

SECTORS 57 – 67 · GURUGRAM

Golf Course Extension Road

Complete Market Report

Gurgaon's highest-appreciation luxury corridor – active supply, metro catalysts, and the appreciation story that is still unfolding.



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Executive Summary

If Golf Course Road is where the NCR luxury story already happened, Golf Course Extension Road is where it is still happening. The corridor delivered up to 18.7% price appreciation in a single year and commands rental yields of up to 7% – numbers that no other Gurugram luxury corridor can match right now.

AT A GLANCE

<p>CORRIDOR Golf Course Extension Road Ghata to Badshahpur</p>	<p>SECTORS COVERED 57 · 58 · 62 · 63 · 63A 65 · 66 · 67 · 50 · Nirvana</p>	<p>1-YEAR APPRECIATION Up to 18.7% corridor-wide</p>
<p>HIGHEST YOY SECTOR Sec 57 · +16% ₹13,750/sq.ft.</p>	<p>RENTAL YIELD Up to 7% across 9 key localities</p>	<p>INVESTMENT OUTLOOK Strong early-cycle appreciation</p>

WHAT MAKES GCER DIFFERENT

Golf Course Extension Road runs from Ghata Village to Badshahpur, encompassing 116 societies across 34 localities. It connects directly to Golf Course Road, Sohna Road, and NH-48 – forming a triangle with three of Gurugram's most important transport axes. Unlike its neighbour GCR, GCER has active new supply: established developers including DLF, M3M, BPTP, Smartworld, TARC, Emaar, and Birla are all delivering projects here.

The key catalysts are structural, not speculative: the upcoming GCER–Sector 5 metro line, an elevated road at Vatika Chowk, SPR flyovers, and Delhi–Mumbai Expressway integration. Buyers who entered Sectors 65–66 five years ago are sitting on 30–40% appreciation. The sectors entering the same trajectory today are 57 and 67.

Shray Snapshot

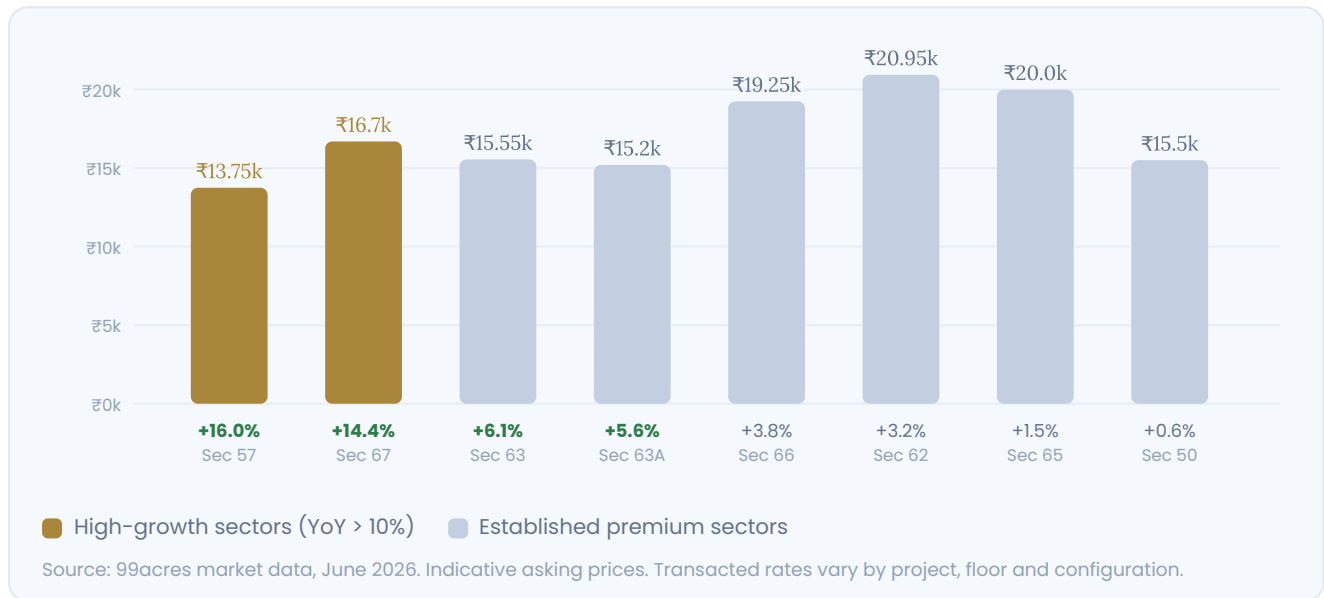
- ✓ 18.7% max corridor-wide appreciation in 12 months
- ✓ Rental yields up to 7% across 9 key localities
- ✓ BPTP Downtown 66 – Shray Projects authorised channel partner, priority allocation available
- ✓ Sector 57 leads at +16% YoY – the corridor's highest mover
- ✓ Oberoi Three Sixty North – corridor's ceiling-setting ultra-luxury launch, Sector 58
- ✓ Metro line under planning – the corridor's single largest unpriced catalyst

02

Sector-by-Sector Pricing — June 2026

GCER is not one market. Eight distinct sectors with eight pricing stories — two of which are growing faster than anything else on the corridor right now.

AVERAGE PSF AND 1-YEAR GROWTH BY SECTOR



HIGH-GROWTH SECTORS — BUY NOW

Sector 57 ₹13,750/sq.ft. · +16.0%

Entry-premium, fastest appreciating

Sector 67 ₹16,700/sq.ft. · +14.4%

Lifestyle & connectivity-rated 4.2/5

MID-APPRECIATION SECTORS

Sector 63 ₹15,550/sq.ft. · +6.1%

Sector 63A ₹15,200/sq.ft. · +5.6%

ESTABLISHED LUXURY — CAPITAL STORE

Sector 62 ₹20,950/sq.ft. · +3.2%

Highest absolute price on corridor

Sector 65 ₹20,000/sq.ft. · +1.5%

Rapid Metro access · 4.3/5 resident rating

Sector 66 ₹19,250/sq.ft. · +3.8%

BTPP Downtown 66 — Grade-A rental anchor

Sector 50 ₹15,500/sq.ft. · +0.6%

Nirvana Country ₹15,500/sq.ft. · +0.6%

SECTOR 58 — WATCH THIS NUMBER

₹45,000+/sq.ft.

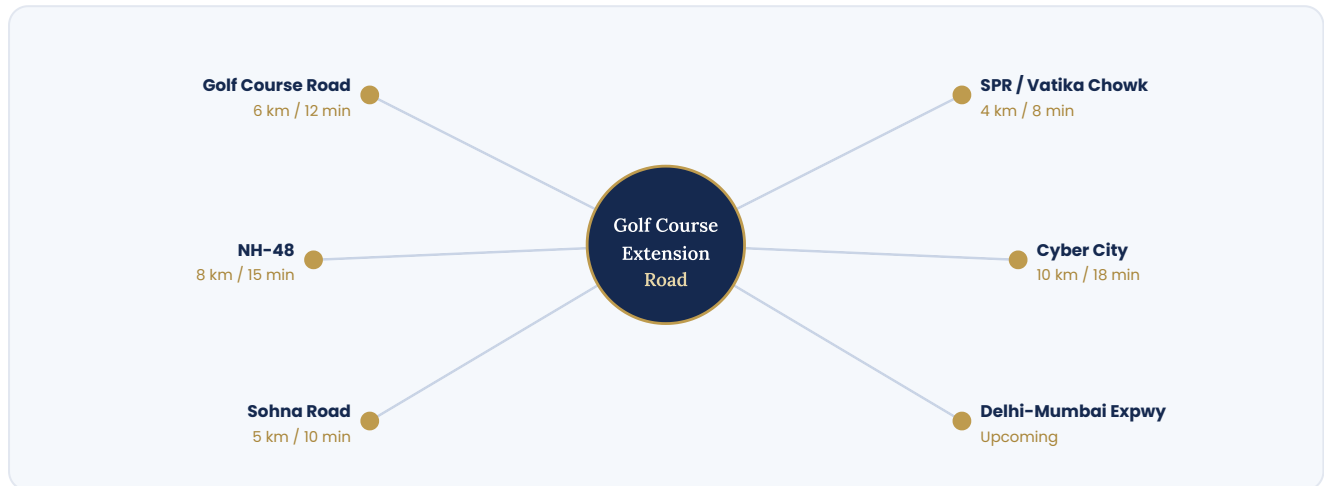
Oberoi Three Sixty North

When a developer of Oberoi Realty's calibre enters a corridor and prices above every existing sector on the chart, the corridor's ceiling has moved. Sector 58 is not yet a traded resale market — which means you can still buy before the repricing happens. Access through Shray Projects.

03

Location & Connectivity

GCER stretches from Ghata Village to Badshahpur, running parallel to Golf Course Road and connecting three of Gurugram's most important road axes. Every significant infrastructure upgrade planned for Gurugram touches this corridor.



ROAD CONNECTIVITY

DESTINATION	TIME (OFF-PEAK)
Golf Course Road (GCR)	12 min
Sohna Road	10 min
NH-48 / Delhi-Jaipur Hwy	15 min
Cyber City / DLF 2	18 min
IGI Airport – T3	30–35 min
Vatika Chowk (SPR)	8 min
Connaught Place, Delhi	40–45 min

Drive times indicative, off-peak conditions.

INFRASTRUCTURE CATALYSTS COMING

METRO — GCER TO SECTOR 5 LINE

The planned metro corridor running along GCER to connect Sector 5 is the single largest unpriced catalyst on this corridor. When operational, it will do for GCER pricing what the Rapid Metro did for GCR in 2017.

ELEVATED ROAD — VATIKA CHOWK

An elevated road at Vatika Chowk will significantly ease the corridor's primary peak-hour bottleneck — directly improving liveability in Sectors 65, 66, and 67.

DELHI-MUMBAI EXPRESSWAY INTEGRATION

The corridor integrates directly into the Delhi-Mumbai Expressway network, linking GCER residents to one of India's largest infrastructure projects.

04

New Launches — Featured Projects

Two projects define what Golf Course Extension Road is becoming. One resets the corridor's yield story. The other resets its price ceiling.

BPTP GROUP · SHRAY PROJECTS AUTHORISED CHANNEL PARTNER

STARTING FROM

Downtown 66 — Sector 66, Golf Course Extension Road

₹5.57 Cr

NEW LAUNCH

HIGH-RISE LUXURY RESIDENTIAL

3 BHK

504 UNITS

SECTOR 66 · GCER

SECTOR 66 AVG PSF

₹19,250

SECTOR 66 YOY GROWTH

+3.8%

RENTAL YIELD (SECS 65-66)

4.5% – 5.5%

BPTP Downtown 66 is a high-rise luxury residential development of 504 apartments across Sector 66 — one of GCER's most commercially dense and well-connected addresses. The project's 3 BHK apartments are built to capture the Grade-A corporate rental market from the Sector 65–66 office corridor. Amenities include a 40,000 sq.ft. clubhouse. Construction partner: Tata Projects. RERA registered with HARERA.

SHRAY ADVISORY ACCESS

Shray Projects is an authorised channel partner for BPTP Downtown 66. This means direct builder-level allocation — not portal-filtered inventory, not resale at a premium. Units available through Shray are not always available elsewhere. Call us before you submit any portal enquiry form.

OBEROI REALTY · INVITATION-ONLY · AUTHORISED ADVISORY ACCESS
THROUGH SHRAY PROJECTS

FROM

Three Sixty North — Sector 58, Golf Course Extension Road ₹45,000+ /sq.ft.

UNDER CONSTRUCTION

ULTRA-LUXURY RESIDENTIAL

LIMITED RESIDENCES

HOSPITALITY-LED SERVICES

INVITATION-ONLY

Oberoi Three Sixty North is Oberoi Realty's first luxury residential development in Delhi-NCR — a limited-unit, ultra-luxury high-rise in Sector 58 on Golf Course Extension Road. Oberoi Realty entered Mumbai's luxury residential market with Three Sixty West in Worli and established a new PSF ceiling that has held for over a decade. Three Sixty North is the same intent, applied to Gurugram. The project brings Oberoi's hospitality-grade services model — concierge, in-residence services, curated lifestyle management — built into the ownership structure, not offered as an optional add-on. At ₹45,000+/sq.ft., it prices above every established trading sector on GCER, signalling clearly where the corridor's ceiling is moving.

SHRAY ADVISORY NOTE

This is the project we recommend buyers evaluate first on GCER at the ₹15 Cr+ ticket. Once Oberoi Three Sixty North establishes its first resale transactions, surrounding Sector 58 will reprice against it. Access is through authorised advisory only — contact Shray Projects before the brochure reaches the open market.

05

New Launches — Full Corridor

Beyond the two featured projects, GCER has the deepest pipeline of active new launches of any Gurugram luxury corridor — spanning ₹3 Cr to ₹26 Cr across five established developers.

M3M INDIA

Altitude — Sector 65



NEW LAUNCH

3-4 BHK ULTRA-LUXURY

128 UNITS

₹7.75 Cr – ₹11.85 Cr

Ultra-luxury high-rise with 128 residences — deliberate low-density positioning on one of GCER's most mature sectors. Sector 65 has a 4.3/5 resident rating and direct Rapid Metro access. M3M's delivery track record on the corridor (Golf Estate, Crown) underpins confidence.

SHRAY NOTE Low unit count means limited availability at any stage. Resale scarcity at possession is already priced into expectation.

TARC LIMITED

Ishva — Sector 63A



NEW LAUNCH

3-5 BHK HIGH-END

458 UNITS

₹5 Cr – ₹26 Cr

One of GCER's most premium new launches by ticket size. Sector 63A — home to Birla Navya and DLF Arbour — is maturing rapidly. TARC Ishva's ₹5–26 Cr range captures both the upper-mid and UHNW buyer segments. FDI-backed developer.

SHRAY NOTE Sector 63A is the corridor's fastest-developing micro-pocket. DLF and Birla's presence has established the neighbourhood premium. Ishva inherits that context.

SMARTWORLD DEVELOPERS

The Edition — Sector 66



NEW LAUNCH

3-5 BHK LUXURY

956 UNITS

₹3 Cr – ₹17 Cr

The corridor's largest-format new launch by unit count, spanning a broad price range across premium to ultra-luxury formats. Sector 66 location benefits from the same Grade-A office rental demand that anchors BPTP Downtown 66 nearby.

SHRAY NOTE Wide price band means unit-level guidance is essential. Floors, orientation, and configuration create materially different value propositions within the same project.

EMAAR INDIA

Amaris — Sector 62



NEW LAUNCH

2-4 BHK LUXURY

522 UNITS

₹2.95 Cr – ₹7 Cr

Emaar's entry point on GCER, in Sector 62 — the corridor's highest absolute PSF sector at ₹20,950. The 2-4 BHK range covers the sweet spot where GCER rental demand is deepest. Emaar's build quality is verifiable from their existing RTM projects on the corridor.

SHRAY NOTE The ₹3 Cr entry in a ₹21,000 PSF sector is relative value — but verify construction stage and permanent RERA before proceeding.

06

Under Construction

Mid-cycle projects — construction visible, pricing between launch and ready-to-move. The risk-return balance on GCER often sits at its most attractive at this stage.

DLF LIMITED

The Arbour — Sector 63



UNDER CONSTRUCTION

3-4 BHK LUXURY

1,137 UNITS

₹54.68 L – ₹12.77 Cr

DLF's primary GCER under-construction play — a large-format luxury development in Sector 63, priced across a range that spans from accessible to genuinely luxury-tier. At the upper end, DLF Arbour competes with the corridor's best ready-to-move addresses. DLF's brand, governance, and delivery track record reduce the under-construction risk calculus more than any other developer on the corridor.

SHRAY NOTE Upper-floor large-format units are a materially different product from entry-level inventory here. Do not compare floor 3 with floor 28 within the same project.

BIRLA ESTATES

Navya — Sector 63A



UNDER CONSTRUCTION

2-4 BHK LOW-RISE FLOORS

1,000 UNITS

₹2.45 Cr – ₹8.38 Cr

Birla's low-rise floors format in Sector 63A — the same micro-pocket as DLF Arbour and TARC Ishva. A premium low-density alternative to the corridor's predominantly high-rise format. Birla's GCER entry raises the sector's ceiling and should drive meaningful social infrastructure into this pocket over the build cycle.

SHRAY NOTE Low-rise floors have historically held resale value well on GCER. Birla's brand entry is a positive signal for surrounding land values. Confirm possession timeline.

OBEROI THREE SIXTY NORTH — SECTOR 58 · SEE FEATURED PROJECTS (PAGE 5)

Oberoi Realty's ultra-luxury residential launch in Sector 58 is covered in full on the Featured Projects page. At ₹45,000+/sq.ft. — pricing above every established resale sector on this corridor — it is the single most important under-construction signal on GCER. It is covered separately because it warrants a separate conversation. Access through Shray Projects.

WHY UNDER-CONSTRUCTION PRICES SOMETIMES EXCEED READY-TO-MOVE ON GCER

When under-construction projects price above comparable RTM inventory, it reflects buyer confidence in delivery quality and strong appreciation expectations at possession. On GCER this is visible in Sectors 65–66, where new launches price above existing RTM stock in the same neighbourhood. It is a signal to read, not a data anomaly to dismiss.

07

Ready-to-Move Projects

GCER's ready-to-move segment sets the corridor's existing pricing ceiling — and shows exactly what appreciation looks like once a project delivers.

M3M INDIA

Golf Estate — Sector 65



READY TO MOVE

2-7 BHK

870 UNITS

₹5 Cr – ₹28 Cr

GCER's most iconic ready-to-move address — M3M's flagship development on Sector 65 with golf course frontage and an amenity profile that established the corridor's luxury standard. The 2-7 BHK range across 870 units gives M3M Golf Estate deep resale liquidity at every ticket size.

SHRAY NOTE Among the most liquid RTM addresses on GCER. If you are renting and need yield, Golf Estate's corporate tenancy from Sector 65's office cluster is one of the most reliable on the corridor.

THE TRUMP ORGANIZATION

Trump Tower — Sector 65



READY TO MOVE

ULTRA-LUXURY BRANDED

262 UNITS

₹7.25 Cr – ₹25 Cr

India's first Trump-branded residential tower — the corridor's branded ultra-luxury benchmark at ready-to-move stage. 262 units only. Trump Towers globally carry a brand premium that is transferable at resale. Sector 65 location with M3M Golf Estate community proximity.

SHRAY NOTE Branded residences globally show 10-30% premium over unbranded comparable square footage on resale. Verify maintenance costs (Trump-branded properties carry higher service charges) before acquisition.

MAHINDRA LIFESPACES

Luminare — Sector 59



READY TO MOVE

3-5 BHK PREMIUM

380 UNITS

₹6.08 Cr – ₹16.5 Cr

Mahindra's flagship GCER project — large 3-5 BHK homes with green-led design and Mahindra's sustainability credentials. Sector 59 is a quieter, residential-focused address compared to the commercial density of Sectors 65-66.

SHRAY NOTE Sharpest fit for end-users prioritising space and green living over corporate proximity.

PIONEER URBAN

Araya — Sector 62



READY TO MOVE

1-5 BHK LUXURY

254 UNITS

₹33 L – ₹35 Cr

Pioneer Araya's extreme price range (₹33L-₹35Cr) reflects multi-format inventory in Sector 62, the corridor's highest-PSF sector. The upper end competes with GCR mid-tier; the lower end is not comparable. Established project with active resale and rental market.

SHRAY NOTE Sector 62 at ₹20,950 average PSF is the corridor's premium capital anchor. RTM projects here attract GCR-adjacent buyer profiles who want GCR-level finish without GCR-level pricing.

07 —

Social Infrastructure

GCER's social infrastructure is younger than GCR's but denser in certain categories — particularly premium retail, corporate dining, and international schools.

SCHOOLS (WITHIN 15 MINUTES)

SCHOOL	BOARD
The Shri Ram School, Aravali	CBSE
Lancers International	IB / IGCSE
Heritage Xperiential	IB
GD Goenka World School	IB / CBSE
Scottish High International	IB
DLF Arbour Senior Living	Coming 2026–27

HOSPITALS

HOSPITAL	DISTANCE
Fortis Memorial Research	10 km
Max Healthcare (Sushant Lok)	8 km
Medanta — The Medicity	6 km via Sohna
Artemis Hospital	12 km

RESIDENT RATINGS (99 ACRES, JUNE 2026)

Based on verified resident feedback across connectivity, lifestyle, safety, and green area.

Sector 65 4.3 / 5

165 reviews · Connectivity 4.3 · Lifestyle 4.2 · Rapid Metro access

Sector 50 4.2 / 5

50 reviews · Lifestyle 4.3 · Green Area 4.2 · Family-friendly

Sector 67 4.2 / 5

62 reviews · Lifestyle 4.3 · Connectivity 4.2

RETAIL & DINING HIGHLIGHTS

DLF CyberHub (8 km) · South Point Mall (on corridor) · Ambiance Mall (12 km) · Multiple premium high-street retail zones across Sectors 65–66. The corridor has Gurugram's highest density of operational premium malls and corporate dining clusters outside Cyber City.

08

Investment Analysis

GCER's investment case in June 2026 is the strongest of any Gurugram corridor on a risk-adjusted appreciation basis. But it is not without nuance — and a few numbers deserve honest explanation.

THE YIELD ARGUMENT

Maximum Rental Yield	7.0%
Corridor Average Yield	4.2%–4.7%
GCR Yield (comparison)	2.5%–3.5%
Sectors 65–66 Yield	4.5%–5.5%
BPTP Downtown 66 — primary driver	
Rental Escalation (typical)	5%–8% / 2 years
Avg ₹2 Cr flat rental	~₹55,000/mo

Corporate tenants (MNC executives, expats on company leases) drive the upper yield range. Occupancy is stable.

THE APPRECIATION ARGUMENT

Max 1-Year Corridor Growth	+18.7%
Sector 57 YoY	+16.0%
Sector 67 YoY	+14.4%
Sector 63 YoY	+6.1%
Sector 66 YoY	+3.8%
Sectors 50 / Nirvana YoY	+0.6%

Appreciation concentrates in sectors 57 and 67 — the corridor's current inflection points.

THE BULL CASE — WHY WE ARE POSITIVE

- No corridor in Gurugram matches GCER's combination of double-digit appreciation + 4–7% yield simultaneously.
- **Oberoi Three Sixty North** entering at ₹45,000+/sq.ft. in Sector 58 has reset the corridor's price ceiling — surrounding sectors will reprice against Oberoi's first resale transactions, just as GCR's Sector 42 repriced when Camellias delivered.
- **BPTP Downtown 66** (Sector 66) anchors the 4.5–5.5% yield case — Grade-A corporate tenants from adjacent offices drive occupancy independent of broader market cycles.
- Metro planning (GCER–Sector 5 line) is the single largest unpriced catalyst. It repriced GCR in 2017; the same mechanism applies here.
- Delhi–Mumbai Expressway integration adds a long-term connectivity premium that compounds over 5–10 years.

WHAT WE TELL BUYERS HONESTLY

- Waterlogging at Ghata Junction and Sector 65–66 intersection is a genuine monsoon infrastructure issue. It is being addressed but not yet resolved.
- Parking infrastructure across key sectors is inadequate for current density. Factor this into resale and tenant satisfaction.
- Peak-hour gridlock at central GCER junctions is significant. The Vatika Chowk elevated road will help, but is not yet delivered.
- Sectors 50 and Nirvana Country (+0.6% YoY) are not the same investment as Sectors 57 and 67. Do not treat them as equivalent.

09 —

Shray's Take

What we tell clients across the table — not in a brochure.

“

G CER is where the GCR story is being written again — but faster. Sector 65 buyers from 2019 are sitting on 30–40% appreciation today. Sectors 57 and 67 buyers from today are in the same position those buyers were in five years ago. The infrastructure catalysts are confirmed. The developers are committed. The only question is whether you act before or after the metro announcement.

— SHRAY PROJECTS ADVISORY

The sector call matters more than the developer call.

On GCER, being in the right sector at the right moment accounts for more of your return than being in a premium project in the wrong sector. Sector 57 at +16% and Sector 50 at +0.6% are on the same corridor. That gap is structural, not random — and it compounds over a 5–7 year hold.

Oberoi's entry is the most important pricing signal of 2026.

Oberoi Realty does not enter a market to be mid-table. Three Sixty West in Mumbai created a new PSF ceiling for South Mumbai and held it for a decade. Three Sixty North at ₹45,000+/sq.ft. in Sector 58 is telling you exactly where GCER's ceiling is moving — and it has not been found yet. Shray Projects holds authorised access. If this project fits your budget, speak to us before the brochure reaches the open market.

Downtown 66 is where the yield case is most specific.

BPTP Downtown 66 in Sector 66 — Shray's authorised partner project — captures Grade-A corporate tenants from the adjacent office cluster in a way that most GCER projects cannot replicate. Sectors 65–66 yield at 4.5–5.5% is among the most reliable rental income on the corridor. As an authorised channel partner, Shray Projects offers direct builder allocation — not resale inventory, not portal-filtered units. Call us first.

BOTTOM LINE — BY BUDGET & OBJECTIVE

Appreciation play (₹3–8 Cr)

Sectors 57 or 67 — new launches or early under-construction. Buy for a 5–7 year hold ahead of the metro catalyst.

Yield play (₹5–15 Cr)

BPTP Downtown 66 (Sec 66) — Shray authorised, 4.5–5.5% yield from Grade-A corporate tenants, direct builder allocation. M3M Golf Estate as RTM alternative.




Ultra-luxury (₹15 Cr+)

Oberoi Three Sixty North, Sector 58 — the corridor's ceiling-setting asset. Hospitality-led services, limited residences. Authorised access through Shray Projects.

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Who Should Buy Here

Three distinct buyer profiles. Three completely different conversations on the same corridor.

 <h3>Investors</h3> <p>Appreciation + rental yield</p>	 <h3>End Users</h3> <p>Settled premium family living</p>	 <h3>NRI Buyers</h3> <p>India investment + rental income</p>
<p>GCER is Gurugram's best risk-adjusted investment corridor in 2026. Double-digit appreciation in early-cycle sectors (57, 67) combined with 4–7% rental yield in mature sectors (65, 66) gives investors a choice of return driver. Shray Projects' authorised access to Downtown 66 means direct builder allocation for the yield play.</p> <p>RECOMMENDED FOR YOU</p> <p>BPTP Downtown 66 (Sec 66) Authorised · Grade-A yield · 4.5–5.5%</p> <p>M3M Golf Estate (Sec 65) RTM · established community</p> <p>Sec 57 / 67 launches Appreciation play · 5–7 yr</p>	<p>GCER's social infrastructure — schools, malls, hospitals — is maturing fast. The corridor already has most of what GCR families value, at a lower ticket. Sectors 65 and 50 are the most family-oriented, with green area ratings and school proximity.</p> <p>RECOMMENDED FOR YOU</p> <p>M3M Golf Estate (Sec 65) Community + school proximity</p> <p>Mahindra Luminare (Sec 59) Green-led · 3–5 BHK</p> <p>Birla Navya (Sec 63A) Low-rise · family format</p>	<p>GCER is the right choice for NRIs who want appreciation upside they can no longer get on GCR, combined with yield that works while they are abroad. Oberoi Three Sixty North's hospitality-grade services model is particularly suited to NRIs who want estate-level management with periodic self-use. Shray Projects holds authorised access to both featured projects.</p> <p>RECOMMENDED FOR YOU</p> <p>Oberoi Three Sixty North Ultra-luxury · managed · ceiling asset</p> <p>BPTP Downtown 66 Authorised · rental income · Shray access</p> <p>Smartworld The Edition Wide range · easy NRI entry</p>

WHAT GCER DOES BETTER THAN GCR

Higher rental yield (4–7% vs 2.5–3.5%). Active new supply means launch pricing still exists. Higher appreciation headroom — the metro catalyst is unpriced. Broader price range — ₹3 Cr entry vs ₹6 Cr on GCR. Developer diversity across DLF, M3M, BPTP, Oberoi, Birla, Emaar, TARC, and Smartworld.

WHAT GCR STILL DOES BETTER

40-year social ecosystem (DLF Golf Club, Shri Ram School Aravali). Rapid Metro already operational across 5 stations. Near-zero distress sales at any ticket size. DLF ultra-luxury brand community (Camellias, Dahlias). Capital preservation with deeper resale liquidity even at ₹40 Cr+.

11 —

Upcoming Projects & Catalysts 2026–27

Two categories of upcoming developments will define GCER's next pricing chapter: new launches entering the market and infrastructure announcements triggering repricing across existing inventory.

PROJECTS TO WATCH

DLF ARBOUR PHASE 2 (SECTOR 63)

DLF's track record on GCER (Arbour Phase 1, The Crest on GCR) makes any Phase 2 announcement a significant pricing signal for the surrounding Sector 63 micro-market. Not yet announced; buyers should watch BSE filings and DLF investor calls.

M3M UPCOMING — SECTOR 65 & 66

M3M's strong GCER pipeline (Golf Estate, Altitude, Crown) signals continued commitment to the corridor. A new M3M launch in Sectors 65–66 would reprice the adjacent ready-to-move stock upward.

DLF ARBOUR SENIOR LIVING — SECTOR 63A

DLF's first managed senior-living product in Gurugram, operated under the Antara brand. 172 units. Addresses the one gap that GCR and GCER families consistently raise.

INFRASTRUCTURE TRIGGERS

METRO ANNOUNCEMENT — GCER TO SECTOR 5

The confirmed planning for the GCER metro line is the corridor's largest unpriced catalyst. Based on what happened to GCR values when the Rapid Metro was announced in 2013–14, a formal announcement here would likely trigger 10–20% repricing across Sectors 65–67 within 12 months.

SECTOR 56 TO PANCHGAON METRO CORRIDOR

The parallel metro corridor further improving GCER's inter-modal connectivity — reducing dependence on personal vehicles and expanding the rental tenant pool to metro commuters.

SPR FLYOVERS & VATIKA CHOWK ELEVATED ROAD

When delivered, these will meaningfully reduce peak-hour congestion at the corridor's primary bottleneck junctions — directly improving liveability scores and addressing one of GCER's most consistently cited resident concerns.

SHRAY'S NOTE ON UPCOMING CATALYSTS

The single most important thing to track on GCER in 2026–27 is not a project launch — it is the metro announcement. Subscribe to Gurugram Metro Rail Limited's official communications and HMRL (Haryana Mass Rapid Transport Corporation) updates. When the GCER metro alignment is formally announced, the window for pre-announcement pricing closes within weeks. Our advisory team monitors this actively.

TALK TO SHRAY PROJECTS

Act before the metro announcement — not after.

We track GCER's live inventory, pricing movements, and infrastructure timelines more closely than any portal. We know which Sector 57 and 67 launch prices are fair and which are padded. We know which Sector 65 RTM units represent genuine yield and which are overpriced based on 2024 rental assumptions. We are authorised channel partners for BTP Downtown 66 and several other GCER projects — which means you get allocation access that portals cannot offer.



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Instant enquiry — straight to our advisory desk.

WE ALSO ASSIST WITH

Site Visits

Priority Allocation

Rental Yield Advisory

NRI Advisory

Home Loan Introductions

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