

TOI HOMES
THE TIMES OF INDIA GROUP



Project Report

INCLUDES



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Projects



Micro - Market
Analysis



SECTOR 63A, GURUGRAM

RC/REP/HARERA/GGM/865/597/2024/92

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.



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Project Snapshot

LAUNCH Mar 2026	POSSESSION Sept 2030	CURRENT ₹24,500 / Sq. Feet*	2030 EXPECTED ₹37,192 / Sq. Feet*	XIRR* 18%*
CAGR 12.5%*	FEATURING 6 Towers, 518 Units	PLOT SIZE 9.15 Acres	PAYMENT PLAN 30:40:30	HOMELoAN Available



Why **TOI** Recommends?

IDEAL FOR:

End-users seeking ultra-premium, low-density living and investors focused on stable, long-term capital appreciation in Gurgaon's most established luxury corridor.



TARC Ishva is a low-density ultra-luxury development with expansive residences, premium specifications and a strong focus on exclusivity, designed to deliver a private, high-end residential experience.



Backed by strong micro-market performance, limited competing low-density supply and improving developer execution, the project offers a measured, predictable growth profile rather than speculative volatility.



Located on Golf Course Extension Road, the project benefits from seamless access to Golf Course Road, SPR, key business hubs and premium social infrastructure, supporting long-term livability and resale strength.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE

3 BHK
2942 sq ft

BUY TO SELL

3 BHK
2942 sq ft

BUY TO RENT

3 BHK
3035 sq ft



3 BHK

Luxury Residences

3 BHK - Type 1

Super Area - **2942 Sq. ft.**

Price per Sq. ft. - **₹ 24,500**

Indicative Price - **₹ 7.20 Cr**

3 BHK - Type 2

Super Area - **3035 Sq. ft.**

Price per Sq. ft. - **₹ 24,500**

Indicative Price - **₹ 7.43 Cr**

The project offers well-sized 3 BHK residences with efficient layouts and premium pricing, balancing end-user livability with strong long-term capital appreciation potential.

Master Plan Overview

Land Area

9.15 Acres

Density

57 Units/Acre

Open Spaces

70%+ Landscaped Greens

Clubhouse Density

≈135 sq.ft./Unit

Total No. of Units

518

Total No. of Towers

6

Access Road Width

60 m

Clubhouse Area

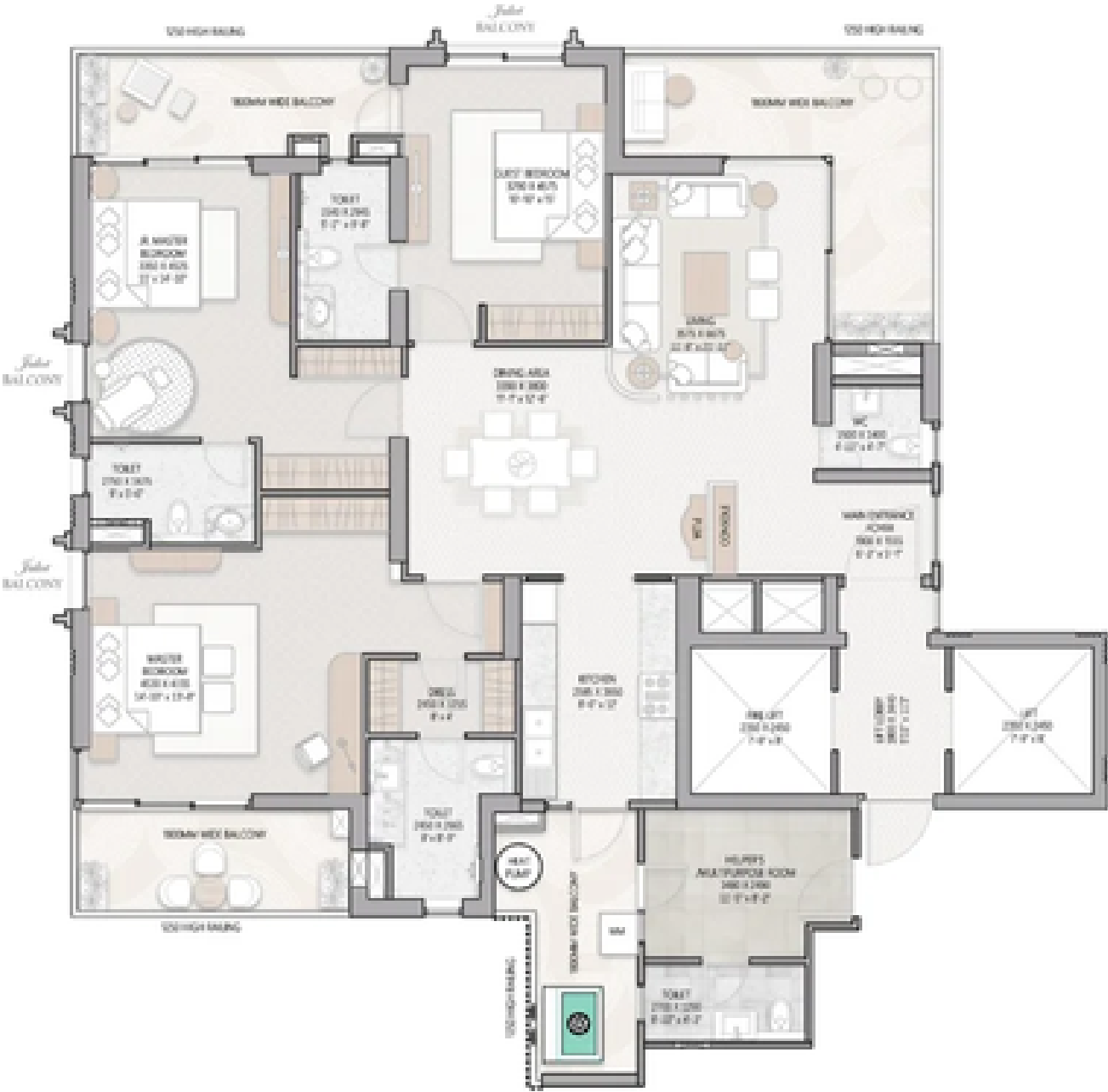
70,000 sq. ft.



TARC Ishva is a low-density luxury development spread across 9.15 acres with just 518 residences in six high-rise towers. The master plan integrates over 70% landscaped open spaces, a 70,000 sq.ft. clubhouse, and thoughtfully planned recreational amenities, delivering an exclusive residential experience with strong long-term investment potential.

Unit Plan Overview

Type	Efficiency
3 BHK	64.6%
Saleable Area	Carpet Area
2,942 sq.ft.	1,900 sq.ft.
Floor to Ceiling	Utility Space
11 meters	Utility + Staff Room
Master Bedroom	Living/Dining Room
14'10" × 13'8"	11'9" × 21'11"
No. of Balconies	Balcony Area
2 Large Decks	380 sq.ft.

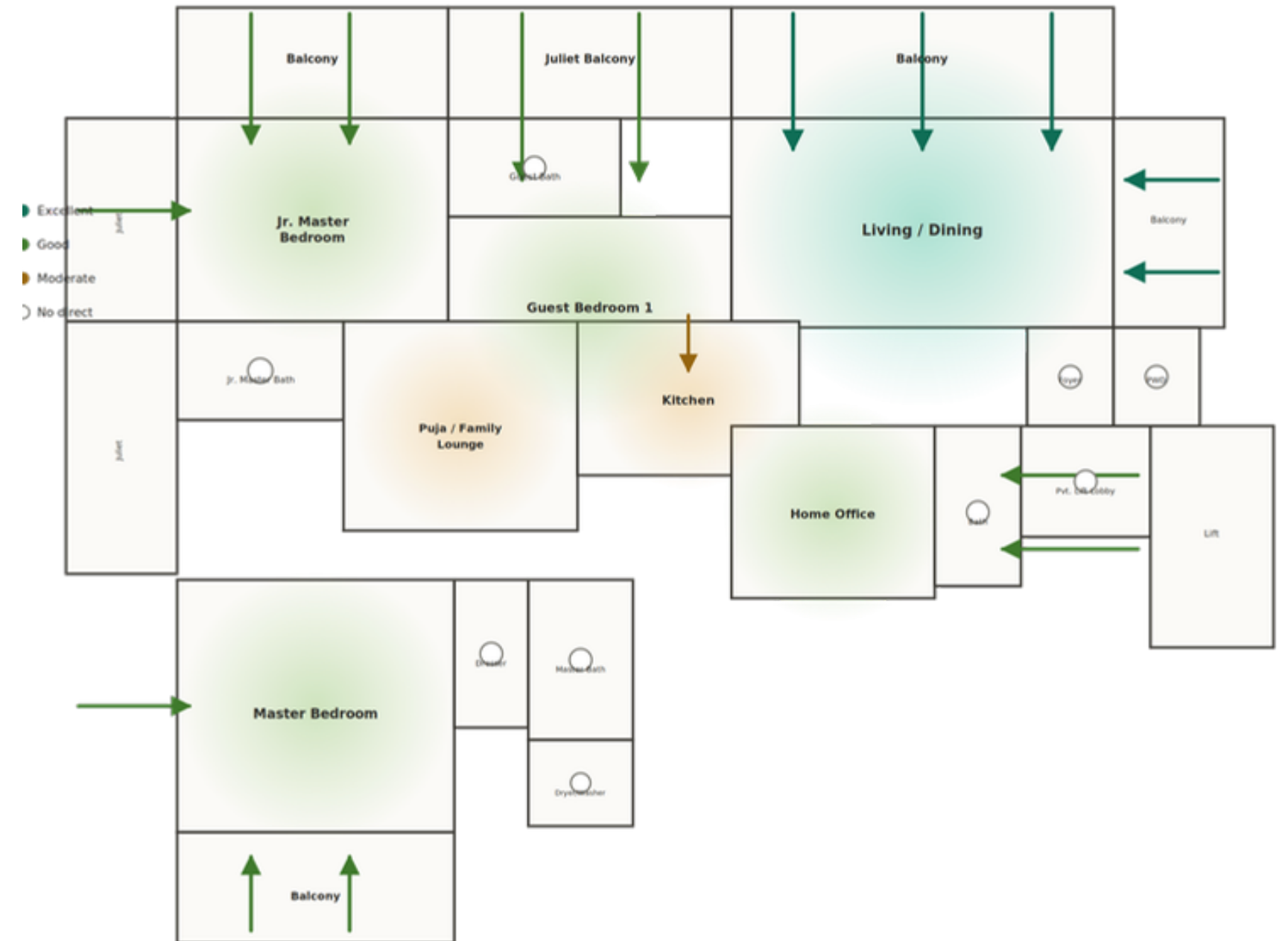


The 2,942 sq.ft. 3 BHK residence combines expansive living and dining spaces, a dedicated utility and staff area, large outdoor decks, and an efficient layout that maximizes natural light, ventilation, and privacy. The spacious floor plan is designed to meet the expectations of premium end-users seeking luxury and functionality.

Lighting Analysis

DESIGNED FOR 3 BHK UNIT MEASURING 2,850 SQ. FT

1. Living and Dining sits at the corner of two balcony faces giving it the strongest and most consistent natural light in the unit.
2. Jr. Master Bedroom benefits from its own top balcony plus two Juliet balconies on the left face, making it the best-lit bedroom.
3. Master Bedroom has its own dedicated bottom balcony, and Guest Bedroom 1 opens onto the Juliet balcony above it.
4. Home Office gets good natural light through the full-height windows on the right face.
5. Kitchen gets moderate natural light through its window. Puja/Family Lounge, all bathrooms, Dresser, Dryer/Washer, Foyer, PWD and Pvt. Lift Lobby are unlit by design, standard for interior service zones.

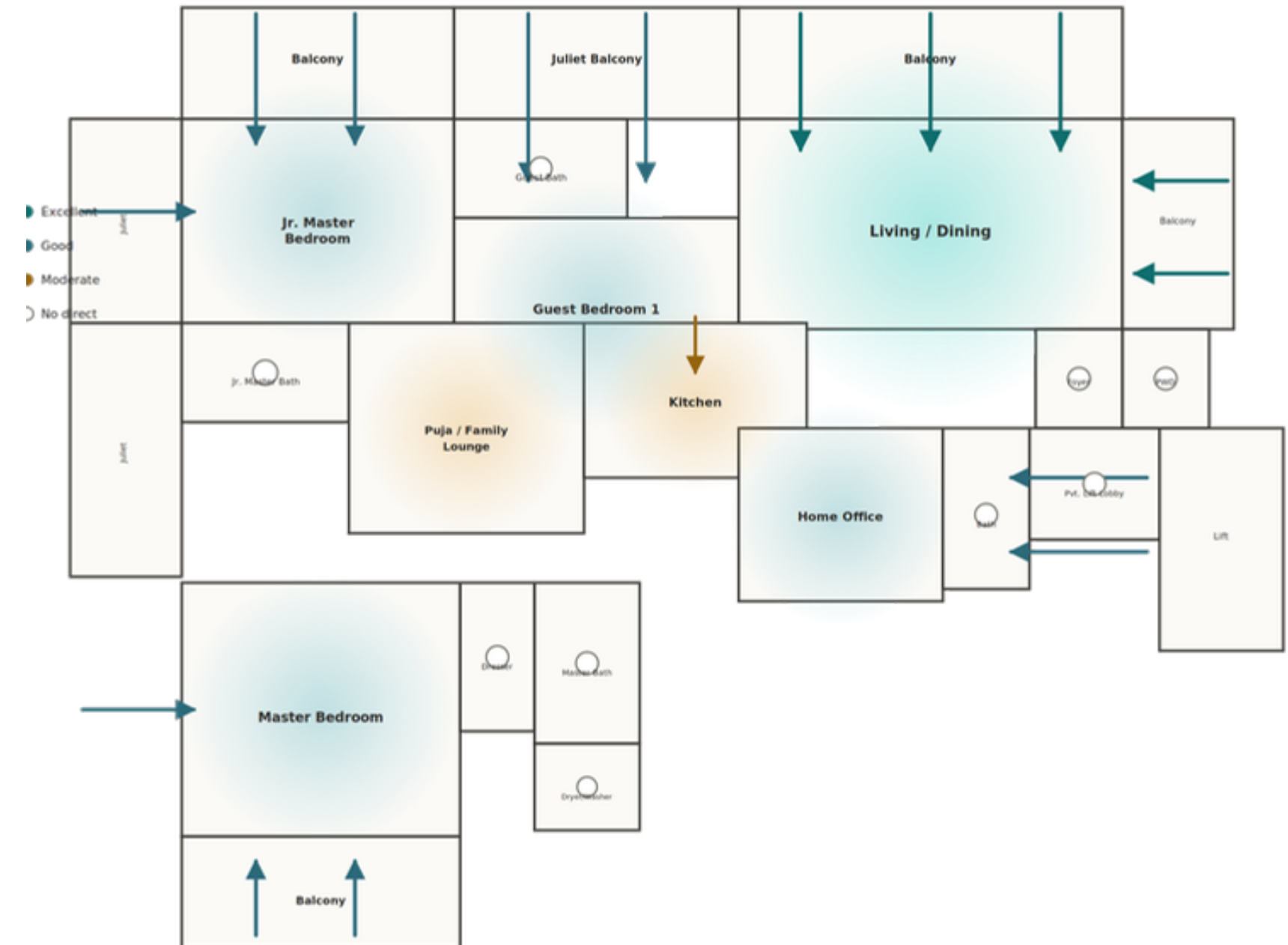


This layout gives every habitable room a dedicated external opening, with the corner Living/Dining maximising light access across two faces while service zones are efficiently consolidated at the interior core.

Ventilation Analysis

DESIGNED FOR 3 BHK UNIT MEASURING 2,850 SQ. FT

1. Living and Dining achieves the strongest cross-ventilation in the unit, drawing air through the top balcony and the right-side balcony simultaneously on two perpendicular faces.
2. Jr. Master Bedroom gets genuine cross-flow through its top balcony and the two Juliet balconies on the left face.
3. Master Bedroom draws air through its bottom balcony, with a secondary path through the left Juliet balcony.
4. Guest Bedroom 1 and the Home Office each draw air through single dedicated openings.

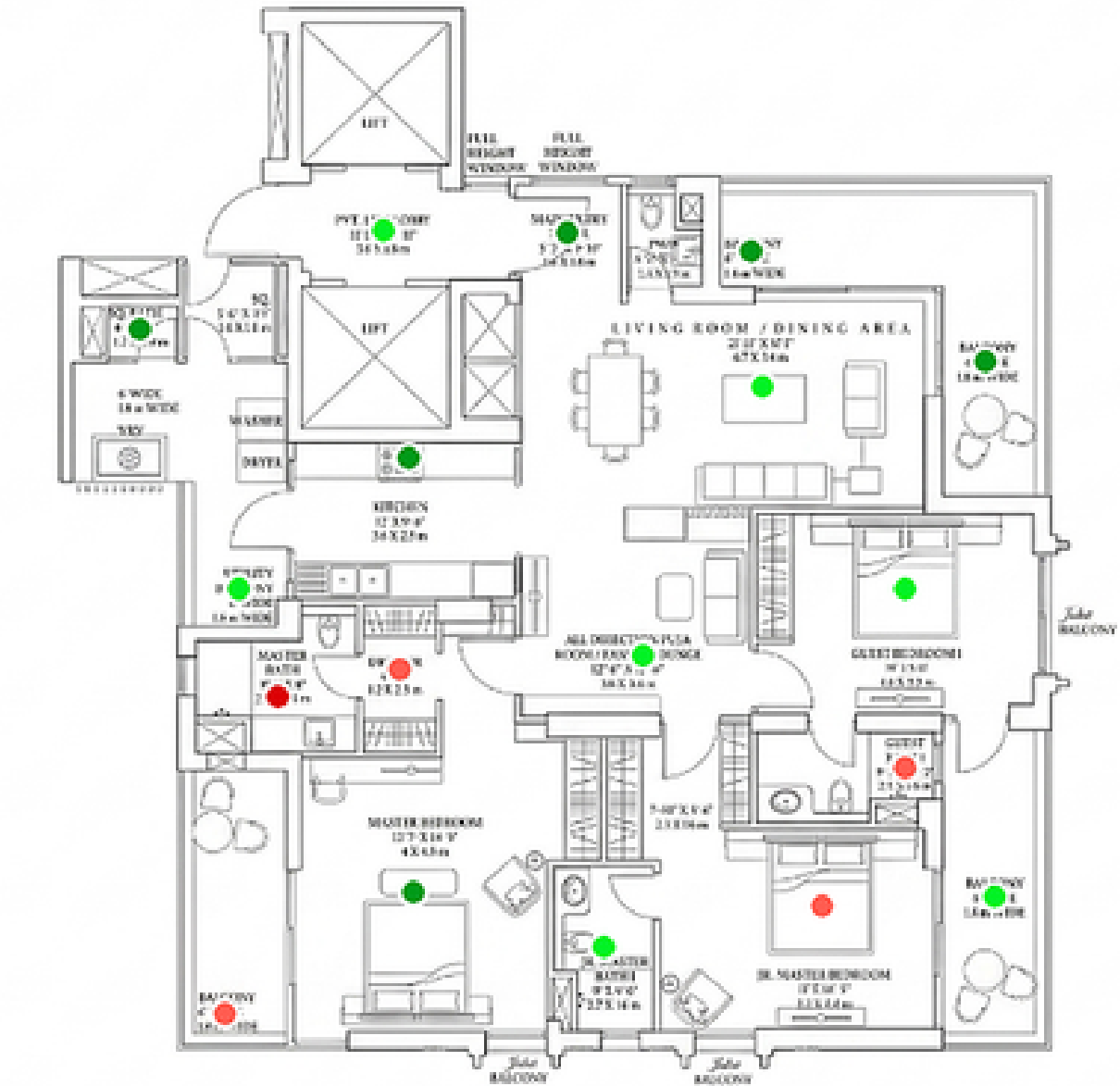


This layout achieves multi-directional cross-ventilation through its perimeter balcony arrangement, keeping every bedroom and the primary living space in active airflow paths while service zones are sealed at the core.

Vaastu Analysis

DESIGNED FOR 3 BHK UNIT MEASURING 2,850 SQ. FT

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



● Favourable ● Auspicious ● Inauspicious ● Unfavourable

The configuration has several favourable placements, particularly the Southwest Master Bedroom, Northeast Balcony and Northwest Utility/Dressing areas. However, the Southeast Kitchen is a key Vastu concern and may require attention.

Specifications of Construction



Kitchen

Floor: Marble; walls: Acrylic emulsion paint; ceiling: POP ceiling. Countertops: Marble/Korean; fixtures: CP fitting & fixtures; kitchen appliances: NA.



Windows & Doors

Main doors and internal doors: Flush door. Windows: Aluminium powder-coated sections; doors: Flush door.



Lifts

2 passenger lifts serving every apartment.



Wall Finish

Internal wall finish: Acrylic emulsion paint. External finishing/colour scheme: External grade texture paint.



Flooring

Flooring details: Tile/Wooden flooring/Marble; living/dining/foyer/family lounge: Marble; master bedroom/dressing room: Wooden



Bathrooms

Flooring details: Tile/Wooden flooring/Marble; living/dining/foyer/family lounge: Marble; master bedroom/dressing room: Wooden



Air Conditioning

Variable Rate Flow System.

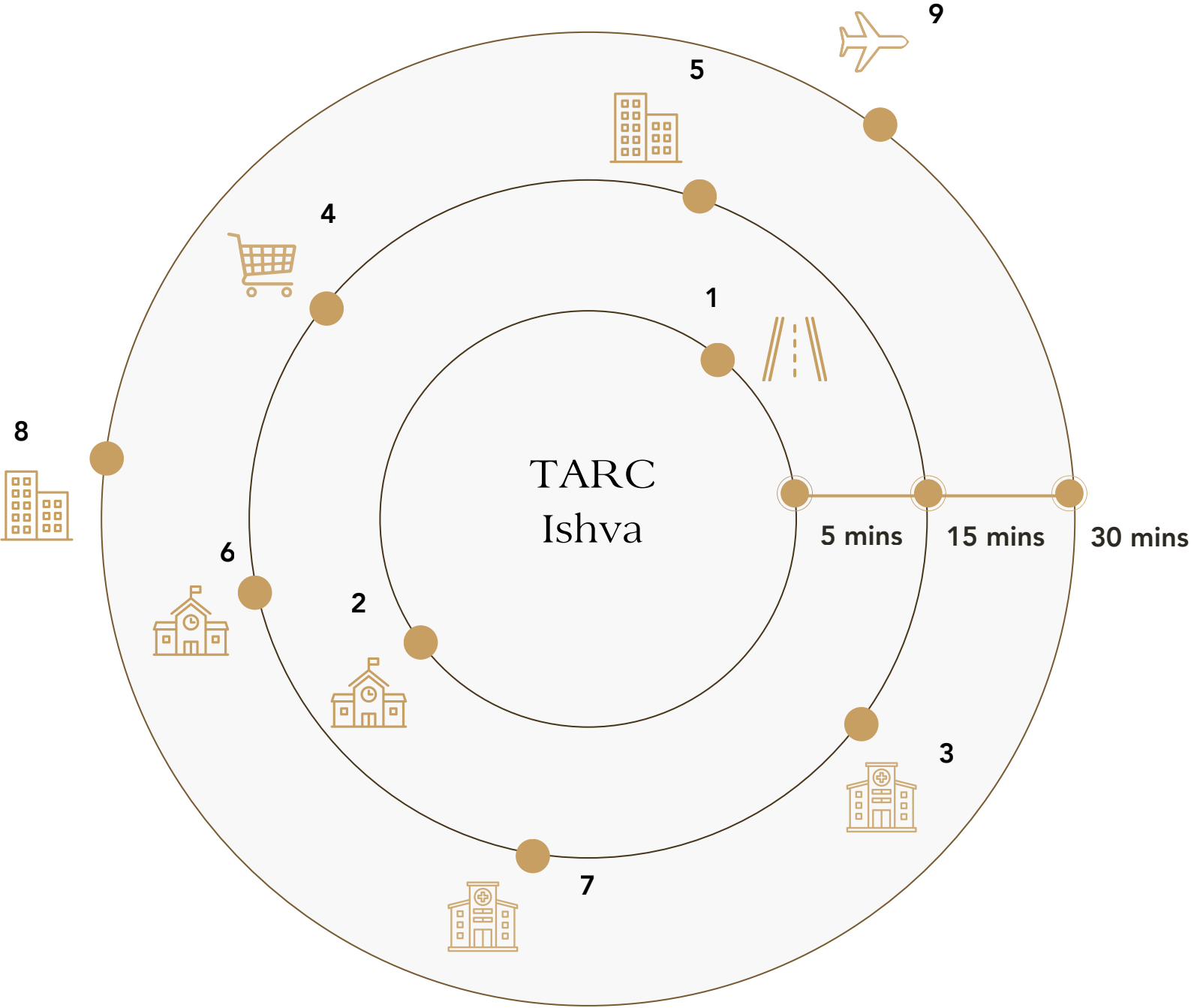


Water Storage

Water storage provided (Yes)

Facilities Nearby

1		Golf Course Road	1 Km
2		Heritage Xperiential Learning School	3 Km
3		Artemis Hospital	4 Km
4		WorldMark Gurgaon	5 Km
5		One Horizon Center	6 Km
6		The Shri Ram School, Aravali	7 Km
7		Medanta – The Medicity	8 Km
8		DLF Cyber City	15 Km
9		IGI Airport	18 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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Nearby Projects - Map View

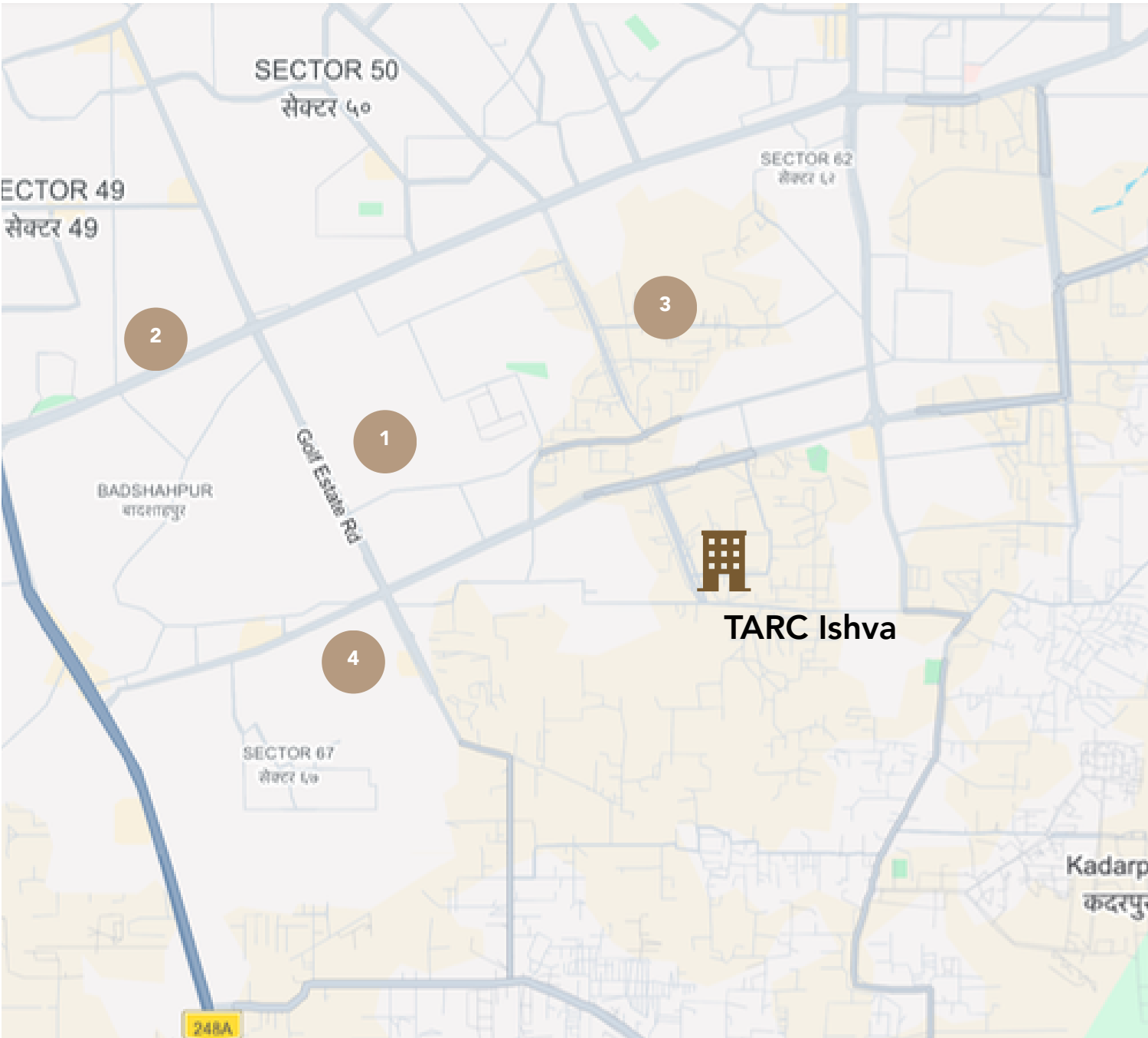
- 1

M3M Golf Estate (Sector 65)
- 2

Smartworld The Edition (Sector 66)
- 3

Emaar Urban Oasis (Sector 62)
- 4

IREO Victory Valley (Sector 67)
- TARC Ishva (Sector 63A)



Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
M3M Golf Estate (Sector 65)	2014-15	₹9,000-₹10,000	₹22,000 – ₹25,000	1.47	0.65
Smartworld The Edition (Sector 66)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000	0.13	0.04
Emaar Urban Oasis (Sector 62)	2022-23	₹13,000 – ₹14,000	₹16,000 – ₹18,000	0.26	0.14
IREO Victory Valley (Sector 67)	2012-13	₹7,500 – ₹8,500	₹15,000 – ₹18,000	1.06	0.29
TARC Ishva (Sector 63A)	2026	₹24,500	₹24,500	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 20600

MICRO MARKET CAGR

20.5%*

DISCOUNT PERCENTAGE

10%*

Golf Course Extension Road has evolved into a mature, premium micro-market driven by strong connectivity, established social infrastructure and consistent end-user demand. TARC Ishva enters at the top end of pricing, positioning itself as a low-density ultra-luxury offering within an already proven high-value corridor.



Payment Plans

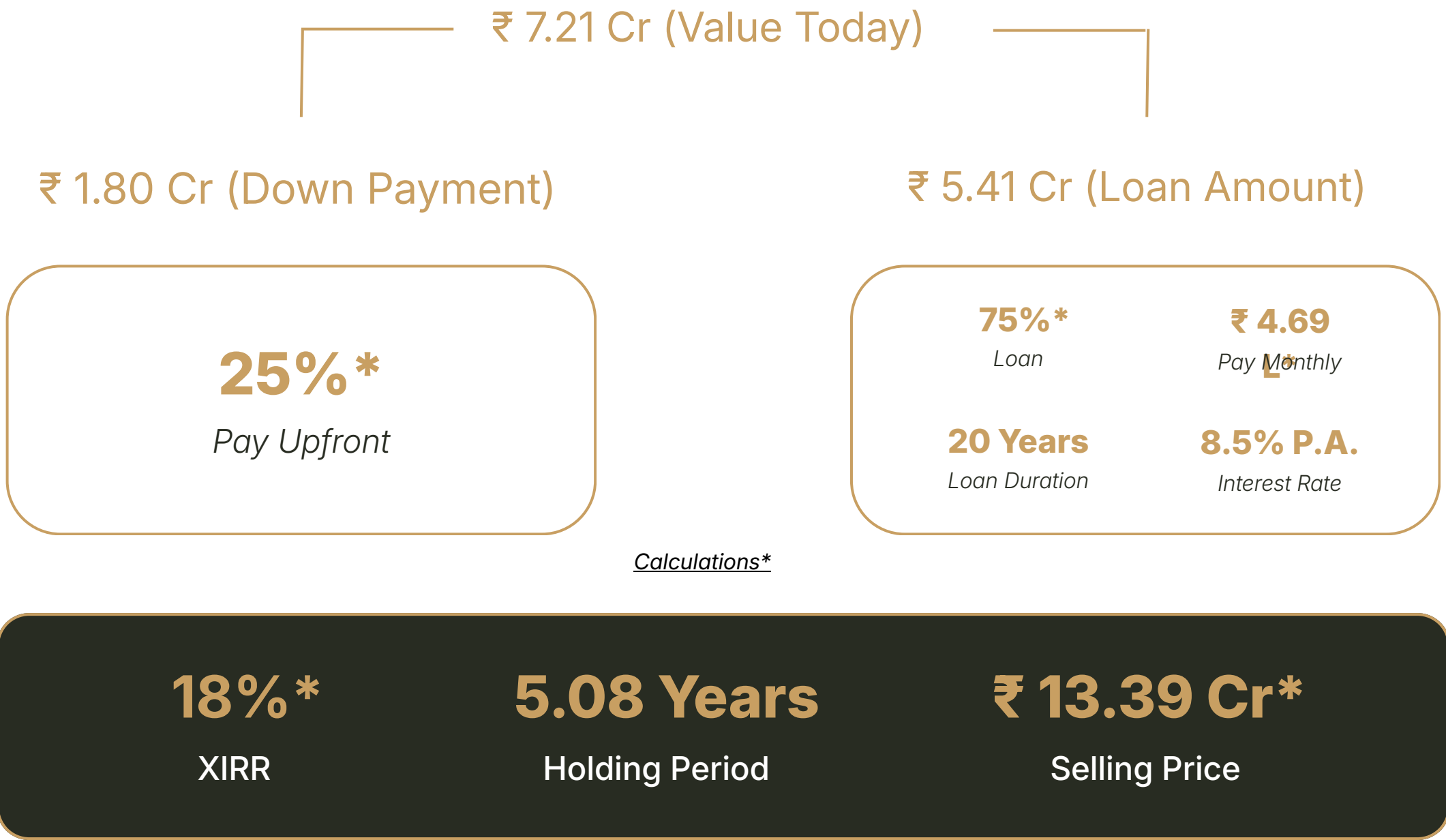
Stage	Payment (%)
Within 60 Days	30%
On Super Structure	40%
On OC (Occupation Certificate) Application	20%
On Offer of Possession	10%
Total	100%

A milestone-driven payment structure (30:40:30) that balances upfront commitment with construction-linked outflows, offering both flexibility and risk alignment.



Investment Highlights

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



With a 75% loan structure, TARC Ishva delivers a ~18% true XIRR over a 5-year horizon, balancing capital efficiency with lower leverage risk.

CAGR Build-up: Parameter Basis

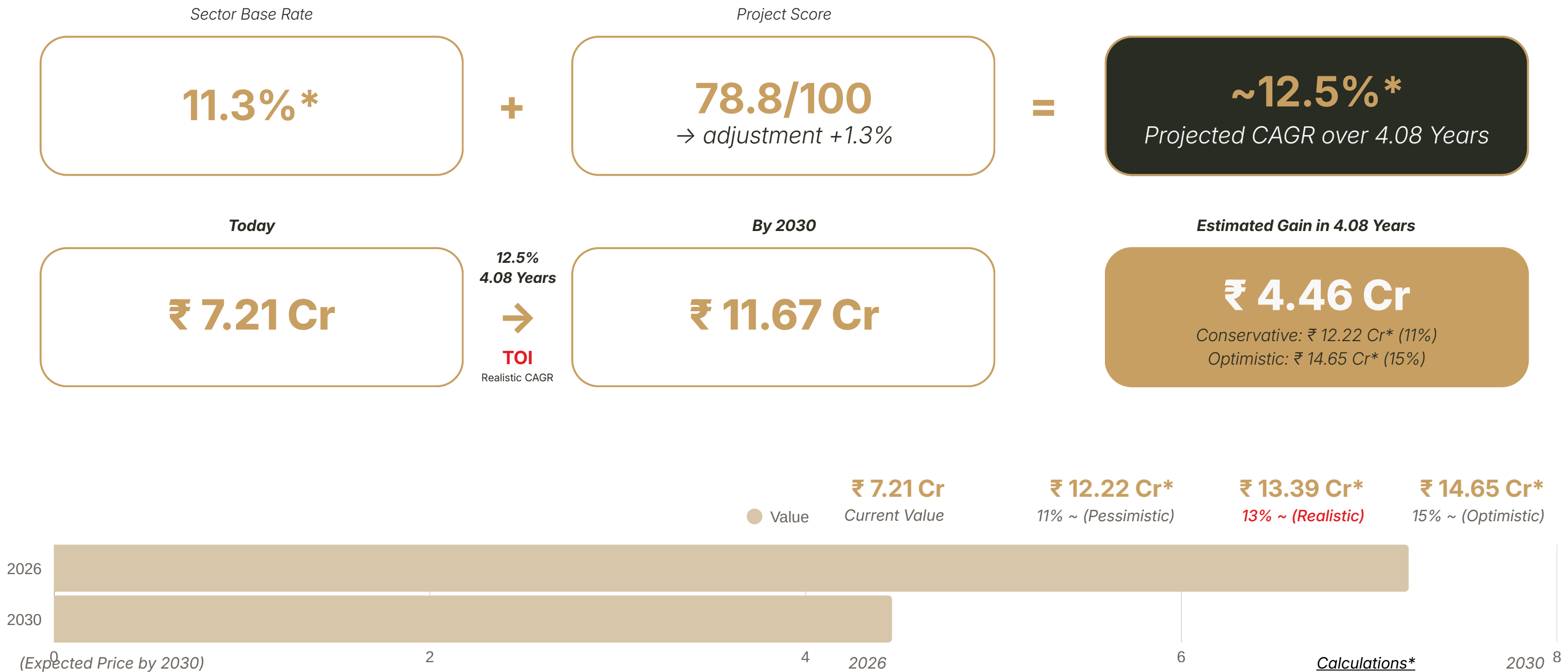
	Project Score	Total Score
CONNECTIVITY - MODERATE Metro: 4 km (Sector 55-56 metro) Airport: 18 km (IGI Airport) Road: 1 km (Golf Course Road))	15	30
DEVELOPER TIER - GOOD Tier Rating: Tier 3 (Based on developer track record and delivery history)	18.75	25
LAUNCH STATUS - EXCELLENT Launch to Possession: 49 Months (Jul 2026 → Dec 2030) 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 11.3% Adjustment → 1.3% Final CAGR → 12.5%	Total Score: 78.75/100	

Calculations*



How your Property could Grow by 2030

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



Rental Yield Potential

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

POSSESSION YEAR PRICE: ₹ 11.67 CR

RENTAL YIELD : 1.5%*

POSSESSION DATE: 28-AUG-2030

Pessimistic

Annual Rent

₹ 11.67 L

Monthly Rent

₹ 0.97 L

Realistic

Annual Rent

₹ 17.50 L

Monthly Rent

₹ 1.46 L

Optimistic

Annual Rent

₹ 23.34 L

Monthly Rent

₹ 1.94 L

*Calculations**

By possession in 2030, the property's value is projected to grow from ₹7.21 Cr to ₹11.67 Cr, with an estimated monthly rental income of ₹1.46 L (₹17.50 L annually) at a 1.5% rental yield - creating a compelling opportunity for both capital appreciation and passive income.

Similar Projects

PROJECT	TARC ISHVA	DLF THE ARBOUR	SILVERGLADES LEGACY	ADANI SAMSARA IVANA 2.0	ANANT RAJ THE ESTATE RESIDENCES
Developer	TARC Ltd.	DLF Ltd.	Silverglades	Adani Realty	Anant Raj Ltd.
Location	Sector 63A, Golf Course Ext. Road	Sector 63, Golf Course Ext. Road	Sector 63A, Golf Course Ext. Road	Sector 63, Golf Course Ext. Road	Sector 63A, Golf Course Ext. Road
Project Area (Acres)	~7 Acres	~25 Acres	~10.5 Acres	~7 Acres	~9 Acres
Launch Year	2024	2023	2024	2025	2024
Handover Timeline	~2029	~2027	~2029	~2030	~2029
Launch Price (₹/sq ft)	~₹20,000	~₹16,000	~₹18,000	~₹23,500	~₹18,500
Current Price (₹/sq ft)	~₹26,000	~₹25,000	~₹24,000	~₹30,500	~₹25,000
Project Density (Units/Acre)	~48 Units/Acre	~45 Units/Acre	~40 Units/Acre	~37 Units/Acre	~45 Units/Acre
Clubhouse	Luxury Clubhouse	Luxury Clubhouse	Premium Clubhouse	Resort-style Clubhouse	Luxury Clubhouse





TARC Limited is a leading luxury real estate developer in Delhi-NCR, known for premium, design-led sustainable projects. With a strong legacy, it delivers high-end residential, commercial, and mixed-use developments in prime locations.

 2nd Floor, C-3, Qutab Institutional Area Road, Block C, Katwaria Sarai, Delhi 110016

2016

ESTABLISHED
YEAR

2+

CITIES OF
OPERATION

5+

TOTAL PROJECTS
DELIVERED

10 M+

SQUARE FEET AREA
DEVELOPED

35+

YEARS OF
LEGACY

Flagship Projects



Rating Matrix

Brand Equity



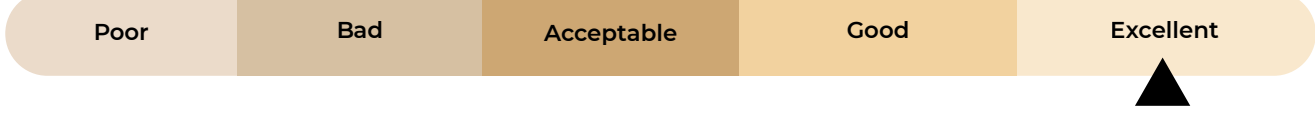
Delivery Record



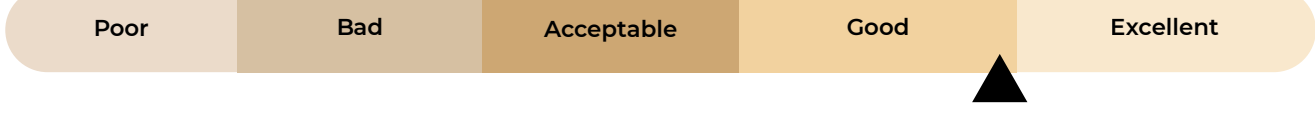
Financial Strength



Project Quality



Pricing Power



Project Scorecard

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

Calculations*

TARC Ishva 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	Medium	Elevated
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*

TARC Ishva carries a moderate risk profile, with the primary investment thesis supported by premium positioning and long-term appreciation potential, while construction delivery remains the key execution risk. Regulatory, pricing, and micromarket risks remain relatively contained.



Strengths



Situated in one of Gurgaon's most established luxury corridors with strong connectivity to Golf Course Road, SPR and key business hubs.



Designed with limited units, expansive layouts and high exclusivity, offering a private and premium residential experience.



Backed by consistent price appreciation, robust end-user demand and fully developed social infrastructure.



Focus on large-format residences, modern architecture and lifestyle-led planning sets it apart from standard high-rise developments.



Attracts HNIs, business owners and senior professionals, supporting long-term price stability and resale strength.



Why Buyers Trust **TOI HOMES**

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Research-backed guidance tailored around your lifestyle, investment goals, and long-term priorities.

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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.

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Handpicked residences and investment opportunities thoughtfully aligned with your requirements.

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Mr. Sarvagya Singh



Mob: +91 - 8810313592

Email: Sarvagya.singh@timesinternet.in



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Mob: +91 - 8595716940

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