



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



# THE VALLEY GARDENS

PANCHKULA

4 BHK LUXURY RESIDENCES



ARTISTIC RENDITION - THE VALLEY GARDENS

ARTISTIC RENDITION - THE VALLEY GARDENS



INTRODUCING

SOPHISTICATED  
*luxury living*

THE VALLEY GARDENS

Luxurious homes and magnificent specifications  
come together beautifully in the heart of nature.



ARTISTIC RENDITION - THE VALLEY GARDENS

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LOCATION

MAKE NATURE  
*your home*

THE VALLEY GARDENS

Wrapped in natural beauty and guarded by mountains, Panchkula gives you the space to breathe and reconnect but with the convenience of cosmopolitan living.

Ensnoced along shaded tree-lined avenues, The Valley Garden's low-rise luxurious apartments blend into the verdant landscape, creating a green oasis for residents to enjoy. All this can be experienced while remaining connected, with Chandigarh a mere 13 km away.



THE VALLEY GARDENS



## LOCATION

# ON YOUR *door step*

### EDUCATION

SHEMFORD FUTURISTIC SCHOOL	05 KMS
DOON INTERNATIONAL SCHOOL	10 KMS
SOLITAIRE INTERNATIONAL SCHOOL	10 KMS
DPSS, PANCHKULA	12 KMS
PUNJAB UNIVERSITY	22 KMS
PGI	22 KMS
LAWRENCE SCHOOL, SANAWAR	29 KMS

### TRANSPORT LINKS

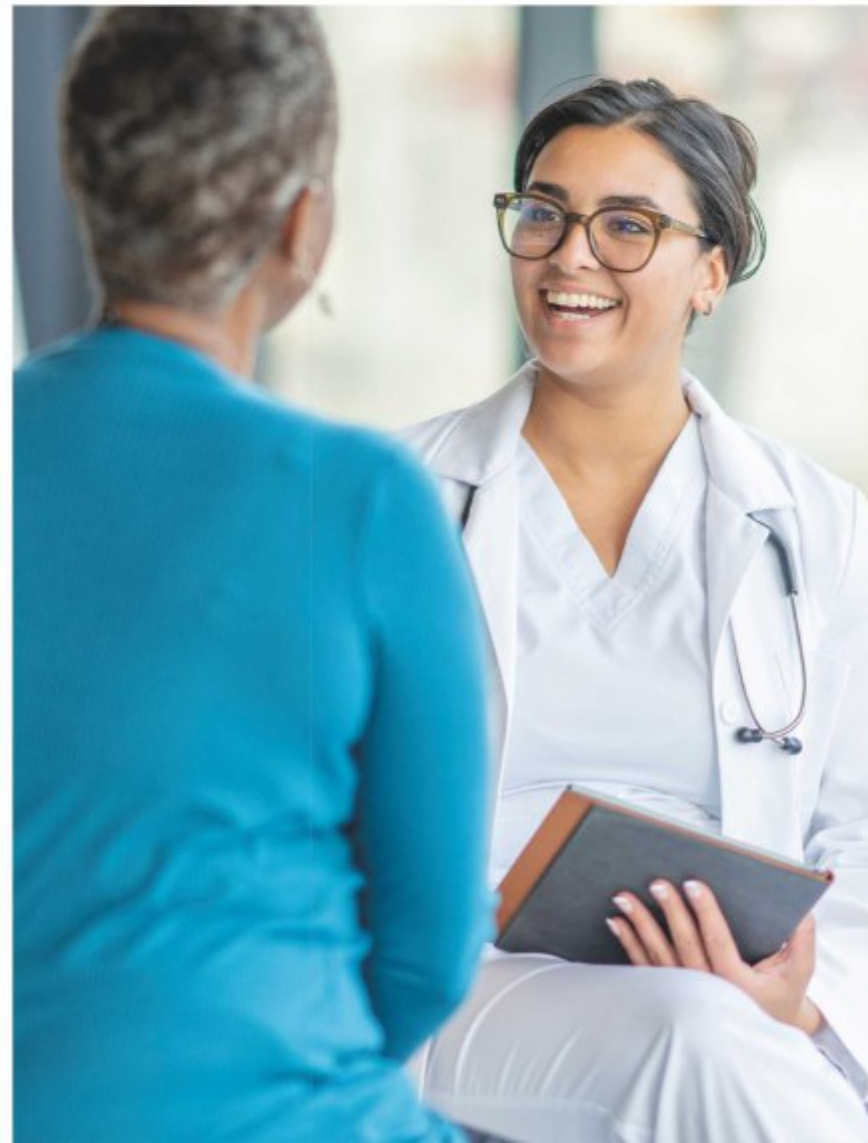
PANCHKULA BUS STAND	12 KMS
CHANDIGARH RAILWAY STATION	15 KMS
CHANDIGARH AIRPORT	31 KMS

### HOSPITALS

PARAS HOSPITAL	08 KMS
GENERAL HOSPITAL	08 KMS
COMMAND HOSPITAL	10 KMS
ALCHEMIST HOSPITAL	10 KMS
OJAS HOSPITAL	12 KMS

### WORK AND LEISURE

PINJORE GARDENS	05 KMS
PANCHKULA GOLF CLUB	08 KMS
NADA SAHIB	12 KMS
DLF IT PARK	12 KMS
TIMBER TRAIL	18 KMS





THE VALLEY GARDENS

# FEEL FREE. *live better*

THE VALLEY GARDENS

THE VALLEY GARDENS

The soothing and restorative tranquillity of The Valley Gardens draws on the established amenities of 'The Valley'\*. This adjacent, vibrant community is already home to 1400+ families.

With access to reputed schools and high-quality medical facilities, The Valley Gardens offers your family the perfect environment to flourish.

\*Adjacent development



THE VALLEY GARDENS

# DISCOVER NATURE. DISCOVER *yourself*

THE VALLEY GARDENS

Nestled in the foothills of the Shivalik range, The Valley Gardens feels a world away from the bustle of the city. Here, residents can be at one with nature, enjoying the luxuries of a well-planned community while remaining connected with easy access to Chandigarh.

- Thoughtfully planned 34 acre (13 hectares) development that blends seamlessly with nature
- Walking trails, jogging tracks and children's parks - a haven for serenity
- Keeping you connected in stunning natural surroundings with effortless access to the NH5





THE VALLEY GARDENS

THE VALLEY GARDENS

WHERE SPACE  
*and privacy meet*





MASTERPLAN

# PLANNED FOR *living*

THE VALLEY GARDENS





A THOUGHTFULLY  
PLANNED  
*community*

THE VALLEY GARDENS

THE VALLEY GARDENS



YOUR HOME

# CRAFTED FOR COMFORT AND *elegance*

Timeless, refined, luxurious. Designed by renowned architect Hafeez Contractor, the minimalistic, classic façade of The Valley Gardens' low-rise development subtly merges into its environment.

Built to the highest construction standards, they are designed to embrace nature. Only four stories high, each home occupies an entire spacious floor adorned by large balconies.

Intertwined with landscaped gardens dotted with trees, shrubs, and flowering plants, it is an enchanting residential complex promising tranquillity, fresh air and stunning views of the mountains beyond.

The perfect blend of luxury and natural living.

THE VALLEY GARDENS

THE VALLEY GARDENS



YOUR HOME

# STEPPING INTO *luxury*

As you open your main door, you're transported to a modern world of luxury and comfort.

Designed for contemporary living, you are immediately struck by the airiness of the rooms as natural light streams through the large windows. Generously proportioned for family life, every residence is lavishly equipped with high-end appliances. Moving in will feel like coming home.

- Independent Floors style 4 BHK with study
- Fully fitted modular kitchen with appliances included\*
- Air Conditioners in living, dining, and bedrooms
- Dedicated stilt parking space
- A designated facility in the basement for staff accommodation and storage
- Peace of mind with security system and camera in stilt and lobby

THE VALLEY GARDENS



THE VALLEY GARDENS



EXQUISITELY  
*designed*

THE VALLEY GARDENS

THE VALLEY GARDENS



THE VALLEY GARDENS

THE VALLEY GARDENS

# LIGHT AND SPACIOUS BEYOND *expectations*



HIGH-END  
 APPLIANCES\* IN A  
 CONTEMPORARY  
*design*

THE VALLEY GARDENS

THE VALLEY GARDENS



PERFECT FOR  
MODERN  
*family living*

TYPICAL LAYOUTS



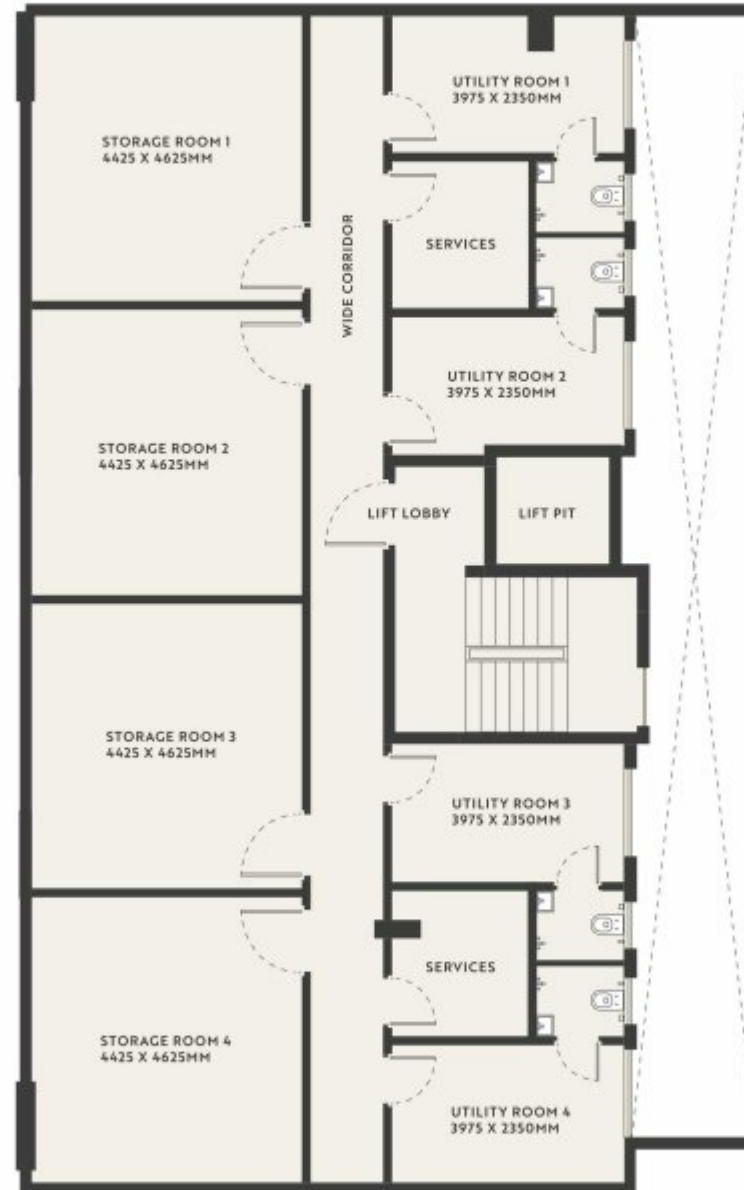
# MAIN FLOOR







# BASEMENT



THE VALLEY GARDENS

\*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.



# STILT



THE VALLEY GARDENS



## SPECIFICATION

# EVERY DETAIL *considered*

### 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 the 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 (on the balcony) of standard make

#### 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, Geyser, Toilet paper holder, of standard make
Sanitary ware	CP fittings, Wash Basin, Floor mounted / Wall-hung WC of standard make

#### BALCONY

Floor	Tiles / IPS
Ceiling	Exterior Grade Paint

#### 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

#### ELECTRICAL FIXTURES / FITTINGS

Modular switches, ceiling fans in all rooms (except toilets & stores) and ceiling light fixtures in Balconies

### PART B – COMMON AREAS IN THE BUILDING

POWER BACK-UP Back up of 9 KVA to each floor in 500Sq yard plots

SECURITY SYSTEM CCTV in driveway of parking, ground floor entrance lobby

#### LIFT

Lifts Capacity of 8 persons

#### 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

CONVERSION SCALE 1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural materials have inherent characteristics of colour and grain variations. Air conditioning shall not be provided in S.room. Specifications are indicative and subject to change as the Promoter decides 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 the Promoter's sole discretion in accordance with applicable law.



THE VALLEY CLUB#

# AMENITIES AT *your doorstep*

Discover a world of sports, leisure, and relaxation in 2,787 sq.m. (30,000 sq. ft.) of decadent facilities at The Valley Club#.

This unique venue, just moments from home is a haven to enjoy your downtime. As a member, you gain access to a host of amenities, from sports to fine dining – the perfect way to relax, meet your neighbours and enhance your lifestyle.

- Restaurant and bar
- Banquet room
- Coffee shop and Bakery
- Library and reading room
- Cardroom
- Swimming pool
- Tennis and Squash courts
- Gymnasium
- Table tennis
- Billiards
- Children’s play area

THE VALLEY GARDENS



THE VALLEY GARDENS



DLF

# EXPERTS IN QUALITY *and design*

DLF consistently delivers uncompromising quality in construction and development and is dedicated to transforming domestic real estate. DLF's award-winning portfolio, spanning 75 years, contains some of India's most sought-after addresses, including DLF Cyber City, DLF5 and Kings Court.

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. Live in a DLF-built home and become part of this established and thriving community.

THE VALLEY GARDENS



THE VALLEY GARDENS

ACTUAL IMAGE



THE VALLEY GARDENS

THE VALLEY GARDENS

CONTACT US

# YOUR LIFE OF LUXURY starts here

Independent Floors at The Valley Gardens provides a unique opportunity to experience a luxury lifestyle in the heart of nature, ideally suited for today's modern family. A home that will surpass every expectation, where life, luxury and nature meet.

CONTACT US:

T: +91 9986 729 610

**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  
#The Valley 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.

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.

*[Handwritten signature]*

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.

*[Handwritten signature]*



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

**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.

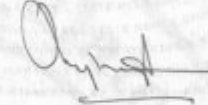
viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

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

3





**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**

**Addendum**  
Registration No. HRERA-PKL-PKL-339-2022 dated 22.08.2022  
valid up to 30.10.2026

**Project:** "The Valley Gardens" A Residential Plotted Colony to be developed on land measuring 34.229 acres falling in Village Bhagwanpur, Sector-3, Pinjore Kalka Urban Complex, Panchkula.

**Promoter:** M/s DLF Homes Panchkula Pvt. Ltd., 2nd Floor, DLF Gateway Tower, DLF City Phase - III, National Highway-8, Gurugram, Haryana-122002.  
CIN No: U45400HR2007PTC038443

The Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 10.10.2022, vide Item No. 187.14 has resolved to take on record 220 residential independent floors on 55 residential plots (Plot Nos. B1/01-B1/12 (12 Nos), B2/01-B2/12 (12 Nos) and B2/14-B2/23 (10 Nos), B3/02-B3/12 (11 Nos), B3/14-B3/23 (10 Nos) as shown on the annexed layout plan. The building plans of these floors are also annexed herewith.

This addendum shall be part and parcel of the Registration Certificate No. HRERA-PKL-PKL-339-2022 dated 22.08.2022 issued by the Authority.

-sd-  
**Dr. Geeta Rathee Singh**  
 Member

-sd-  
**Nadim Akhtar**  
 Member

-sd-  
**Dilbag Singh Sihag**  
 Member Chairman

No. HRERA- 969 - 2022

Granted under the hand and seal of the Executive Director to the Authority.

SEAL



Dated: 20-10-2022

Signature: 

Name: **K.L. Kapoor**  
Executive Director  
Haryana Real Estate Regulatory Authority Panchkula



A NEW WAY  
*of life*