TOI HOMES
THE TIMES OF INDIA GROUP

ashiana

aaroham

Project Report

INCLUDES

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

SECTOR 80, GURUGRAM

HARERA/GGM/1014/746/2025/117

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
October 2022

POSSESSION
April 2029

CURRENT
₹12,450 / Sq. Feet

2030 EXPECTED
₹35,674/ Sq. Feet

XIRR*
20%*

CAGR
13.9%*

FEATURING
21 Tower, 1200 Units

PLOT SIZE
22 Acres

PAYMENT PLAN
CLP, 20 × 5

HOMELOAN
Available

Why TOI Recommends?

IDEAL FOR:

Ideal for growth-focused investors and family end-users seeking appreciation-led returns in New Gurugram.

Ashiana's family-centric positioning ensures stable occupancy and healthier demand dynamics versus investor-heavy launches.

Ashiana's family-centric positioning ensures stable occupancy and healthier demand dynamics versus investor-heavy launches.

Sector 93 benefits from Dwarka Expressway connectivity and sustained infrastructure momentum, supporting strong mid-term appreciation.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE
4 BHK
1444 sq ft

BUY TO SELL
3 BHK
1000 sq ft

BUY TO RENT
3 BHK
1205 sq ft

Configurations

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3 & 4 BHK

Luxury Residences

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3 BHK + 2T

Super Area - **1,000 Sq. ft.**

Price per Sq. ft. - **₹ 25,200**

Indicative Price - **₹ 2.52 Cr**

3 BHK + 3T

Super Area - **1,250 Sq. ft.**

Price per Sq. ft. - **₹ 24,066**

Indicative Price - **₹ 2.90 Cr**

4 BHK + 4T

Super Area - **1,444 Sq. ft.**

Price per Sq. ft. - **₹ 29,431**

Indicative Price - **₹ 4.25 Cr***

Ashiana Amarah thoughtfully designed 3 and 4 BHK residences in Sector 93, offering efficient carpet-to-balcony layouts and a competitive pricing band that positions it as a growth-focused, end-user driven development in New Gurugram.

Master Plan Overview

Land Area
10.80 Acres

Total No. of Units
542

Density
50

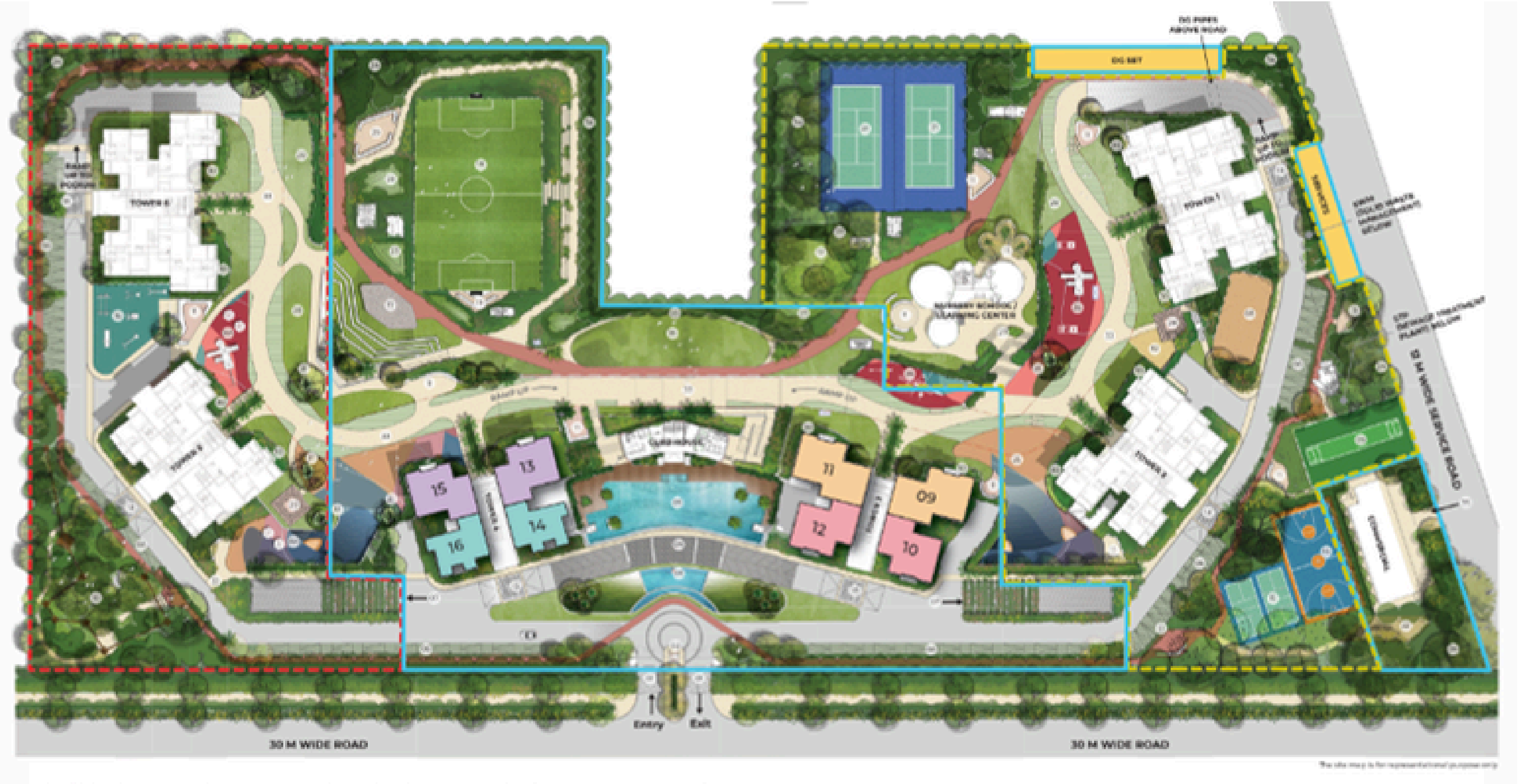
Total No. of Towers
6

Open Spaces
≈9.02 Acres

Access Road Width
60 m

Clubhouse Density
74 sq.ft./Unit

Clubhouse Area
40,000 sq. ft.



Ashiana Aaroham is a low-density, kid-centric community spread across 10.8 acres, with 542 residences across six towers and approximately 9 acres of open and green spaces. A 40,000 sq.ft. clubhouse, dedicated Learning Hub, Play Street and international-standard sports facilities create a family-oriented master plan focused on safety, learning and outdoor living.

Unit Plan Overview

Type
3 BHK + 3T

Efficiency
80.9%

Saleable Area
1,569 sq.ft.

Carpet Area
1,270 sq.ft.

Floor to Ceiling
3.2 meters

Utility Space
Available

Master Bedroom
11'81' x 13'0"

Living
16'10" x 18'2"

No. of Balconies
3

Balcony Area
325 sq.ft.

The 1,569 sq.ft. 3 BHK + 3T residence offers a well-zoned family layout with three bathrooms and expansive private balconies. The generous outdoor component complements the internal living spaces, while the three-bedroom configuration provides clear separation between private and social zones.

Lighting Analysis

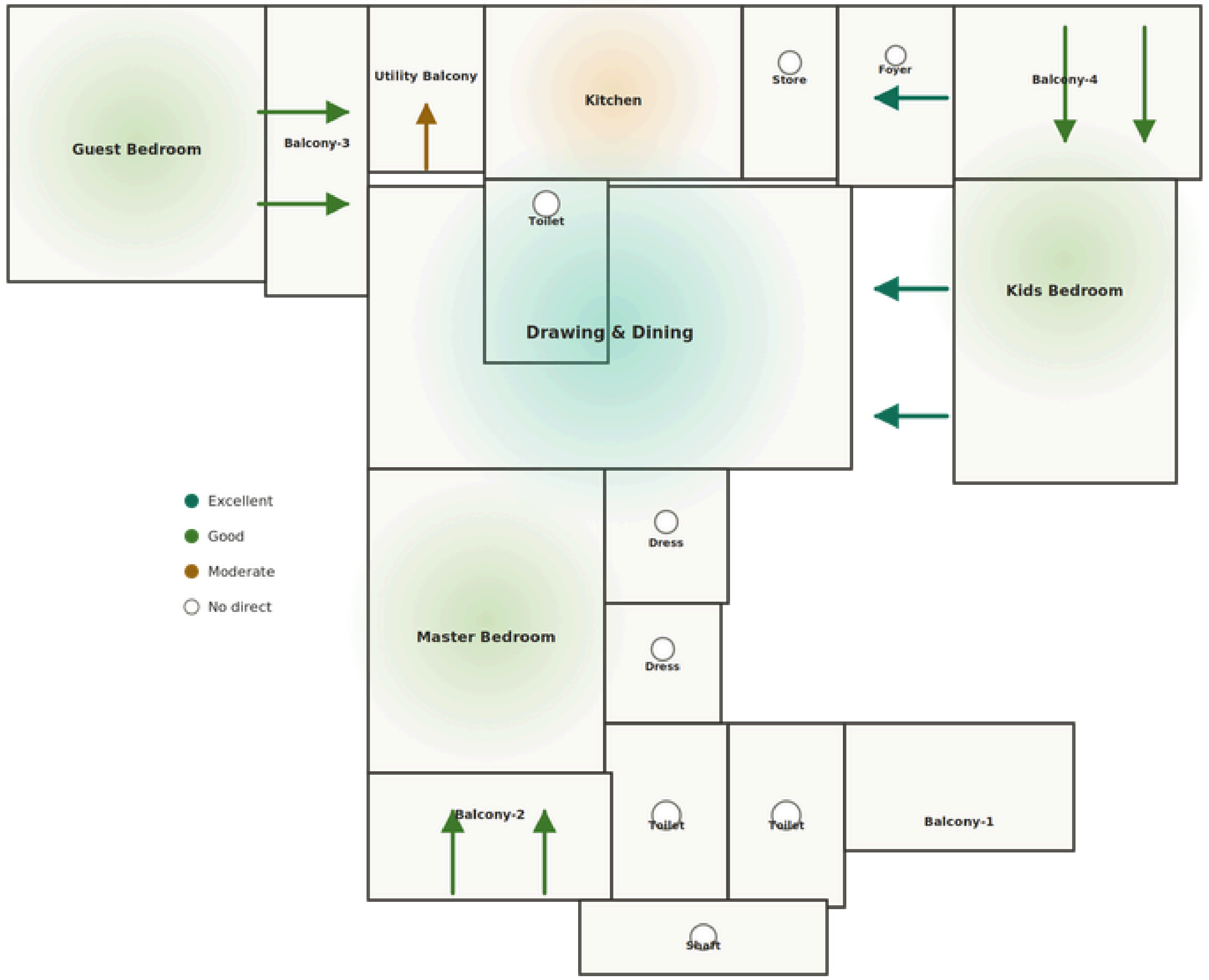
DESIGNED FOR 3 BHK UNIT MEASURING 1,342 SQ. FT

1. The Drawing and Dining area and the Kids Bedroom sit on the primary glazed face, receiving direct and abundant natural light through the widest balcony frontage in the unit.

2. The Guest Bedroom and Master Bedroom each have their own independent balcony on separate faces, ensuring direct daylight penetration across all four habitable rooms.

3. The Kitchen receives moderate natural light through the Utility Balcony, keeping cooking fumes and service areas away from the primary living face.

4. Both Dressing Rooms, two Toilets, Store, Foyer, and Shaft are unlit by design, standard for interior-facing service zones in this layout.



This layout gives every bedroom and the primary living space a dedicated external opening, ensuring consistent daylight access across all habitable rooms while service zones are consolidated at the core

Ventilation Analysis

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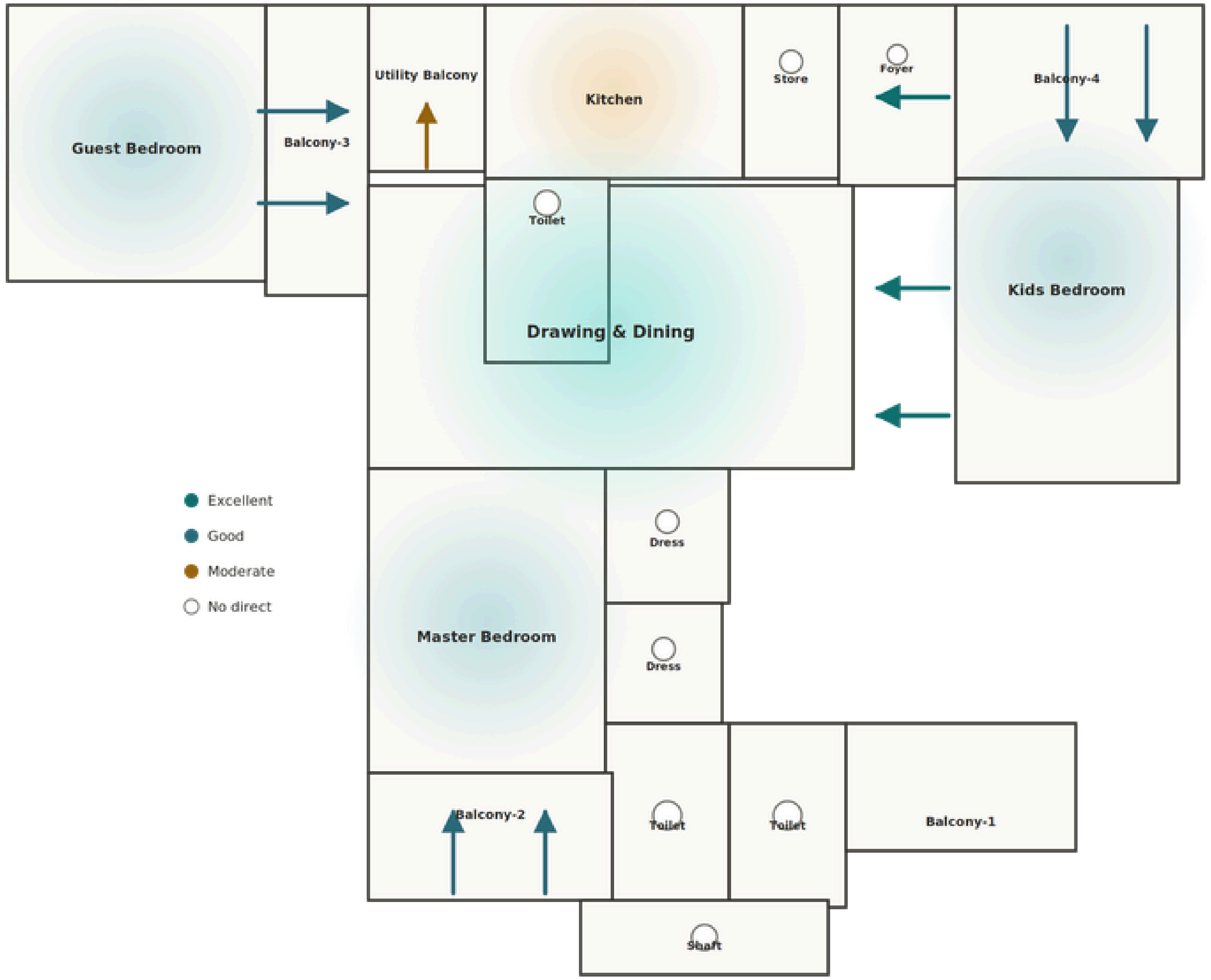
DESIGNED FOR 3 BHK UNIT MEASURING 1,342 SQ. FT

1. The Drawing and Dining area leads on ventilation, drawing air through the widest single opening in the unit via Balcony-4.

2. The Guest Bedroom and Master Bedroom each draw fresh air through their own independent balcony on opposite faces, contributing to cross-ventilation at the whole-unit level.

3. The Kids Bedroom draws air through Balcony-4, with a secondary path through the open Drawing and Dining zone.

4. Both Dressing Rooms, two Toilets, Store, Foyer, and Shaft rely on mechanical exhaust, standard for enclosed service zones in this layout.

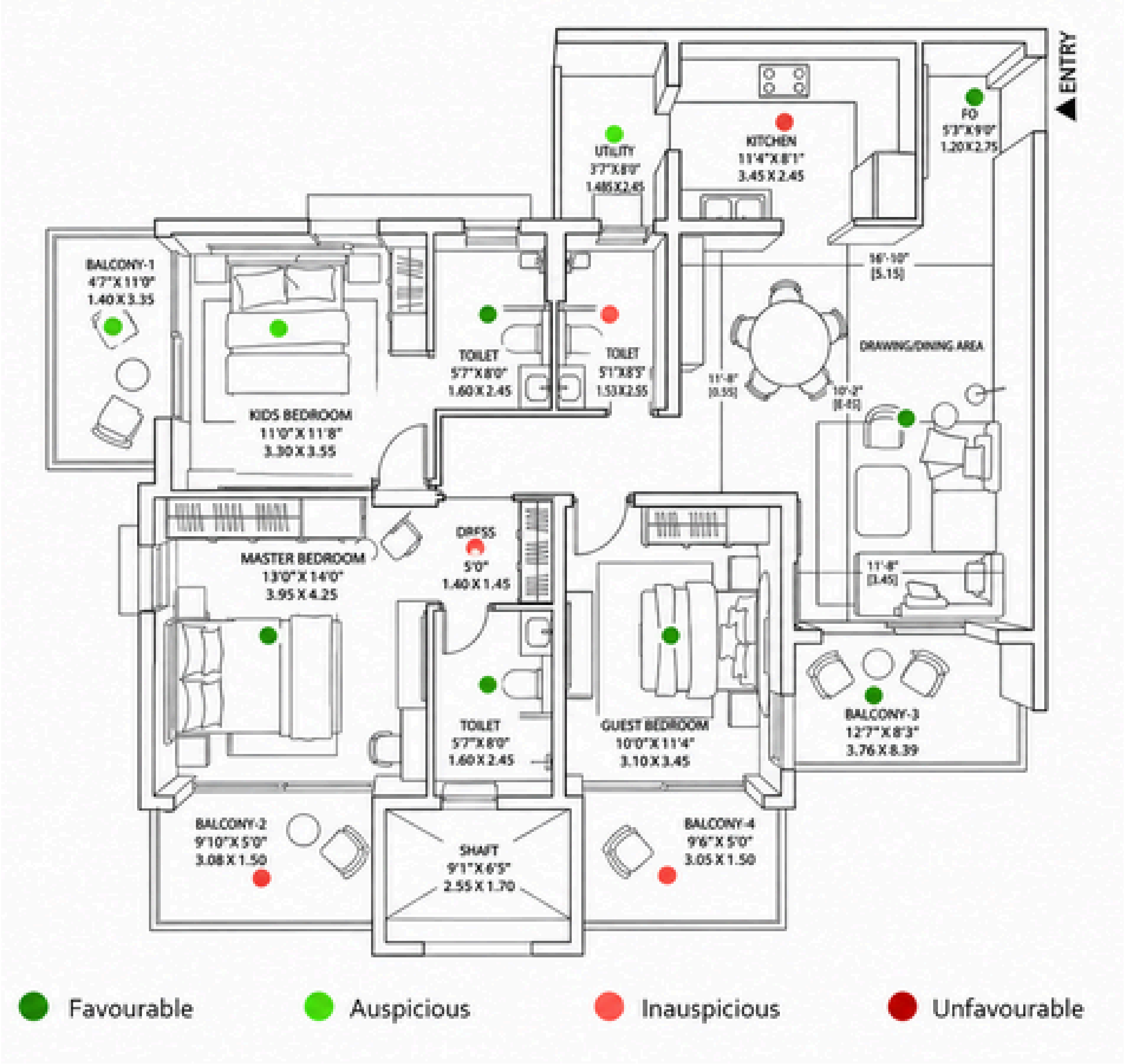


This layout achieves cross-ventilation through its multi-face balcony arrangement, keeping every habitable room naturally ventilated while service areas are efficiently isolated from the airflow path.

Vaastu Analysis

DESIGNED FOR 3 BHK UNIT MEASURING 1,342 SQ. FT

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



Overall, the unit has a mixed Vastu profile, with favourable placements for the master bedroom and several utility/toilet areas, but the north-facing kitchen and southwest dressing room, along with multiple unfavourable balcony placements, are key areas of concern.

Specifications of Construction

Kitchen

Quartz/granite/vitrified tile platform with stainless-steel sink
Hob, chimney, dishwasher, oven & wooden cabinetry

Windows & Doors

Folded steel/wooden-finish main doors with wooden-finish internal doors
Powder-coated/anodized aluminium or uPVC windows with thick performance glass

Lifts

Not Specified

Wall Finish

Acrylic emulsion finish in living, dining, lobby & balcony areas
Ceramic tile dado in kitchen; ceramic tiles up to ceiling in bathrooms

Flooring

Vitrified tiles in living, dining, lobby & kitchen areas
Wooden-texture vitrified tiles in bedrooms; ceramic/vitrified finishes in bathrooms

Bathrooms

Glass curtain, mirror & towel rack provided
Roca/Jaguar wash basins and basin mixers with health faucets

Air Conditioning

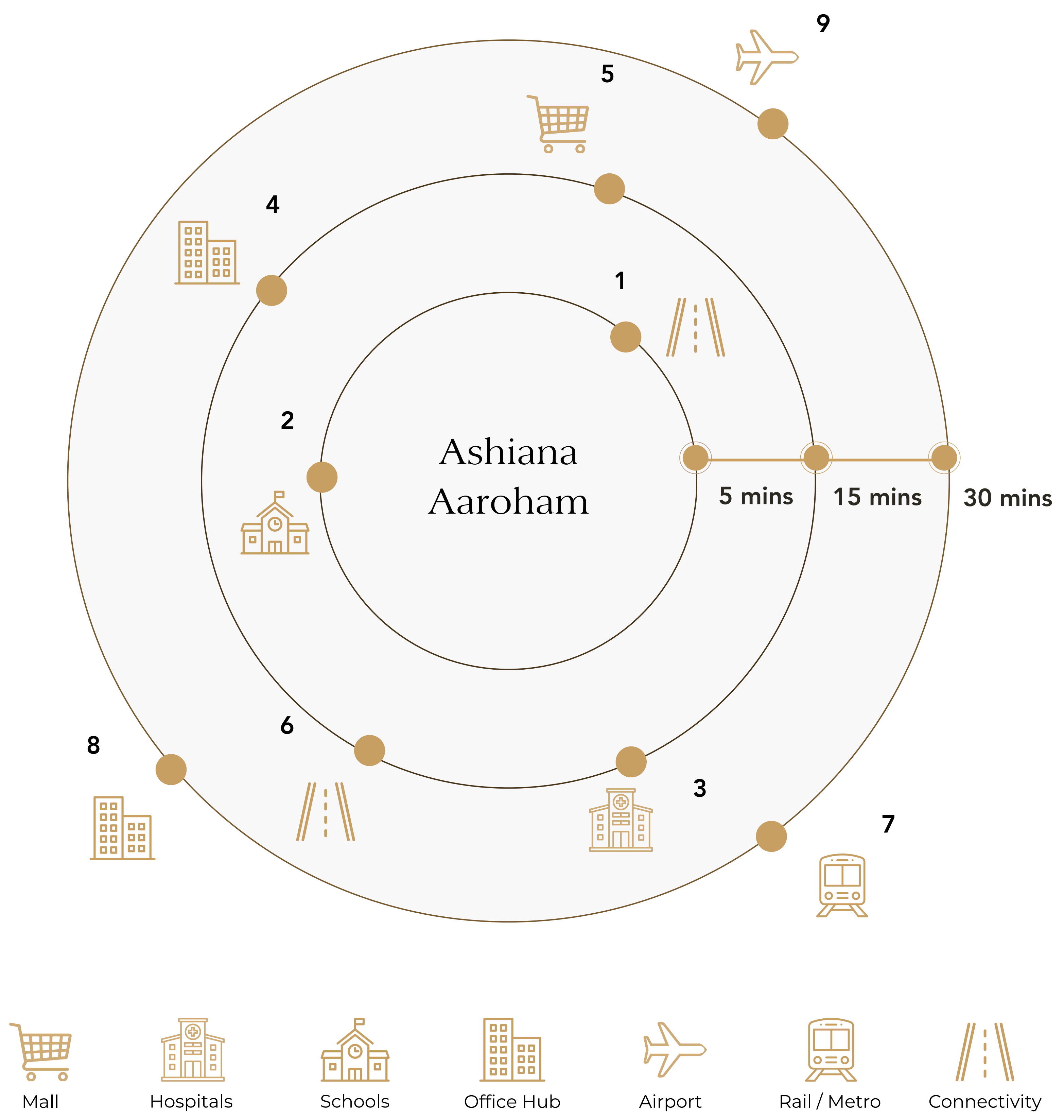
Not Specified

Water Storage

Not Specified

Facilities Nearby

1	NH-48 (Delhi–Jaipur Highway)	1 Km
2	MatriKiran High School	2.5 Km
3	Aarvy Healthcare Super Speciality Hospital	4 Km
4	IMT Manesar	5.5 Km
5	Sapphire 83 Mall	6 Km
6	Southern Peripheral Road (SPR)	7 Km
7	Millennium City Centre Metro	9 Km
8	DLF Cyber City	14 Km
9	IGI Airport	20 Km



Nearby Projects - Map View

1	DLF The Primus (Sector 82A)
2	Emaar Serenity Hills (Sector 86)
3	M3M Crown
4	Emaar Digihomes (Extended Belt)
	Ashiana Aaroham

Nearby Projects

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PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
DLF The Primus (Sector 82A)	2014–15	₹7,000–7,500	₹16,500–17,000	1.31	0.58
Emaar Serenity Hills (Sector 86)	2023–24	₹16,000–16,500	₹25,000–25,500	0.54	0.16
M3M Crown	2023–24	₹14,000-15000	₹17,000-18000	0.21	0.11
Emaar Digihomes (Extended Belt)	2022–23	₹8,500–9,000	₹22,800–24,500	-0.50	-0.22
Ashiana Aaroham	**2024–25**	**14500**	**14500**	**-**	**-**

METRICS

CORRIDOR AVERAGE PRICE

₹ 24900

MICRO MARKET CAGR

12.85%*

DISCOUNT PERCENTAGE

5%*

Sector 80 forms part of the NH-48 growth corridor in New Gurgaon, characterised by end-user driven demand, expanding residential supply, and improving connectivity to employment hubs like IMT Manesar and Cyber City. Price appreciation has been steady rather than speculative, supporting stable medium-term investment visibility

Payment Plans

PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
20 × 5	20% yearly for 5 years	Regular income earners	Gradual wealth creation over years
CLP	Linked to construction stages	Risk-averse buyers	Lower risk, linked with construction

The 20×5 plan ensures predictable annual capital deployment, while the CLP structure minimizes risk by aligning payments with construction progress, catering to both steady-income investors and conservative buyers.

Investment Highlights

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

₹ 1.70 Cr (Value Today)

₹ 0.43 Cr (Down Payment)

25%*
Pay Upfront

₹ 1.28 Cr (Loan Amount)

75%*
Loan

1.11 L*
Pay Monthly

20 Years
Loan Duration

8.5% P.A.
Interest Rate

18%*
XIRR

5.58 Years
Holding Period

₹ 3.37 Cr*
Selling Price

*Calculations**

With a 75% loan structure, Ashiana Aaroham delivers a ~18% true XIRR over a 5.58-year horizon, balancing capital efficiency with lower leverage risk.

CAGR Build-up: Parameter Basis

	Project Score	Total Score
CONNECTIVITY - GOOD **Metro (DPS): 9 km** (Millennium City Centre Metro) **Airport: 20 km** (IGI Airport) **Highway: 1 km** (NH-48 (Delhi–Jaipur Highway))	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: 55 Months** (Jul 2026 → Feb 2031) **Delay Adjustment: 0 Months** (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT Gurugram Metro + Dwarka Expressway Spur.	10	20

Micro-market CAGR **11.4%** → Adjustment **1.3%** → Final CAGR **12.6%**

Total Score: **87.5/100**

*Calculations**

How your Property could Grow by 2031

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

Sector Base Rate

11.4%*

+

Project Score

82.5/100
→ *adjustment +1.3%*

=

~12.6%*
Projected CAGR over 5 Years

Today

₹ 1.70 Cr

12.6%
5 Years
→
TOI
Realistic CAGR

By 2031

₹ 2.94 Cr

Estimated Gain in 5 Years

₹ 1.23 Cr
Conservative: ₹ 3.05 Cr (11%)*
Realistic: ₹ 3.37 Cr (13%)*
Optimistic: ₹ 3.72 Cr (15%)*

₹ 1.70 Cr Current Value

₹ 3.05 Cr* 11% ~ (Pessimistic)

₹ 3.37 Cr* 13% ~ (Realistic)

₹ 3.72 Cr* 15.0% ~ (Optimistic)

(Expected Price by 2031) 2026 Calculations* 2031

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Rental Yield Potential

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

POSSESSION YEAR PRICE: ₹ 2.94 CR

RENTAL YIELD : 3.5%*

POSSESSION DATE: 28-FEB-2031

Pessimistic (3.0%)	Realistic (3.5%)	Optimistic (4.0%)
Annual Rent: **₹ 8.81 L**	Annual Rent: **₹ 10.27 L**	Annual Rent: **₹ 11.74 L**
Monthly Rent: **₹ 0.73 L**	Monthly Rent: **₹ 0.86 L**	Monthly Rent: **₹ 0.98 L**

*Calculations**

By possession in 2031, the property's value is projected to grow from ₹1.70 Cr to ₹2.94 Cr, with an estimated monthly rental income of ₹0.86 L (₹10.27 L annually) at a 3.5% rental yield – creating a compelling opportunity for both capital appreciation and passive income.

Similar Projects

PARAMETER	ASHIANA AAROHAM	CONSCIENT PARQ	SOBHA ARANYA	ELDECO TERRA & SOL	CONSCIENT ELAIRA RESIDENCES
Developer	Ashiana Housing	Conscient Infrastructure	Sobha Ltd.	Eldeco Group	Conscient Infrastructure
Location	Sector 80, New Gurgaon	Sector 80, New Gurgaon	Sector 80, New Gurgaon	Sector 80, New Gurgaon	Sector 80, New Gurgaon
Project Area (Acres)	10.8 Acres	5.6 Acres	14.81 Acres	~2.7 Acres	~5 Acres
Launch Year	2025	2024	2024	2026	2025
Handover Timeline	Oct 2033	Feb 2030	Dec 2030	Jan 2031	~2030
Launch Price (₹/sq ft)	~₹14,000	~₹20,000	~₹25,000	~₹13,500	~₹16,000
Current Price (₹/sq ft)	~₹15,300	~₹31,980	~₹42,200	~₹14,000	~₹20,000
Project Density (Units/Acre)	~51 Units/Acre	~80 Units/Acre	~35 Units/Acre	~83 Units/Acre	~55 Units/Acre
Clubhouse	Family Clubhouse	Luxury Clubhouse	Resort-style Clubhouse	Premium Clubhouse	Luxury Clubhouse

Builder Profile

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ashiana

Leading Indian real estate developer focused on residential projects, senior & community living across cities such as gurugram, jaipur, lucknow, indore, jodhpur and more.

New Delhi, Delhi, India

1986	₹3.4K Cr	55+	10.74 M+	40+
ESTABLISHED YEAR	MARKET CAPITALIZATION	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

amarah

umang

aaroham
Curated Kid Centric Residences

nirmay

malhar

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**

Ashiana Aaroham presents a balanced investment profile, backed by family-centric livability, strong developer credibility, and long-term growth 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	Medium	Moderate
Micromarket Risk	Medium	Very Low	Low
Regulatory Risk	Low	Low	Minimal

*Calculations**

Ashiana Aaroham carries a moderate risk profile, with the primary investment thesis supported by stable long-term appreciation potential, while construction delivery and infrastructure dependency remain the key risks to monitor. Regulatory, pricing, and micromarket risks remain relatively contained.

Strengths

Sector 93 benefits from Dwarka Expressway influence and sustained infrastructure-led momentum.

Lower capital outlay improves leverage efficiency and boosts potential IRR.

Ashiana's community-centric planning drives end-user occupancy and stable demand.

New Gurugram belt has delivered strong post-2020 price growth.

New launch timing offers better upside compared to fully matured central markets.

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Mortgage & Financial Assistance
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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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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

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