

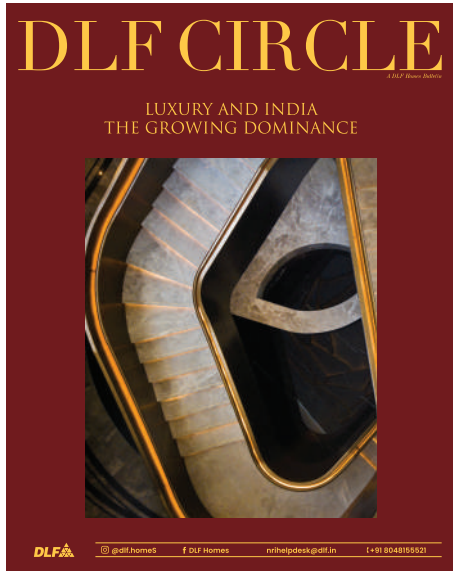
# DLF CIRCLE

*A DLF Homes Bulletin*

## LUXURY AND INDIA THE GROWING DOMINANCE







Dear Patrons,

As we look ahead to an exciting future, India is well-positioned to maintain its status as the fastest-growing major economy, demonstrating remarkable resilience amidst global geopolitical challenges and supply chain pressures. The Organisation for Economic Cooperation and Development (OECD) projects global growth at 3.1% in 2024 and 3.2% in 2025, yet India is forecasted to outpace this with a robust 6.6% growth—setting the benchmark among emerging markets.

As India ascends to a prominent global leadership position, confidence within the nation and across various industries is stronger than ever. This optimism is mirrored in the real estate sector, buoyed by a surge in investments from both domestic and international buyers. Luxury, now a defining trend in Indian real estate, is gaining momentum, with significant growth being directed toward this segment.

In this edition of our magazine, we explore how these trends are reshaping the lifestyle choices of homebuyers in a new India—one that demands nothing less than the finest products, amenities, and services the world has to offer, all within the comfort of their own homes.

We are on the cusp of a new chapter in DLF's journey, and with great anticipation, we are preparing to bring you our latest offerings in dynamic states like Mumbai and Goa. These exciting ventures mark our entry into new markets, and we are eager to share them with you.

Aakash Ohri

Jt Managing Director and Chief Business Officer  
DLF Home Developers Ltd

Additionally, we offer you an exclusive glimpse into 'The Camellias,' our most prestigious development to date, which has placed Indian real estate on the global stage. It has set new benchmarks and broken barriers, garnering international attention.

Another highly anticipated project, ONE Midtown, a joint venture between DLF and GIC of Singapore, is nearing completion in the heart of New Delhi. As it gets ready for handover, we are confident that this development will redefine luxury living in the capital city, offering an unparalleled lifestyle experience.

As the festive season approaches, we are especially eager to reconnect with our valued NRI patrons. This period is a time of excitement and renewal, and we look forward to engaging with you, gaining insights that will help us continue to refine and enhance our offerings.

In closing, I would like to extend my heartfelt gratitude to you, our esteemed patron. Your continued support, feedback, and trust are the pillars of our success. Together, we will continue to create living spaces that are not only luxurious but also safe, beautiful, and enriching.

Thank you for being an integral part of our journey.

DLF EXPANDS HORIZONS: BOOSTING NRI CONFIDENCE IN INDIAN REALTY

In 2022, we at DLF took our first steps into a journey that would redefine our relationship with Non-Resident Indians (NRIs). At the time, their contribution to our overall sales was a modest 5%. We saw potential and believed that with dedication and focus, we could strengthen this connection. What followed over the next two years has been nothing short of humbling. As we launched our latest projects, the trust placed in us by our NRI clients grew in ways we could not have anticipated. Their contribution rose significantly, with NRIs now accounting for 25-27% of our sales. This shift speaks not just to the appeal of Indian real estate but to the confidence you, our clients, have placed in us. We are deeply grateful for this, and it reinforces our commitment to offering homes that resonate with your aspirations. From the Middle East—Dubai, Bahrain, Qatar—to the UK, USA, Australia, and Southeast Asia, including Thailand, Hong Kong, and Malaysia, the warmth and support we've received has been incredible. It's this response that has encouraged us to return to these markets time and again, bringing new opportunities that we hope meet your evolving needs. As the Indian real estate market shows resilience, particularly in the luxury segment, we've also noticed how the younger generation is choosing



to invest in homes over luxury goods. This shift reflects a deeper connection with one's roots, and we're humbled to be part of that journey. We thank you for your trust and continued support. We look forward to sharing more exciting projects in the future, always with the hope that we can continue to meet your expectations.



# What’s in The News?

Top picks from local and international media



## Housing sales in 8 Indian cities reach 10-year high, rising 11 per cent in first half of 2024: Knight Frank

Housing sales in India hit an 11-year high of 1.73 lakh units, and office demand reached a record 34.7 million square feet across eight major cities from January to June. This was revealed in a report – India Real Estate: residential and office for January to July – released by global real estate consultants Knight Frank.

**MINT**  
(<https://bit.ly/3T3lxbq>)

## Is Gurgaon about to unseat Mumbai in price of luxury condos?

The post-covid real estate boom might soon witness what could be India’s costliest-ever super luxury highrise condominium in terms of carpet area. Leading developer DLF is set to launch Camellias-II in Gurgaon, right across the road from the existing Camellias, with apartments potentially starting at Rs60 crore for 10,000 square feet as the entry-level..

**The Times Of India**  
(<https://bit.ly/3T5hEE5>)



## Luxury real estate: What are India’s rich buying?

High-end residential properties are in great demand across India as the number of High-Net-Worth Individuals (HNI) and Ultra High-Net-Worth Individuals (UHNIs) with significant disposable income has been on the rise due to the country’s rapid economic growth

**Forbes**  
(<https://bit.ly/3ADa7Gb>)



## Lavish Living

As disposable incomes of HNIs and UHNIs rise, they are not just buying luxury primary homes but also secondary properties including villas, farmhouses and apartments abroad as investment options

By DARIELLE BRITTO



**H**

High-end residential properties are in great demand across India as the number of High-Net-Worth Individuals (HNI) and Ultra High-Net-Worth Individuals (UHNIs) with significant disposable income has been on the rise due to the country’s rapid economic growth. This has led to a significant



increase in a growing aspiration for a lifestyle that includes lavish living spaces with cutting-edge amenities.

“India’s luxury real estate market is going through a substantial shift, with a projected growth rate of over 5 percent from 2023 to 2028,” says Ritesh Mehta, senior director/head-north, east & west residential services, JLL. “The resurgence in India’s luxury residential real estate has spurred robust growth [in the luxury residential real estate market] as about 45 percent of the overall luxury stock was injected in the last five years alone,” he adds.

According to Anuj Puri, chairman, Anarock Group, luxury housing had a mere 4 percent share back in Q1 2019, “indicating that trends have visibly reversed completely”.

“The segment has also grown at a CAGR of over 9 percent since 2019 across the gateway cities,” adds Mehta.

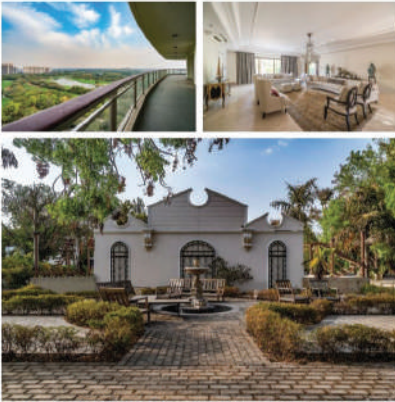
While lifestyle upgrades are a significant motivator, India Sotheby’s International Realty’s Luxury Outlook Survey 2024 reveals that most affluent investors now prioritise capital appreciation as their primary reason for buying real estate.

“This shift indicates a resurgence of investor activity in the property market,” says Ashwin Chadha, CEO, India Sotheby’s International Realty. “Additionally, many surveyed investors expressed a desire to create assets for the next generation, suggesting a long-term investment approach and desire to pick up quality luxury real estate in prime locations.”

Supply of new luxury homes, says Puri of Anarock, stood at nearly 28,020 units in the first quarter of 2024. “As things stand now, we expect at least 5-10 percent rise in the overall new supply of luxury homes in the coming quarters,” says Puri.

Latest Anarock Research also indicates that out of the approximate 1,30,170 units sold across the top seven cities in Q1 2024, the share of

### India Sotheby’s International Realty



luxury home sales priced >₹1.5 crore stood at 21 percent comprising sale of approx. 27,070 units, he adds.

The luxury housing segment has emerged as a highly attractive investment option, particularly among UHNIs, HNIs, NRIs, and industrialists. “Non-Resident Indians (NRIs) are increasingly investing in India’s luxury real estate market, injecting \$13.1 billion into the sector in 2023 alone,” says Mehta, adding, “It is projected that NRIs will contribute to 25 percent of the country’s total real estate investments by 2025.”

Discounts and multiple offers by developers initially during the pandemic made such properties even more lucrative and attractive for several buyers. “In this backdrop (amid rising consumer demand), developers changed their strategy

[from affordable housing] and came forward to launch more projects in the luxury category, thereby increasing the new supply,” says Puri.

So, what are Indians buying in luxury real estate?

**High-end apartments and condominiums**

There is a strong demand for high-end condominiums and modern apartments with spacious layouts and a multitude of amenities.

“Buyers are increasingly seeking homes that offer not only luxury and comfort but also modern conveniences such as fitness centres, spas, concierge services, and advanced security systems,” says Chadha.

The disruption caused by the pandemic has played a role in the increased popularity of

### Forbes

## Luxury homes continue to fly off the shelves, but will prices moderate?

DLF recent launch ‘Privana West’ comprising 795 luxury flats in Gurugram valued at INR5,590 crores were sold in just three days. 27% of buyers were NRIs. This follows January’s sales of nearly INR 7,200 crores of Privana south prelaunch, also in Gurugram.

**Fortune**  
(<https://bit.ly/4g3XkfS>)

## Luxury Living: Why is Gurugram winning over expats?

Gurugram, a city synonymous with bustling industry and IT giants, is rapidly becoming a top destination for expatriates from around the world. Its strong economy, excellent infrastructure, and luxurious living options are proving to be a powerful draw. Strategically situated adjacent to the capital city boasting excellent connectivity by air, rail, and road, Gurugram is a thriving cultural hub.

**Financial Express**  
(<https://bit.ly/3yWhwjg>)





# GURGAON: THE NEW CROWN JEWEL OF INDIA’S LUXURY REAL ESTATE MARKET

In recent years, Gurgaon has emerged as a dominant player in India’s luxury real estate market, overtaking Mumbai, which has traditionally been the country’s most sought-after location for premium properties. This shift is driven by several factors, including Gurgaon’s rapid urban development, strategic location, and the evolving preferences of high-net-worth individuals (HNIs). As India’s affluent class seeks out more modern, spacious, and well-connected homes, Gurgaon has positioned itself as the preferred destination for luxury living.

## Strategic Location and Superior Connectivity

One of the primary reasons for Gurgaon’s rise in the luxury real estate market is its strategic location. Gurgaon, now known as Gurugram, is situated just southwest of New Delhi, offering proximity to the capital’s business hubs, international airports, and key government institutions. The city is well-connected by the Delhi-Gurgaon Expressway, the upcoming Dwarka Expressway, and the Kundli-Manesar-Palwal Expressway, making it easily accessible from various parts of the National Capital Region (NCR).

This connectivity has attracted several multinational corporations to set up their offices in Gurgaon, including giants like Google, Microsoft, and American Express. These companies not only bring in a large workforce but also boost demand for luxury residences close to workplaces. In contrast, Mumbai’s congested infrastructure and longer commute times have made Gurgaon a more appealing option for those seeking convenience and a better quality of life.

## Modern Infrastructure and World-Class Amenities

Gurgaon’s infrastructure is another key factor contributing to its popularity. The city has seen a transformation over the past two decades, evolving from a sleepy suburb to a thriving metropolis. It boasts world-class amenities, including shopping malls like Ambience Mall and DLF Mega Mall, premium healthcare facilities such as Medanta-The Medicity and Fortis Memorial Research Institute, and renowned educational institutions like The Shri Ram School and GD Goenka World School.

Gurgaon’s luxury real estate offerings are designed to cater to the tastes of modern buyers. For instance, DLF’s The Camellias, located on Golf Course Road, is one of the most exclusive

residential projects in India. It offers ultra-luxurious apartments with expansive layouts, private terraces, and state-of-the-art amenities, including a clubhouse, spa, and indoor sports facilities. The project’s location on Golf Course Road, often dubbed the “Billionaire’s Row” of Gurgaon, underscores the city’s appeal to the ultra-rich.

These projects highlight the shift towards spacious, well-appointed homes that offer a blend of luxury and convenience, something that Mumbai’s cramped and vertical living spaces often lack.

## Luxury Redefined: Innovative Real Estate Offerings

The luxury real estate market in Gurgaon is characterized by its innovative and varied offerings. Developers in the city have recognized the need to cater to the evolving tastes of India’s wealthy elite. Projects like Trump Towers Gurgaon, developed by the Trump Organization in partnership with Tribeca Developers and M3M India, exemplify this trend.

Gurgaon’s luxury market also caters to the growing demand for gated communities. Projects like Ireo Grand Arch and Central Park Resorts offer not just premium residences but also sprawling, self-contained communities with expansive green spaces, jogging tracks, and exclusive clubhouses. These communities provide a level of privacy, security, and exclusivity that is difficult to find in Mumbai.

## Investment Potential and Market Growth

From an investment perspective, Gurgaon’s luxury real estate market is highly attractive. The city has consistently recorded appreciation in property values, driven by high demand and limited supply in the premium segment. According to recent reports, luxury homes priced above Rs 4 crore in Gurgaon have seen a year-on-year growth of around 10%, reflecting the strong demand from both domestic and international buyers.

Developers like DLF, M3M, and Godrej Properties are capitalizing on this demand by launching new luxury projects in prime locations. For example, DLF’s The Arbour, a luxury residential project on Golf Course Extension Road, recently sold out within days of its launch, with buyers snapping up units priced between Rs 6-10 crore. This rapid absorption of high-end properties underscores the growing preference for Gurgaon among India’s affluent class.

## Conclusion: Gurgaon’s Steady Ascent

Gurgaon’s rise in the luxury real estate market is not just a trend but a reflection of the city’s strategic planning and development. As Mumbai grapples with challenges like congestion, limited space, and skyrocketing property prices, Gurgaon continues to attract buyers with its modern infrastructure, strategic location,



and innovative real estate offerings. The city’s ability to meet the evolving demands of luxury homebuyers has positioned it as the new epicentre of India’s premium real estate market.

As Gurgaon continues its upward trajectory, it is clear that the city is not just surpassing Mumbai but is also setting new benchmarks in luxury living, making it the new crown jewel of India’s real estate landscape.

## Costliest high-rise condominiums of India

PROJECT	LOCATION	RATE (PER SQ FT)
DLF Camellias	Gurgaon Sector 42	Rs 1,66,740
Naman Xana	South Mumbai's Worli	Rs 1,60,900
Lodha Malabar	South Mumbai's Walkeshwar	Rs 1,60,000
Ashar Group's The Legend	Mumbai Bandra	Rs 1,55,000
Kalpataru Prive	South Mumbai Altamount Road	Rs 1,37,000
Kalpataru Azuro	South Mumbai's Nepean Sea Road	Rs 1,35,000
Rustomjee Group's Parishram	Mumbai Bandra	Rs 1,34,000
Oberoi Realty's Three Sixty West	South Mumbai Worli	Rs 1,25,000

As per current rate per square feet for CARPET AREA. (NOT super area)  
Source: Propequity,TOI



# EMBARK ON A JOURNEY THROUGH THE CAMELLIAS CLUB: MAGNUM OPUS OF LUXURY



Welcome to The Camellias, where luxury transcends traditional boundaries and transforms into a living art form. As you step into this extraordinary enclave, you’re not merely entering a residence; you’re immersing yourself in a masterpiece of design and opulence.

The Camellias stands as a beacon of sophisticated living, seamlessly blending avant-garde architecture with the natural beauty of its surroundings. Imagine a world where expansive open spaces flow seamlessly into a serene golf course and a tranquil water garden, all set against the majestic backdrop of the Aravalis. Here, luxury is not just a feature but a way of life.

As India’s first residential development to achieve LEED Platinum Certification, The Camellias champions sustainability and energy efficiency. This accolade reflects our deep commitment to well-being and community living, setting a new standard for modern luxury.

At the heart of this architectural marvel is a team of visionary designers including Shawn Sullivan of the Rockwell Group, Arnold Chan of Isometrix Lighting + Design, Jay Wright of The Wright Fit, Ingo Schweder of GOCO Hospitality, and

Gerdo Aquino of SWA Group, all working alongside the renowned Hafeez Contractor. Together, they have crafted a clubhouse that is not only a triumph of design but a true icon of luxury.

As you arrive, you’re greeted by the Water Garden—an expansive 1.3-acre oasis featuring reflecting pools that, when illuminated, mimic the brilliance of a starry sky. From your residence, the seven landscaped roofs of the clubhouse, inspired by the delicate petals of a camellia flower, appear to float effortlessly above the ground. Floating walkways meander across the Water Garden, inviting you to traverse this shimmering dreamscape and engage with water in a uniquely immersive manner.

Stepping inside The Camellias Club spread over 1,60,000 sq. ft., you enter a world of sensory delight, segmented into seven distinct energy zones, each offering a different facet of luxury. Over 600 individual materials have been used in the making of The Camellias. From the Turkish Bianco Cavalli marble used in the indoor swimming pool to the Indonesian Sukabumi stone in the outdoor pool and Spanish metal tiles in the washrooms, scoured the globe for unique materials and high-quality products.

A grand bronze spiral staircase gracefully descends





from the arrival lobby, cascading over a Moroccan black stone water installation—a journey that epitomizes both luxury and design.

Art is seamlessly woven into the fabric of The Camellias. Ravi Patel’s Art Deco-inspired 3D divider panels in Meros, Daku’s shimmering dichroic films besides the indoor all-season Olympic size pool, and Sohan Qadri’s ink and dye work in Choux, the patisserie, transform every corner into an artistic experience that is both seen and savoured.

In the Creative Energy Zone, you’ll find a multi-award winning private 65-seat movie theatre, adaptable for live performances and intimate screenings. Adjacent to this is the Renewed Energy Zone, a sanctuary of relaxation and rejuvenation. This 30,000-square-foot spa features a vitality pool, flotation pool, Turkish hammam, and therapy rooms that open onto lush sunken gardens. The zone also includes a salon and barber shop, ensuring a holistic approach to well-being.

For fitness enthusiasts, the Active Energy Zone is a haven of activity, featuring a 12,000-square-foot gymnasium, a boxing ring, a rock-climbing wall, and an indoor all-weather athletic turf field. Outdoors, you’ll find a sports field, tennis and squash courts, and an organic play area for children, free of plastic. The Relaxed Energy Zone offers a serene yoga studio, meditation garden, and Pilates studio, complemented by a health café and juice bar for refreshing breaks.

In the Social Energy Zone, a diverse array of dining venues awaits, including a bar, restaurants, cafés, a French patisserie and boulangerie, a cigar den, private dining rooms, a chef’s studio, and a grand ballroom capable of hosting up to 400 guests.

The Regenerative Energy Zone features a children’s play pool, a 25-meter lounge pool, a 50-meter Olympic-sized pool, and an indoor heated pool for year-round enjoyment. Additionally, The Camellias Club offers a business centre, multi-brand retail space, a children’s crèche, medical facilities, an art gallery, and a gourmet grocery store. Wander across ramps to the landscaped roofs or the cool shade of lime and lemon trees. Soon, a sculpture and art garden will host exhibitions, and an amphitheatre will provide a stage for performing arts.

The landscape, envisioned by Gerdo Aquino of SWA, and the ambient lighting designed by Arnold Chan of Isometrix Lighting + Design, create a harmonious environment where every detail contributes to an unparalleled experience of luxury.

The Camellias Club is more than a residential club; it is a declaration of India’s readiness to compete with the world’s finest in luxury living. Here, art and lifestyle converge, inviting you to indulge in the extraordinary at every turn. Welcome to The Camellias, where every moment is a masterpiece.



# THE ART OF A MAESTRO

*In an exclusive tête-à-tête with Team Circle, Chef Makawana shares his insights on diverse food palates, his culinary inspirations, the concept of fusion cuisine, what he brings to the table in his new role and his vision for DLF*

Starting out as a kitchen porter at age 16 and rising to the role of Corporate Chef at DLF, Chef Dharmen Makawana has certainly come a long way. With over four decades of experience in the culinary world, Chef Makawana has been instrumental in high-end hotel openings and setups. In his new role, this celebrated chef aims to reimagine the culinary landscape at DLF, offering a variety of food options to discerning guests and ensuring they come back for more.

Chef Makawana oversees the entire food operations at DLF, including the clubs, the restaurants at the condominiums, and the dining establishments at The Club. His key focus is on creating enticing platters, introducing diverse food offerings, and emphasising personalised menus with meticulous attention to detail.

As a master of the kitchen, Chef Makawana ensures a diversified menu, plans lively workshops, and organises engaging masterclasses for discerning guests. He is also committed to nurturing and training his staff, promoting a cohesive team culture, and standardising products and processes with a strong focus on quality. His responsibilities also include hosting pop-ups, revamping menus, and continually engaging guests with fresh

and innovative culinary experiences.

Having worked across eight countries, Chef Makawana honed his essential culinary skills at The Park Hotel in Singapore and further refined them at high-end eateries in Bali, the Maldives, Egypt, and Australia. In India, he gained experience at The Oberoi Amarvilas in Agra before taking on the role of Executive Chef at The Leela Palaces & Resorts in Chanakyapuri, New Delhi. Additionally, Chef Makawana served as the Area Executive Chef at the Australian Venue Company in Brisbane, Queensland. Let's delve into the world of food, explore his journey, and discover his vision for the future with the master of the craft himself.

**What does food mean to you? How would you define it?**

DM: For me, food is more than just sustenance; it's personal. Sharing a good meal with family, friends, and even guests is a meaningful experience. Food has the unique ability to connect individuals from different culinary and ethnic



backgrounds. I find it exciting to explore the diversity of ingredients and transform them into dishes that are not only visually appealing but also unparalleled in flavour and taste.

**Having started at age 16, you have had a long stint in the kitchen. You've worked in Australia, The Leela Palaces & Resorts, and numerous other luxury properties across the globe before joining DLF as a Corporate Chef. Kindly take us through your culinary journey, and how has the experience been?**

DM: My culinary journey has been incredibly enriching. Choosing this line of work has allowed me to travel and live in over eight countries, where I've had the opportunity to immerse myself in various cultures, cuisines, and eating

habits. Each experience has been unique, and I've learned the importance of staying authentic to the cuisine, cooking methods, and the availability of local produce in each country. It's been a rewarding experience that has shaped me both personally and professionally.

**How can we differentiate the palate of Indian cuisine from international cuisine, and what is your personal favourite? What differences in food habits have you observed between India and other countries?**

DM: Indian cuisine has a distinct palate that sets it apart from international cuisine. Despite the increased connectivity and travel that have broadened culinary horizons, Indian cuisine remains deeply rooted in its traditional flavours. It utilises a wide array of herbs and spices, offering a complexity and depth of flavour that is unmatched. Indian cuisine also boasts an extensive selection of vegetarian dishes, which is more varied compared to Western cuisine.

In India, food often needs to have a certain level of spice, along with a variety of crunchy textures and an assortment of curries to accompany breads or rice. This contrasts with many international cuisines, which may prioritise different flavour profiles or preparation methods.

As for my personal favourites, I have a deep appreciation for tandoori dishes, whether it's lamb or chicken, as well as the impressive variety of breads and vegetarian options available. One particular dish that stands out for me is Kashmiri morel mushrooms stuffed with paneer, pistachio, and saffron spices, cooked in a cashew nut, onion, and fenugreek gravy. It's lightly



“IF YOU'RE PASSIONATE ABOUT COOKING, THE JOURNEY IS WELL WORTH IT”.

spiced to let the natural flavour of the mushrooms shine through.

**What is the inspiration behind your recipes?**

DM: My inspiration comes from a combination of my global travels and personal experiences. Eating at various restaurants, food courts, and exploring different cuisines around the world has greatly influenced my approach to cooking. Additionally, my mother has been a significant source of inspiration. She had a passion for exploring local markets and

trying new food produce, always eager to discover new ingredients and experiment with them to create delicious dishes. Her adventurous spirit and curiosity in the kitchen have deeply impacted my own culinary creativity.

**As a hotelier with four decades of experience in high-end hotel openings and setups, what do you bring to the table in your new role, and how do you envision the future of the food scene within the DLF community?**

DM: The key to success is embracing change—ensuring that our menus remain interesting, stay ahead of market trends, and incorporate the best available produce. I aim to

bring a fresh perspective by introducing visiting chefs to showcase their cuisines, providing variety for our guests and residents. The future of the food scene within the DLF community is like a blank canvas. We are reimaging the cuisines we offer, preserving timeless classics while also creating new dishes that challenge our guests' palates and deliver what I like to call the 'wow factor', ensuring they keep coming back for more.

**As an experienced Chef, can you share the secret to engaging repeat guests within DLF?**

DM: The key is consistency and continuously introducing new dishes to keep our guests intrigued. Just as we all have a favourite restaurant where we return because we know we'll get the same great dish with the same taste every time, it's important to maintain that reliability while also offering fresh and exciting options to keep them coming back for more.



# BEGINNING WITH LOVE

The home of Devika Chadha and Aparajit Bhattacharya at The Magnolias blends superlative design and minimalism, epitomising refined opulence

BY PALLAVI SINGH



Louisa May Alcott once said, “The power of finding beauty in the humblest things makes home happy and life lovely.” This sentiment perfectly captures the essence of Devika Chadha and Aparajit Bhattacharya’s home at The Magnolias, where they moved in October 2022, along with their four-year-old dog, Oscar. Aparajit, a partner at a prominent national law firm, and Devika, the general counsel of a leading renewable energy company in Gurgaon, have been long-time residents of DLF5. Having previously lived in The Belaire and The Crest, The Magnolias was their obvious choice for its serene, luxurious lifestyle.

“DLF5 has always felt like home, and The Magnolias offers an unparalleled

sense of peace and harmony,” says Devika. The couple finds the tranquility and vibrant community atmosphere here unmatched. “We’ve found sheer bliss here; no other place compares to the environment, community, and quality of living at The Magnolias.”

Both Devika and Aparajit are avid travelers and readers, drawing inspiration from their global explorations and incorporating those influences into their home. “We love bringing back pieces from our travels, whether it’s art, décor, or ideas,” says Devika. Their home is a testament to this passion, with each room reflecting a distinct theme, ranging from an English cottage-style master bedroom to modern, minimalist spaces, and a country-style dining area. The formal areas feature a curated collection of

art sourced from all over the world, including oil on canvas paintings that align with their love for creativity and craftsmanship.

The couple’s approach to interior design revolves around minimalism—clean lines, neutral colors, and purposeful design. “We focus on quality over quantity,” Devika emphasizes. The furniture throughout their home is primarily in soft whites, off-whites, and ivory tones, with occasional pops of color introduced through accessories. “We’re fans of contrast; in the foyer, for example, the dark blue walls make our Parisian-style mirrors and oriental vases stand out beautifully.”

Their home’s foyer sets the tone with art-deco mirrors, a deep blue feature wall, and art from Calcutta, creating an inviting first impression. The lived-in





warmth of their home is amplified by the extensive use of natural light, plants, and flowers. “Every corner of our home is alive—whether it’s a potted plant or natural light streaming in, we’ve designed it to feel both vibrant and peaceful,” says Devika.

The couple’s favorite spot is their library-cum-family room, a space filled with books, music, vintage advertisements from their travels, and a cozy atmosphere perfect for their daily routines. “This is our den, our happy space,” Devika shares. They also cherish their balcony, which offers sweeping views of the DLF Golf Links and is a serene spot to unwind, listen to birds, and enjoy the sunshine.

Art is central to their home’s design, with a diverse collection that includes works by renowned artists like Gautam Mukherjee, HR Das, MF Husain, and Shyamal Mukherjee. “We’ve collected art from galleries in Delhi and Dubai, and street art from Paris, Bali, and New York,” Devika says. This eclectic blend adds layers of

personality to their home. The interior design, brought to life by Arundhati Sharma, is a reflection of the couple’s ideologies, where each piece is thoughtfully chosen to represent who they are, rather than following trends.

For those thinking of designing their own homes, Devika advises approaching it as a personal, rewarding journey. “It’s essential to understand your needs and have a clear vision. Designing a home is about reflecting your true self. Enjoy the process, as it’s one filled with lasting memories—even the disagreements can be fun!”

Their love for The Magnolias extends beyond just their home. The couple frequently enjoys the club facilities at both DLF Golf Links and The Magnolias, praising the top-tier service, range of amenities, and quality of food. “We’ve explored other options, but nothing compares to life here. Living at The Magnolias and DLF5 has been absolute satisfaction, and we couldn’t imagine being anywhere else.”



# WINSOME MOMENTS

The Sanctuary comes alive with picnic enthusiasts at DLF5 over the weekends for a reinvigorated appeal

The idea of holistic well-being is not just a dream but a reality at DLF5. And, to get a glimpse into what makes life in this picturesque landscape ethereally appealing, you have to make your way to The Sanctuary over the weekends. Life is a celebration here, with the gently sprawling Aravalli Hills forming a glorious backdrop.

The Sanctuary is in the midst of a large green expanse overlooking The Aralias and the Magnolias condominiums of DLF5. The park is endowed with a walking track stretching over two-kilometre, The Meadows, The Sculpture Garden, The Woodlands, The Palmerie, and the Sacred Grove together with the manmade lakes. The magnificent scenic beauty of the park turns it into a hotspot for nature lovers and picnic enthusiasts over the weekends.

With the concept of working from home becoming the new normal and travel getting restricted to drive-down destinations, the residents of DLF5 have been making their way to the picturesque settings of The Sanctuary to spend some family time; sometimes also in the company of a few friends, to enjoy some quality time together. These picnics have lent

a new meaning to The Sanctuary that seems to come alive with fun, laughter, and activities galore.

Weekend picnics at The Sanctuary became particularly popular among the DLF5 Golf Links community from the time of the 2020 lockdown. This open space has always allowed for socially distanced interactions, giving one relief from the monotony of working from home and being confined to the four walls. It is also home to native winged beauties, migratory birds, and blooms in myriad colours.

With good food, games, and fun-filled activities on offer under the open skies, the charm seems irresistible. It is also a great source of rejuvenation, rekindling and reminiscing about life beyond the screens, which was lost in the fast-paced lifestyle. The whole immersive experience of organising picnics at The Sanctuary for the residents with food hampers and service a call away has been well received. The sight of children playing, the camaraderie writ large on people’s faces, the non-stop fun and laughter, make life a party here. You must have heard of an adage that goes: “Cherish your yesterdays, dream your tomorrows and live your todays.”





# EVENTS

The DLF5 community hosted an array of sporting activities, book launches, food, health, and gardening workshops, as well as senior citizens’ day, and celebrated holistic well-being as part of International Yoga Day 2024



KIDS’ COOKIE DECORATION CLASS



BOOK READING HAPPTUAL



FROM RIGHT: THE BOOK READING SESSION AT THE ARALIAS FEATURED RENOWNED AUTHOR PAWAN KUMAR MISHRA, WHO SPOKE ABOUT HIS BOOK ‘HAPPTUAL: THE NON-PURSUIT OF HAPPINESS’. ADDITIONALLY, RESIDENT KRISHAN KALRA HOSTED A READING OF HIS BOOK ‘POTPOURRI OF EVERYDAY LIFE’. THE CHILDREN OF THE CONDOMINIUM ALSO ENJOYED A FUN-FILLED COOKIE DECORATION SESSION AT GARDENIA.



KIDS’ PIZZA CLASS

In recent days, the condominiums of DLF5 were abuzz with an astonishing bouquet of activities and workshops that not only kept the residents engaged but also helped them acquire skills and enhance their learning. At The Aralias, there were book talks by renowned author Pawan Kumar Mishra and senior resident Krishan Kalra. Children at the condo engaged in a Kids’ Art Workshop and learned the tips and tricks of planting as part of a Gardening Workshop. Nutritionist Neeharika Shukla helped the attendees discover the secrets to a healthier life at the Nutrition Talk and NURA AI event. Culinary enthusiasts at The Aralias elevated their cooking skills with Chef Mohit at a Masterclass, while children of the condo enjoyed a fun-filled cookie decoration session at Gardenia. Young chefs from The Aralias also delighted in making and

baking their own pizzas at the Kids’ Pizza Masterclass. At the Farmers’ Market, residents not only enjoyed fresh, local produce and artisanal goodies from Earthly Tales but also took home fresh produce from The Aralias’ herb garden. In addition, residents from the condominiums embarked on a transformative journey through the practice of forest bathing. The book reading session at The Crest saw author Anupama Jain take the residents on an insightful journey with her book *Kings, Saviours & Scoundrels*. Senior citizens’ evenings at the condominium featured activities like Tambola and Karaoke. The Crest also organised a Sushi session where residents learned sushi-making from a skilled chef. Additionally, the residents explored the art of crafting burgers, blending fun and learning in a delightful culinary event.



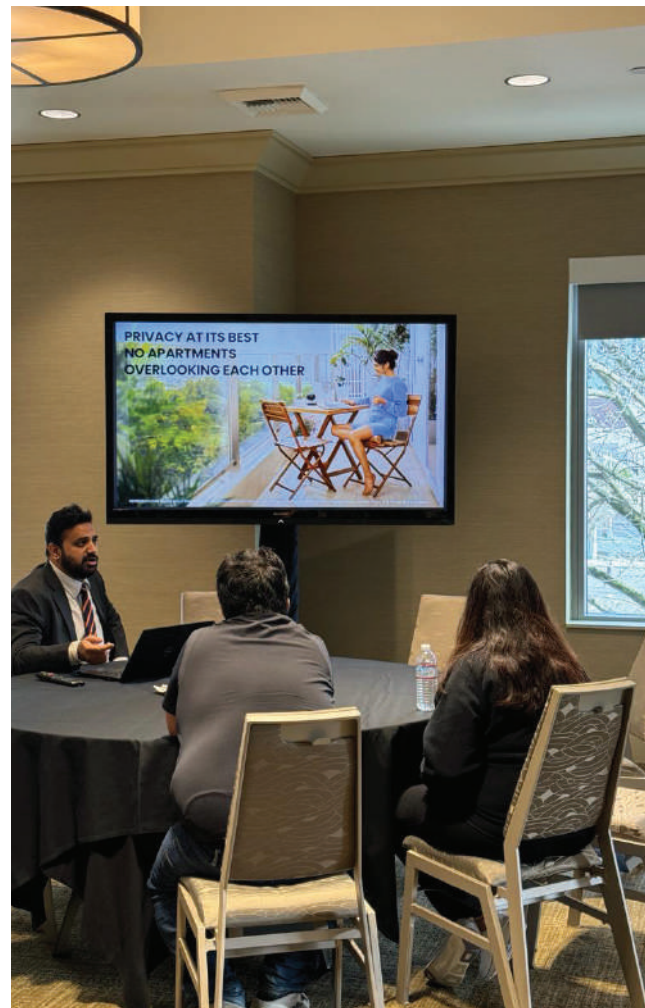
ADULTS CULINARY MASTERCLASS



BOOK READING POTPOURRI







## DYNAMIC SHOWCASE

What an exhilarating weekend we had at the Prospect Meets events in Chicago and Seattle! The buzz was electric as Team DLF took centre stage, engaging with eager potential buyers and unveiling our stunning properties. The energy was off the charts, with NRI prospects showing immense enthusiasm about their

investment opportunities with us. These events were a goldmine of insights into the overseas market, shedding light on key trends and preferences that will sharpen our strategy. The dynamic interactions and high interest are set to supercharge our NRI sales and open up exciting new avenues for growth. We're thrilled about the future and can't wait to build on this momentum!

HARERA registration No - RC/REP/HARERA/GGM/509/241/2021/77 dated 09.11.2021  
HARERA Website - <https://haryanarera.gov.in>  
Promoter - M/s DLF Home Developers Limited  
Project Name - Independent Floors at DLF City Phase I & II

# Corner living *lifestyles*

Actual Image

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