

**DLF**  
OFFICES

# PULSE

VOLUME 6 | 2025

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**THE ADDRESS OF AMBITION**

## FUTURE BEGINS



**DLF Cyber City in Hyderabad blends legacy, innovation, and lifestyle to create a world-class environment for businesses poised for global impact**

**UNWIND**

Tee-offs to tastings, DLF Clubs bring your passions alive

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Holi at DLF Offices burst into spring with vibrant colors, unity, and cultural joy

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**EVERYTHING YOU EVER NEED TO KNOW ABOUT HYDERABAD**

... yes, why and where the legendary biryani slaps!

Dear Readers,

The workplace of today is no longer just where business happens, it's where innovation is sparked, cultures are built, and leaders are made. This edition of *DLF Offices Pulse* is dedicated to celebrating the magical city of Hyderabad that has grown into a global destination for future-forward thinkers. At DLF Cyber City, Hyderabad, we have brought this vision to life by designing a next-generation workspace that's as forward-thinking as the companies it hosts.

What sets DLF Cyber City, Hyderabad, apart isn't just the cutting-edge infrastructure or world-class design. It is how we have seamlessly blended Hyderabad's rich cultural legacy with a modern, global outlook. You'll find tradition in the details and progress in the blueprint. It's a place where heritage meets hustle, where the local spirit energises global ambition.

It is indeed this spirit that fuels DLF Cyber City, Hyderabad, to become more than just a business district. With LEED Zero Water, LEED Zero Waste, and LEED Zero Energy certifications, along with LEED Platinum, WELL certification, and a five-star safety rating from the British Safety Council, DLF Cyber City, Hyderabad, sets the benchmark in sustainability and safety. Above all, at the core are the people. From thoughtfully-crafted amenities to manicured green spaces, everything here is designed to foster a high-performing, happy workforce.

We are proud to share that DLF Offices has achieved WiredScore Platinum certification, a global benchmark that recognises our best-in-class digital infrastructure and connectivity. It's one more way we ensure our partners are always connected, always ahead.



We are not in the business of building offices. We are helping shape the next generation of global leaders in a place where innovation thrives, culture connects, and people love coming to work. But we are not all about work, there is plenty to unwind, and I suggest you check out the story on our exclusive DLF Clubs where passion, pleasure and leisure meet for a meaningful, joyful life.

Warm Regards,

**KARUN VARMA**  
Senior Executive Director  
DLF Office Business



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BY NEENA HARIDAS

# DESIGNED FOR GLOBAL IMPACT

For companies poised to leave their mark on the world stage, there's no place like DLF Cyber City in Hyderabad where the might of legacy seamlessly merges with the spark of innovation, and the balance between work and well-being is not just an ideal, but a way of life

In a city like Hyderabad in the southern state of India, Telangana, where innovation is the name of the game and the pace of change seems to be ever-accelerating, there's something deeply refreshing about finding a development that gets everything right. DLF Cyber City, located in Gachibowli, is not just another office complex. It's a living, breathing ecosystem—one that integrates DLF Offices' storied legacy with cutting-edge technology, sustainability, and a clear focus on employee well-being.

**Form meets legacy:** Spread across 26 acres, DLF Cyber City in Hyderabad combines world-class infrastructure with a deep understanding of health, wellness, and community bonding





**Inspired by culture:** Blending local charm with global design where lush landscapes, courtyards, and tradition meet modern corporate needs

The sheer scale of the development—spanning 26 acres—gives a sense of the ambition that defines this project. But what really sets DLF Cyber City, Hyderabad, apart from the countless other business hubs dotting India's skyline is its unwavering commitment to creating a space that's not just functional but deeply attuned to the needs of the people who work there. It's a model of how modern office spaces should evolve—combining world-class infrastructure with a deep understanding of health, wellness, and community.

This sprawling development is not only a haven for global companies looking to establish themselves in Hyderabad but also a carefully curated environment where businesses can thrive and people can live well.

### Melding Tradition with Modernity

DLF Ltd has long been a name synonymous with excellence in the Indian real estate industry. Over the years, it has built everything from efficient and modern workspaces to large-scale commercial complexes, each a marker of thoughtful design, sustainability, and innovation. DLF Cyber City in Hyderabad is the culmination of this legacy. It's more than just a commercial development—it's an embodiment of DLF Ltd's vision for the future of urban spaces.

What sets DLF Cyber City, Hyderabad, apart is how it integrates this legacy of excellence with a commitment

to sustainability and innovation. The campus is powered entirely by wind and solar energy, underscoring DLF Offices' commitment to environmentally friendly practices. Whether it's the MERV-14 air filtration systems that ensure cleaner, healthier air or the use of smart building management technologies that help optimise energy use, every aspect of DLF Cyber City, Hyderabad, has been meticulously planned to promote sustainability and future-readiness.

### Prioritising Employee Experience

In today's fast-paced world, employee well-being has taken on a new level of importance, and DLF Cyber City, Hyderabad, has taken this to heart. The development's commitment to health goes beyond providing office spaces; it's embedded in every element of the campus, ensuring that employees aren't just working but thriving.

Air quality is often overlooked in office environments, but DLF Cyber City, Hyderabad, has made it a priority. The use of MERV-14 air filtration systems ensures that the air circulating through the campus is not only fresh but also free of harmful pollutants, dust, and allergens. This is especially significant in a city like Hyderabad, where pollution can be a concern, and employees working long hours in air-conditioned spaces need a healthy environment to live well.

The property goes beyond air quality with a suite of health and well-being amenities. The sports hub is one of the highlights of the campus — a sprawling, well-equipped space for badminton, table tennis, billiards, and other activities that encourage employees to engage in physical exercise and team-building. These facilities provide employees with the perfect opportunity to take breaks from the usual office routine, relieve stress, and foster informal collaborations. It's a space that focusses on making physical activity part of the work culture, ensuring that health is not a secondary consideration but an integrated part of the office environment.

Moreover, DLF Offices has tied up with KIMS Hospitals and Apollo Hospitals, some of Hyderabad's premier healthcare providers, ensuring that the best medical care is easily accessible for employees. The on-site polyclinics add another layer of security, providing medical assistance for routine check-ups and emergencies, making sure that health concerns are handled with speed and efficiency. In the corporate world where the pressure to perform is ever-present, having easy access to healthcare is a critical benefit that sets DLF Cyber City, Hyderabad, above par.

### Fuelling Productivity & Innovation

What truly distinguishes DLF Cyber City, Hyderabad, is its dedication to creating a space that enhances productivity, collaboration, and innovation. The development is equipped with state-of-the-art technology that ensures seamless integration between people, processes, and spaces. The smart building management systems help optimise energy consumption, conserve water, reduce waste, and improve building efficiency, making the campus as efficient as it is environmentally responsible.

These technological advancements extend to the offices themselves, which are designed to boost productivity. Intelligent lighting systems, high-speed internet, and advanced telecommunication networks ensure that companies operating within the campus are equipped with everything they need to stay ahead in today's competitive business environment. The technology infrastructure supports collaboration across teams, be it high-tech meeting rooms, shared workspaces, or digital platforms designed for seamless communication. With such a robust technological backbone, DLF Cyber City, Hyderabad, creates a workspace where businesses can innovate and scale rapidly without being hindered by outdated infrastructure.



### Easy Connectivity

The Greater Hyderabad Municipal Corporation (GHMC) is developing key infrastructure to ease traffic at the IIIT and Khajaguda junctions through multi-level flyovers, underpasses, and road widening. Key upgrades include a 215-ft road from Cyberabad Police Commissioner's office to Gachibowli and a 150-ft road from Anjaiah Nagar to Ramky Towers. At Khajaguda, plans include a three-lane flyover (Nanakramguda to Tolichowki) and a three-lane underpass (Tolichowki to Biodiversity Junction). This network of roads when completed will ease access to DLF Cyber City, Hyderabad, from all major corridors of the city.



**Connectivity:** DLF Cyber City, Hyderabad, offers prime access to HITEC City, the Outer Ring Road, and the international airport; new roads are in being built to make easy access to DLF Cyber City, Hyderabad (left)

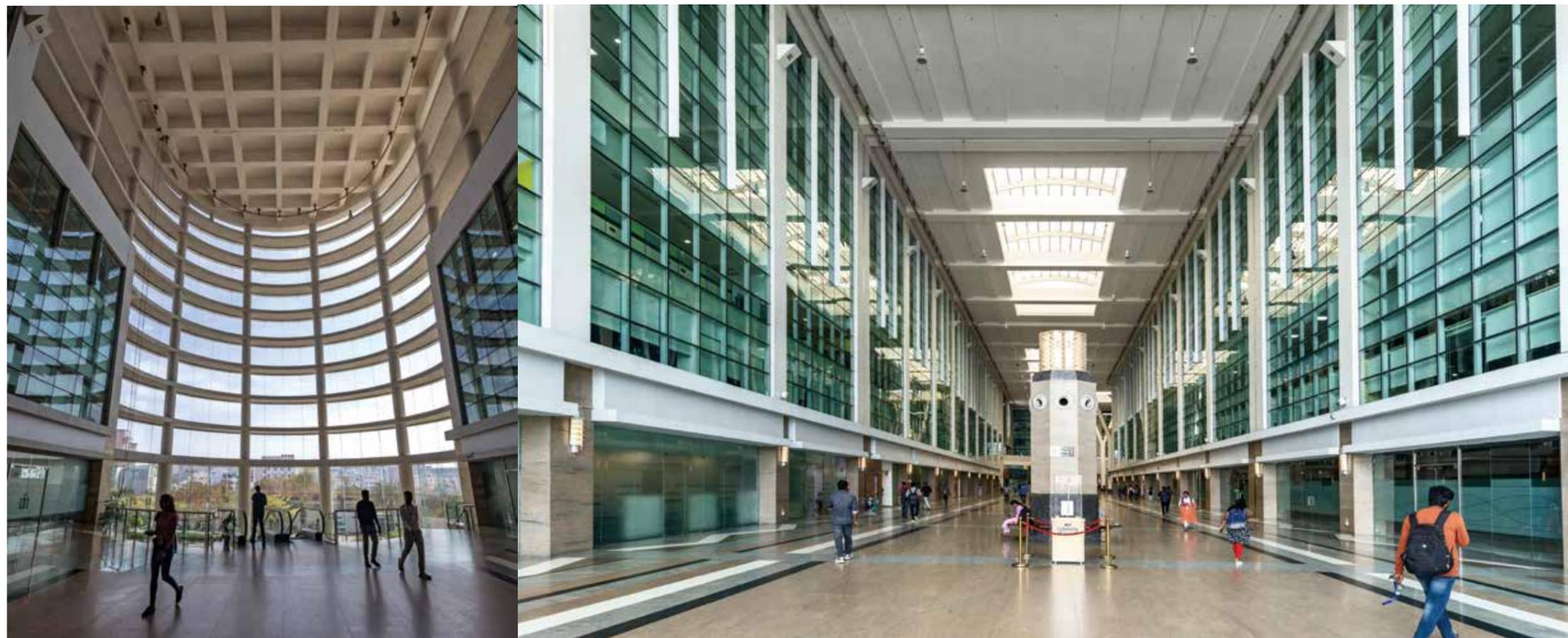


**Made for ambition:** The blend of modern architecture and cutting-edge technology in the property reflects its future-forward design

## More Than Just Workspaces

At its core, DLF Cyber City, Hyderabad, is designed with one overriding goal: to create a thriving, vibrant community. In an era where corporate workspaces often feel like impersonal, transactional environments, DLF Cyber City stands out for its deliberate focus on creating spaces where people want to spend time—not just because they have to, but because they want to.

The 600-seater food court is one such example. It's not just about grabbing a quick meal; it's a space where employees from different companies come together, share meals, and build connections. The food court's diverse offerings—ranging from quick bites and healthy options to more substantial meals—ensure that employees have the choice to suit their tastes and schedules. In addition to the food court, there are also several restaurants on-site, offering everything from local Hyderabadi cuisine to international food choices, giving employees the flexibility to enjoy a variety of dining experiences without stepping out of the campus. There is also an on-site crèche that provides a safe and nurturing environment for employees' children, offering peace of mind to working parents.



The integration of such amenities fosters community engagement and collaboration, two values that are at the heart of DLF Offices. It's a place where businesses can interact, learn from each other, and grow in a shared environment of support and innovation. What enhances this sense of community is the regular events and engagement activities organised for the workforce—everything from fitness challenges to cultural festivals. These activities foster informal interactions between employees, promoting teamwork and building stronger interpersonal connections. The well-organised events calendar helps create a dynamic work environment, one where employees feel a deep sense of belonging and camaraderie.

### Sustainability & Technology

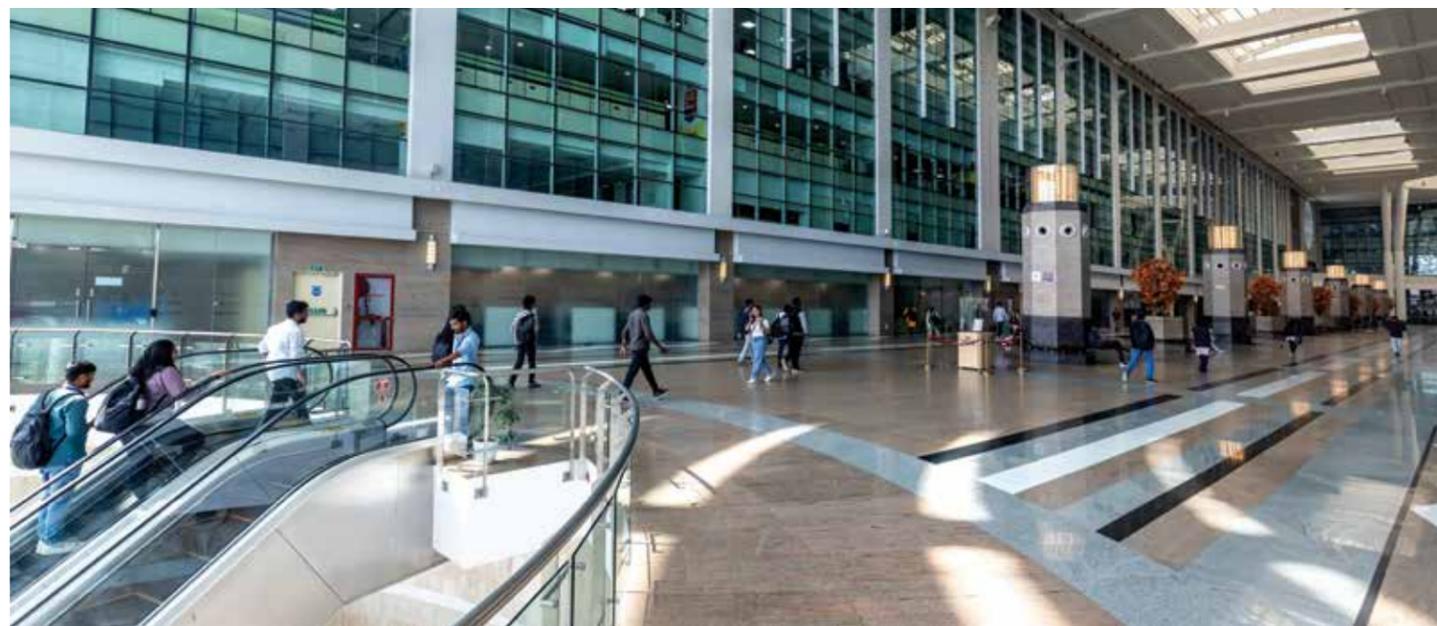
The blend of modern architecture and cutting-edge technology in the property reflects its future-forward design. The campus is equipped with smart building management systems that help optimise energy consumption, reduce waste, and improve overall building efficiency. This ensures that businesses and employees aren't just operating in a sustainable space, but that the space itself is constantly evolving to meet the demands of a fast-paced, energy-conscious world.

DLF Cyber City, Hyderabad, also incorporates advanced safety and security features, including 24/7 surveillance and a disaster management room, ensuring that the well-being of employees and the continuity of business operations are never compromised.

### Blend of Local Culture & Global Standards

While DLF Cyber City, Hyderabad, is a beacon of modernity, it doesn't forget its roots in the city of Hyderabad. The development has been designed to reflect the city's unique blend of traditional culture and global business sensibility. The landscaping and architecture incorporate elements that are distinctly local—vibrant green spaces, courtyards, and traditional design cues—while maintaining a modern aesthetic that caters to the needs of global corporations.

Hyderabad itself has long been a meeting point of cultures, and DLF Cyber City perfectly embodies this ethos. The development's proximity to key business districts, such as the HITEC City, and its connectivity to the Outer Ring Road and Rajiv Gandhi International Airport ensure that it is ideally positioned to serve global companies looking to expand their footprint in India's thriving tech ecosystem.



**Size matters:** Large lobbies, multiple entry and exit points give the workspace a sense of expanse and convenience

## Ideal Destination for Global Companies

The beauty of DLF Cyber City lies in its ability to offer both cutting-edge infrastructure and a community-driven environment. For global companies, the decision to make this campus their home isn't just about finding office space—it's about being part of a larger ecosystem that nurtures talent, promotes sustainability, and fosters collaboration.

With its focus on health and well-being, community engagement, state-of-the-art infrastructure, and a commitment to sustainability, DLF Cyber City, Hyderabad, is more than just a workspace—it's a destination for companies looking to invest in the future. Whether it's the air quality, the healthcare services, or the recreational spaces, every element of the development has been designed with one goal in mind: to create an environment where both businesses and people can thrive.

For companies looking to set up in Hyderabad, there's no better place to be than DLF Cyber City—a perfect blend of legacy, innovation, and community that sets the benchmark for the future of business in India.



## Hangout in DLF Cyber City, Hyderabad

DLF Cyber City in Hyderabad isn't just about workspaces and offices — it also offers a range of vibrant spots to relax, unwind, and socialise. Whether you're looking for a cosy café, a delicious meal, or a place to unwind after a long day, here are some top hangout spots within and around DLF Cyber City.

### The Food Court

Located within the campus, the 600-seater food court is a hub for office-goers. Offering a wide variety of cuisine options, from quick bites to healthy meals, it's the perfect spot for a casual lunch or a quick coffee break with colleagues.



**Safe zone:** On-site ambulance service, polyclinics, fire-stations, shuttle services dedicated for women, creche, EV charging stations aim to help employees focus on work without stress

### What makes DLF Cyber City, Hyderabad top of the world?

- India's first TRUE (Total Resource Use and Efficiency) certification, it is a 100 per cent green-powered campus.
- Sword of Honour awarded by the British Safety Council.
- India's first LEED Zero Waste certified project which is a testament to the ultramodern waste segregation and treatment practices.
- LEED Zero Water certification for implementing water conservation systems across the campus.
- LEED Platinum certification awarded for its exceptional commitment to sustainability and environmental stewardship, DLF Cyber City stands as a model for eco-conscious commercial developments.
- Gold certification by Indian Green Building Council (IGBC) recognising the project's adherence to sustainable building practices and energy-efficient design.
- Awarded sustainable project of the year from India Brand Equity Property Awards



## Restaurants and Cafés

Several on-site restaurants cater to diverse tastes. Enjoy Hyderabadi biryani, international dishes, or a refreshing smoothie at The Bake House or The Kitchen. For a laid-back vibe, head to Starbucks or Café Coffee Day to sip your favourite brew while soaking in the relaxing atmosphere.

## Sports Hub

When it's time to take a break, the sports hub at DLF Cyber City Hyderabad, is an ideal place to get active. Whether it's a game of badminton, table tennis, or billiards, this recreational zone offers an energetic environment for employees to bond, de-stress, and enjoy friendly competition.

## Green Spaces

The well-maintained green spaces and courtyards, aptly named Mini Brundavan, offer a tranquil setting for outdoor meetings or taking a stroll. The gardens are perfect for some fresh air during your lunch break or for unwinding after a busy workday.

**Play time:** Tired of deadlines? Head to the sports hub to match your wits with a game of chess or snooker, take a breath of fresh air in the garden or complete your 10K steps in the artistically-designed corridors



## KIMS Hospitals Café

If you're near the healthcare facilities, the KIMS Hospitals café offers a peaceful retreat with quality snacks and beverages. It's also a great spot to catch up with colleagues or have a brief chat in a quiet setting.

## Nearby Shopping and Entertainment

Just a short drive from DLF Cyber City, you'll find several popular shopping malls offering a range of retail, dining, and entertainment options. Whether you're in the mood for some shopping, a movie, or grabbing a quick meal, these malls are perfect hangout spots.

## Pubs and Lounges in Gachibowli

The Gachibowli area is also home to some of Hyderabad's trendy pubs and lounges, where you can unwind with friends or colleagues. The Humming Tree and The Fisherman's Wharf are great places to relax with a drink and enjoy some live music.

Whether you're in the mood for some quiet time, a friendly game, or a casual meal, DLF Cyber City, Hyderabad, offers plenty of spots to take a break and enjoy your time outside the office.

# PRIDE OF AN INSIDER

Venu Goud traces the rise of DLF Cyber City, Hyderabad, from the day he first set foot in Gachibowli to launch the visionary project

I grew up in Sircilla, a quiet suburban town near Hyderabad, then part of Andhra Pradesh, now a vital thread in Telangana's vibrant fabric. Even as a child, I was drawn to the magic of machines, captivated by how things worked. That curiosity matured into a pursuit of electrical engineering, laying the foundation for a career that began in manufacturing in 1994 that branched into real estate by 2005.



Venu Goud

My real estate journey began under the mentorship of an established developer. Nearly two decades later, a pivotal moment arrived. In 2013, I received a call from DLF Offices, inviting me to lead operations for an ambitious new venture in Gachibowli.

At the time, Gachibowli was considered the edge of Hyderabad, much like Gurugram was once to Delhi. 'Old Hyderabad' remained the city's cultural and commercial nucleus, while Gachibowli and Cyberabad were known more for weekend retreats and farmhouses than thriving business districts.

But DLF saw what others hadn't yet imagined.

In 2004, the company launched DLF Cyber City, Hyderabad, anticipating the rise of India's IT revolution. Microsoft had just established a presence in the city, and Indian IT giants were expanding rapidly. With the city's core running out of space, the government stepped in, and began inviting tech giants such as Microsoft, Wipro, and Infosys to Gachibowli. Land was also allotted to the Indian School of Business (ISB), a move that signalled the state's commitment to fostering a knowledge economy.

What followed was a remarkable transformation.



Cyberabad, with Gachibowli at its heart, became the city's new frontier. For leading IT firms, DLF Cyber City, Hyderabad, emerged as the address of choice. Its sprawling floorplates, campus-like atmosphere, and bustling food court catered to both operational efficiency and employee experience.

DLF Offices has since set new standards — not just for Hyderabad or India, but globally — in safety, sustainability, and operational excellence.

Today, I'm proud to say DLF Cyber City, Hyderabad, holds a rare constellation of accolades: the 'Sarvashreshtha Suraksha Puraskar' (Golden Trophy) from the National Safety Council of India, LEED Zero Waste and Zero Energy certifications, LEED Platinum, WELL certification, the Sword of Honour from the British Safety Council, and multiple recognitions for security excellence and green landscaping from the Telangana government.

To our clients, these aren't just trophies, they're strategic assets. They showcase a commitment to world-class standards in sustainability, safety, and performance, helping tenants win trust and business from global partners.

But the impact runs deeper. DLF Cyber City, Hyderabad, has driven local job creation, community safety, and civic support. Our fire tenders have aided emergency efforts, and our CSR wing maintains the DLF Road's public median. From festive celebrations to ongoing partnerships with NGOs, we've stayed rooted to the community.



Now, a new chapter begins.

We're reimagining the asset once more with a revamped sports hub, a massive digital screen, a grand canopy at the main drop-off, façade enhancements, revitalised water features at Tower 2, and refined interiors across the food court and lobbies.

With every upgrade, I, alongside the phenomenal team at DLF Cyber City, Hyderabad, remain energised by a singular mission: to nurture this legacy, setting benchmarks that don't just meet global standards, but boldly redefine them.

— The writer is AVP (BMS), Technical Services



**Onward & forward:** DLF Cyber City, Hyderabad, enters a bold new chapter with plans for a refreshed sports hub, dynamic digital screen, grand entry canopy, enhanced façades, revived water features, and elevated interiors across the food court and lobbies

# AN OUTSIDER'S ODE

Arunabha Bhattacharya chronicles his journey through Hyderabad, where discovery turned to belonging, and in the city's eclectic warmth, he quietly fell in love

**A**s a true-blooded *Dilliwallah*, my perceptions of Hyderabad were shaped more by fragments of conversation and fleeting layovers than by any substantial experience.

Like many in the north of the Vindhyas, I reduced this southern city to a caricature: searing heat, the towering Charminar, and an insatiable appetite for biryani. In my imagination, Hyderabad was a city forever in the shadow of Bengaluru's IT acclaim — quaint, perhaps even charming, but hardly a rival. Its mention conjured memories of sports legends — VVS Laxman's elegance, Mohammad Azharuddin's wristy flair, Sania Nehwal and PV Sindhu's power and grace, and the quiet heroism of Hanuma Vihari during India's 2021 Test series triumph in Australia.

So, when I landed in Hyderabad in March 2024, I came with the swagger of someone bred in the chaos and grandeur of Delhi, expecting, at best, a modest city adorned with nostalgia. How profoundly mistaken I was.

Hyderabad was, in parts, exactly what I had imagined but to define it by its stereotypes would be to miss its soul entirely. The city unfolded before me like a richly layered novel, each chapter more compelling than the last.

The Rajiv Gandhi International Airport at Shamshabad, constantly evolving, surprisingly seamless, was the first whisper of what was to come. A drive along the impressive Outer Ring Road (ORR), which could easily rival the best expressways in the country, brought me into the heart of the city's new avatar. As the skyline of the financial district loomed into view, I found myself



Arunabha Bhattacharya

wondering if I had taken a detour into Singapore or Dubai. The gleaming towers of HITEC City and Gachibowli shimmered like sentinels of progress, their lights etching outlines against the night sky in silent defiance of any old-world labels.

The view from the Durgam Cheruvu bridge at twilight, with glass façades reflecting a technicolor sky over the river, was nothing short of cinematic. And it was here that Hyderabad began to speak to me, not in grand proclamations, but in confident whispers. The city was not merely catching

up with Bengaluru; it was scripting a future on its own terms.

Yet, what makes Hyderabad truly unique is its ability to wear modernity and tradition in seamless harmony. Its cosmopolitan essence, a legacy of the Nizam's benevolent rule, remains intact. I, a migrant with no roots in the Deccan, have never once felt like an outsider. The lilting charm of Hyderabad Hindi, with its warm cadences and poetic inflections, somehow feels more familiar than even the stern grammar of its northern cousin. Much like how the spices of a biryani fuse into a singular experience, one blends effortlessly into the social fabric of Hyderabad.

The old city is an entire world unto itself — steeped in time, yet breathing in the present. The Charminar stands not just as a monument but as a memory etched in stone. The Salar Jung Museum, Chowmahalla Palace,



and the dignified Osmania General Hospital, all speak of a refined aesthetic and a holistic vision. At the original Café Niloufer, a bite of Bun Maska and a sip of Irani Chai transport you to a slower, gentler era. And of course, the biryani, never just food, but an experience, is best had at the original Shah Ghouse.

What continually amazes me, however, is the foresight of Hyderabad's erstwhile rulers. From dams and libraries to girls' schools and universities, their vision encompassed every aspect of civilisational progress. It is no wonder that Hyderabad has managed to retain its inclusive ethos; and that I, like so many others before me, find it so easy to call this place home.

Professionally, I find myself in the heart of Hyderabad's new frontier — DLF Cyber City. To call it DLF Offices' crown jewel is not mere hyperbole; it is a fact borne out by every metric. The city may know DLF from its iconic presence in Gurugram and Chennai, but here, in Hyderabad, stands its number one asset. A bold statement? Perhaps. But it's one I stand by with pride.

DLF Cyber City, Hyderabad, leads the portfolio in every sense: the first to be powered entirely by green energy, the first to earn LEED Zero Water, LEED Zero Waste, and now, the prestigious LEED Zero Energy certification. Add to that a LEED Platinum rating, WELL certification, and

the British Safety Council's coveted five-star safety rating, and you have a property that sets the national benchmark in sustainability and safety.

It's not just about accolades. The thoughtful layout with generous amenities, secure vehicle movement zones within the premises, and weather-controlled atriums demonstrates a deep understanding of modern work-life needs. No mechanised parking puzzles here, just smooth functionality. Round-the-clock fire engines and ambulances stand ready, and an upcoming aesthetic refresh promises even more: revamped parking, a redesigned food court, enhanced lighting schemes, and more.

What excites me most, though, is not just the professional buzz but the personal resonance I feel with this city. With every passing day, my admiration for Hyderabad deepens. Its streets, its people, its rhythm, they speak to something in me that I hadn't realised was listening.

I came as an outsider, but Hyderabad — with its old soul and futuristic pulse — has embraced me. And I, in return, am beginning to fall in love.

— *The writer is AVP (Leasing), DLF Offices, leading a content life in Hyderabad*

BY NEENA HARIDAS

# SHIFTING SKYLINE

Hyderabad's story is not just about technology or history – it's a perfect fusion of both, where the future harmonises with the past to create the extraordinary

When I first set foot in Hyderabad in the late '90s, it was still very much the city of pearls. The narrow lanes of the old city, the grand Charminar, the intoxicating scent of biryani, and the bustling street markets painted a picture of timelessness. The grandeur of the past seemed to live on in every stone, every monument, as if the city's identity was forever anchored in its rich history. Hyderabad was a city proud of its past, of its royal heritage, its food, its artistry. There was nothing in the air that suggested it was about to become the heartbeat of India's technological future.

Yet, as the years rolled on, something remarkable began to happen—a quiet revolution that was neither flashy nor loud but incredibly powerful. Hyderabad, with its historical charm and heritage, started reinventing itself, not just as a modern city but as a global IT hub and Global Capability Centre (GCC) destination.

**Changing landscape:** Hyderabad has evolved from a city of heritage to a global IT and GCC hub; DLF Cyber City, Hyderabad (below)



## From Pearls to Cyberabad

In the late 1990s, just as India began opening up to the world, something was quietly stirring in Hyderabad. The city that had long thrived on its pearls and its cultural legacy was preparing for something new. In 1998, the HITEC City project was conceptualised, and by 2000, the first glass towers of this IT hub began to rise. It wasn't just about building office spaces; it was about creating an ecosystem that would fuel India's rise as a global technology player.

People, of course, were skeptical. Could a city so rooted in history, so tied to its traditional ways, really pivot to become the Silicon Valley of India? The answer came swiftly. Microsoft, Oracle, and Google were among the first to invest in Hyderabad, and they weren't just setting up offices — they were making a statement. Hyderabad had quietly earned a reputation as Cyberabad, a modern city where tradition could coexist with cutting-edge technology.

## From Outsourcing to Innovation

By the 2010s, the city was no longer just an outsourcing hub. It had transformed into a powerhouse of innovation, with Hyderabad becoming one of the most sought-

after locations for Global Capability Centres (GCCs). Multinational companies didn't just establish their back-office operations here; they built their research and development centres, their customer service operations, and even their core business functions in Hyderabad.

The Global Capability Centres have become a cornerstone of Hyderabad's success. These centres house everything from research and development to customer service, making the city not just a hub for outsourcing but for innovation itself. Multinational companies are not only moving their core functions here but are increasingly relying on Hyderabad as a global research and innovation hub.

What made Hyderabad especially attractive was its cost-effectiveness, the presence of a world-class infrastructure, and a growing pool of talented professionals. The city wasn't merely supporting global operations — it was driving them. Deloitte, Accenture, Cognizant, and many other global giants set up their regional hubs here, taking advantage of Hyderabad's blend of affordability and world-class infrastructure.

And then, there was the talent. As the city evolved into an IT and tech hub, it began to draw professionals not just from across India but from around the world. Hyderabad

became a beacon for the brightest minds in Artificial Intelligence, Machine Learning, and Blockchain—fields that were rapidly defining the future of technology. Hyderabad's Tech Mahindra, T-Hub, and other incubators became global centres of innovation, helping the city pivot from being a service provider to a creator of technology.

Today, Hyderabad stands as a testament to the power of reinvention. The skyline of HITEC City, lined with glass-and-steel towers, is a symbol of the city's transformation into a global tech powerhouse. But while the city is undeniably modern, it has not forgotten its roots. The bustling lanes of Laad Bazaar still echo with the sounds of artisans peddling their wares. The fragrance of biryani continues to waft from the kitchens of the old city. The Charminar still stands, as if surveying the rise of modernity from a place of proud history.

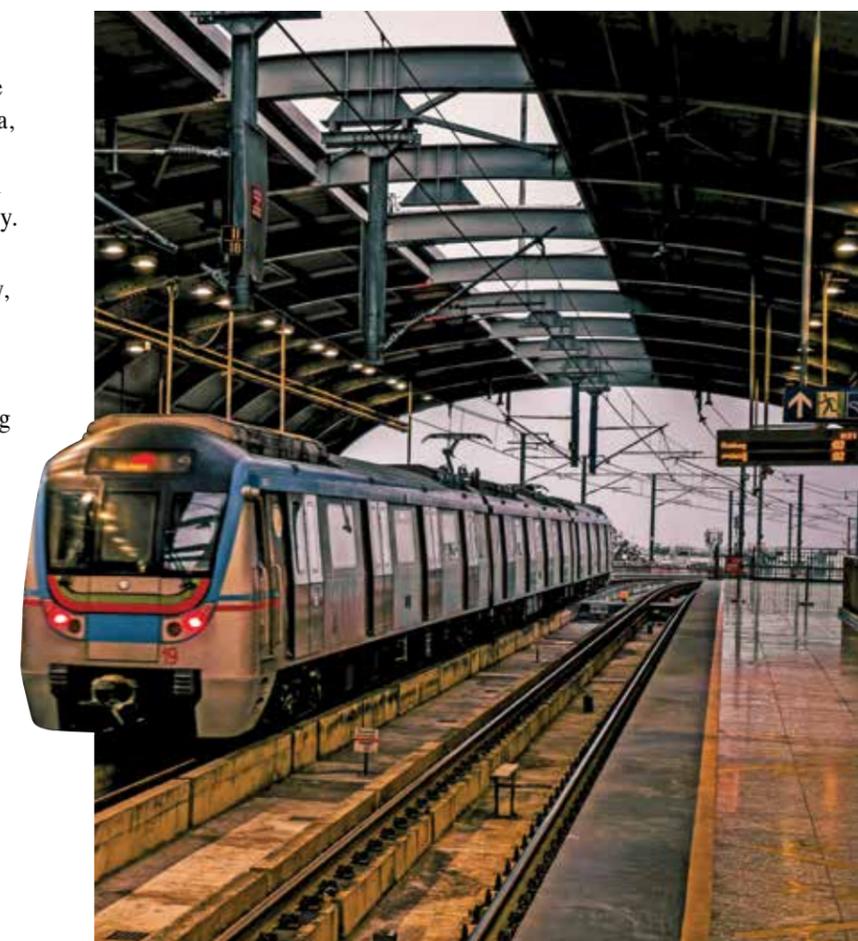
In the boardrooms of major tech firms, you might hear discussions of cloud computing and digital transformation, but just a short walk away, you'll find yourself in the shadow of ancient fortresses, surrounded by the warmth of Hyderabad's timeless culture. That's the magic of this city: it hasn't just changed, it has evolved. It has fused its past with its future, blending the wisdom of history with the excitement of progress.

## A City for the Future

As we look to the future, it's clear that Hyderabad is poised to continue its rise as a global tech hub. The city has been relentless in its pursuit of growth — yet, it has never lost sight of what makes it unique. It is a city that wears its history on its sleeve while charting a course for the future.

Today, when you walk through the streets of Hyderabad, you can feel the energy of transformation in the air. Whether you're walking past the glittering towers of HITEC City or sipping tea by the lake, it's impossible not to sense the city's quiet confidence. Hyderabad isn't just a city that has embraced change; it is a city that has crafted a future that honours its past.

It's a place where Artificial Intelligence meets biryani, where start-ups flourish under the shadow of the Golconda Fort, and where a city that once lived off its pearls now thrives on bytes. The story of Hyderabad is not just about technology or history, it's about the seamless blend of both, a place where the future meets the past, and in doing so, creates something truly extraordinary.



### If you are a resident in Hyderabad

#### Where to Stay

- **Banjara Hills/Jubilee Hills:** Ideal for an upscale lifestyle with access to shopping, restaurants, and entertainment.
- **Gachibowli/HITEC City:** Perfect for IT professionals, offering modern apartments, shopping malls, and office hubs.
- **Old City:** For a traditional experience near historical sites, offering a more affordable cost of living.

#### How to Live

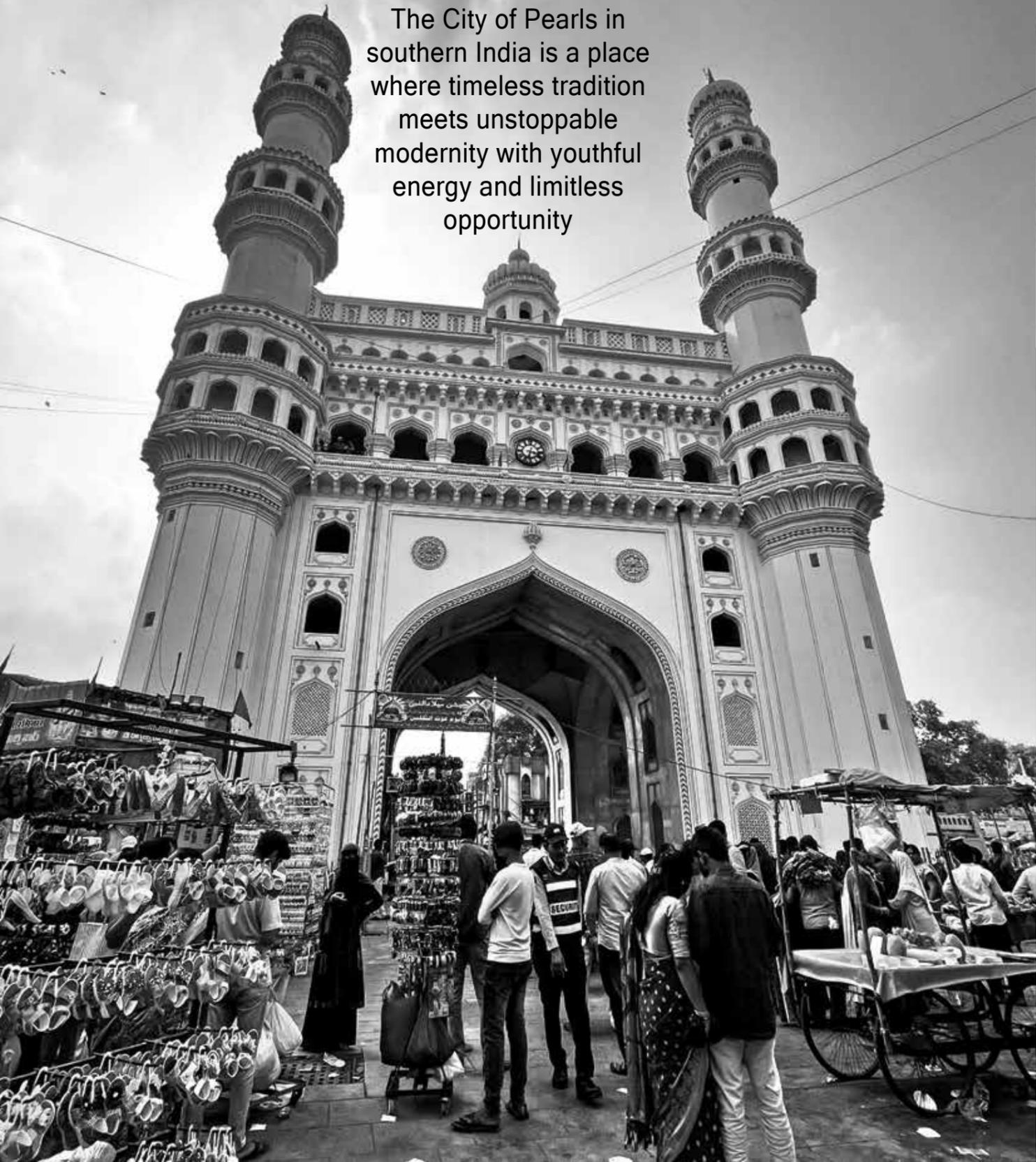
- **Transport:** Use the efficient Hyderabad Metro or local cabs/rideshares to navigate the city.
- **Lifestyle:** Enjoy the perfect mix of work and leisure — Hyderabad is a hub for techies, students, and culture lovers. The city is family-friendly, with plenty of green spaces such as the KBR National Park.
- **Cost of living:** Hyderabad offers a relatively affordable lifestyle compared to other metro cities in India, with good access to healthcare, schools, and amenities.

**World-class infrastructure:** The connectivity in the city is now at par with any global city thanks to the Hyderabad Metro Rail and well-maintained expressways and highways

BY NEENA HARIDAS

# MAGIC OF HYDERABAD

The City of Pearls in southern India is a place where timeless tradition meets unstoppable modernity with youthful energy and limitless opportunity



**Charming:** The Charminar (left) stands tall amidst the hustle and bustle of the old city even as the night view of the new city takes your breath away



**H**yderabad, the capital city of Telangana in southern India, is a city of contradictions. At first glance, it might seem like two worlds exist within the same space: the old and the new, the regal and the contemporary, the calm and the chaotic. Yet, there is a harmony to this symphony of contrasts, an energy that permeates the city and makes it one of the most fascinating places to live in India. This is a city where history isn't confined to dusty pages of textbooks but thrives on the streets, in the food, and in the very air you breathe. But it's also a city where the future is constantly unfolding, driven by technology, innovation, and a new generation of dreamers.

## Heartbeat of the Past

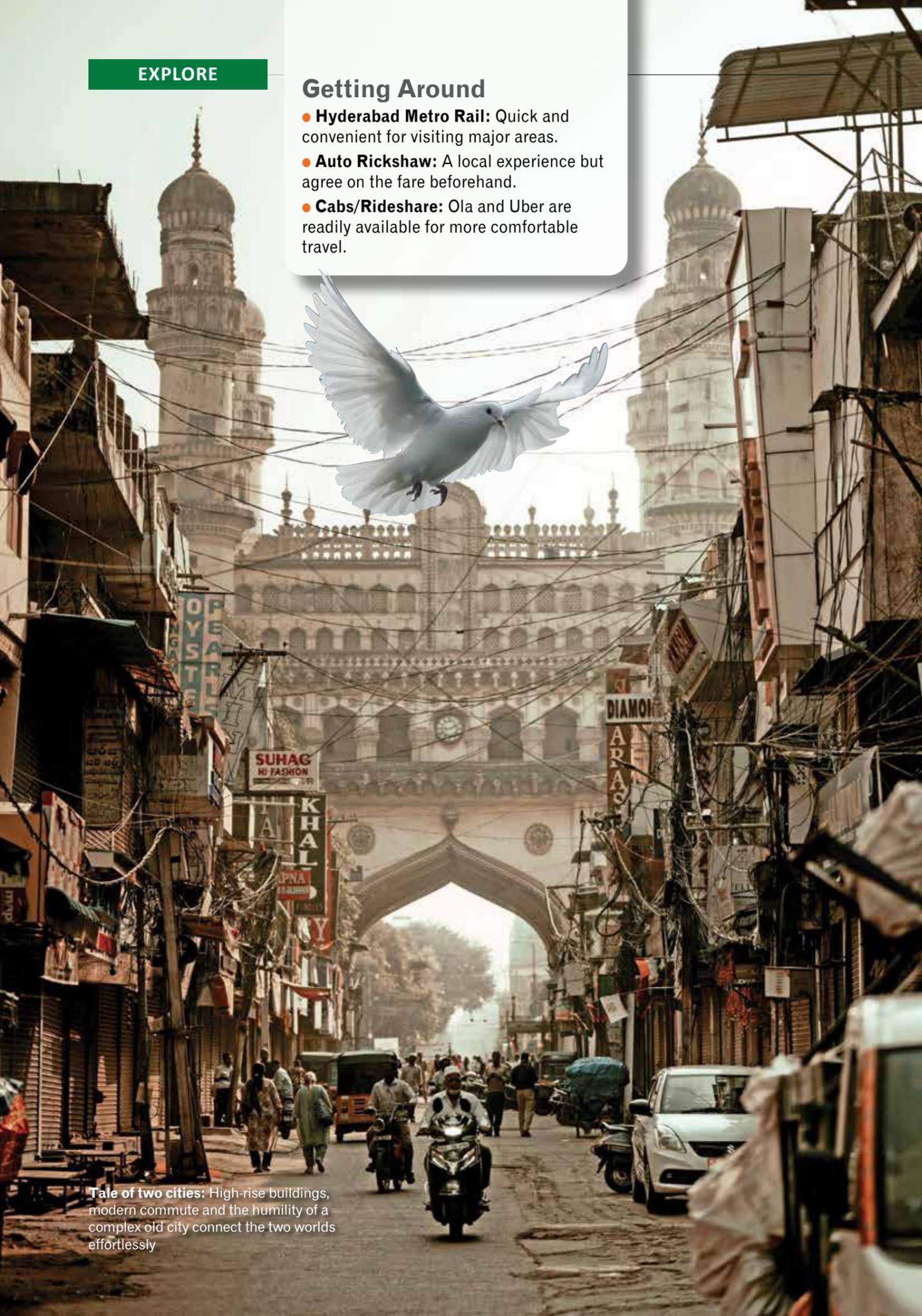
Hyderabad's heart beats in its historic centre, where the iconic Charminar stands tall, gazing across the bustling old city. The moment you step out of the shadows of this majestic structure, you're greeted by a sensory overload. The streets around Charminar are lined with shops selling glittering laad bangles, sparkling meenakari jewellery, and delicate silk fabrics. The Laad Bazaar is a time capsule, a place where the past is not only preserved but celebrated in every vibrant shopfront. As the sun sets, the golden glow of the Charminar casts a spell on the market, where the clinking of bangles competes with the aroma of mutton kebabs and Irani chai.

And yet, despite the overwhelming nostalgia of the old city, there is an undeniable sense of life continuing to pulse forward. The aroma of Hyderabadi biryani floats



## Getting Around

- **Hyderabad Metro Rail:** Quick and convenient for visiting major areas.
- **Auto Rickshaw:** A local experience but agree on the fare beforehand.
- **Cabs/Rideshare:** Ola and Uber are readily available for more comfortable travel.



**Tale of two cities:** High-rise buildings, modern commute and the humility of a complex old city connect the two worlds effortlessly



out of every restaurant, with places like Paradise and Bawarchi dishing out the iconic biryani to endless queues of eager patrons. The biryani is more than just a meal; it's a symbol of Hyderabad's culinary soul — fragrant, spicy, and rich in history. Layered rice, tender marinated meat, and a splash of saffron; it's a dish that brings together the flavours of the past and the vibrancy of the present.

Hyderabad's food scene is an exploration of its heritage and its modern sensibilities. The famous Haleem, which has been a staple during Ramadan, evokes the city's Nizami past while drawing in a diverse crowd of food lovers, young and old alike. Even the humble Osmania biscuit — crisp, golden, and slightly sweet — is a tribute to a bygone era, served alongside the tea that has become an essential part of life here, especially in the iconic Irani cafés. These cafés, with their high ceilings, faded grandeur, and the scent of old wood, are a rare glimpse into a time when Hyderabad was ruled by the Nizams.

## Cyberabad Rising

But this is not just a city of nostalgia. Hyderabad is fast becoming a global tech hub, and its transformation into Cyberabad is a testament to the city's relentless drive toward progress. While the old city offers a glimpse into Hyderabad's regal past, its future can be found in the buzzing tech parks of HITEC City, Gachibowli, and beyond. Here, sleek glass towers house some of the world's largest tech companies: Microsoft, Amazon, Google, and many others. They come for the talent, the infrastructure, and the city's appeal as an emerging IT powerhouse.

Young professionals, many drawn here by the promise of a career in technology, have infused the city with





### Where to Eat

- **Hyderabadi biryani:** A must-try! Head to Paradise, Bawarchi, or Hotel Shadab for this iconic dish.
- **Chaat:** Indulge in street food at Chowmohalla Palace or Laad Bazaar.
- **Mughlai cuisine:** Visit Mughal Darbar or Shah Ghouse for royal Mughlai dishes.
- **Cafés:** Enjoy coffee and desserts at Chai Wala or Roastery Coffee House in Banjara Hills.

### Where to Shop

- **Laad Bazaar:** For traditional bangles and jewellery.
- **Shilparamam:** For handmade crafts and souvenirs.

**Shop till you drop:** The Laad Bazaar in the old city is an experience in itself with bangles sellers, jewellery shops filled with the famous Hyderabad pearls and street food to satiate your cravings for kebabs, biriyani and Haleem

an undeniable energy. It's a city where workspaces are designed with innovation in mind, where corporate offices sit side by side with green parks, and where every corner seems to hum with opportunity. This isn't just a place to work; it's a place to thrive. It's a city where ideas are born and where entrepreneurs can bring their dreams to life, whether in the tech space or in a range of other industries, from healthcare to education.

The buzz around the tech parks feels like the pulse of the new Hyderabad — young, ambitious, and dynamic. And this transformation isn't just about work; it's about the lifestyle. The city's residents enjoy modern amenities, affordable living, and an ever-growing number of cultural and recreational activities that bring both joy and balance to their lives. The area is also home to some of the most luxurious malls, fitness centres, and fine-dining restaurants, adding a touch of cosmopolitan flair to a city that remains deeply rooted in its traditions.

### Gastronomic Pulse of Hyderabad

No discussion of Hyderabad would be complete without its food. The city's gastronomic offerings are legendary, and there's no better way to experience the true essence



of Hyderabad than through its cuisine. Beyond the ubiquitous biryani, the city offers a kaleidoscope of flavours that reflect its history and cultural melting pot.

The samosa sellers lining the streets, the chaat stalls that burst with tangy and spicy flavours, and the pani puri vendors all play their part in creating a food culture that is both accessible and adventurous. Each dish, whether it's the rich Shikampuri kebab or the melt-in-your-mouth Haleem, has a story to tell, and each bite is a journey through time.

The city's food is a fusion of the flavours of the Deccan plateau, Mughal influences, and Telangana's spice-rich cuisine. The combination is what makes Hyderabad such a unique place for food lovers. If you're ever in the city, make sure to indulge in a slow meal at one of the many Irani cafés that dot the landscape. There, you'll find that the tea is always strong, the biscuits always warm, and the conversations always rich with local flavour.

### Vibrant, Balanced, and Growing

Beyond its historical charm and technological edge, Hyderabad is a city that understands the importance of a well-rounded lifestyle. It offers residents a balance between work, leisure, and health — something increasingly important in a rapidly urbanising world.

Hyderabad boasts an impressive number of parks, lakes, and green spaces, giving its residents a place to unwind after a busy day. The serene Hussain Sagar Lake offers a perfect backdrop for morning jogs, evening walks, and the

occasional boating trip. The Necklace Road winds along the lake, providing a perfect space for cycling or catching the sunset.

Fitness isn't just a trend in Hyderabad; it's becoming a lifestyle. The city has seen an explosion in gyms, yoga studios, and wellness centres, with many young professionals taking full advantage of the opportunities to stay fit and healthy. The Hyderabad Marathon, one of the biggest in India, attracts participants from around the globe, showcasing the city's commitment to wellness.

And yet, for all its modernity, Hyderabad doesn't forget its need for peace and reflection. The city has a thriving yoga and meditation community, with numerous centres offering tranquillity amidst the urban rush. Srisailem and other nearby retreats provide a welcome escape for those seeking a deeper connection with nature and the self.

### On the Move

With the expansion of Hyderabad Metro Rail and the Outer Ring Road (ORR), getting around the city has become easier and more efficient. The once-pervasive traffic snarls are now a thing of the past, and the growing network of public transport options makes commuting faster, cheaper, and more comfortable.

The city's strategic location connects it easily to other parts of India, further cementing its role as a vital player on the national stage. Hyderabad's burgeoning international connectivity is a sign that it's not just a regional powerhouse but a global one as well.

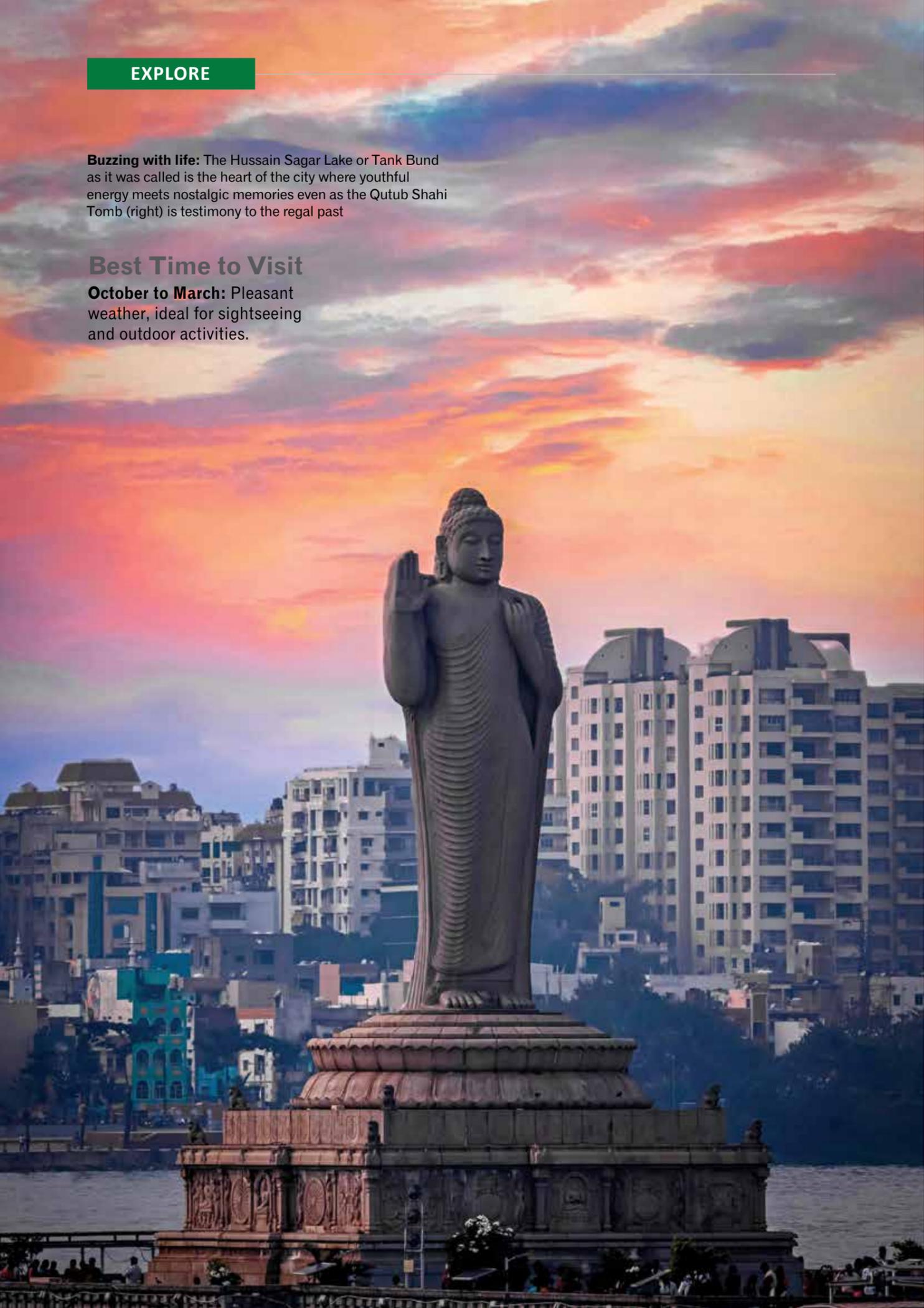
**Visit the past:** The Golconda Fort is an architectural marvel that tells stories of several dynasties that shaped the city and its forward-thinking attitude



**Buzzing with life:** The Hussain Sagar Lake or Tank Bund as it was called is the heart of the city where youthful energy meets nostalgic memories even as the Qutub Shahi Tomb (right) is testimony to the regal past

## Best Time to Visit

**October to March:** Pleasant weather, ideal for sightseeing and outdoor activities.



Hyderabad is more than just a city; it's an experience. It's a place where history lives on in every stone, every street, every plate of food — yet it's also a city that's hurtling into the future with innovation, ambition, and a spirit of openness. Whether it's the timeless allure of the Charminar, the cutting-edge developments in Cyberabad, or the mouth-watering aromas wafting from a roadside biryani stall, Hyderabad is a city that offers something for everyone.

For all its dynamism and fast-paced development, Hyderabad never loses sight of what makes it unique: a blend of cultures, flavours, and stories that have shaped it over centuries. It's a city that continually reinvents itself, creating a life that's equal parts vibrant, balanced, and deeply connected to its past. If you're lucky enough to live here, you'll soon realise that Hyderabad doesn't just grow on you — it becomes a part of you.

**If you are on quick visit to Hyderabad**

### Must-See Attractions

- **Charminar:** Iconic symbol of Hyderabad, explore the surrounding markets and old city charm.
- **Golconda Fort:** A historic fort with panoramic views, famous for its acoustics and light & sound show.
- **Salar Jung Museum:** A treasure trove of art and antiques from around the world.
- **Hussain Sagar Lake:** Take a boat ride to the Buddha statue and enjoy the serene atmosphere.
- **Ramoji Film City:** A vast film studio complex with live sets, shows, and entertainment for all ages.
- **Shilparamam:** A cultural village showcasing traditional crafts, dances, and art.



### What to Do

- **Explore historic sites:** Visit landmarks like Charminar, Golconda Fort, and Qutub Shahi Tombs for a peek into the city's glorious past.
- **Cultural experiences:** Check out the Salar Jung Museum, Shilparamam, or attend the Hyderabad Literary Festival for rich cultural engagement.
- **Enjoy food:** Don't miss the iconic Hyderabadi biryani at spots like Paradise or Bawarchi. Explore the vibrant street food scene at Chowmohalla Palace or Laad Bazaar.

Being in Hyderabad is about embracing a modern lifestyle in a city rich in history and culture. It's a place where tradition and innovation seamlessly come together!

BY NEENA HARIDAS

# ROYAL LEGACY IN EVERY BITE

The Hyderabadi biryani is above spice and flavour. It's a love letter to the city itself—rich, complex, and utterly timeless



**Flavoured to kill:** Slow-cooked, spice-kissed, and steeped in tradition, the Hyderabadi biryani is the soul of Telangana cuisine

**H**yderabadi biryani isn't just a dish; it's a saga of spices, royal kitchens, and centuries of culinary evolution. If you've ever tasted it, you'll know—there's a story in every grain of rice, a legacy in every morsel of meat, and a history that lingers in your senses long after the meal is over. To understand Hyderabadi biryani, you need to peel back the layers—not just of the spices, but of the culture, the people, and the era that gave it birth.

## A Royal Birth

The legend of Hyderabadi biryani begins in the 16th century, but the dish we know today came into its own in the kitchens of the Nizams of Hyderabad in the 18th century. A city built on the lavish dreams of Persian, Mughal, and Deccan influences, Hyderabad was already a melting pot of cultures, and the royal kitchens mirrored that diversity. But the biryani? That's a dish born out of necessity, born to satisfy both the discerning palates of royalty and the hunger of a burgeoning empire.



In those days, the royal chefs were always on the lookout for ways to create dishes that were as rich in flavour as they were in prestige. They needed a dish that could feed the masses at grand feasts but also evoke the elegance of the royal court. Enter the biryani — an elegant, one-pot meal that became the true star of the Nizam's banquets.

The birth of Hyderabadi biryani is said to be somewhat serendipitous. According to popular legend, it was a dish intended for soldiers — an all-in-one, easy-to-prepare, hearty meal that could be consumed after a long day. A mix of rice and meat cooked together in one pot made it ideal for feeding large numbers, and the delicate blend of spices elevated it beyond mere sustenance to a royal indulgence.

## Kacchi vs. Pakki: The Duel of Styles

Now, ask any Hyderabadi worth their salt, and they'll tell you — biryani isn't just biryani. There are two camps in this city, both fiercely protective of their style. And they couldn't be more different from each other.

The kacchi biryani, often touted as the original Hyderabadi style, is a meticulous affair. Raw marinated meat is layered at the bottom of the pot, followed by partially cooked rice. The pot is sealed, the heat is turned low, and for hours, the flavours slowly blend





Feast on: Best enjoyed with a side of cooling *mirchi ka saalan*, tangy *raita*, and a slice of lemon to balance the richness

together, infusing each grain of rice with the richness of the meat and spices. It's an art form, one that requires patience and the right technique — nothing short of a chef's mastery.

One of the chefs who's made a name for perfecting this style is Chef Rafiq, often referred to as "The Biryani King of Hyderabad." His kacchi biryani is considered the epitome of perfection, a dish that captures the essence of tradition while maintaining a level of precision that only a handful can replicate. His meticulous attention to detail and ability to balance the spices has earned him legions of loyal customers.

On the other hand, the pakki biryani is for those who can't wait. The meat is pre-cooked, the rice parboiled, and then they're layered together before being sealed for a brief cooking period. It's quicker, yes, but the result is no less aromatic or flavourful. Both styles boast the same ingredients — the same fragrant rice, the same heady blend of spices — but it's the method that truly defines the experience.

Sajid Ali, the culinary genius behind Bawarchi, has elevated the pakki version of the dish to new heights. His biryani is a testament to how the simplest ingredients can come together in the most extraordinary way when prepared with skill and passion. Known for his innovative touch, Sajid's approach blends the old-world charm of traditional cooking with a fresh perspective that appeals to today's taste.

### Spice Symphony

If there's one thing that sets Hyderabadi biryani apart, it's the signature spice blend. There's no one-size-fits-all recipe, no set formula for the perfect biryani. A blend of cloves, cinnamon, cardamom, black cumin, and bay leaves forms the backbone, but the true magic

lies in how these spices are balanced. It's in the way the saffron threads weave their golden hue through the rice, infusing it with an unmistakable aroma. Or the caramelised onions (*birista*) that add an earthy sweetness, balancing the heat of the spices.

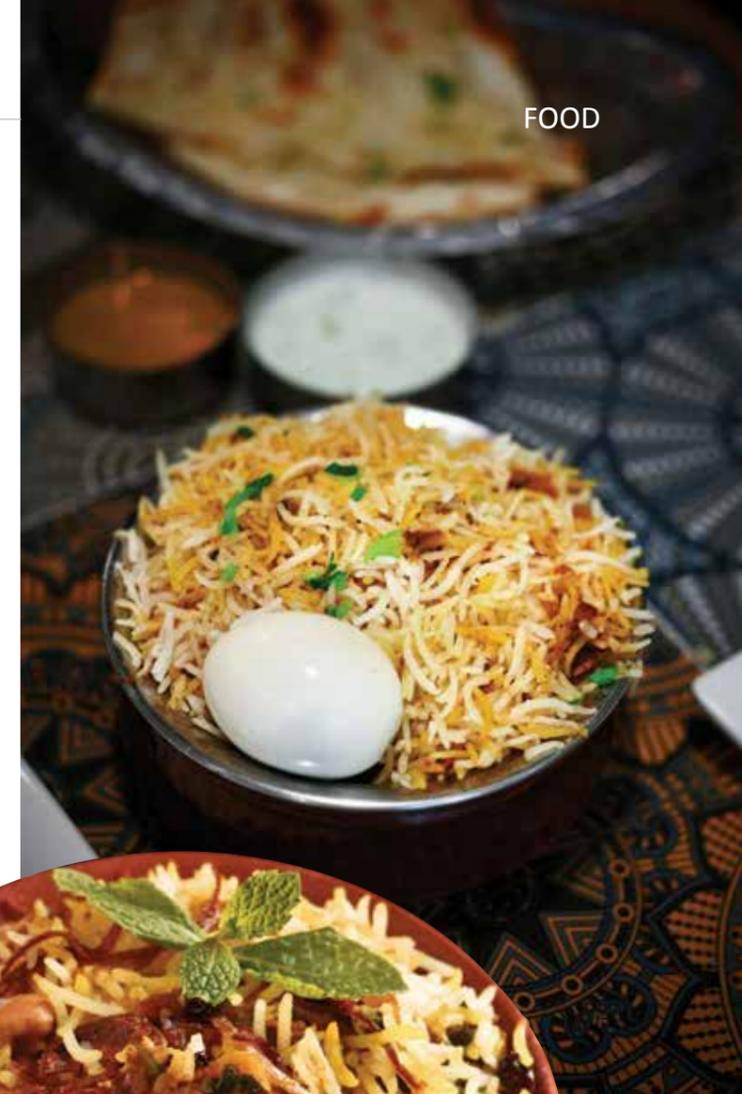
The marination of the meat — typically goat, chicken, or beef — is equally crucial. Yogurt, ginger, garlic, and a host of ground spices tenderise the meat, allowing it to soak up all the flavours before it's cooked. This is where the artistry of the chef shines through. Because, let's face it, anyone can cook rice and meat. But to make it sing? That requires knowledge, patience, and an understanding of how spices work their magic.

And then there's the "dum" cooking — slow, slow, slow. The pot is sealed with dough, ensuring that no steam escapes. This method, when done right, traps all the flavours, making the biryani incredibly aromatic, rich, and complex. It's this slow cooking that gives the Hyderabadi biryani its trademark depth — a depth you simply can't rush.

### Nizams' Legacy

Hyderabad, under the Nizams, became a centre of culture, wealth, and refinement, and its food reflected that. The Nizams didn't just enjoy their food, they celebrated it. From royal feasts to simple family dinners, Hyderabadi biryani became an integral part of their culinary identity.

**Meat your plate:** The Hyderabadi biryani is quintessentially based on the marinated lamb, but the chicken and vegetarian versions are equally mouth-watering





But the biryani didn't stay confined to the palaces for long. Once it made its way into the hands of the common people, the dish exploded in popularity. Street food vendors, eager to cater to the masses, began selling biryani by the plate. The once-royal dish soon became synonymous with Hyderabad itself. You didn't just go to a wedding in Hyderabad; you went for the biryani. The same went for festivals, celebrations, and even simple weekday dinners.

By the 20th century, the biryani became the definitive dish of Hyderabad, served in countless restaurants, each claiming to have the best recipe. The most famous establishments, like Paradise, Bawarchi, and Shah Ghouse, became synonymous with the dish. They took the Nizam's culinary legacy and democratized it, making it available to all, yet never compromising on taste or quality.

Fast forward to today, and Hyderabad biryani is no longer just a regional specialty. It's an international phenomenon. From the streets of Mumbai to the suburbs of London, from the high rises of Dubai to the bustling lanes of New York, Hyderabad biryani has made its mark. Ask any person who's had it once and

they'll tell you there's no turning back. It's addictive, unforgettable, and unmatched.

The modern-day Hyderabad biryani is as much about the experience as it is about the food itself. There's something deeply satisfying about the way the rice grains separate effortlessly, the meat is tender yet firm, and the spices linger in the background. The biryani in your plate tells a story of centuries — of kings, of queens, of emperors, and of a culture that's woven together by spice.

And so, the Hyderabad biryani has come to represent more than just a meal. It is, in every sense, a part of the city's soul. When you take a bite, you're not just tasting rice and meat you're tasting the culture, the history, the legacy of Hyderabad. You're tasting an empire that spanned centuries, one spice-laden mouthful at a time.

Hyderabad biryani isn't just food, it's a love letter to the city itself. Rich, complex, and utterly timeless.

— Neena Haridas is a lifestyle writer and former Editorial Director of L'Officiel India

### HUNGRY, YET?

Here are some of the best places in Hyderabad and beyond where you can indulge in this iconic dish.

#### PARADISE

**Location:** Secunderabad, Hyderabad  
**Why it's great:** Arguably the most famous biryani joint in Hyderabad, Paradise has been serving mouth-watering biryanis for decades. It's a must-visit for anyone craving the classic, flavourful Hyderabad biryani with the perfect balance of spices and tender meat.

#### BAWARCHI

**Location:** Ameerpet, Hyderabad  
**Why it's great:** Famous for its pakki biryani, Bawarchi is a local institution. Known for its fragrant, flavourful biryani and generous portions, it's a crowd favourite that never disappoints.

#### SHAH GHOUSE

**Location:** Near Charminar, Hyderabad  
**Why it's great:** A legendary name in Hyderabad, Shah Ghouse is renowned for its traditional, aromatic biryani cooked with love and skill. It's an

unassuming, no-frills joint that serves some of the city's best biryani.

#### KARACHI BAKERY

**Location:** Multiple locations, Hyderabad  
**Why it's great:** While Karachi Bakery is famous for its biscuits, it also serves a fantastic Hyderabad biryani. It's a great option if you want to enjoy biryani in a more relaxed, casual setting.

#### DUM PUKHT

**Location:** ITC Kakatiya, Hyderabad  
**Why it's great:** If you're looking for a luxurious biryani experience, Dum Pukht at ITC Kakatiya is the place to go. Their slow-cooked, regal biryani is a fine-dining take on this classic, with the richness of the Nizami style.

#### HOTEL SHADAB

**Location:** Near Charminar, Hyderabad  
**Why it's great:** Another iconic spot near

Charminar, Hotel Shadab offers both kacchi and pakki styles of biryani. The restaurant has been a staple of the city's biryani scene for years, known for its strong flavours and quality ingredients.

#### ALBANI'S

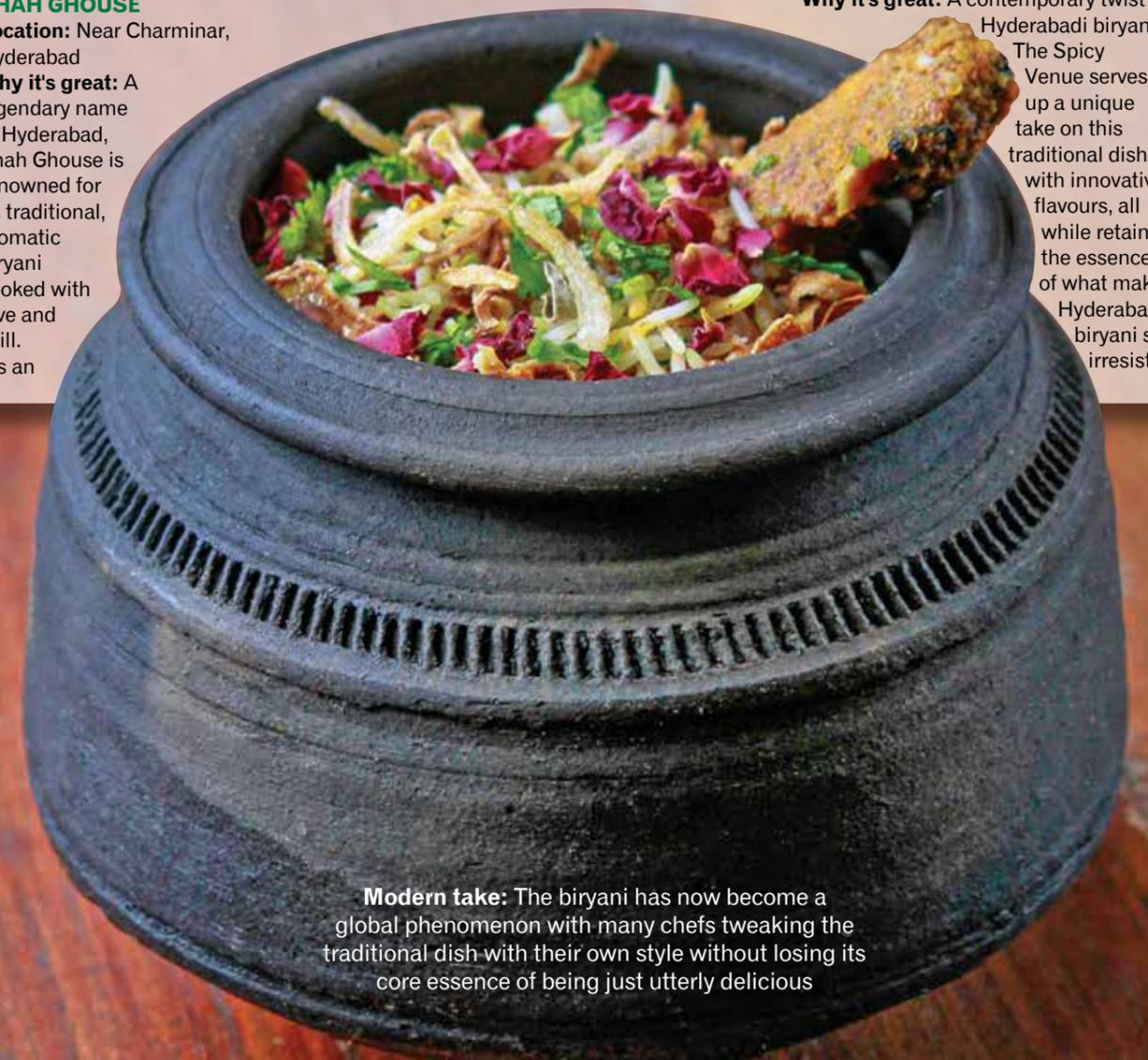
**Location:** Malkajgiri, Hyderabad  
**Why it's great:** Known for its kacchi biryani, Albani's serves up a rich, flavourful version of Hyderabad biryani that's perfectly spiced and tender.

#### SULTAN BIRYANI

**Location:** MehdiPatnam, Hyderabad  
**Why it's great:** Known for its classic Hyderabad flavours, Sultan Biryani offers a satisfying, aromatic biryani with a generous serving of meat, and it's a popular local favourite.

#### THE SPICY VENUE

**Location:** Banjara Hills, Hyderabad  
**Why it's great:** A contemporary twist on Hyderabad biryani, The Spicy Venue serves up a unique take on this traditional dish with innovative flavours, all while retaining the essence of what makes Hyderabad biryani so irresistible.



**Modern take:** The biryani has now become a global phenomenon with many chefs tweaking the traditional dish with their own style without losing its core essence of being just utterly delicious

BY TANMAY ANAND

# IT'S TIME TO UNWIND

From championship greens to eclectic dining and dynamic social hubs, DLF Clubs curate a refined lifestyle, seamlessly blending diverse passions into unforgettable experiences

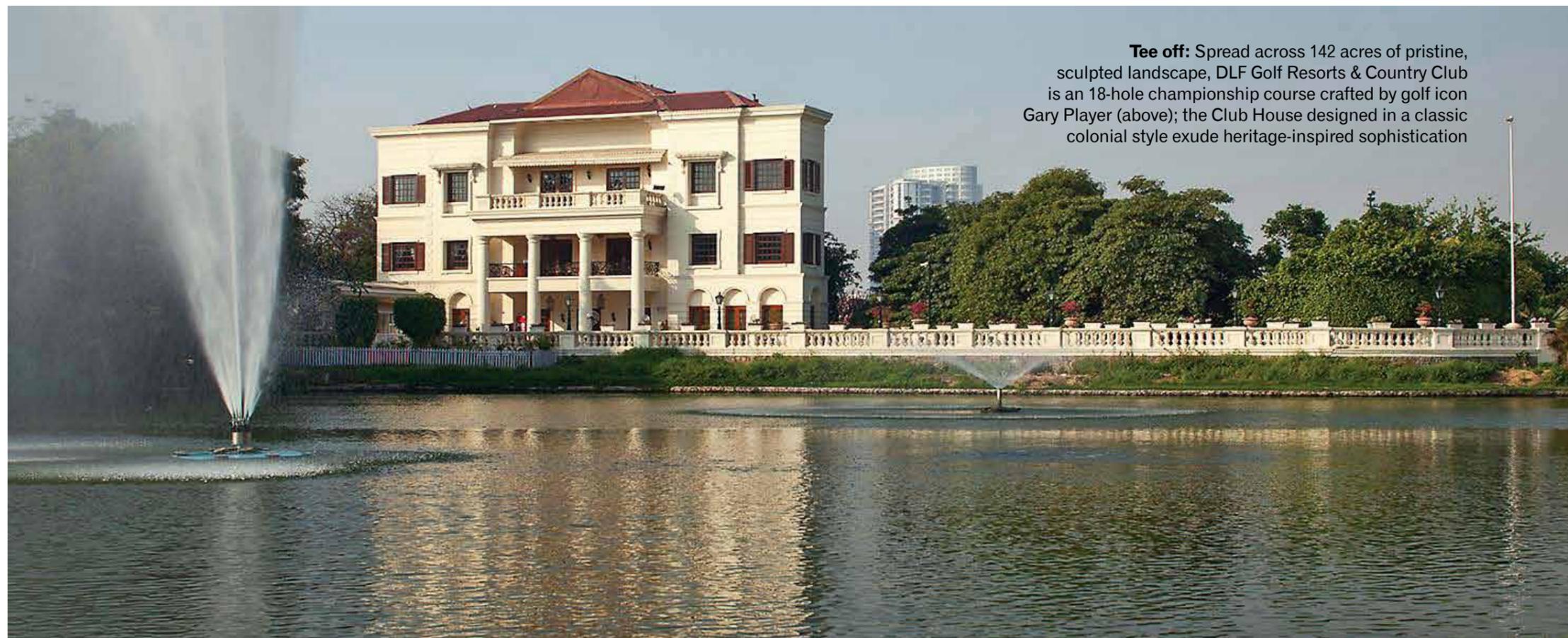


**A**t the heart of vibrant Gurugram city, where modernity meets elegance, the DLF Golf Resorts & Country Club and DLF City Clubs stand as unparalleled symbols of luxury, leisure, and community living. These world-class destinations aren't just spaces; they're lifestyles sculpted for those who seek the extraordinary. From championship greens to fine dining and vibrant social hubs, these clubs offer an ecosystem of refined experiences tailored to diverse passions.

Whether you're teeing off on a championship course, enjoying a gourmet meal with friends, or making memories with family during festive celebrations, DLF Clubs promise a life of indulgence, connection, and joy. For those who dream of living beyond the ordinary, these clubs are where dreams take flight.

## DLF Golf Resorts & Country Club: Where legends tee off

Tucked into the lush contours of the Aravalli Hills in Gurugram's prestigious DLF Phase V, the DLF Golf Resorts & Country Club is more than just a golf course — it's a sanctuary for those who appreciate the finer things in life. Spread across 142 acres of pristine, sculpted



**Tee off:** Spread across 142 acres of pristine, sculpted landscape, DLF Golf Resorts & Country Club is an 18-hole championship course crafted by golf icon Gary Player (above); the Club House designed in a classic colonial style exude heritage-inspired sophistication

landscape, it offers a rare blend of sport, sophistication, and serenity.

At its heart is an 18-hole championship course crafted by golf icon Gary Player, offering both challenge and beauty in every swing. Fairways roll out like green velvet, while water bodies and bunkers are placed with strategic elegance, creating a layout that inspires seasoned players and excites newcomers alike. Complementing it is the Arnold Palmer-designed 9-hole floodlit course, perfect for a twilight tee-off under the stars.

This is where legends play, and where lives are elevated, not just by sport, but by the complete lifestyle that surrounds it.

### Game On, Day and Night

For those honing their game, the state-of-the-art Golf Academy offers pro-level training with cutting-edge tech and expert coaching. The floodlit driving range keeps the practice going well past sunset. And when the game's done, players retreat to a space where every post-round ritual is steeped in style.

**The Club House:** After hours on the greens, the Club House welcomes you indoors with the warmth of old-world charm. Designed in a classic colonial style, the interiors exude heritage-inspired sophistication. Large windows frame views of the lake, manicured lawns, and gently swaying trees reminding you that you're still very much in nature, even when surrounded by luxury.

- Eagle's Nest Bar is a post-game favourite, where stories are swapped over aged malts and crisp beers.
- The specialty North Indian restaurant, located on the first floor, offers both refined dining and an exclusive Private Dining Room with panoramic views of the fountains and lake.
- The restaurant balcony is perfect for lingering lunches and offers a stunning vantage point of the greens especially on tournament days, when buffets and live counters take centre stage.

**The Pavilion:** Standing elegantly in teak sandstone, the 30,000 sq. ft. building is an architectural jewel. With three-sided glass walls, deep verandas, and open views of the Gary Player course, it creates an immersive connection to the game even when you're not playing.

Here, members enjoy everything from gourmet meals to relaxed family gatherings. The Pavilion houses:

- A multi-cuisine restaurant offering a globally inspired menu.
- A bar stocked with rare whiskies, vintage champagnes, and fine cigars — a natural setting to toast the day's wins.
- Spa-like locker rooms designed for ultimate comfort and convenience.



Whether you're arriving for an early tee time or winding down at sunset, the Pavilion is where leisure and legacy intersect.

### More Than a Course

The DLF Golf Resorts & Country Club is as dynamic as it is serene. Throughout the year, the club's calendar comes alive with events that go far beyond golf. Winter Sunday brunches, Christmas and New Year galas, and Sufi nights create magical social moments under the stars. In summer, the energy shifts to the Sports Complex, where swimming galas, scuba diving workshops, and racquet tournaments

keep families and members engaged and active.

This is a space that celebrates both performance and pause where wellness, sport, and community are in perfect sync.

Membership at the DLF Golf Resorts & Country Club isn't just about access to world-class sport, it's about becoming part of a highly curated lifestyle. Whether you're an individual seeking private leisure, a corporate team looking to network, or a non-resident wanting a world-class retreat, membership unlocks a life of understated luxury, exclusive events, and exceptional camaraderie.

**Comfort in style:** The Pavilion (above) offers an array of amenities including a multi-cuisine restaurant, a bar stocked with rare whiskies, vintage champagnes, and fine cigars and spa-like locker rooms for ultimate comfort and convenience; the state-of-the-art Academy offers golf training to amateurs and professionals (left)

At DLF Golf Resorts & Country Club, every drive, every sunset cocktail, every celebration is part of a larger experience where golf is just the beginning.

### Vibrant World of DLF City Clubs

At the heart of Gurugram’s finest neighbourhoods lie the DLF City Clubs — vibrant, multifaceted spaces designed to offer more than just amenities. These clubs are community anchors where families connect, business travellers find ease, and residents unwind in thoughtfully curated environments. Each club has its own personality, but they all share one mission: to create exceptional everyday experiences for their members and guests.

From heritage architecture to five-star hospitality, from serene accommodations to high-energy social programming, the DLF City Clubs redefine what it means to live well in a modern city.

### DLF City Club 3: Business & leisure converge

Strategically located in DLF Phase III, DLF City Club 3 is a haven for corporate travellers and local members alike — just minutes from key commercial hubs like DLF Cyber City, DLF Cyberpark, and Udyog Vihar. Opened in 2010, this exclusive members’ club combines timeless elegance with contemporary comfort.

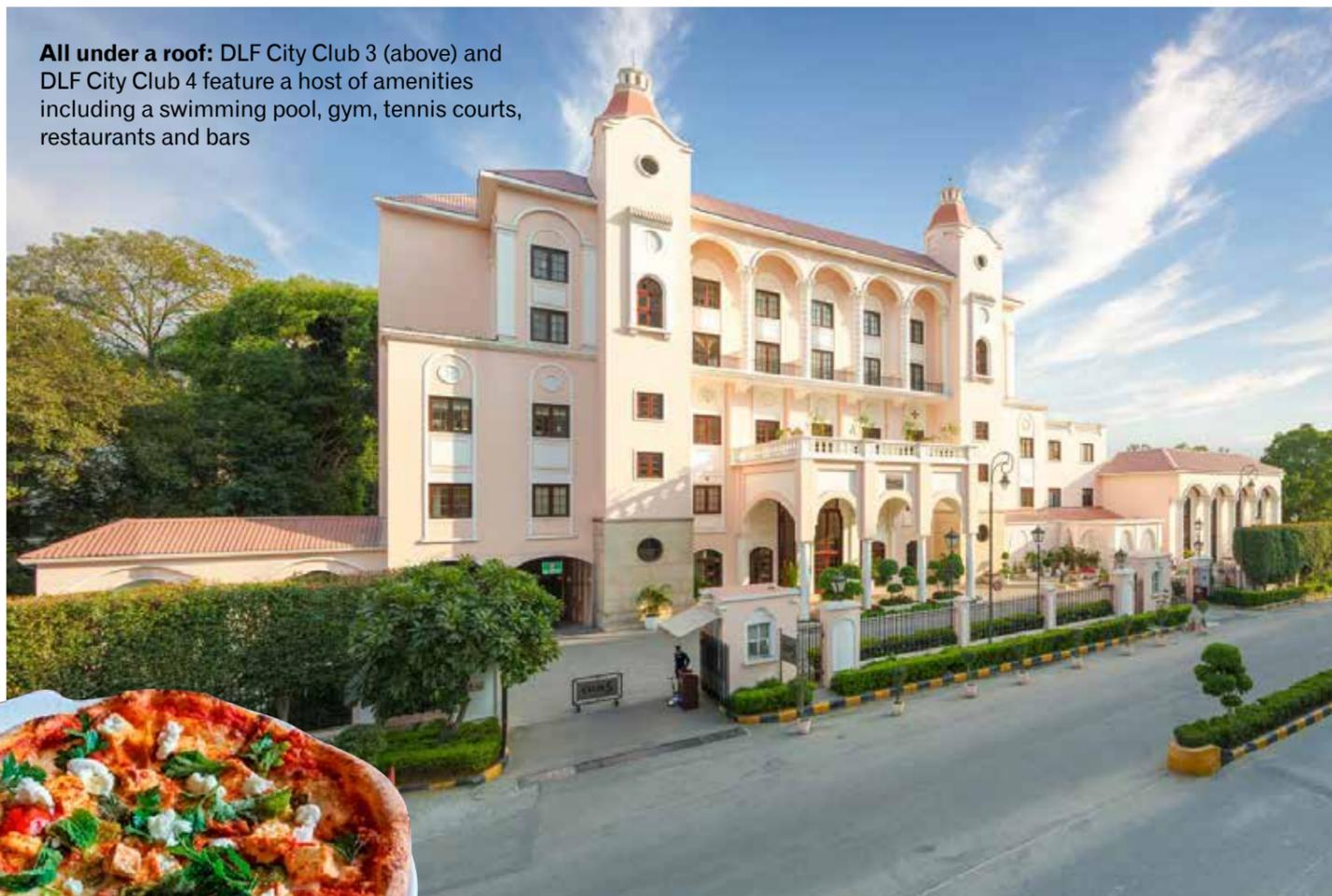
The club features a host of amenities including a swimming pool, gym, tennis courts, and premium guest services. Its well-appointed rooms — available for both members and travellers — include doubles and solos, with modern comforts like writing desks, minibars, LED TVs, and 24/7 in-room dining.

Dining is a highlight, with Maulsari, the club’s all-day restaurant, offering fresh, seasonal multi-cuisine menus. Guests can unwind with handcrafted cocktails at the Lounge Bar, or enjoy evening snacks by the pool at the Pool Café.

Whether hosting an intimate meeting in the boardroom or a grand celebration on the lawns, the club’s indoor and



**All under a roof:** DLF City Club 3 (above) and DLF City Club 4 feature a host of amenities including a swimming pool, gym, tennis courts, restaurants and bars



outdoor venues cater to events of all sizes. Monthly cultural programmes — from book readings and art shows to live music and theatre — round out the experience, ensuring there’s always something new to enjoy.

Awarded the Tripadvisor Travellers’ Choice Award 2024, DLF City Club 3 has earned its place as one of Gurugram’s most loved club experiences.

### DLF City Club 4: Colonial charm

Located just a stroll away from the bustling Galleria Market, DLF City Club 4 offers a graceful retreat in the middle of Gurugram. With its iconic colonial architecture and warm hospitality, the club strikes a perfect balance between old-world charm and modern indulgence.

The club’s 28 rooms, open to both members and non-members, offer tranquil views of the lawn or pool, with some even featuring private balconies. Designed with a sense of nostalgia yet fully equipped for modern comfort, each room features all the essentials such as free Wi-Fi and 24-hour in-room dining.

Leisure amenities include a gym, swimming pool, tennis and billiards rooms, and a cosy cards room. The club’s vibrant event calendar features exhibitions, performances, and curated activities, creating a lively cultural rhythm that members and guests look forward to.

When it comes to dining, Palms offers refined Indian and continental fare in a warm, elegant setting. Oasis Bar delivers the quintessential pub experience with live music





and upbeat energy, while the Pool Café serves snacks and refreshments for a casual wind-down by the water.

With venues like Bliss and Crest, DLF City Club 4 also serves as a sought-after destination for both corporate events and personal celebrations, with capacity to host over 400 guests when indoor and outdoor spaces are combined.

### DLF City Club 5: Luxury meets lifestyle

Set in the upscale DLF Phase 5, adjacent to Golf Course Road, DLF City Club 5 is an exclusive sanctuary for work, wellness, and social connection. While it remains a members-only club, its 19 well-furnished rooms are open to discerning travellers who value privacy, convenience, and high-touch service.

Designed with a classical colonial flair, the club's interiors are warm and timeless. Rooms are spacious, tech-enabled, and ideal for business travellers, with writing desks, LED TVs, tea and coffee stations, and Wi-Fi connectivity.



**Feel special:** DLF City Club 5 is an exclusive sanctuary for work, wellness and social connections with sprawling balconies, green spaces; and restaurants, meeting rooms and fully-equipped rooms for long stays

The club's banquet and event offerings are expansive. The Grand Ballroom, spanning 5,400 sq. ft. with a pre-function space, can host 400+ guests that is perfect for weddings, launches, or award nights. Smaller venues like Tulip and Jasmine are ideal for mid-size events, while three boardrooms offer options for private meetings and business discussions.

DLF City Club 5 is also a destination for culinary indulgence.

- The Oriental Terrace serves authentic Szechuan and Cantonese fare in an elegant setting.
- Portico delivers an all-day multicuisine spread, ideal for brunches or sit-down dinners.
- Sweet Curve offers artisanal coffee, baked goods, and fresh breads — perfect for a cosy morning or mid-day pause.
- Aqua Bar, with its pub vibes and pool table, brings guests together over drinks and upbeat music.

The club's event calendar brings members and guests together with live music, stand-up comedy, cooking demos, and farmers' markets, transforming the club into a true cultural venue.

### Lifestyle that Connects Generations

At all DLF Clubs, the experience goes beyond fine amenities. Children immerse themselves in interactive workshops, arcade games, and arts and crafts. Teenagers unwind in gaming lounges and private screenings, while adults enjoy curated fitness classes, cultural nights, and seasonal food festivals.

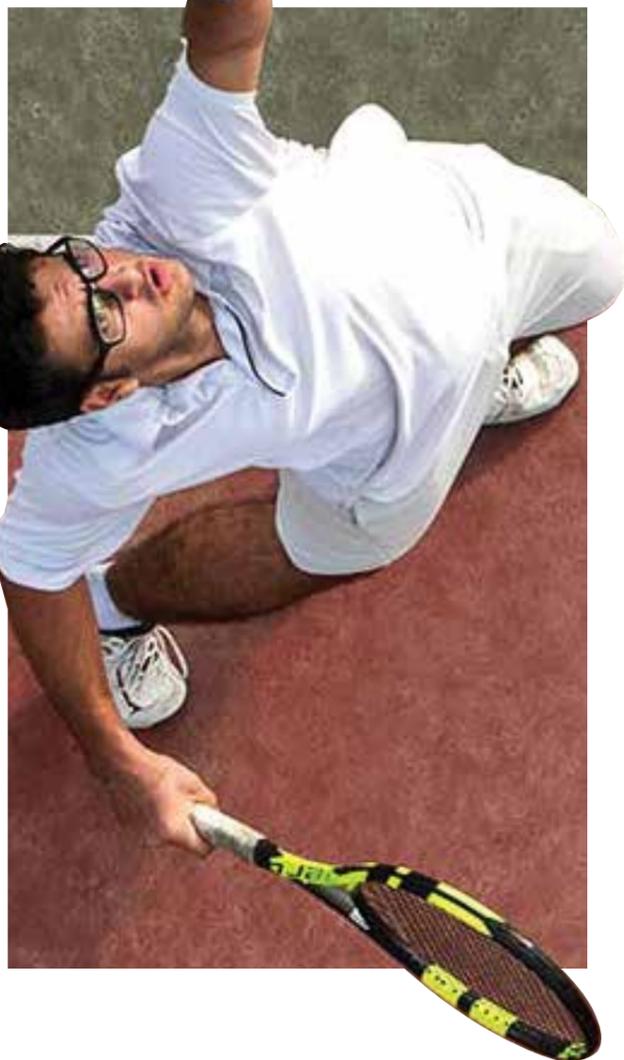
From Diwali melas to sushi-making classes, each event is designed to bring people together creating lasting bonds and cherished memories across generations.

### An Invitation to the Exceptional

Membership at the DLF Golf Resorts & Country Club and DLF City Clubs is your gateway to a lifestyle defined by exclusivity, access, and experience. With a variety of plans — ranging from individual to corporate to resident-only options — members enjoy access to the finest in hospitality, recreation, and community engagement.

Applications are available online or through direct contact, subject to availability and eligibility. Initiation fees and annual subscriptions reflect the exceptional value and prestige these clubs offer.

Whether you're teeing off at sunrise, enjoying a curated wine dinner, or dancing the night away at a festive celebration, DLF Clubs offer a life less ordinary — a place where indulgence meets community, and every day holds the promise of something extraordinary.



**Play, chill, relax:** All DLF Clubs have various sporting facilities including tennis courts, swimming pools, squash courts and more to sweat off the stress of worklife; and best of cigar and wine at your disposal at the ultra-modern resto-bars

# DLF Privana

*A Thoughtfully Planned Neighbourhood  
for Tomorrow's Gurugram*

As cities evolve and urban life becomes increasingly complex, the need for neighbourhoods that are thoughtfully designed, sustainably built, and future-ready, has never been greater. In Gurugram, a city often defined by rapid growth, DLF Privana marks a deliberate shift towards long-term and integrated urban planning. It represents a vision of how neighbourhoods in the 21st century should be imagined: connected, green, resilient, and deeply human-centric.

What distinguishes DLF Privana, is the rigour of its planning. DLF Privana has been meticulously planned by international architectural consultant Hans Brouwer (HB Design). Based on principles of high-performance cities, the traffic planning of DLF Privana has been designed by Surbana Jurong, a Singapore-based urban design and infrastructure consultancy. At the heart of their approach lies a commitment to balance from intuitive traffic management systems to walkable public realms. DLF Privana has been envisioned to function smoothly, not only today but for years to come.

*Representative Image*

DLF Privana South: HARERA Registration No.: RC/REP/HARERA/GGM/772/504/2023/116 dated: 18.12.2023, Licence No. 219 of 2023 dated 25.10.2023 for an area measuring 116.29625 acres, being developed in a phased manner, the current Phase I being 'DLF Privana South' ("Project") | Project Area: 10.177 Hectares (25.148 acres) at Shikopur at Sector 77, Gurugram, Haryana | Building Plan Approval Memo No: ZP-1895/ JD (RA)/ 2023/ 42259 dated 13-12-2023 for the Project.

DLF Privana West: HARERA Registration No.: RC/REP/HARERA/GGM/819/551/2024/46, Licence No. 219 of 2023 dated 25.10.2023 for an area measuring 116.29625 acres, being developed in a phased manner, the current phase being 'DLF Privana West' ("Project") | Project Area: 5.088 Hectares (12.572 acres) at village Shikhopur/ Kherki Daula at Sector 76 & 77, Gurugram, Haryana | Building Plan Approval Memo No: ZP-1895/ PA(DK)/2024/12245 dated 18-04-2024 for the Project.

***Spanning nearly 116 acres, DLF Privana has been conceived as a self-contained ecosystem, not a gated cluster, but a neighbourhood in the truest sense. Surrounded by 10,000 acres of natural greens within the majestic Aravalli range, it offers an immersive experience in nature. With 60-metre-wide sector roads framed by landscaped central verges, and tree-lined avenues that soften the urban edge, it brings back the charm of streets designed for people, not just vehicles.***

A standout feature is its pedestrian-first philosophy. Integrated and shaded pathways connect homes with open spaces, community areas, and green corridors, encouraging walking, cycling, and spontaneous encounters. These aren't cosmetic additions but a structural part of the design, promoting a lifestyle that is active, safe, and inclusive.

The environmental ethic of the development is both clear-eyed and practical. Recycled water will nourish all internal greens, helping reduce pressure on natural aquifers. The planning incorporates a rich green network of boulevards and canopies that not only contribute to air quality but also offer thermal comfort during peak summers, an increasingly vital consideration.

Infrastructure here is not just about aesthetics, but also resilience and readiness. All buildings are constructed to meet seismic zone safety norms, ensuring structural integrity in a region of moderate seismic activity. Well-lit roads and lanes, coupled with 24/7 surveillance and emergency response infrastructure, enhance both comfort and peace of mind for residents.

DLF Privana is also remarkably well connected. Its proximity to key arterial routes, NH48, the Dwarka Expressway, the Delhi-Mumbai Expressway, as well as the Central and Southern Peripheral Roads, situates it at the confluence of Gurugram's major transit corridors. In the years ahead, it will benefit from direct access to a wide array of mass transit systems including the proposed SPR Metro, RRTS, Sky Bus and the Delhi-Mumbai Bullet Train, making it future-ready in the truest sense.

*Representative Image*

Positioned near emerging and established business destinations, including DLF Corporate Greens, American Express, Air India, Pepsi and TCS, DLF Privana offers residents the advantage of living close to where the city's new economy is taking shape.

The early launches, DLF Privana South and DLF Privana West, have already underscored the relevance of this vision. Success of both the phases reflect a growing demand for neighbourhoods that go beyond the conventional idea of gated luxury to offer something far more meaningful, a sense of long-term belonging.

DLF Privana isn't just another residential address, it is a response to the evolving aspirations of a modern, forward-looking Gurugram. As the city looks ahead, developments like this will define how we live, move, connect, and thrive.

**To explore the opportunity of learning more about this neighbourhood, connect with us at +91 79963 38880.**

This is not a legal offer and does not form part of any binding agreement or commitment of any nature. While efforts are made to keep the information accurate and current, no warranties are given. Future transit connectivity is based on proposed plans and is subject to change, approval and implementation by relevant authorities. Viewers should independently verify all details, including terms of sale, if any, and seek appropriate advice before making any decision with respect to buying any unit in the project.



*Actual shot of Cloverleaf Flyover near DLF Privana West*

BY TEAM PULSE

# SCRIPTING TOMORROW

A showcase of vision and clarity, the Analyst Meet at DLF Downtown, Gurugram, brought together top financial minds for an inside look at upcoming developments, reinforcing DLF Offices' commitment to thoughtful growth and transparent dialogue

**T**aking a decisive move to deepen market engagement and reinforce its position as a future-forward real estate leader, DLF Offices hosted a high-impact Analyst Meet at its DLF Downtown, Gurugram campus. The event brought together top representatives from some of the most influential financial institutions in the world, including Morgan Stanley, Jefferies, CLSA, Kotak, Axis Capital, Goldman Sachs, and Bank of America.

The meet served as a powerful platform to showcase DLF Offices' newest commercial landmark — DLF Downtown Tower 4 — and the larger vision for the integrated business district. Alongside the newly developed office tower, the presentation also revealed plans for an upcoming premium mall, retail zone enhancements, and two additional Grade-A office towers set to further transform the skyline of Gurugram.

## Why Analyst Engagement Matters

In today's fast-evolving business environment, strategic communication and transparency are vital especially when launching capital-intensive infrastructure projects. Hosting an Analyst Meet at such a pivotal moment does more than unveil new assets. It sets the stage for long-term investor confidence and market alignment.

## Key Benefits of the Meet

### Articulating the Vision

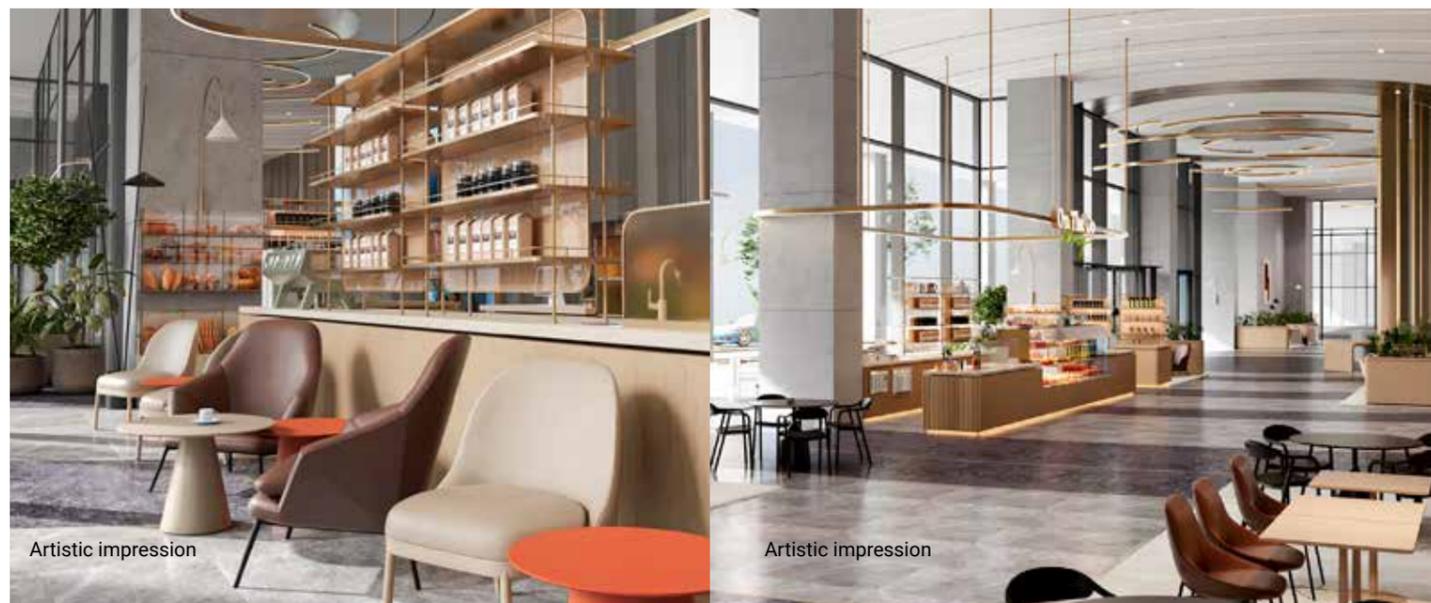
The meet provided an opportunity to convey the strategic rationale behind the expansion. Whether it's to fuel business growth, consolidate regional operations, or enhance workforce experiences, clearly defining the purpose of the new development helps analysts and stakeholders understand its alignment with broader business goals.



**Walking the talk:** DLF Offices hosted a high-impact Analyst Meet at its DLF Downtown, Gurugram campus to showcase the vision of DLF Downtown Tower 4; Sriram Khattar, VC & MD DLF Rental Business (below)



Artistic impression



Artistic impression

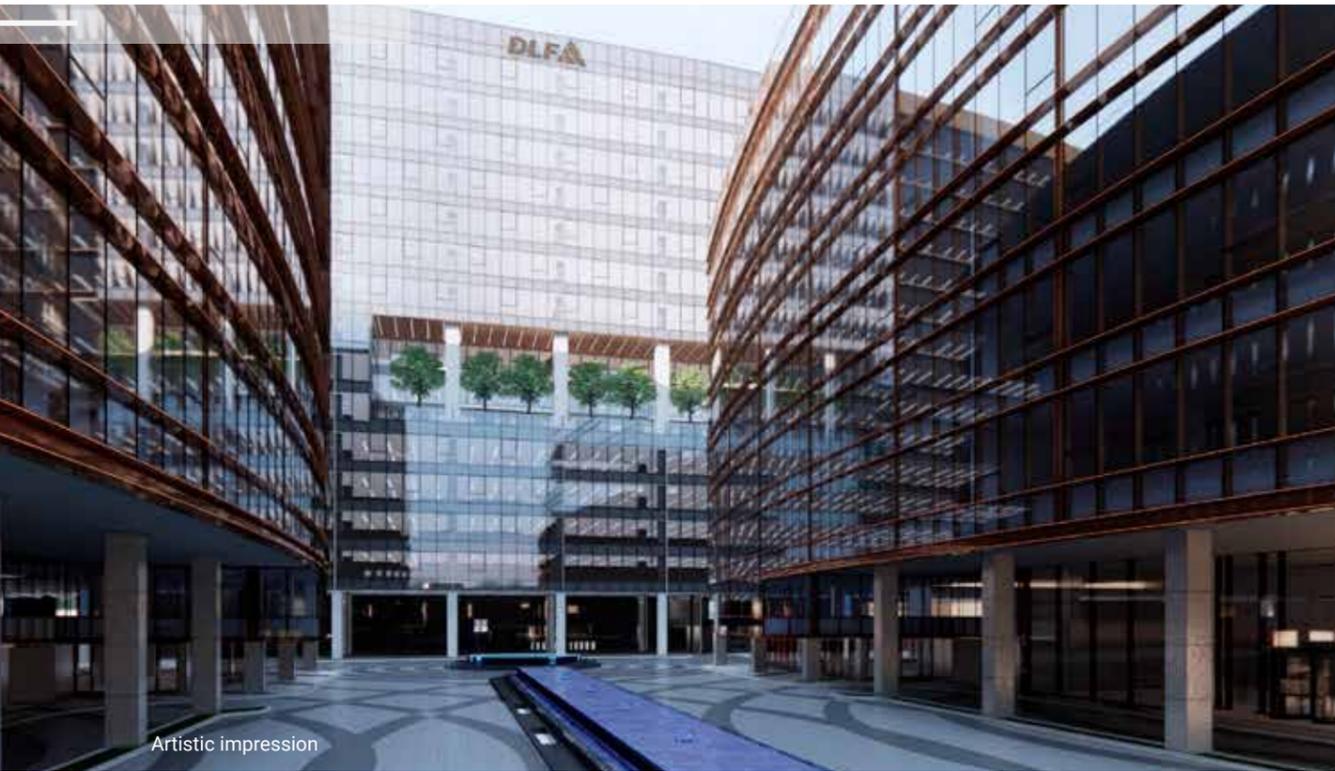
Artistic impression

## Showcasing Financial Strength

By presenting detailed financial models, leasing outlooks, timelines, and potential ROI, the meet helped reinforce how the DLF Downtown expansion fits into DLF Offices' long-term growth trajectory. It also allowed analysts to assess operational efficiencies, risk factors, and projected returns with clarity.

## Spotlight on Innovation and ESG

With a growing emphasis on green building practices and smart technologies, the development's sustainability credentials including LEED certifications,



Artistic impression



Artistic impression

energy-efficient infrastructure, and future-ready design were highlighted. This positions DLF Offices not just as a real estate developer, but as an ESG-aligned, innovation-led brand.

### Managing Expectations

The session also played a critical role in setting realistic expectations. From capex allocations to depreciation forecasts and potential leasing revenue, analysts were given a comprehensive overview of the project's financial implications, enabling better-informed future projections and reducing the risk of market volatility.



Artistic impression



**Future focus:**  
The meet allowed analysts to assess operational efficiencies, risk factors, and projected returns with clarity regarding DLF Offices' expansion of DLF Downtown, Gurugram

### Building Long-Term Dialogue

Beyond immediate project announcements, the meet laid the foundation for ongoing engagement with the financial community. Continuous communication during development and post-occupancy phases ensures transparency, builds trust, and secures stakeholder alignment for future phases.

### A Look Ahead

With Tower 4 nearing completion, DLF Downtown, Gurugram, is shaping up to be a landmark business destination offering not just space, but vision. The Analyst Meet wasn't merely a presentation; it was a statement of intent. One that reaffirms DLF Offices' leadership, strategic clarity, and commitment to building the workplaces of tomorrow — today.

BY TEAM PULSE

# WIRED TO WIN

DLF Downtown sets the gold standard with WiredScore Platinum certifications in Chennai and Gurugram



As the digital backbone of business grows stronger, powered by cloud platforms, seamless collaboration, and intelligent systems, the spaces we work in must rise to the challenge. A WiredScore Platinum certification signals just that: a future-ready workspace designed to meet today's tech demands and adapt to the innovations on the horizon.

DLF Offices is setting a new benchmark in future-ready office spaces, with DLF Downtown, Chennai, and DLF Downtown in Gurugram, Haryana, both achieving WiredScore Platinum certification — the highest rating awarded by WiredScore, the global authority on digital connectivity in real estate.

These certifications place both buildings among a select group of global properties recognised for delivering world-class digital infrastructure — a critical asset in today's tech-driven business environment.

## Chennai: A New Landmark for Digital Excellence

In Chennai, DLF Downtown's Platinum status confirms that the building provides tenants with ultra-reliable fibre connectivity, a choice of internet service providers, and secure, resilient network systems. It means that businesses here benefit from a digital environment where the risk of downtime is significantly reduced, ensuring seamless operations even during technical disruptions.

This certification also signals that the infrastructure has been designed with future adaptability in mind. WiredScore's rigorous evaluation ensures the building can scale alongside the needs of fast-evolving businesses, making it ideal for companies who prioritise innovation and digital-first operations.



**Always online:** DLF Downtown, Chennai, and DLF Downtown, Gurugram, are WiredScore-certified for top-tier digital connectivity

## Gurugram: Designed for the Most Demanding Tech Needs

DLF Downtown in Gurugram, Haryana, has also been awarded WiredScore Platinum, reinforcing DLF Offices' commitment to digital excellence across locations. The property stands out as a best-in-class building, designed from the ground up to support occupiers with the most stringent technology requirements.

## Building Digital Confidence

With these certifications, DLF Downtown, Chennai, and DLF Downtown, Gurugram, give tenants the confidence to focus on what matters most — growing their business

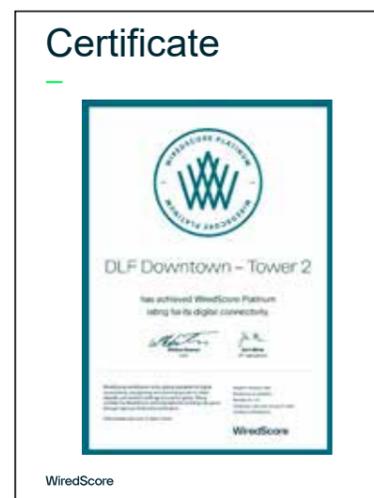
— knowing that their digital backbone is secure, resilient, and ready for the future.

Buildings that attain this certification are recognised for their exceptional digital infrastructure, which supports current technological needs and is adaptable for future advancements. This ensures that occupants

have access to reliable, high-speed internet and a range of technological services, enhancing productivity and overall satisfaction. The workforce can enjoy:

- Multiple high-quality internet service providers offering flexibility and competitive options.
- Redundant telecommunications and power infrastructure that ensures network resiliency and operational continuity.
- Robust wireless network infrastructure throughout the property, supporting mobile connectivity across all spaces.
- Ease of installation and future expansion capabilities for new telecommunications services.

This combination of features ensures that businesses in DLF Downtown in Gurugram and Chennai get uninterrupted service, rapid scalability, and a technology ecosystem built for long-term success.



## WIREScore CERTIFICATION: THE WHAT & HOW

WiredScore Platinum certification is the highest accolade awarded by WiredScore, an international rating system that evaluates and certifies the digital connectivity and smart technology infrastructure of real estate properties. This certification signifies that a building meets exceptional standards for quality, resilience, and adaptability in its digital infrastructure, ensuring superior connectivity for its occupants.

To achieve **WiredScore Platinum** certification, a building must excel in several key areas:

**Resilience:** Ensuring a secure and uninterrupted broadband connection, even during power outages or other disruptions.

**Mobile connectivity:** Providing reliable mobile phone coverage throughout the premises, including basements and remote corners.

**Future readiness:** Demonstrating the capacity to integrate new technologies and meet evolving digital demands.

**Power of choice:** Offering tenants access to multiple high-speed internet service providers, promoting competitive pricing and diverse options.

**Tenant experience:** Delivering a seamless digital experience, with robust Wi-Fi coverage in common areas and user-friendly technological amenities.

## Why WiredScore Certification Matters

As businesses become more reliant on cloud services, real-time collaboration tools, and smart technologies, their workspace must evolve to meet these needs. WiredScore Platinum certification provides assurance that the building is not only optimised for today's digital demands, but is also prepared to support the innovations of tomorrow.

Importantly, WiredScore's engineers conduct a detailed top-to-bottom assessment of the building's infrastructure to ensure minimal risk of outages. This is crucial, considering that 70 per cent of internet outages are caused by internal building infrastructure issues.

WiredScore Platinum certification serves as a benchmark for excellence in building digital infrastructure, offering assurance to tenants about the quality and reliability of connectivity within the property.

DLF Offices isn't just building workspaces — it's creating digital-ready ecosystems where businesses can thrive.

BY TEAM PULSE

# WE'VE A NEW HOME

The move by DLF Rental Business to DLF Cyberpark is a strategic leap for the team that makes the best workspaces in India

**M**arking a bold and forward-thinking move, DLF Rental Business has officially shifted its base from the iconic DLF Gateway Tower to the ultra-modern DLF Cyberpark in Gurugram — a relocation that signals more than just a change of address. It's a powerful statement about the company's commitment to excellence, innovation, and practicing what it preaches.

The entire rental business vertical, including leasing, finance, administration, human resource, design & construction, fit-outs, retail, and malls teams, is now working under one roof. And not just any roof, but inside one of the most advanced and sustainably designed office spaces in the country.

## Smarter Synergy, Seamless Operations

By bringing all core teams together at DLF Cyberpark, Gurugram, DLF Offices has created a collaborative ecosystem that enhances coordination, streamlines workflows, and ensures that everyone is aligned — from designing a space to leasing it out. The proximity fosters quicker decision-making, better communication, and smoother adherence to safe and secure work protocols.

## Leading by Example

In the business of leasing world-class workspaces, it's only fitting that the very team behind it operates from one of the finest office buildings in the city. The move is a strong signal to clients and stakeholders: DLF Offices is not just offering premium office spaces, it's living the experience every day.

## Future-Ready Infrastructure

DLF Cyberpark, Gurugram, is more than just a modern office complex. It's a tech-savvy, sustainability-forward workspace that's been WiredScore-certified, guaranteeing exceptional digital connectivity, resilient infrastructure,



and readiness for future technologies. Businesses looking for digitally-empowered environments will find DLF Offices' choice reassuring and inspiring.

## Boosted Morale & Well-being

The upgraded work environment is designed keeping employees in mind with on-site amenities, breakout spaces, entertainment zones, food courts offering a wide variety of cuisines and wellness facilities that encourage a healthier, happier, and more productive workforce. It's a space that doesn't just support work, but enriches it.

## Sustainability in Action

DLF Cyberpark, Gurugram, is a green-certified, energy-efficient building, reflecting the company's commitment

to sustainability and responsible development. The plethora of certifications for the property — LEED Zero Water, LEED Zero Waste, LEED Platinum, awarded by US Green Building Council certification for sustainability, Sword of Honour by the British Safety Council — proves DLF Offices' commitment to creating workspaces that go beyond ordinary. By moving here, DLF Offices is walking the talk, setting an example for tenants and stakeholders alike.

## A Win for Tenants & the Business

With better connectivity, cost-efficiency, and access to amenities and local conveniences, the move sends a



**Evolve, grow:** By bringing core teams together at DLF Cyberpark, Gurugram, DLF Offices has built a seamless, collaborative hub that drives faster decisions and smoother workflow

compelling message to potential tenants: DLF Offices knows what businesses need and is already one step ahead in providing it.

## A Shift That Reflects Growth

More than just a relocation, this move is about embracing a growth mindset — creating an environment where people feel empowered, ideas flow freely, and innovation thrives. It reflects DLF Offices' evolving culture: agile, connected, and built for the future.

DLF Cyberpark, Gurugram, is now more than a flagship property at DLF Offices — it's home.

# CRAFTED TO STAND APART

Explore the rarest, most iconic timepieces  
that define history and exclusivity



**JAEGER-LECOULTRE Reverso**  
Originally designed in 1931 for polo players to protect their watches, the Jaeger-LeCoultre Reverso has become an icon of elegant design and engineering. The watch's reversible case, which allows for a personalised engravable back, is part of its unique appeal. Its enduring legacy and artistry, combined with limited editions and high demand, make it a rare and highly valuable collector's piece.



**PATEK PHILIPPE Grandmaster Chime** (5175R-001, 2014)  
As one of the most complicated wristwatches ever made, the Grandmaster Chime features 20 complications, including a reversible case and multiple chiming functions. It was created to celebrate Patek Philippe's 175th anniversary, and its rarity comes from the fact that only seven pieces exist. This makes it an extraordinary collector's treasure to cherish for a lifetime.



**AUDEMARS PIGUET Royal Oak**

Launched in 1972, the Royal Oak was a bold departure from traditional luxury watches, featuring an octagonal bezel and exposed screws, making it one of the first high-end steel sports watches. Its groundbreaking design challenged traditional watchmaking norms, and due to its historical significance and design influence, it continues to fetch astronomical prices at auctions.

**ROLEX Cosmograph Daytona**

(Paul Newman edition)

The Paul Newman Rolex Daytona is iconic for both its unique design and its connection to the legendary actor. Originally an unpopular model, it gained fame after being worn by Newman, making it one of the most coveted timepieces in the world. Its rarity lies in its limited production, distinctive dial design, and celebrity association, driving its high market value.



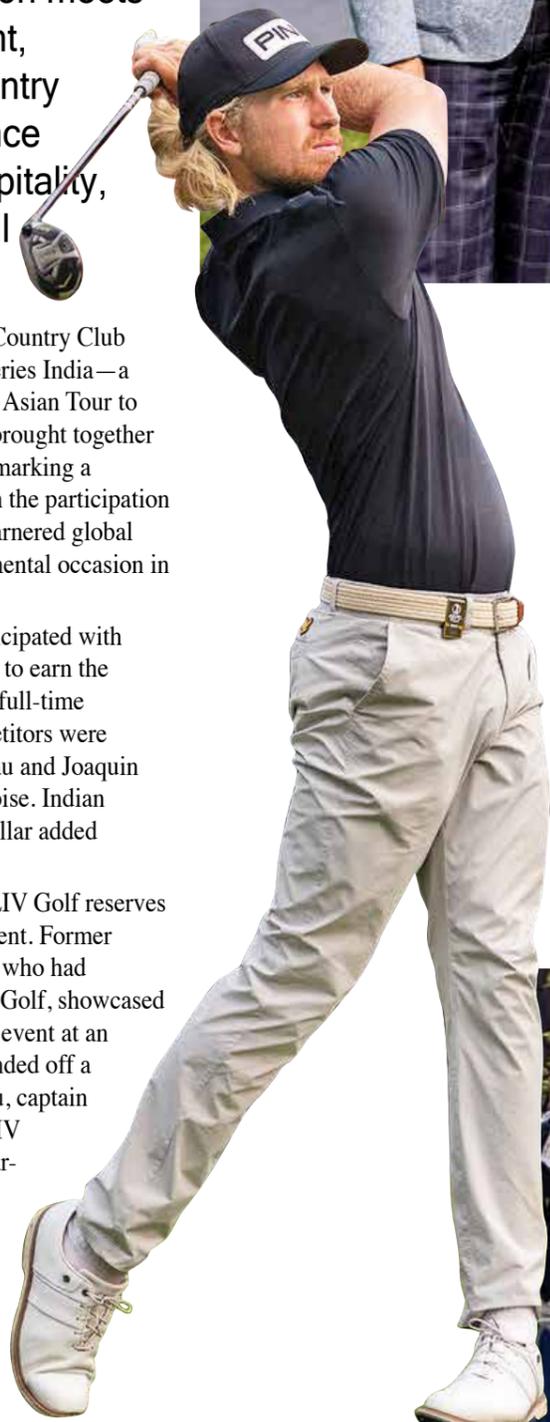
# TEERING OFF INTO FUTURE

Where top-notch competition meets unforgettable entertainment, DLF Golf Resorts and Country Club elevates the experience with thrilling play, elite hospitality, and vibrant moments for all

It was a moment of sheer pride for DLF Ltd. as DLF Golf Resorts and Country Club hosted the inaugural International Series India—a landmark event that has elevated the Asian Tour to new heights. This prestigious tournament brought together unrivalled talent and intense competition, marking a defining chapter in the sport's history. With the participation of several esteemed LIV Golf players, it garnered global attention, reaffirming its status as a monumental occasion in the world of golf.

Thirteen full-time LIV Golf players participated with three LIV Golf reserves seizing the chance to earn the valuable Order of Merit points and pursue full-time status by 2026. Among the standout competitors were international stars like Bryson DeChambeau and Joaquin Niemann, known for their precision and poise. Indian legends Anirban Lahiri and Gaganjeet Bhullar added excitement with their dynamic play.

In a captivating twist, it was one of the LIV Golf reserves who triumphed in this prestigious tournament. Former World No. 1 amateur, Ollie Schniederjans, who had recently secured his reserve spot with LIV Golf, showcased a commanding performance. Finishing the event at an impressive 10-under par, Schniederjans fended off a fierce challenge from Bryson DeChambeau, captain of Crushers GC and a towering figure in LIV Golf. Adding to the excitement was 15-year-old prodigy Kartik Singh, who carded a remarkable one-under-par 71, placing him at four-over for the tournament and comfortably advancing past the cut line.



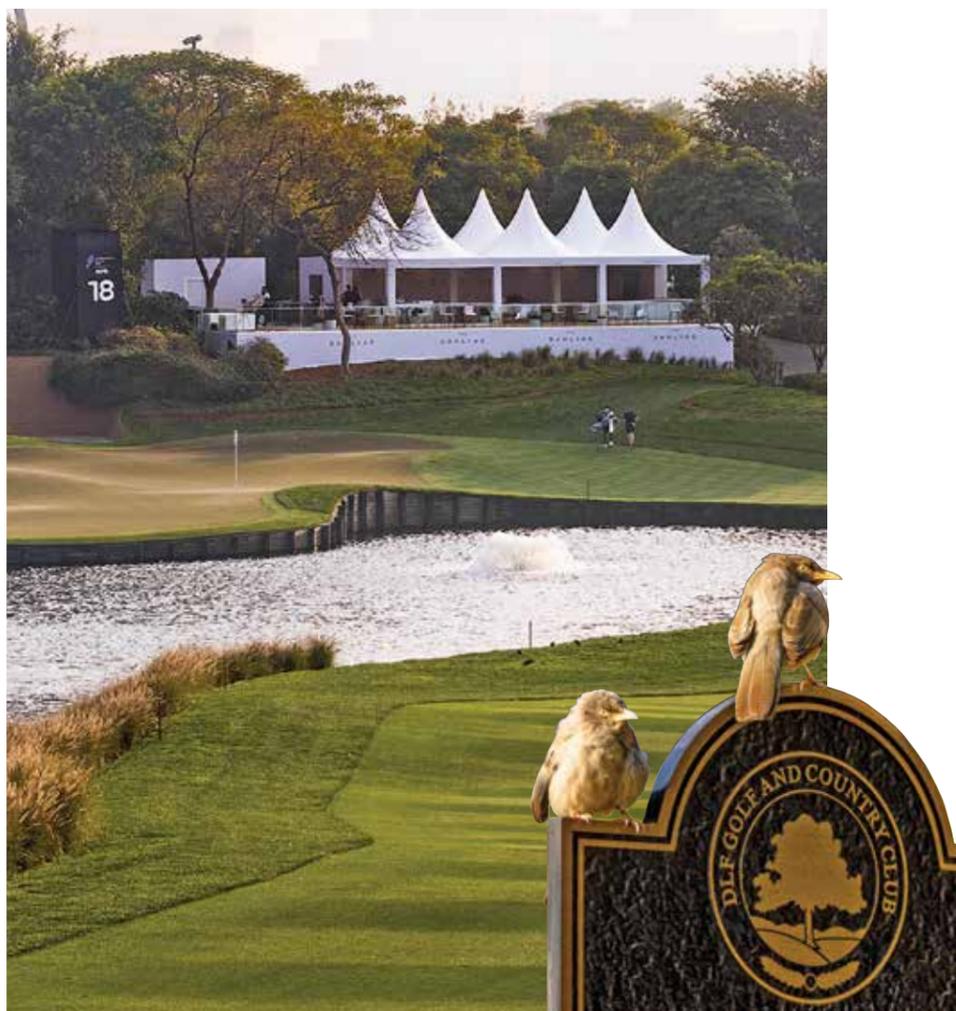
**Aim for a birdie:** (above L-R) Aakash Ohri, Joint Managing Director & Business Officer DLF Home Developers Ltd and Rahul Singh, Head of the International Series India with golfers Paul Casey, Bryson DeChambeau, Anirban Lahiri; Joaquin Niemann tees off (right); Champion Ollie Schniederjans with his winner's trophy next to Rahul Singh (extreme right), Travis Smyth from Australia (left); participants proudly enjoying the walk of fame before the tournament



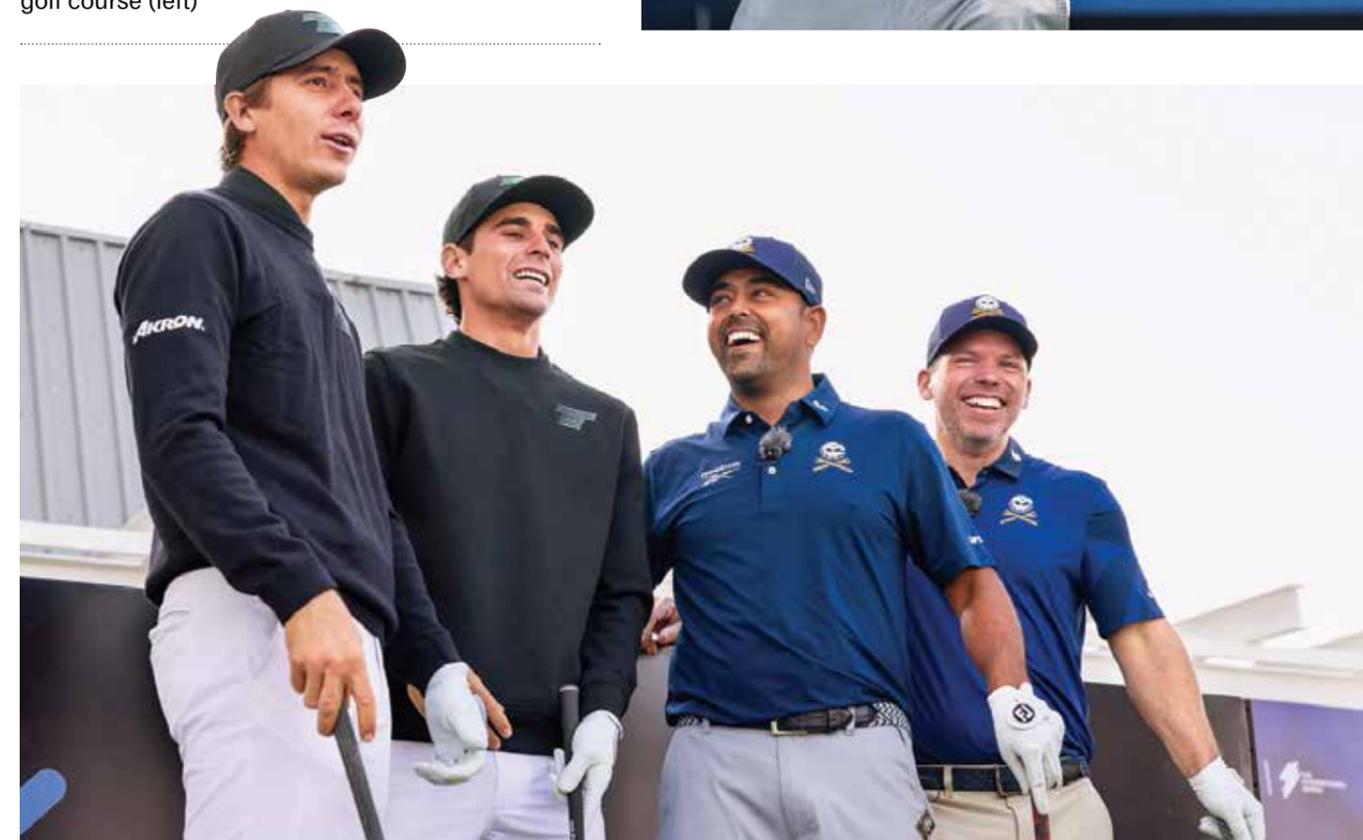


The four-day event turned the club into an exhilarating arena offering top-tier golf and unmatched entertainment. This fusion of sport and entertainment elevated the tournament to new heights. Renowned rock bands like A26, Parikrama & Friends, and Euphoria energised the crowd, leaving members and spectators thrilled with excitement.

The driving range transformed into a lively evening hotspot, blending entertainment, delicious food, and refreshing drinks. It became the ideal gathering place for members, their guests, and fans, who cheered for their favourite golfers in the mornings and continued to enjoy the vibrant atmosphere into the night. Curated dishes like the Augusta signature Pimento Cheese sandwich became a tournament favourite, in no time.



**Winners take all:** Chairman Emeritus of DLF Ltd KP Singh (above) with his team during the trophy presentation; Ollie Schniederjans (top right) tees off on hole 8 during the second round; (below L-R) Golfers Joaquin Niemann, Anirban Lahiri and Paul Casey having a light moment; view of the golf course (left)



PLAY



**Joyful moments:** (clockwise from top left) Golfers at the inaugural International Series India marking a thrilling new chapter; spectators enjoy a night filled with energy; Kartik Singh makes India proud; a memorable benediction by Rahul Singh; golfers creating memories, one autograph at a time; Bryson Dechambeau aims for hole-in-one; music band Parikrama rocks the evening after an exciting day

The hospitality team at DLF Ltd worked together to ensure the event's success. Every inch of the 300-acre golf club was meticulously prepared for the global audience. The main lawn was turned into the Club Members' Village, offering seamless service to members and their guests.

The event displayed extraordinary talent and solidified DLF Golf Resorts and Country Club as a premier venue for high-stakes golf and elite hospitality. With its perfect blend of sport, entertainment, and unforgettable experiences, the tournament set a new standard for future events.



**DLF**  
OFFICES

# COLOUR *Carnival*



Marking the arrival of spring and the triumph of togetherness, Holi at DLF Offices was a riot of colour, culture, and community bonding

ENJOY



DLF Cyber City, Chennai



DLF Cyber City, Chennai

Colours in the air, beats in the heart, and joy all around, DLF Offices' Colour Carnival brought Holi to life like never before! Spanning five cities – Gurugram, Noida, Chennai, Hyderabad, Chandigarh; and 11 locations, over 13,000 employees came together in a spectacular celebration filled with laughter, dance, and the vibrant hues of gulaal. Campuses lit up with high-energy dhol beats, exciting activities, and the unmistakable spirit of togetherness that defines Holi.

Here's to creating many more memories—bright, joyful, and bursting with colour!



DLF Cyber City, Hyderabad



DLF Cyber City, Hyderabad

DLF Cyber City, Hyderabad



DLF Downtown, Chennai



DLF Downtown, Chennai



DLF Downtown, Chennai



DLF Downtown, Chennai

DLF Downtown, Chennai



DLF Downtown, Chennai

Paint your face red: Holi got a whole new vibe at DLF Offices! From Gurugram to Chennai, over 13,000 employees across 11 locations danced to dhol beats, laughed, played with gulaal, and celebrated the spirit of togetherness





DLF Techpark, Chandigarh



DLF Techpark, Chandigarh



DLF World Techpark, Gurugram



DLF Techpark, Chandigarh



DLF Techpark, Chandigarh



DLF World Techpark, Gurugram



DLF World Techpark, Gurugram



DLF Techpark, Chandigarh



DLF Techpark, Chandigarh



DLF World Techpark, Gurugram



DLF World Techpark, Gurugram



DLF World Techpark, Gurugram

**Riot of joyful hues:** Colours in the air, laughter in every corner, and hearts full of joy, DLF Offices campuses filled with celebration of unity, tradition, and happiness creating unforgettable memories



# ACT FOR GOOD

DLF Foundation leads high-impact initiatives across education, social sustainability, environmental stewardship, community support, and animal welfare creating meaningful change where it matters most

Contribution to UN SDGs and National Missions



3,200 square meters of green cover added

10,000 new plants of various species planted

15KL of recycled water used daily for irrigation

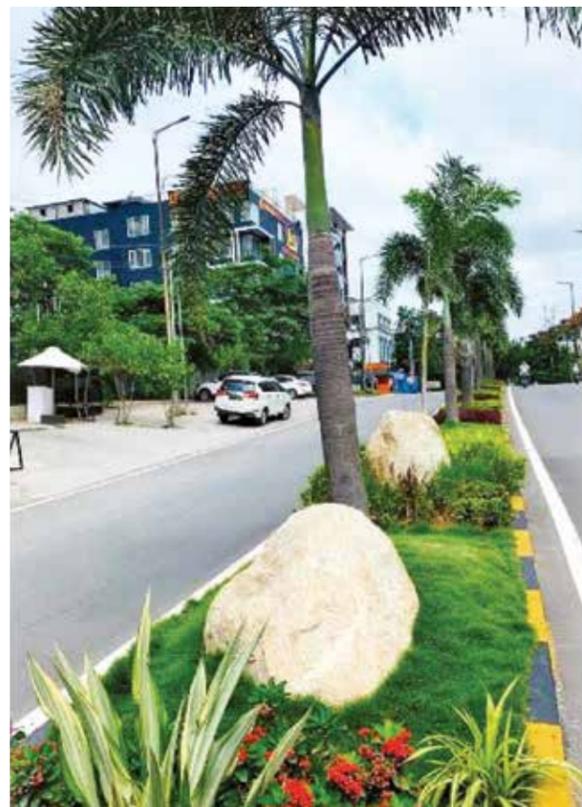


**Accolades:** DLF Foundation's green belt programme in Hyderabad bags the Gold Garden Award 2024

The CSR arm of DLF Group, DLF Foundation, is creating waves of impact through high-value initiatives that span education, social sustainability, environmental stewardship, community empowerment, and animal welfare. By addressing some of society's most pressing needs, the foundation is building a future grounded in equity, empathy, and resilience.

## Planting Green Belts

**Sustainability projects in Hyderabad:** Greening and plantation are essential components of DLF Foundation's environmental sustainability efforts. The environment sustainability programme, "Adoption of Public Green Belts in Hyderabad," has been awarded the Gold Garden Award 2024 by the department of horticulture, Government of Telangana. The award was presented by S Yasmee Basha (IAS), director of horticulture & sericulture. Through this programme, DLF Foundation was able to create award-winning green belts in Hyderabad.



**Teach:** Several volunteers are on board to mentor underprivileged kids

## Education at the Forefront

**Autism Centre Support:** DLF CARES has provided financial support for the training of special needs teachers, specialised teaching-learning materials, and infrastructure at Asha School run by the Army Wives Welfare Association. By offering these resources and quality training, DLF CARES aims to create an enabling environment where children with autism can thrive, learn, and reach their full potential. The initiative reinforces the commitment to holistic education, making learning more accessible while empowering children with special needs.

**School Mentorship Project:** The School Mentorship Project, initiated as part of the DLF Engage Programme in July 2024, has gained significant momentum and is now in full swing. Several committed volunteers have stepped up to mentor underprivileged children studying in NGO-run schools in Gurugram, including Bagiya School, Saksham Bal Vikas Sanstha, and The Happy School.

Building on the success of the mentorship initiative, the project has expanded to include comprehensive school transformation. This project engages diverse stakeholders, including college students, local residents, school children, and corporate employees. The goal is to foster a collaborative effort to transform these schools into vibrant educational spaces.

The transformation focusses on multiple facets of school improvement. These include skill development and training for both students and teachers, upgrading school infrastructure with computer labs, science labs, and libraries; and providing books and uniforms. Moreover, the project incorporates health check-ups, awareness camps, and environmental initiatives such as plantation drives to enhance the overall well-being of the students.

As these schools welcome students for the new academic session, volunteers are encouraged to join the programme to mentor underprivileged children.

## Shiksha Bharti Award 2025

DLF CARES has been awarded the Shiksha Bharti Award 2025 for its exceptional contribution to Mission Viksit Bharat. Since 2011, the DLF CARES In-School Education Support Programme has been empowering



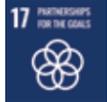
A tranquil classroom



Working with autistic children

**ENRICH**

Contribution to UN SDGs



NATIONAL EDUCATION MISSION



**DLF CARES** wins the Shiksha Bharti Award 2025



**DLF FOUNDATION**

**Healthcare:** Aid and support for Earth Saviours Foundation's new medical facility at Mandawar, Haryana



**Food for cause:** Over 100 volunteers from Gurugram and Delhi distributed food to 750 beneficiaries of the Earth Saviours Foundation as part of DLF Foundation initiative

Contribution to UN SDGs



**Animal welfare:** DLF Foundation has added a new feline care centre at CGS Veterinary Hospital in Gurugram



underprivileged students across 20 states with access to holistic learning. With the belief that quality education is a fundamental right for every child, this programme aims to support children from low-income families by sponsoring their entire educational journey up to Grade 12. The programme has been implemented to make higher education accessible by helping scholars achieve their career goals through financial support.

**Focus on Healthcare**

**New medical facility:** DLF Foundation has taken another step towards empowering communities through its medical equipment donation and volunteering initiative. Extending support to Earth Saviours

Foundation, DLF Foundation equipped their new medical facility in Mandawar, Haryana, with hydraulic beds, medical equipment and oxygen concentrators. This will help in the treatment of critical patients in need, who have been abandoned by their families. The Earth Saviours Foundation provides nutrition and shelter to over 1,200 homeless, including destitute senior citizens, marginalised women, and persons with intellectual disabilities.

Over 100 volunteers from Gurugram and Delhi helped set up the medical facility and distributed food to 750 beneficiaries. The elderly and persons with disabilities, in need of care and companionship, were overjoyed to spend meaningful time with them.



**Animal Life Matters**

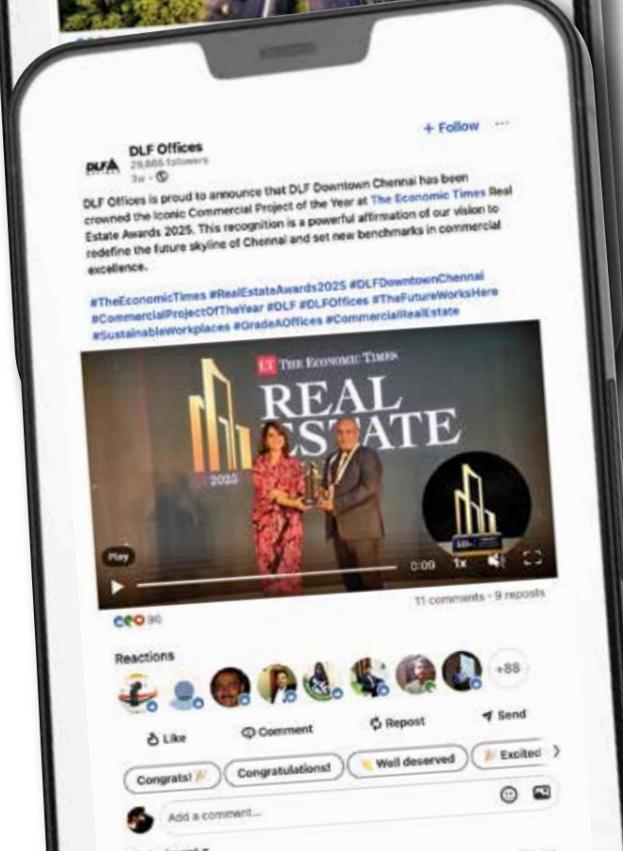
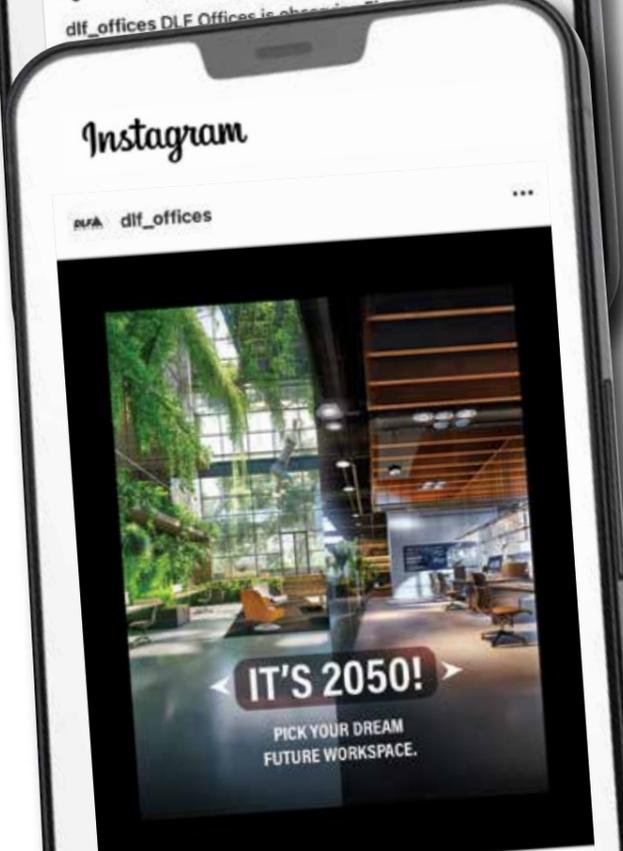
**New Feline Centre at CGS Veterinary Hospital:** With the support of the DLF Foundation, CGS has introduced a state-of-the-art feline centre for stress-free cat veterinary care. Recognising the unique behavioural and emotional needs of cats, the centre has been thoughtfully designed to create a calm and soothing environment

exclusively for feline patients.

The facility features a spacious, cat-only waiting area that prevents exposure to other animals, helping reduce anxiety. It also includes dedicated outpatient consultation rooms specifically equipped for feline care, ensuring privacy and minimal disruptions during examinations and treatments.

**DLFA OFFICES @ social media**

**DLFA OFFICES @ social media**



Cover Story



Designed for Global Impact

Page 04

In the heart of Hyderabad's innovation corridor, DLF Cyber City in Gachibowli stands as a benchmark for modern office development. Spanning 26 acres, this integrated ecosystem blends DLF Offices' legacy with cutting-edge technology, sustainability, and a strong focus on employee well-being. More than just an office complex, it's a workspace that prioritises community bonding while offering world-class infrastructure.

Global View



Shifting Skylines

Page 22

Hyderabad is a place where Artificial Intelligence meets biryani, where start-ups flourish under the shadow of the Golconda Fort, and where a city that once lived off its pearls now thrives on bytes. The story of Hyderabad is not just about technology or history, it's about the seamless blend of both, a place where the future meets the past, and in doing so, creates something truly extraordinary.

Food



Culinary Culture

Page 36

Hyderabad biryani isn't just a dish; it's a saga of spices, royal kitchens, and centuries of culinary evolution. If you've ever tasted it, you'll know there's a story in every grain of rice, a legacy in every morsel of meat, and a history that lingers in your senses long after the meal is over. To understand Hyderabad biryani, you need to peel back the layers, not just of the spices, but of the culture, the people, and the era that gave it birth.

Good Life



Time to Unwind

Page 44

The DLF Golf Resorts & Country Club and DLF City Clubs in Gurugram stand as unparalleled symbols of luxury, leisure, and community living. These world-class destinations aren't just spaces; they're lifestyles sculpted for those who seek the extraordinary. From championship greens to fine dining and vibrant social hubs, these clubs offer an ecosystem of refined experiences tailored to diverse passions.

Engage



Scripting Tomorrow

Page 56

A showcase of vision and clarity, the Analyst Meet at DLF Downtown, Gurugram, brought together top financial minds for an inside look at upcoming developments, reinforcing DLF Offices' commitment to thoughtful growth and transparent dialogue.

Events



Colour Carnival

Page 74

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# WE ARE WHERE YOU WANT US

With innovation and excellence at the core of its ethos DLF Offices is constantly expanding its presence with new world-class workspaces across India



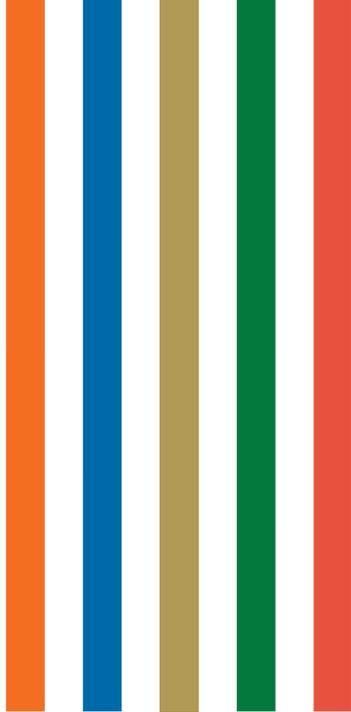
**AROUND 40 Mn. sq. ft.**  
(India's largest operational commercial asset portfolio)

**OVER 10 Mn. sq. ft.**  
(Under construction)

**1,000+**  
(Number of tenants)

**5 STATES**  
(Geographical presence)

**6 CITIES**  
(Across the country)



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YOUTUBE

