

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

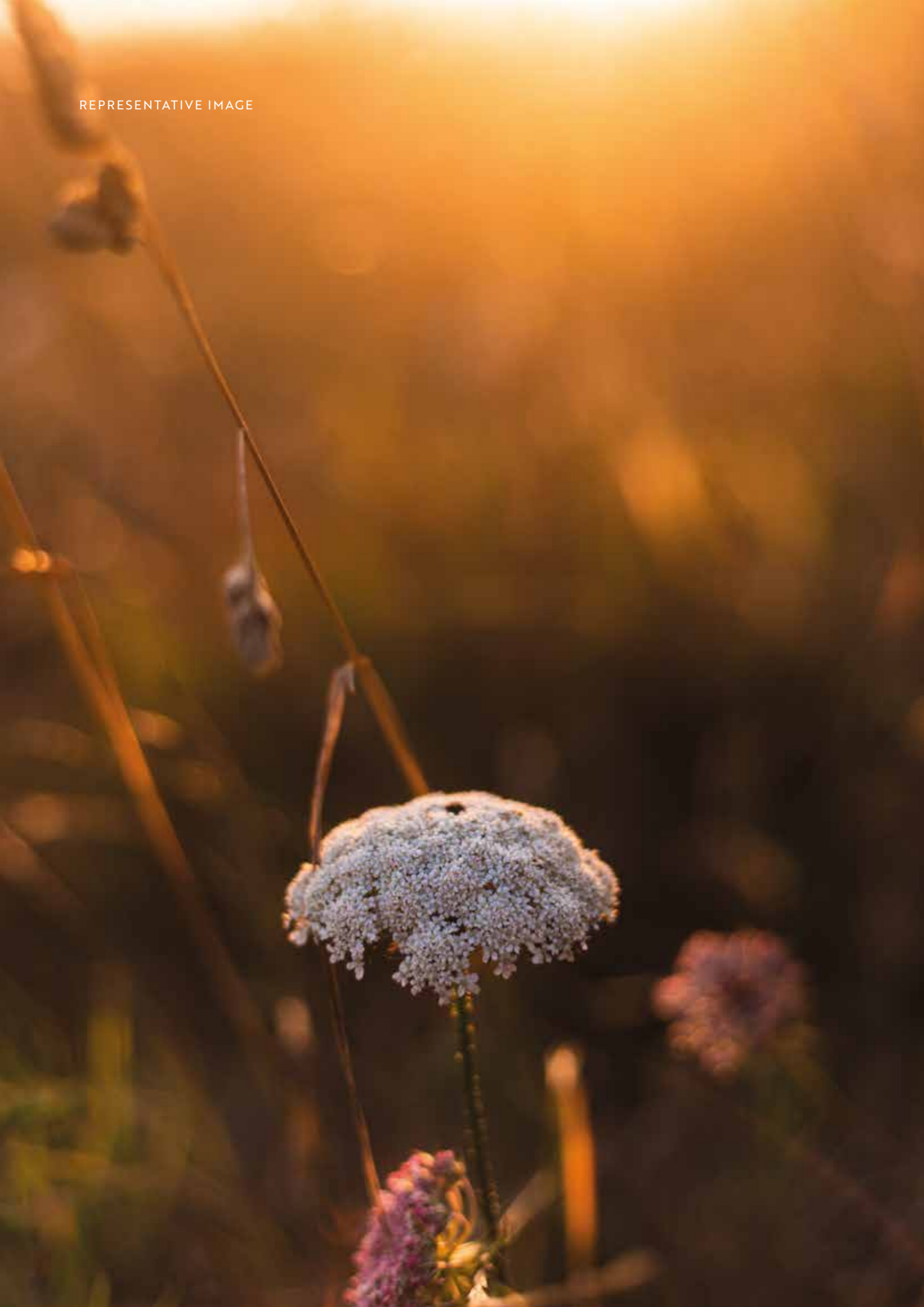


# THE VALLEY GARDENS

PANCHKULA



REPRESENTATIVE IMAGE



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Escape the daily repetitions of the city, leave the chaos behind and find a different pace of life, one where nature is your scene and your soundtrack. Feel free, live better...

*...and breathe*

ACTUAL IMAGE



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THE LOCATION

AN EXTRAORDINARY  
*location*



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# *Panchkula, city living at nature's pace*

Adorned with tree-lined avenues and a mix of traditional and contemporary architecture, Panchkula is renowned for its beauty, peaceful ambience and affinity with nature.

Dotted with places to dine, drink and feast, as well as world-class amenities, medical facilities and a rail network servicing all parts of the country, this unique location offers residents the peace and serenity of the foothills but with the convenience of a city.



ACTUAL IMAGE



# The Valley\*

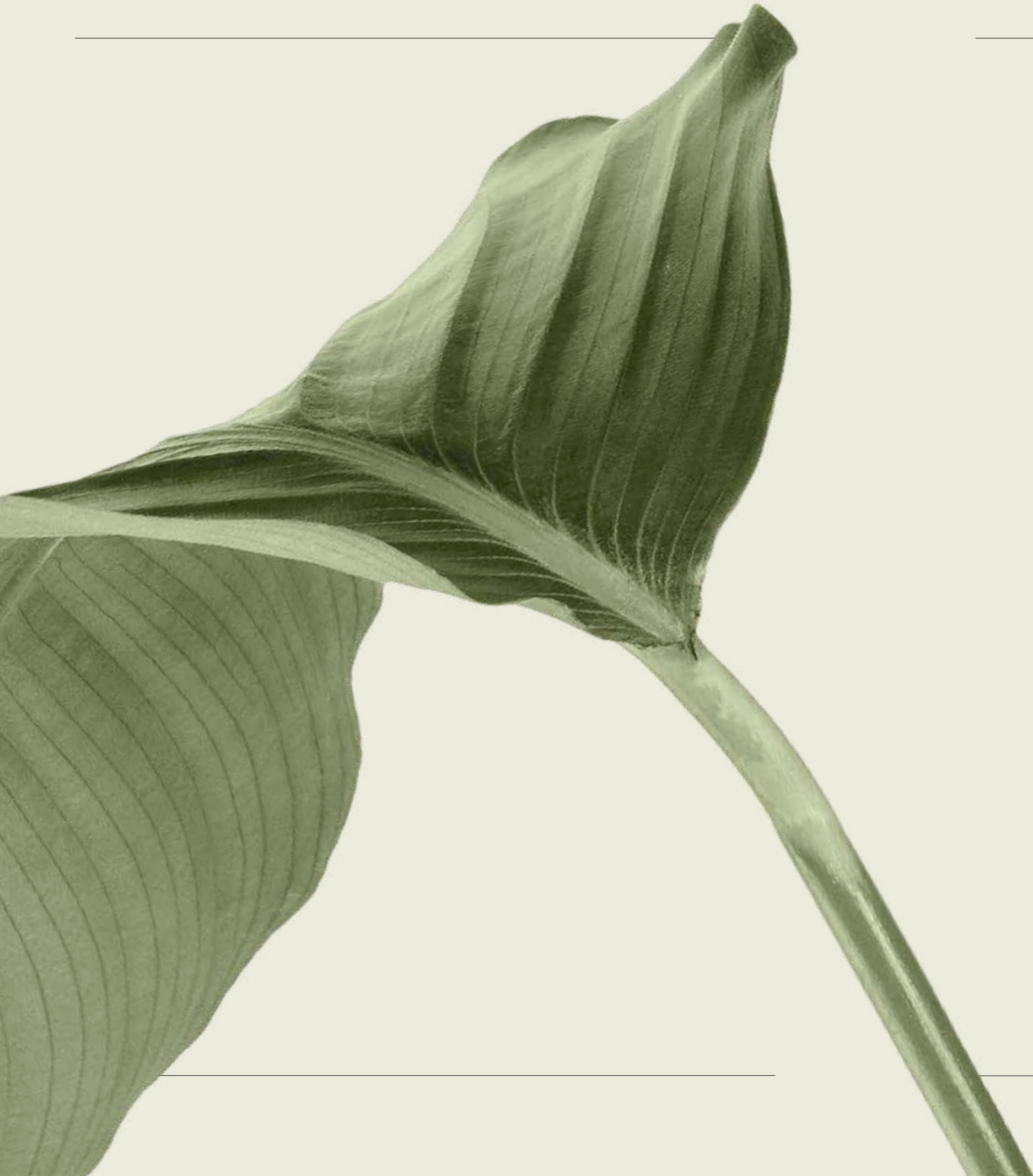
Only 13 KMS from Chandigarh, but miles away from congestion and pollution, the well established The Valley community sits peacefully against the mountainous backdrop.

Designed and crafted to suit modern family living, the highly sought after 70-hectare development, with members-only Club# and an abundance of green spaces is home to over 1,400 happy families.

- Power back-up
- Water recycling system
- Rainwater harvesting
- Sewage treatment plant
- Spanish architecture
- Master-planned community
- Wide roads and tree-lined streets
- Highly reputed school on the premises

\*Adjacent development

#The Valley Club is not a part of the project/offering and is near the Project. Membership Charges, security deposit, user charges, etc. payable by the user directly to the club. Terms and conditions of the Club apply.



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INTRODUCING  
THE VALLEY GARDENS

WHERE NATURE  
IS YOUR CLOSEST  
*neighbour*

# The Valley Gardens

Escape to a considered and expertly planned residential neighbourhood of 34 acres (13 hectares). Adjacent to the highly sought-after 175-acre (71-hectare) development site of 'The Valley', come home to tree-lined streets and green spaces.

Settled between the Ghaggar and Kaushalya riverbeds, the landscaped grounds of The Valley Gardens are an oasis away from the bustle of the city yet ideally connected to everything.

- A one-of-its-kind master-planned, integrated community
- Aravali International School, Rising Stars Play School, and others <01 KMS
- Meticulously designed outdoor spaces for all of the family
- World-class medical facilities including Paras Hospital only 08 KMS away
- Access to the exclusive members' club# at The Valley
- Within easy reach of the city and activities







REPRESENTATIVE IMAGE

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# *The architect*

Hafeez Contractor heads the largest architectural firm in India, with over 550 team members. The firm prides itself on unique design concept and bold execution.

Hafeez Contractor is the winner of over 75 National and International Awards for excellence in contributions to architecture including CWAB Architect of the Year (2006 to 2013), A+D Hall of Fame for the Decade Award. In last decade, the Architect has won innumerable awards for best residential, commercial, educational and hospitality projects across India.

# A connected address



Live more connected - to the city and to nature. Engage in the lively metropolitan scene of Chandigarh or spend time among nature at the tranquil wildlife sanctuaries.

- 15 KMS from Chandigarh Railway Station
- Adjacent to NH5
- A reputed school nearby
- Retail shopping malls and INOX Cinema 01 KMS away
- 6.5 KMS from Bir Shikargah Wildlife Sanctuary
- 18 KMS from Sukhna Wildlife Sanctuary

CHANDIGARH AIRPORT	31 KMS	PUNJAB UNIVERSITY	22 KMS
CHANDIGARH RAILWAY STATION	15 KMS	PGI	22 KMS
PANCHKULA BUS STAND	12 KMS	LAWRENCE SCHOOL, SANAWAR	29 KMS
DELHI PUBLIC SCHOOL	06 KMS	NADA SAHIB	12 KMS
PINJORE GARDENS	05 KMS	INOX CINEMAS	01 KMS
DLF IT PARK	12 KMS	TIMBER TRAIL	18 KMS

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# Idyllic family living

Feel the peace of mind, knowing the best schools and medical facilities are easily accessible.

ARAVALI INTERNATIONAL SCHOOL	<01 KMS	PARAS HOSPITAL	08 KMS
RISING STARS PLAY SCHOOL	<01 KMS	COMMAND HOSPITAL	10 KMS
ALMONDS PREMIUM PRESCHOOL	<01 KMS	OJAS HOSPITAL	12 KMS
ROOTS COUNTRY SCHOOL	<01 KMS	ALCHEMIST HOSPITAL	10 KMS
SHEMFORD FUTURISTIC SCHOOL	05 KMS	GENERAL HOSPITAL	08 KMS
DPS	05 KMS		
DOON INTERNATIONAL SCHOOL	10 KMS		
SOLITAIRE INTERNATIONAL SCHOOL	10 KMS		

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THE VALLEY GARDENS

\*All distances mentioned are approximations only.



ACTUAL IMAGE



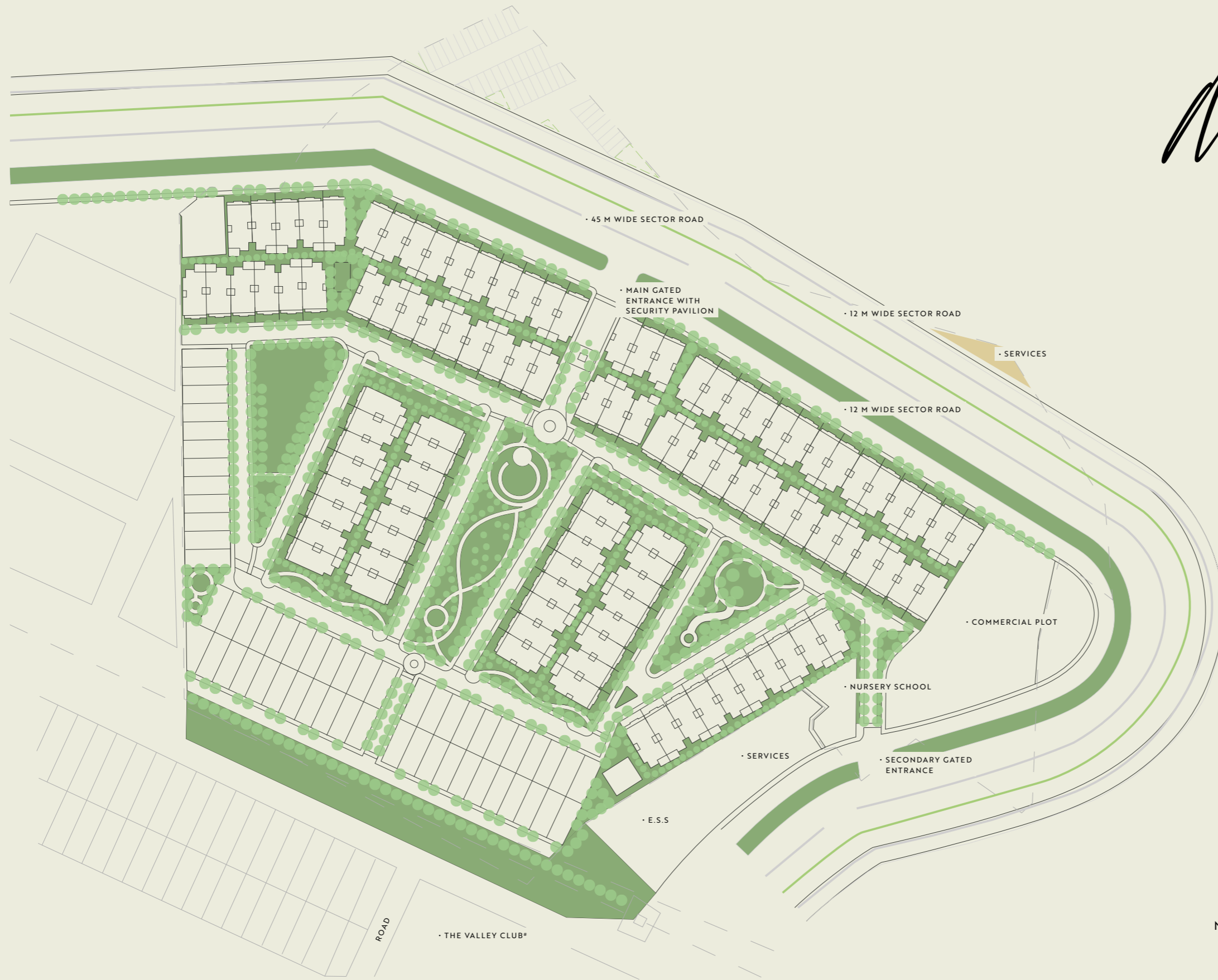
ACTUAL IMAGE

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# *A natural escape from city life*

Discover a new pace of life in a safe, secure and lovingly nurtured environment. Let birdsong become your soundtrack.

- Jogging tracks
- Nature walks
- In the foothills of the Shivalik Range
- Wide roads and tree lined streets



*Meticulously  
planned*

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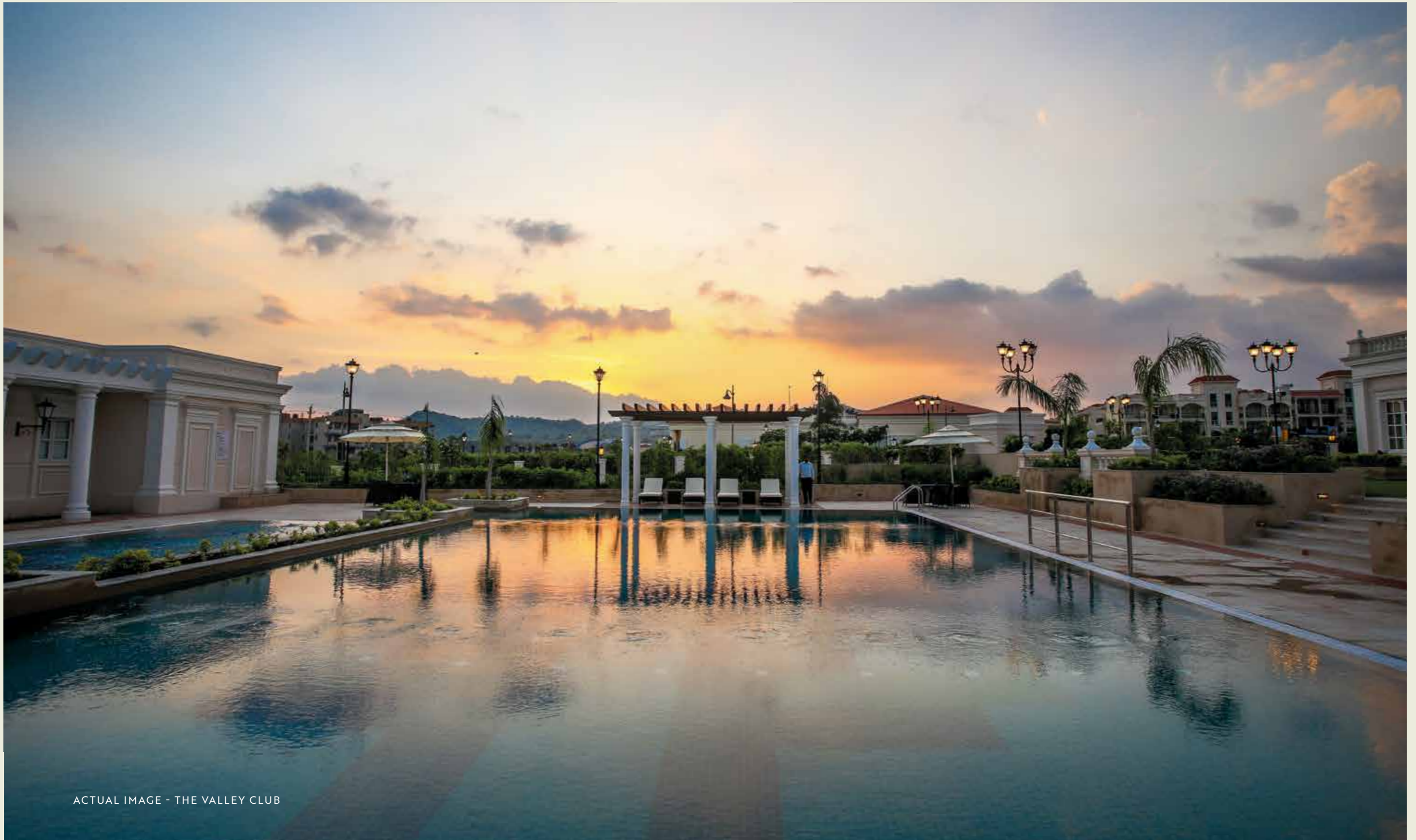
\*Plans are for illustrative and indicative purposes only. Map not to scale.



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THE VALLEY CLUB#

A RARE AND  
*exclusive hub*



ACTUAL IMAGE - THE VALLEY CLUB



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# *Moments from home*

Discover membership to a better way of life at The Valley Club<sup>#</sup>. Enhance your Valley Gardens experience and explore 2,787 sq. mtr. (30,000 sq. ft.) of magnificent indoor and outdoor space of the highest standards offering a luxurious lifestyle resort experience, moments from home.

The grand Clubhouse is both an active and relaxing social hub offering amenities and spaces to unwind, exercise, dine and celebrate with friends and family.



ACTUAL IMAGE - THE VALLEY CLUB





ACTUAL IMAGE - THE VALLEY CLUB

Designed to enhance the lifestyle of every resident, The Valley Club# is a welcoming haven, idyllic and luxurious.

The Valley Club# offers an engaging calendar of events for members and guests - from the famous Sunday brunch to themed food festivals celebrating international cuisines. Enjoy an evening with loved ones as you peruse the carefully curated cocktail menu on the terrace, where stunning views surround.

THE VALLEY GARDENS

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ACTUAL IMAGE - THE VALLEY CLUB



ACTUAL IMAGE - THE VALLEY CLUB

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# Luxury facilities

A sanctuary of amenities and recreation, beautifully landscaped and meticulously maintained for members. With dedicated spaces for everything from tennis and coffee breaks to refined evening meals and large family celebrations - the Clubhouse# has it all.

- Restaurant & bar
- Banquet
- Coffee shop/Bakery
- Library & reading room
- Card room
- Swimming pool
- Tennis & Squash courts
- Gymnasium
- Table tennis
- Billiards
- Kids' play area

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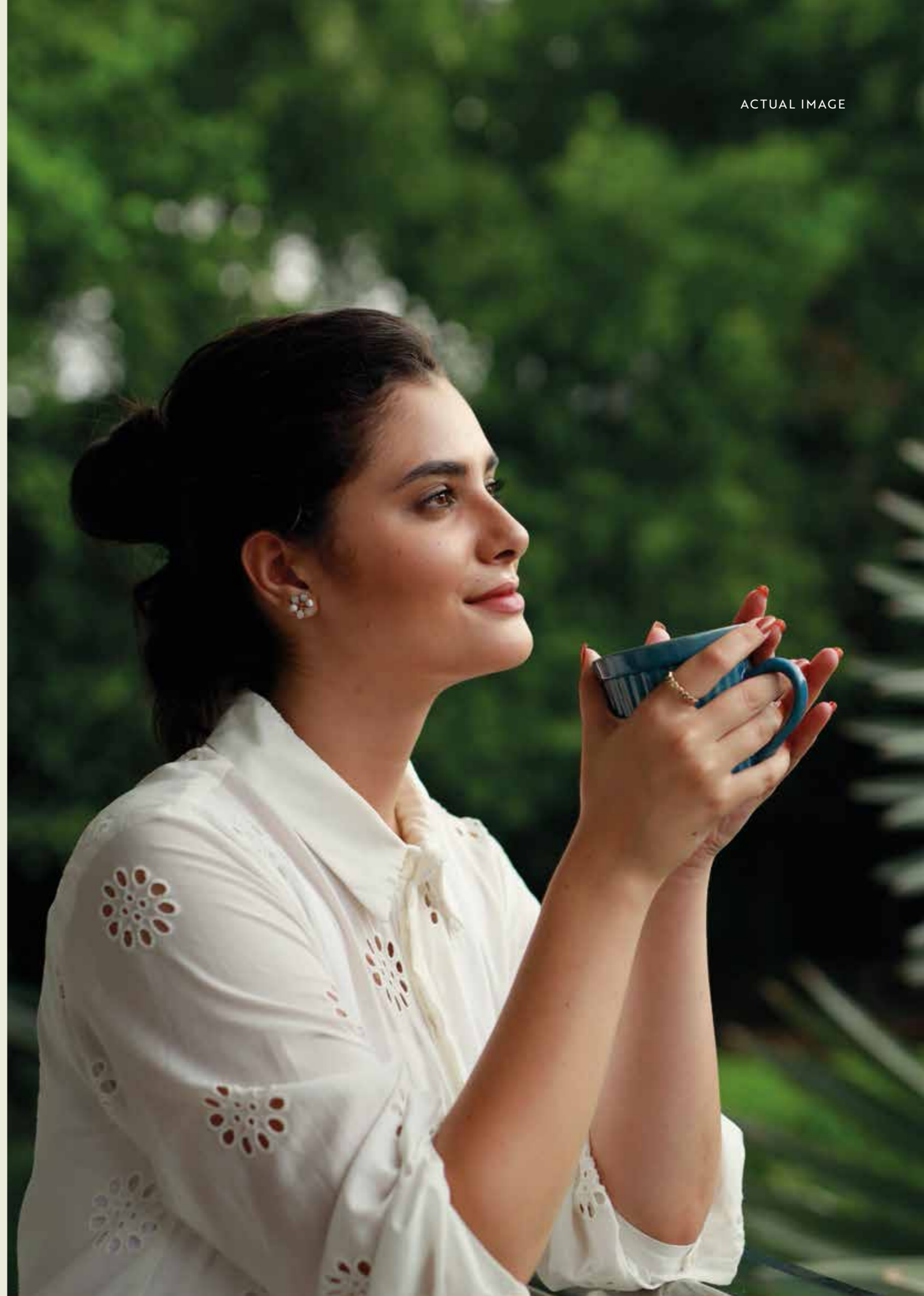
YOUR HOME AT  
THE VALLEY GARDENS

**A PERSONAL**  
*oasis*

# *At home in the landscape*

Considered and expertly designed, each home at The Valley Gardens is designed to embrace nature, from the sweeping views to the private green space on almost every doorstep.

Step outside your door into beautifully landscaped parks and gardens. A range of parks, children's play areas and jogging trails provide something for all the family. Venture further afield to immerse yourself in the fresh air and beauty of Panchkula or spend time on your private balcony, at one in the landscape.



# Welcome home

With green outlooks, dedicated resources for natural living and contemporary architecture built to the highest construction standards, every detail of your home has been thoughtfully designed, to enhance space and light.

- Designed by famed architect, Hafeez Contractor
- Low-rise dwellings
- Buildings house just four homes, one per floor
- Tree-lined streets and easy access to green spaces





ACTUAL IMAGE

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# Contemporary living

With multi-generational living styles in mind, expansive bedrooms with luxurious en-suites create private sanctuaries for all the family. A large open-plan living and dining space makes the perfect place for families to spend time together.

- Independent Floors style 4 BHK with study
- Basement + Stilt + 4 floors.
- A designated facility in the basement for staff accommodation and storage
- AC in living, dining, and bedrooms
- Access to green spaces
- Secured community



Designed to maximise light and space, the fully fitted modular kitchens are finished to the highest specification. With appliances included\*, cook and dine in effortless style.

\*Hob, chimney, refrigerator, microwave, oven, washing machine, dishwasher



ACTUAL IMAGE



With peace of mind considered at every stage of the design, each home includes a state-of-the-art security system.

- Security Camera in stilt and lobby



ACTUAL IMAGE



ARTISTIC RENDITION - THE VALLEY GARDENS



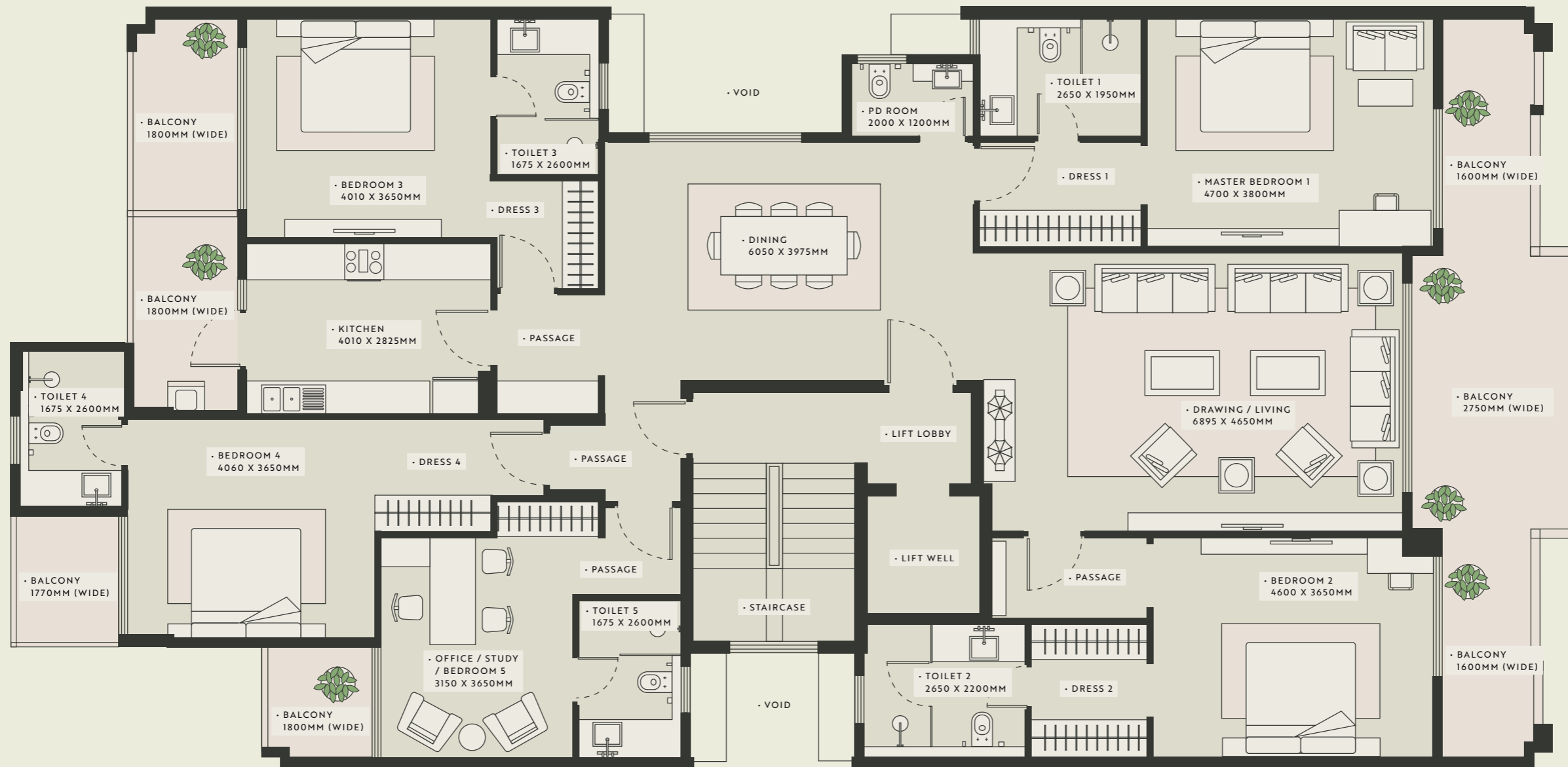
THE VALLEY GARDENS

\*All fittings, fixtures and furniture shown are for representation/illustrative purposes only.

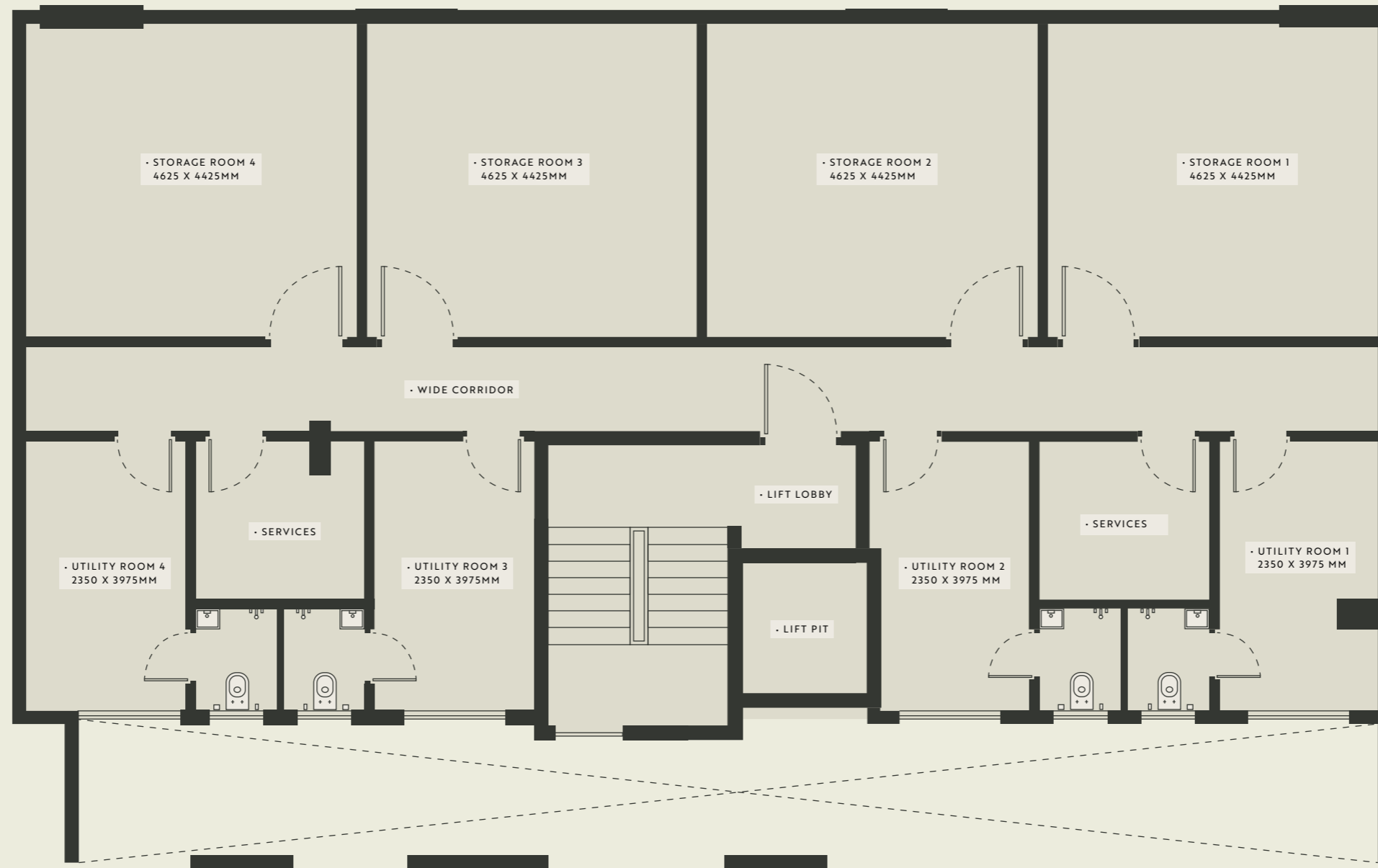


ARTISTIC RENDITION - THE VALLEY GARDENS

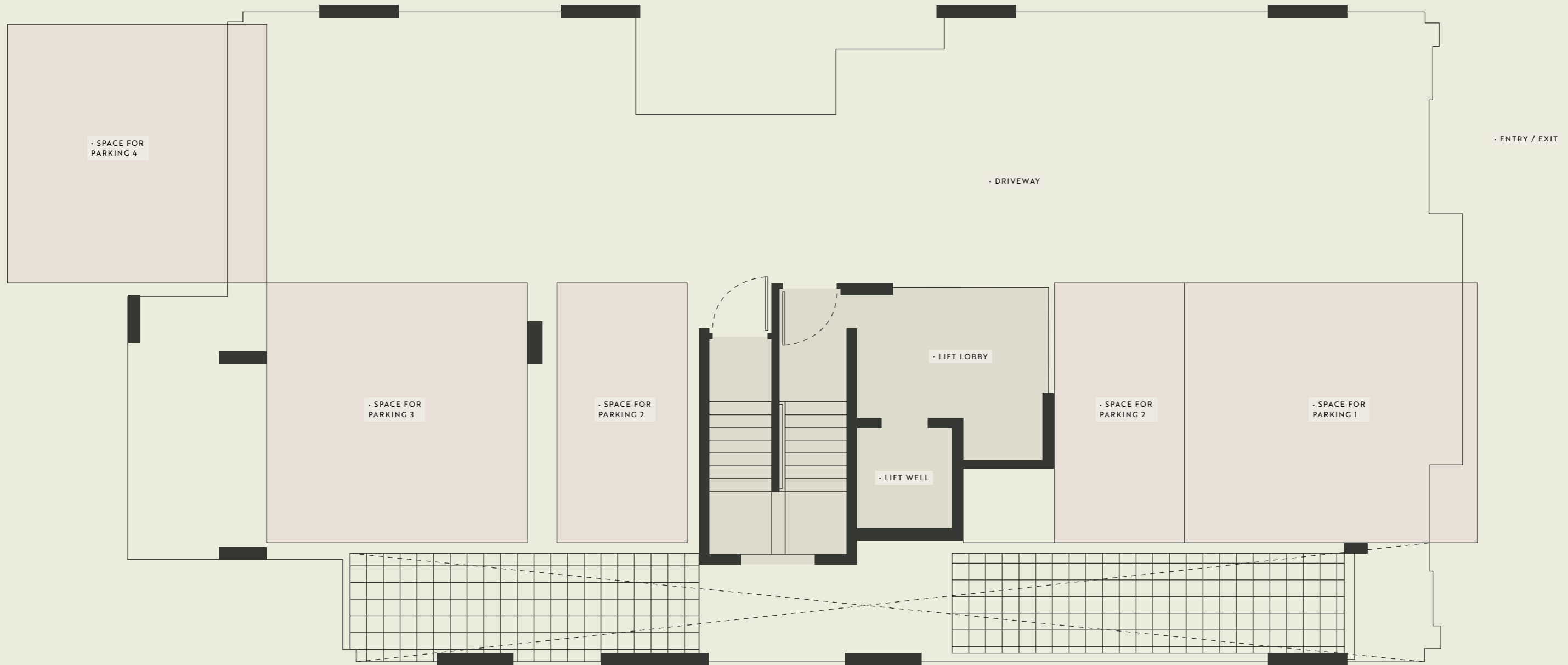
# Typical layout



# Basement



Still



\* Plans are for illustrative and indicative purposes only. The above being typical plans for majority plots, the actual plans including the dimensions and orientation may vary as per plot location / size / shape - furniture layout and furnishings are for illustrative and indicative purposes only. Not to scale.



ARTISTIC RENDITION - THE VALLEY GARDENS



# Specification

## PART A - INSIDE THE INDEPENDENT FLOOR

### 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
Wardrobes	Modular Wardrobes of standard make

### KITCHEN

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid tiles
Ceiling	Acrylic Emulsion / OBD
Counter	Granite / Synthetic Stone
Fittings / Fixtures	CP fittings, SS sink, Exhaust fan
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (at balcony) of standard make

### BALCONY

Floor	Tiles / IPS
Ceiling	Exterior Grade Paint

### TOILETS

Walls	Combination of Tiles / Acrylic Emulsion Paint / Mirror
Floors	Marble/ Granite / Anti-skid tiles
Ceiling	Acrylic Emulsion / OBD
Counter	Granite / Marble / Synthetic Stone
Fixtures / Accessories	Fixed Shower-partition in toilets (7'Ht), Exhaust Fan, Towel rail / ring, Geysers, Toilet paper holder, of standard make
Sanitary ware / CP fittings	CP fittings, Wash Basin, Floor mounted / Wall-hung WC of standard make

### PLUMBING

CPVC piping for water supply
uPVC piping for RWP, soil waste & vent

### S. ROOM

Floor	Tiles / IPS
Walls / Ceiling	Oil bound Distemper / Whitewash
Toilet	Tiles in flooring, Conventional CP Fittings, White Chinaware

### DOORS

Internal Doors	Painted frame with Painted flush doors
Entrance Doors	Painted / Polished frame with polished / laminated flush door

### EXTERNAL GLAZINGS

Windows / External Glazing	Single glass unit with clear glass -uPVC / Aluminium / MS Frames & shutters- in habitable rooms. Frosted Glass in window shutters of toilets
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### ELECTRICAL FIXTURES/ FITTINGS

Modular switches, ceiling fans in all rooms (except toilets & stores) and ceiling light fixtures in Balconies
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## PART B – COMMON AREAS IN THE BUILDING

POWER BACK-UP	Back up of 9 KVA to each floor in 500Sq yard plots
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SECURITY SYSTEM	CCTV in driveway of parking, ground floor entrance lobby
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### LIFT

Lifts	Capacity of 8 persons
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### STAIRCASES

Floor	Kota Stone / Indian Marble / Granite
Walls	Flat oil Paint / Acrylic Emulsion / OBD

### NOTES

Zone IV seismic considerations for structural design AC units in Living, Dining and Bedrooms
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CONVERSION SCALE	1 ft = 304.8 mm
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DISCLAIMER: Marble/Granite being natural material have inherent characteristics of colour and grain variations. Air conditioning shall not be provided in S.room. Specifications are indicative and are subject to change as decided by the Promoter in accordance with applicable law. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Promoter in accordance with applicable law.

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THE VALLEY GARDENS

YOUR EXPERT  
*Team*



ACTUAL IMAGE

*75 years of excellence*



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For 75 years, DLF has consistently delivered uncompromising quality in construction and development. DLF's portfolio includes some of Delhi's oldest communities that have shaped the housing scene of the national capital.

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## CONTACT US

# START YOUR *great escape*

Committed to intelligent design and enduring quality, DLF presents a rare opportunity to own an Independent Floors home in the highly desirable The Valley Gardens, Panchkula.

Independent Floors at The Valley Gardens provide an outstanding environment for all the family. A home that will surpass every expectation, where your investment in family and life will flourish.

### CONTACT DETAILS

T: +91 9986 729 610

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#### DISCLAIMERS:

License No. 20 of 2022 dated 11.03.2022 for 34.01 acres and license No. 82 of 2022 dated 02.07.2022 for 0.21875 acres aggregating to 34.22875 acres for development of a residential plotted colony; Developer: DLF Homes Panchkula Private Ltd.(CIN: U45400HR2007PTC038443). Layout Plan bearing Drg No. DTCP 8429 dated 04.07.2022. All approvals are available and can be checked at the office of the Developer.

Disclaimers: All information, images and visuals, drawings, plans or sketches shown herein are only an architect's impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute 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 the same and take appropriate advice prior to concluding any decision for buying any Plot(s)/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 HRERA, Panchkula. The extent/ number/variety of the equipment/appliances are tentative and liable to change at sole discretion of the Promoter and shall be as per applicable law.

\*Taxes and statutory charges extra as applicable and terms and conditions apply.

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Website: <https://thevalleygardens.dlf.in/>

Project Address: THE VALLEY GARDENS AT SECTOR-3, VILLAGE BHAGWANPUR, TEHSIL KALKA, DISTRICT PANCHKULA, HARYANA



**HARYANA REAL ESTATE REGULATORY AUTHORITY  
PANCHKULA**

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Residential Plotted Colony namely "The Valley Gardens" to be developed on land measuring 34.229 acres falling in the revenue estate of Village Bhagwanpur, Sector-3, Pinjore Kalka Urban Complex, Panchkula vide,

**Registration No. HRERA-PKL-PKL-339-2022 Dated: 22.08.2022**

2. Promoter of the project is DLF Homes Panchkula Private Limited, having its registered office at 2nd Floor, DLF Gateway Tower, DLF City Phase - III, National Highway-8, Gurugram, Haryana-122002. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, with CIN. U45400HR2007PTC038443 having PAN No AABCH8735M.

Registration No. HRERA-PKL-PKL-339-2022

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
PANCHKULA**

2. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in).
3. This Registration is being granted subject to following conditions:
  - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
  - ii) strictly abide by the declaration made in form REP-II.
  - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
  - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
  - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.


**HARYANA REAL ESTATE REGULATORY AUTHORITY**

**PANCHKULA**

- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 30.10.2026.

**Special Condition**

- i) Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 1.270 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.

  
Dilbag Singh Sihag  
Member

  
Rajan Gupta  
Chairman

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FEEL FREE,  
LIVE BETTER...  
*and breathe*

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