



# DLF CIRCLE

Dec-Jan 2023 Volume 1 Issue 01 SUBSCRIBER'S COPY

A DLF Homes Bulletin

## DLF CITY CLUBS

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Dear Friend,

It is a widely acknowledged fact that the only constant in our lives is change. DLF, too, has changed, grown, and evolved in myriad ways. But what has undeniably remained constant is the support and encouragement of friends like you, who have been such a crucial part of our journey. You – and countless others like you – have made us India's largest and most valued real estate brand, setting the pace in the industry. I take pleasure in putting on record our sense of appreciation for your continued patronage.

I take equal pleasure in welcoming you to the inaugural issue of DLF Circle, a publication designed to keep the Indian diaspora 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. You will get glimpses into the world of DLF – communities, lifestyles, aesthetics, events and more. You will be among the first to hear about our new projects, new locations and new initiatives. You will also get updates about the wider real estate scenario in India, taking the guesswork out of your investment plans.

Through this bimonthly publication, we aim to engage your interest in the living experiences of our residents, whether in the Millennium City of Gurugram, the tranquil backwaters of Kochi, the buzzing metropolis of Chennai or the green foothills of Panchkula. And those are only a few of the locations where DLF creates happy homes. Our national footprint never stops growing.

DLF was born a year before India won Independence and we take pride in being acknowledged as not only the country's oldest, but also the most trusted name in Indian real estate. From our very inception, we have been at the forefront of our industry, bringing professionalism, technologies and innovation to create not just neighbourhoods but entire ecosystems encompassing residences, commercial spaces, dining, retail and recreational avenues. Our projects invariably become the most coveted addresses in the country.

We hope you will enjoy DLF Circle and I look forward to your observations and feedback.

With best wishes,

**Aakash Ohri**

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



## DLF5'S FIRST LOW-RISE LUXURY RESIDENCE THE GROVE, SOLD OUT WITHIN A WEEK OF ITS LAUNCH

**D**LF has been at the forefront of India's real estate market for over 75 years, bringing a professional and detail-oriented approach to real estate development in India. It is recognised for designing well-planned ecosystems, created by engineering and architectural experts. DLF has built happy and thriving communities with a focus on their holistic physical and mental well-being. DLF recently launched, a luxury residential project The Grove, located at DLF5, Gurugram, received an extraordinary response from home buyers. Within a week of its launch, The Grove was fully sold-out. The low-rise luxury development with 292 residences (4 BHK, 4 BHK + entertainment lounge) along with a staff room and store in the basement, on plot sizes ranging from 225 – 539 square meters (269 to 650 square yards), promise a lifestyle that offers pleasures and privacy of living

in expansive homes in low-rise buildings where the interior designs blend creative artistry with the latest technological advances, and living in tranquillity and peace while being in the heart of the city.

DLF's vision to establish a world-class city at par with the best in the world has become reality with DLF5, and in the process, the company has created immense, lasting value for all stakeholders. With exclusive residences, state-of-the-art office and commercial spaces, the most desirable names in fine dining, shopping, and recreational avenues, its strategic location, connectivity, and a rich social and physical infrastructure, developments in this part of the city have become the first choice among the most discerning of home buyers. The success of The Grove is testament to the fact that DLF5 has now become one of the most aspirational neighbourhoods of NCR.



# WHAT'S IN THE NEWS?

Our top picks from renowned publications across the country



## THE NRI SURGE

In FY21, NRIs invested over \$13.4 billion in the Indian real estate market, exhibiting an investment volume increase of 6.4% compared to FY20, despite the pandemic and its aftermath.

THE HINDU

<https://bit.ly/3f2dT0o>

## WHY NRI SHOULD CONSIDER INVESTING IN IMMOVABLE PROPERTY IN INDIA

The Indian real estate sector has remained a hot favourite of property investors, especially the Non-Resident Indians (NRIs). NRIs can buy or own immovable property in India in compliance with the FEMA (Foreign Exchange Management Act) regulations. According to market experts the most significant benefit for NRIs is that if they invest their funds in any immovable property in India, they are subject to almost no legal formalities. They only need to complete registration procedures in real estate.

MINT

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





## DLF SELLS ALL 292 LUXURY HOMES IN NEW PROJECT AT GURUGRAM FOR OVER RS 1,800 CRORE

Realty major DLF has sold all 292 luxury homes in Gurugram within few days of the launch of the project, signalling strong demand despite rise in interest rate on home loans and property prices. On September 26, DLF had launched its project 'The Grove' located at DLF phase 5 in Gurugram, Haryana.

THE ECONOMIC TIMES  
<https://bit.ly/>

## NRI INVESTMENTS IN INDIAN REAL ESTATE EXPECTED TO GROW BY 12%



With a strong infrastructure and social fabric, representing some of the best international schools, hospitals, financial institutions, and retail spaces, in and around, Gurugram has become a preferred destination for NRIs and expats.

THE ECONOMIC TIMES  
<https://bit.ly/3R08p47>

**DELHI-NCR TOP DESTINATION FOR REAL ESTATE INVESTMENTS FOR NRIS IN THE UAE**  
The Delhi-National Capital Region has long since been the favourite destination for Indians working in the UAE to invest in real estate back home. Currently, expats and non-resident Indians living in the Gulf region are looking at double-digit appreciation on their property investments in Delhi-NCR.

GULF NEWS  
<https://bit.ly/3rBpXci>



## DLF AIMS FOR OVER 10% GROWTH IN RESIDENTIAL BIZ IN FY23

"Housing segment continues to witness strong demand well supported by tailwinds from the fundamental demand drivers. Structural recovery in housing demand should continue with sustained demand momentum led by increasing urbanisation, improving affordability, positive consumer sentiments and growing aspirational needs," Rajiv Singh, Chairman, DLF said in the annual report for FY22.

BUSINESS TODAY  
<https://bit.ly/3R2mtdc>





**CURRENCY PRESSURE:**  
**ON THE RUPEE'S DEPRECIATION AGAINST THE DOLLAR**  
 The Reserve Bank of India will have to ensure price stability and prevent further weakening of the rupee.

THE HINDU  
<https://bit.ly/3CFxjlx>

## DLF LAUNCHES 34-ACRE INDEPENDENT FLOORS PROJECT IN PANCHKULA

“Demand for low-rise independent floors has been phenomenal in Delhi-NCR. In the last 18 months, DLF has sold independent floors worth ₹3,000 crores in Gurugram and the Chandigarh Tri-city area. For the Panchkula project, we expect about 70-75% of the demand from end-users and the remaining from investors,” shares Aakash Ohri, group executive director and chief business officer at DLF.

MINT

<https://bit.ly/3qSY4ff>



## DLF LAUNCHES THE VALLEY GARDENS AT PANCHKULA

The Valley Gardens – a collection of luxury homes by DLF, in Panchkula, Haryana is spread over 34 acres (13.76 hectares). A limited collection of only 424 luxury independent floors, The Valley Gardens supplements the existing 175-acre site of The Valley, a highly sought-after residential development in Panchkula and home to over 1,400 families.

THE FINANCIAL EXPRESS

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





## HOW TO INVEST IN REAL ESTATE AMID HIGH INFLATION

When it comes to investing in real estate, it's important to be smart about it. With inflation on the rise, now is not the time to overspend or make rash decisions. Instead, take a look at your budget and see what you can realistically afford. If you're looking to invest in a property, be sure to do your research and know what you're getting into.

FORBES  
<https://bit.ly/3CfsaiO>

## INDIAN REAL ESTATE MARKET BECOMES HOT FAVOURITE AMONGST GCC BASED NRIS

"Indian real estate has always been a market of enormous opportunities for NRI investors from GCC counties.

Residential real estate offers the NRI community a unique advantage of converting their hard-earned foreign income into lucrative investment options in India. With the appreciation in the property prices, they have historically received and will continue to expect a handsome return on their investment," shared Aakash Ohri, Group Executive Director and Chief Business Officer, DLF

DAILY TRIBUNE  
<https://bit.ly/3Bzcsyu>



## NRI INVESTMENTS IN INDIAN REAL ESTATE EXPECTED TO GROW BY 12%

The real estate developer, which has already clocked sales of Rs 3,000 crore from low-rise independent floors, is betting on luxury sales and is targeting another Rs 2,500 crore from low-rise developments in Panchkula and Gurgaon in Haryana.

THE ECONOMIC TIMES  
<https://bit.ly/3R2mtdc>





# A FREEDOM RUN

organised to commemorate India's Independence Day witnessed immense participation

**O**n the occasion of DLF Freedom Run, DLF Midtown, New Delhi and The Valley, Panchkula hosted several engaging activities for residents to celebrate Independence Day. The run commenced with more than 800 people from both locations to savour the spirit and zeal of Independence Day. The run at DLF Midtown was started at Capital Greens and concluded at the One Midtown Experience Centre whereas the run at The Valley was flagged off from the Valley Club. The entire stretch was enclosed and secured for a safe and fun run for runners across age groups. The enthusiasm of residents was almost palpable and almost everyone completed the run as they chanted slogans of freedom. After a sumptuous breakfast following felicitations residents were ferried back to Capital Greens for community activities, where they witnessed a cultural programme and flag hoisting.





# 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.

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



# THE JAPANESE CONNECT

Having lived in Tokyo for 30 years, and Los Angeles for over 10 years, Park Place resident Rajesh U. Pandya finds Gurugram just the right fit for himself and his family



**W**hen you are someone who loves to learn, experience and explore, with an innate ability to lead, you definitely inspire. One such visionary is Rajesh U. Pandya, who has over 35 years of expertise in creating businesses globally, across industries, by way of a deep understanding of diverse cultures and people management.

Having begun his career as a buyer/merchandiser purchasing luxury brands from various parts of the world for Japanese consumers, he mastered the art of 'Parallel Imports' as part of this role. He was associated with companies such as "Carrefour," "KidZania" and "Gakken" for over 30 years before joining the KAI Group as Managing Director of KAI Manufacturing India, in 2016.

A strong advocate of learning a foreign language, he shares, "I always believe that even if you do not know anything, do learn a foreign language and your life will flourish." He elucidates by sharing his example wherein he says that his interest in Japanese culture and language began to develop during his association with a college project, and in 1983, he went to Tokyo to specially learn

about Japanese culture and its history. Interestingly, he married Akie, a Japanese national, in Las Vegas, USA, in 1996. They have two children. While son Taiga works in a construction company, their daughter Anna is in her final year in college.

After having spent 30 years in Japan, Rajesh shifted base to DLF5 in Gurugram and has been living here since 2016. He did get opportunities to visit Delhi-NCR multiple times on earlier occasions as part of work but never lived here before. What he likes about Gurugram is that finding an authentic Japanese restaurant for himself or his guests has never been a problem in this city, and his guests are amazed by the life and vibrancy prevalent here. Praising the amenities available at DLF, he says that infrastructure is at its best and all the amenities are available. Nearness to the airport, the presence of leading global brands, access to the best medical facilities, and easy availability of places to go to for leisure activities make DLF a prime residential location. His wife also loves the infrastructure and the way of life at DLF.

He tells us how in his early days when he came to India for work, his only intention was to head to the airport after completing





his job, but since 2016 he has a new home in Gurugram. “Now I have a lot of emotions attached to this city and enjoy every moment of my life here.” The Managing Director of KAI India takes us back to his days in the field of manufacturing, services, retail, and various consumer-centric industries. Sharing his learnings for life from the field he was associated with, he says, “We need to look for an effective combination of product and people and create value for customers. “I am happy, that Gurugram is the hub for world-class young aspirational talented people to build businesses,” he says, adding, “In my three decades of experience, one thing which is imperative is that we need to understand the requirement and habits of consumers and should try to offer satisfaction and delight to them.”

While praising Gurugram and the lifestyle the city offers, Rajesh says, “Gurugram is a global city, and it offers so many opportunities to learn, which possibly no other place can teach you. It is a good platform where people are educated, exposed to global cues, and are very cosmopolitan. It pushes you to reinvent yourself and always be open to experimenting. I am now much fitter, experimentative, and always open to learning new skills to match the fast pace of life in Gurugram – the Millennium City.”



# DIVINITY GALORE

Residents of these condominiums congregated for a blissful Janmashtami celebration

India celebrates the tithi of Lord Krishna's birth as Krishna Janmashtami which is also referred to as Gokulashtami. After nearly two years, the residents of The Crest in DLF5, Capital Greens at DLF Midtown, The Ultima, and New Town Heights 90 at DLF Gardencity in New Gurgaon gathered at the lawns of their respective condominiums to observe Janmashtami on August 19. The ceremony began with the lighting of the lamp by a distinguished personality, which was followed by prayers, devotional songs, and various activities to engage children in an enjoyable as well as instructive manner. Little ones dressed as Radha Krishna danced with glee, while others took part in cultural activities throughout the day. There was also a dandiya dance performed by talented youngsters. Children attempted to break the dahi handi while being perched on their mothers' laps. Some residents also enjoyed swinging on colourful jhoolas especially designed and arranged for the occasion. Residents partook of the prasaad, too, after the ceremony which increased the spiritual fervour of the celebrations.





HARERA Registration No.: RC/REP/HARERA/GGM/547/279/2022/22 dated 02.04.2022  
HARERA Website: <https://haryanarera.gov.in>  
Promoter - M/s DLF Exclusive Floors Private Limited  
Project Name - Independent Floors at DLF City Phase I and III



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# COLOURS OF FREEDOM

Residents of DLF5 in Gurugram and DLF Gardencity in New Gurgaon celebrate India's 76th Independence Day with fanfare

**T**his year's 76th Independence Day celebrations in India had a special fervour, with people coming out to celebrate the occasion after being confined to their homes for two years. Residents of The Magnolias, Alameda, Independent Floors, New Town Heights 86, New Town Heights 90 and The Ultima, dressed in the colours of the national flag, gathered in decorated lawns to mark the occasion. The Magnolias and The Crest condominiums were adorned with a giant replica of the Red Fort, and the lawn was adorned with a floral rangoli with the Azaadi ka Amrit Mahotsav emblem. Guests of honour and senior citizens hoisted the national flag and everyone sang the national anthem. Music and dance acts by children and young adults included acrobatic displays and solo performances.





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



## THE VALLEY GARDENS PANCHKULA

OPEN YOUR DOOR  
*To nature*

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Welcome to The Valley Gardens, nestled in the foothills of the Shivalik range.  
Overlooking open vistas, tree lined streets and signature landscaped greens,  
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- 34 acre (14 hectare) development adjacent to The Valley, Panchkula
- Easy access to well reputed schools & hospitals
- Access to the magnificent The Valley Club<sup>#</sup>

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

License No. 20 of 2022 dated 11.03.2022 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 plotted colony; Developer: DLF Homes Panchkula Private Ltd.(CIN: U45400HR2007PTC038443). Layout Plan bearing Drg No. DTCP 8429 dated 04.07.2022. All approvals are available and can be checked at the office of the Developer.  
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# OF VERDANT VISTAS

Spread over acres of land in and around the residential space, the green areas of DLF Midtown at Moti Nagar in New Delhi boast more than 200 native and indigenous plant species

Vincent Van Gogh once said, “If you truly love nature, you will find beauty everywhere.” Nothing explains this better than the mounting evidence that exposure to green spaces, particularly gardens, improves both mental and physical health. A garden within a residential community makes residents feel privileged and blessed. DLF Midtown, a green oasis in the heart of a bustling city, combines luxury living with nature’s bounty. With 17 acres of verdant views inside the complex and lushness from neighbourhood parks spread over 25 and 99 acres respectively, the place is a tranquil abode. The manicured areas and horticulture in Midtown aim to promote biodiversity, attract native fauna species and serve as a relaxing zone away from the din of the city for residents.

Divided into six to seven thematic sections called herbal, grasses, ficus, ferns, palms, vertical and seasonal, the gardens host over 200 native species of plants some of which are extremely rare with saplings sourced from across India. The horticulture team work round the clock to maintain, manicure, cut, clean, and water the areas so that residents enjoy the landscape and the neighbourhood parks for the morning, as well as, evening walks. At the newly introduced herbal garden at Capital Greens, there are 20 varieties of plants such as ashwagandha, tulsi, curry leaves, lemongrass, dalcini, brahmi, aloe vera, and lavender among others. The residents use the herbal garden either by growing a sapling in their balconies or by using these plants as natural medicines. Special attention is paid to senior residents by creating sit-outs surrounded by decorative trees and plants where they can enjoy their evening chats and sojourns with friends.

A nursery is located within the community for the purpose of growing new flower beds each season. The horticulture team continues to nurture new saplings according to the season. Such initiatives by DLF of creating and maintaining a space filled with plants and trees are not only providing a sound habitat for birds and other creatures, but the aim is also to provide ecosystem services related to air purification and prevention of soil erosion.







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# STAYING CONNECTED

The DLF City Clubs in Gurugram serves as an excellent neighbourhood social space for bonding. The conglomeration of supreme design aesthetics and top-tier amenities on offer, together with an array of activities that promote community camaraderie, makes everyday living for the residents pleasurable beyond words



American psychoanalyst and Zen priest Robert J. Waldinger says, “The good life is built with good relationships.” A good life is defined by personal joy, fulfillment and enjoying small pleasures. Apart from commemorating national holidays and festivals, the DLF City Clubs serve as a hub for social and cultural exchanges. From professionally curated art events, musical evenings with maestros, high-profile book launches and philanthropic activities to gardening, and engaging sessions for senior citizens, the clubs provide opportunities for socialising and bonding.

DLF elevates the concept of a good life through its luxurious clubs that gives its members a chance to be a part of the most sought after private clubs where they can indulge in cultural engagements. Club 3, for example, was designed by the renowned Hafeez Contractor to combine splendour, comfort, and star facilities. These stylish hubs are a ready platform for art and culture events as well as referral programs in the Delhi NCR region.

The City Club is a lively hub with a swimming pool, floodlit tennis courts, table tennis and pool table, gymnasium and the Neon unisex salon. For meetings and conferences, Primrose is a large hall that fits 100 people and offers a variety of cuisines, top-of-the-line banquet options, ample parking facilities, fool-proof fire safety, security and camera surveillance at all times.

Let us tell you about our in-house Chef Ajay Athawale, Group Executive Chef at DLF, who had the pleasure of serving the Queen of England! What a rewarding experience it would be to be his guest! What makes the DLF City Clubs a class apart is not just an array of gourmet options at their multi-speciality venues, the uniqueness also lies in their pool of award-winning chefs who whet your appetite with their preparations.

We draw your attention to Club 4, now a sublime blend of luxury and comfort for corporate as well as family outings with fitness, sports and business with leisure services. The Palms at Club 4 is a swanky all-day dining establishment serving tantalising snacks and sumptuous meals prepared by deserving chefs. The Oasis Bar is a place to unwind while listening to music. Ladies’ Nights every Wednesday, and Happy Hours every day, this poolside café in Gurugram is always abuzz. Club5, a private club for members only, provides opulent recreation. From handcrafted epicurean delights by renowned chefs to imperial stays at deluxe or premium rooms, grandiose banqueting options, upscale sports facilities and fitness avenues, the options are aplenty. If food is on your mind, head to Portico, a multi-cuisine restaurant and dig into delights executed by the masters of the kitchen.





# CYCLEUP

## THE FITNESS ROUTE

DLF5 Fitter Cyclothon motivates residents to channel wellness and embrace eco-friendliness

**B**icycling is a great way to being fit while adding fun and vigour to your daily routine. DLF organised DLF5 Fitter, a cyclothon for its residents (over 30,000) between World Bicycle Day on June 3 and World Environment Day on June 5 to promote personal and environmental wellness.

Donning their cycling gear, over 200 residents participated in the 12.7 km (a smaller route of 6 km was allowed too) long cyclothon flagged off each day from the Horizon Centre at 5 am amidst curtailed traffic and marshals deployed along Raghavendra Marg until Gateway Towers. Aside from an equipped bicycle check-up camp, two ambulances, QRT vehicles, and a fire brigade truck were stationed to manage emergencies. After finishing, the cyclists enjoyed Zumba performances, cycling stunt shows, music with a DJ, and a live band that added to the upbeat mood. Cyclists were welcomed back with a live performance of Summer of '69 on the stage. Winners across different age were felicitated to commemorate the ride. DLF is home to over 30,000 residents. Initiatives like the DLF5 Fitter cyclothon promote healthy living against a backdrop that is both stunningly futuristic and environmentally sustainable.





# OBJET D'ART

With a delightful combination of superlative design and art, the abode of the Mahajans at The Magnolias, DLF5 in Gurugram is the epitome of beauty and a fine example in ornate living



American naturalist, essayist, poet, and philosopher Henry David Thoreau said, “Go confidently in the direction of your dreams! Live the life you’ve imagined.” This sentiment is shared by Preeti and Kalli Mahajan, a mother-daughter team, who fell in love with The Magnolias at first sight and have lived there ever since. As we engaged in a tête-à-tête with the homeowners, we sensed how Preeti and her daughter Kalli, both nature lovers, fell in love with the lush green surrounding the condominium on their first visit and decided to make it their home. Designers by profession, their keen aesthetic sense can be found in every corner of their home.

The residence has an easy, resort vibe that was inspired by homes in Bali and Goa. The moment one enters the foyer, a striking blue wall greets them with mirrored plates that instantly lift the look. Aside from lanterns with fairy lights, candles are placed in the hallway to create a warm haze.

Bright colours are liberally contrasted with hand-carved woodwork, which helps to balance the tints in the space. Preeti specifies that colours inspire them a lot, as evidenced by the powder blue and mint chandeliers. The striking Banarasi fabrics infuse the décor with the flavour of incredible India.

Every bedroom has a unique colour scheme but a universal blue in various shades lends a unified appearance. The one bedroom, on the other hand, is a striking grey and mustard colour scheme, while another uses fresh mint green tones. “Blue is reminiscent of the ocean, hence the choice,” said Preeti. The balcony is dotted with bougainvillea creepers, lime green tables and accessories.

The Mahajan abode amalgamates minimalism and maximalism. “While the home has plenty of breathing space, bold coloured corners and interesting artefacts are conversation starters,” explained Kalli.

Lamps and hanging lanterns are used sparingly to highlight interesting patterns on the walls. The house also displays a unique collection of artworks by Sanjay Bhattacharya, Matthew Williamson, and Baptiste Bohu from Britain and China respectively.

For those looking to design their house all by themselves, Preeti elaborated, “Follow your heart. Don’t be bound by conventions or rules. Every home has a distinct personality. Remember, less is more.” The Mahajans agree that living in The Magnolia at DLF5 is blissful. “Everytime I walk into my living room, it feels like a hill station as I can see trees and greens all over,” trailed off Preeti relaxedly.







HARERA Registration No. -  
RC/REP/HARERA/GGM/491/ 223/2021/59 dated 21.09.2021  
HARERA Website - <https://haryanarera.gov.in>  
Promoter - **DLF Home Developers Limited**  
Project - **Independent Floors at Alameda in Sector 73, Gurugram.**



*make* time for life

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