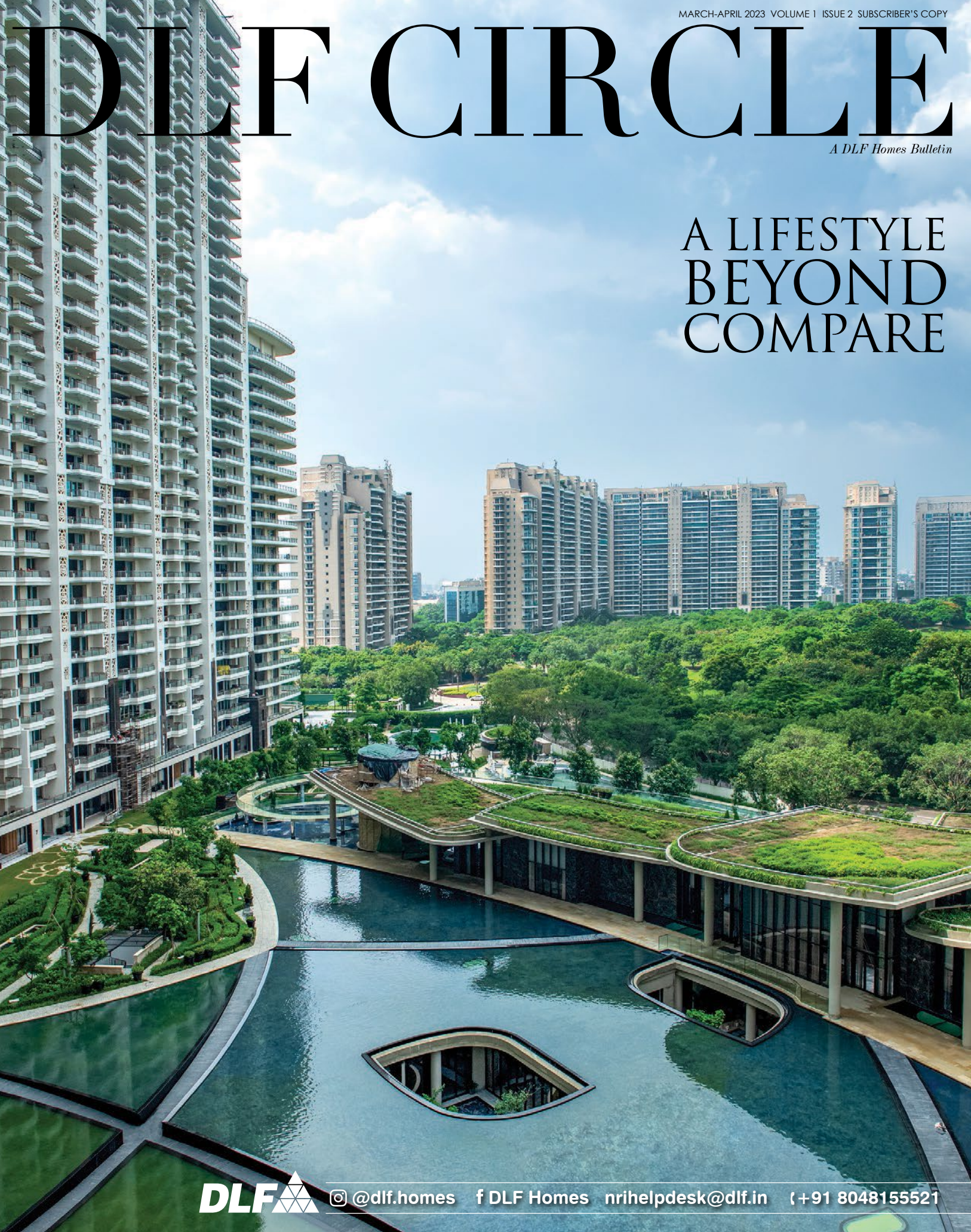


# DLF CIRCLE

*A DLF Homes Bulletin*

A LIFESTYLE  
BEYOND  
COMPARE







Dear Patron,

Welcome to the second issue of Circle, a magazine specially created for the patrons of DLF spread across the world, the crème of the Indian diaspora. We are delighted and grateful for your very positive response to our first issue, which has spurred us on to outdo ourselves in this edition. Based on all your feedback over the years, we created DLF Circle, a publication designed to connect you directly with us on a regular basis and keep you fully informed about not just the latest developments in DLF, but the newest trends that are shaping the residential real estate space in the country.

Explore this issue to find out more about the lifestyle that DLF offers to its residents across geographies, across cultures. We have, in fact, created a culture of our own, bringing together communities who seek out the finest architecture, facilities, aesthetics and ambience, that enable them to live, work, play and grow in a truly distinctive way of life. Where the objective is a healthy body, an inspired mind and a peaceful soul.

It is now clear to see that Indians abroad are showing keen interest in investing in India, sharing the future potential of the fastest-growing economy in the world that has displaced the United Kingdom to emerge as the world's fifth-largest economy. For this very reason, we have reserved a select inventory in our prestigious future projects for NRIs. And our future projects will soon be transforming skylines and lifestyles across the length and breadth of India.

We are pleased to announce our first project after a decade in the city of Gurugram and its successful sell-out in the days leading up to the official launch, which generated sales of more than INR 8,000 crores, in just three days! The Arbour - a luxury high-rise condominium located in DLF Sixtythree, Sector 63, will undoubtedly be one of the most sought-after and pioneering projects in Gurugram. We are truly humbled by the interest we have received from the most discerning homebuyers in the country and overseas. This is clearly an endorsement of the highly aspirational DLF lifestyle. It is perhaps a new touchstone in the luxury real estate segment. We have been immensely encouraged by the response from our buyers over the past year, enabling us to close FY 23 by achieving our bold sales goal of nearly \$800 million in the first three quarters, and the success of The Arbour will surely make it a historic fourth quarter in the history of the company.

We are ready to start the new fiscal year with some important launches, that includes, the final phase of The Valley Garden in Panchkula, at the foothills of the Shivaliks, which has become the location of choice for discerning families throughout northern India. So is the final phase of ONE Midtown, DLF's latest luxury offering in the capital city of New Delhi, a joint venture between DLF and GIC, Singapore's sovereign wealth fund. Many more projects are on the anvil, we will keep you updated.

While Circle magazine allows us to stay in touch, we hope to meet you in person soon in Dubai, Abu Dhabi, Singapore, New York, Long Island and many more locations in the coming months. Complete details are given in the magazine. You can also reach out to the NRI Helpdesk for any information you may need.

We hope you will continue to send us your feedback, helping us in our future plans and guiding us on our path ahead. Thank you for being our trusted sounding board as we grow and evolve together.

With best wishes,

Sincerely,

**Aakash Ohri**

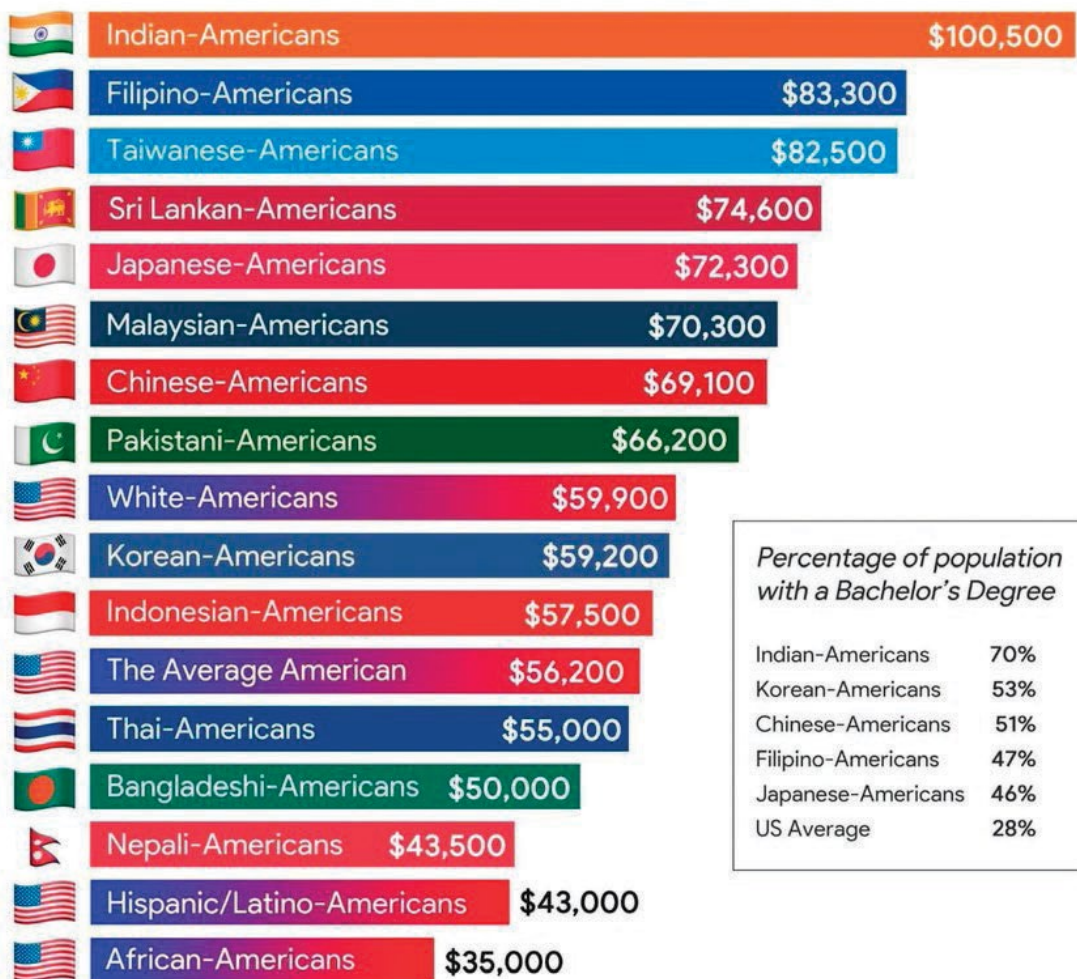
**Group Executive Director and Chief Business Officer, DLF Ltd.**

# INDIANS TOP THE LIST OF EARNING ETHNIC GROUP IN THE UNITED STATES

A latest US Census data reveals that Indians now have an average household earning of \$123,700 which is little over INR1 crore. The median earnings of the Indians in US is nearly double the nationwide average of \$63,922. The fact that Indian value good education and are the most educated ethnic group have been the major reasons for this.

(Source: Hindustan Times)

## Median Household Income in the United States by Ethnic Group



Source: US Census Bureau, 2013-15 American Community Survey | equitablegrowth

\*\*The infographic has the US Census Bureau data of 2013-15 American Community Survey. It shows that the median household income of Indian-Americans stands at \$100,000, which translates to ₹81.28 lakh as per the current exchange rate.

# WHAT'S IN THE NEWS?

Our top picks from renowned publications across the country



**DLF Q3 NET PROFIT  
UP BY 36% TO ₹519 CR**  
Real estate developer DLF reported a 36.8 per cent rise in consolidated net profit to ₹519.21 crore for the December 2022 quarter. This is against a net profit of ₹379.48 crore in the year-ago period, DLF said in a regulatory filing.

MINT  
<http://bit.ly/3Y2aWhv>

**AT THESE NEW RESIDENCES  
IN INDIA, OWNERS  
TRANSFORM THEIR HOMES  
INTO WORKS OF ART**  
The Camellias is an invitation-only residential community with 429 units across nine towers. It's also the first residential development in India to receive Platinum LEED-certified status. There's just one unit per floor, so guests have total privacy, as well as a chic 160,000-square-foot amenity space, called Camellias Club.

Robb Report  
<http://bit.ly/3mdXL01>





## INDIAN EXPATS IN UAE THINKING OF PROPERTY INVESTMENTS BACK HOME

For an Indian expat in the UAE/Gulf, the rupee's slide past 22 to a dirham (it had even briefly crossed 23 as well, in October) would sweeten any property deal they enter into. (The rupee's drop has come to around 10 percent this year, brought on by successive US interest rate hikes giving the dollar an extra push higher.

Gulf News

<https://bit.ly/3wxXqqy>

## A NEW WELLNESS CLUB FOR THE CAMELLIAS RESIDENCES

With architecture and interior design by New York's Rockwell Group, the 'relaxation space' forms an array of overlapping green roofs, all overlooking a mirrored pool of water.

The new clubhouse has been created for an intimate community of just 429 apartments in nine residential towers of The Camellias in Gurgaon.

Designboom

<http://bit.ly/3XX7Ify>





## DLF'S THE CAMELLIAS WINS INTERNATIONAL ARCHITECTURAL AWARDS 2022

The International Architectural Awards 2022 was awarded to The Camellias by DLF in the multi-family housing category. The awards ceremony which was held at the Acropolis in Athens was given by The Chicago Athenaeum: Museum of Architecture and Design, together with The European Centre for Architecture Art Design and Urban Studies and Metropolitan Arts.

The Times of India  
<http://bit.ly/3H9DH5p>



**DESPITE HEADWINDS, LUXURY RESIDENTIAL REAL ESTATE BUOYANT**  
 Despite headwinds like RBI rate hikes and increasing cost of raw materials, the residential real estate market, especially at the luxury and super-luxury ends, remains buoyant, says Aakash Ohri, Group Executive Director and Chief Business Officer, DLF—the country's largest real estate developer.

The Hindu Business Line  
<http://bit.ly/3XzB9EM>





## KOCHI EMERGES AS PREFERRED PROPERTY INVESTMENT DESTINATION FOR GULF-BASED NRIS

The Indian diaspora working in Gulf nations are looking at prime property markets across their homeland in the wake of global economic uncertainty. The demand queries from investors and homebuyers in the GCC for Indian real estate are increasing exponentially across premium and luxury categories. Indians living abroad have an unbreakable bond with their motherland and like to keep a return option to India for the future.

Khaleej Times  
<http://bit.ly/3DHDK7Z>

## LUXURY HAS TO BE UNIQUE

One of the newest projects offers a window into DLF's more-is-more approach. The Camellias, southwest of New Delhi, is a mini-city of sixteen towers where apartments start at US\$6.25 million; a partial list of amenities includes golf courses, gyms, a cigar bar, a movie theater, a bakery, a wine lounge, a business center, a karaoke bar and a spa.

Mansion Global  
<http://bit.ly/3zSmQkz>



## GCC NRIS TOP INVESTORS IN INDIAN REAL ESTATE

The Indian real estate sector has witnessed a steep rise in investment from UAE based NRI's in the past few years. According to a recent industry report, NRI investments in Indian real estate may rise to \$14.9 billion in FY22.

Gulf News  
<http://bit.ly/3m6Hv0B>



## A DRAMATIC NEW LUXURY DESTINATION FOR FUTURISTIC LIVING

The Camellias is the latest residential offering from DLF's portfolio, and it joins their other luxury residences – The Aralias and The Magnolias. The Camellias is an impressive residence with its stunning architecture, green landscape, and waterways and is the first residential development in the country to have LEED Platinum certification.

Forbes

<http://bit.ly/40z4BMR>



## INDIA DEVELOPER SELLS \$1 BILLION OF LUXURY HOMES IN THREE DAYS

A top Indian developer sold 1,137 apartments that cost almost a million dollars each in three days suggesting that wealthy Indians are ramping up realty investments.

Bloomberg

<http://bit.ly/40Bv1Ms>

**DLF EXPECTS FY23 SALES TO TOUCH A RECORD HIGH OF RS15,000 CRORE**  
India's largest real estate developer, DLF expects to close 2022-23 with record sales of about Rs15,000 crore, more than double that in the previous financial year on the back of increased demand for luxury houses. The company has recorded sales of Rs7,200 crore for 2021-22 and has given guidance of Rs8,000 crore for 2022-23.

The Economic Times





DLF WITNESSED  
RECORD-BREAKING  
PRE-FORMAL LAUNCH  
SALES OF RS8000+  
CRORES FOR THE  
ARBOUR

The opulent neighbourhood spans 25 acres and is home to five unique structures with 39 stories. It consists of 1137 similar, well-appointed, roomy, and stylish 4 BHK + study + utility room layouts, with prices starting at Rs 7 crores.

Money Control  
<http://bit.ly/40Wd2kP>

INDIA'S DLF TO FOCUS ON  
LUXURY HOUSING  
AFTER NEAR-\$1 BLN PROJECT  
SELLS OUT

DLF has sold out its luxury residential project in Gurugram near New Delhi in 72 hours, generating more than 80 billion rupees (\$967 million) in sales.

Reuters  
<http://bit.ly/3GeVMPZ>



DLF TO INVEST AROUND RS 3,500 CRORE IN NEXT 4 YEARS TO  
CONSTRUCT HOUSING PROJECT IN GURUGRAM

DLF will develop a new group housing project 'The Arbour', which is spread over 25 acres and comprise 5 towers with a total of 1,137 premium apartments.

The Times of India  
<http://bit.ly/3ZwMEwV>



# OF HONOUR & GLORY

The Crest wins the LEED Platinum certification for operational buildings by GBCI India







The Crest, which is amongst the most well-received luxury properties in the DLF5 biosphere, has added a feather to its cap by earning the Leadership in Energy and Environmental Design (LEED) Platinum certification for operational buildings by the Green Business Certification Inc. (GBCI) India. With this certification, The Crest now holds a pride of place among a group of select residential buildings across the globe with LEED Platinum recognition. What makes this award even more precious is the fact that to date, The Crest is the largest residential project in the world to be awarded the Platinum Certification under LEED v4.1 O+M: Existing Buildings. This recognition is in addition to the earlier LEED Platinum rating that The Crest had achieved for a new building. This achievement is a recognition of DLF's relentless commitment to a greener future and the conscious measures incorporated into each of its development processes, leading to a more sustainable building industry. Designed to generate around 2MW of solar energy, the condominium has also installed an energy-efficient Heating, Ventilation, and Air Conditioning (HVAC) and lighting system, even as it makes use of dimmers and daylight controls to increase



energy efficiency. The property successfully employs a rainwater harvesting system to capture the rainwater run-off using green infrastructure techniques. As part of its sustainability initiatives, The Crest has installed a waste management system that ensures efficient disposal of the waste generated onsite. With separate bins for dry, wet, and hazardous waste, at various indoor and outdoor locations, it is ensured that the waste gets segregated at the source. Additionally, the complex houses an organic waste convertor (OWC), which turns organic waste into compost that is used for landscaping purposes.



# DLF GOLF LEAGUE CONCLUDES ON A HIGH!

An incredible sportsmanship journey that started with the coming together of 12 teams, followed by intense competition concluded with a memorable evening dedicated to players



American vaudeville performer and actor Will Rogers said that you will never get a second chance to make a first impression. The gala finale evening of the DLF Golf League made a similar mark to many! All 12 teams that participated in the league played a fair and hard game. As some fell by the wayside, some became the heroes of the games. Therefore, to start the evening with an adrenaline rush and winning spirit, Shillong Choir was the perfect choice to steal the thunder. The guests were awe-struck by their melodious performance, and everyone seemed to enjoy the music to the fullest. The finale moved on by calling all 12 captains of the Golf League on the stage to felicitate with mementos and then was time to award the top three winners. The second runner-up team Glenfiddich Antlers received a trophy each, the runner-up team Sol Golfers received a trophy each and three rounds of golf in Sri Lanka with hotel accommodation, whereas the winning team Golfism won a trip to Vietnam, for 3 rounds of golf, with hotel accommodation and flights. The evening ended with the most energetic artist Farhan Akhtar's performance, making the crowd sing and dance all evening with rounds of drinks and canapes.





# ALL COLOURFUL & VIBRANT



The Republic Day celebration by the residents at The Magnolias, The Crest, The Aralias, and The Valley Gardens witnessed zeal, enthusiasm, and joy

The Republic Day saw the premises of DLF5 in Gurugram and The Valley Gardens in Panchkula reverberate with the joyous sounds of residents paying tribute to motherhood with immense enthusiasm. Being a day of national rejoicing, the residents gathered together to celebrate with pomp and show, zeal and spirit by being a part of various cultural activities. The celebration area was tastefully decorated with colourful flowers, tri-colour bunting, pictures of heroes of the freedom movement, and national flags. The day began with the unfurling of the national flag amidst loud cheers followed by the national anthem. The children of The Crest, The Aralias and The Magnolias sang inspiring national songs in chorus and performed a beautiful group dance. At The Valley Gardens, the highlight of the day was felicitating Gallantry Award Winners and an emotional patriotic theatre artist act.







# HERO INDIAN OPEN 2023

The Hero Indian Open 2023 hosted its fourth successive edition at the DLF Golf and Country Club, Gurugram that saw 120 players from over 20 countries compete for a prize money of \$2million

The flagship golf tournament—The Hero Indian Open (Men) made its eagerly awaited return this year after a gap of three years with much excitement and fanfare. Held between February 23-26 at the DLF Golf & Country Club, Gurugram, the 2023 edition saw a high-powered field of star players, including defending champion Stephen Gallacher, 2018 Ryder Cup-winning captain Thomas Bjorn, his fellow Ryder Cup teammate Thorbjorn Olesen, Scotland's Robert MacIntyre and the rising star from Denmark, Nicolai Hojgaard. Star golfers, Shubhankar Sharma and Manu Gandas led the strong home challenge at the Hero Indian Open (HIO) tournament.

This year, the DP World Tour tournament touched the landmark figure of \$2 million as a prize purse for the first time and hosted a field of 120 players from over 20 countries. There were 31 Indians in the field

of 120 that included three-time HIO winner, Jyoti Randhawa, and the two-time HIO winner, SSP Chawrasia. Speaking on the occasion, Dr. Pawan Munjal, Chairman and CEO of Hero MotoCorp, said, "We are delighted to see the Hero Indian Open return to action. Hero MotoCorp has been associated with this marquee tournament for close to two decades and we have seen the tournament grow in stature during this duration. The tournament has made a significant contribution towards furthering the sport and providing a platform for Indian golfers to showcase their talent. We are also happy to see our association with the DP World Tour spread across the globe in addition to bringing innovation and new opportunities to the game. We wish all the players the very best and look forward to a week of exciting, world-class golfing action."

The week started with customary practice rounds on February 21-22. The players were happy with

the conditions of the course, the fast greens and the impeccable presentation. The Hero skills shootout was played on February 21 where seven professionals and Dr. Pawan Munjal competed in a fun format. Nicolai Hojgaard came out on top beating Guido Migliozi to claim the winner's cheque of \$4000.

After the Pro-Am's, the professionals took on the challenge at the Gary Player Course. There were some low rounds throughout the week, but mostly the players found the layout and conditions tough to negotiate. The cut was applied after 2 rounds at +4 and 67 players made it to the weekend rounds.

Going into the final day, Yanik Paul (Germany) led the field with Marcel Siem (Germany) and Joost Luiten (Netherlands) in close pursuit. Angad Cheema and Veer Ahlawat were in top form, however, not really contending for the winner's spot. After a see-saw battle, Marcel Siem won his fifth European



Tour title at the Indian Open 2023, his first in nine years with a score of 14 under par (274) to claim a one-stroke victory over his compatriot Yannik Paul. The Netherlands' Joost Luiten, with 12-under, finished third. Shubhankar Sharma and Veer Ahlawat finished as the top Indians tied for the 13th place.

The tournament was supported by the Indian Golf Union and the DP World Tour. The Hero Indian Open is a professional golf tournament, part of the DP World Tour. It was established in 1964 as the country's national golf championship, joining the Asian Golf Circuit in 1970 and then the Asian Tour in 1998. Hero MotoCorp has been the title sponsor since 2005. Since 2015 it has been co-sanctioned by the DP World Tour, increasing the profile of the event significantly and helping it attract some of golf's top players.







# DAZZLING DESIGNS ON THE WORLD STAGE

A resident of The Magnolias, Indian-born American designer Mac Duggal has added another feather to his cap with his outfits being featured in the Naatu Naatu dance performance at the Academy Awards 2023

AS TOLD TO PALLAVI SINGH

All of India was celebrating recently when the song Naatu Naatu from the Indian blockbuster RRR won the Oscar for the best original song. This was the first song from an Indian film to be nominated in this category and then go on to win the coveted Academy Award. Not only that, the song was performed at the Oscar ceremony on the stage of the Dolby Theatre, Los Angeles. What makes it doubly exciting for the DLF5 community is that the designer of all the costumes of the dancers who performed, came from the atelier of

the India-born American designer Mac Duggal, a resident of The Magnolias.

Mac Duggal has established himself as the go-to fashion designer for the most glamorous of names. From A-List celebrities like Khloé Kardashian, Shakira, Gwyneth Paltrow, Aretha Franklin and Carrie Underwood to the likes of beauty queens walking the Miss Universe runway, influencers and bloggers, fashionistas around the world yearn to wear the Mac Duggal label. His garments have been featured in many Hollywood films. His name is

at the forefront of the formal wear market, with warehouses packed with upwards of 4,00,000 dresses at a time. His journey from growing up in New Delhi to opening his privately held, multi-million dollar fashion house in Chicago is the ultimate American dream, the touchstone for every immigrant. Born in New Delhi in 1960, Manmohan Singh Duggal tapped into his creative strengths at a young age, and developed an abiding interest in fashion; often spending countless days and nights sketching innovative designs in women's evening wear. He was soon seeking



wider pastures overseas. In 1985, now known as Mac Duggal, he introduced his trendy, lavish, sensuous apparel designs to the United States. He merges his sophisticated design aesthetic with the rich, opulent, hand-crafted traditions of his homeland. Over the years, Duggal has built a thriving fashion business with a New York showroom and has expanded to over 32 countries worldwide. He supplies to major retail giants like Bloomingdale's, Nordstrom, Macy's, Saks Fifth Avenue and Galleries Lafayette.

While his American dream has come to life, his Indian values keep him grounded and constantly inspire him to give back to his community. His philanthropic activities are well-known. Fittingly, Mac Duggal was inducted into the Smithsonian National Museum of American History in Washington, D.C., in 2017. The exhibit, 'Many Voices, One Nation', showcased the works of citizens who made an impact on American soil.

In fact, the entire company is built on the foundation of making a difference in the local community and beyond, and philanthropy is a part of his company's DNA. When Duggal heard the news that a state Miss USA titleholder lost her home to eviction, he was so touched that he invited her to Chicago to design her competition evening gown for free. He has donated 250 prom dresses to the entire graduating class of Washington Prep High School in an impoverished section of Los Angeles.

The designer currently dresses women from size 0 to size 30, one of the most inclusive size ranges in the formal wear industry. At a time when many fashion designers exclude the general population and design for the typical size 2 model, Duggal was one of the first formal wear designers to create a plus-size range that designs dresses for women of every shape. He



hosted seminars and motivational talks for women of all sizes to boost their confidence and self-acceptance, leading him to be recognised by television show host Steve Harvey, who invited Duggal to appear on his show. As Harvey's guest, he gave a free dress to every woman in the audience and reminded them that they need not be a size 2 in order to feel beautiful.

Mac Duggal is a designer of the present—his outlook is fresh, open, and ever-changing to meet the aesthetics and trends of the time. The future of the label shines with immense promise, thanks to his endless work on the growth and expansion of his brand, ably supported by his wife, children, and the entire team. His daughter Ieena joined the brand in 2015 and launched her own collection, IEENA. Her designs, under the Mac Duggal label, blend edgy modernism with timeless sophistication. She uses her branding as a force for female empowerment in the ever-evolving fashion industry. Duggal's son Yuvraj studied apparel merchandising and entrepreneurship at Indiana University and has since taken on business operations and growth development within the company. The family is paving the way for people of all backgrounds, sizes, and ethnicities to see themselves in their clothing brand. While remaining



true to their Indian heritage, the Duggal family is ensuring that their designs are inclusive of today's women and preparing for the style of future generations. Mac Duggal has employed a team of the finest professionals from all across the world, from design to execution to brand vision, in order to erase the lines that divide us all and make a global difference one dress at a time.



# PARAGON OF EXCELLENCE

An eclectic mix of elegantly designed spaces, rich textures, creative backdrops, superlative artefacts, and awe-inspiring artworks, the Sachdev home at The Magnolias spells refinement

**T**he abode of the Sachdevs at The Magnolias in DLF5 Golf Links is a study of modernist aesthetics where form follows function and truth to materials. As one steps into the entryway, an ornate marble floor, with a signboard that reads 'Dreamville' welcomes one to the beautiful and classy home. Step into the living room which is an expansive space with separate sitting and dining areas. While the sofas are all in shades of off-white, the chairs accompanying the sofas wear a shade of burgundy that not

only help to break the monotony, but also helps to give the space a bright and vibrant look. There is a lot of open space behind the chairs and a piano waiting to be played. Right next to the piano is a 140-inch screen and projector concealed in the ceiling. Elegantly crafted furniture set in shades of dark brown, furnishings in neutral shades with cushions in shades of off-white and steel grey, with a lot of gold play in the settings, lend the house a stylish look.

Apart from an artefact of a horse's head, there are a few crystal pieces, accompanied

by a bouquet of blooms, a centre table in black and gold, a cylindrical golden and a black mini table that add to the attraction of the room. The rugs are in neutral shades with the chandelier in a golden hue adding to the sparkle. The dining area is separated by steel iron bars. A mantelpiece, colourful artwork, an ornate chandelier, and artefacts in white and gold add to the beauty of the setting.

When asked about the inspiration behind the beautiful home, owner Sidhant said, "Luxury has a different definition for





different people. Both my wife and I wife love open spaces. We have perhaps the largest foyer, living room, and dining room combined, with no walls between them. We have taken inspiration from luxury homes in Dubai and New York. While the use of gold is inspired by homes in Dubai, all contemporary furniture pieces draw inspiration from homes in New York.” Talking of the determining factors that prompted them to move to The Magnolias, which they did in July of 2022, Sidhant said, “Our decision was based on the breathtaking views from the balcony. Our particular tower has undoubtedly the best view possible in Golf Links. We overlook the swimming pool, followed by the Linear Park, which progresses into the Golf Course before finally merging into the Aravalis.”







# A NEW TECHNIQUE

The Crest has successfully adopted the concept of hydroponic farming, with sustainability at its core

**T**he Crest is the first condominium in the DLF5 community to start recreational hydroponic farming with indigenous resources. The initiative that began in July 2022 is another step towards sustainability by the condominium awarded LEED Platinum Certification in the Residential category in 2022. An elevated enclosure was set up to ensure water circulation, a favourable temperature and supply of calculated nutrients—aimed at healthy and faster plant growth. The farming process is monitored on a daily basis. Plants like lollo rosso lettuce (green and red), bok choy and kale are being grown and the produce is

made available to The Crest Club to cater to the residents. The farm area of about 100 sq ft has supplied a total of 72 kg to the club since its inception. The condominium has fulfilled its aim of making organic produce available throughout the year. The residents love and appreciate this extraordinary concept.

Hydroponics is the technique of growing plants using a water-based nutrient solution rather than soil, and can include an aggregate substrate, or growing media, such as vermiculite, coconut coir, or perlite. Small farmers, hobbyists, and commercial enterprises mainly use hydroponic production systems.



## OUR OFFERINGS

HARERA REGISTRATION NO. : RC/REP/HARERA/GGM/671/403/2023/15 DATED: 23.01.2023

HARERA WEBSITE : [HTTPS://HARYANARERA.GOV.IN](https://haryanarera.gov.in) | PROMOTER: DLF HOME DEVELOPERS LIMITED | PROJECT: THE ARBOUR



*We are forever grateful.*

THE ARBOUR  
IS SOLD OUT

Artistic impression of the proposed Project

# The Arbour

DLF63, GURUGRAM

M/s DLF Home Developers Limited, CIN - U74899HR1995PLC082458, Registered Office: 1st Floor, DLF Gateway Tower, R Block, DLF City Phase III, Gurugram-122002, Haryana  
Licence No. 193 of 2019 dated 20.12.2019 | Project Area: 10153 Hectares (25087 acres) at village Maidawas at Sector 63 Gurugram, Haryana. Revised Building Plan Approval no. ZP 1504/AD (RA)/2023/2097 dated 20.01.2023.  
Disclaimers: All images and visuals, drawings, plans or sketches shown in this advertisement are only an architect's impression, for representational/illustrative purposes only and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Promoter endeavours to keep the information up to date and correct, however, makes no representation or warranty for the accuracy or completeness of the information. Recipients/ viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/ Promoter, have a thorough understanding of the same and take appropriate advice before concluding any decision for buying any Unit(s) in the Project.



## OUR OFFERINGS

HRERA-PKL-PKL-339-2022 dated 22.08.2022 and No. HRERA - 969 - 2022 dated 20.10.2022  
HARERA Website - <https://haryanarera.gov.in>  
Promoter - M/s DLF Homes Panchkula Private Limited  
Project Name - The Valley Gardens

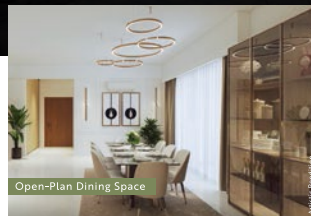


## THE VALLEY GARDENS PANCHKULA

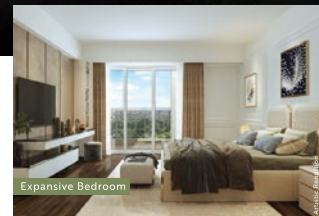
YOUR SEARCH FOR PERFECT FAMILY

*home ends here*

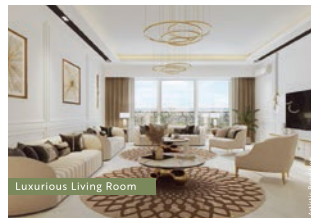
Tree-lined streets, signature landscaped greens & vistas of the Shivalik Range welcome you to The Valley Gardens' life. A natural oasis, conveniently connected to everything.



Open-Plan Dining Space



Expansive Bedroom



Luxurious Living Room



Fully Fitted Modular Kitchen\*

Artistic Rendition

**4BHK + STUDY RESIDENCES  
STARTING AT ₹3.25 CR.\***



**+91 99866 39047**

License No. 20 of 2022 dated 11.01.2022 for 34.01 acres and license No. 82 of 2022 dated 02.07.2022 for 0.21875 acres aggregating to 34.22875 acres for development of a residential project. Developer: DLF Homes Panchkula Private Limited (DLF). Layout Plan bearing Dig No. DFCP 8629 dated 04.07.2022. All approvals are available and can be checked at the office of the Developer.  
Disclaimer: All information, images and visual drawings, plans or sketches shown herein are only an artistic impression, representation images or artistic renderings and not to scale. Nothing contained herein intended to constitute a legal offer and does not form part of any legal binding agreement and/or commitment of any nature. The Company undertakes to keep the information up-to-date and correct. Recipients' views are advised to exercise their discretion in relying on the information shown; provided and are required to verify all the details, including area, amenities, services, terms of sale and payments and other relevant terms independently with the Sales Team/ Company. Have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any flat(s) in the Project. All specifications and amenities mentioned herein are actual specifications, amenities and facilities provided by the Company as per approved plans.  
\*Specifications given are as per the approved plans. The exact number/variety of the equipment/appliances are tentative and liable to change at sole discretion of the Promoter and shall be as per applicable law. \*\*Taxes and statutory charges extra as applicable and terms and conditions apply. \*Club is not a part of the project offering. Security deposit and other charges payable by the user directly to the club. Terms and conditions of the club apply.



# AN EXCEPTIONAL LIFESTYLE IN WEST DELHI



Artistic rendition of Restaurant



Artistic rendition of Swimming pool



Artistic rendition of Games room

The elements of a luxurious lifestyle come together with a quality of life, rarely found in a bustling metro. DLF brings you a vibrant lifestyle that blends an abundance of nature with the joy of community living. This is the Capital city, like you've never seen it before.

Air-conditioned, double-height entrance lobbies manned round the clock by trained service staff

Professionally managed 5-tier security system with video phone outside the main door of every apartment

Exclusive multi-level clubhouse with a café, restaurant, bar and multi-purpose room for a vibrant social life

5-zone swimming pool with an infinity edge, poolside cabanas and a juice bar

Fully equipped gym, spa, salon, games room, kids club, outdoor spaces and more for the enjoyment and well-being of the entire family

Self-sufficient gated community with secure parking for residents and visitors

## ONE MIDTOWN

At DLF Midtown, the new heart of the Capital

Spaciously designed 2, 3  
and 4 bedroom apartments  
To know more, call +91 95136 30821

[www.dlf.in/onemidtown](http://www.dlf.in/onemidtown)





## KING'S COURT

THE LUXURY OF SPACE AT  
DELHI'S FINEST ADDRESS.

**To make it home, call +91 6364878260**

Multi-level underground parking | Surface-level guest parking | Three-tier security  
Super-luxury gated community | An urban oasis overlooking 400 acres of the Jahapanah forest.

All information, images, design and drawings, plans or sketches are only representative, an architect's impression, or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement. Recipients/ viewers are advised to exercise their discretion in relying on the information provided and are requested to verify all the details, specifications, including areas, amenities and facilities, services and other relevant terms independently with the Promoter (DLF Luxury Homes Ltd.), have thorough understanding of the same and take appropriate advice, prior to concluding any decision for buying in the Project. For more information please visit - [www.kingscourtproject.dlf.in](http://www.kingscourtproject.dlf.in). Project address - W Block, Alaknanda Road, Part 2, Greater Kailash, New Delhi- 110048.