



Project Report

INCLUDES



Configurations
Available



Location
Analysis



Investment
Highlights



Payment
Plans



Comparative
Projects



Micro - Market
Analysis



SECTOR 113, GURUGRAM

HARERA/GGM/916/648/2025/19

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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.

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.



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Project Snapshot

LAUNCH
January 2026

POSSESSION
February 2031

CURRENT
₹23,500 / Sq. Feet*

2030 EXPECTED
₹35,674 / Sq. Feet*

XIRR*
24%*

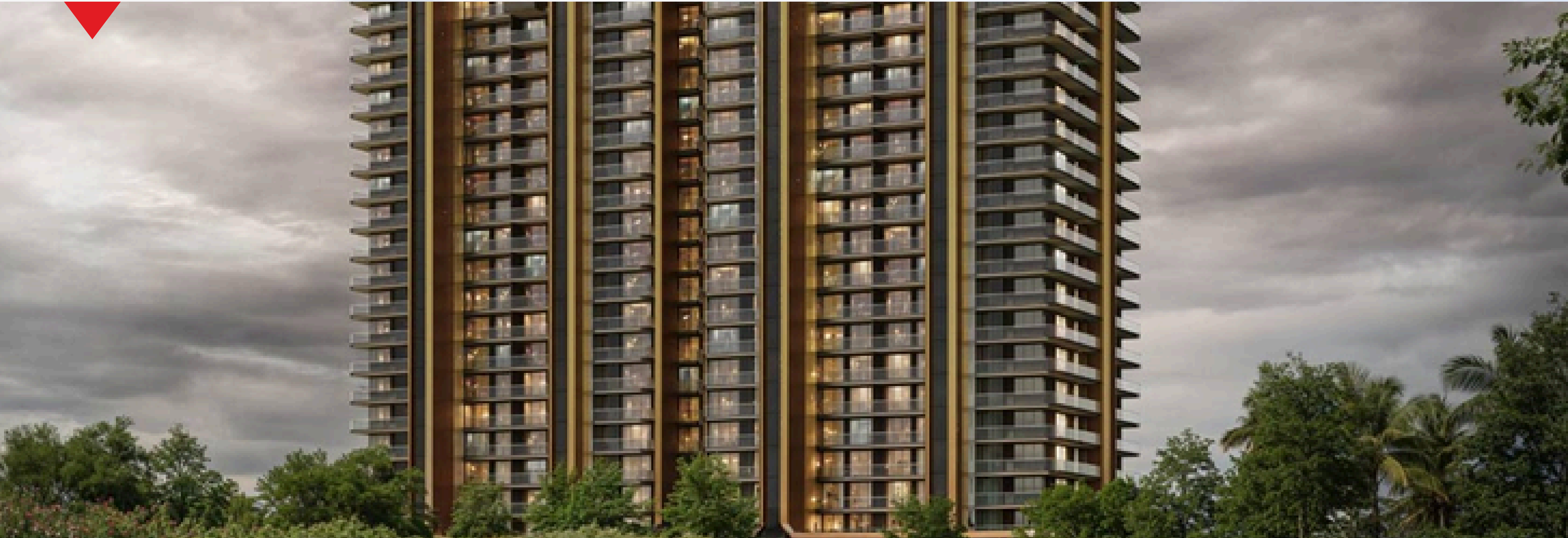
CAGR
15.8%*

FEATURING
2 Towers, 220 Units

PLOT SIZE
10 Acres

PAYMENT PLAN
25:75

HOMELOAN
Available



Why **TOI** Recommends?

IDEAL FOR:

End-users seeking premium lifestyle living and investors targeting stable, long-term capital appreciation in a high-growth Dwarka Expressway corridor.



M3M St. Andrews is a golf-themed luxury development with spacious residences, premium specifications and a strong focus on exclusivity, designed to deliver a refined, lifestyle-driven residential experience.



Backed by strong corridor growth, limited differentiated supply and township-scale development, the project offers a balanced and predictable growth profile rather than speculative volatility.



Located at the Delhi edge on Dwarka Expressway, the project benefits from excellent connectivity to IGI Airport, central Delhi and key business districts, supporting long-term livability and resale strength.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE

4.5 BHK
2750 - 3745 sq ft

BUY TO SELL

4.5 BHK
2750 - 3745 sq ft

BUY TO RENT

5 BHK
7480 sq ft



4 & 5 BHK

Luxury Residences

4 BHK (Penthouse) Super Area - 5,940 Sq. ft. Price per Sq. ft. - ₹ 23,500 Indicative Price - ₹ 13.95 Cr	4 BHK (Penthouse) Super Area - 5,960 Sq. ft. Price per Sq. ft. - ₹ 23,500 Indicative Price - ₹ 14 Cr	4.5 BHK Super Area - 2,750 Sq. ft. Price per Sq. ft. - ₹ 23,500 Indicative Price - ₹ 6.46 Cr	4.5 BHK Super Area - 2,990 Sq. ft. Price per Sq. ft. - ₹ 23,500 Indicative Price - ₹ 7.02 Cr*
4.5 BHK Super Area - 3,015 Sq. ft. Price per Sq. ft. - ₹ 23,500 Indicative Price - ₹ 7.08 Cr	4.5 BHK Super Area - 3,485 Sq. ft. Price per Sq. ft. - ₹ 23,500 Indicative Price - ₹ 8.18 Cr	4.5 BHK Super Area - 3,745 Sq. ft. Price per Sq. ft. - ₹ 23,500 Indicative Price - ₹ 8.80 Cr*	5Bhk (Penthouse) Super Area - 7,480 Sq. ft. Price per Sq. ft. - ₹ 23,500 Indicative Price - ₹ 17.57 Cr*

Spacious ultra-luxury configurations with premium sizing and pricing, designed to cater to end-users and investors seeking exclusivity, scale and long-term value appreciation.

Master Plan Overview

Land Area

10 Acres

Total No. of Units

220

Density

22 Units/Acre

Total No. of Towers

2

Open Spaces

80%+ Landscaped Greens

Access Road Width

16 m Sector Road

Clubhouse Density

568 sq.ft./unit

Clubhouse Area

1,25,000 sq.ft.



M3M St. Andrews is an ultra-low-density luxury development comprising just 220 residences across two landmark towers on a 10-acre site. The master plan combines expansive landscaped greens, an independent clubhouse, and panoramic golf-course views to deliver an exclusive residential experience with strong long-term investment potential.

Unit Plan Overview

Type

4.5 BHK + Study + Utility

Efficiency

62%

Saleable Area

2750 sq.ft.

Carpet Area

1,702 sq.ft.

Floor to Ceiling

Not Publicly Disclosed

Utility Space

Utility + Staff Room

Master Bedroom

5.56m X 5.13m

Living/Dining Room

9.07m X 7.90m

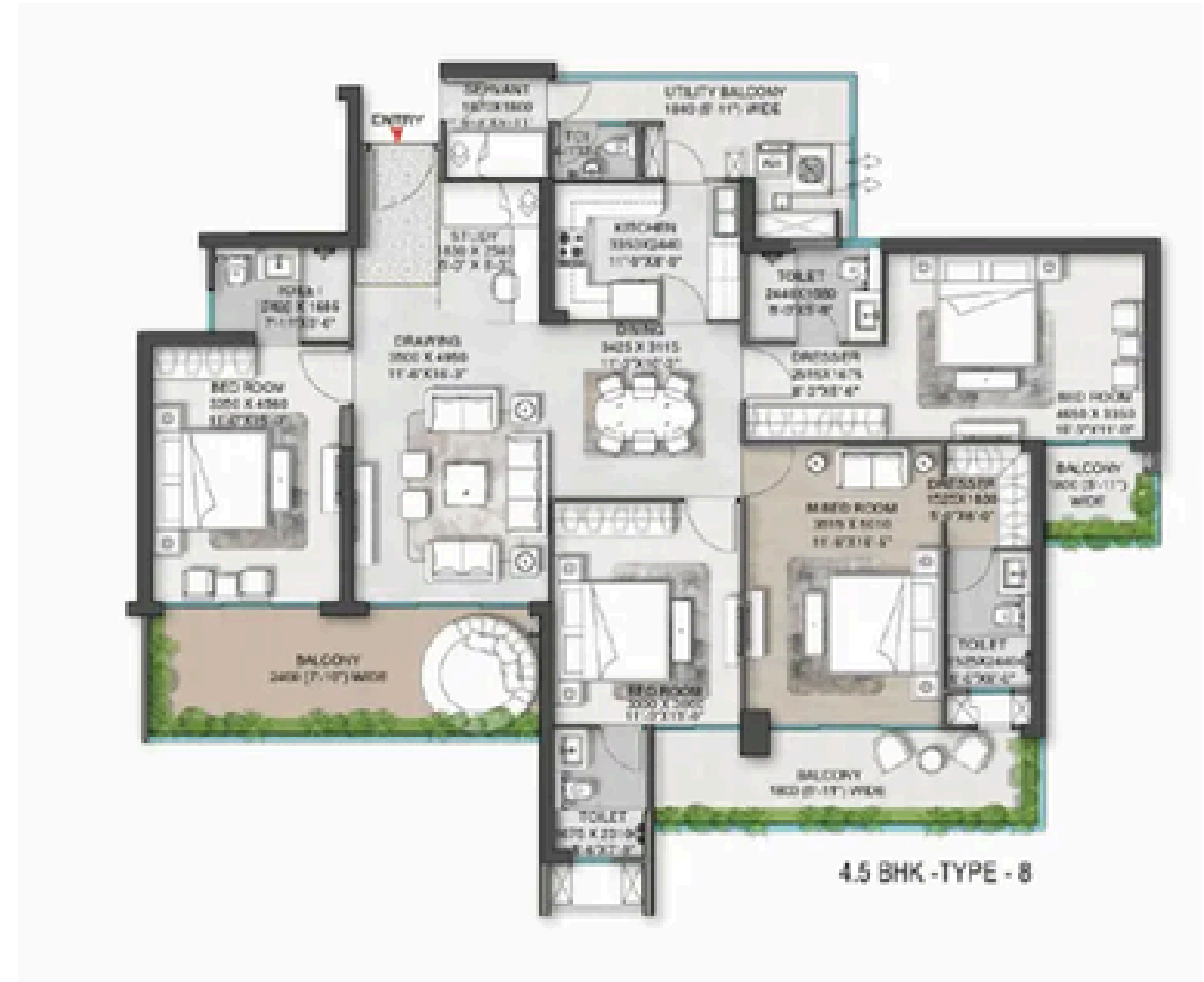
No. of Balconies

2 (Main + Utility Balcony)

Private Terrace

551 sq.ft. (3rd Floor)

674 sq.ft. (4th Floor)



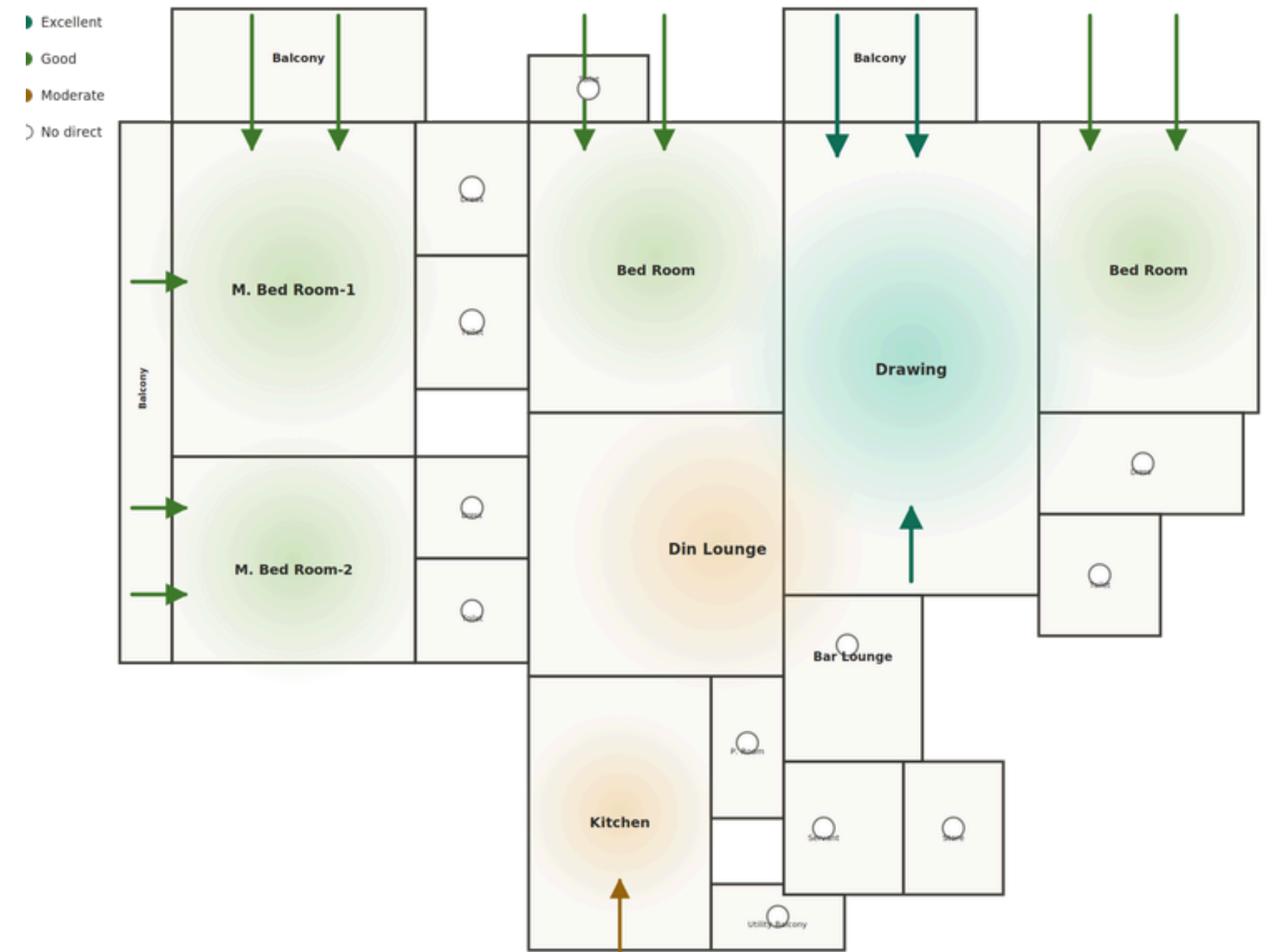
The 2750 sq.ft. penthouse offers an ultra-luxury living experience with expansive indoor spaces, multiple private outdoor decks, dedicated utility and staff areas, and panoramic golf-course views. The layout is designed to maximize privacy, natural light, and seamless indoor-outdoor living while catering to premium lifestyle requirements.

Lighting Analysis

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

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1. Drawing sits at the corner of two balcony faces making it the best-lit room in the unit with light entering from two directions.
2. M. Bed Room-1 benefits from both the top balcony and the long left-side balcony, giving it the strongest bedroom daylight in the layout.
3. M. Bed Room-2, the central Bed Room and the right-side Bed Room each open onto their own dedicated balcony, ensuring direct natural light across all four bedrooms.
4. Din Lounge picks up moderate borrowed light from the adjacent Drawing room and Bed Room. Kitchen gets moderate natural light through the Utility Balcony.

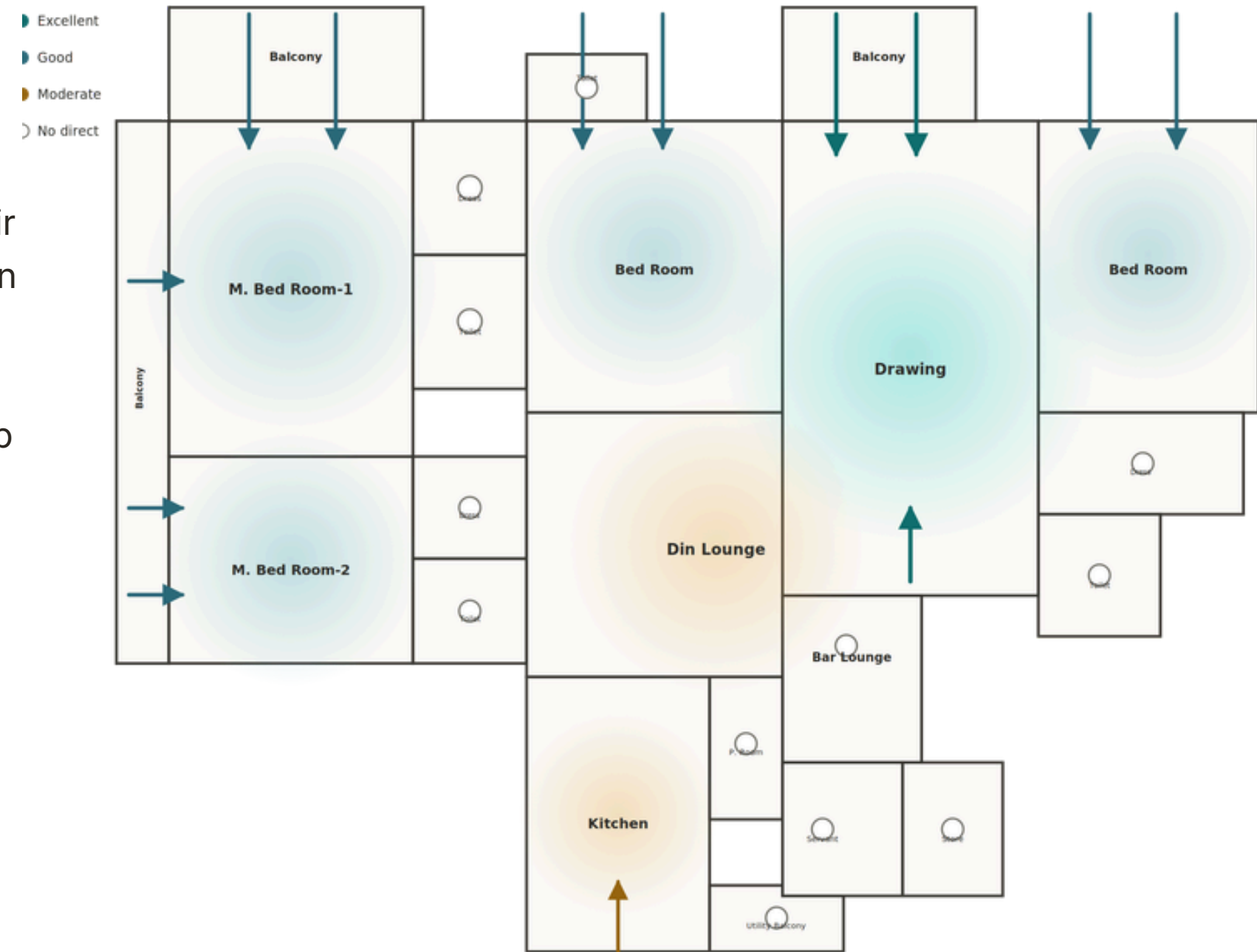


M3M St. Andrews' layout wraps its primary balconies around three faces of the unit, ensuring direct natural light into every bedroom and the Drawing room while service zones are efficiently consolidated at the interior core.

Ventilation Analysis

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

1. Drawing achieves the strongest cross-ventilation in the unit, drawing air through the top balcony and venting through the long left-side balcony on a perpendicular face.
2. M. Bed Room-1 gets genuine two-sided cross-flow through both its top balcony and the left-side balcony.
3. M. Bed Room-2, the central Bed Room and the right-side Bed Room each draw air through their own independent balcony openings.
4. Kitchen draws air through the Utility Balcony. Bar Lounge, P. Room, Servant room, Store, all dressing rooms and all toilets rely on exhaust, standard for enclosed service zones.

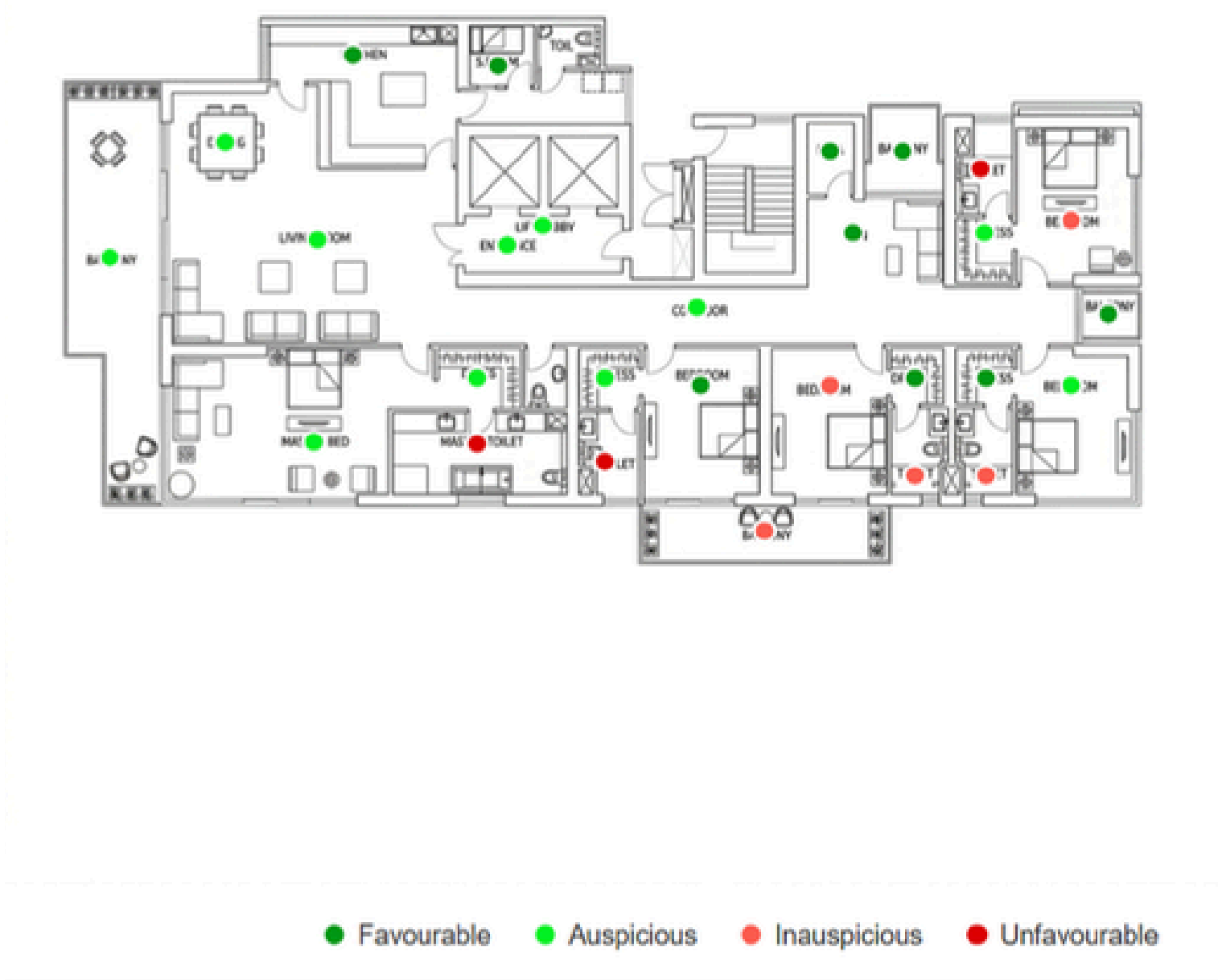


M3M St. Andrews' three-sided balcony arrangement creates multiple cross-ventilation paths through the unit, with the long left balcony and the top balcony row working together to keep every habitable room in active airflow.

Vaastu Analysis

DESIGNED FOR 5 BHK UNIT MEASURING 6,171 SQ. FT

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



The unit demonstrates balanced Vastu compliance, with the living spaces, dining area and several bedrooms positioned in favourable directions. However, the northwest kitchen, multiple toilets in the northeast, southwest and southeast, along with select bedrooms and balconies in less favourable zones, indicate moderate deviations from standard Vastu principles.

Specifications of Construction



Kitchen

Vitrified tile flooring with plastered walls and tile dado
Stone/Marble countertop with approved quality fittings



Windows & Doors

Aluminium/UPVC glazed windows with hardwood flush doors
Premium laminated flush doors with hardwood door frames



Lifts

Lifts provided as per building plans



Wall Finish

Plaster with OBD finish for internal walls
Weatherproof exterior-grade paint



Flooring

Ceramic tile flooring in designated areas
Vitrified tile flooring with laminated wooden flooring in bedrooms



Bathrooms

CP fittings and chinaware of approved make
Anti-skid ceramic tiles with plastered walls and OBD finish



Air Conditioning

Air conditioning provision as per project specifications

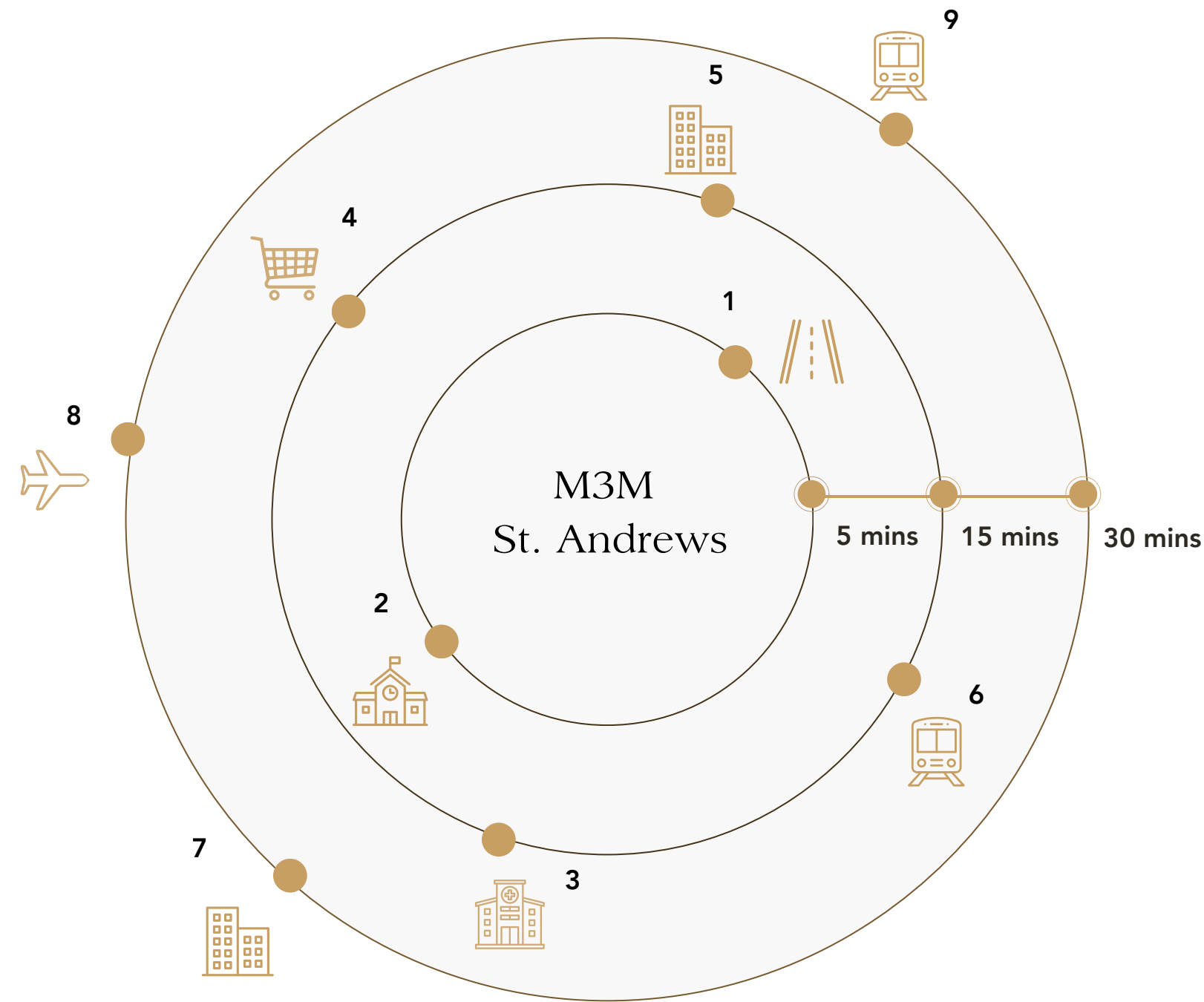


Water Storage

Water storage system as per applicable norms

Facilities Nearby

1	 Golf Course Extension Road	0.5 Km
2	 St. Xavier's High School	2.5 Km
3	 Artemis Hospital	4 Km
4	 Good Earth City Centre	5 Km
5	 AIPL Business Club	6 Km
6	 Sector 55-56 Rapid Metro	7 Km
7	 DLF Cyber City	14 Km
8	 IGI Airport	18 Km
9	 Gurugram Railway Station	16 Km



-  Mall
-  Hospitals
-  Schools
-  Office Hub
-  Airport
-  Rail / Metro
-  Connectivity



Nearby Projects - Map View

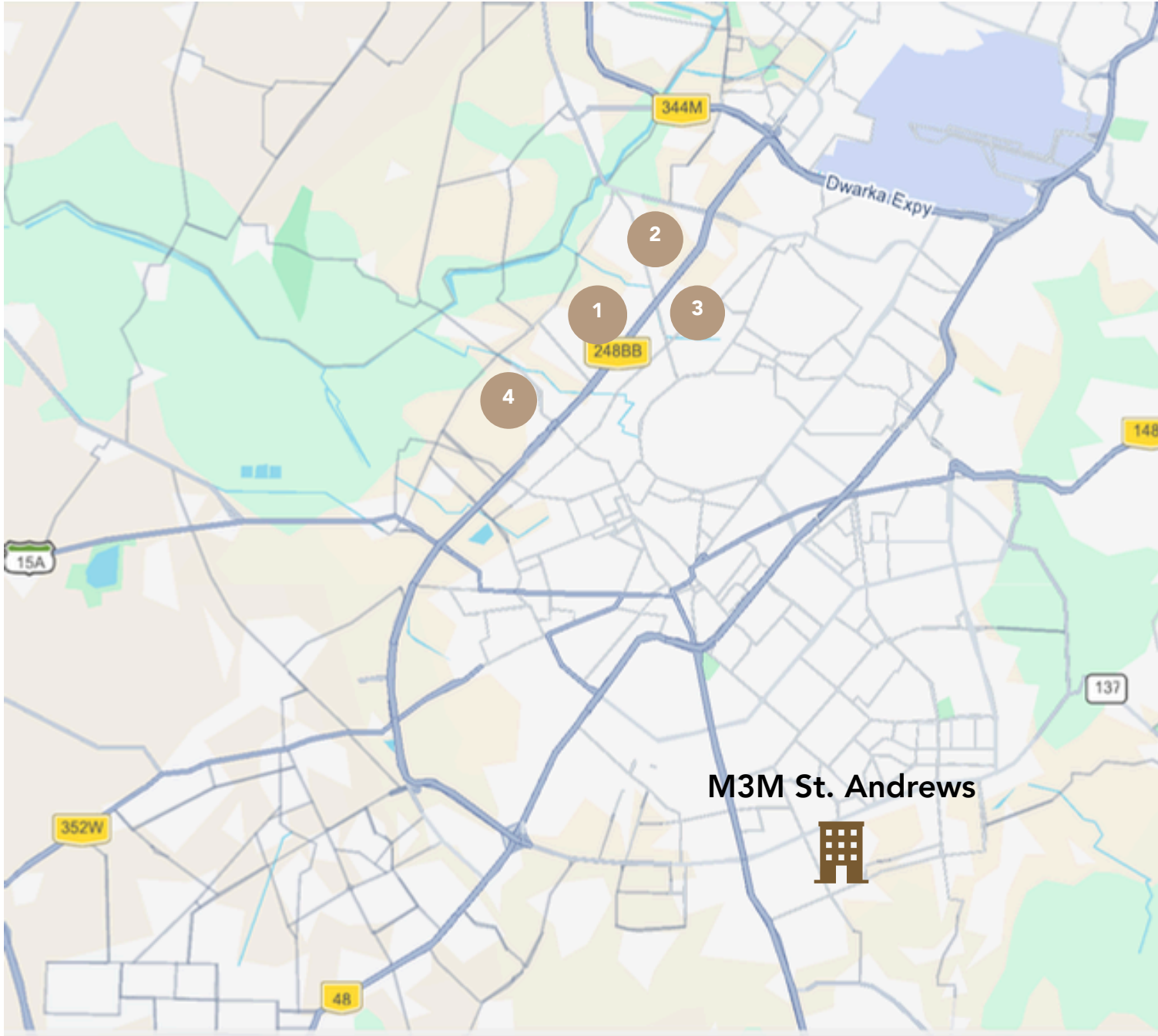
- 1

Godrej Meridien (Sector 106)
- 2

Smartworld One DXP (Sector 113)
- 3

M3M Crown (Sector 111)
- 4

Sobha Altus (Sector 106)
- M3M St. Andrews (Sector 113)**



Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
Godrej Meridien (Sector 106)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000	0.13	0.07
Smartworld One DXP (Sector 113)	2022-23	₹16,000 – ₹17,000	₹17,000 – ₹19,000	0.09	0.03
M3M Crown (Sector 111)	2023-24	₹15,000 – ₹16,000	₹17,000 – ₹19,000	0.16	0.09
Sobha Altus (Sector 106)	2024-25	₹20,000 – ₹21,000	₹21,000 – ₹23,000	0.07	0.03
M3M St. Andrews (Sector 113)	2026	₹23,500	₹23,500	-	-

METRICS

CORRIDOR AVERAGE
PRICE

₹ 20600

MICRO MARKET CAGR

9.1 %*

DISCOUNT PERCENTAGE

10%*

Sector 111-113 has emerged as the premium cluster of Dwarka Expressway, driven by infrastructure completion and luxury supply. M3M St. Andrews sits in the upper-premium segment, benefiting from strong corridor growth while offering a differentiated golf-facing product within a maturing market.



PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
25:75	25% payable at booking / early stages, remaining 75% payable near possession	Investors and capital-efficient buyers	Low initial capital commitment, higher leverage benefit, and ability to capture appreciation during construction with minimal early outflow

Spacious ultra-luxury configurations with premium sizing and pricing, designed to cater to end-users and investors seeking exclusivity, scale and long-term value appreciation.

Investment Highlights



Calculations*

With a 75% loan structure, M3M St. Andrews delivers a 24% XIRR over a 5.6-year horizon, balancing capital efficiency with strong appreciation potential.



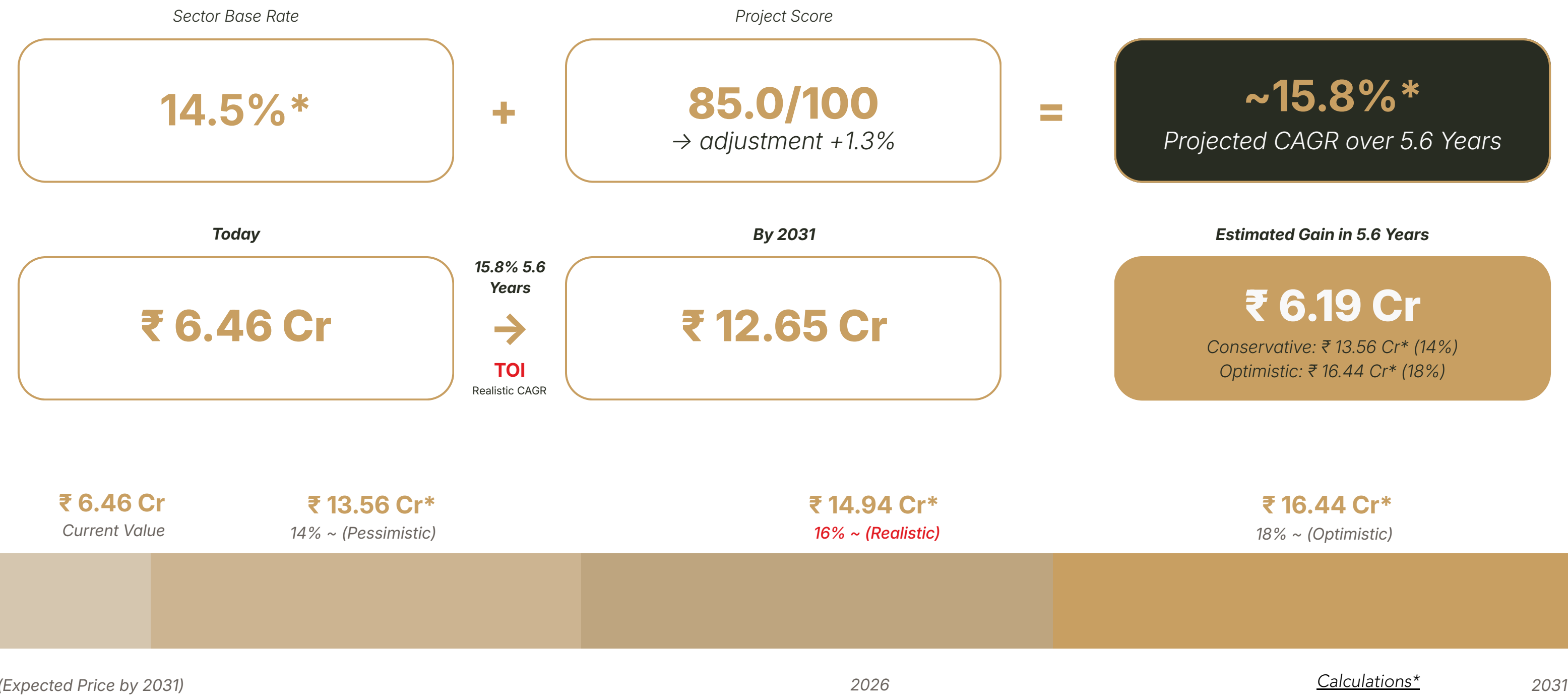
CAGR Build-up: Parameter Basis

	Project Score	Total Score
CONNECTIVITY - MODERATE Metro: 7 Km (Sector 55-56 Rapid Metro) Airport: 18 Km (IGI Airport) Road: 0.5 km (Golf Course Extension Road)	15.0	30
DEVELOPER TIER - EXCELLENT Tier Rating: Tier 4 (Based on developer track record and delivery history)	25	25
LAUNCH STATUS - EXCELLENT Launch to Possession: 55 Months (Jul 2026 → Feb 2031) Delay Adjustment: 0 Months (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT Confirmation Level: DPR Sector 56–Pachgaon Metro Corridor	20	20
Micro-market CAGR 14.5% → Adjustment 1.3% → Final CAGR 15.8%	Total Score: 85.0/100	

Calculations*

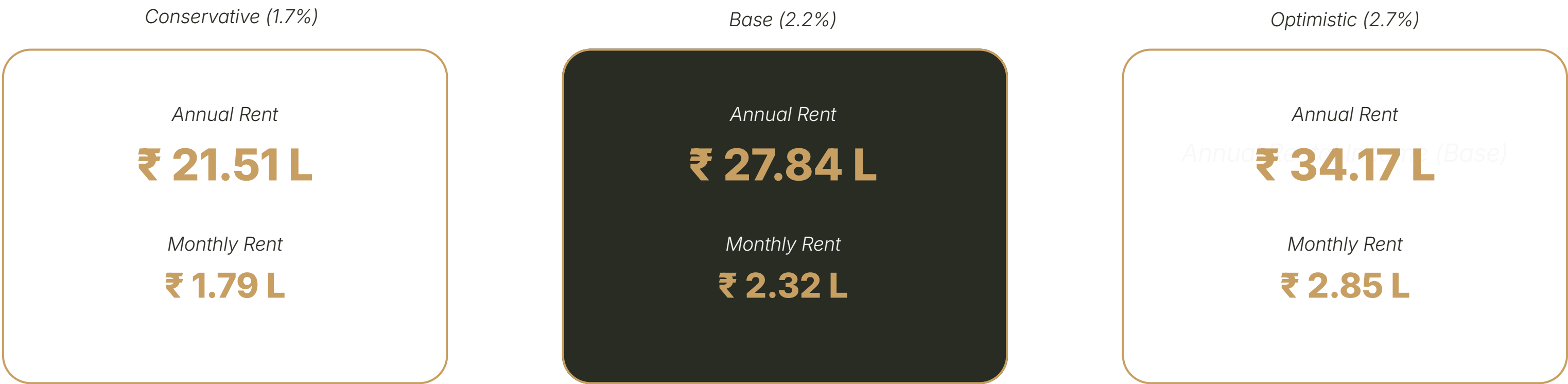


How your Property could Grow by 2031



Rental Yield Potential

POSSESSION YEAR PRICE: ₹ 12.65 CR
RENTAL YIELD: 2.2%
POSSESSION DATE: 28-FEB-2031



*Calculations**

M3M St. Andrews offers a steady rental income outlook, with scalable yield potential across conservative, base, and optimistic scenarios at possession.



Similar Projects

PROJECT	M3M ST. ANDREWS	WHITELAND WESTIN RESIDENCES	M3M MANSION	SMARTWORLD ONE DXP	SOBHA CITY
Developer	M3M India	Whiteland Corporation	M3M India	Smartworld Developers	Sobha Ltd.
Location	Sector 113, Dwarka Expressway	Sector 103, Dwarka Expressway	Sector 113, Dwarka Expressway	Sector 113, Dwarka Expressway	Sector 108, Dwarka Expressway
Project Area	~10 Acres	~21 Acres	~10 Acres	~16 Acres	~39 Acres
Launch Year	2025	2024	2023	2023	2015
Handover Timeline	Sep 2031	~2029	~2029	~2028	Ready to Move
Launch Price (₹/sq ft)	~₹22,000	~₹18,500	~₹14,500	~₹12,500	~₹7,500
Current Price (₹/sq ft)	~₹23,500	~₹23,500	~₹20,000	~₹17,500	~₹16,000
Project Density	~22 Units/Acre	~60 Units/Acre	~61 Units/Acre	~56 Units/Acre	~43 Units/Acre
Clubhouse	Ultra-luxury Clubhouse	Resort-style Clubhouse	Luxury Clubhouse	Premium Clubhouse	Resort-style Clubhouse





A rapidly-growing Indian real estate developer focused on luxury residential, commercial, retail and mixed-use projects across Gurgaon, Noida & Panipat.

Unit No. SB/C/5L/OFFICE/008, M3M Urbana, Sector-67, Gurugram-122102, Haryana

2007

ESTABLISHED
YEAR

3K+

ACRES OF
LAND BANK

50+

TOTAL PROJECTS
DELIVERED

30 M+

SQUARE FEET AREA
DEVELOPED

18+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects



Rating Matrix

Brand Equity



Delivery Record



Financial Strength



Project Quality



Pricing Power



Project Scorecard

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

Calculations*

M3M St. Andrews presents a balanced investment profile, backed by premium positioning, strong developer credibility, and 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	Medium	Moderate
Infrastructure Dependency Risk	Medium	Low	Low
Micromarket Risk	Medium	Very Low	Low
Regulatory Risk	Low	Low	Minimal

Calculations*

M3M St. Andrews carries a moderate risk profile, with the primary investment thesis supported by strong location fundamentals and long-term appreciation potential, while construction delivery and timeline execution remain the key risks to monitor.



Strengths



One of the few golf-facing residential offerings on Dwarka Expressway, creating a strong aspirational and lifestyle-led differentiation.



Located in Sector 113 with seamless access to Delhi, IGI Airport and major business hubs, enhancing long-term livability.



Located in Sector 113 with seamless access to Delhi, IGI Airport and major business hubs, enhancing long-term livability.



Premium layouts, curated amenities and a niche luxury concept set it apart from standard high-rise developments.



Positioned below ultra-luxury branded projects, offering better entry value while still maintaining premium positioning.



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.

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