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THE TIMES OF INDIA GROUP

MAX ESTATES

ESTATE 361

Project Report

INCLUDES

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

SECTOR 36A, GURUGRAM

HARERA/GGM/1012/744/2025/115

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 December 2025	**POSSESSION** January 2030	**CURRENT** ₹24,000/ Sq. Feet*	**2030 EXPECTED** ₹36,433/ Sq. Feet*	**XIRR*** 27%*
CAGR 17.7%*	**FEATURING** 6 Towers, 380 Units	**PLOT SIZE** 18.23 Acres	**PAYMENT PLAN** 20:20:20:40	**HOMELOAN** Available

Why TOI Recommends?

IDEAL FOR:

Premium end-users and long-term investors seeking wellness-focused luxury living with strong appreciation potential in an emerging premium corridor.

Estate 361 is a differentiated luxury development designed around wellness, open greens and low-density living, offering a refined residential experience focused on long-term livability.

Backed by Max Estates' strong premium positioning and institutional-quality execution, the project offers a relatively stable and high-confidence luxury investment profile.

Located in Sector 36A with strong connectivity to Dwarka Expressway and NH-48, the project benefits from improving infrastructure, rising luxury demand and long-term micro-market growth potential.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE
2 BHK
1687 sq ft

BUY TO SELL
2 BHK
1565 sq ft

BUY TO RENT
2 BHK
1565 sq ft

Configurations

1 & 2 BHK

Luxury Residences

1.5 BHK

Super Area - **1144 Sq. ft.**

Price per Sq. ft. - **₹ 24000**

Indicative Price - **₹ 2.74 Cr**

2 BHK

Super Area - **1565 Sq. ft.**

Price per Sq. ft. - **₹ 24000**

Indicative Price - **₹ 3.75 Cr**

2 BHK Loft

Super Area - **1687 Sq. ft.**

Price per Sq. ft. - **₹ 24000**

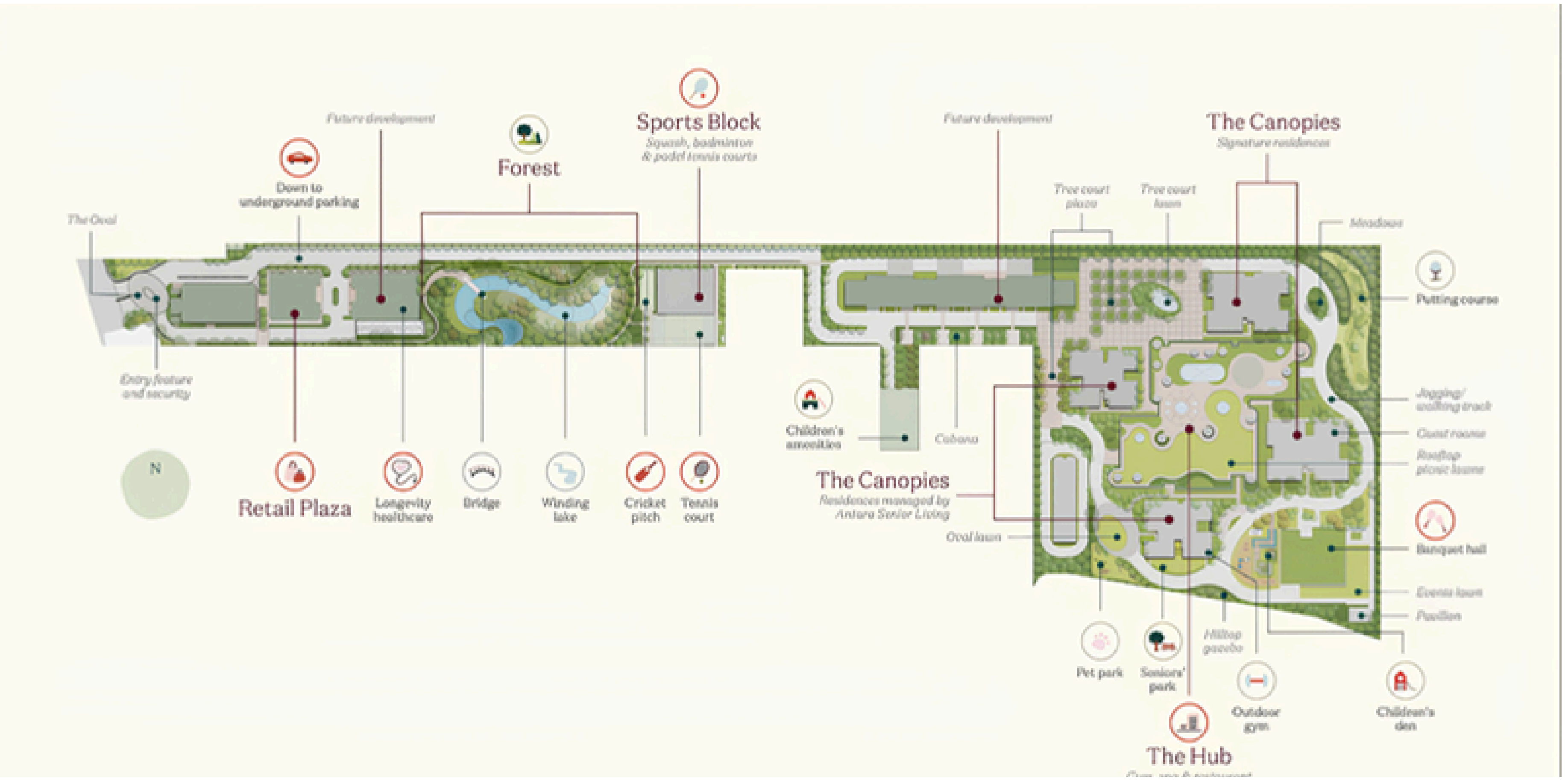
Indicative Price - **₹ 4.04 Cr***

Estate 361 offers efficiently planned 1.5 & 2 BHK luxury residences with wellness-focused design and premium specifications, catering to modern urban buyers seeking long-term livability and lifestyle-driven value appreciation.

Master Plan Overview

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT

Land Area	**Total No. of Units**
18.23 Acres	380
Density	**Total No. of Towers**
20.8	6
Open Spaces	**Access Road Width**
80%	150 m
Clubhouse Density	**Clubhouse Area**
132	50,000 sq. ft.



Max Estate 361 is a low-density, wellness-led residential community with nearly 80% open green spaces, a 2 lakh sq. ft. clubhouse, and a forest-centric master plan designed for premium intergenerational living and long-term value creation.

Unit Plan Overview

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT

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Type
1.5 BHK + Study

Efficiency
76%

Saleable Area
1,144 sq.ft.

Carpet Area
870 sq.ft.

Floor to Ceiling
3.6 meters

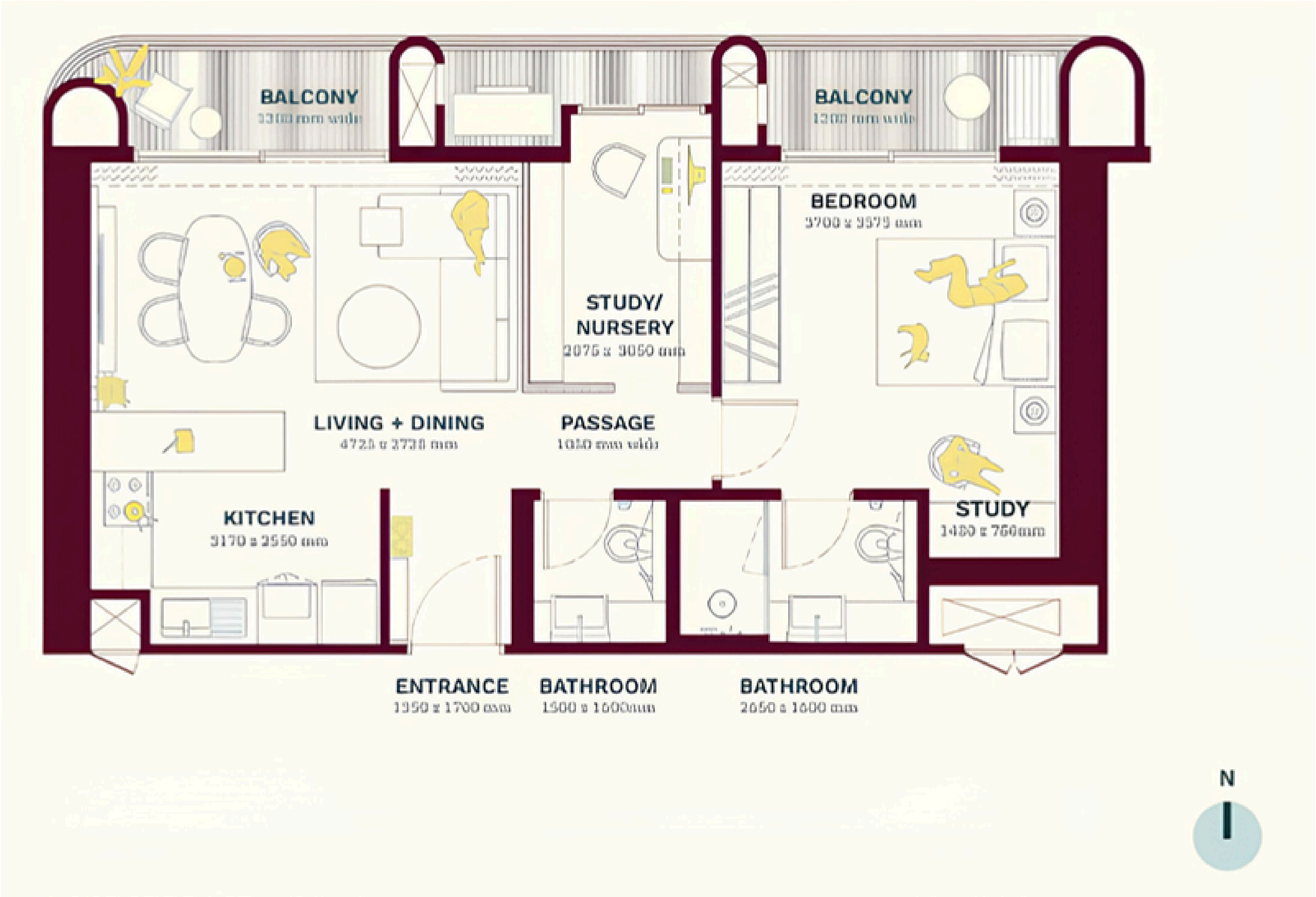
Utility Space
Available

Master Bedroom
12'2" × 12'2"

Living/Dining Room
15'6" × 15'4"

No. of Balconies
2

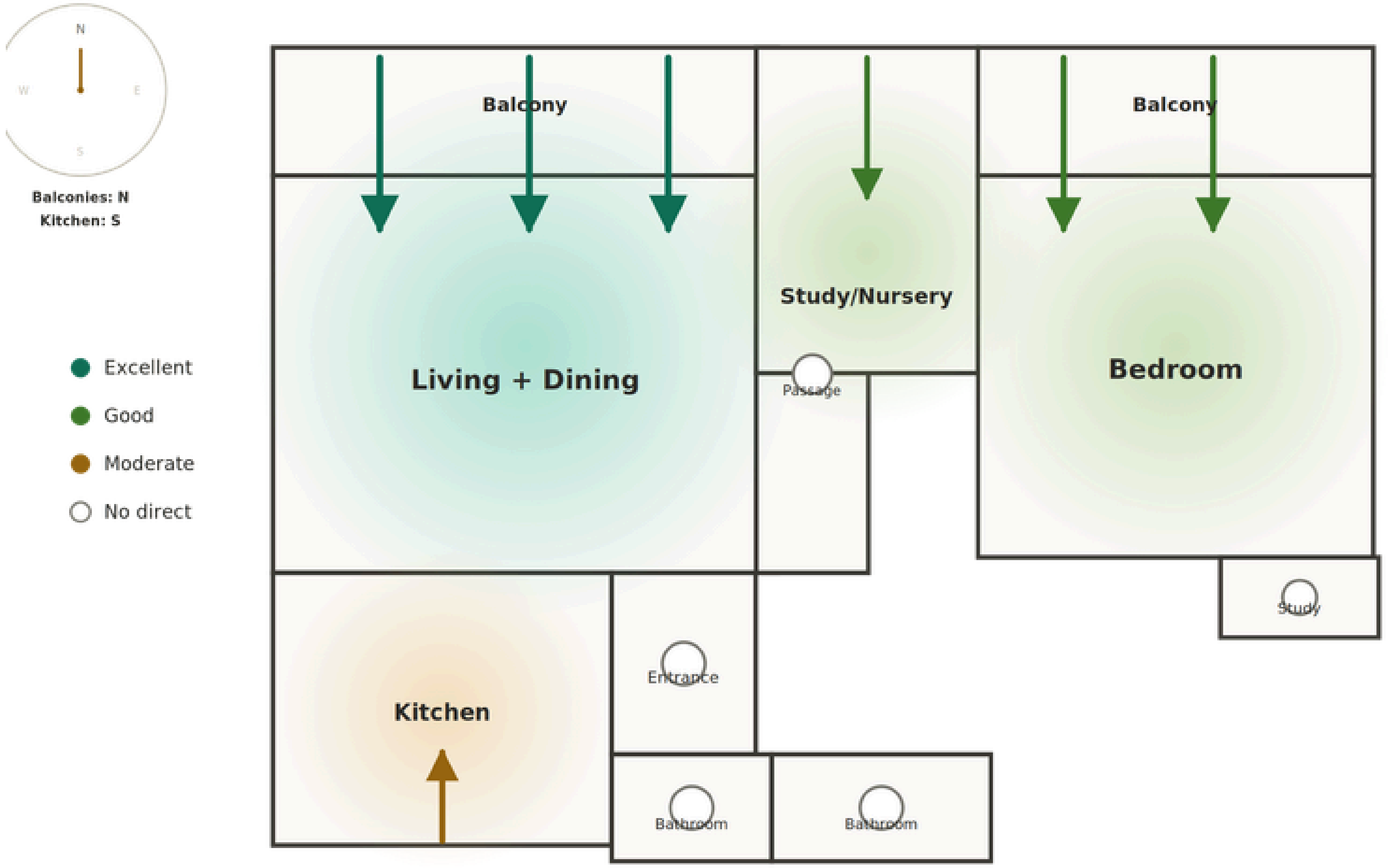
Balcony Width
1200 mm each sq.ft.



A highly functional 1.5 BHK layout featuring dual study spaces, two balconies, minimal circulation loss, and flexible living zones—well suited for young professionals, hybrid working, and small families.

Lighting Analysis

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT



1. The Living and Dining area sits on the North-facing balcony, the widest glazed opening in the unit, receiving consistent and direct natural light throughout the day.

2. The Bedroom opens onto its own independent North-facing balcony, ensuring direct daylight penetration into the primary sleeping space.

3. The Study/Nursery is positioned between both balconies and benefits from the North light entering through the adjacent openings.

4. The Kitchen faces South and receives moderate natural light through its external wall. The Entrance, Passage, both Bathrooms, and the Study nook are unlit by design, standard for interior-facing service and circulation zones.

Max Estate 361's layout concentrates all primary habitable spaces along the North-facing balcony frontage, ensuring bright, glare-free daylight across the living and sleeping zones while service areas are consolidated at the interior core.

Ventilation Analysis

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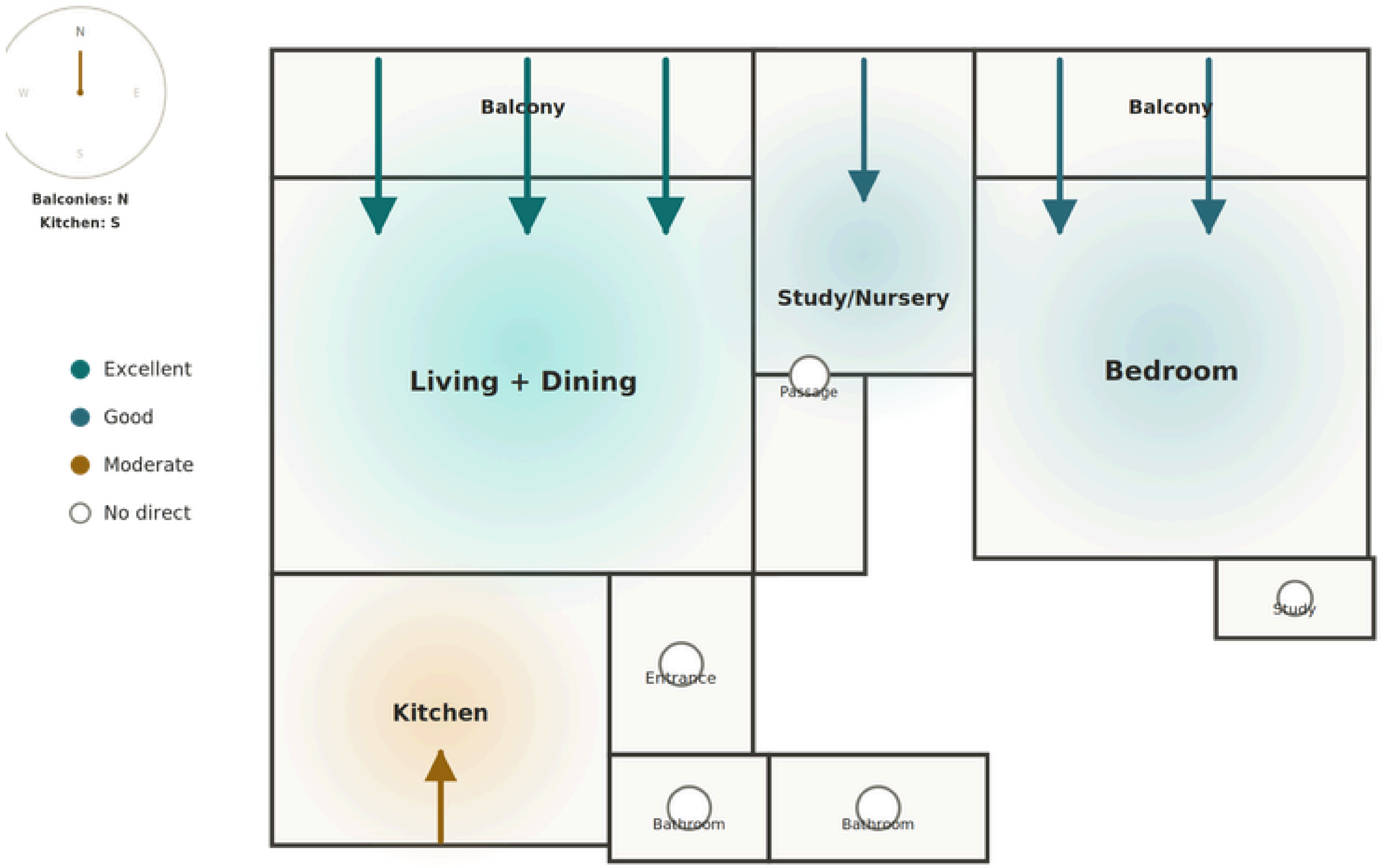
CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT

1. The Living and Dining area draws fresh North air through its balcony — the widest single opening in the unit.

2. The Bedroom draws air through its own independent North-facing balcony, keeping the sleeping zone naturally ventilated.

3. The Kitchen's South-facing opening creates a genuine two-sided airflow path, with air entering from the North balconies and exiting through the kitchen side.

4. The Entrance, Passage, both Bathrooms, and the Study nook rely on mechanical exhaust and receive no direct airflow, standard for enclosed service zones in this layout.



Max Estate 361's dual-façade layout creates a natural cross-ventilation path across the full depth of the unit, keeping every habitable space in the airflow corridor.

Vaastu Analysis

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT

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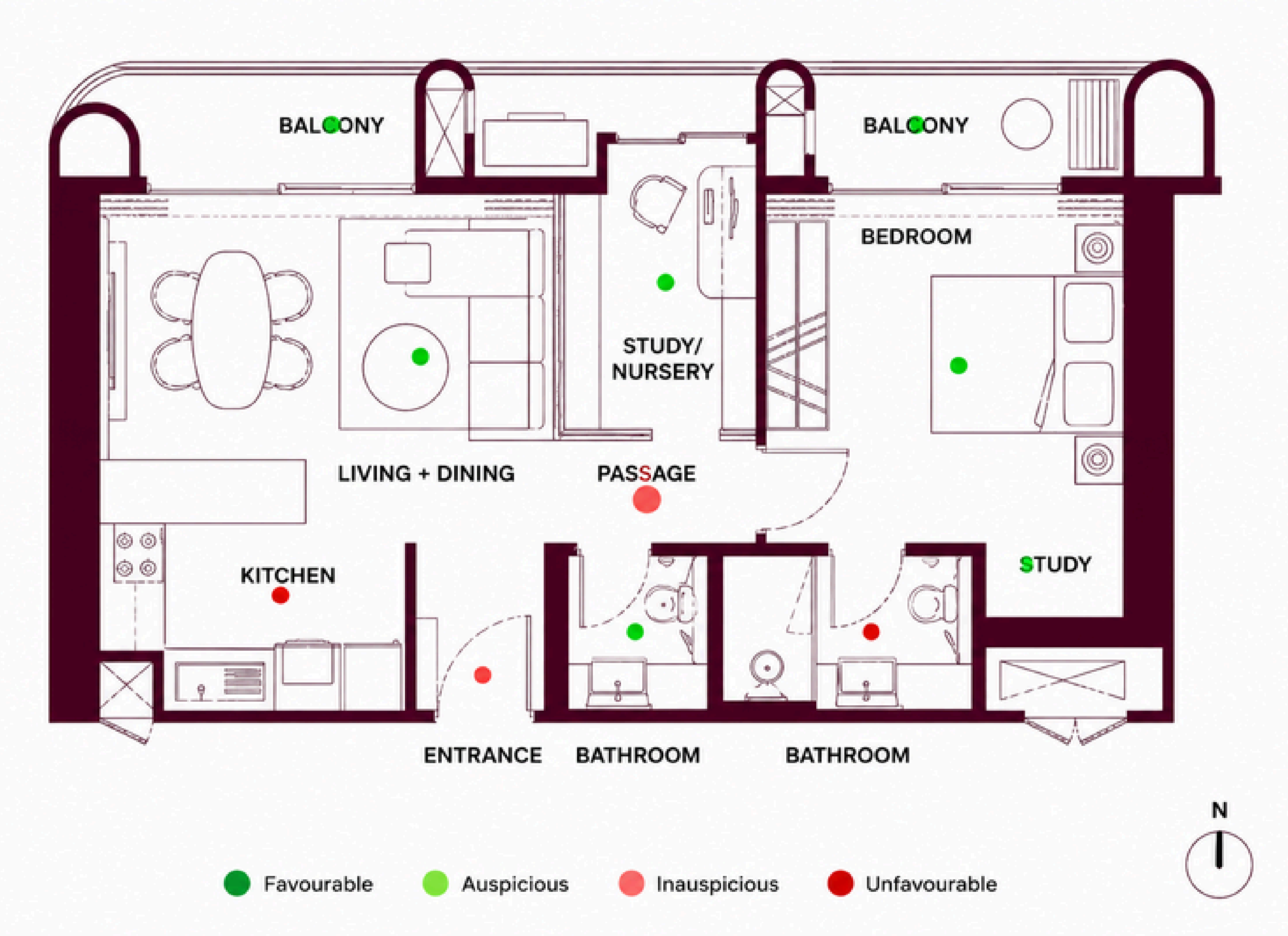
ROOM TYPE	IDEAL DIRECTION	DETECTED DIRECTION
Toilet	Northwest / West	Southeast, South
Bedroom	Southwest (Master)	Northeast, East
Kitchen	Southeast	Southwest
Balcony	Northeast	Northwest, Northeast
Dressing Room	Northwest	North
Utility	Southeast / Northwest	South



The layout demonstrates a balanced Vastu profile with favourable placements for the study and multiple balconies, while the bedrooms and kitchen show some directional variations that can be addressed constructively without compromising the overall spatial functionality.

Specifications of Construction

Kitchen

Fully modular kitchen with chimney, hob & microwave
Engineered stone countertop, SS sink & premium CP fittings

Windows & Doors

Aluminium/uPVC glazed windows
Laminated/veneered flush doors with premium finish

Lifts

High-speed resident & service elevators
Air-conditioned lift lobbies

Wall Finish

Premium acrylic emulsion paint
Exterior-grade weather-resistant paint finish

Flooring

Premium marble flooring in living & dining
Laminated wooden flooring in bedrooms; anti-skid tiles

Bathrooms

Premium sanitary ware & CP fittings
Glass shower partitions and engineered stone/marble

Air Conditioning

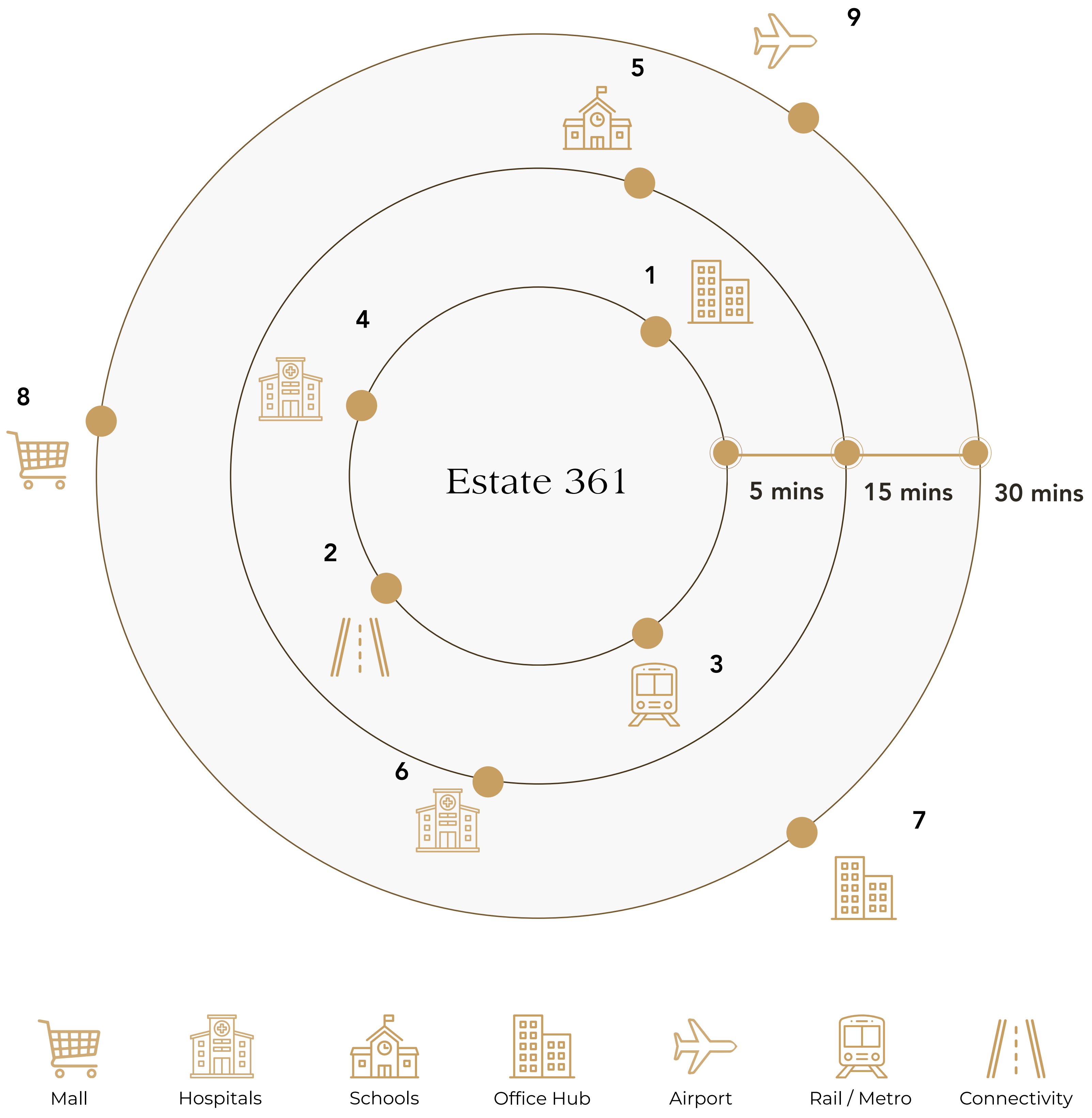
VRV/VRF air-conditioning system
Ductable AC in living & dining; split ACs in bedrooms

Water Storage

Half-day overhead water storage
Wi-Fi provision, FRLS wiring & smart home automation

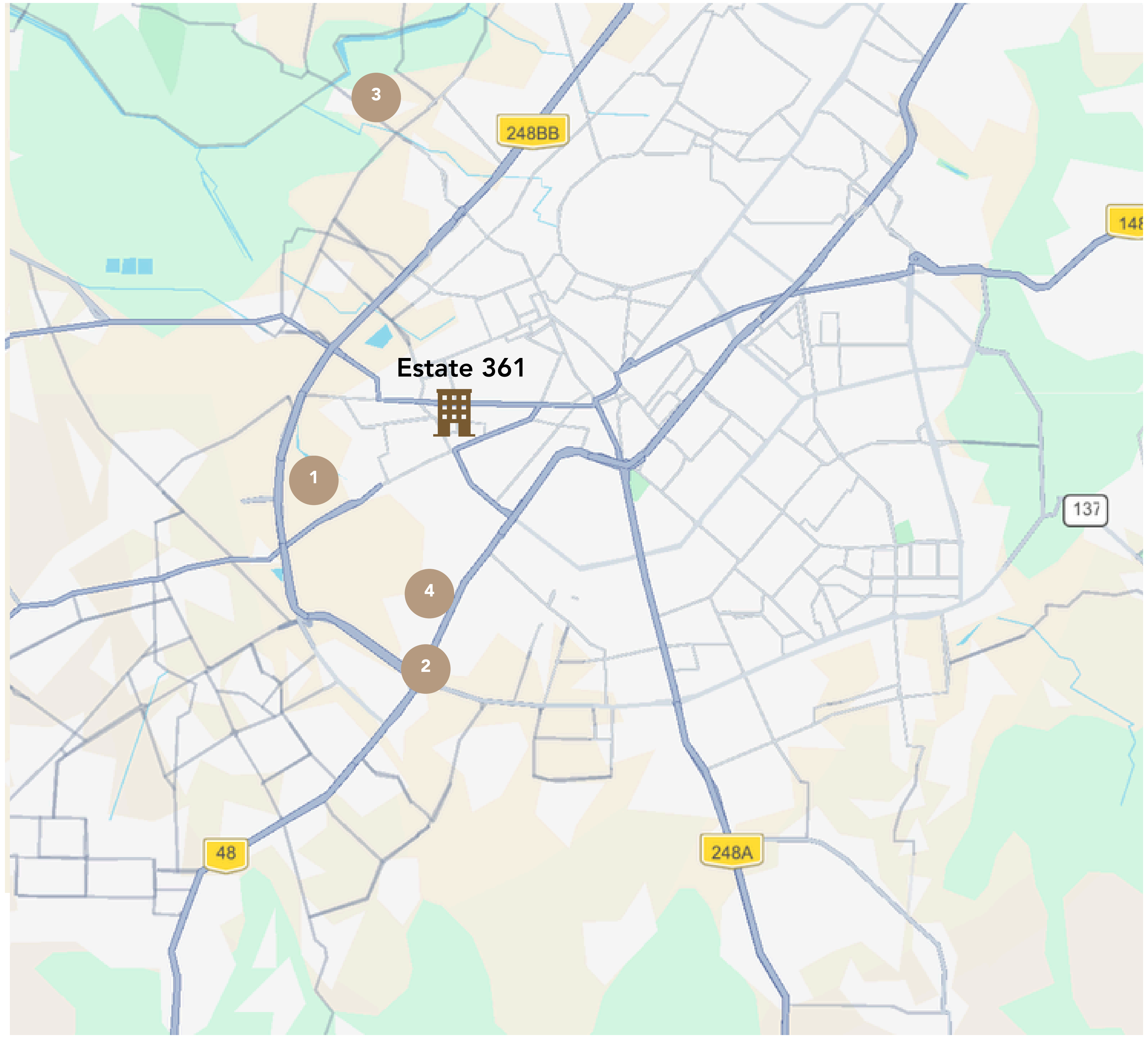
Facilities Nearby

1	Planned Global City	1 Km
2	Dwarka Expressway	3 Km
3	Proposed Delhi Metro Station	3 Km
4	Genesis Hospital	3 Km
5	N.S.P School	4 Km
6	Aarvy Hospital	5 Km
7	DLF Cyber City	20 Km
8	Ambience Mall	20 Km
9	IGI Airport	24 Km



Nearby Projects - Map View

1	Krisumi Waterside Residences
2	DLF Privana South
3	Godrej Vrikshya
4	Whiteland The Aspen
	Estate 361



Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
Krisumi Waterside Residences	2024	₹22,000 – ₹25,000	₹25,000 – ₹30,000	0.17	0.14
DLF Privana South	2024	₹17,000 – ₹18,500	₹20,000 – ₹23,000	0.21	0.09
Godrej Vrikshya	2024–25	₹19,000 – ₹20,000	₹20,000 – ₹22,000	0.10	0.09
Whiteland The Aspen	2023–24	₹14,000 – ₹16,000	₹16,000 – ₹18,000	0.13	0.06
Estate 361	**2025**	**₹24,000**	**₹24,000**	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 22300

MICRO MARKET CAGR

12.3%*

DISCOUNT PERCENTAGE

8%*

Sector 36A is emerging as a premium residential hub along Dwarka Expressway, driven by improving infrastructure, NH-48 connectivity and rising luxury development activity. Estate 361 is positioned as a niche premium lifestyle offering with strong wellness-led planning and long-term appreciation potential.

Payment Plans

STAGE	PAYMENT (%)
Booking	10%
Within 90 Days	10%
On Casting of G Floor Slab / 24 Months	20%
On Casting of 20th Floor Slab	20%
On Installation of Doors & Windows	20%
Application of OC	15%
Possession	5%

A 20:20:20:40 payment option enables buyers to align capital deployment with project progress, balancing liquidity comfort with structured participation in long-term property appreciation.

Investment Highlights

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT

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₹ 2.57 Cr (Value Today)

₹ 0.64 Cr (Down Payment)

25%*
Pay Upfront

₹ 1.93 Cr (Loan Amount)

75%*
Loan

1.68 L*
Pay Monthly

20 Years
Loan Duration

8.5% P.A.
Interest Rate

25%*
XIRR

8.08 Years
Holding Period

₹ 10.15 Cr*
Selling Price

*Calculations**

With a 75% loan structure, Estate 361 delivers a ~25% true XIRR over an 8.08-year horizon, balancing capital efficiency with lower leverage risk.

CAGR Build-up: Parameter Basis

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	Project Score	Total Score
CONNECTIVITY - GOOD **Metro: 3 km** (proposed Delhi Metro station) **Airport: 24 km** (IGI Airport) **Highway: 3 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: 85 Months** (Jul 2026 → Aug 2033) **Delay Adjustment: 0 Months** (No delay applied)	**25**	**25**
INFRASTRUCTURE PIPELINE - EXCELLENT **Confirmation Level: Under Construction stage** **C**entral Peripheral Road, Phase-wise construction started: Global City Gurgaon	**20**	**20**

Micro-market CAGR **17.0%** → Adjustment **1.30%** → Final CAGR **18.2%**

Total Score: **92.5/100**

*Calculations**

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How your Property could Grow by 2033

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT

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Sector Base Rate

17.0%*

+

Project Score

92.5/100

→ adjustment +1.3%

=

~18.2%*

Projected CAGR over 7 Years

Today

₹ 2.57Cr

18.2%
7 Years

→

TOI
Realistic CAGR

By 2033

₹ 8.42 Cr

Estimated Gain in 7 Years

₹ 5.84 Cr

Conservative: ₹ 8.84 Cr (16%)*

Optimistic: ₹ 11.63 Cr (20%)*

₹ 2.57 Cr
Current Value

₹ 8.84 Cr*
16% ~ (Pessimistic)

₹ 10.15 Cr*
18% ~ (Realistic)

₹ 11.63 Cr*
20% ~ (Optimistic)

(Expected Price by 2033) *2026* *Calculations** *2033*

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Rental Yield Potential

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT

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POSSESSION YEAR PRICE: ₹ 8.42 CR

RENTAL YIELD : 4.2%*

POSSESSION DATE: 28-AUG-2033

Pessimistic	Realistic	Optimistic
Annual Rent	*Annual Rent*	*Annual Rent*
₹ 31.15 L	**₹ 35.36 L**	**₹ 39.57 L**
Monthly Rent	*Monthly Rent*	*Monthly Rent*
₹ 2.60 L	**₹ 2.95 L**	**₹ 3.30 L**

Calculations*

By possession in 2033, the property's value is projected to grow from ₹2.57 Cr to ₹8.42 Cr, with an estimated monthly rental income of ₹2.95 L (₹35.36 L annually) at a 4.2% rental yield - creating a compelling opportunity for both capital appreciation and passive income.

Similar Projects

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PROJECT	ESTATE 361	KRISUMI WATERSIDE RESIDENCES	DLF PRIVANA SOUTH	GODREJ VRIKSHYA	WHITELAND THE ASPEN
Developer	Max Estates	Krisumi Corporation	DLF	Godrej Properties	Whiteland Corporation
Location	Sector 36A, Gurgaon	Sector 36A, Gurgaon	Sector 77, Gurgaon	Sector 103, Dwarka Exp.	Sector 76, Gurgaon
Project Type	Premium wellness-led residences	Indo-Japanese luxury residences	Luxury high-rise residences	Premium luxury residences	Luxury residences
Launch Year	2025	2024	2024	2024–25	2023–24
Handover Timeline	2033	~2029	~2029	~2029–30	~2028–29
Launch Price (₹/sq ft)	₹24,000	₹22,000 – ₹25,000	₹17,000 – ₹18,500	₹19,000 – ₹20,000	₹14,000 – ₹16,000
Current Price (₹/sq ft)	₹24,000	₹25,000 – ₹30,000	₹20,000 – ₹23,000	₹20,000 – ₹22,000	₹16,000 – ₹18,000
Project Density	67	13	11	10	10
Clubhouse	Premium clubhouse	Resort-Style Clubhouse	Luxury Clubhouse	Integrated Township Clubhouse	Community Clubhouse

Builder Profile

MAX ESTATES

Max Estates Limited is the real estate development arm of the Max Group, focused on creating premium residential communities and Grade A commercial spaces across Delhi-NCR.

Max Towers, L-20, Plot No. C-001/A/1, Sector 16B, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301

1982	4	10+	7 M+	40+
ESTABLISHED YEAR	CITIES OF OPERATION	TOTAL PROJECTS	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

ESTATE 361

ESTATE 105

MAX ESTATES | 222 RAJPUR DEHRADUN

MAX ESTATES | MAX SQUARE NOIDA

Rating Matrix

	Poor	Bad	Acceptable	Good	Excellent
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**

Estate 361 stands out through wellness-led planning, premium developer credibility and strategic connectivity, positioning it as a differentiated luxury offering with strong 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**

Estate 361 maintains a low-to-moderate risk profile supported by strong developer credibility, differentiated product positioning and improving corridor fundamentals, with key considerations centered around premium pricing and holding horizon.

Strengths

Designed around wellness, open greens and nature-centric living, creating a differentiated premium residential experience.

Backed by Max Estates, known for institutional-quality execution and premium lifestyle-focused developments.

Located in Sector 36A with seamless access to Dwarka Expressway, NH-48 and major commercial hubs across Gurgaon and Delhi.

Spacious layouts, lower density and curated community planning enhance exclusivity and long-term end-user appeal.

Focus on wellness amenities, landscaped greens and community-centric spaces supports long-term residential 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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MASTER PLAN

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