

HARERA registration No - HRERA-PKL-PKL-524-2023
Dated-06/12/2023
HARERA Website - <https://haryanarera.gov.in>
Promoter - M/s DLF Homes Panchkula Private Limited
Project Name - The Valley Orchard



**THE VALLEY
ORCHARD**
PANCHKULA



**THE VALLEY
ORCHARD**
PANCHKULA



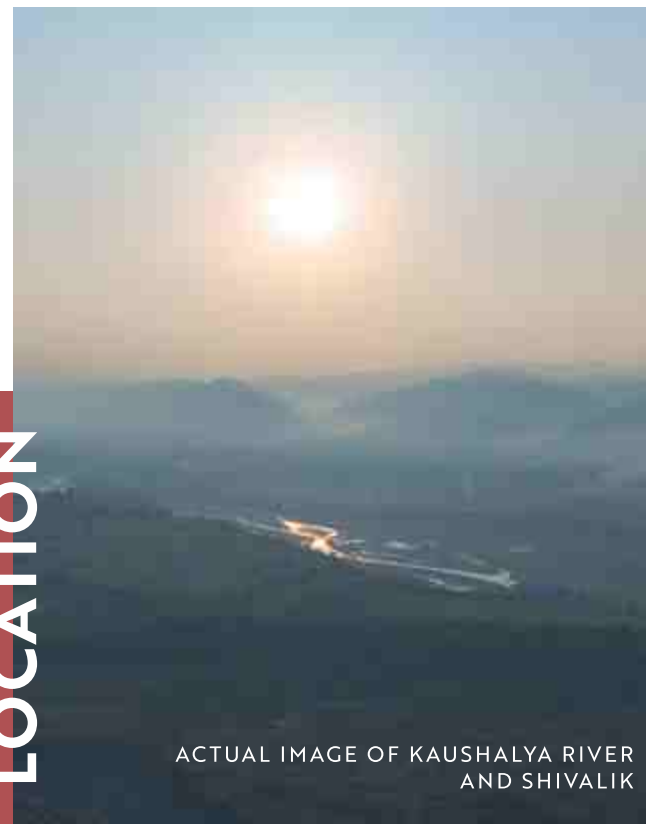
CONTEMPORARY LIVING IN A YOUNG
AND THRIVING COMMUNITY

**LIVE YOUR
PERFECT LIFE
AT THE VALLEY
ORCHARD**

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THE CLUB

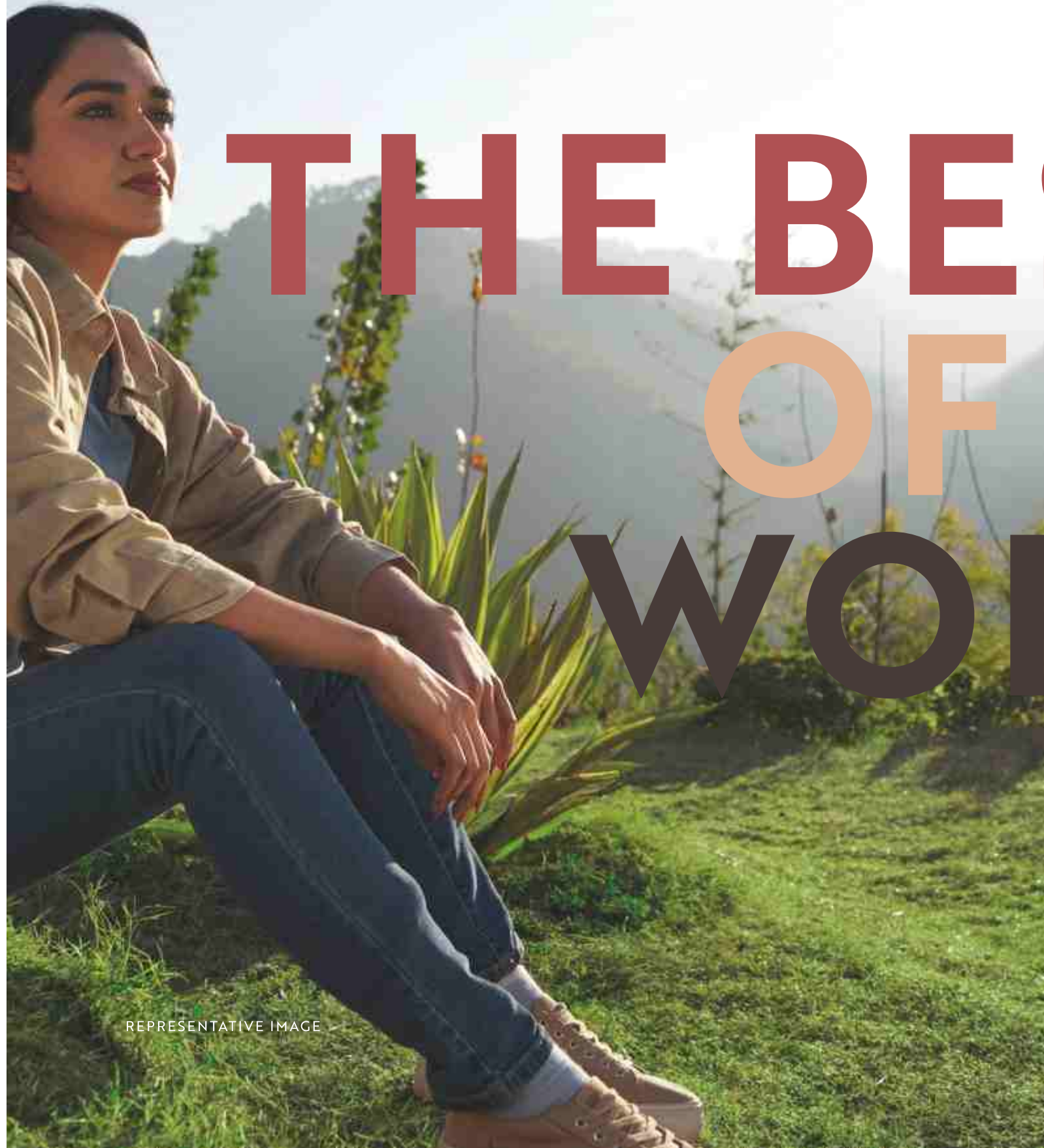


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01

THE BEST OF BOTH WORLDS



REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE

ECOSYSTEM PERFECTED

THE VALLEY ORCHARD GIVES YOU THE OPPORTUNITY TO LIVE THE PERFECT LIFE

NESTLED IN THE SHIVALIK MOUNTAINS' FOOTHILLS AND OVERLOOKING THE KAUSHALYA RIVER, THE VALLEY ORCHARD OFFERS A SERENE SETTING.

This all-new development of spacious, contemporary modern low-rise homes successfully combines the beauty of the Shivalik foothills and the convenience of the city.

Set within a vibrant ecosystem*, already home to 1800 families, The Valley Orchard provides an incredible community environment. With conveniently located schools, a planned medical facility, a thriving marketplace, and proximity to key transportation hubs and commercial districts, this ecosystem offers a self-contained and secure space to belong and thrive.

Built around the principles of community, wellbeing and healthy living, The Valley Orchard gives the feel of the perfect life.

REPRESENTATIVE IMAGE

*Ecosystem shall mean the adjacent developments of the Promoter being The Valley, The Valley Garden and The Valley Central.



EVERYTHING YOU WANT, EVERYTHING YOU NEED



REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE

TRANSPORT

13 KMS
Chandigarh
Railway Station

30 KMS
Chandigarh
Airport

RETAIL

00 KMS
The Bazaar

01 KMS
The Valley
Central

MEDICAL

00 KMS
Proposed medical
facility

08 KMS
General
Hospital

08 KMS
Command
Hospital

EDUCATION

00 KMS
Aravali
International School

4.5 KMS
Shemford
Futuristic School

22 KMS
Panjab
University

All distances mentioned above are approximate only

02

THE VALLEY ORCHARD

ARTISTIC RENDITION - THE VALLEY ORCHARD

THE DEVELOPMENT 10 - 11 THE VALLEY ORCHARD

WELCOME TO YOUR BEST LIFE

AN ORCHARD IS
A PLACE WHERE
GOOD THINGS
ARE GROWN
TO SUPPORT
AND ENRICH
A COMMUNITY.
THE VALLEY
ORCHARD
EXEMPLIFIES
THIS

Enjoy beautiful sunrises over the Shivalik Hills from your balcony at The Valley Orchard.

REPRESENTATIVE IMAGE

HIGH-QUALITY SCHOOLS AND A PROPOSED MEDICAL FACILITY ARE INTEGRATED WITHIN THE VALLEY ECOSYSTEM.

Within The Valley Orchard, modern low-rise homes are thoughtfully designed to draw in natural light and the crisp mountain air. The landscape features contoured gardens overlooking the Kaushalya River, creating a nurturing space where residents can thrive and grow.

Perfectly planned to cultivate a deep-rooted sense of community, the development's walkable links to The Valley's ecosystem of amenities promises access to all of life's essentials and extravagances.

In simple terms, welcome to your perfect life.

- Housed within 15.83 acres of riverside landscaped grounds
- Access to The Valley Club and its world-class fitness, sports and wellbeing facilities
- Onsite market with a variety of eateries and retail options
- High-quality schools and proposed state-of-the-art medical facilities within The Valley ecosystem
- Proximity to the Himalayan Expressway, major transport hubs and commercial districts



NATURE PERFECTED

A RARE
RIVERSIDE
SETTING AND
STUNNING
VIEWS AWAIT

ACTUAL IMAGE OF KAUSHALYA RIVER AND SHIVALIK



SPACIOUS RIVERSIDE LIVING



- 3 BHK + STUDY
- 3 BHK

Plan shown herein is for representative and illustrative purpose only.
Not to Scale.



03

A PLACE TO CALL HOME

REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE

HOME PERFECTED

**BUILT TO
THE HIGHEST
STANDARDS,
THE VALLEY
ORCHARD OFFERS
CONTEMPORARY
RIVERSIDE LIVING
WITHIN A TRULY
IDYLIC SETTING**

REPRESENTATIVE IMAGE

LOW-RISE HOMES AT THE VALLEY ORCHARD ARE METICULOUSLY DESIGNED, KEEPING SPACE OPTIMISATION IN MIND. HOMES ENJOY ACCESS TO GREEN SPACES, AS WELL AS UNOBSTRUCTED VIEWS WITH NO BACK-TO-BACK HOMES.

Living rooms and bedrooms open out to expansive balconies, while the open-plan living and dining areas centre each apartment's seamless flow, offering perfect spaces in which to entertain friends and family.

- Designed by celebrated architect Hafeez Contractor
- Low-rise dwellings: basement + stilt + four floors
- Lifts service at stilt level to 4th floor
- Configurations include three-bedroom and three-bedroom + study
- Large deck balconies
- Bay view Windows for 3BHK+ Study homes
- AC in living and dining areas and bedrooms
- Expansive bedrooms with en-suites
- Large open-plan living and dining space
- Designated facility in the basement for staff accommodation and storage
- Covered parking
- Security camera in stilt and entrance lobby
- Exclusive secure gated living
- Single-row houses
- Green spaces



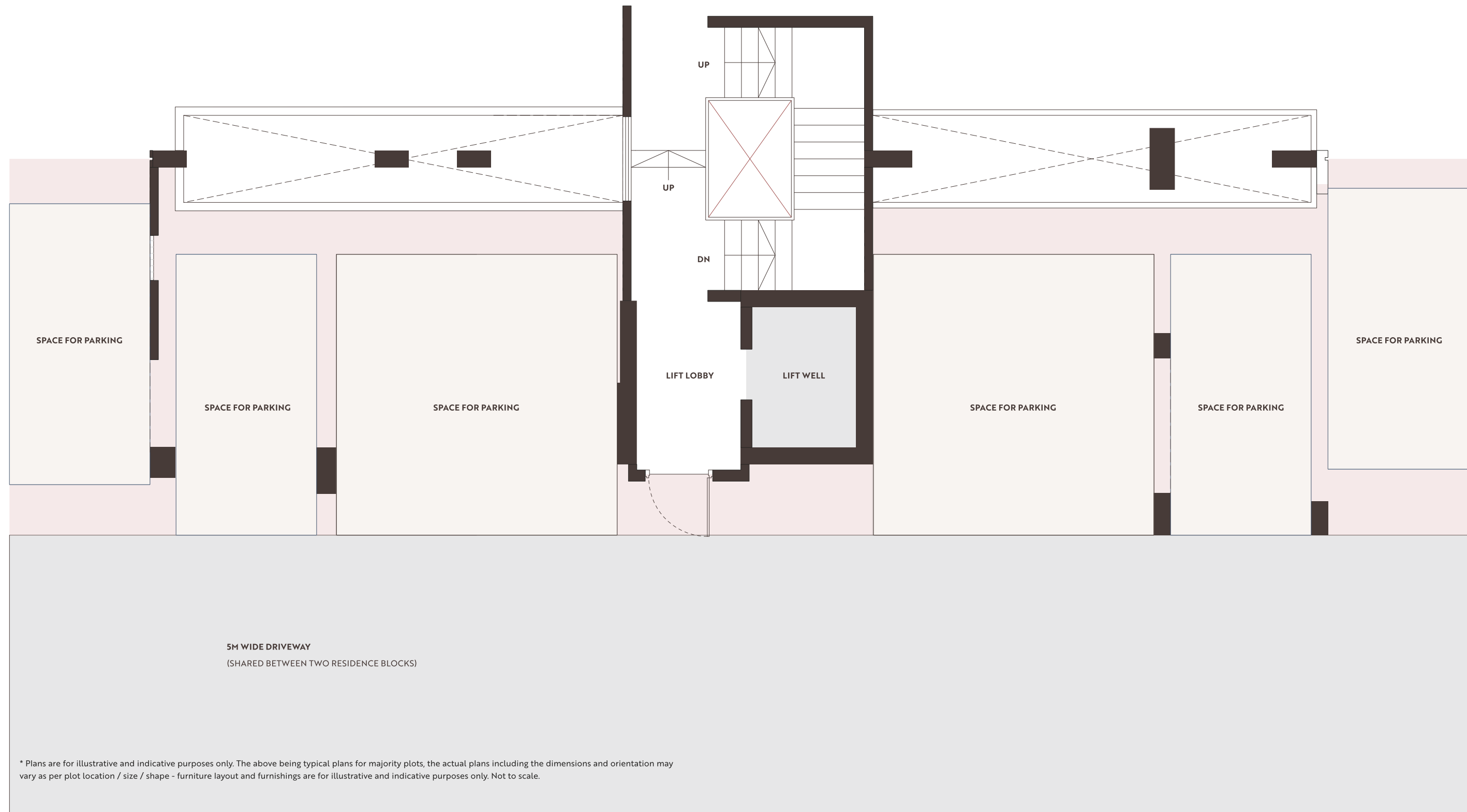
3BHK + STUDY TYPICAL LAYOUT



* 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.



3BHK + STUDY STILT LEVEL

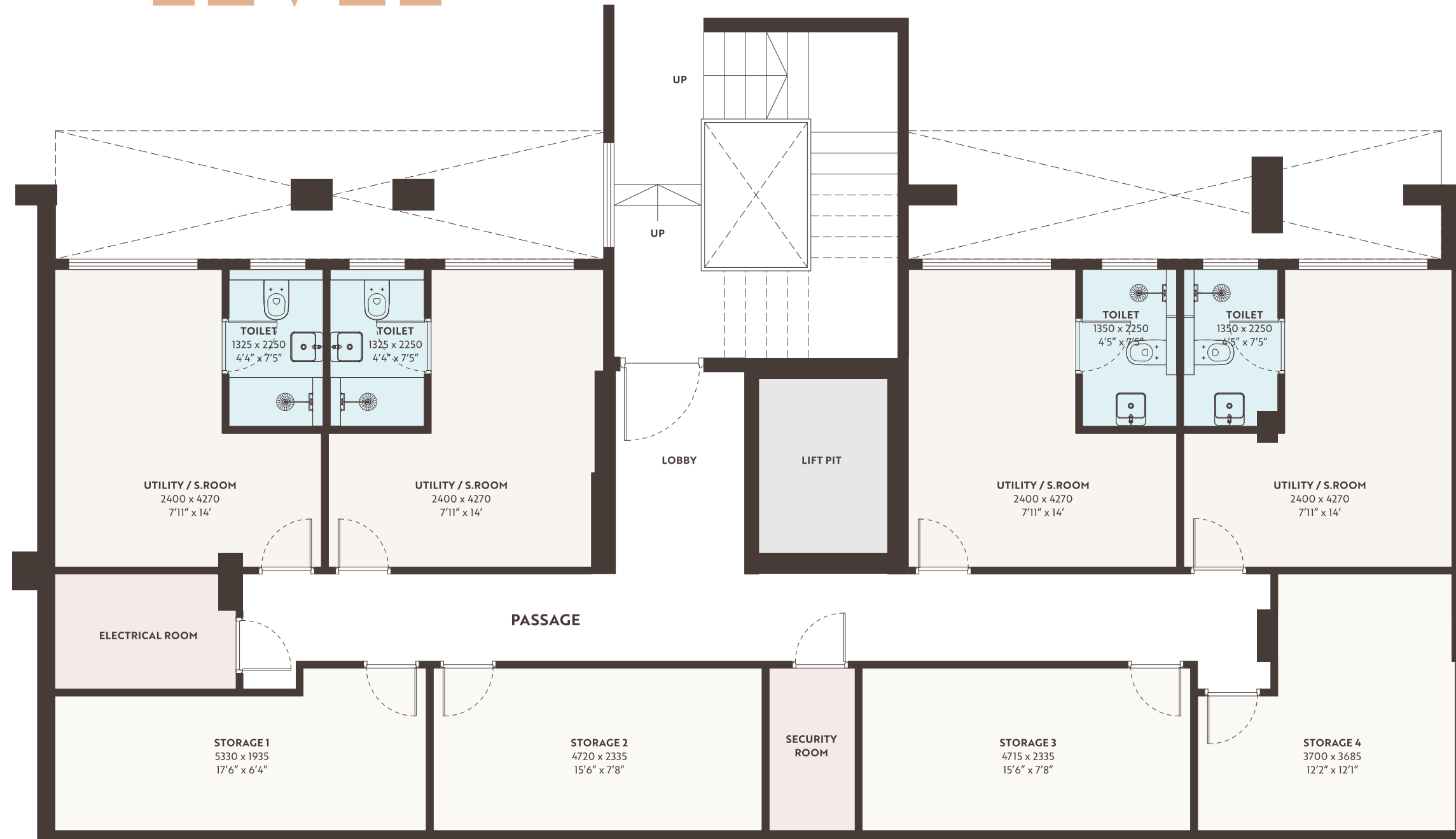




3BHK + STUDY

BASEMENT

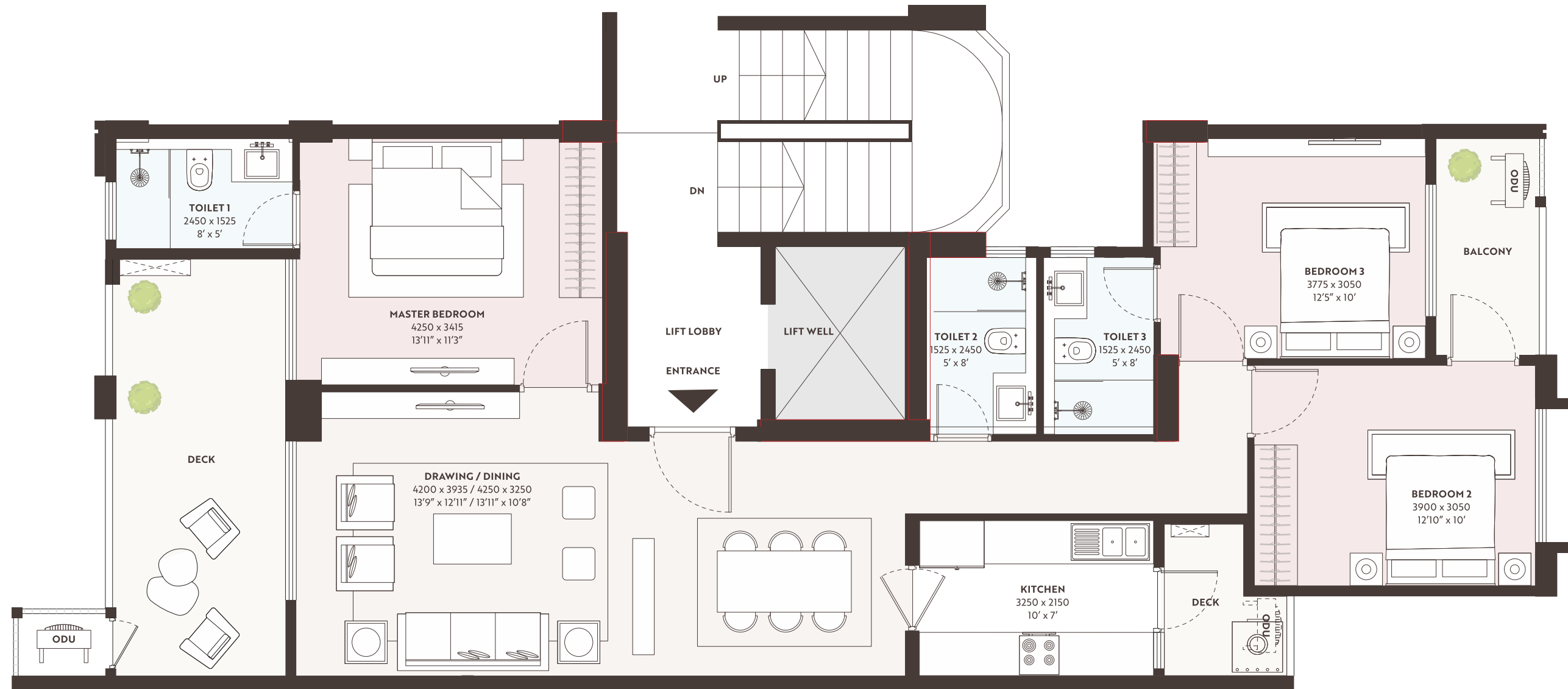
LEVEL



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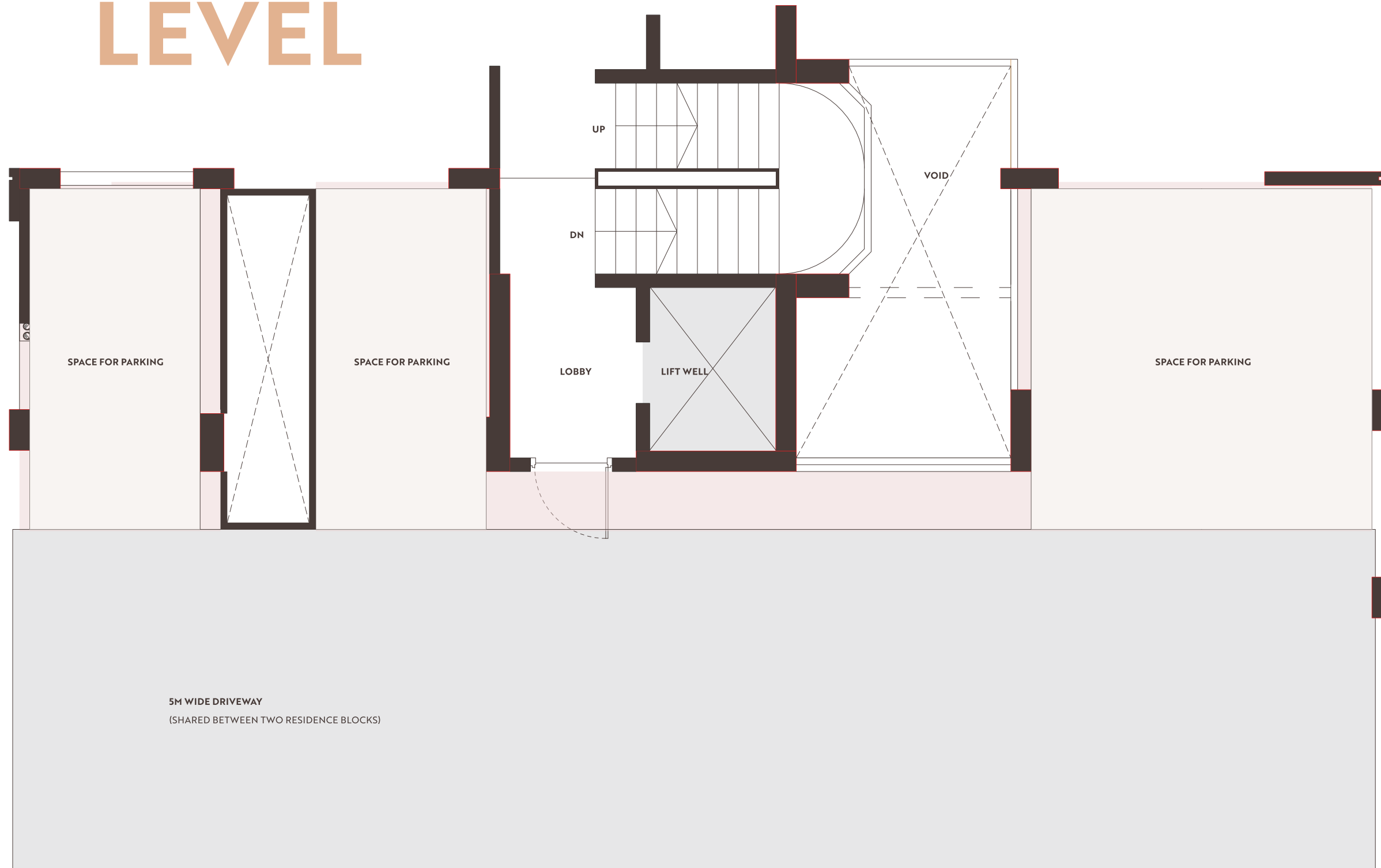
3BHK TYPICAL LAYOUT



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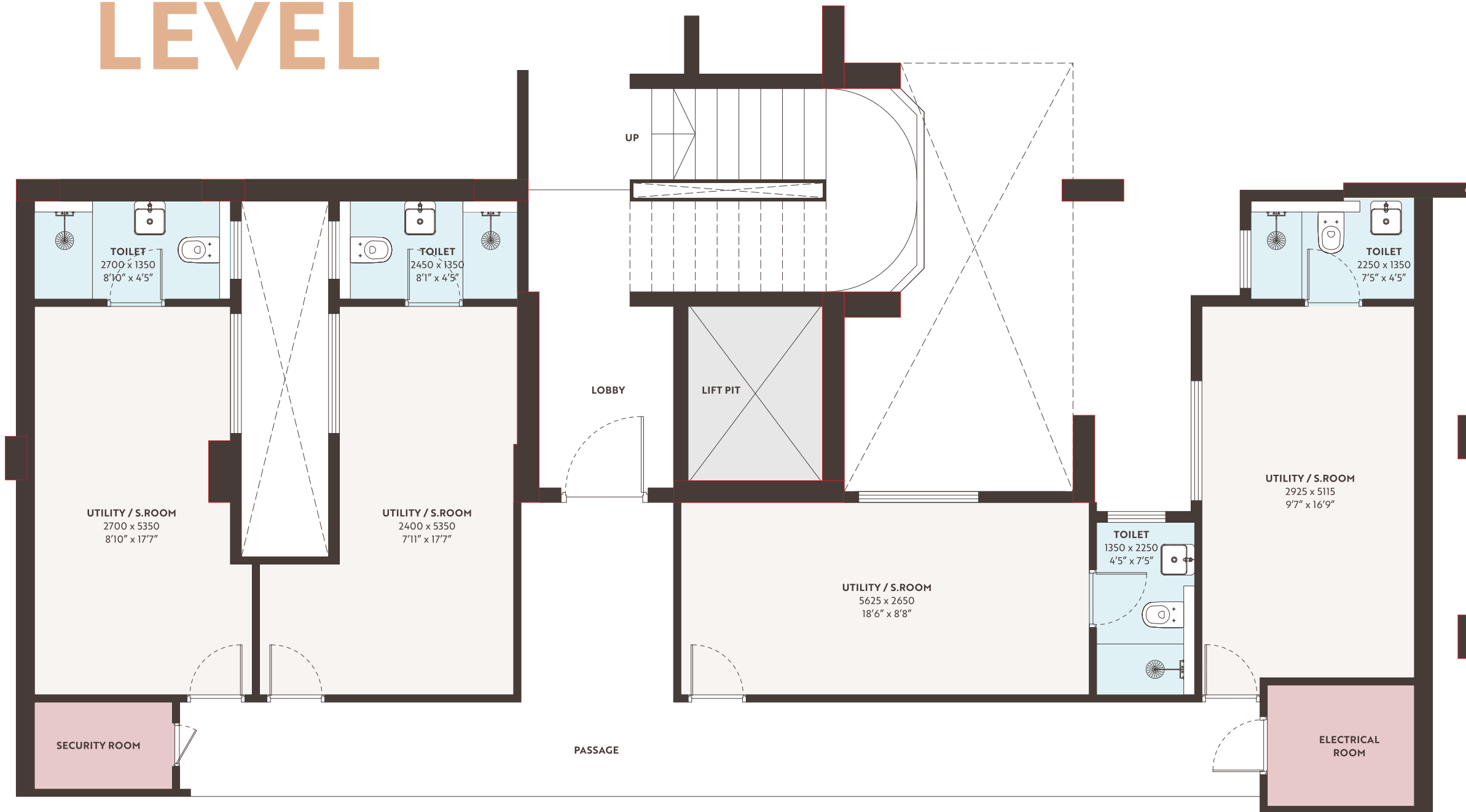
3BHK STILT LEVEL



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3BHK BASEMENT LEVEL



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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

KITCHEN

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid tiles
Ceiling	OBD
Counter	Granite / Synthetic Stone
Fittings / Fixtures Type	CP fittings, SS sink, Exhaust fan
Type	Modular

BALCONY

Floor	Tiles
Ceiling	OBD

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, Geysers
Sanitary ware / CP fittings	CP fittings, Wash Basin, Floor mounted / Wall-hung WC

PLUMBING

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

S. ROOM

Floor	Tiles/ Mosaic cast-in-situ flooring /IPS
Walls / Ceiling	OBD
Toilet	Tile in floor, Conventional CP Fittings, White Chinaware

DOORS

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

EXTERNAL GLAZINGS

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

Modular switches and ceiling light fixtures in Balconies

PART B - COMMON AREAS IN THE BUILDING

POWER BACK-UP

3BHK+S- not exceeding 4.2 KW/5.25 KVA
3BHK- not exceeding 3.5 KW/4.3 KVA
DG Capacity shall be at 10% of load factor and 10% overall diversity for apartment as well as common areas.

SECURITY SYSTEM

CCTV in driveway of parking, ground floor entrance lobby

LIFT

Lifts Capacity of 13 persons

STAIRCASES

Floor	Indian Stone / Indian Marble / Granite/Tile
Walls	Acrylic Emulsion / OBD

NOTES

Zone IV or higher seismic considerations for structural design

AIRCONDITIONING

AC units in Living, Dining, Bedrooms & study rooms (if any)

CONVERSION SCALE

1 ft = 304.8 mm

DISCLAIMER

Marble/Granite being natural material have inherent characteristics of colour and grain variations. Specifications are indicative and are subject to change as decided by the Promoter or competent authority. Marginal variations may be necessary during construction.

04



ACTUAL IMAGE OF THE VALLEY CLUB

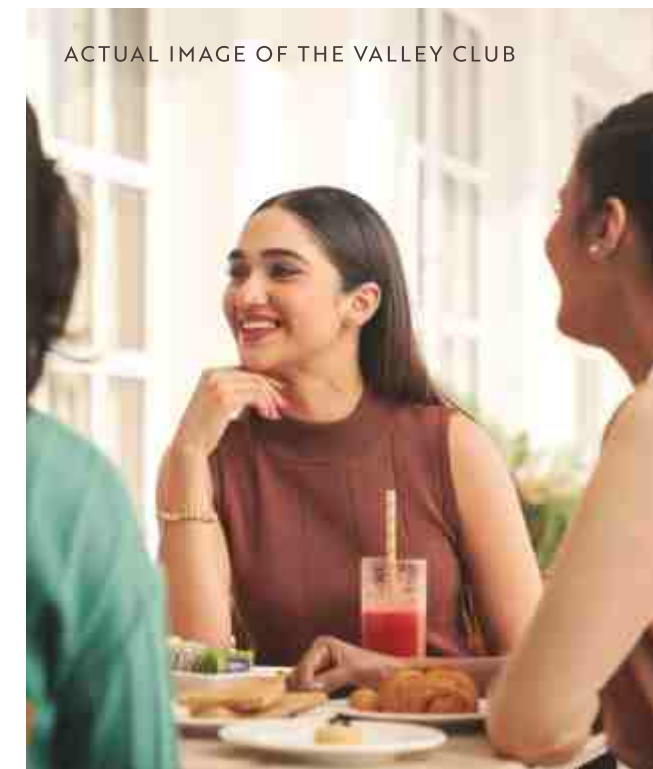


REPRESENTATIVE IMAGE



THE VALLEY CLUB*

*The Valley Club is not a part of the project/offering and is near the Project. Membership charges, security deposits, user charges, etc. are payable by the user directly to the club. The terms and conditions of the Club apply.



ACTUAL IMAGE OF THE VALLEY CLUB

COMMUNITY PERFECTED

AS THE HUB OF THE ECOSYSTEM, THE VALLEY CLUB OFFERS THE FINEST IN SPORTS, LEISURE AND RELAXATION

**THE VALLEY CLUB* OFFERS NEARLY
2,787 SQM (30,000 SQF) OF WORLD-
CLASS FACILITIES.**

From fitness to fine dining, The Valley Club is the perfect place to meet with friends, family and neighbours and for you to get the most from your Valley Orchard lifestyle.

The Valley Club facilities include:

- Restaurant and bar
- Banquet room
- Coffee shop and bakery
- Library and reading room
- Cards room
- Swimming pool
- Tennis and squash courts
- Gymnasium
- Table tennis
- Billiards
- Children's play area

ACTUAL IMAGE OF THE VALLEY CLUB

*The Valley Club is not a part of the project/offering and is near the Project. Membership charges, security deposits, user charges, etc. are payable by the user directly to the club. The terms and conditions of the Club apply.

ESSENTIALS PERFECTED

THE VALLEY CENTRAL WILL BRING VIBRANT RETAIL AND LEISURE EXPERIENCES MOMENTS FROM YOUR HOME

A FIRST OF ITS KIND RETAIL,
LEISURE AND BUSINESS COMPLEX
IN PANCHKULA.

With the upcoming launch of The Valley Central*, life at The Valley Orchard is set to become even more enviable. Discover a place to enjoy a spot of retail therapy, meet with friend or simple soak up the vibrant atmosphere. If you're looking for life's essentials or extravagances, we have it perfected

- Located right on the NH5 Delhi-Shimla highway,
- Retail, leisure and business facilities
- Moments away from The Valley Orchard
- Unique shopping (SCO plotted development) for Panchkula

ARTISTIC RENDITION - THE VALLEY CENTRAL

*Adjacent commercial development, not forming part of the Project.

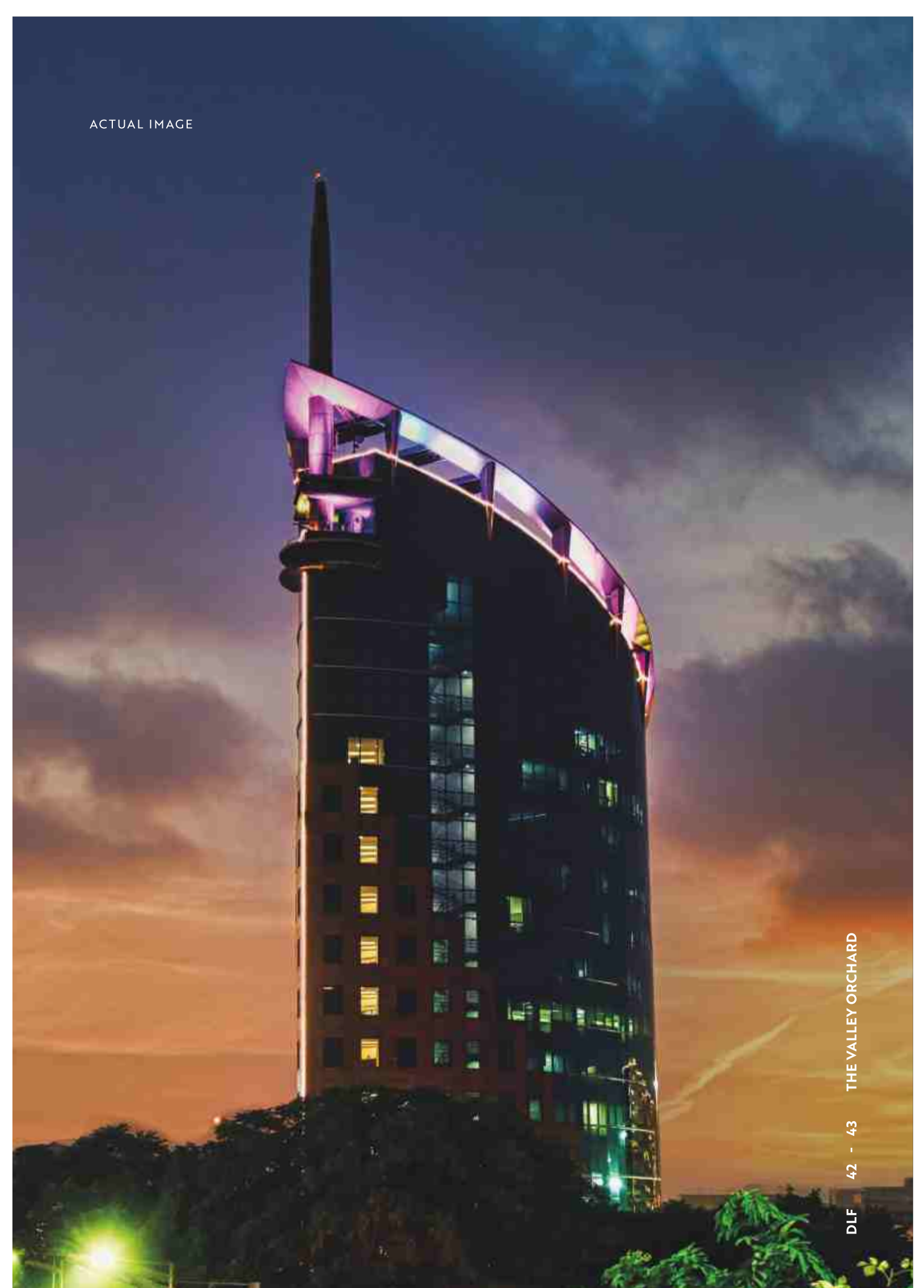
TRUSTED FOR OVER 75 YEARS

**DLF HAS CONSISTENTLY DELIVERED
UNCOMPROMISING QUALITY IN CONSTRUCTION
AND DEVELOPMENT FOR OVER 75 YEARS.**

The group is dedicated to transforming domestic real estate with an award-winning portfolio that features some of India's most sought-after developments, including DLF Cyber City, DLF5 and Kings Court.

Committed to intelligent design and enduring quality, DLF presents a unique opportunity to own your own home in the thriving and exciting community of The Valley Orchard, Panchkula.

ACTUAL IMAGE



TAKE THE FIRST STEPS TOWARDS YOUR BEST LIFE

Achieve your perfect work-life balance, perfected through spacious and stylish contemporary living, within a community of like-minded people, in a serene and secure setting.

CONTACT US

T: +91 9513 631 089

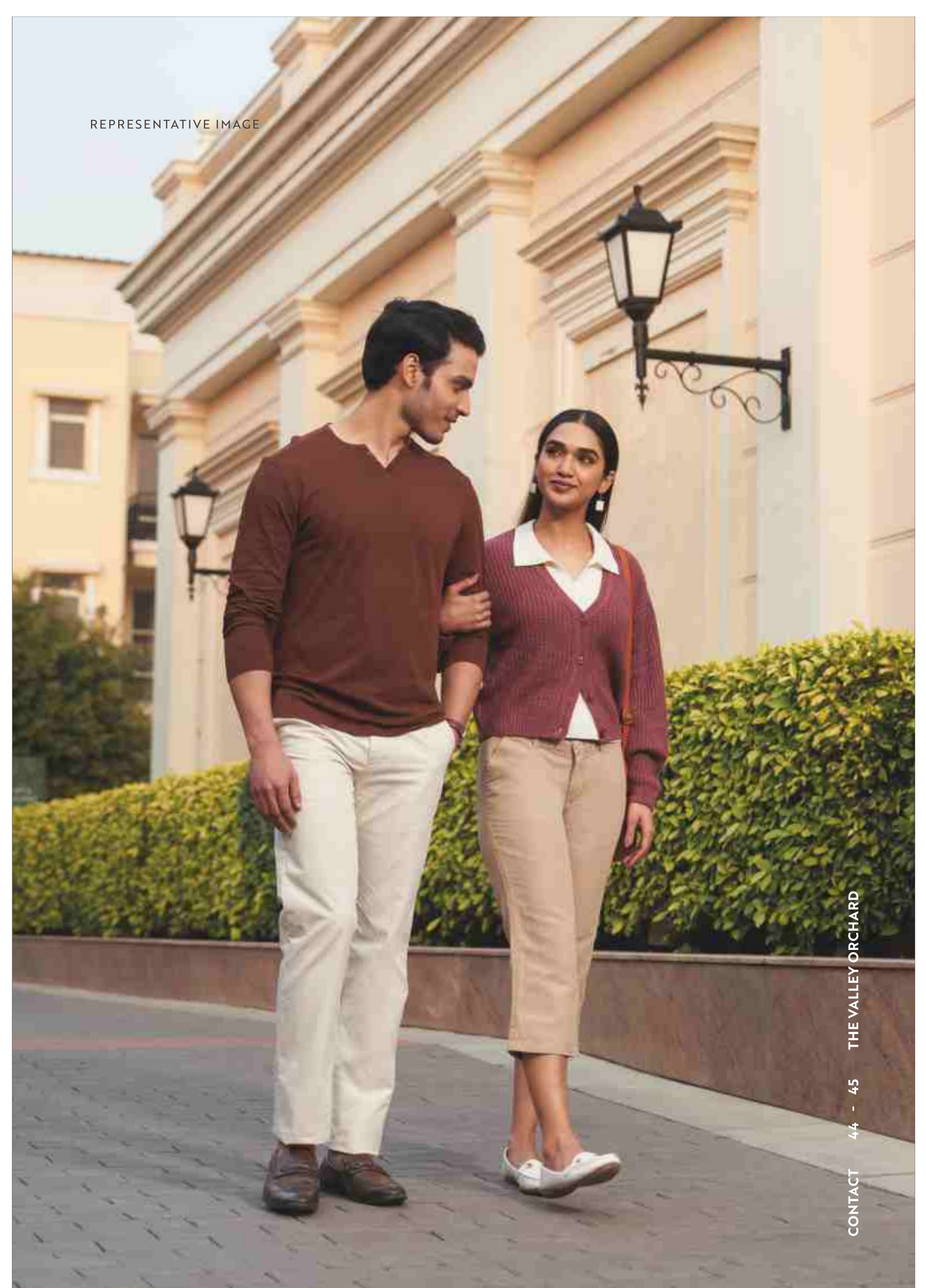
DISCLAIMERS

M/s DLF Homes Panchkua Private Limited | CIN - U45400HR2007PTC038443 Registered Office: 2ndFloor, Gateway Towers, DLF City, Phase III, Gurugram-122002, Haryana| Project Area: 6.407 Hectares (15.83 acres) at vilage Bhagwanpur, Sector 2-3, Pinjore-Kalka Urban Complex, Dist. Panchkua, Haryana. License: 141 dated 11-07-2023, Layout Plan: 40469 dated 24-11-2023.

All information, images and visuals, drawings, pans or sketches shown herein are only an architect's impression, representative images or artistic renderings and not to scale. All amenities mentioned herein are proposed amenities and facilities to be provided by the Company, as per approved pans. 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 apartment(s) in the Project. Website: <https://www.dlf.in/homes/premium/thevalleyorchard/>

*Taxes and statutory charges extra as applicable and terms & conditions apply

REPRESENTATIVE IMAGE





**HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA**

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Group Housing Colony under NILP Policy 2022 namely "The Valley Orchard" over an area measuring 15.833 Acres situated in the revenue estate of Village Bhagwanpur, Sector-2 and 3, Pinjore Kalka Urban Complex, Panchkula vide

Registration No. HRERA-PKL-PKL-524-2023

Dated:06.12.2023

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.



3. 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.
4. This Registration is being granted subject to following conditions that the promoter shall:
- 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.
 - strictly abide by the declaration made in form REP-II.
 - apart from the price of the flats/apartments, 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.
 - 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 flats/apartments sold/booked and expenditure made in the project.
 - a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
 - adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
 - that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
 - publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flats/apartments.
 - submit a copy of license after getting it renewed from time to time till the completion of the project i.e. 31.10.2028.



- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.633 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.
- iii. Landowning companies and the developer shall jointly sign and execute the sale deeds with the allottees of the aforementioned project.
- iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member

HOME
PERFECTED