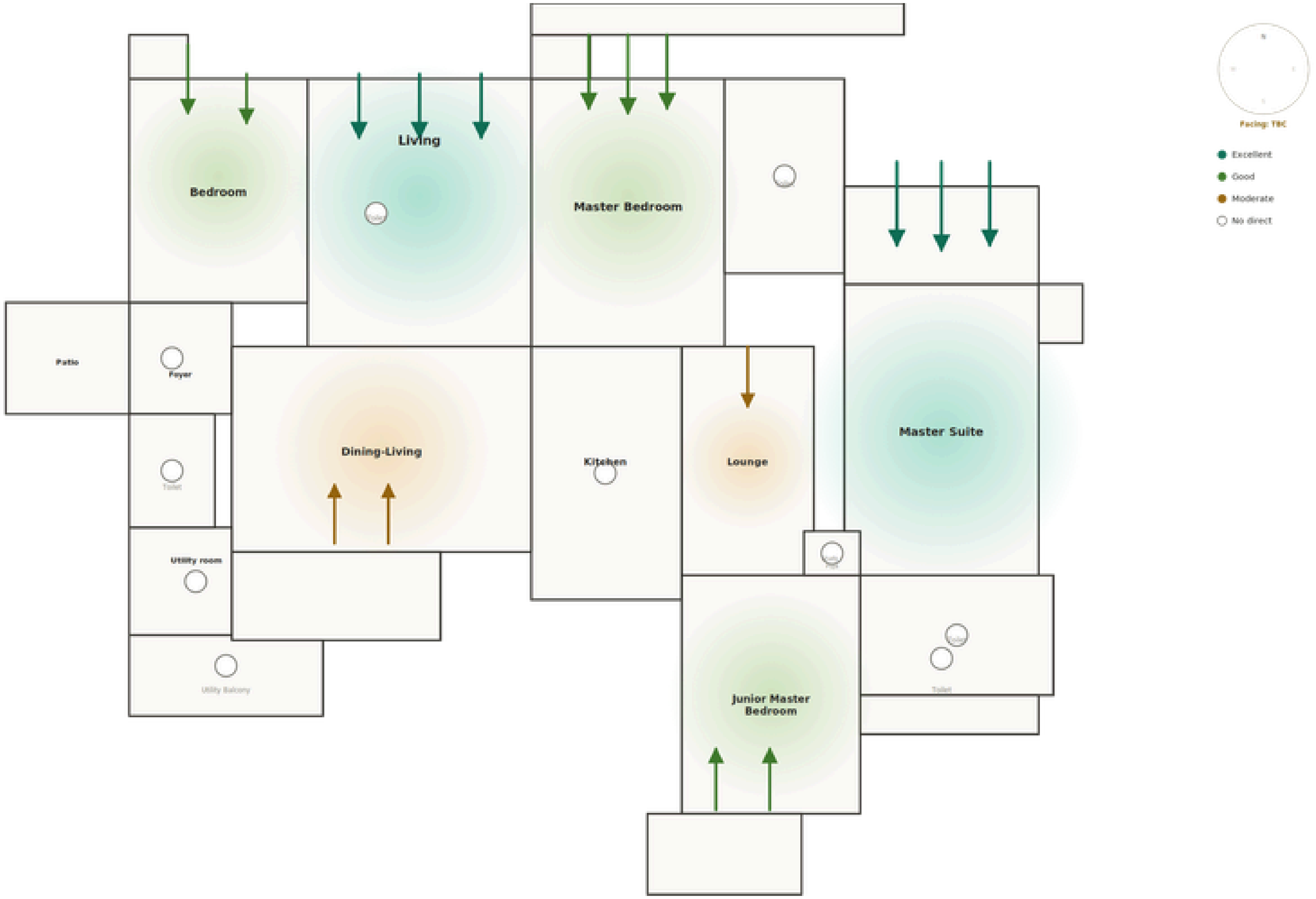
DESIGNED FOR 4BHK UNIT MEASURING 2856 SQ. FT

1. Living and the Master Suite face the best light in the home, catching direct morning sun through their SE-facing openings with no harsh west heat gain in the afternoon.

2. Master Bedroom, Bedroom, and Junior Master Bedroom each carry that same SE brightness into their own deck or window, giving every bedroom a genuinely well-lit start to the day.

3. Dining Living and the Lounge sit just behind the SE face and pick up softer, reflected light through the day rather than a direct hit..

4. Kitchen, all five toilets, the Foyer, Utility room, and the Study/Puja nook are unlit by design, standard for interior-facing service zones and kept away from the living spaces on purpose



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

Ventilation Analysis

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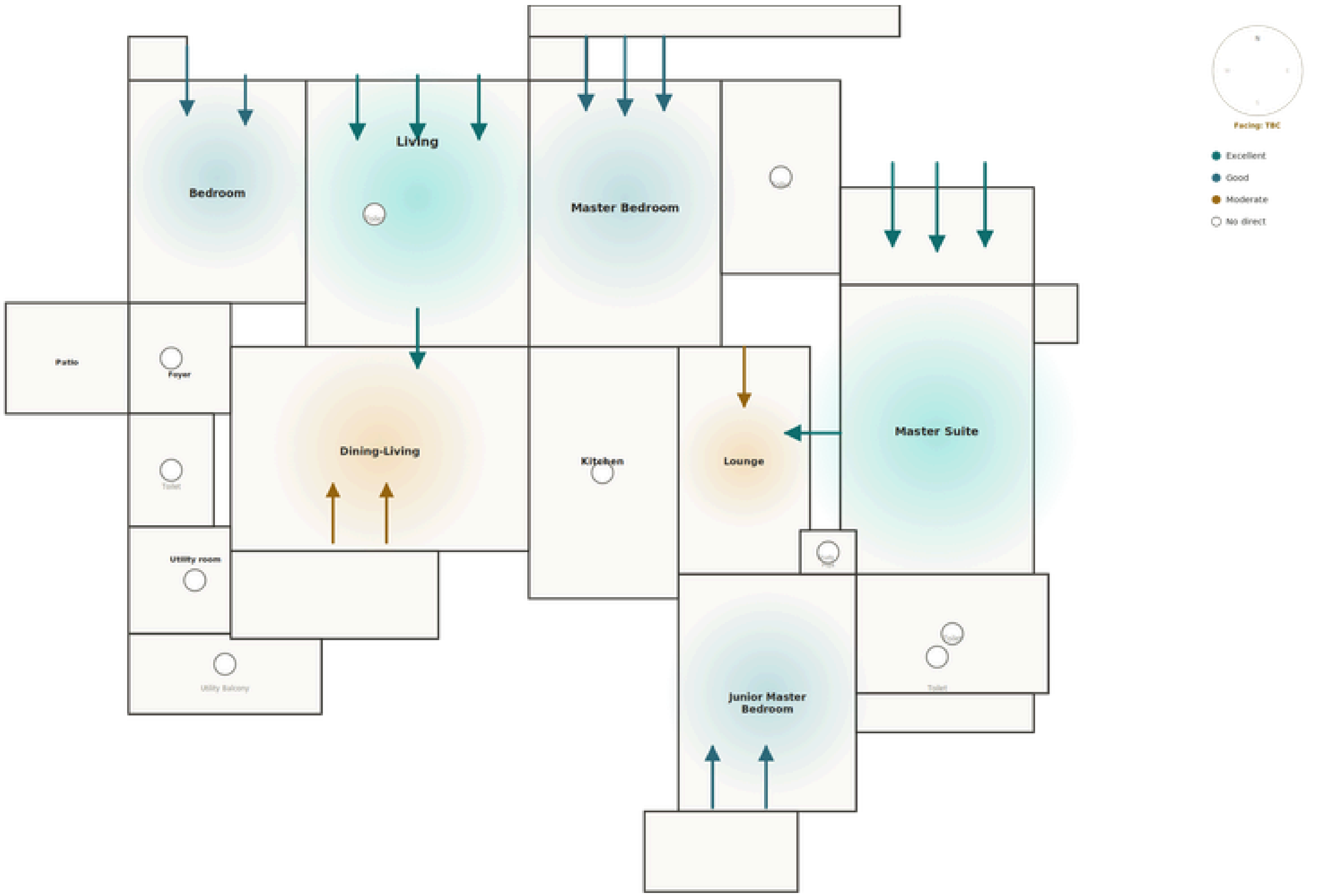
DESIGNED FOR 4BHK UNIT MEASURING 2856 SQ. FT

1. Living and the Master Suite get true cross ventilation, each with a second opening that lets air pass through rather than dead-end.

2. Master Bedroom, Bedroom and Junior Master Bedroom each draw air in through their own single deck.

3. Dining-Living and the Lounge sit in the flow path between the two wings without an external opening of their own

4. Foyer, all five toilets, Utility room and the Study/Puja nook rely on exhaust, standard for this layout.



Adani The Marq’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

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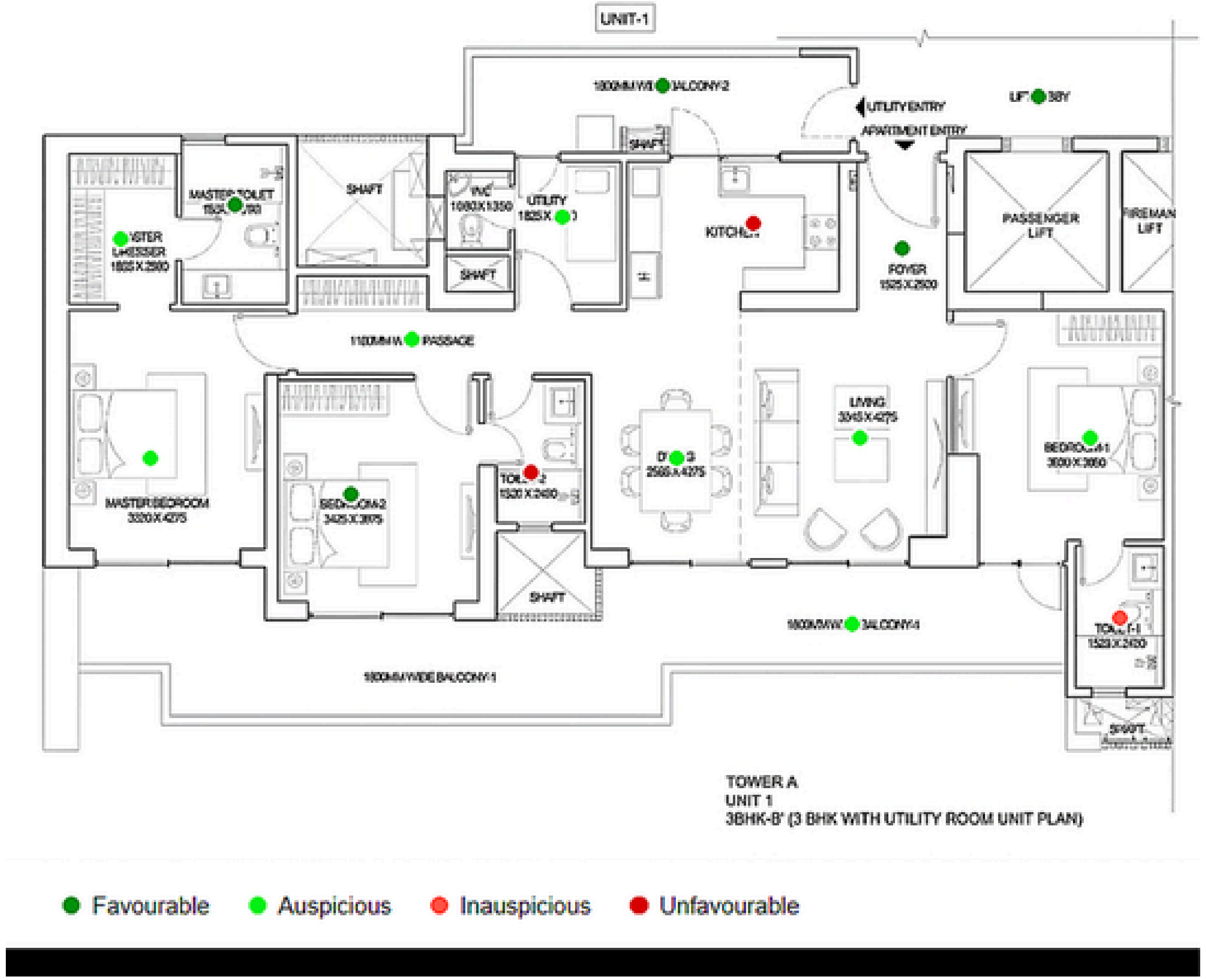
DESIGNED FOR 3 BHK UNIT MEASURING 2,375 SQ. FT

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



Overall, the unit has a mix of favourable and unfavourable placements, with the Southwest and Southeast zones requiring attention, while the Northwest and Northeast placements provide positive Vastu balance.

Specifications of Construction

Kitchen

Vitrified tiles up to 2' above counter with acrylic emulsion paint in balance area.
ISI-standard counters, fixtures and kitchen appliances.

Windows & Doors

Laminated doors with Red Meranti/equivalent wooden frames; UPVC/aluminium windows.
Glass work: aluminium; windows/glazings: UPVC/aluminium

Lifts

4 lifts per floor + 1 service lift in the fire tower.

Wall Finish

Acrylic emulsion paint for internal walls.
Bathrooms feature a combination of tiles, acrylic emulsion paint and wash basin mirror.

Flooring

Large-format/luxury vitrified tiles in living/dining areas.
Laminated flooring in bedrooms; vitrified tiles in kitchens and toilets.

Bathrooms

ISI-standard sanitary ware/CP fittings and false ceiling with OBD.
Vitrified tiles with combination of tiles, acrylic emulsion paint and wash basin mirror.

Air Conditioning

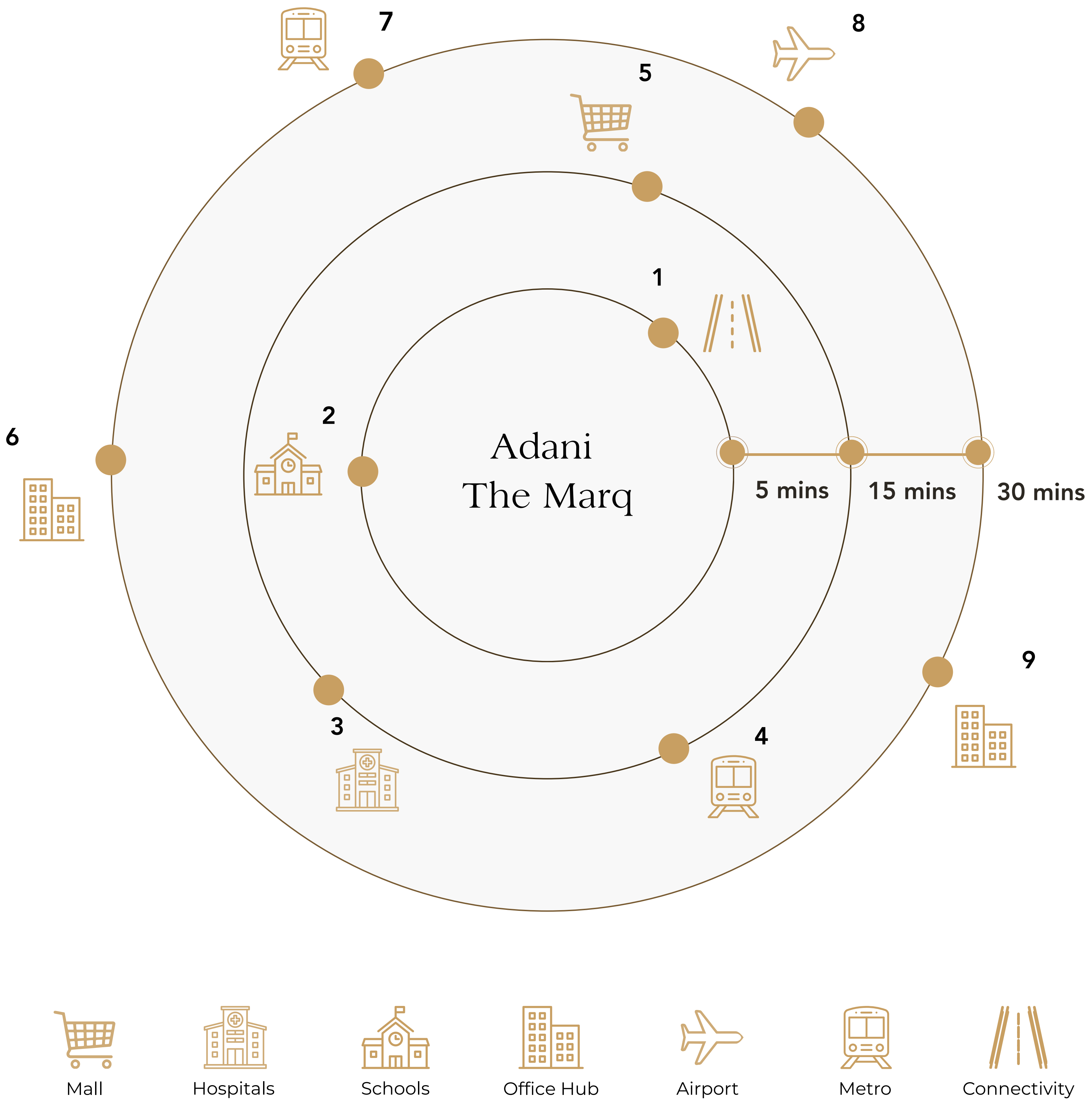
Air conditioning as per details shared in the MEP drawing by the consultant.

Water Storage

Water storage provided.

Facilities Nearby

1	Dwarka Expressway	0.5 Km
2	Delhi Public School (Sector 102)	3 Km
3	Aarvy Healthcare Super Speciality	4 Km
4	Dwarka Sector 21 Metro Station	8 Km
5	Conscient One Mall	9 Km
6	Udyog Vihar	10 Km
7	Gurgaon Railway Station	11 Km
8	IGI Airport	12 Km
9	DLF Cyber City	15 Km



Nearby Projects - Map View

1 Emaar Imperial Gardens

2 ATS Triumph

3 Hero Homes

4 Godrej Meridien

Adani The Marq

Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
Emaar Imperial Gardens	2018-19	₹10,500 - ₹20,000	₹24,000 – ₹29,000	0.74	0.38
ATS Triumph	2017-18	₹8,500	₹24,000 – ₹27,000	2	0.49
Hero Homes	2019-20	₹7,000	₹14,000 – ₹16,000	1.14	0.55
Godrej Meridien	2023-24	₹18,000 - ₹20,000	₹20,000 – ₹23,000	0.13	0.05
Adani The Marq	2026	**₹17,500**	**₹17,500**	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 21200

MICRO MARKET CAGR

18.14%*

DISCOUNT PERCENTAGE

13%*

Adani The Marq is positioned as a premium, low-density luxury development, benefiting from strong recent corridor growth while offering a more stable, end-user-driven appreciation profile going forward.

Payment Plans

PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones from booking to possession, with final 20% at completion	End-users and long-term investors	Lower risk as payments align with project progress, reduced uncertainty and better capital control
Flexi Plan	Typically 10%–20% at booking, 80%–90% near possession or in later stages	Investors seeking low initial outflow	Minimises upfront capital requirement, improves leverage and boosts IRR due to delayed payments
30:40:30	30% at booking, 40% during construction, and final 30% at possession	Balanced buyers (end-users + investors)	Moderate upfront investment with structured payments, offering a balance between risk and return

The project offers multiple payment plan options to suit different buyer needs, ranging from construction-linked schedules to flexible and structured plans. Each option is 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

₹ 4.16 Cr (Value Today)

₹ 1.04 Cr (Down Payment)

25%*
Pay Upfront

₹ 3.12 Cr (Loan Amount)

75%* *Loan*	**2.71 L*** *Pay Monthly*
20 Years *Loan Duration*	**8.5% P.A.** *Interest Rate*

*Calculations**

26%*	**6.42 Years**	**₹ 11.86 Cr***
XIRR	Holding Period	Selling Price

With a 75% loan structure, Adani The Marq delivers a ~26% true XIRR over a 6.42-year horizon, balancing capital efficiency with lower leverage risk.

CAGR Build-up: Parameter Basis

	Project Score	Total Score
CONNECTIVITY - GOOD **Metro: 8 Km** (Dwarka Sector 21 Metro Station) **Airport: 12 Km** (IGI Airport) **Highway: 0.5 km** (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: 87 Months** (Jul 2026 → Oct 2033) **Delay Adjustment: 0 Months** (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT Confirmation Level: Sanctioned Delhi–Dwarka Expressway–Vasant Kunj 6-lane tunnel	20	20

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

Total Score: **92.5/100**

*Calculations**

How your Property could Grow by 2031

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Sector Base Rate		Project Score		
16.1%*	+	**92.5/100** → *adjustment +1.3%*	=	**~17.4%*** *Projected CAGR over 5 Years*

Today		By 2031	Estimated Gain in 5 Years
₹ 4.16 Cr	*17.4%* *5 Years* → **TOI** Realistic CAGR	**₹ 9.91 Cr**	**₹ 5.75 Cr** *Conservative: ₹ 10.62 Cr* (15%)* *Optimistic: ₹ 13.22 Cr* (19%)*

₹ 4.16 Cr *Current Value*

₹ 10.62 Cr* *15% ~ (Pessimistic)*

₹ 11.86 Cr* *17% ~ (Realistic)*

₹ 13.22 Cr* *19.0% ~ (Optimistic)*

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

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Rental Yield Potential

CALCULATED FOR 3BHK UNIT MEASURING 2,375 SQ. FT

POSSESSION YEAR PRICE: ₹ 9.91 CR

RENTAL YIELD : 2.9%*

POSSESSION DATE: 28-DEC-2031

Conservative	Realistic	Optimistic
Annual Rent	*Annual Rent*	*Annual Rent*
₹ 23.28 L	**₹ 28.23 L**	**₹ 33.18 L**
Monthly Rent	*Monthly Rent*	*Monthly Rent*
₹ 1.94 L	**₹ 2.35 L**	**₹ 2.77 L**

*Calculations**

Similar Projects

PARAMETER	ADANI THE MARQ	GODREJ VRIKSHYA	WHITELAND WESTIN RESIDENCES	M3M MANSION	SOBHA ALTUS
Developer	Adani Realty	Godrej Properties	Whiteland Corporation	M3M India	Sobha Ltd.
Location	Sector 102A, Dwarka Expressway	Sector 103, Dwarka Expressway	Sector 103, Dwarka Expressway	Sector 113, Dwarka Expressway	Sector 106, Dwarka Expressway
Project Area (Acres)	5.16 Acres	14.86 Acres	~20 Acres	~10 Acres	5.51 Acres
Launch Year	2026	2024	2024	2024	2024
Handover Timeline	Dec 2031	Jun 2031	~2031	Mar 2030	Dec 2031
Launch Price (₹/sq ft)	~₹17,000	~₹14,000	~₹20,000	~₹18,000	~₹18,000
Current Price (₹/sq ft)	~₹17,500	~₹17,500	~₹22,700	~₹20,500	~₹23,800
Project Density (Units/Acre)	~71 Units/Acre	~49 Units/Acre	~75 Units/Acre	~97 Units/Acre	~53 Units/Acre
Clubhouse	Luxury Clubhouse	Resort-style Clubhouse	Branded Wellness Clubhouse	Ultra-luxury Clubhouse	Luxury Clubhouse

Builder Profile

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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 The Marq presents a balanced investment profile, backed by strong connectivity, developer credibility, and sustained long-term appreciation potential.

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	Low	Minimal

*Calculations**

Adani The Marq carries a moderate risk profile, with the primary investment thesis supported by strong location fundamentals and limited pricing or regulatory risks. The key areas to monitor remain construction delivery and timeline execution, while infrastructure dependency remains relatively low.

Strengths

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Limited number of units with spacious layouts, creating exclusivity and a clear differentiation from high-density Dwarka Expressway supply.

Backed by Adani Group's financial strength, ensuring execution reliability and long-term asset credibility.

Large configurations, high ceiling heights, and design-led planning aligned with luxury end-user expectations.

Located on Dwarka Expressway with direct access to Delhi, IGI Airport, and key business hubs.

Positioned for upgrade buyers and HNIs, reducing dependence on speculative investor-driven 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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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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