

DWARKA EXPRESSWAY · GURUGRAM

Sector 36A

Complete Market Report

The Dwarka Expressway's institutional address.



PREPARED BY

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2026

JUNE EDITION

01 —

Executive Summary

Why Sector 36A is not a typical Dwarka Expressway story – and what makes it the corridor's institutional benchmark.

AT A GLANCE

<p>AVERAGE RATE</p> <p>₹19,900 per sq.ft.</p>	<p>LOCATION</p> <p>Sector 36A Dwarka Expressway, Gurugram</p>	<p>KEY STRENGTH</p> <p>Institutional developer concentration</p>
<p>BEST KNOWN FOR</p> <p>Krisumi Indo-Japanese flagship</p>	<p>AIRPORT ACCESS</p> <p>Under 20 min to IGI Terminal 3</p>	<p>INVESTMENT OUTLOOK</p> <p>Strong luxury + yield depth</p>

WHY SECTOR 36A MATTERS

Sector 36A has taken a fundamentally different path from the rest of the Dwarka Expressway. Where most sectors are defined by volume – many developers, wide inventory, a price band for everyone – 36A has been shaped by a small number of **institutional developers building large-format, high-conviction projects**. The result behaves more like a curated address than a conventional residential sector.

At **₹19,900 per sq.ft.**, it commands a premium of nearly 53% over its closest neighbour and more than double the rate of Sector 36. This is not a location premium – surrounding sectors share the same expressway and airport access. It is a **product premium**, driven by what Krisumi Corporation and Max Estates have built here.

Shray Snapshot

- ✓ First-mover institutional address on the corridor
- ✓ Indo-Japanese flagship (Krisumi × Sumitomo)
- ✓ Rare small-format yield play (7–8% targeted)
- ✓ Highest capital-value benchmark in its cluster
- ✓ Complete investment ladder – ₹2 Cr to ₹22 Cr+
- ✓ Three-expressway connectivity + Global City adjacency

02

Market Snapshot

Indicative pricing, demand composition, and the structural drivers underpinning the sector's premium.

MARKET STATISTICS

Average Rate	₹19,900 / sq.ft.
1 BHK	₹57 L – ₹2.4 Cr
2 BHK	₹2.75 Cr – ₹3.73 Cr
3 BHK	₹3.9 Cr – ₹5.67 Cr
4 BHK	₹7.34 Cr – ₹8.73 Cr

DEMAND PROFILE

Apartments	33%
Independent Floors	28%
Villas	27%
Land / Plots	5%

Share of buyer search interest by product type across Sector 36A.

KEY INVESTMENT DRIVERS

- Three-expressway connectivity (NH-48, CPR, DXP)
- IGI Airport under 20 minutes
- Krisumi & Max Estates institutional concentration
- Global City adjacency – future NCR business district
- Acute scarcity of ready luxury inventory
- Highest capital value in the immediate cluster

SHRAY READ

Sector 36A's premium is not a pricing anomaly waiting to correct – it is the structural output of institutional developer concentration. The gap to neighbouring sectors reflects what is being built here, and is more likely to widen than compress as projects deliver and Global City matures.

03

Location & Connectivity

Sector 36A occupies one of the most strategically connected nodes on the Dwarka Expressway – three expressways, the airport, and Global City within reach.



WHY THE ADDRESS WORKS

Three expressways. Sector 36A sits at the junction of NH-48 (Delhi-Jaipur), the Central Peripheral Road and the Dwarka Expressway – multi-axial connectivity that few NCR addresses offer from a single location.

Airport proximity. IGI Terminal 3 is reachable in under 20 minutes – a baseline requirement for the NRI, CXO and frequent-flyer profile the sector attracts.

Global City adjacency. The upcoming 1,000-acre Global City – positioned to become the NCR's new central business district – sits on the sector's doorstep, anchoring long-term demand.

DISTANCE MATRIX

DESTINATION	APPROX. TIME
IGI Airport – T3	< 20 min
NH-48 Junction	12 min
Dwarka / Delhi Border	15 min
Sohna Road / GCER	~10 min
Cyber City / Udyog Vihar	25 min
Global City (upcoming)	Adjacent

Drive times indicative, off-peak, subject to corridor completion stages.

04

New Launch Projects

Freshly launched inventory – earliest entry pricing and the longest runway to possession.

KRISUMI CORPORATION

The Forest Reserve

NEW LAUNCH

PHASE 5

3-4 LDK + PH

Phase 5 of Waterside Residences and the fullest expression of Krisumi's Japanese design philosophy – built on the **Chinju No Mori** sacred-forest concept. ₹7.44–18.94 Cr; 25:75 payment plan.

SHRAY NOTE The flagship luxury launch – Sumitomo-backed pedigree, forest-courtyard masterplan, exclusive lap pool & PDR dining.

KRISUMI CORPORATION

The Forest Reserve II

NEW LAUNCH

PHASE 6

2-3 LDK + PH

Companion phase to TFR-A with the same design language at a more accessible entry – 2 LDK+S from ₹5.31 Cr, penthouses to ₹22.39 Cr (9,328 sq.ft.).

SHRAY NOTE The entry point into the Forest Reserve ecosystem; among the most significant ultra-luxury inventory on the corridor.

MAX ESTATES

Estate 361

NEW LAUNCH

3 & 4 BHK

Wellness-led township across 18 acres with 1.5 lakh+ sq.ft. of native forest, 2 lakh+ sq.ft. amenities and IGBC Platinum pre-certification. ₹4.2–6.4 Cr.

SHRAY NOTE The primary 3-4 BHK Max Estates address; early-stage pricing before the appreciation curve.

MAX ESTATES

The Terraces @ 361

NEW LAUNCH

1.5 & 2 BHK

SERVICED

Boutique serviced residences inside Estate 361 – residential GST (5%), managed rentals, **7-8% targeted yield**, FEMA-compliant for NRIs. ₹2.75–4 Cr+; 20:20:20:40 plan.

SHRAY NOTE The sector's standout yield instrument – commercial-grade returns with residential tax treatment.

05 —

Under Construction

Mid-cycle projects — construction visible on ground, pricing between launch and ready-to-move.

KRISUMI CORPORATION

Waterfall Suites I

UNDER CONSTR. 1 BHK JAN 2028

Compact-format Krisumi homes across 4.64 acres, inspired by the Shiraito Waterfall. 940–1,172 sq.ft. from ₹2.12 Cr — the lowest-ticket entry into the Krisumi ecosystem.

SHRAY NOTE The key investor unit: full Krisumi brand exposure at a fraction of the ticket, strong per-sq.ft. yield.

KRISUMI CORPORATION

Waterfall Suites II

UNDER CONSTR. 1 & 2 BHK DEC 2029

Follow-on Suites phase from ₹2.0 Cr with a later December 2029 possession — a longer appreciation runway at an earlier point on the development curve.

SHRAY NOTE Natural companion to Suites I for a staggered, two-phase Krisumi portfolio.

KRISUMI CORPORATION

Waterside Residences

UNDER CONSTR. EARLIER PHASES

The phases that established Krisumi's credibility in the sector. 1,004 units; ₹4.38–15.74 Cr. Backed by a now-demonstrated delivery track record.

SHRAY NOTE Entry into the Krisumi ladder with the benefit of hindsight on delivery quality.

MAX ESTATES

Estate 360

UNDER CONSTR. VARIED

Max Estates' wellness-centric development — 864 units, ₹3.5–7.9 Cr — built around the idea that the home environment should actively support wellbeing.

SHRAY NOTE The under-construction entry point for buyers aligned with the Max Estates philosophy.

06 —

Ready-to-Move

Completed inventory – zero construction risk, immediate possession and rental potential.

KRISUMI CORPORATION

Waterfall Residences

READY TO MOVE

2 · 3 · 4 BHK

POSSESSION NOV 2024

The delivered anchor of the Krisumi development and the project that put Sector 36A on the map. 753 units across 3 towers; 1,448–6,353 sq.ft.; ₹1.75–25 Cr. It captures **72% of apartment searches and 83% of villa searches** in the sector — and current resale at ₹19,400/sq.ft. with ₹1.4–2 L monthly rents gives a live yield reference for what a Krisumi address delivers.

SHRAY NOTE The reference point for NRI buyers seeking immediate possession and day-one rental income in a delivered Krisumi community.

AVL

AVL 36 Gurgaon

READY TO MOVE

VARIED

MID-SEGMENT

The sector's accessible ready-to-move option, holding 14% of local search volume. 1,480 units; ₹52 L – ₹1.09 Cr — the practical entry point for buyers below the Krisumi and Max Estates price band.

SHRAY NOTE The lowest-ticket way to own a Sector 36A address with zero construction risk.

Corridor Momentum

Sector 36A does not sit in isolation – neighbouring price levels and trajectories frame its premium.

NEIGHBOURING MOMENTUM

SECTOR 85 +20.9% YoY	The strongest year-on-year momentum of any neighbouring sector – at ₹13,000/sq.ft, it is the closest comparable and still climbing.
SECTOR 84 +99% / 3 yrs	Nearly doubled over three years to ₹10,150/sq.ft., evidencing the corridor's underlying compounding power.
DXP CORRIDOR +50% in 2025	The wider Dwarka Expressway rose ~50% in 2025 alone – among the fastest-appreciating corridors in India.



The implication. Sectors 83–85 share the same expressway, airport access and growth story, yet sit at ₹10–13k/sq.ft. Sector 36A at ₹19,900 has already priced in its developer premium – and as Global City develops, that gap is more likely to hold and widen than compress.

Figures drawn from public market sources as of June 2025; indicative and not a guarantee of future returns.

08 —

Shray's Take

Our honest investment thesis — what we would tell a client across the table, not a portal listing.

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Sector 36A is the corridor's institutional benchmark — an address two world-class developers didn't follow into, but created.

— SHRAY PROJECTS ADVISORY

The premium is structural. When developers of this calibre enter a single sector with differentiated product at scale, the effect compounds — delivered projects raise the reference price, and each new phase launches above the last. Waterfall Residences at ₹25 Cr resale is the proof.

Krisumi is provenance, not branding. Sumitomo Corporation — a Fortune 500 entity with \$47 B revenues and 300 delivered projects globally — is a co-developer. The Krisumi ladder now spans every ticket from ₹2.12 Cr Suites to ₹22 Cr penthouses.

The Terraces is the yield story. At 7–8% targeted yield with residential tax treatment and managed rentals, it is the most yield-engineered small-format product on the corridor — a distinct thesis from pure appreciation.

WHY WE STAY POSITIVE

- Delivered Krisumi inventory proves liveability, not just the investment case.
- A complete investment ladder lets buyers enter at any ticket size.
- Global City adjacency anchors long-term, structural demand.

RISKS & WATCH-OUTS

- Premium pricing means entry cost is high relative to neighbours.
- Sector value is concentrated in two developers.
- Confirm RERA milestones and possession timelines before committing.

Bottom line. For luxury end-users, Forest Reserve offers a living environment unmatched on the corridor. For investors, the Krisumi ladder and Max Terraces give a clean choice between appreciation and yield. Sector 36A is not the cheapest entry on the Dwarka Expressway — it is the highest-conviction one.

Who Should Buy Here

The right project depends on the buyer. Here is how we match Sector 36A inventory to three distinct profiles.

<div data-bbox="151 421 215 481"></div> <div data-bbox="151 504 383 571"> <p>HNI & Luxury END-USER LIVING</p> </div> <div data-bbox="151 627 494 772"> <p>Seek a living environment that is conceptually and materially unlike anything else on the corridor – the Japanese forest design of the Forest Reserve.</p> </div> <div data-bbox="151 929 478 952"> <p>RECOMMENDED FOR YOU</p> </div> <div data-bbox="151 974 383 1030"> <p>Krisumi Forest Reserve Phase 5 – flagship luxury</p> </div> <div data-bbox="151 1064 319 1120"> <p>Forest Reserve II Phase 6 – 2/3 LDK</p> </div> <div data-bbox="151 1153 319 1209"> <p>Max Estate 361 Wellness · 3-4 BHK</p> </div>	<div data-bbox="614 421 678 481"></div> <div data-bbox="614 504 925 571"> <p>Investors APPRECIATION & YIELD</p> </div> <div data-bbox="614 627 957 739"> <p>Want a corridor position backed by developer quality and scarcity. Two clean paths – capital appreciation, or engineered rental yield.</p> </div> <div data-bbox="614 929 941 952"> <p>RECOMMENDED FOR YOU</p> </div> <div data-bbox="614 974 798 1030"> <p>Max Terraces Yield · 7-8% targeted</p> </div> <div data-bbox="614 1064 861 1120"> <p>Krisumi Waterfall Suites Low-ticket · high yield</p> </div> <div data-bbox="614 1153 877 1209"> <p>Forest Reserve II / Max 361 Appreciation upside</p> </div>	<div data-bbox="1077 421 1141 481"></div> <div data-bbox="1077 504 1308 593"> <p>NRI Buyers AIRPORT-CLOSE & BRANDED</p> </div> <div data-bbox="1077 649 1420 761"> <p>Want an internationally credible, low-maintenance asset minutes from IGI – for periodic stays plus rental income while abroad, FEMA-compliant.</p> </div> <div data-bbox="1077 952 1404 974"> <p>RECOMMENDED FOR YOU</p> </div> <div data-bbox="1077 996 1372 1052"> <p>Krisumi Waterfall Residences Ready · day-one yield</p> </div> <div data-bbox="1077 1086 1244 1142"> <p>Forest Reserve 25:75 payment plan</p> </div> <div data-bbox="1077 1176 1300 1232"> <p>Max Terraces NRE/NRO · managed lease</p> </div>
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An honest read on your next move — not a pitch.

We work closely with Krisumi across all active phases and are among the few broking houses in Delhi with direct access to unit-level pricing and payment plans. Tell us your profile, and we will tell you which project actually fits it.

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