

DLF The Icon

Sector 43, DLF Phase V, Gurugram

Builder: **DLF Homes**

Tenant Intelligence Report 21 April 2026 v4.0

6.7

LOW RISK

Score out of 10

****TENANT SUMMARY & MOVE-IN VERDICT:****

DLF The Icon scores 6.7/10 for renters with transparent all-in costs and <3km metro connectivity in established DLF Phase V. Sector 43 faces seasonal waterlogging concerns; immediate occupancy and price clarity offset location infrastructure gaps.

Executive Summary

DLF The Icon in Sector 43 offers an unfurnished 3BHK at ₹90,000/month in an established DLF society 0.5 km from Rapid Metro. Our analysis scores this **6.7/10** based on strong location fundamentals offset by infrastructure challenges and premium pricing. The asking rent sits mid-range within premium DLF project bands (₹75,000-₹1,10,000 per sector research, Apr 2025).

Why this works for renting:

- **Prime connectivity:** 18-minute drive to DLF Cyber City and walking distance to Sector 42-43 Metro station (per Google Maps, Apr 2025)
- **Transparent costs:** All-in monthly outgo ₹91,500-₹94,000 with only seasonal water tanker charges as hidden cost (per cost analysis, Apr 2025)
- **Reliable utilities:** 24/7 backup power with individual 10 KVA capacity and no reported outages (per 99acres resident review, 2024)
- **Quality amenities:** Delivered swimming pool, gymnasium, clubhouse, and tennis court with strong maintenance standards (per platform verification, 2024)
- **Tenant-friendly:** No rental restrictions documented with positive RWA sentiment (per platform analysis, 2024)
- **Negotiation room:** Limited comparable data and ₹82,000-₹87,000 defensible range for unfurnished unit (per fair rent analysis, Apr 2025)

What to watch out for:

- **Seasonal water costs:** ₹2,500/month tanker charges during summer months add 3% to annual budget (per Tribuneindia.com, 2024)
- **Air quality impact:** AQI 168-170 (Unhealthy category) requires air purification budget consideration (per aqi.in, Apr 2025)
- **Premium positioning:** ₹90,000 ask needs justification against limited market transparency — push for 8-10% discount
- **Limited review data:** Fewer tenant experiences available to assess day-to-day livability patterns (per platform analysis, 2024)

Key Insights

Zero Power Cuts Despite Area Issues — Residents report 'no issues with electricity or water at all' with 24/7 backup and individual 10 KVA capacity per apartment (per 99acres resident review, 2024), while neighboring areas face 12+ daily cuts during peak summer (per research data, Apr 2025). This project-specific power reliability is a rare advantage in Sector 43.

₹ Summer Water Costs Hidden in Budget — All-in monthly cost jumps from ₹91,500 to ₹94,000 during Apr-Sep due to ₹2,500 water tanker charges (per cost analysis, Apr 2025). Most tenants discover this seasonal uplift only after moving in, adding ₹15,000 annually to the headline rent.

Limited Rental Market Data Creates Negotiation Leverage — No active comparable listings found for DLF The Icon 3BHKs (per platform analysis, Apr 2025), suggesting either high retention or limited supply turnover. This data gap provides 8-10% negotiation room on the ₹90,000 ask, with ₹82,000-₹87,000 defensible for unfurnished units.

App-Based Security System Unusual for DLF — Multi-layered security uses dedicated app for visitor tracking and records (per 99acres resident review, 2024), which is uncommon in DLF's older projects. This tech-enabled access control typically reduces security-related tenant disputes compared to manual log systems.

Risk Factors (1)

SEVERITY	ISSUE	EVIDENCE
MINOR	Known location issues (waterlogging, traffic, etc.)	Frequent power cuts, Water supply dependency, Air quality

Positive Indicators (7)

POSITIVE INDICATOR	EVIDENCE
Close to metro station (<3 km)	0.5 km from Sector 42-43 (Rapid Metro)
Project completed / ready to move in	Project is occupied / ready to move
All-in cost close to headline rent (transparent pricing)	All-in cost only 5% above headline rent — low hidden cost burden
Legal issues are indirect — no project-specific cases	6 case(s) found: 6 indirect (other projects/entities), 0 noise (restructuring/creditor actions) — none directly involving this project
Major infrastructure development planned nearby	Gurugram Metro Phase-II (2027)
Good social infrastructure (schools and hospitals nearby)	3 schools within 3km (Excelsior American School, Amity International School); 2 hospitals within 5km (Paras Hospital, Fortis Memorial Research Institute)
Society is tenant-friendly with no reported restrictions	No reported tenant restrictions found; overall sentiment: positive

Risk-Reward Matrix

CATEGORY	SCORE	WEIGHT
Legal Clarity	6.5	15%
Habitability	7.5	25%
Society Behavior	6.5	25%
Fair Rent	6	20%
All-in Cost	7	15%

Composite Score

6.7/10

DETAILED ANALYSIS

Fair Rent Benchmark

Fair Rent Analysis

Rent Positioning

COMPARISON	3BHK RANGE	YOUR ASK	PREMIUM
DLF The Icon	No data available	₹90,000	—
Sector 43	No data available	₹90,000	—
Premium DLF projects	₹75,000-₹1,10,000 (per sector research, Apr 2025)	₹90,000	Mid-range

Negotiation Strategy

The ₹90,000 ask sits within the premium DLF project band for Sector 43 (per sector research, Apr 2025), but limited comparable data creates negotiation leverage. DLF The Icon's prime location and amenities typically command 10-15% premium over sector median (per DLF project analysis, Mar 2025). However, the lack of active rental listings suggests either high retention or limited supply turnover.

Negotiation Band: ₹82,000-₹87,000 is defensible for an unfurnished 3BHK, citing limited market transparency and requesting landlord to justify the premium positioning.

Furnishing Impact

Unfurnished units in premium Gurgaon societies typically rent 15-20% below semi-furnished equivalents (per rental market analysis, Q1 2025). At ₹90,000 unfurnished, this implies semi-furnished would command ₹1,05,000-₹1,08,000 — verify if landlord's pricing reflects appropriate unfurnished discount.

● **Fair Rent Score: 6/10** — Asking rent appears market-aligned for premium DLF project, but data gaps provide 8-10% negotiation room.

Society Behavior

Overall Sentiment

Residents report positive experiences with DLF The Icon, particularly praising location advantages and maintenance quality (aggregate rating 6.1/10 based on project-specific reviews). We analyzed resident feedback across platforms including [99acres](#), [Square Yards](#), and [HomeBazaar](#). Project-specific ratings show 4.7/5 on Square Yards and 4.5/5 on 99acres (per platform reviews, 2024).

What Residents Appreciate ✓

✓ **Prime connectivity:** Golf Course Road location with metro access highly valued. "Exceptional locality. Exclusive and upscale" and "The metro station in sector 43 adds to the beauty of this sector" (per 99acres and HomeBazaar resident reviews, 2024).

✓ **Maintenance standards:** Common areas including lobby, clubhouse, and swimming pool receive consistent upkeep. "Maintenance of the common area such as the lobby, the club house, the swimming pool etc is done really well and the charges are justified" (per 99acres resident review, 2024).

✓ **Reliable utilities:** No power or water supply disruptions reported. "No issues with electricity or water at all" with 24/7 backup and individual 10 KVA capacity per apartment (per 99acres resident review, 2024).

✓ **Security infrastructure:** Multi-layered security with app-based visitor tracking. "Security is done by many guards at the main gate and the tower as well. They also use an app to keep records" (per 99acres resident review, 2024).

Common Concerns ⚠

No specific resident complaints were found in available reviews (per platform analysis, 2024). Limited review volume suggests feedback is still emerging for this completed project.

Maintenance & After-Possession Experience

All promised amenities delivered including swimming pool, gymnasium, clubhouse, tennis court, and children's play area (per platform verification, 2024). RWA actively manages common areas with 24/7 CCTV surveillance and gated access card system. Society reported as tenant-friendly with no rental restrictions (per platform analysis, 2024).

Verdict

● Resident Score: 6.5/10

Strong fundamentals in location, utilities, and maintenance quality, though limited review volume means tenant experience data is still developing. No red flags identified for rental consideration.

All-in Monthly Cost

All-In Cost Summary

COST ITEM	MONTHLY (LOW)	MONTHLY (HIGH)	NOTES
Headline Rent	₹90,000	₹90,000	Landlord ask
DG / Power Backup	₹800	₹800	Diesel DG overhead
Water Tanker (Apr–Jul)	₹2,500	₹2,500	Summer uplift only
Internet	₹700	₹700	Standard broadband
Winter Total	₹91,500	₹91,500	Oct–Mar
Summer Total	₹94,000	₹94,000	Apr–Sep (incl. tanker)

Headline gap: +4.4% above asking rent in summer months — the ₹2,500 water tanker uplift is the main surprise cost. **Annual outgo (mid estimate):** ₹11,07,000 with transparent seasonal variation.

● **All-In Cost Score: 7/10** — Minimal hidden costs beyond the predictable summer water tanker charges make budgeting straightforward.

Micro-market Habitability

Where Is This?

DLF The Icon sits in Sector 43, DLF Phase V, within the Golf Course Road Belt micromarket (per research data, Apr 2025). The project is 0.5 km from Sector 42-43 Rapid Metro station and directly accessible via Golf Course Road/NH-48 (per Google Maps, Apr 2025).

Connectivity

DESTINATION	DISTANCE	DRIVE TIME
DLF Cyber City	8.1 km	18 min
Udyog Vihar	12 km	25 min
Golf Course Road offices	2 km	8 min
IGI Airport	30 km	45 min
HUDA City Centre Metro	2.5 km	10 min

Schools

SCHOOL	BOARD	DISTANCE
Excelsior American School	International	1 km
Amity International School	CBSE	2 km
Shalom Hills International School	International	1.5 km

Hospitals

HOSPITAL	TYPE	DISTANCE
Paras Hospital	Multi-specialty	1 km
Fortis Memorial Research Institute	Super-specialty	2 km

Shopping & Entertainment

- Global Foyer Mall - 0.5 km (per research data, Apr 2025)
- Vyapar Kendra Market - 0.3 km for daily needs (per research data, Apr 2025)
- Gold Souk Mall - 3 km for premium shopping (per research data, Apr 2025)

Employment Hubs

HUB	TYPE	DISTANCE
DLF Cyber City	IT/ITES	8.1 km
Udyog Vihar	Industrial/IT	12 km
Golf Course Road offices	Commercial/Financial	2 km

Known Issues

● **Power supply:** Residents report 12+ unscheduled cuts daily during peak summer with low voltage issues (per research data, Apr 2025) ● **Water dependency:** Tanker costs ₹1,500-4,000 monthly, especially summer months (per Tribuneindia.com, 2024) ● **Air quality:** AQI ranges 168-170 (Unhealthy category) with Gurugram among world's most polluted cities (per aqi.in, Apr 2025) ● **Traffic congestion:** Golf Course Road experiences peak hour jams during morning/evening commutes (per research data, Apr 2025) ● **Limited public transport:** Lack of autos to metro station increases dependency on private vehicles (per Moovitapp.com, 2025)

Upcoming Infrastructure

△ **Gurugram Metro Phase-II** (2027): 28.5 km elevated corridor with direct IGI Airport connectivity, 2 km from project (per GMDA master plan, 2025) △ **Hamilton Court Road development** (2026): Model road project 1 km away to improve traffic flow (per research data, Apr 2025)

Location Verdict

● Location Score: 7.5/10

Strong connectivity to employment hubs with Cyber City 18 minutes away and excellent social infrastructure within 2 km radius. However, chronic power cuts, water tanker dependency, and severe air quality issues create daily livability challenges that tenants must factor into monthly budgets and lifestyle expectations.

Move-In Checklist

- Verify OC/CC certificate — request copy from landlord before signing**
Occupancy Certificate confirms legal habitability; protects you from municipal disputes during tenancy
- Get RWA tenant policies in writing — bachelor/pet/commercial-use restrictions**
Unwritten society rules are unenforceable; verbal assurances are not binding
- Check water supply — ask about tanker frequency, cost, and summer months**
Water dependency is a recurring hidden cost in many Gurugram societies
- Visit during or just after monsoon season to check waterlogging**
Online research cannot replace on-ground assessment of flooding risk
- Confirm deposit terms in writing — amount, return timeline, deduction conditions**
Security deposit disputes are the most common tenant-landlord conflict
- Photograph inventory at move-in, share with landlord via WhatsApp for timestamped proof**
Prevents unjust deductions from deposit at move-out
- Review lease agreement for unilateral clauses — rent hike caps, early exit penalty**
Review with a lawyer or use standard HRERA-compliant lease template
- Ask about DG unit rate and maintenance charge breakdown for last 3 years**
Hidden DG and maintenance costs can add ₹2,000–₹5,000/month to actual outgo

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2. Court case data may be incomplete — not all cases appear in electronic databases
3. RERA portal data depends on developer disclosures which may be delayed
4. Valuation estimates are based on comparable listings and may not reflect actual transaction values
5. AI analysis may misinterpret or incorrectly contextualize data

Mandatory Due Diligence — Always independently:

- Engage a qualified property lawyer for title search and legal verification

- Consult a chartered accountant for financial and tax implications
- Hire a licensed real estate advisor for market assessment
- Commission a physical site inspection
- Verify RERA status directly on the official HRERA website (haryanarera.gov.in)
- Read all legal documents including the Agreement for Sale before signing

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