

1,073 SOCIETIES · 183 LOCALITIES · GURUGRAM, NCR

# Gurugram

## Complete Micromarket Report

NCR's most complete real estate market – from ₹9,900/sq.ft. entry in Sohna to ₹33,500/sq.ft. at Oberoi Three Sixty North. One city. Seven stories.



PREPARED BY

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01 —

## Executive Summary

Gurugram is not one market. It is seven distinct corridors, each at a different stage of the same long appreciation cycle. The median price across 1,073 societies has stabilised at ₹14,800/sq.ft. after the Dec 2025 peak — but the spread between corridors has never been wider, and the gap between the right corridor choice and the wrong one has never been more consequential.

### AT A GLANCE — JUNE 2026

<b>TOTAL SOCIETIES</b> <b>1,073</b> across Gurugram	<b>TOTAL LOCALITIES</b> <b>183</b> active localities	<b>MEDIAN MARKET PSF</b> <b>₹14,800</b> stabilising post-peak
<b>MAX YOY APPRECIATION</b> <b>6.9%+</b> across 60+ localities	<b>MAX RENTAL YIELD</b> <b>Up to 8%</b> premier pockets	<b>ACTIVE LISTINGS</b> <b>1 Mn+</b> properties on market

### Shray Snapshot

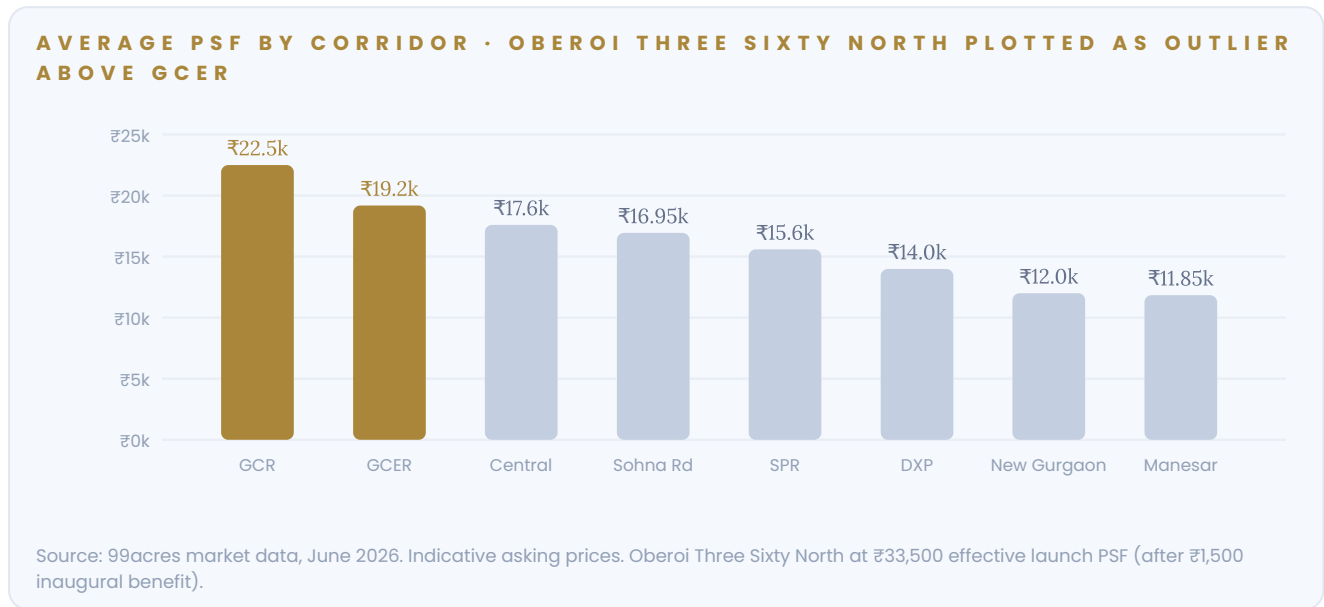
- ✓ Median ₹14,800/sq.ft. — stabilising after Dec 2025 peak of ₹16,000
- ✓ GCER at ₹19,200 — highest active appreciation; metro catalyst still unpriced
- ✓ DXP — up to 66.4% 1-yr appreciation; 119–123% over 5 years; RRTS unpriced
- ✓ GCR at ₹22,500+/sq.ft. — NCR's permanent capital-preservation address
- ✓ Oberoi Three Sixty North (GCER, Sec 58) — 4 BHK ₹22 Cr · 5 BHK ₹34 Cr · EOI 1 July 2026
- ✓ HRERA enforcement shifting buyers decisively toward Tier-1 institutional developers

The ₹14,800 median is a city-wide average that conceals more than it reveals. Golf Course Road trades at ₹22,500+. Sohna trades at ₹10,000. New Gurgaon opens at ₹9,300. These are not the same market — they are seven different risk-return propositions at seven different stages of their appreciation cycle. This report maps each one honestly.

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# Seven Corridors. Seven Stages of the Cycle.

Every corridor has a different PSF, a different appreciation trajectory, and a different buyer. Choosing the corridor is choosing the stage of the story you want to enter.



CORRIDOR	AVG. PSF	LOCALITIES	ACTIVE PROJECTS	CYCLE STAGE
<b>Golf Course Road</b>	₹22,500+	65	224	Mature – Capital Preservation
<b>Golf Course Extension</b>	₹19,200	36	179	Growth – Active Appreciation
<b>Central Gurgaon</b>	₹17,600	180	109	Established Core
<b>Sohna Road</b>	₹16,950	23	139	Mid-High Growth
<b>Southern Peripheral Road</b>	₹15,600	23	155	Mid-Growth
<b>Dwarka Expressway</b>	₹14,000	72	245	Infrastructure-Led Compounding
<b>New Gurgaon / Manesar</b>	₹12,000– ₹11,850	32	243	Affordable Luxury – Early Cycle

The corridor you choose is a decade-long decision. GCR appreciation has largely matured – it is a capital store now, not an appreciation play. GCER and DXP are mid-story, with major unpriced catalysts (metro, RRTS) still ahead. New Gurgaon is the opening chapter. Buying the wrong corridor for your objective is the most expensive mistake we see.

03 —

# Golf Course Road

NCR's most permanent address. Built out over four decades, priced into capital-preservation territory, impossible to replicate. The story here is not appreciation – it is permanence.

## LOCALITY PRICING & RATINGS

**Sector 24 (GCR belt)** ₹21,700/sq.ft.

+8.0% YoY · +75.7% 3-yr · 4.4/5  
(350+ reviews)

**DLF Phase 2** ₹18,500/sq.ft.

4.4/5 resident rating · 150+ reviews

**NH-8 Belt** ₹16,800/sq.ft.

4.3/5 · 200+ reviews

**Sushant Lok** ₹15,400/sq.ft.

4.3/5 · 250+ reviews

## FEATURED PROJECT

GODREJ PROPERTIES · NEW LAUNCH

### Godrej Samaris — Sector 53

NEW LAUNCH

3 & 4 BHK

TATA PROJECTS BUILT

₹9.39 Cr – ₹11.99 Cr

The only significant new-launch on the core GCR corridor – 7.5 acres, Sector 53, base at ₹32,000/sq.ft. against DLF Camellias resale at ₹75,000+. Architecture by Gensler (US). RERA filed.

## CORRIDOR SNAPSHOT

CORRIDOR 01 · MATURE

### Golf Course Road

₹22,500+

LOCALITIES

65

ACTIVE PROJECTS

224

SEC 24 YOY

+8.0%

GCR is Gurugram's reference address – 65 localities, 224 projects, and a community fabric built over four decades around the DLF Golf and Country Club. Five Rapid Metro stations run directly above it. New supply is near zero. The investor case is capital preservation and the deepest resale liquidity in NCR.

## INVESTMENT READ

### WHAT GCR OFFERS

- Capital preservation – near-zero new supply, permanent demand
- Deepest resale liquidity in NCR at any ticket size
- Rapid Metro: 5 stations operational, full corridor coverage
- Rental yield: 2.5–3.5% – stable, not speculative
- Airport: ~22 km via NH-48 · Cyber City: 12–15 min

GCR is not where you enter for appreciation upside. It is where you store capital at the most permanent address in NCR. Buyers who need a 5-year appreciation play belong on GCER or DXP, not here.

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## Golf Course Extension Road

Where the GCR story is being written again — faster. Up to 18.7% corridor appreciation in 12 months. Metro catalyst unpriced. And now, Oberoi Realty's first NCR project resets the ceiling.

OBEROI REALTY · FIRST NCR PROJECT · SHRAY PROJECTS ADVISORY ACCESS · SECTOR 58, GCER

4 BHK FROM

₹22 Cr · 5 BHK from

₹34 Cr

### Three Sixty North

UNDER CONSTRUCTION

OBEROI REALTY

4 BHK · 5,500 SQ.FT.

5 BHK · 8,500 SQ.FT.

6 TOWERS (A,B,C,E,F,G)

~14.8 ACRES · SECTOR 58

EFF. LAUNCH PSF	BASE PSF	EOI OPENS	POSSESSION
₹33,500	₹35,000 less ₹1,500 benefit	1 Jul 2026 10:00 AM sharp	May 2031

Oberoi Realty's first project in Delhi-NCR — an ultra-luxury residential development across ~14.8 acres in Sector 58. Six towers (A, B, C, E, F, G) with 4 residences per floor. Zone 1 typical floors run 2nd–14th and 16th–19th. The project includes Club Three Sixty North, a curated Boulevard with retail and cafés, and a full EWS & school component. All six towers are RERA registered (dated 26.06.2026). Architecture and interiors by Park + Associates, Singapore (Lim Koon Park). Landscape by Compound Collaborative, Singapore. Structure by LERA, New York USA. Oberoi's portfolio: 4 decades, 51 completed projects, 17.3 mn sq.ft. delivered, 34.4 mn sq.ft. under construction.

#### FLOOR-WISE PLC (₹/SQ.FT.)

6th – 10th Floor	₹500
11th – 15th Floor	₹1,000
16th – 20th Floor	₹1,500
21st – 25th Floor	₹2,000
26th – 30th Floor	₹2,500
31st – 35th Floor	₹3,000

EOI: ₹40L (4 BHK) · ₹50L (5 BHK). Single transaction only. RTGS/Payment link opens 1 July 2026, 10:00 AM.

#### SHRAY ADVISORY ACCESS

Shray Projects has advisory access to Oberoi Three Sixty North. This is the same developer behind Three Sixty West in Worli — which created Mumbai's South Mumbai PSF ceiling and held it for a decade. The EOI window opens 1 July 2026 at 10:00 AM sharp; credit timestamp determines allotment priority. Contact us for tower preference guidance, PLC impact calculation, and RTGS process support before that date. RERA website: [haryanarera.gov.in](http://haryanarera.gov.in)

#### BPTP DOWNTOWN 66 · SECTOR 66 · SHRAY AUTHORISED CHANNEL PARTNER

3 BHK luxury high-rise at GCER's Grade-A commercial address. ₹5.45–₹7.13 Cr. 504 units. Tata Projects construction. RERA registered. Shray Projects has direct builder allocation — not portal inventory.

₹5.45 Cr

onwards

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# Dwarka Expressway

28 km. Up to 66.4% appreciation in 12 months. 119–123% over five years. 15 minutes from IGI Airport. The RRTS at Kherki Daula is still unpriced. This is NCR's strongest compounding corridor.

## SECTOR PRICING DATA

<b>Sector 36A</b>	₹19,900/sq.ft.
Corridor premium ceiling · Krisumi cluster	
<b>Sector 105</b>	+10.4% YoY
<b>Sector 104</b>	+7.1% YoY · ₹14,350
<b>Sector 99</b>	+7.1% YoY · ₹11,350
<b>Sector 110 — 5-Year</b>	+123.6%
<b>Sector 102 — 5-Year</b>	+119.7%
<b>Sector 102 Resident Rating</b>	4.2 / 5

## INFRASTRUCTURE CATALYSTS

### DELHI-ALWAR RRTS — KHERKI DAULA

High-speed rail hub at the corridor's southern end. Unpriced in current sector valuations. Comparable to what the Rapid Metro did to GCR pricing in 2017.

### GLOBAL CITY — SECTORS 36, 36B, 37, 37B

Mixed-use mega township expected to become the primary job-creation hub for this zone. Directly adjacent to the Krisumi cluster.

### ISBT SECTOR 36A + SIGNAL-FREE UPGRADES

Inter-State Bus Terminal and new underpass at Pataudi Road junction providing signal-free access to the commercial township belt.

KRISUMI · SUMITOMO FORTUNE 500 JV · SECTOR 36A

### The Krisumi Cluster

**Waterfall Residences (RTM)** — 2 & 3 BHK · ₹3.62 Cr+

**Waterfall Suites 1&2 (UC)** — 1 BHK · ₹2.12 Cr+ · Poss. 2027–28

**Waterside Residences (UC)** — 2 & 3 BHK · ₹4.30 Cr+ · Poss. ~2029–30

**Forest Reserve (New Launch)** — 3 & 4 LDK · ₹6.12 Cr+ · Poss. Jun 2031

Only Fortune 500 JV on the corridor. Tata Projects construction. Shray Projects advisory partner.

BPTP · SECTOR 102 · SHRAY AUTHORISED

### The BPTP Cluster

**Amstoria (RTM)** — Plots ₹1.35 Cr+ · Floors/Villas ₹2.35 Cr+ · ~143 acres

**Verti Greens (UC)** — 2 & 3 BHK · ₹3.14 Cr+ · Poss. 2030

**Gaia Residences (UC)** — 3 BHK · ~2,100 sq.ft. · ₹3.53 Cr+ · Poss. 2030

Sector 102 · 4.2/5 rating · 119.7% five-year appreciation

Shray Projects authorised channel partner — direct builder allocation for Gaia and Verti Greens.

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# Sohna Road & Southern Peripheral Road

Mid-market maturity. Established communities, steady compounding, and yield-efficient returns for buyers who want a proven address without GCR pricing or DXP construction risk.

## SOHNA ROAD — ₹16,950 AVG. PSF

**CORRIDOR 04 · MID-HIGH GROWTH** ₹16,950

### Sohna Road

LOCALITIES	PROJECTS	YIELD
23	139	3.5–5%

An established mid-to-premium corridor with deep social infrastructure. Connects to NH-48, MG Road, and the Southern Peripheral Road. Township developments (Central Park, Unitech) have created a settled community base over the past decade.

<b>Sohna Locality PSF</b>	₹10,000
<b>Sohna YoY</b>	+0.5%
<b>Sohna 3-Year</b>	+51.5%
<b>Sohna 5-Year</b>	+104.1%

## SOUTHERN PERIPHERAL ROAD — ₹15,600 AVG. PSF

**CORRIDOR 05 · MID-GROWTH** ₹15,600

### Southern Peripheral Road

LOCALITIES	PROJECTS	YIELD
23	155	3.5–5%

The SPR runs parallel to GCR and shares proximity to the Sohna Road employment belt. Large-format township projects have driven community density over the past 8 years. Mid-tier pricing with stable rental demand.

<b>Palam Vihar PSF</b>	₹11,500
<b>Palam Vihar YoY</b>	+13.3%
<b>Palam Vihar 3-Year</b>	+52.3%
<b>Palam Vihar 5-Year</b>	+81.1%

### INVESTMENT READ — SOHNA ROAD & SPR

Both corridors deliver 3.5–5% rental yield reliably — higher than GCR (2.5–3.5%) with less construction risk than DXP’s under-construction inventory. Palam Vihar’s +13.3% YoY is an outlier that reflects improving metro connectivity and commercial density spilling south from GCR. The five-year numbers (Sohna +104%, Palam Vihar +81%) show that steady compounding at mid-market entry beats chasing the premium corridor cycle. Best fit: buyers with a ₹2–5 Cr budget who want income yield from day one in a proven community.

07 —

# New Gurgaon & Manesar

The earliest entry point in the Gurugram story. Affordable luxury pricing, highest project pipeline by volume, and an industrial-belt rental demand base that no other corridor can replicate.

**NEW GURGAON — ₹12,000 AVG. PSF**

CORRIDOR 06 · EARLY CYCLE ₹12,000

## New Gurgaon

LOCALITIES	PROJECTS	SECTOR 89 LISTINGS
32	243	1,880

<b>Sector 89 PSF</b>	₹11,250
<b>Sector 89 For Rent</b>	829 units
<b>Sector 95 PSF</b>	₹9,300
<b>Sector 92 PSF</b>	₹11,000
<b>Sector 102 PSF</b>	₹13,150

**MANESAR — ₹11,850 AVG. PSF**

CORRIDOR 07 · INDUSTRIAL-BELT ₹11,850

## Manesar

IMT MANESAR	NH-48	ENTRY PSF
~10 km	Direct	₹11,850

IMT Manesar is one of India's largest and most diverse industrial clusters — Maruti Suzuki, Honda, Hero MotoCorp and 1,500+ MSME units. The residential demand here is driven by manufacturing and corporate tenants, not speculative buyers. Rental yield is structurally supported.

CONSCIENT INFRASTRUCTURE

## Elaira Residences

NEW LAUNCH
NEW GURGAON

₹3.18 Cr – ₹4.29 Cr

High-velocity new launch in the New Gurgaon zone — upper-mid ticket in the corridor's emerging premium pocket.

**INVESTMENT READ — NEW GURGAON & MANESAR**

This is where you enter if you have a ₹1–4 Cr budget, a 5–10 year horizon, and a stomach for the longest part of the appreciation arc. Sector 95 at ₹9,300 is as early as Gurugram goes. IMT Manesar's industrial demand base creates a rental floor that is more structurally stable than the speculative premium corridors. The Delhi-Mumbai Expressway corridor running adjacent will be the decade-long catalyst that validates entry here in hindsight. Highest active pipeline in Gurugram by project count (243) means developer selection is the primary risk management decision.

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# Where Gurugram Prices Are Right Now

The city-wide median has stabilised at ₹14,800/sq.ft. after the Dec 2025 peak at ~₹16,000. This is not a correction — it is a market pausing between two infrastructure catalyst cycles.

## QOQ PRICE TRAJECTORY



## WHAT THE STABILISATION MEANS

A correction is when supply exceeds demand and prices fall toward fair value. That is not what is happening. The 2023–25 sprint was driven by post-COVID demand release, RERA-enforced delivery confidence, and NRI buying acceleration. The Q2 2026 plateau is the market catching its breath before the next catalyst cycle — RRTS announcement, Global City groundbreaking, GCER metro alignment. Buyers who wait for a "correction" will wait through the next re-rating.

The ₹14,800 median is the bottom of a consolidation range, not the top of a correction. Historically, Gurugram consolidation phases have lasted 2–4 quarters before the next infrastructure announcement triggers the next re-rating cycle.

## RENTAL BENCHMARKS BY CONFIGURATION — JUNE 2026

CONFIGURATION	MEDIAN MONTHLY RENT
Studio	₹21,100
1 BHK	₹28,500
2 BHK	₹34,700
3 BHK	₹54,700
4 BHK	₹80,300
5 BHK	₹1,60,000
6 BHK	₹2,10,000
6+ BHK	₹2,90,000

Median monthly rents across Gurugram. Ranges: ₹21,100 (studio) to ₹2,90,000+ (ultra-luxury). Source: 99acres, June 2026. Corridor-specific rents vary significantly — GCR 4 BHK rents ₹80K–₹4L; DXP 3 BHK corporate lets ₹55K–₹1.2L.

### RENTAL YIELD BY CORRIDOR (APPROXIMATE)

- Golf Course Road: 2.5–3.5% — stable corporate tenancy
- Golf Course Extension: 3.5–4.7% — Grade-A office proximity
- Dwarka Expressway: Up to 8% — airport + diplomatic + corporate
- Sohna Road / SPR: 3.5–5% — mid-segment reliable
- New Gurgaon: 4–6% — industrial belt base demand

# Who Is Building Gurugram

The developer landscape is dominated by heritage players with multi-decade portfolios – and one important new entrant. HRERA enforcement has made developer selection a risk management decision, not just a preference.

<p><b>DLF</b> Market Leader · 70 Years</p> <p><b>PORTFOLIO</b> 112 Projects <b>RTM / UC / NL</b> 102 · 6 · 2 <b>PRICE RANGE</b> ₹1.02 Cr – ₹195.48 Cr</p> <p><b>GCR · GCER · All Gurugram corridors</b></p>	<p><b>M3M India</b> 12 Years · Aggressive Growth</p> <p><b>PORTFOLIO</b> 58 Projects <b>RTM / UC / NL</b> 43 · 10 · 4 <b>PRICE RANGE</b> ₹29.18 L – ₹30.25 Cr</p> <p><b>GCER · Sohna Road · Golf Estate</b></p>	<p><b>Emaar</b> 14 Years · FDI-Backed</p> <p><b>PORTFOLIO</b> 57 Projects <b>RTM / UC / NL</b> 52 · 4 · 1 <b>PRICE RANGE</b> ₹94.5 L – ₹17.5 Cr</p> <p><b>GCER · GCR · Palm Hills</b></p>	<p><b>Signature Global</b> 19 Years · Affordable Specialist</p> <p><b>PORTFOLIO</b> 55 Projects <b>RTM / UC / NL</b> 38 · 7 · 4 <b>PRICE RANGE</b> ₹12.99 L – ₹7.94 Cr</p> <p><b>DXP · New Gurgaon · Mid-segment</b></p>	<p><b>Oberoi Realty</b> 4 Decades · First NCR Project</p> <p><b>COMPLETED PROJECTS</b> 51 <b>DELIVERED</b> 17.3 Mn sq.ft. <b>UNDER CONSTRUCTION</b> 34.4 Mn sq.ft.</p> <p><b>Three Sixty North · Sector 58 · GCER</b></p>
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## HRERA – THE DEVELOPER RISK SIGNAL THAT CHANGED EVERYTHING

The HRERA directive ordering a buy-back of Chintels Paradiso units after structural assessment is not an isolated event. It signals a regulatory regime that will increasingly hold developers to delivery promises or force financial compensation. For buyers, this has permanently raised the risk premium on smaller and financially stressed developers. The practical consequence: in 2026, developer selection is a risk management decision first, and a preference second. DLF, BPTP, Krisumi (Sumitomo JV), M3M, Emaar, and Oberoi Realty represent the Tier-1 end of that decision. Everything else requires deeper due diligence on balance sheet health and construction milestone compliance.

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## Which Corridor Fits Your Objective?

The right corridor depends entirely on what you are trying to achieve. Appreciation, yield, preservation, and ultra-luxury are four different answers in Gurugram — and each lives on a different corridor.

OBJECTIVE	RIGHT CORRIDOR	BEST ENTRY POINT & WHY
<b>Capital Preservation</b>	<b>Golf Course Road</b>	GCR resale (DLF projects) or Godrej Samaris (₹9.39 Cr+). No new supply. Deepest resale liquidity in NCR. Permanent demand from multinationals and diplomatic community.
<b>Ultra-Luxury NCR Address</b>	<b>GCER — Sector 58</b>	Oberoi Three Sixty North — 4 BHK ₹22 Cr / 5 BHK ₹34 Cr. ₹33,500 eff. PSF. Oberoi's first NCR project. Same developer behind Three Sixty West, Worli. EOI opens 1 July 2026.
<b>Appreciation + Yield (GCER)</b>	<b>GCER — Sector 66</b>	BPTP Downtown 66 (Shray authorised) — 3 BHK from ₹5.45 Cr. Sector 66's Grade-A office proximity drives 4.5–5.5% rental yield. Metro catalyst unpriced.
<b>5-Year Compounding</b>	<b>Dwarka Expressway</b>	Krisumi Waterside Residences (₹4.30 Cr+) or BPTP Gaia/Verti Greens (₹3.14 Cr+, Shray authorised). 119–123% five-year data. RRTS unpriced.
<b>Immediate RTM + Rental Income</b>	<b>DXP — Sector 36A</b>	Krisumi Waterfall Residences — 2 & 3 BHK, from ₹3.62 Cr, ready to move. Airport 15 min. Corporate + diplomatic tenant base.
<b>Reliable Yield, Proven Community</b>	<b>Sohna Road / SPR</b>	Mid-segment RTM at ₹2–5 Cr. 3.5–5% yield. Established schools and social infrastructure. No construction risk.
<b>Earliest Entry / Max Upside</b>	<b>New Gurgaon / Manesar</b>	Sector 89/92/95 from ₹9,300/sq.ft. IMT Manesar industrial tenant base. Delhi-Mumbai Expressway catalyst on a 7–10 year horizon.

### MACRO CATALYSTS — UNPRICED VALUE ACROSS CORRIDORS

#### RRTS — KHERKI DAULA HUB (DXP)

Delhi-Alwar Regional Rapid Transit System. Unpriced in current DXP sector valuations. Expected to reprice Sectors 102–113 the way metro repriced GCR in 2017.

#### GCER-SECTOR 5 METRO LINE

Planned metro corridor along GCER. When formally announced, expected to trigger 10–20% repricing across Sectors 65–67 within 12 months — GCR Rapid Metro precedent.

#### GLOBAL CITY + CIRCLE RATE REVISION

Global City mega-township (Secs 36–37) + Gurugram circle rate upward revision 2026 = structural repricing signal for DXP and New Gurgaon simultaneously.

# Shray's Take

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

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*Gurugram in 2026 is not one market — it is seven, each at a different point in the same long story. The most expensive mistake we see is buying the wrong corridor for your objective. The second most expensive is buying the right corridor but the wrong developer at the wrong stage. Both are avoidable.*

— SHRAY PROJECTS ADVISORY

**The corridor choice is a decade-long decision.** GCR appreciation has largely played out — it is a capital store, not an appreciation play. GCER has the strongest active appreciation trajectory, with the metro catalyst still completely unpriced. Oberoi Three Sixty North entering GCER at ₹33,500/sq.ft. tells you where that corridor's ceiling is heading. DXP's five-year compounding (119–123%) and RRTS proximity make it the strongest infrastructure-led bet in NCR right now.

**HRERA has permanently changed the developer calculus.** The Chintels Paradiso order is a signal, not an exception. In 2026, buying from a developer without a verifiable delivery track record and a sound balance sheet is a risk that the regulatory environment will no longer absorb for you. DLF, BPTP, Krisumi (Sumitomo JV), Oberoi Realty, M3M, and Emaar are the Tier-1 shortlist for a reason — and it goes beyond brand preference.

**On channel partnerships and honest advisory.** Shray Projects is authorised on most major projects in Gurugram — that is table stakes in this market. What matters is what we recommend, and we recommend only where we see genuine, verifiable value for the client. Three Sixty North is on that list because Oberoi does not enter a market to be average. BPTP Downtown 66 and Gaia/Verti Greens are on it because the yield and appreciation cases are specific and data-backed. Krisumi is on it because the Sumitomo JV delivery standard is the most credible on DXP. We have positions we don't recommend — and we will tell you which ones they are when you call.

## BOTTOM LINE — BY BUDGET & OBJECTIVE

### Ultra-Luxury (₹22 Cr+)

Oberoi Three Sixty North — GCER, Sec 58. 4 BHK ₹22 Cr / 5 BHK ₹34 Cr. EOI 1 July 2026. Shray advisory access.

### Yield + Appreciation (₹5–8 Cr)

BPTP Downtown 66 — GCER, Sec 66. 4.5–5.5% yield. Shray authorised. Direct builder allocation.

### DXP Compounding (₹3–6 Cr)

BPTP Gaia/Verti Greens or Krisumi Waterside Residences. Sec 102/36A. 119–123% 5-yr data. Shray authorised.

### Immediate RTM (₹3.6 Cr+)

Krisumi Waterfall Residences — DXP, Sec 36A. 2 & 3 BHK. Ready to move. Airport 15 min. Rental from day one.

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## Where We Are Actively Advising

Shray Projects is a registered channel partner for most major projects in Gurugram.

This page covers the seven where we are actively advising clients — selected

because the value case is specific, verifiable, and honest.

PROJECT	LOCATION	CONFIGURATION & PRICE	SHRAY ROLE
<b>Oberoi Three Sixty North</b> Oberoi's first NCR project. ₹33,500 eff. PSF. Same developer behind Three Sixty West, Worli. EOI opens 1 July 2026, 10:00 AM.	GCER · Sector 58	4 BHK ₹22 Cr 5 BHK ₹34 Cr 5,500 / 8,500 sq.ft.	Advisory Access
<b>BPTP Downtown 66</b> 3 BHK at Grade-A commercial address in Sec 66. Sector-driven 4.5–5.5% corporate yield. Tata Projects construction. RERA registered.	GCER · Sector 66	₹5.45 – ₹7.13 Cr 3 BHK · 504 Units	Authorised Partner
<b>BPTP Gaia Residences</b> 3 BHK only. India's first glass-façade project on DXP. 531 units, 3 towers. Sector 102 — 4.2/5 rating, 119.7% five-year appreciation. HARERA registered.	DXP · Sector 102	From ₹3.53 Cr 3 BHK · ~2,100 sq.ft.	Authorised Partner
<b>BPTP Verti Greens</b> 2 & 3 BHK in the same Sec 102 Amstoria ecosystem. 7 towers, 15 sky gardens. HARERA registered. Possession 2030.	DXP · Sector 102	From ₹3.14 Cr 2 & 3 BHK	Authorised Partner
<b>Krisumi Waterside Residences</b> 2 & 3 BHK, Sumitomo Fortune 500 JV quality. Tata Projects construction. Sec 36A corridor ceiling at ₹19,900 PSF. Possession ~2029–30.	DXP · Sector 36A	From ₹4.30 Cr 2 & 3 BHK · 1,740–2,700 sq.ft.	Advisory Partner
<b>Krisumi Forest Reserve</b> Ultra-luxury new launch — 3 & 4 LDK+Study, 2,700–4,000 sq.ft. ~₹27,000 PSF. 95% green space, low-density. Both phases HARERA registered. Possession June 2031.	DXP · Sector 36A	From ₹6.12 Cr 3 & 4 LDK+Study	Advisory Partner
<b>Krisumi Waterfall Residences</b> Only fully delivered Krisumi product. 2 & 3 BHK, ready to move. 510 units, 3 towers, 34 floors. Immediate possession and rental income. Active resale market.	DXP · Sector 36A	From ₹3.62 Cr 2 & 3 BHK · RTM	Resale Advisory

### ADVISORY ACCESS

We support with tower preference, PLC impact, and EOI/RTGS process. We do not hold the developer relationship on behalf of the buyer.

### AUTHORISED CHANNEL PARTNER

Direct builder-level allocation — not portal inventory, not resale at a premium. Units available through Shray may not be accessible elsewhere.


### RESALE ADVISORY

We advise on unit-specific pricing, resale value, and rental income projections. Current inventory availability on request.

TALK TO SHRAY PROJECTS

# Seven corridors. One conversation.

We have advised on Gurugram real estate since 1988 — before Golf Course Road became a benchmark, before Dwarka Expressway was laid, before GCER existed as a market. We know which Oberoi tower floors will price best when resale begins. We know which Sector 66 units represent fair yield versus developer optimism. We have direct allocation access for BPTP Gaia and Verti Greens. And we will tell you honestly which projects we don't recommend — and why. That conversation is worth having before any portal search or site visit.

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