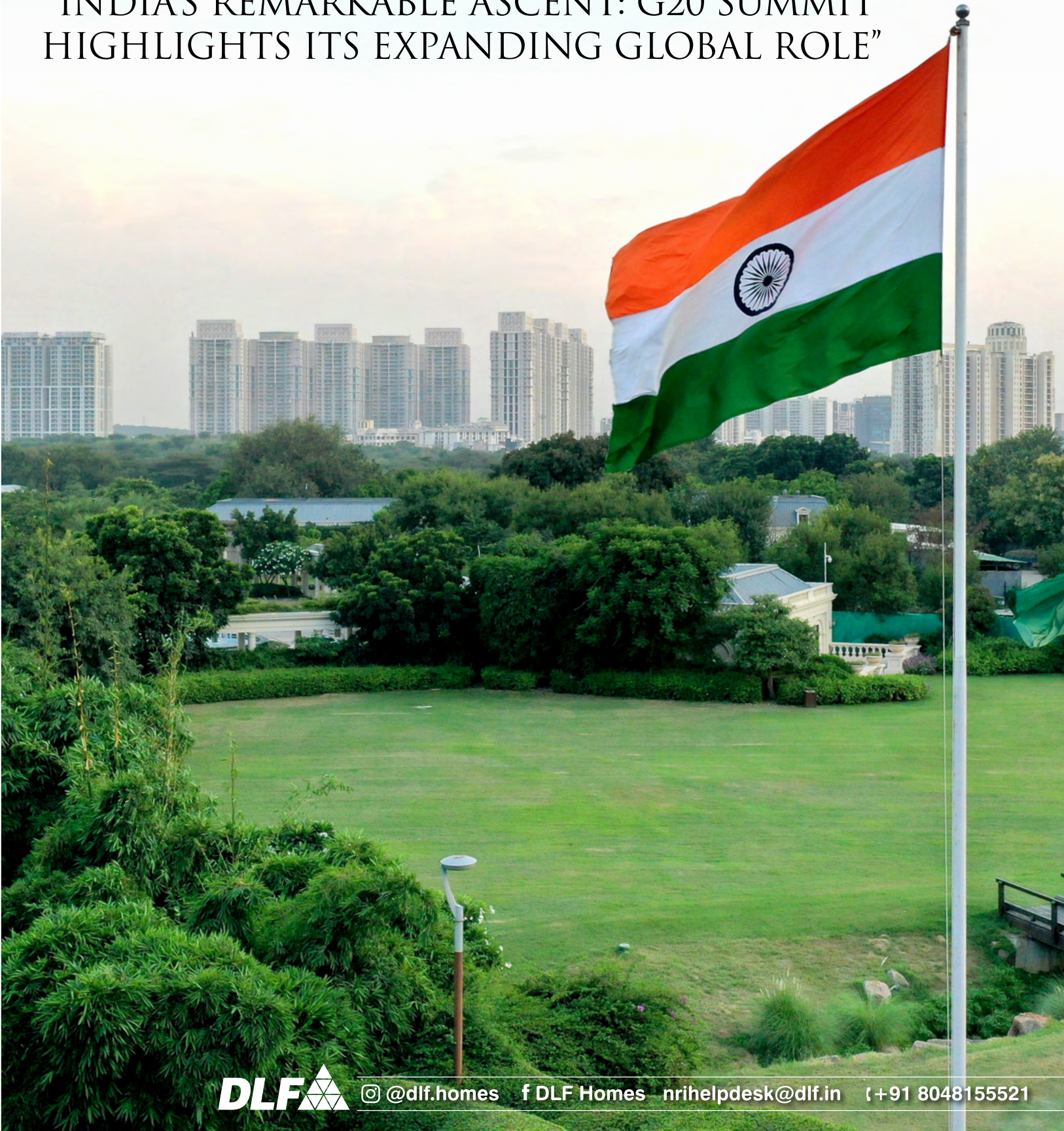


DLF CIRCLE

A DLF Homes Bulletin

“INDIA’S REMARKABLE ASCENT: G20 SUMMIT
HIGHLIGHTS ITS EXPANDING GLOBAL ROLE”



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Dear Patrons,

We trust this message finds you in the best of health and spirits. It is with great pride and excitement that we reach out to you today, not merely as a prestigious NRI customer but as an integral part of our DLF family. As we stand on the cusp of a new era, we wish to share with you the captivating narrative of India's ascent on the global stage and how it intertwines with your personal investments in the homeland.

India's Rise on the Global Stage: The recent G20 Summit hosted in our vibrant nation was a testament to India's growing influence in the global arena. The attention of the world was irrevocably fixed on India during this momentous event, as world leaders converged on our soil. This serves as a harbinger of India's inevitable growth, a nation poised for incredible advancements in the coming years. In this exciting phase of India's development, Indian real estate stands tall as a beacon of opportunity. We firmly believe that Indian real estate is set to take pole position as your preferred investment opportunity in the homeland. DLF, as a pioneering force in this domain, is dedicated to providing you with the finest real estate opportunities, reflecting our commitment to your investment journey.

We understand that navigating investment decisions from afar can be a complex endeavor, but rest assured, we are here for you, every step of the way. Our dedicated team is ready to support and guide you in making the right choices, bridging the gap between your current life and your motherland. As we step into the upcoming festive months, we have a flurry of remarkable launches lined up across the country, offering you an array of opportunities to partake in India's growth story. We invite you to explore these promising ventures and join us in celebrating the spirit of the season.

We extend our heartfelt gratitude for being an integral part of DLF's success story. Your trust and support have been instrumental, and we are deeply appreciative of your continued association with us. In conclusion, we want to reiterate our unwavering commitment to you. We look forward to being your partner in this exciting phase of India's journey. Together, we will scale new heights, creating a brighter and more prosperous future.

Thank you for choosing DLF, and here's to a future filled with success, prosperity, and celebration.

Sincerely,
Aakash Ohri
Jt Managing Director and Chief Business Officer
DLF Home Developers Ltd

WHAT'S IN THE NEWS?

Our top picks from renowned publications across the country

PER-SQ-FT PRICE INCHING PAST ₹1.1 L Rates of high-end apartments in Gurgaon and bungalows in Lutyens' Delhi almost on a par with Mumbai's tony neighbourhoods

A House for Mr Moneybags: Gurgaon Flat Sold for ₹100Cr

Faizan Haidar | NEW DELHI

The Gurgaon real estate circles are buzzing with a ₹100-crore deal for a 10,000-square-foot apartment at The Camellias by DLF in the Millennium City's Golf Course Road. Just a few months ago, the real-estate company was selling a similar sized apartment at ₹60 crore, but per-square-foot rates for the exclusive address have surged in the past four months.

"There is a huge demand for apartments at DLF Golf Links since most startup founders, senior executives of MNCs, and businessmen prefer to live here because of the unmatched amenities and ecosystem," said Amit Goyal, managing director, India Sotoby's International Realty. "All three Golf Links projects—the Aralias, the Magnolias, and the Camellias—have witnessed significant price increases since last year."

While DLF sells the apartments in a bare-shell condition at a quoted price of ₹65 crore for a 10,000-sq-ft unit, owners who have invested in interior improvements are demanding more than ₹100 crore for apartments of the same size, thus establishing the property as one of the most expensive condominiums in the country.

This remarkable surge in luxury real estate prices in Gurgaon and Delhi's tony areas has brought the rates of high-end apartments in the glitzy southwestern suburb and bungalows in Lutyens zone on a par with Mumbai's prestigious neighbourhoods, with the per-sq-ft price inching past ₹1 lakh.

More High-value Deals >> 12

More High-value Transactions

>> From Page 1

In the National Capital Region (NCR) that includes Delhi and its suburbs such as Noida and Gurgaon, property experts are now drawing comparisons between the Camellias and Delhi's esteemed Lutyens zone, the latter being the home of the country's top business magnates and political elite.

Approximately 15% of property owners at The Camellias have upgraded from 'The Magnolias' and 'The Aralias'. Meanwhile, the majority of the buyers are from the Delhi NCR. Some of the prominent names who own property at The Camellias include Aman Gupta, founder of BoAt; JC Chaudhry, founder of Aakash Educational Services; and Elan Group, a real estate firm. Many other startup founders have reportedly bought apartments in the property.

Real estate experts said that post-Covid, ultra-high-net-worth individuals (UHNIs) generally prefer gated condominiums instead of standalone bungalows as they get all the facilities within the premises.

The Camellias, introduced less than a decade ago at Rs 22,500 per square foot, are currently commanding a selling price of over Rs 85,000 per square foot. Simply put, an apartment spanning 10,000 square feet and purchased in 2014 for Rs 23 crore, now costs nearly four times its original value—at Rs 85 crore.

And Delhi is following Mumbai's lead, with significant high-value apartment transactions also becoming increasingly prevalent in the capital city.

While Delhi transactions are crossing the Rs 1 lakh per square foot milestone, Mumbai's exclusive SoBo (South Bombay) areas—Peddar Road, Malabar Hill, Marine Drive, the Oval Maidan, Worli and Cuffe Parade—still maintain their lead over Delhi.

Dream Realty
India's top residential real estate transactions

₹1,001 cr Bungalow BUYER: Radhakishan Damani MALABAR HILL, MUMBAI ₹1.66 lakh a sq ft	₹263 cr Three luxury apartments BUYER: Param Capital director Asha Mukul Agarwal MALABAR HILL, MUMBAI ₹1.33 lakh a sq ft	₹119 cr Sea-view luxury quadruplex apartment BUYER: Bollywood actor Ranveer Singh BANDRA, MUMBAI ₹1 lakh a sq ft	₹37.8 cr Apartment BUYER: Alia Bhatt PALI HILL, MUMBAI ₹1.5 lakh a sq ft
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DLF LINES 20,000 CRORE RESIDENTIAL LAUNCH
DLF has lined up a residential launch pipeline of close to Rs 20,000 crore spread across Gurugram, Panchkula, Chennai and Mumbai this fiscal. Among the launches include a super-luxury residential project in DLF 5 in Gurugram, a high-rise luxury residential development coming up in the heart of Chennai, a mid/high-rise in New Gurugram, Sector 76/77 and a residential low-rise coming up in Chandigarh Tri-city.

Moneycontrol

(<https://bit.ly/46zjXE3>)



The Economic Times

DLF EYES RS 400 CR REVENUE FROM NEW 92 INDEPENDENT FLOORS IN GURUGRAM

The company has many corner plots in Gurugram and is launching 92 independent floors. These floors will be sold in a price range of Rs 4-5.5 crore each with sizes between 2,400 square feet and 3,100 square feet.

Business Standard
(<https://bit.ly/3Q7yq38>)



DLF'S SUCCESS IN SMALL TOWNS: PLOTTED DEVELOPMENTS DRIVE DEMAND

DLF has shifted its focus to plotted and low-rise developments to generate revenue. Market sources reveal that there is substantial demand for plotted projects within 2-3 hours' driving distance from Delhi, leading to the success of projects like the one in Panipat.

Construction World

(<https://bit.ly/3ZZqWna>)



BUYER LANDSCAPE IN TRICITY & PANCHKULA HAS SIGNIFICANTLY TRANSFORMED IN RECENT YEARS

The Tricity area, encompassing Chandigarh, Mohali, and Panchkula, has now evolved into a promising residential market, capturing the interest of both prospective homeowners and investors.

The Tricity's journey of economic diversification, coupled with supportive government policies, has further accelerated its growth trajectory, says Aakash Ohri, Joint Managing Director & Chief Business Officer – DLF Home Developers Ltd.

Financial Express

(<https://bit.ly/3ZWknBP>)



DLF'S PANIPAT PROJECT SOLD OUT WITHIN HOUR OF LAUNCH
DLF has ventured into the tier 3 market with a 10-acre plotted development project in Panipat, Haryana. The project reportedly sold out within an hour of launch, generating Rs 200 crore and underscoring the demand for quality residences in smaller towns.

The Economic Times

(<https://bit.ly/3tK0ule>)

POST COVID, RESIDENTIAL REAL ESTATE HAS BECOME A PRIORITY: AAKASH OHRI

DLF maintains an optimistic outlook for the real estate sector as it prepares to launch a series of properties in several cities in the country.

The Hindu Business Line

(<https://bit.ly/3S3dE7o>)



DLF RE-ENTERS MUMBAI REAL ESTATE MARKET, SIGNS AGREEMENT FOR A JV WITH TRIDENT

DLF said Pegeen Builders & Developers, a wholly-owned subsidiary of DHDL, agreed to enter a development agreement with Sahyog Homes to develop the first phase of the Slum Rehabilitation Project in Andheri (W), Mumbai.

Moneycontrol

(<https://bit.ly/3M078ug>)

INCREDIBLE INDIAN PRESIDENCY OF G20

The juggernaut that promises to bring great benefits to India—tangible economic and political gains, as well as numerous intangibles



The G20 serves as the primary platform for international economic cooperation, significantly influencing global governance on key economic matters. India's G20 Presidency, encapsulated in the theme 'One Earth, One Family, One Future,' underscores its key priorities: promoting inclusive and resilient growth, advancing Sustainable Development Goals, fostering green development through initiatives like Mission LiFE, investing in technological transformation and public digital infrastructure, advocating for multilateral institution reform, empowering women-led development, and championing in-

ternational peace and harmony. Moreover, India actively represents the voices and concerns of the Global South and developing nations, reflecting its commitment to equity. Its achievements in multilateral gatherings, like the G20, demonstrate its elevated stature and influence in international forums, alongside the global influence of the Indian diaspora across diverse fields. This collective effort contributes to global stability, peace, and prosperity, with India increasingly recognised as a force for the greater global good. The G20 summit held in New Delhi on September 9-10, 2023, marked a monumental achievement for the government of India and Prime Minister Narendra Modi, preceded by nearly a year of meticulous planning and execution.

This event was unparalleled in scale, with leaders from 20 member nations and nine invited countries, including 23 heads of state,

alongside representatives from 14 international organisations. The sheer magnitude of the summit was staggering, with over 200 meetings that took place at 60 different locations. The US President's delegation alone comprised 19 aircraft, 60 cars, and 150 journalists, adding up to a total of 400 people. Extrapolating this to other delegations attending, it becomes evident that nearly 4,000 high-profile dignitaries converged in New Delhi. This was the culmination of a year-long effort that began when the Indian Prime Minister received the ceremonial gavel from Indonesian President Joko Widodo in Bali, in 2022.

Throughout the event, every guest was accorded a traditional welcome, including aarti, tikka ceremonies, and the presentation of shawls. The G20 Secretariat, comprising officers from various ministries and domain experts, played a pivotal role in coordinat-



ing content, technical, media, security, and logistical aspects of India's G20 Presidency. This summit not only showcased India's ability to host a global gathering of this magnitude but also demonstrated its commitment to international cooperation and diplomacy on the world stage.

The international media centre at Bharat Mandapam, the summit's magnificent venue, was meant to accommodate over 3,000 international journalists and Indian media personnel. It featured nine work zones, state-of-the-art studios, four media briefing rooms, and six interview halls. The centre offered high-speed internet, 1,300 workstations, 400 laptops, printers, 1,500 seats, lounges, info kiosks, and help desks. A medical room ensured attendee well-being, even as there were counters for tea, coffee, and refreshments. A spacious briefing hall with 600 seats facilitated press conferences. Equipped with live reporting positions, and a photo booth with a green screen to select the background for your photograph, this cutting-edge media centre exemplified meticulous planning and India's commitment to providing world-class facilities for comprehensive coverage of the G20 summit, an expansive and significant event. Setting aside the economic and political gains, numerous benefits have accrued to our nation from the time and resources invested, making it a worthwhile endeavour. Here are some of the intangible advantages for our discerning readers:

- The profound sense of 'we can do it' and the boost to our self-confidence, demonstrate our capacity to flawlessly manage a global event of this magnitude, positioning us on par with other nations.
- Global recognition of India as a representative of the Global South.
- A significant enhancement of our country's image, likely securing us a seat at the high table in global discussions. The world now regards us as a 'hard power,' contrary to the perception of us as a 'soft power,' reinforcing our capability to protect our sovereign integrity.
- Given the summit's emphasis on 'Healing, Harmony, and Hope for the World,' there is a greater chance of (a) driving green initiatives as one Earth; (b) promoting inclusive growth



and reducing the wealth gap; and (c) harnessing technology for a shared future.

- All heads of state and other visitors were exposed to our rich culture, digital prowess, and unique payment systems, generating interest worldwide. The world is now eager to learn from India.
- The formulation of the 'Delhi Declaration' showcases our exceptional diplomacy and consensus-building skills, reinforcing our reputation in negotiations.
- A replica of the Konark Wheel from the Sun Temple in Odisha's Puri served as the backdrop for Prime Minister Narendra Modi's welcome handshake with G20 leaders as they arrived at the summit venue, Bharat Mandapam. This helped draw people's attention to this 13th-century architectural marvel and the ingenious use of its wheel as a sundial. It has sparked significant interest in our ancient history and architectural prowess. Similarly, the 27-foot-tall Ashtadhatu sculpture at the summit venue entrance, a testament to our metallurgical expertise, has also garnered attention.
- The visits of heads of state and first ladies to our ancient landmarks like the Qutub Minar and Humayun's Tomb, as well as the display of the Konark Wheel and the Nataraja, are poised to significantly boost our tourism industry. Notably, the Qutub complex houses the astonishing 24-foot-tall Iron Pillar from the 4th century, which has mystified metallurgists worldwide due to its rust-resistant properties developed over 1,700 years ago, long before modern metallurgy discovered stainless steel and other alloys. The pillar, exposed to the elements, remains rust-free, leaving experts intrigued. Some dignitaries also explored the 3rd century BC Ashoka Pillar at Kotla Feroze Shah and the remains of the world's oldest university (5-12 century) in Magadha (now Bihar). These intangible benefits of showcasing our culture and heritage to a global audience of world leaders are invaluable.
- Additionally, the exposure of ancient Indian cereals, such as millets, in various delectable dishes prepared by skilled chefs was remarkable. Discussions centred on how millets could potentially ensure global food security in the face of climate change and depleting fish species. Millets also offer health



benefits with a lower glycemic index. The visit of eight first ladies to the Indian Agricultural Research Institute at Pusa for a 'farm-to-fork millet experience' was a memorable occasion for our scientists.

- Moreover, the joy of school children when Akshata Murty, the first lady of the UK, played football with them; or when high-ranking delegates visited artisans at the Craft Bazaar and Dilli Haat, cannot be quantified. The intangible gains from India's G20 presidency are numerous and enduring, making it an incredible and cherished experience. These achievements reflect India's rising global influence and its ability to effectively showcase its rich cultural heritage, diplomatic finesse, and technological advancements on the world stage.

The Group of Twenty (G20), established in 1999, consists of 20 of the world's largest economies. It was conceived as a forum to bring together both industrialised and developing economies for discussions on international economic and financial stability. The annual G20 summit, inaugurated in 2008, has evolved into a significant platform for addressing economic matters and other pressing global issues. Notably, bilateral meetings held on the summit's sidelines have occasionally led to major international agreements.

One of the group's most remarkable achievements was its robust response to the 2008 financial crisis. The G20 comprises 19 countries, including Argentina, Australia, Brazil, Canada, China, France, Germany, India, Indonesia, Italy, Japan, the Republic of Korea, Mexico, Russia, Saudi Arabia, South Africa, Turkey, the United Kingdom, and the United States, along with representation from the European Union. India holds the G20 Presidency from December 1, 2022 to November 30, 2023.





ENVIRONMENT MATTERS

The residents of The Magnolias celebrated World Environment Day with earnestness

The Magnolias marked World Environment Day on June 5, in collaboration with Garbage Free India and Free Pathshala. A comprehensive garbage segregation training was arranged for domestic staff, spearheaded by Jyoti Chaba and Upasana Kapoor from Garbage Free India. In the evening, an ecofriendly craft-making event took place, showcasing the talents of children from Free Pathshala. Young residents from The Magnolias enthusiastically participated, learning to create various crafts from recyclable materials. This event aligned with the global significance of the date, serving as a reminder to protect and preserve our planet. Notably, 2023 marks the milestone 50th anniversary of this crucial day.



TEE OFF AT THE LEAGUE

The DLF Corporate Golf League at the Arnold Palmer Course was a grand affair

The inaugural DLF Corporate Golf League that teed off in August for eight delightful weeks, welcomed eight enthusiastic teams, each hosting an evening to showcase their business. Played on the Arnold Palmer Course under lights in a stableford format, the top four teams, including Team Sanjeev Datta Personality School–Team of Champs, Team Skylark, Lakeforest Wines, and Coal Clean Beauty, competed fiercely in a 9-hole showdown. The Team of Champs clinched victory in an electrifying finale, while Team Lakeforest Wines emerged as the Runners-Up. The League concluded with a grand six-course sit-down black-tie dinner, featuring a culinary spread by Italian Chef Mauro Ferrari and sponsored by Ballantine's, Grant Thornton, and Callaway.

EXUDING THE ESSENCE OF INDIA

“The Surana residence at The Magnolias beautifully melds ethnic Indian crafts and textiles in a minimalist setting, crafting a personalized, inviting, and serene environment.”

Inspired by a quote from Angelo Bonati, CEO of Panerai, emphasizing luxury’s attention to detail and quality, the Suranas have created a luxurious haven that celebrates the essence of Indian culture. Their transition to The Magnolias in November 2022 marked a significant move for this family of four, each with their unique interests and passions. Anurag Surana, a consulting company proprietor, and Radhika,



with a deep love for Indian classical music and painting, share a fondness for Indian art. Their daughters, Ragini and Pallavi, pursue academic and artistic pursuits around the world.

Guided by Anushka Shetty, Architect and Founder of Anushka Shetty Architecture, the residence incorporates influences from Japan, where the family often travels for work. This collection of existing artworks inspired the architect to create a home where Indian art, crafts, textiles, and carpets take center stage against textured materials. The Surana family's home pays homage to ethnic crafts and textiles in a minimalist setting, offering an intriguing, warm, and serene atmosphere. Radhika's vision was to create a home with a strong Indian essence. The foyer sets a welcoming tone with a custom-designed metal screen. The living room boasts expansive windows with views of the golf course's treetops. Sculptural lighting fixtures adorn the ceiling, while a monolithic bar counter, adorned with beige ribbed stone, stands out. The dining area seamlessly integrates with the living room, connected by a custom metal screen. Each bedroom boasts its character, reflecting the individual tastes of the family members.

The studio room, dedicated to Radhika's canvas work, features a vibrant cut cloth on one wall and an eclectic collection of art. The owners have a

penchant for collecting pieces from emerging artists and various cultures. The colour and material palette are carefully chosen, incorporating tactile and breathable elements such as stone, unfinished plaster, and wood. A thoughtfully curated assortment of drapery and upholstery introduces vibrant hues and personality. The Suranas' home emphasises Indian flavours through carefully selected colours, introducing vibrancy while maintaining subtlety. Each room features a single focal point, contributing to its unique character.

The design remains nonconformist to trends, aiming for a timeless, minimalist essence. Seamless transitions between spaces create an illusion of spaciousness. Radhika's favorite spaces include the studio and the balcony, offering serene views. Discussing the club facilities at DLF, the Suranas say that the Magnolias Club is fabulous, very well maintained, and managed by courteous staff. Not only does one get a homely feeling at the club, but it is also very convenient if one wants a quiet evening out without stepping outside the condominium. One has to walk down to the club for a peaceful evening with family or invite a few friends over. Having lived in DLF5 for 15 years, the Suranas remain loyal admirers, appreciating the well-thought-out infrastructure and natural beauty. Their abode, nestled amidst nature's beauty, serves as a constant source of inspiration.





THE WINNING PUTT

The BMW Golf Cup 2023 held at the DLF Golf and Country Club proved to be highly successful

The prestigious BMW Golf Cup 2023, hosted by BMW Bird Automotive, took place at the Gary Player Course of the DLF Golf and Country Club from September 13 to 15. With 115 eager participants on Day 1, Arhaan Nanda and Rohit Chadha emerged as victors in the Men (A) and Men (B) categories, respectively. Day 2 witnessed 103 attendees. The champions of the day were Navnit Nakra in the Men (A) category, Arpito Mukherji in the Men (B) category, and Bakhtawar Saini in the Ladies Category. The grand finale on Day 3 concluded with well-deserved victories for Arhaan Nanda in the Men (A) category, Akshay Ojha in the Men (B) category, and Oona Khanna in the Ladies category. BMW Golf Cup 2023 showcased golfing talent, celebrated camaraderie and sportsmanship, uniting participants, sponsors, and organisers to make the event a phenomenal success.



IN THE DIVINE SPIRIT



The spirited participation by residents of DLF5 during Durga Puja, Navratri and Dussehra festivities, added a zing to the celebratory ambience

The serene surroundings of DLF were a picture of joy and celebration as Durga Puja, Navratri, and Dussehra were held with pomp and show at Club5, with enthusiastic participation from the residents. As part of Durga Puja, the days Shashti, Saptami, Maha Ashtami, and Navami featured morning and evening aarti, accompanied by the beautiful sound of the Dhak drum and the Dhanuchi dance performed by the residents. The venue displayed Goddess Durga's idol for residents to pay their respects. The five-day-long festivities, complete with drum beats, hymns, colours, rituals, and delicacies, came to a delightful end on Bijaya Dashmi. Women participated in sindoorkhela, where they applied vermillion on Maa Durga's forehead and feet and then shared it with other married women present around them.



Held as part of the Navratri celebrations, the Dandiya nights held alongside were an equally joyful affair. Men, women, and children, dressed in ethnic ensembles, participated alongside professional dance artistes. Dandiya is a beautiful way of re-creating the battle that took place between Goddess Durga and the demon Mahisasura, where the Dandiya sticks represent the sword of Goddess Durga. It is typically performed after the Garba dance. To relive the narrative of the great epic Ramayana, professional artistes put on a stunning Ramlila show, recounting the story of Lord Rama from his birth to his reunion with his wife Sita after his victory over the demon king Ravana. The DLF5 community celebrated Ravana Dahan in an eco-friendly way, without firecrackers. The Ravana Vadh in the Ramlila was the climax of the performance, which was applauded and celebrated as the legendary victory of good over evil. The giant LED screens in the background provided a perfect backdrop and enhanced the dynamic visual presentation. The powerful performance by professional artistes added festive fervour to the Navratri and Dussehra celebrations in the community. Residents exchanged greetings and pleasantries and enjoyed festive treats at the venue. The air was filled with happiness and bliss.



GETTING CHEESY

The Aralias club organised an exclusive pasta-making class for young residents of the condominium. Donning their chef hats, kids eagerly immersed themselves in hands-on cooking, joyfully learning new culinary skills under the guidance of chefs at The Aralias Club. The cooking class left the children feeling successful and accomplished as they returned home.



HEALTH FIRST

Women residents of The Aralias had an engaging health session with renowned oncologist Dr. Kanchan Kaur



Dr. Kanchan Kaur, a distinguished Surgical Oncologist (Senior Director-Breast Surgery) at Medanta - The Medicity, Gurgaon, conducted an empowering session on women's health at The Aralias. The event provided a unique opportunity for attendees to learn from Dr. Kaur's expertise; she spoke about breast cancer awareness and early detection strategies. During the session held at The Ballroom, participants received a demonstration on self-detection of abnormalities and had their questions addressed by the renowned expert. The session was informative, interactive, and empowering, with the women present benefitting significantly from Dr. Kaur's insights. Dr. Kaur, a highly passionate Breast Cancer Specialist, dedicates herself

to raising breast cancer awareness and promoting early detection. Her active engagement with multiple NGOs in the community highlights her commitment to the cause. Dr. Kaur introduced the groundbreaking programme 'Discovering Hands' to India, training blind girls in breast examination. She serves as a Tutor on the government's online learning platform 'Swayam', and has contributed to the breast cancer awareness section on the MShakti app launched by the Indian Cancer Society. As a regular panelist at breast conferences and an accomplished author of academic papers, she contributes significantly to the field. Through her breast cancer support group 'Pink Prana', Dr. Kaur provides invaluable advice and support to patients and their families through their breast cancer journey.

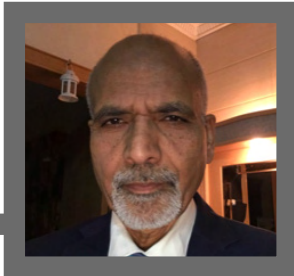
LEARNING THE NUANCES

The Magnolias hosted a Chess Workshop for young residents of the condominium

On International Chess Day, The Magnolias team, in collaboration with ADD-ED, organised an exclusive Chess Workshop for young residents of the condominium (aged 5-15). Held at The Magnolias Club's Card Room, the event celebrated the timeless game of chess. ADD-ED's expert team guided participants through mind-bending challenges, imparted advanced techniques, and helped unlock their true potential for the board game. International Chess Day is an annual chess celebration held on July 20. Players, clubs, and organisations from around the world create and participate in events on this day to celebrate this remarkable game.



BUILDING BONDS AND TRUST



Dr. Naseem Akhtar Quereshi, a Senior Consultant Psychiatrist, found trust and security in his association with DLF, spanning over decades of service and beyond his retirement.

“I have had the privilege of working in the medical and academic fields for several decades, and throughout my career, I’ve had the opportunity to explore various aspects of life. However, when it comes to making sound investments and securing my family’s future, there’s one name that has always succeeded me - DLF. My name is Dr. Naseem Akhtar Quereshi, and I’d like to share my incredible journey with this esteemed property developer.

Having started my professional journey with a medical degree and a PhD from the Netherlands, I moved to the Kingdom of Saudi Arabia in December 1983, dedicating myself to psychiatry. Only in April 2021 did I decide to retire and return to India, cherishing the idea of spending more time with my family. Despite my retirement, I found that the opportunities kept knocking. I continued to work actively, particularly in research, academics, and scientific endeavours related to mental health, alongside teaching clinical practice.

My roots trace back to a small town in Kasarkalel, Uttar Pradesh, and I now reside in the heart of New Delhi, in Jasola, Sarita Vihar. My connection with DLF began in 1985, and the bond has only grown stronger over the years. I purchased my first DLF property in 1995, a house in Phase 1, Gurgaon. Since then, there’s been no looking back. I’ve ventured into multiple DLF projects, including Regency Park and Capital Greens, and even

have two properties in Batla House, Okhla. What keeps me returning to DLF is their iconic properties and the unwavering trust and security they offer throughout the buying process, from the initial transaction to delivery.

DLF is synonymous with trust and reliability in the real estate sector. Their seamless instalment plans and customer-friendly approach make investing with them a breeze. Even after the purchase, their after-sales service, including property maintenance, is second to none. It’s a true partnership built on trust and excellence.

DLF has been instrumental in building my confidence in real estate investments. I am so satisfied with my investments with DLF that I wholeheartedly recommend it to many NRIs seeking to invest their hard-earned finances in India. With DLF, you’ll never find yourself caught in any predicament, and your experience will be far superior to anything else out there. For those who wish to invest in India, whether in plots or any other form of real estate, I assure you that you will be delighted with the outcome. DLF is the confidence-building mega-property dealer you’ve been waiting for.

In conclusion, I thank DLF for their remarkable service and unwavering commitment to excellence. DLF isn’t just a brand; it’s a promise of a secure and prosperous future. With DLF, you’re investing not just in property but trust, integrity, and a brighter tomorrow.”

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

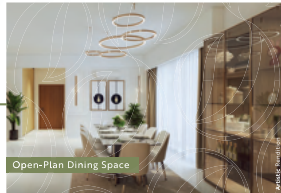


DISCOVER NATURE, DISCOVER

yourself



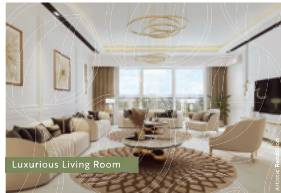
THE VALLEY GARDENS
PANCHKULA



Open-Plan Dining Space



Expansive Bedroom



Luxurious Living Room



Fully Fitted Modular Kitchen*

Nestled in the foothills of the Shivalik range, The Valley Gardens is a thoughtfully planned 34 acre (13 hectares) development that blends seamlessly with nature.

- Independent Floors style 4 BHK with study
- Fully fitted modular kitchen with appliances included*
- Air Conditioners in living, dining, and bedrooms
- Walking trails, jogging tracks and children's parks - a haven for serenity

*Hob, chimney, refrigerator, microwave, oven, washing machine and dishwasher.

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License No. 20 of 2022 dated 11.03.2022 for 34.01 acres and license No. 62 of 2022 dated 02.07.2022 for 0.21875 acres aggregating to 34.22875 acres for development of a residential plotted colony; Developer: DLF Homes Panchkula Private Ltd (CIN: U01400HR2019PC000440); Layout Plan bearing DLF No. DFCP 8620 dated 04.07.2022. All approvals are available and can be checked at the office of the Developer. Disclaimers: All illustrations, images and details, drawings, plans or sketches shown herein are only an artist's impression, representational images or artistic renderings and not to scale. Nothing contained herein constitutes a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Company endeavours to keep the information up to date and correct. Recipients/ viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/ Company, have thorough understanding of this same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project. All specifications and amenities mentioned herein are actual specifications, amenities and facilities provided by the Company as per approved plans. **Specifications given are as filed with HARERA, Gurugram. The extent/number/variety of the equipment/appliances are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard. *Taxes and statutory charges extra as applicable and terms and conditions apply. **Club is not a part of the project/offering. Security deposit and user charges payable by the user directly to the club. Terms and conditions of the club apply.

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



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