



THE PALATIAL

Project Report

INCLUDES



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Analysis



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Plans



Comparative
Projects



Micro - Market
Analysis



SECTOR 104, GURUGRAM

HARERA/GGM/906/638/2025/09

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
March 2025

POSSESSION
June 2030

CURRENT
₹18,500/ Sq. Feet*

2030 EXPECTED
₹28,084/ Sq. Feet*

XIRR*
22%*

CAGR
14.4%*

FEATURING
5 Towers, 688 Units

PLOT SIZE
11 Acres

PAYMENT PLAN
30:30:40, 30:70

HOMELoan
Available



Why **TOI** Recommends?

IDEAL FOR:

Premium end-users and long-term investors seeking a balanced luxury offering with strong connectivity and future appreciation potential on Dwarka Expressway.



Hero Homes The Palatial combines spacious luxury residences, premium lifestyle amenities and modern planning, creating a refined residential environment for upscale family living.



Backed by the trusted Hero Group brand and positioned within a rapidly appreciating corridor, the project offers a stable and relatively lower-risk premium investment profile.



Located in Sector 104 on Dwarka Expressway, the project benefits from strong connectivity to Delhi, IGI Airport and major business hubs, supporting long-term livability and resale demand.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE

4 BHK
3457 sq ft

BUY TO SELL

3 BHK
2550 sq ft

BUY TO RENT

3 BHK
2833 sq ft



3 & 4 BHK
Luxury Residences

3 BHK

Super Area - **2,550 Sq. ft.**
Price per Sq. ft. - **₹ 18,500**
Indicative Price - **₹ 4.71 Cr**

3 BHK + SPR

Super Area - **2,833 Sq. ft.**
Price per Sq. ft. - **₹ 18,500**
Indicative Price - **₹ 5.24 Cr**

4 BHK + SPR

Super Area - **3,457 Sq. ft.**
Price per Sq. ft. - **₹ 18,500**
Indicative Price - **₹ 5.39 Cr***

Hero Homes The Palatial offers spacious 3 & 4 BHK residences with premium layouts and efficient space planning, catering to both luxury end-users and long-term investors seeking strong livability and appreciation potential on Dwarka Expressway.

Master Plan Overview

Land Area
11 Acres

Density
63 Units/Acre

Open Spaces
70%+ Open & Green Area

Clubhouse Density
83 sq.ft./Unit

Total No. of Units
688

Total No. of Towers
5

Access Road Width
950+ ft Dwarka
Expressway Frontage
Clubhouse Area
57,000 sq. ft.



Hero The Palatial is planned as a low-density, palace-inspired development across 11 acres, with 688 residences distributed across five G+43 towers. Over 70% open and green areas, a 57,000 sq.ft. clubhouse, Miyawaki forest and vehicle-free ground plane create a landscape-led luxury environment with an emphasis on privacy and wellness.

Unit Plan Overview

Type	Efficiency
3 BHK	70.6%
Saleable Area	Carpet Area
2,550 sq.ft.	1,800 sq.ft.
Floor to Ceiling	Utility Space
10 FT	Available
Master Bedroom	Living
11'6" × 15'5"	12'9" × 21'5"
No. of Balconies	Balcony Area
3	350 sq.ft.

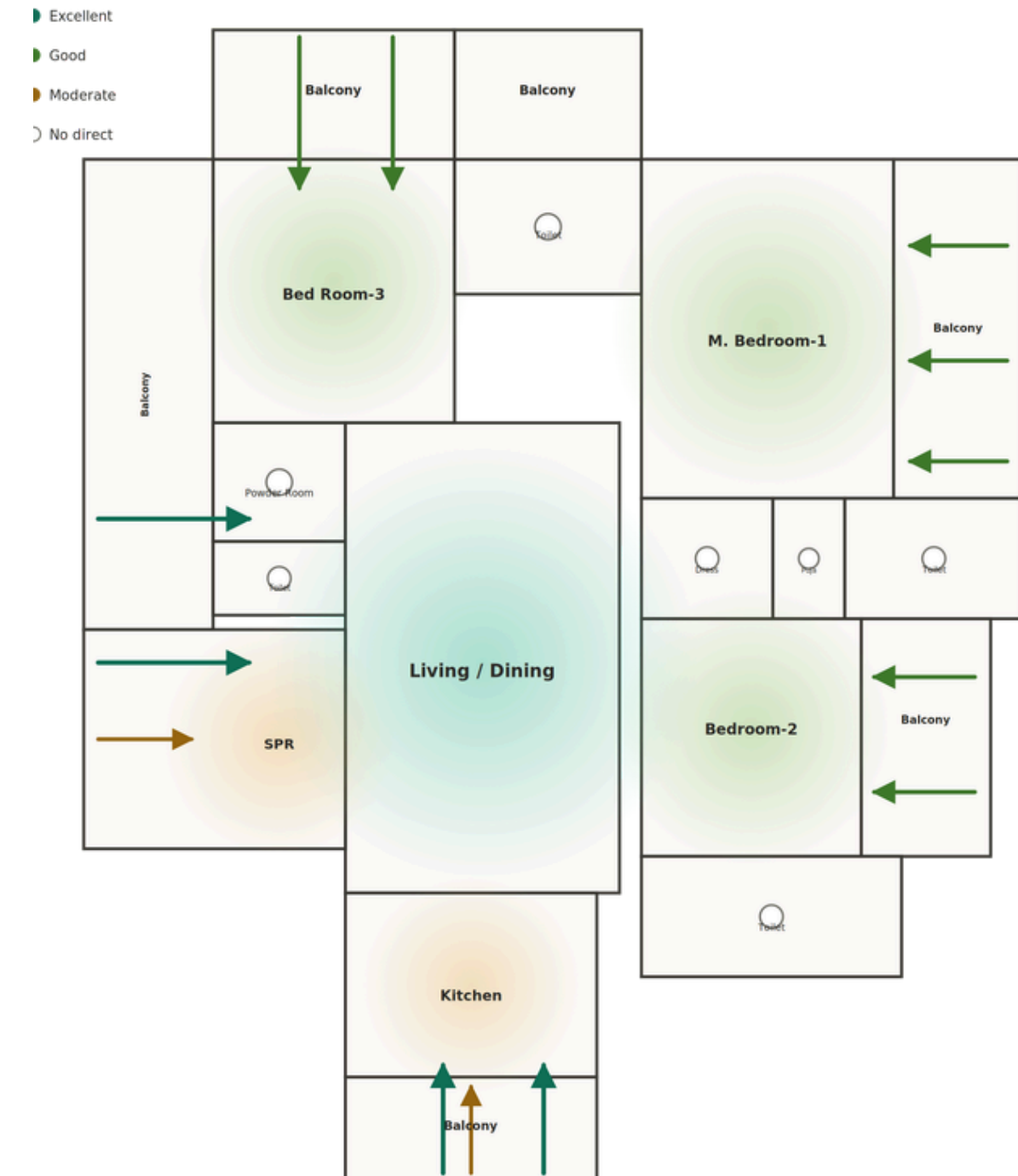


The 2,550 sq.ft. 3 BHK offers approximately 1,800 sq.ft. of carpet area, translating to ~71% carpet efficiency, with three private balconies and a spacious 21'5" living-dining zone. The corner-oriented planning and wide balconies emphasize natural light, ventilation and indoor-outdoor connectivity.

Lighting Analysis

DESIGNED FOR 3 BHK UNIT MEASURING 2,550 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 across two directions.
2. M. Bedroom-1 opens onto its own dedicated right-side balcony, and Bed Room-3 opens onto the top balcony, giving both direct natural light.
3. Kitchen receives moderate natural light through the bottom balcony. SPR sits adjacent to the left balcony and gets
4. SPR sits adjacent to the left balcony and gets moderate light through the shared wall proximity. Powder Room, all toilets, Dress, Puja and Passage are unlit by design, standard for interior service zones.

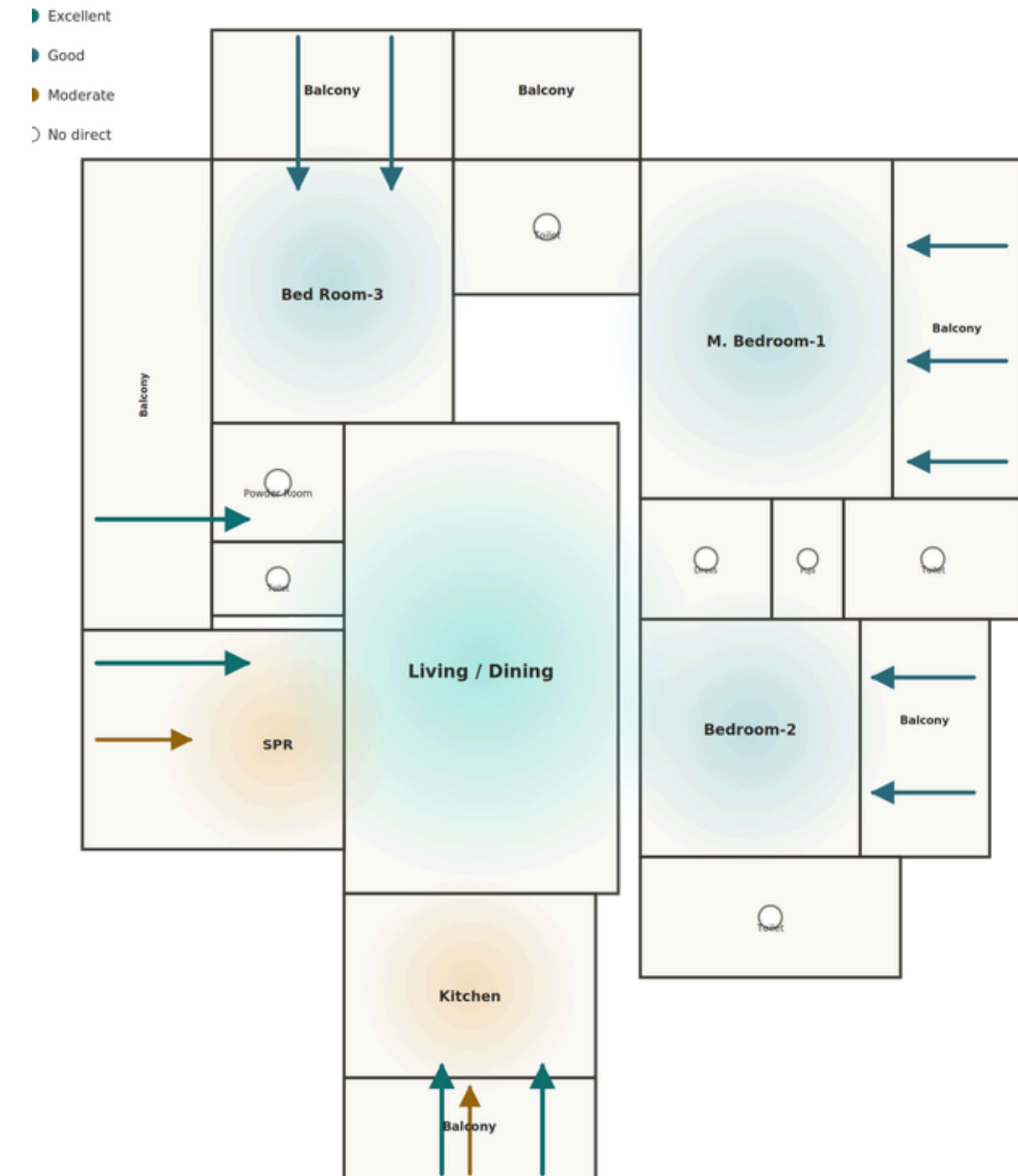


Hero Homes' 3BHK + SPR layout wraps balconies around three faces of the unit, ensuring every habitable room opens onto its own external exposure while service zones are efficiently consolidated at the interior core.

Ventilation Analysis

DESIGNED FOR 3 BHK UNIT MEASURING 2,550 SQ. FT

1. Living and Dining achieves the strongest cross-ventilation in the unit, drawing air through the left balcony and venting through the bottom balcony on a perpendicular face.
2. M. Bedroom-1 and Bedroom-2 each draw fresh air through their own dedicated right-side balcony.
3. Bed Room-3 draws air through the top balcony, with a secondary path through the left balcony's adjacent zone.
4. Kitchen ventilates through the bottom balcony. SPR draws secondary air through the left balcony. Powder Room, all toilets, Dress, Puja and Passage rely on exhaust, standard for enclosed service zones.

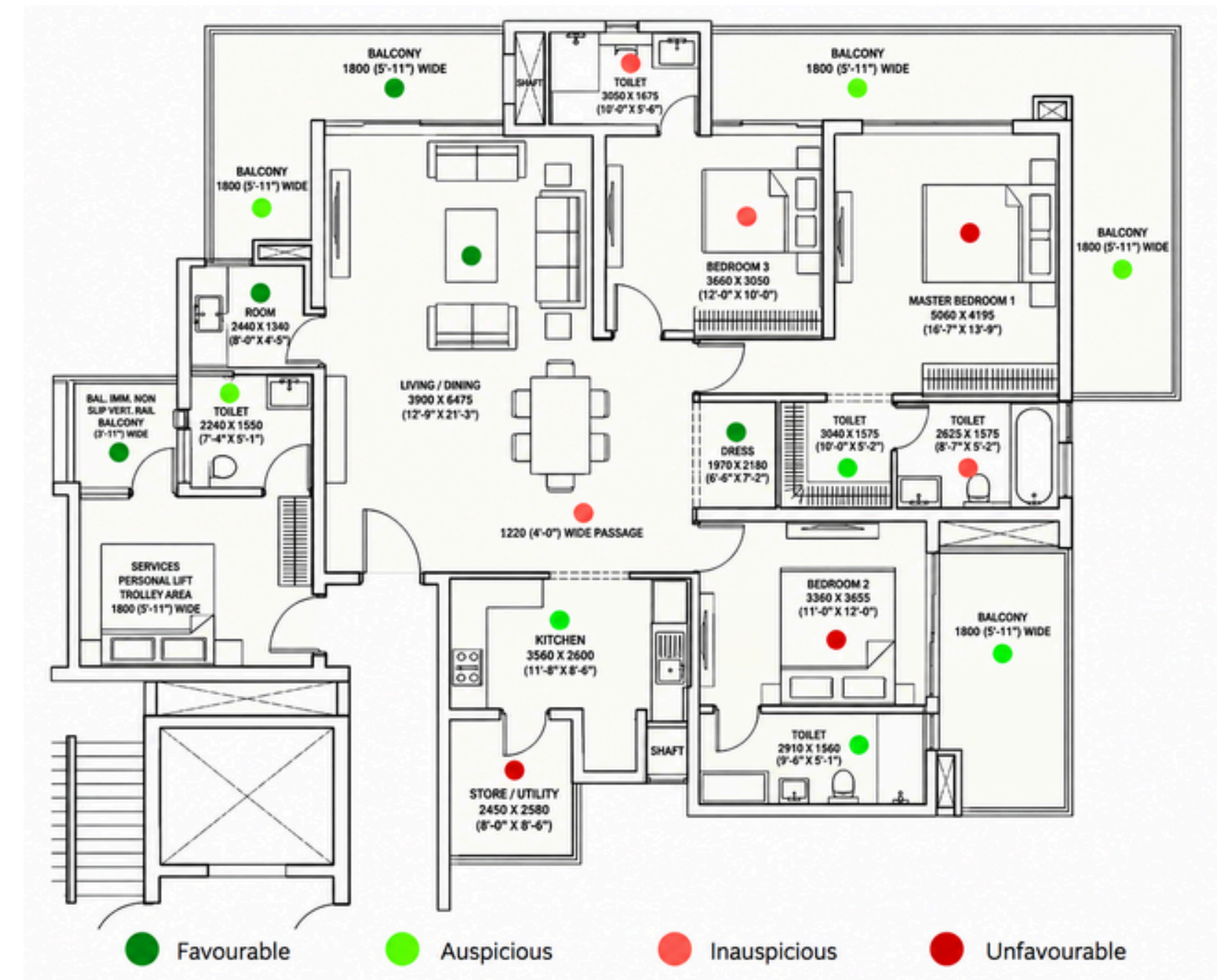


Hero Homes' three-sided balcony arrangement creates genuine multi-directional ventilation, with the left, top, right and bottom faces all contributing to airflow and keeping every habitable room in an active ventilation path.

Vaastu Analysis

DESIGNED FOR 3 BHK UNIT MEASURING 2,550 SQ. FT

Room Type	Ideal Direction	Detected Direction
Toilet	Northwest / Southeast	North, East, West, South
Bedroom	Southwest	Northwest, Northeast, Southeast
Kitchen	Southeast / Northwest	South
Balcony	North / East / Northeast	South, Northwest, West, Southeast, North, Northeast
Dressing Room	West / Northwest	East
Utility	Northwest / Southeast	Not detected



The plan has several favourable placements, particularly the North/Northeast balconies and Northwest bedrooms, while the North/East toilets and Northeast/Southeast bedrooms are the key Vastu concerns.

Specifications of Construction



Kitchen

Modular kitchen with under & above storage cabinets, hob & chimney
Granite counter with double bowl; AL/UPVC DW with toughened glass



Windows & Doors

AL/UPVC doors & windows with toughened glass and net shutters
Seasoned hardwood door frames with flush doors in teak veneer polish finish



Lifts

Five lifts, including a service lift
Passenger lift cabins in SS finish



Wall Finish

Acrylic emulsion paint; ceramic tiles 2 ft above kitchen counter
Ceramic tiles up to false-ceiling height; exterior texture paint



Flooring

Ceramic and anti-skid ceramic tiles
Marble flooring, laminated wooden flooring & vitrified tiles



Bathrooms

Stone counters with high-quality CP fittings; vanity with mirror & shower glass partition
Anti-skid ceramic tile flooring; ceramic tiles up to false-ceiling height



Air Conditioning

VRF air conditioning

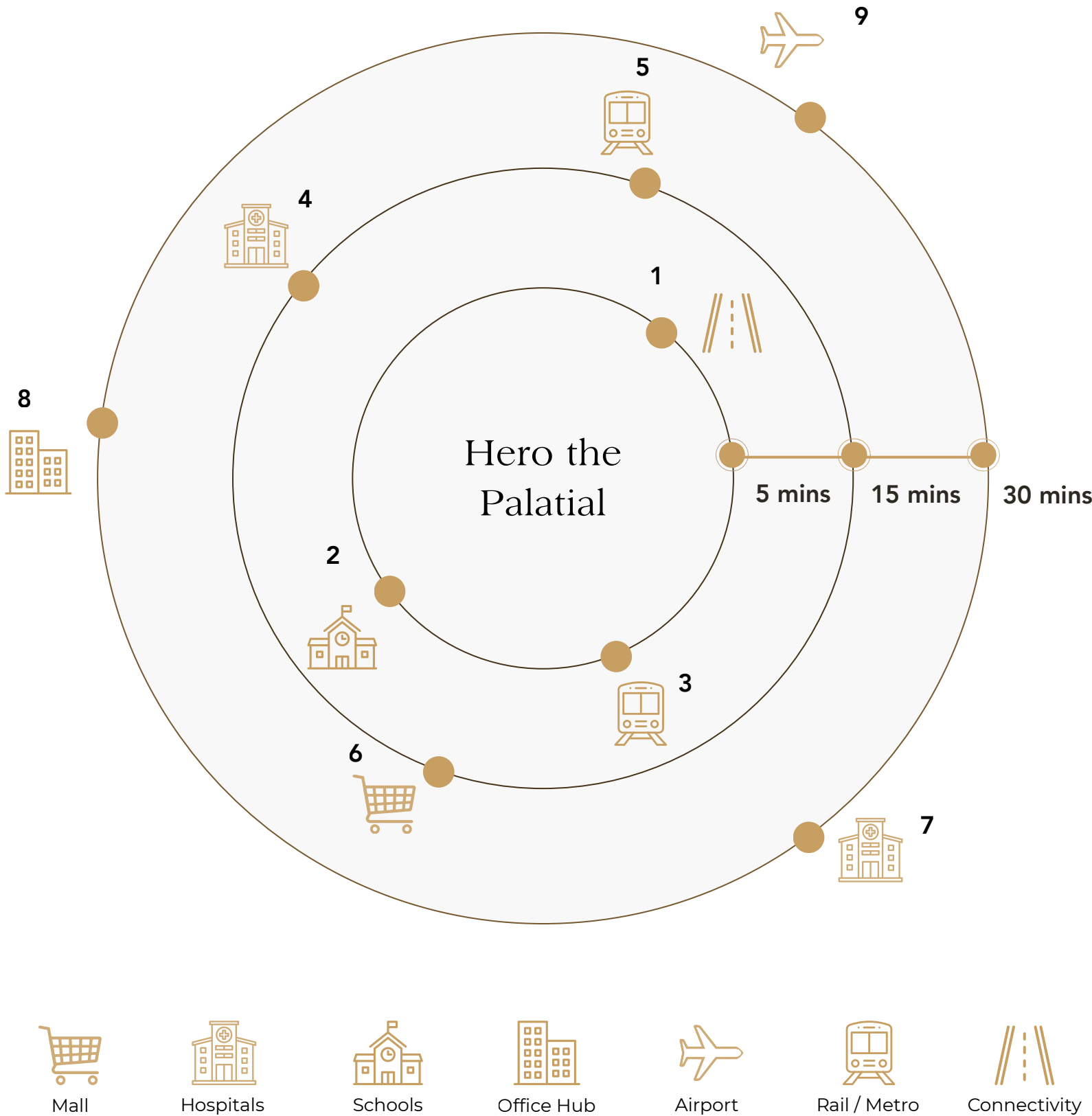


Water Storage

As per Builder Specifications

Facilities Nearby

1	 Dwarka Expressway	0 Km
2	 Delhi Public School	0.5 Km
3	 Gurugram Railway Station	1.5 Km
4	 Advanced Super Speciality Hospital	6 Km
5	 Dwarka Sector 21 Metro Station	8 Km
6	 Yashobhoomi Convention Center	10 Km
7	 Gurgaon Global City Hospital	12 Km
8	 Diplomatic Enclave II	13 Km
9	 IGI Airport	14 Km



Nearby Projects - Map View

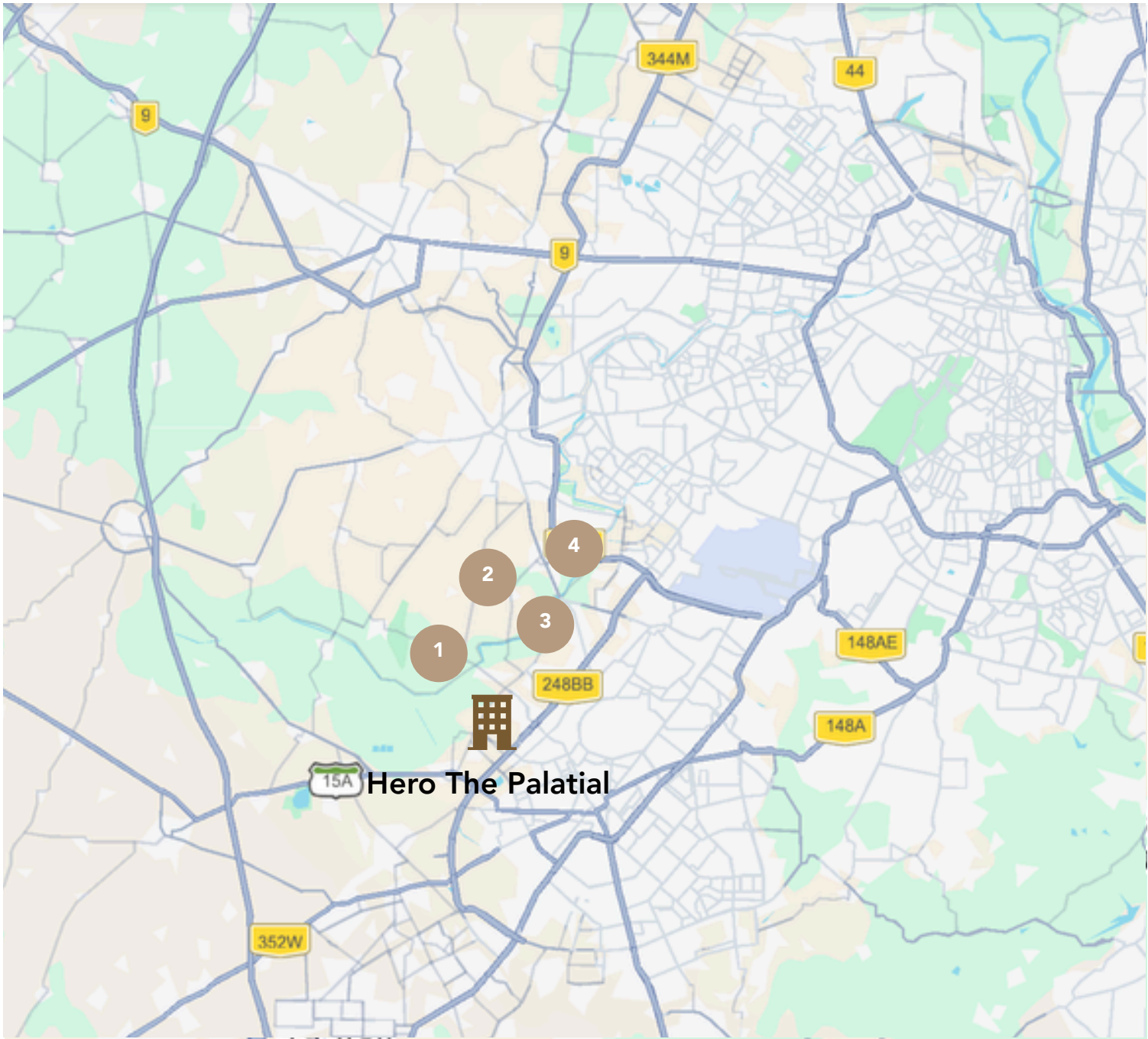
- 1

Adani The Marq (Sector 102A)
- 2

Godrej Meridien (Sector 106)
- 3

Sobha Altus (Sector 106)
- 4

M3M Crown (Sector 111)
- Hero The Palatial (Sector 104)**



Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
Adani The Marq (Sector 102A)	2024-25	₹16,000 – ₹17,500	₹18,000 – ₹20,000	0.13	0.07
Emaar Serenity Hills (Sector 86)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000	0.13	0.04
Sobha Altus (Sector 106)	2024-25	₹20,000 – ₹21,000	₹21,000 – ₹23,000	0.07	0.04
M3M Crown (Sector 111)	2023-24	₹15,000 – ₹16,000	₹17,000 – ₹19,000	0.16	0.05
Hero The Palatial (Sector 104)	2025	₹18,500	₹18,500	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 19800

MICRO MARKET CAGR

10%*

DISCOUNT PERCENTAGE

7%*

Sector 104 has evolved into a premium residential pocket on Dwarka Expressway, driven by expressway completion, improving connectivity and rising luxury supply. Hero Homes The Palatial is positioned as a high-end lifestyle offering, benefiting from strong corridor growth while maintaining relatively better value positioning than ultra-luxury branded developments.



Payment Plans

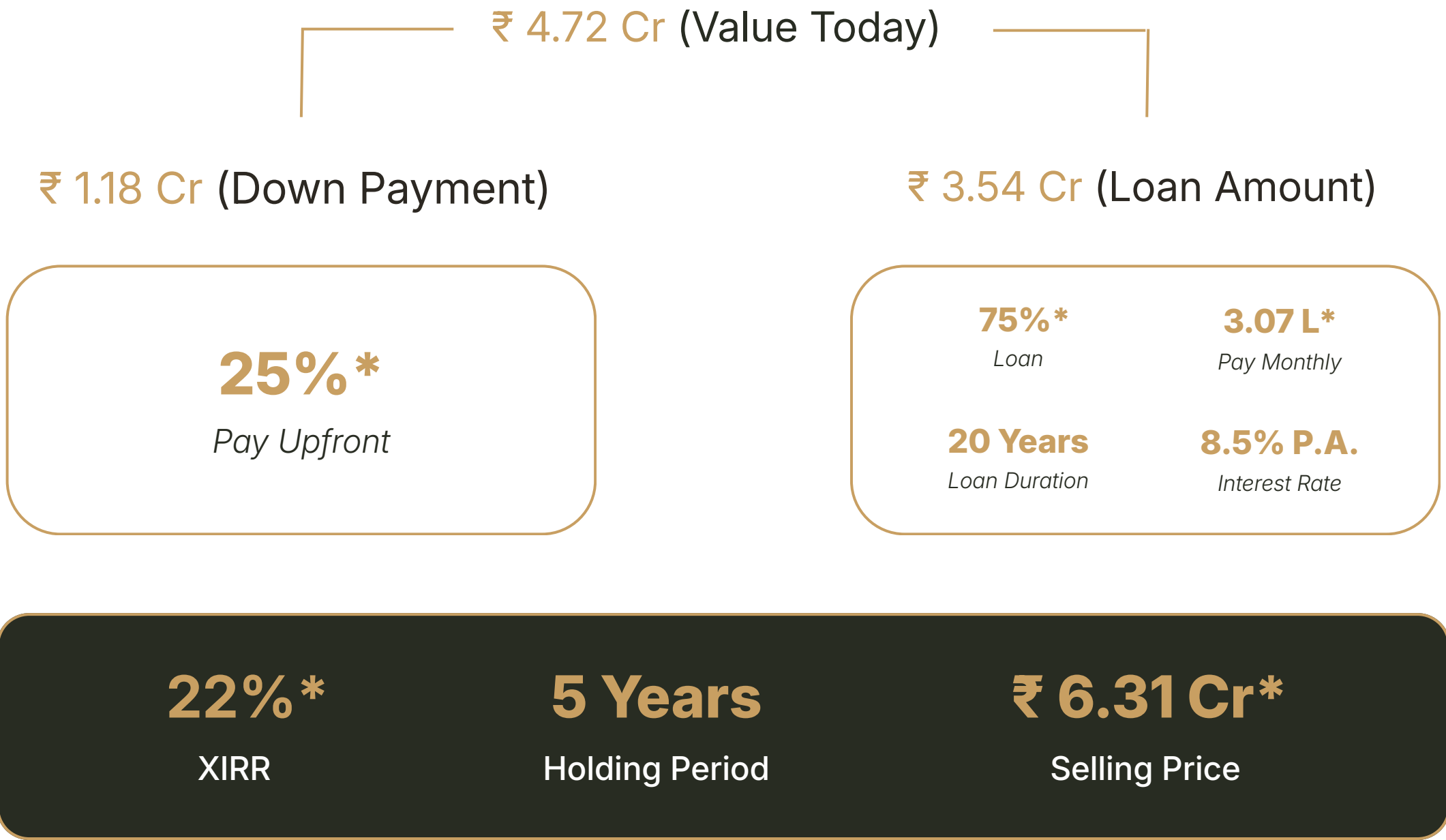
STAGE	PAYMENT (%)
Booking	10%
Within 90 Days	10%
Within 240 Days	10%
40 Months / Super Structure*	30%
Completion of Internal Plaster / 45 Months*	25%
Application of OC	15%
Receipt of OC	10%
Possession	5%

A combination of CLP and Flexi payment options enables buyers to align capital deployment with project progress, balancing liquidity comfort with structured participation in long-term property appreciation.



Investment Highlights

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



With a 75% loan structure, Adani The Marq delivers a ~22% true XIRR over a 5-year horizon, balancing capital efficiency with lower leverage risk.

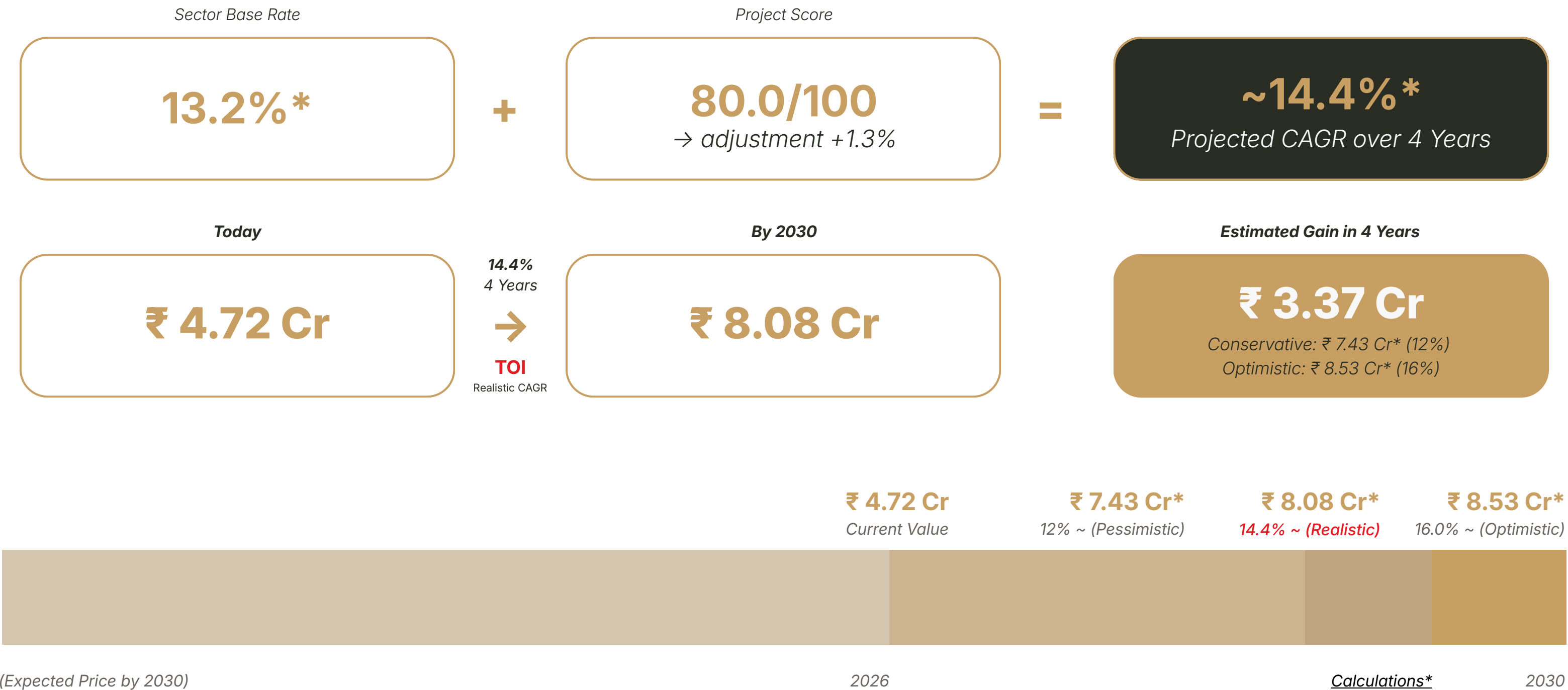


CAGR Build-up: Parameter Basis

	Project Score	Total Score
CONNECTIVITY - GOOD Railway: 1.5 km (Gurugram Railway Station) Airport: 14 km (IGI Airport) Highway: 0 km (Dwarka Expressway)	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: 48 Months (Jul 2026 → Jul 2030) Delay Adjustment: 0 Months (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT Confirmation Level: Sanctioned / approved Gurugram Metro (Dwarka Expressway Spur), Gurugram Global City	15	20
Micro-market CAGR 13.2% → Adjustment 1.30% → Final CAGR 14.4%	Total Score: 80/100	

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: ₹ 8.08 CR

RENTAL YIELD : 3.5%*

POSSESSION DATE: 28-JUL-2030

Conservative (3.0%)

Annual Rent

₹ 24.17 L

Monthly Rent

₹ 2.01 L

Base (3.5%)

Annual Rent

₹ 28.21 L

Monthly Rent

₹ 2.35 L

Optimistic (4.0%)

Annual Rent

₹ 32.25 L

Monthly Rent

₹ 2.69 L

*Calculations**

By possession in 2030, the property's value is projected to grow from ₹4.72 Cr to ₹8.08 Cr, with an estimated monthly rental income of ₹2.35 L (₹28.21 L annually) at a 3.5% rental yield - creating a compelling opportunity for both capital appreciation and passive income.

Similar Projects

PARAMETER	HERO THE PALATIAL	CENTRAL PARK DELPHINE	GODREJ VRIKSHYA	WHITELAND WESTIN RESIDENCES	ATS KOCOON
Developer	Hero Realty	Central Park	Godrej Properties	Whiteland Corporation	ATS Infrastructure
Location	Sector 104, Dwarka Expressway	Sector 104, Dwarka Expressway	Sector 103, Dwarka Expressway	Sector 103, Dwarka Expressway	Sector 109, Dwarka Expressway
Project Area (Acres)	~9 Acres	~7.85 Acres	14.86 Acres	~20 Acres	12 Acres
Launch Year	2025	2025	2024	2024	2012
Handover Timeline	~2029	Dec 2032	Jun 2031	~2029	Ready to Move
Launch Price (₹/sq ft)	~₹13,500	~₹28,000	~₹14,000	~₹18,500	~₹5,500
Current Price (₹/sq ft)	~₹17,000	~₹51,300	~₹17,500	~₹23,500	~₹14,300
Project Density (Units/Acre)	~72 Units/Acre	~204 Units/Acre	~49 Units/Acre	~60 Units/Acre	~37 Units/Acre
Clubhouse	Premium Clubhouse	Dual Luxury Clubhouses	Resort-style Clubhouse	Luxury Clubhouse	Luxury Clubhouse



Builder Profile



Hero Realty Private Limited focuses on creating residential townships, premium housing projects, commercial developments, and plotted communities across key urban markets like Delhi-NCR, Mohali, Ludhiana, and Haridwar.

264, Okhla Phase III, Okhla Industrial Area, New Delhi, Delhi - 110020

1996

ESTABLISHED
YEAR

800+

ACRES OF
INDUSTRIAL PARKS

6+

CITIES OF
OPERATION

8.4 M+

SQUARE FEET AREA
DEVELOPED

30+

YEARS
OF LEGACY

Flagship Projects



Rating Matrix

Brand Equity



Delivery Record



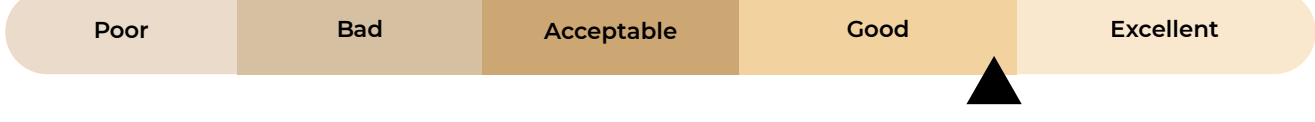
Financial Strength



Project Quality



Pricing Power



Project Scorecard

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

Calculations*

Assets Mizumi Reserve carries a moderate risk profile, with the primary investment thesis linked to long-term infrastructure execution and land appreciation, while regulatory and developer-related risks remain relatively contained.



Property Risk Matrix

Risk	Impact	Probability	Overall
Construction & Delivery Risk	High	Low	Moderate
Pricing Risk	Medium	Low	Low
Timeline Exposure Risk	Medium	Low	Low
Infrastructure Dependency Risk	Medium	Medium	Moderate
Micromarket Risk	Medium	Very Low	Low
Regulatory Risk	Low	Low	Minimal

Assets Mizumi Reserve carries a moderate risk profile, with the primary investment thesis linked to long-term infrastructure execution and land appreciation, while regulatory and developer-related risks remain relatively contained.

Calculations*



Strengths



Located in Sector 104 with seamless connectivity to Delhi, IGI Airport and major commercial hubs, benefiting from expressway infrastructure completion.



Developed by Hero Realty, backed by the trusted Hero Group brand with strong financial credibility and growing residential presence.



Premium clubhouse, landscaped greens and curated amenities create a modern, family-oriented luxury living environment.



Priced competitively within the Dwarka Expressway luxury segment, offering value relative to ultra-luxury developments nearby.



Dwarka Expressway continues to witness rapid appreciation driven by infrastructure completion and increasing premium housing demand.

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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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