



 +91 8586866824

27.96 Mn. sq. m. residential area developed

132 Residential projects completed

17.84 Mn. Sq. m. development potential

1 Mn. + Happy residents

We take pride in our communities. From master planned neighborhoods to exceptional high rises, DLF uses a customer-centric approach to develop residences of the highest standard which stand the test of time.

Spread across 11 cities, our homes range from cutting edge Luxury residential complexes to smart townships. With functionality, design, and technology at the heart of everything we do, DLF Homes are more than just houses – they are a way of life.



DLF
GARDENCITY
GURUGRAM

DLF Gardencity is a complete world in-itself. The city is spread over a vast expanse and is home to many families, living in peace and harmony.

Besides having an abundance of nature's delights including as many lush green gardens, the self-contained city is home to a rich social and business infrastructure.

DEVELOPMENTS IN NEW GURGAON



THE
PRIMUS
LUXURY HOMES FROM DLF
DLF GARDENCITY
SECTOR 82A, GURGAON

NEW TOWN HEIGHTS

- Sector 86
- Sector 90
- Sector 91



THE ULTIMA
BY DLF

INDEPENDENT FLOORS

- Sector 91
- Sector 92

HIGH GROWTH TRAJECTORY

OPPORTUNITIES FOR BRIGHTER FUTURE

DLF Bets Big on Home Projects, Hopes to Ride the WFH Wave

To develop 27 million sq ft of residential space in medium term

Falzan.Haldar@timesgroup.com

New Delhi: DLF is planning to develop 27 million sq ft of residential space in the medium term with a revenue potential of ₹30,000 crore, on the back of higher demand for houses from corporate executives amid the shift to work from home, said a senior company official.

The company sold apartments worth ₹3,084 crore in 2020-21. These included ₹1,006 crore from the sale of 36 units at its super luxury 'The Camellias' project, where demand was strong despite the lockdown.

DLF is looking to generate sales of ₹4,000 crore in FY22 with ₹1,000 crore every quarter, Aakash Ohri, senior executive director of DLF Home Developers, told ET.

The company will develop 7 million sq ft of residential space in 2021-22, one of the highest in recent times, and then up to 6 million sq ft every year, he said.

The major development includes a residential project in Central Delhi in a joint venture with Singapore sovereign fund GIC, independent floors in Gurgaon, some projects in Chennai and

Brick by Brick

₹3,084 cr
Worth apartments sold by co in FY21



₹4,000 cr
Sales targeted by DLF in FY22

₹1,006 cr
Share of revenue from its super luxury apartments in 'The Camellias'

The major development includes a residential project in Central Delhi

Co to develop 7 million sq ft of residential space in 2021-22



Chandigarh and some in the luxury segment in Gurgaon.

"While The Camellias will continue to contribute close to 35% of the total sales for the next few quarters, we will hold 80 units and will offer it to top executives of multinational companies under the rental model. Not only have the prices of apartments appreciated, the rental value has also increased and we will sell it later on our own terms," said Ohri.

Each unit, costing between ₹27 crore and ₹50 crore, is expected to fetch monthly rental of ₹7-9 lakh.

The Camellias, launched in 2014 at ₹22,500 per sq ft, is currently selling at ₹38,500 a sq ft.

DLF's net sales bookings totalled ₹1,014 crore, a more than six-and-a-half times increase from a year earlier, while sales from new launches were ₹542 crore.

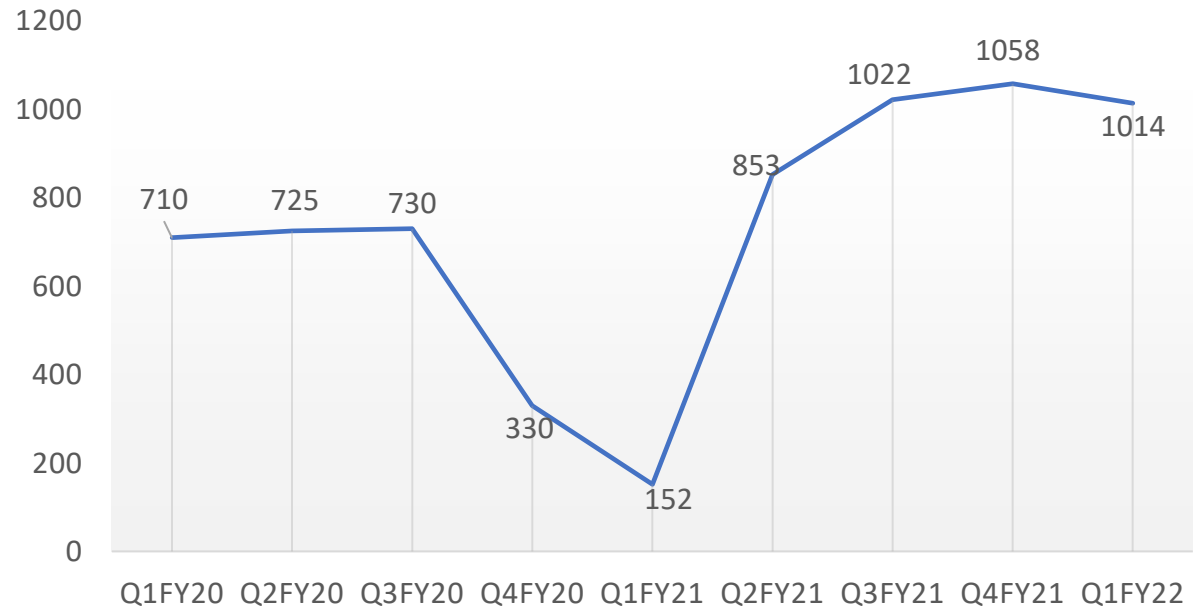
According to a presentation to investors and analysts, DLF had reported consistent double-digit sales of Camellias inventory in the last four quarters with sustained sales momentum despite the pandemic. "The demand for larger homes has led to an increase in sales not only in Gurgaon but our inventories in hills are also getting sold. For the people in Gurgaon, homes in Kasauli have become an extension of their current home," Ohri said.

INR 3,084 Cr. Worth apartments sold by DLF in FY21

27 million sq. ft of residential space to be developed

INR 4,000 Cr. Sales Targeted by DLF in FY22

Booking Trend (in Cr.)



DLF INDEPENDENT FLOORS – JOURNEY SO FAR

THE STATESMAN

DLF sells 551 independent floors in Gurugram since October 2020 for over ₹1,200 cr on better demand

PRESS TRUST OF INDIA
NEW DELHI, 27 JUNE

Realty major DLF Ltd has sold 551 luxury independent floors in Gurugram since October last year for over Rs 1,200 crore and is planning to launch more such residential units this fiscal to encash strong demand, a senior company official said on Sunday.

In an interview, DLF Home Developers Ltd Senior Executive Director Aakash Ohri expressed confidence that the company would achieve its sales guidance of average Rs 1,000 crore a quarter, driven by need for home ownership and upgradation to bigger homes with better amenities amid the Covid-19 pandemic.

“We have done phenomenally well in terms of sales. We sold over Rs 3,000 crore worth homes during 2020-21 fiscal despite the Covid pan-



demic,” he said.

Ohri said the housing sales picked up fast after the first quarter which was muted because of the nationwide coronavirus lockdown.

“People want to pick up good products from credible developers. They want better amenities and high quality of safety, security and services in residential complexes,” he said.

Ohri highlighted that the company’s decision to mon-

etise several small land parcels, which it owned in Gurugram, through development of independent floors have paid off.

“We have launched and sold 551 apartments since October 2020,” he said, adding that the company would continue to focus on the development of independent floors in DLF phase 1-5 and new Gurugram. The sales value of these 551 units is around Rs 1,230 crore.

Since October, DLF has

launched these floors between Rs 11,000 per sq ft and Rs 15,000 per sq ft in DLF phase 1 to 5. The price range is Rs 3 crore to Rs 5.6 crore including the GST.

In DLF Gardencity, New Gurugram, independent floors have been launched at Rs 6,000-6,500 per sq ft. The ticket size is Rs 1.25-1.7 crore. DLF has started construction of these independent floors and will deliver them in the next two years.

Ohri noted that plots and independent floors continue to remain an attractive investment option due to lower investment cost and high returns. “Based on the demand and learnings from last year, this year our focus is to scale up launches of new products, revamp our premium and mid-income housing offerings and continue to monetise our finished inventory across regions,” Ohri said.

700+ Independent Floor units sold since Oct 2020

Over Rs. 1395 Cr Revenue Achieved

DLF Phase 1 to 5 & New Gurgaon

NOW LAUNCHING

A NEW RESIDENTIAL PROJECT
IN THE HEART OF DLF GARDENCITY, GURUGRAM



INDEPENDENT FLOORS

AT SEC 91-92, GURUGRAM

Artistic Image



Independent Floors at DLF Gardencity



Phase 2C
 Sold out



*DISCLAIMER: 1) This is an artistic rendition and the areas marked in green do not necessarily imply green space 2) The 24/60 m wide roads shown in the plan are as per Sectoral Plan/Master Plan 2031.

CONVENIENT LOCATION

Independent Floors at DLF Gardencity are strategically placed in Sector 91/92, Gurugram with direct connectivity to:

- Delhi-Jaipur Expressway
- KMP Expressway
- Dwarka Expressway

Besides, the **Kherki Daula toll**, which as per government plans shall move further ahead on the expressway, now accepts FASTags for electronic toll collection, thus further easing out traffic congestion.

DISTANCES TO MAJOR LOCATIONS



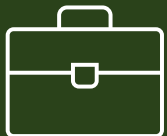
SCHOOLS

Ipsaa Day Care and Pre School	0.3 Km
DPS Sector 84	6.2 Km
Matrikiran School	8.0 Km
Bal Bharti School	9.3 Km



HOSPITALS

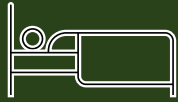
Genesis Hospital, Sector 84	6.0 Km
Medeor Hospital, Manesar	7.1 Km
ESIC Hospital, Manesar	7.4 Km
Medanta Medicity	21 Km



OFFICES

IMT Manesar	5.0 Km
Udyog Vihar Industrial Area Phase VI	12.9 Km
DLF Corporate Greens	13.6 Km
DLF Cybercity	26 Km

DISTANCES TO MAJOR LOCATIONS



HOTELS

Holiday Inn	1.0 Km
Heritage Village Resort and Spa	6.6 Km
Hyatt Regency Gurgaon, Sector 83	10.2 Km
ITC Grand Bharat	17.6 Km



CONNECTIVITY

MG Road Metro Station	1.0 Km
Sikanderpur Metro Station	1.0 Km
DLF City Phase II Metro Station	1.0 Km
Indira Gandhi International Airport	12.0 Km

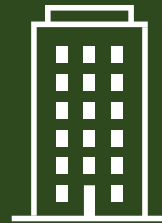


RETAIL

Sapphire 90	3.3 Km
Iris Broadway	4.8 Km
Sapphire 83	8.5 Km
Vatika Town Square	10.0 Km
Cyber Hub	28.9 Km

LIVE IN OPULENCE. INDOORS AND OUTDOORS.

For those who appreciate privacy and the charm of low-rise living, Independent Floors are just the right choice. Nestled in **DLF Gardencity**, these elegant residences represent the much-coveted luxury and lifestyle that is synonymous with DLF.



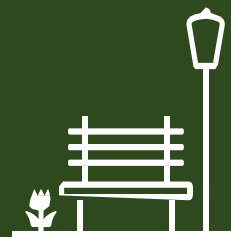
DESIGN

LOW RISE
INDEPENDENT
FLOORS



CONNECTIVITY

WELL-DEVELOPED INTERNAL ROADS
IN DLF GARDENCITY CONNECT TO
EXPRESSWAYS NEARBY



GREENERY

VERDANT LANDSCAPE
WITH PARKS AND TREE
LINED AVENUES



SECURITY

CCTV COVERAGE IN
PARKING AREAS AND
THE ENTRANCE LOBBY

SPECIFICATIONS**

1. INSIDE YOUR HOME

❖ Living / Dining / Lobby / Passage

- Floor Marble
- Walls Acrylic emulsion / OBD
- Ceiling Acrylic emulsion / OBD

❖ Bedrooms

- Floor Laminated wooden flooring
- Walls Acrylic Emulsion / OBD
- Ceiling Acrylic Emulsion / OBD

❖ Kitchen

- Walls area Tiles up-to 2' above counter and acrylic emulsion paint in balance area
- Floor Anti-skid tiles
- Ceiling OBD
- Counter Granite / synthetic stone
- Fittings / Fixtures CP fittings, SS Sink, exhaust fan

❖ Balcony

- Floor Tiles
- Ceiling OBD

❖ Doors

- Internal doors Painted frame with painted flush doors.
- Entrance doors Painted / polished frame with laminated flush door.

❖ Plumbing

- CPVC and UPVC piping for water supply inside the toilet and kitchen and vertical down takes.

❖ Toilets

- Walls Combination of tiles / acrylic emulsion Paint / mirror
- Floors Anti-skid tiles
- Ceiling OBD
- Counter Granite / synthetic stone
- Fixtures/accessories Exhaust Fan, towel rail / ring of standard make, geyser
- Sanitary ware/ CP fittings CP fittings, Wash Basin, Floor mounted / Wall-hung WC

❖ External glazings

- Windows/ external glazing Single glass unit with clear glass UPVC / aluminium / MS frames and shutters in habitable rooms.
Frosted/ clear glass in toilets.

❖ Electrical Fixtures / Fittings

- Modular switches and ceiling light fixtures in balconies.

❖ S. Room

- Floor Tiles / mosaic cast-in situ flooring / IPS
- Walls / Ceiling Whitewash
- Toilet Ceramic tile flooring, conventional CP Fittings, white chinaware

2. COMMON AREAS IN THE BUILDING

❖ Power Back-up

- Back-up by DG set up to 7 KVA for 323.55 sq yds
- Back-up by DG set up to 9 KVA for 380.24 to 418.73 sq yds
- Back-up by DG set up to 10 KVA for 502.32 sq yds

❖ Security System

- CCTV in driveway of parking, ground floor entrance lobby

❖ Lift Lobby

- Lifts upto 6 persons capacity

❖ Staircases

- Floor Kota stone / Indian stone / granite.
- Walls Acrylic emulsion / OBD

- ❖ Zone IV seismic considerations for structural design.
- ❖ Airconditioning in living, dining and bedrooms.

INDEPENDENT FLOORS

AT SECTOR 91-92, GURUGRAM

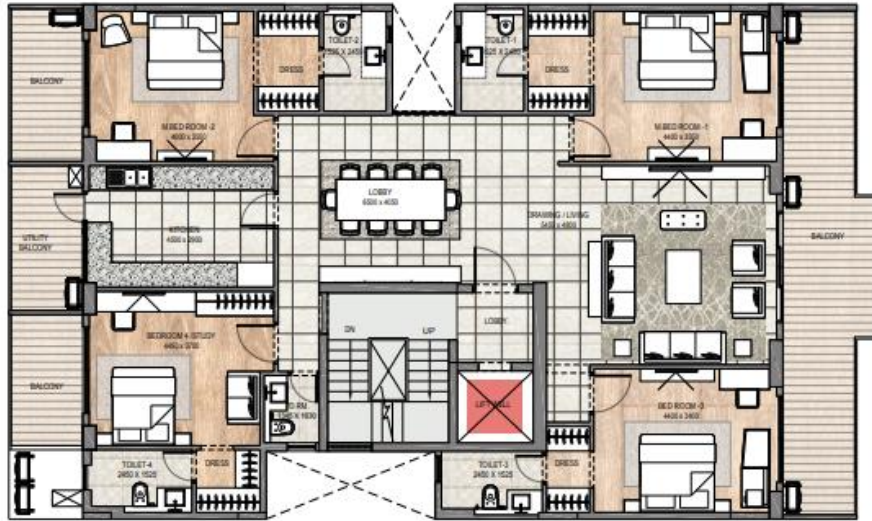
FLOOR PLANS & ELEVATIONS

343.65 sq. mt. (411 sq. yards)

Typical floor plan

343.65 SQMT (TYPICAL FLOOR PLAN)

SCHEDULE B

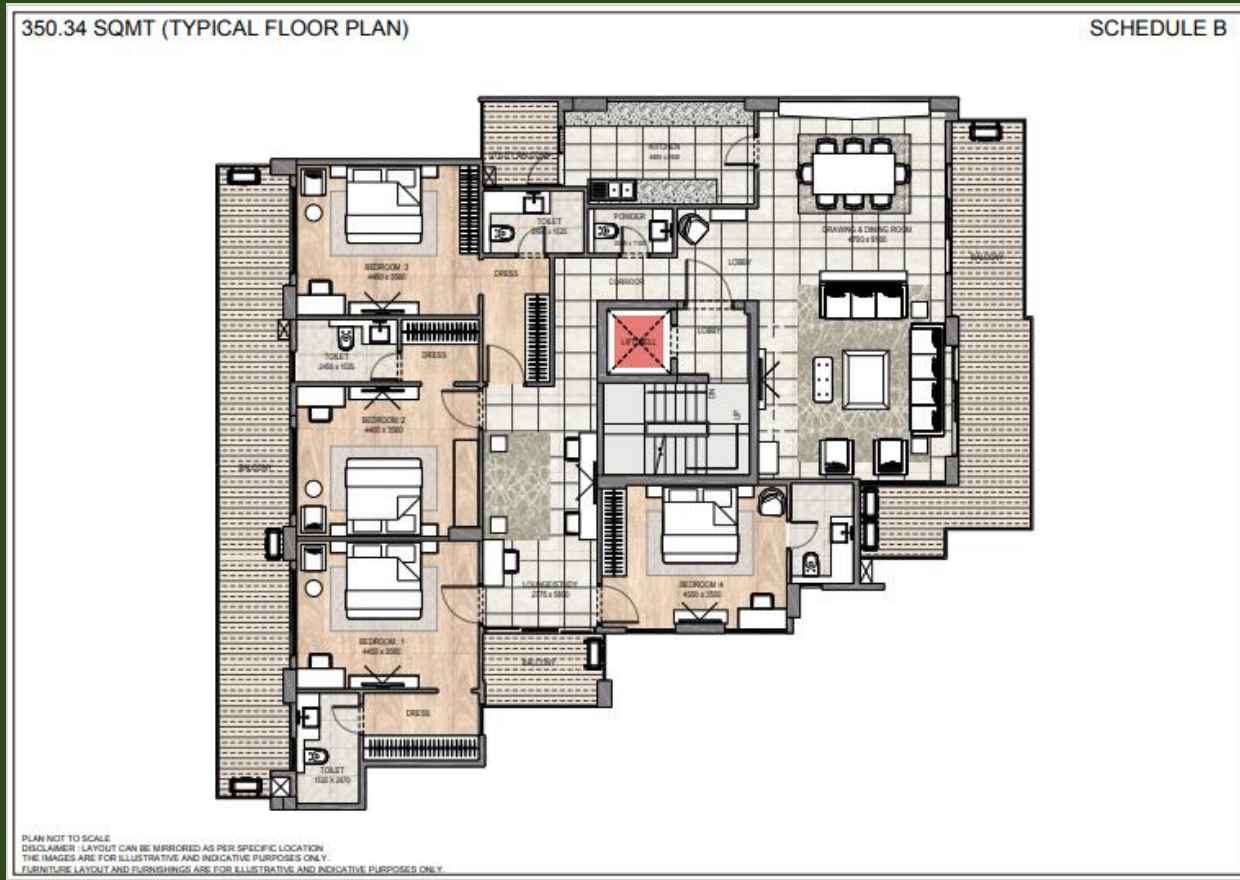


PLAN NOT TO SCALE
DISCLAIMER: LAYOUT CAN BE MIRRORRED AS PER SPECIFIC LOCATION
THE IMAGES ARE FOR ILLUSTRATIVE AND INDICATIVE PURPOSES ONLY.
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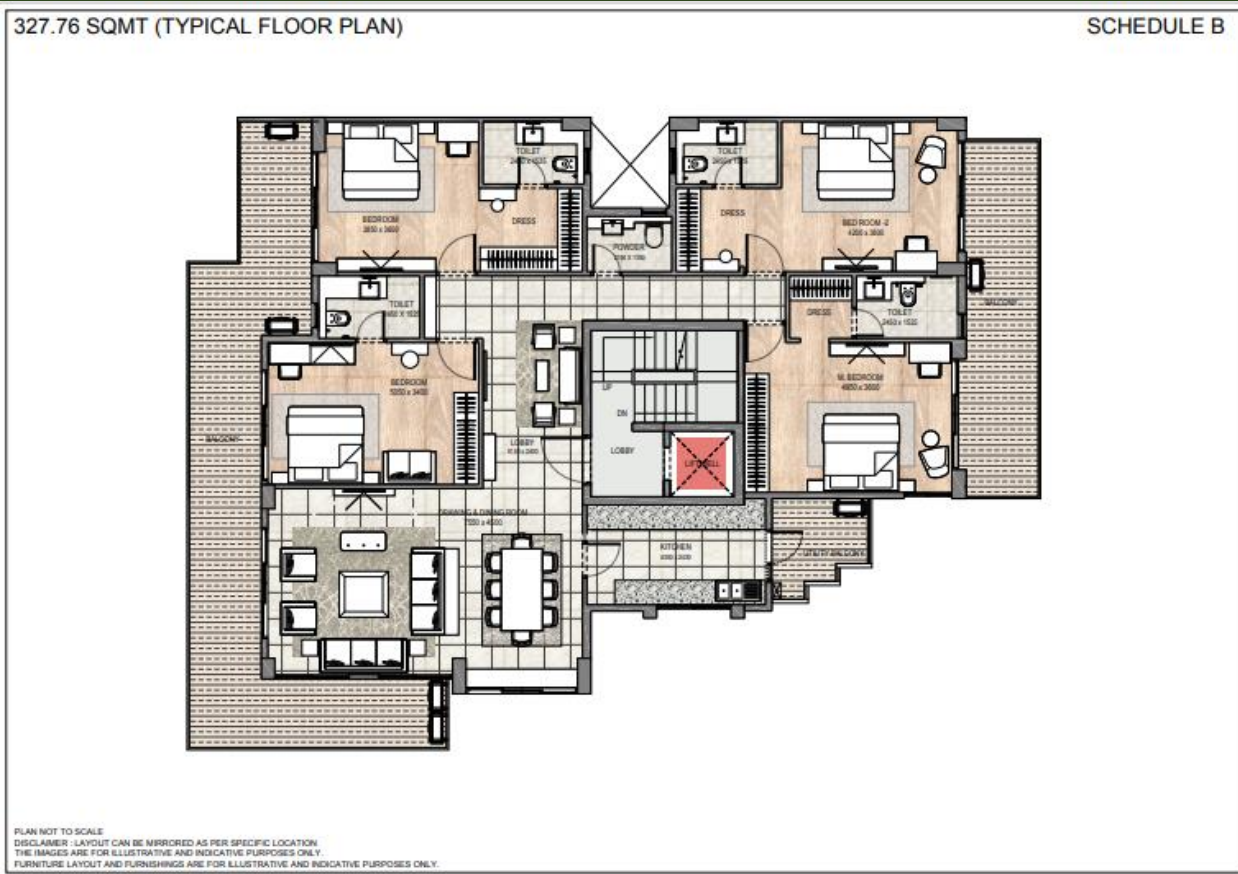
350.34 sq. mt.(419 sq. yards)

Typical floor plan



327.76 sq. mt. (392 sq. yards)

Typical floor plan

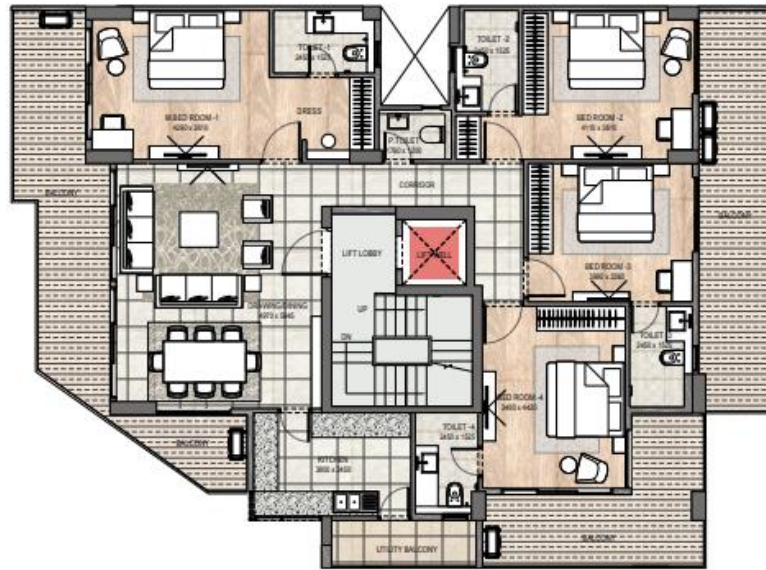


270.07 sq. mt. (323 sq. yards)

Typical floor plan

270.07 SQMT (TYPICAL FLOOR PLAN)

SCHEDULE B

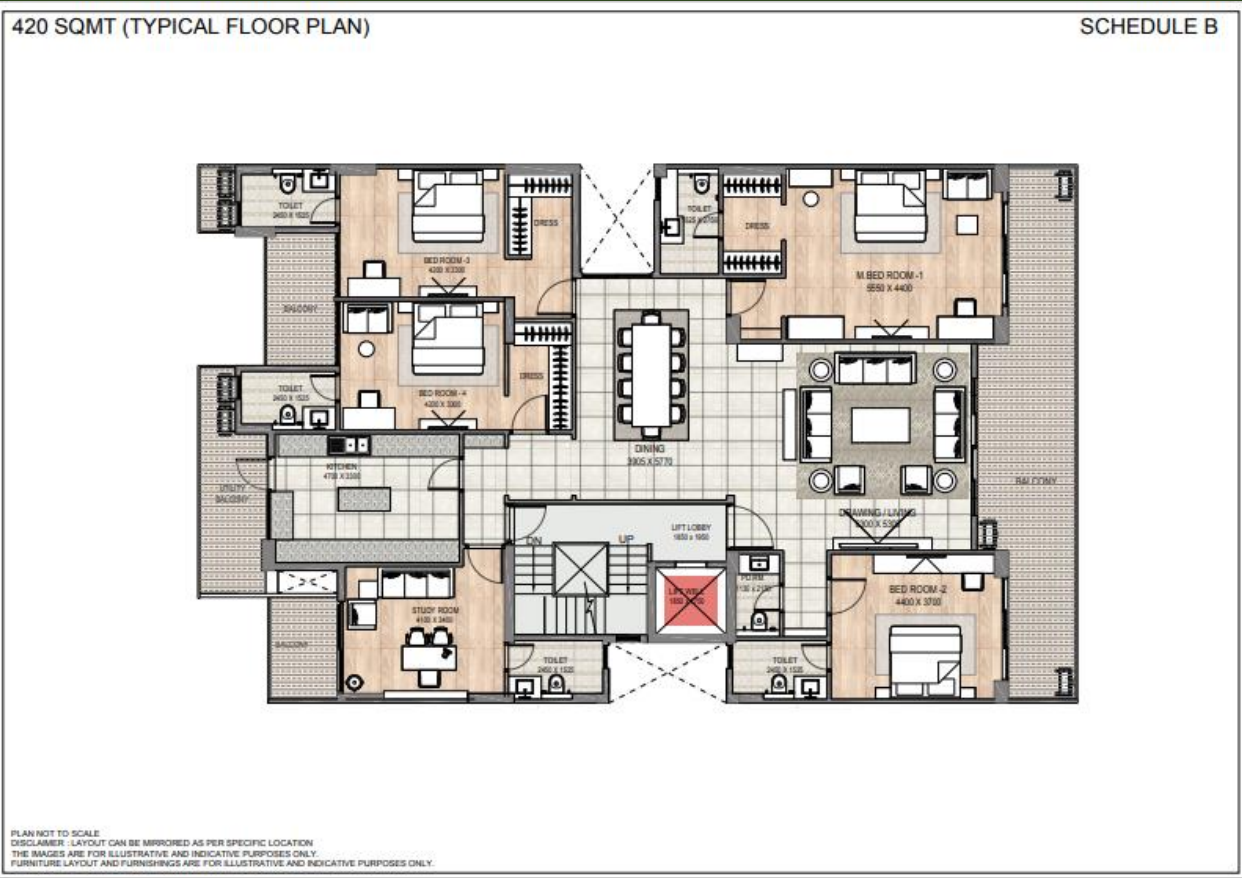


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420 sq. mt.(503 sq. yards)

Typical floor plan



INDEPENDENT FLOORS

AT SECTOR 91-92, GURUGRAM

PRICING

Inventory Details

S.NO (PLOT)	PLOT NO.	Unit No	PLOT AREA - SQ.YDS.	SALEABLE AREA - SFT
1	B12-5	A	380	2864
		B		2864
		C		2864
		D		2864
2	G17-19	A	393	3024
		B		3024
		C		3024
		D		3024
3 TO 10	NCA-12, NCA-14, NCA-15, G19-12, G19- 14, G21-18, G21-19	A	411	2993
		B		2993
		C		2993
		D		2993
11	G16-21	A	419	3158
		B		3158
		C		3158
		D		3158
12	G8-8	A	324	2626
		B		2626
		C		2626
		D		2626
13	SA-1G	A	502	3480
		B		3480
		C		3480
		D		3480

INDEPENDENT FLOORS

AT SECTOR 91-92, GURUGRAM

PAYMENT PLANS

1. Standard Payment Plan

S. No.	Instalment Description	% Due of Unit Price
1	Booking Amount	10 lac
2	Within 30 days of Booking	10% (less Booking Amount)
3	Within 90 days of Booking	15%
4	On Completion of Structure	25%
5	On Application of OC	25%
6	On Receipt of OC	15%
7	On Offer of Possession	10%
	Total	100%

2. Down Payment Plan

S. No.	Instalment Description	% Due of Unit Price
1	Booking Amount	10 lac
2	Within 30 days of Booking	10% (less Booking Amount)
3	Within 120 days of Booking	80% (less Down Payment Rebate at 8%)
4	On Offer of Possession	10%
	Total	100%

3. Note:

- a. Stamp duty and registration charges as applicable will be extra
- b. Down Payment Rebate at 8% shall be applicable on Unit Price
- c. GST as applicable will be extra on each instalment
- d. Holding Charges at the rate Rs. 10/- per sq. ft. per month (if applicable)
- e. Interest Free Maintenance Security Deposit of Rs. 1.25 lacs to be paid at the time of possession

HRERA registration No – RC/REP/HRERA/GGM/443/175/2021/11 dated 15.03.2021 | <https://haryanarera.gov.in>

Promoter - DLF Utilities Limited

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2. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement. 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 the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project.
3. **As per specifications filed with RERA.

THANK YOU

 **+91 8586866824**