

The Marq

Project Detail Sheet | Airport Road | Compiled 14 Jul 2026

Project Overview

Total Area	3.40 Acres
Total Floors	G+22 with Podium and Double Basement Parking
Floor Usage	Ground, 1st & 2nd Floor: Commercial — 3rd Floor onwards: Residential
Total Units	284
Units Sold (Pre-Launch)	100
RERA Status	Applied; expected July 2026
Pre-Launch List Rate	Rs. 9,500 / sqft
Pre-Launch Effective Rate	~Rs. 9,000 / sqft (post-discount, approx.)

Residential Unit Types & Pricing

Unit Type	Tower	Size (Sqft)	Rate (Rs./Sqft + GST)	Approx Base Price*
3 BHK	Tower 1 & 3	2,525	Rs. 12,000	Rs. 3.03 Cr
4 BHK	Tower 1 & 3	2,850	Rs. 12,000	Rs. 3.42 Cr
4+1 BHK	Tower 2 & 4	3,150	Rs. 12,200	Rs. 3.84 Cr
5+1 BHK	Tower 4	5,050	Rs. 14,900 (all-incl.)	Rs. 7.52 Cr

*Approx Base Price = Size × Rate, excludes GST. Other Charges ~Rs. 20 Lakh extra (as per norms; not applicable to 5+1 BHK, price all-inclusive). PLC & FPC Charges extra (except 5+1 BHK, which has No PLC Charges).

Residential Payment Plans

3 BHK — Option A: Construction Linked Plan (CLP)

- 10% Booking Amount within 30 Days
- 10% Payment after 2 Months
- 10% Payment after every 6 Months
- Last 10% Payment on Offer of Possession

3 BHK / 4 BHK / 4+1 BHK — Option B: 40:60 Plan

- 40% Booking Amount within 30 Days
- 60% Payment on Offer of Possession

3 BHK buyers may choose Option A or Option B. 4 BHK and 4+1 BHK follow the 40:60 plan only.

5+1 BHK — 20:20:60 Plan

- 20% Booking Amount within 30 Days
- 20% Payment after 18 Months
- 60% Payment on Offer of Possession
- No PLC Charges

Commercial (SCO) Details

Unit Size: 17'6" x 81" (includes 6 ft corridor as part of unit size)

Floor	Price
Basement + Ground Floor	Rs. 6.80 Cr
First Floor	Rs. 3.90 Cr
Second Floor	Rs. 3 Cr

Commercial Payment Plans

- Plan 1 — 40:60 (Basement + Ground Floor only): 40% Booking within 30 Days + 60% on Offer of Possession
- Plan 2 — 25:75 (First & Second Floor only): 25% Booking within 30 Days + 75% on Offer of Possession
- Plan 3 — 50:50 (First & Second Floor only): 50% Booking within 30 Days + 50% on Offer of Possession, plus 1% AR for 36 Months (12% p.a. assured return for 3 years)

Notes & Assumptions

- The 100 units sold figure is project-wide (Pre-Launch phase); a tower/unit-type breakup is not yet available.
- All residential rates are quoted plus GST; Other Charges and PLC/FPC are extra unless stated otherwise.
- Commercial unit size (17'6" x 81") includes the 6 ft corridor as part of the quoted size.
- Payment plan splits shown as X:Y are read as X% on booking and Y% on possession, per the naming used in the source document.
- Compiled from the project pricing sheet (photo) shared 14 Jul 2026.