



DLF Commercial Developers Ltd.
Gateway Tower, 10th Floor, DLF City,
Phase III, Gurgaon - 122002



THE MAGNOLIAS



Actual Site Photograph: DLF-ARALIAS with GOLF COURSE in Foreground

◆ DLF - MAGNOLIAS ◆

YOUR PIECE OF HEAVEN ON EARTH

Dear Patrons

Overlooking the charming Golf Club; the Magnolias project is a dream come true for discerning customers who have an eye for nothing but the best.....
We thank you for choosing 'The Magnolias'.....

"Built to inspire envy", The Magnolias super luxury residential project will be shortly ready for interior fit-out offering an unprecedented lifestyle. It emerges as one of the best in terms of its exclusivity, perfection and individuality.

Now DLF extends the exclusive option of undertaking finishing as per pre approved specifications. Owners are invited to select a layout plus a theme from the variety of options shown here as interior fit-outs for your home.

So, come and partner the perfection

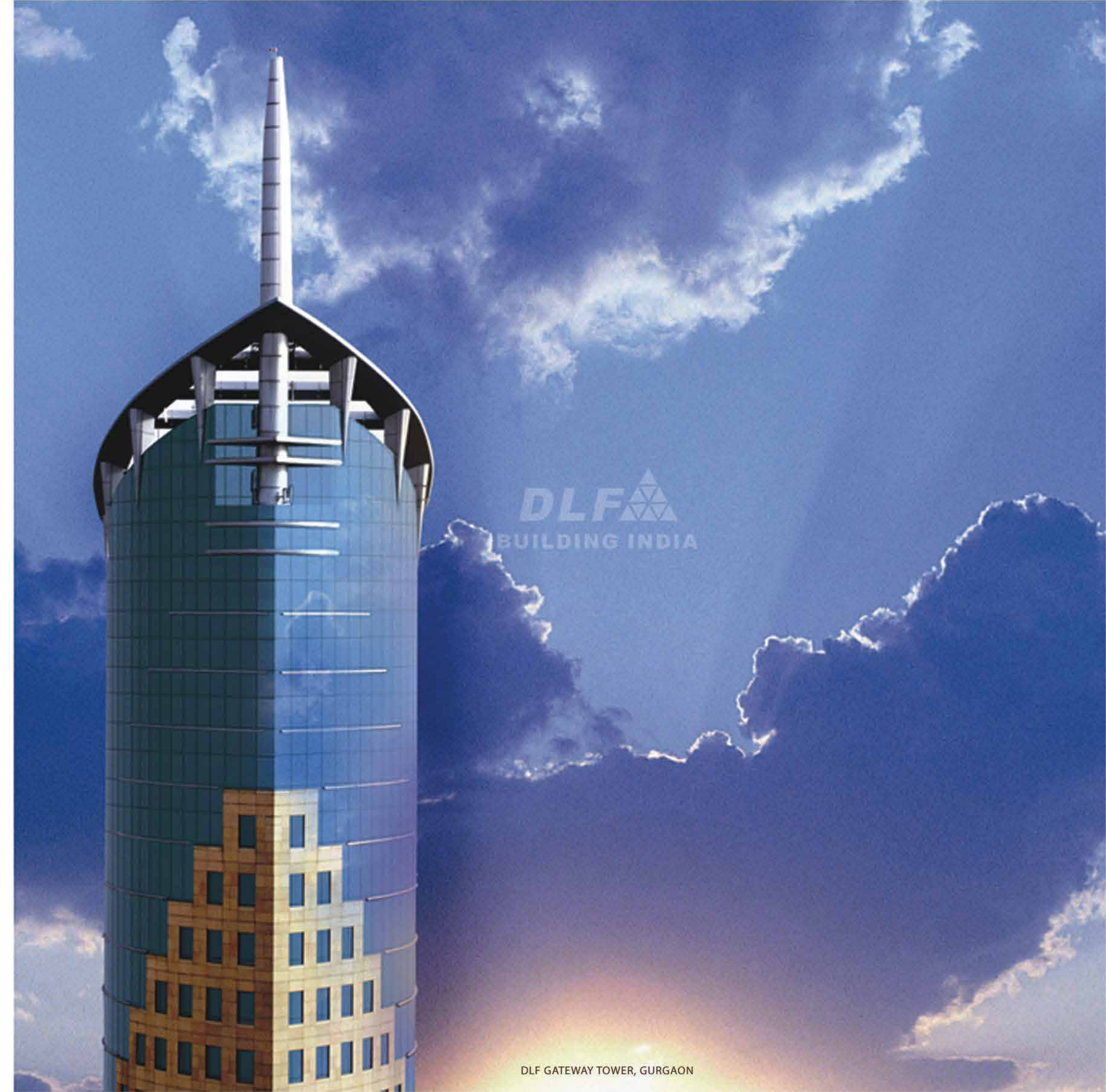
Happy Living!!!

◆ SIX DECADES OF EXCELLENCE ◆

DLF group is the largest real estate company in India today. The group embarked on this momentous journey in 1946 and now commands the leadership of Indian real estate industry. Over the past 60 years, DLF has established itself as a developer with pan-India presence, having projects across 32 cities. This represents 220 million sq.ft. of completed projects and 748 million sq. ft. of projects under various stages of development.

Built on the foundations of global reputation and exemplary performance, DLF is now synonymous with end-to-end solutions for superior and upmarket living. With over six decades of unrivalled expertise and experience in prestigious projects in India, DLF has an impressive track record of excellence in establishing commercial, residential, retail and recreational complexes.

DLF continues to raise the bar in corporate and aesthetic excellence. The development of state of the art housing, offices and retail projects changes the way people live, work and play across the country. The group is committed to unearthing exciting opportunities while it continues to lead the real estate growth in India.



DLF GATEWAY TOWER, GURGAON

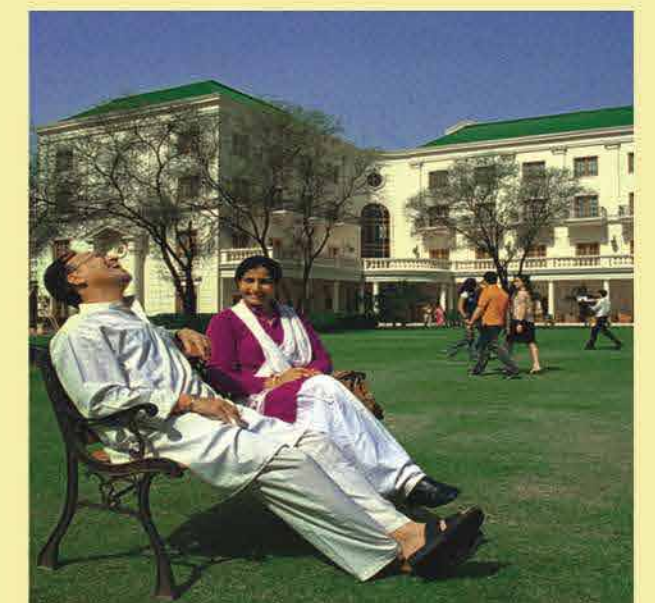
◆ DLF EXPERTISE AT ITS BEST ◆

DLF today has a proven track record in delivering complete interior fit-outs for its commercial leasing business and a dedicated team of professionals to implement interior design solutions for its corporate clients. With over 5.2 million sq.ft of interior projects completed and approximately 1.2 million sq.ft. of ongoing projects, DLF's combination of excellence and expertise is geared to meet your expectations with ease.

DLF is committed to:

- One stop solution for your fit-out requirement •
- Coordination for all specified elements involved in the fit-out process •
 - Interior designing, Interior mapping, Budget outlay, Assimilation •
 - Implementation, Project planning, Project management •
 - Cost optimization through economies of scale •
 - Usage of Innovative solutions •
 - Hassle free and timely completion •
- Extensive sourcing of Internationally branded options •
- Exhaustive collection of Fixtures, Fittings and Finishings •

DLF now proposes to extend its interior repertoire to "DLF-Magnolias" project and introduce itself as an organisation fully equipped to design and execute high-end residential interiors suited to your lifestyle and aspirations.



◆ THE LANGUAGE OF LUXURY ◆

Interiors & Fit outs with DLF assistance

Perfection in life requires a sharp insight and an inspiring place to live and belong - the luxury homes by DLF are a true expression of it.

The freedom to 'choose' and 'do it yourself' the quite essential factors imbibe in DLF Luxury homes is really working wonders with discerning clients.

To help create a pallet of multitudinous colors on blank Canvas i.e. "Bare shell" DLF is offering the array of options to have your piece of heaven on earth customized to perfection.



Actual Site Photograph: DLF-ARALIAS Entrance Hall on Ground Floor

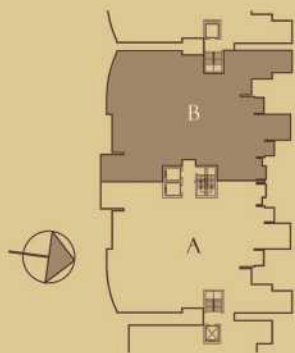
LAYOUT PLAN OPTIONS MB01 ~ MB05



LIVING ROOM - Sample Furnished Apartment

OPTION - MB01

MIDDLE BLOCK: 2,5,6,7A,9,10,14,15,16 & 19



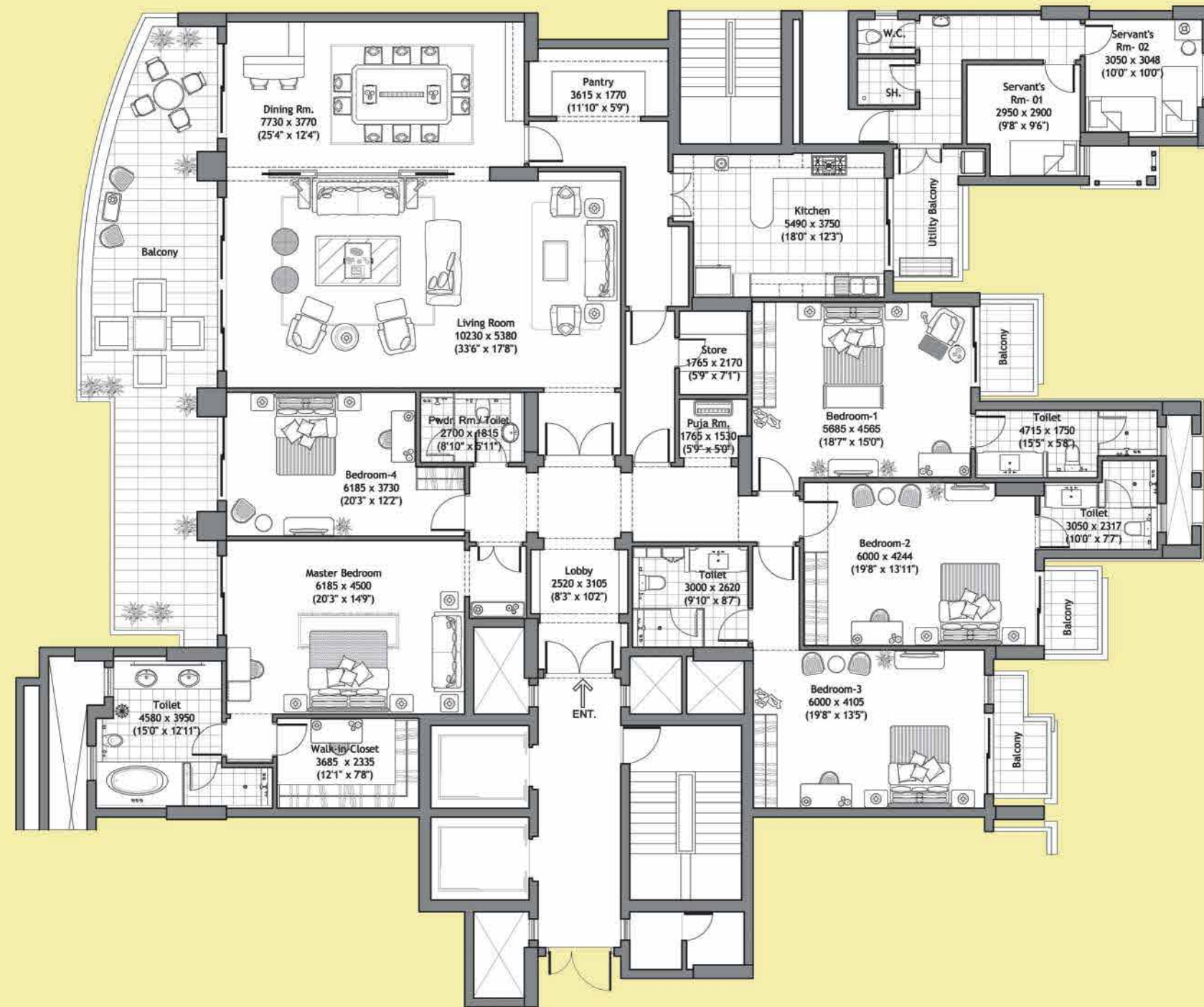
5 BEDROOM*
-TYPICAL FLOOR AS PER SALES PLAN-
SHOWN ABOVE UNIT 'B' IN THE MIDDLE BLOCK
UNIT 'A' IS MIRROR IMAGE OF UNIT 'B'

DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



OPTION - MB02

MIDDLE BLOCK: 2,5,6,7A,9,10,14,15,16 & 19



5 BEDROOM*

SHOWN ABOVE UNIT 'B' IN THE MIDDLE BLOCK
UNIT 'A' IS MIRROR IMAGE OF UNIT 'B'

DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



5 BEDROOM + FAMILY LOUNGE*

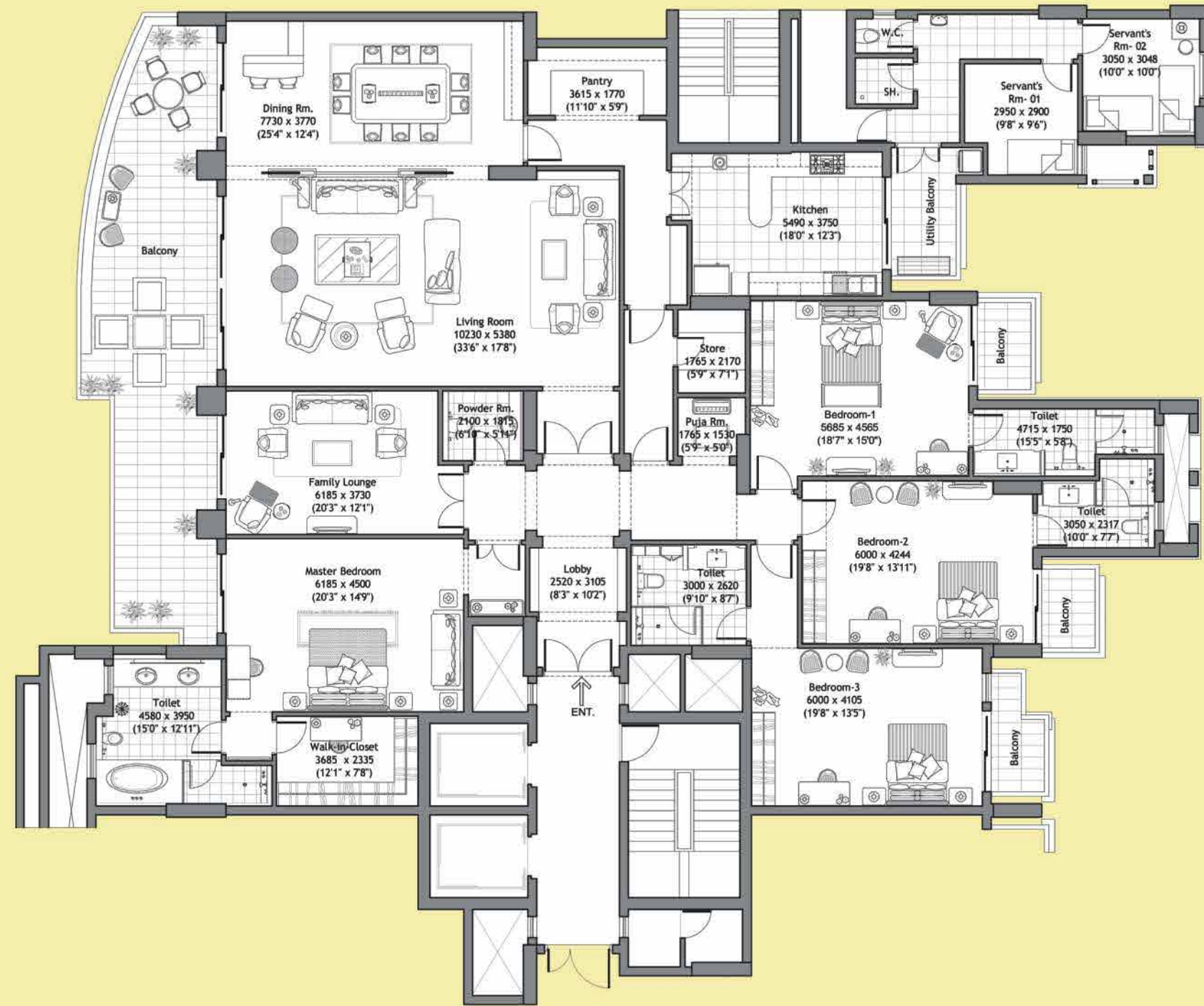
SHOWN ABOVE UNIT 'B' IN THE MIDDLE BLOCK
UNIT 'A' IS MIRROR IMAGE OF UNIT 'B'

DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



OPTION - MB04

MIDDLE BLOCK: 2,5,6,7A,9,10,14,15,16 & 19



4 BEDROOM + FAMILY LOUNGE*

SHOWN ABOVE UNIT 'B' IN THE MIDDLE BLOCK
UNIT 'A' IS MIRROR IMAGE OF UNIT 'B'

DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



OPTION - MB05

MIDDLE BLOCK: 2,5,6,7A,9,10,14,15,16 & 19



3 BEDROOM + FAMILY LOUNGE*

SHOWN ABOVE UNIT 'B' IN THE MIDDLE BLOCK
UNIT 'A' IS MIRROR IMAGE OF UNIT 'B'

DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



LAYOUT PLAN OPTIONS EB01 ~ EB05

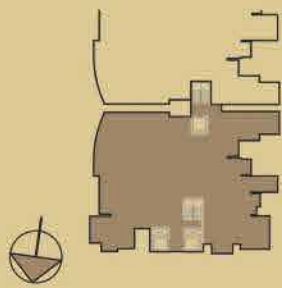
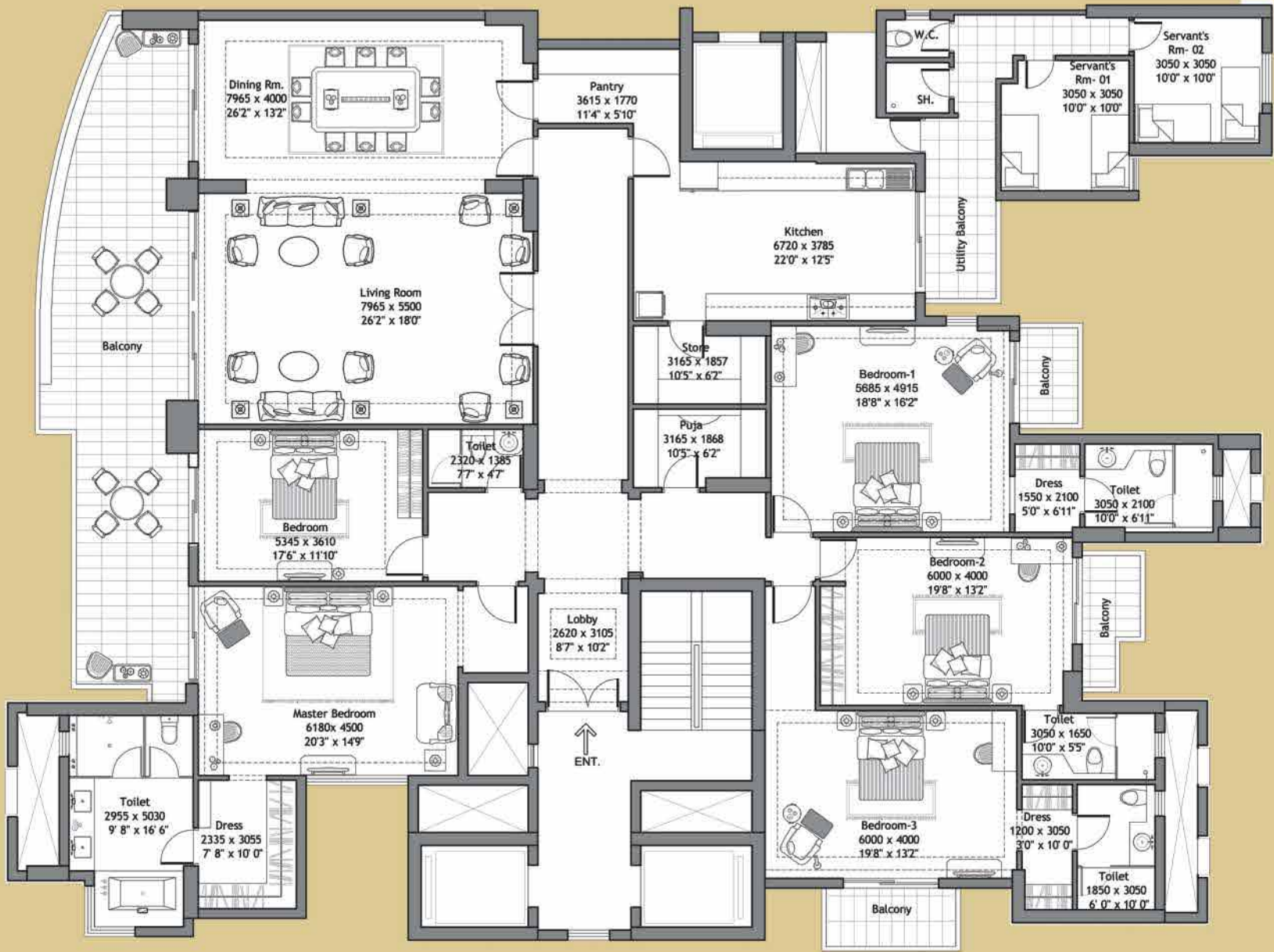
On the following pages, we are showcasing another set of five Layout Options as conceptualised by our Designers. This section is devoted to a Typical Apartment as per its location in Blocks- 3, 4, 11, 12, 18 and 20. The design layouts range from the most efficient 5-Bedroom configuration to the most opulent 3-Bedroom Layout. You will appreciate the functional planning of spaces and immaculate attention to detail as illustrated in floor plans. The five probable layouts cater to all possible combinations conceivable within the existing framework of structure and intelligent planning of building services. The loose furniture shown is only indicative.



MASTER BEDROOM - Sample Furnished Apartment

OPTION - EB01

END BLOCK: 3,4,11,12,18 & 20



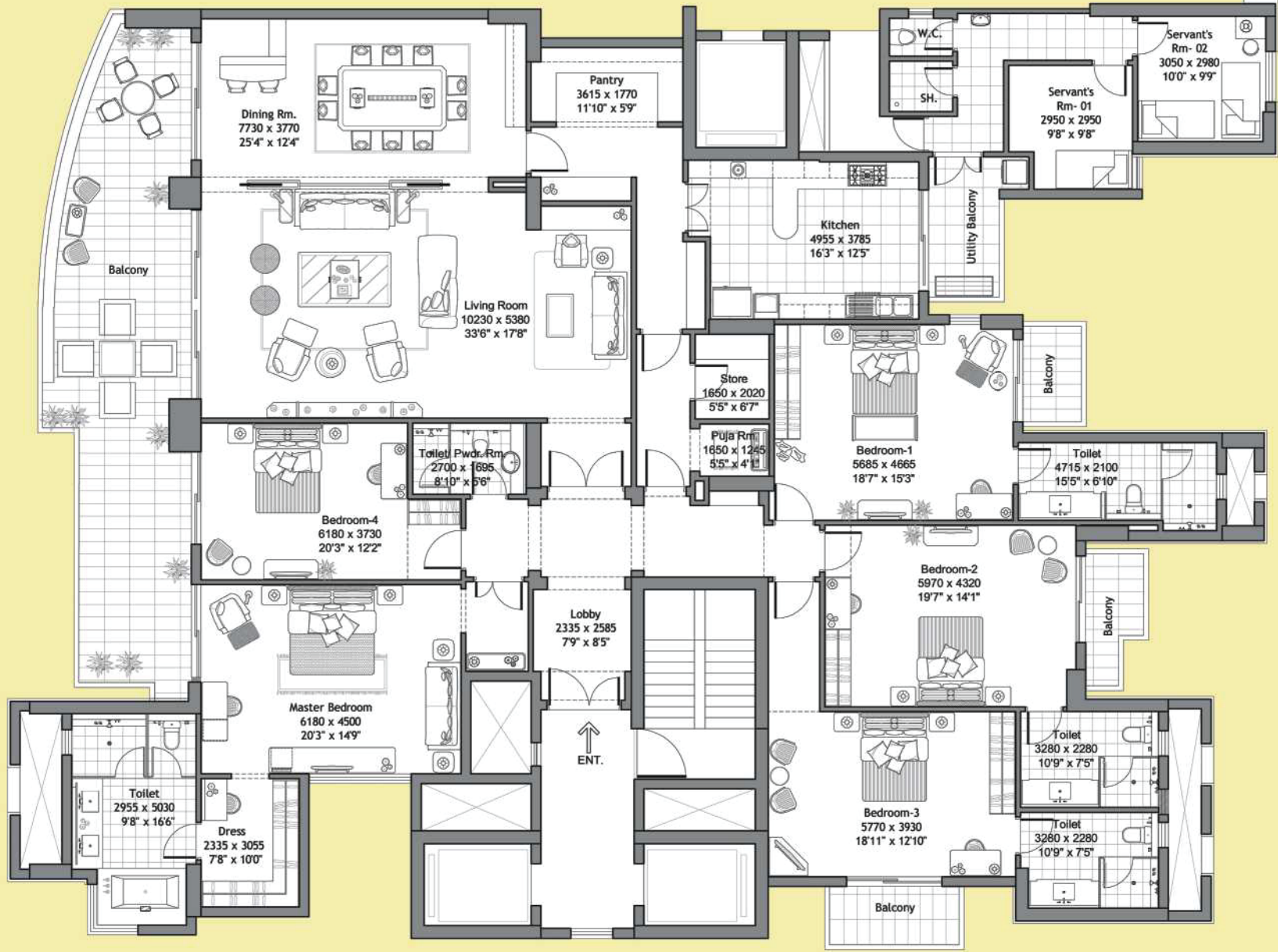
5 BEDROOM*
-TYPICAL FLOOR AS PER SALES PLAN-

DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



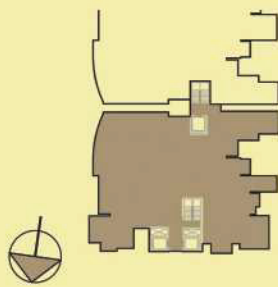
OPTION - EB02

END BLOCK: 3,4,11,12,18 & 20



5 BEDROOM*

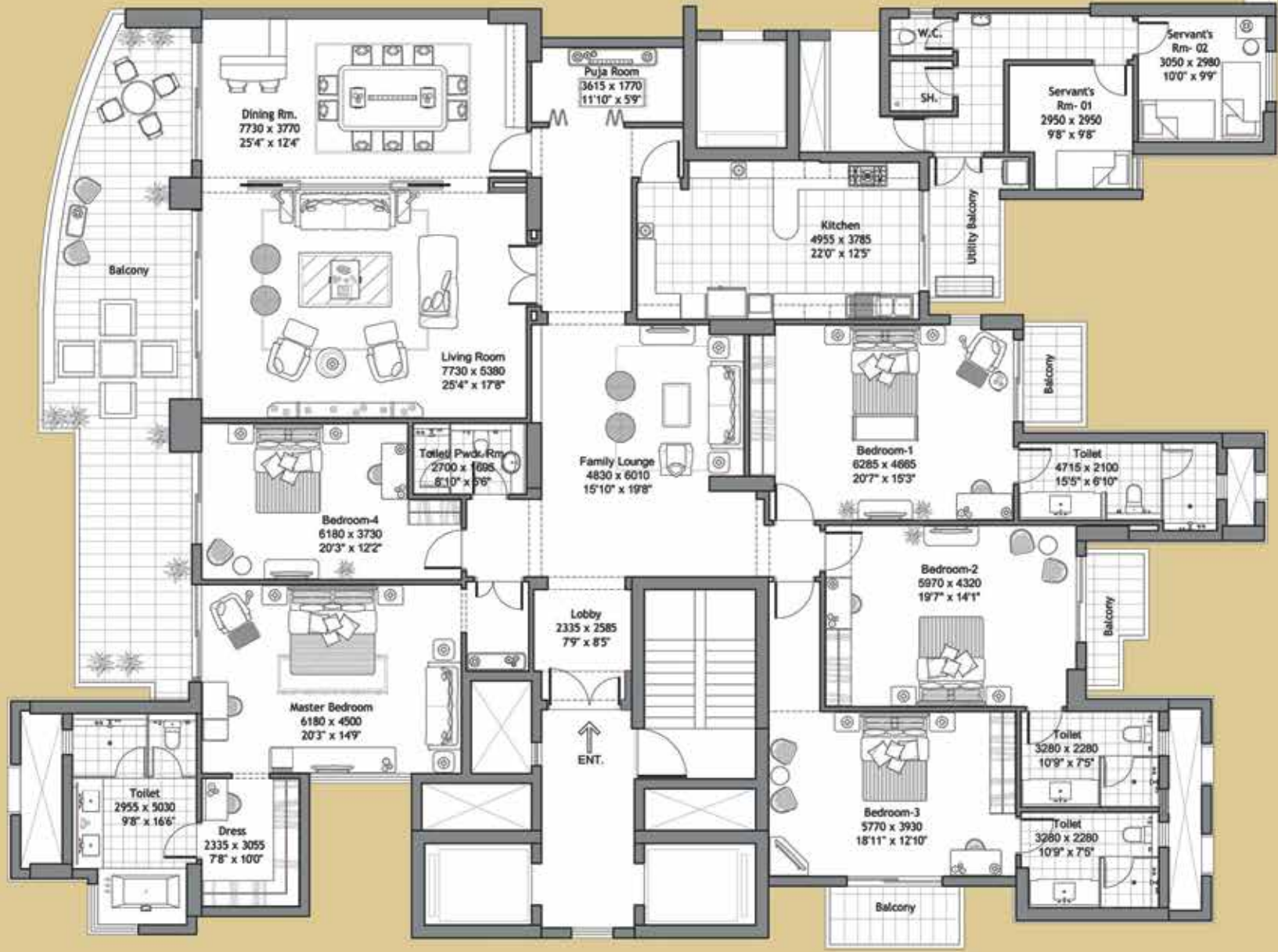
DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



THE MAGNOLIAS

OPTION - EB03

END BLOCK: 3,4,11,12,18 & 20



5 BEDROOM + FAMILY LOUNGE*

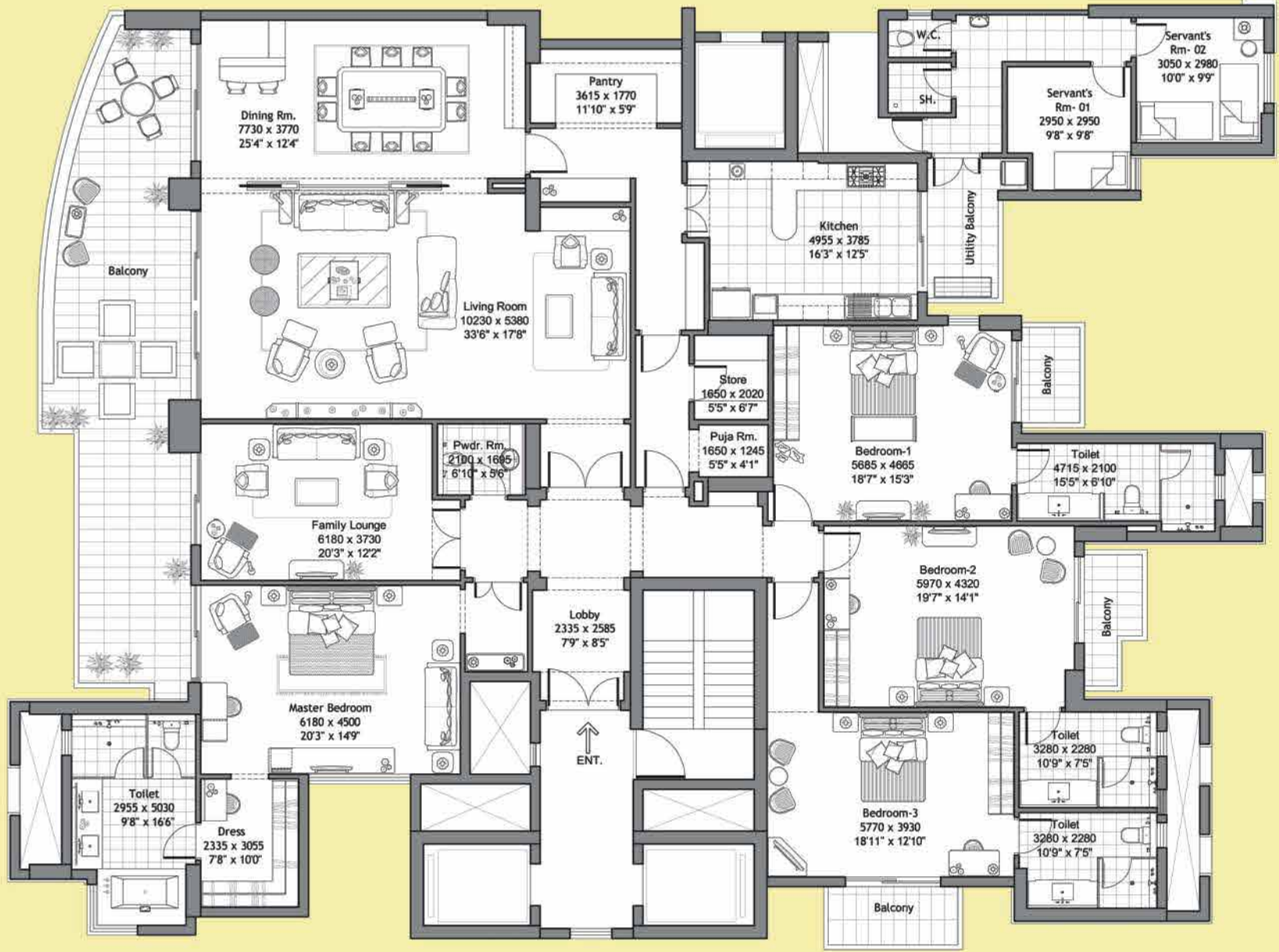
DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



THE MAGNOLIAS

OPTION - EB04

END BLOCK: 3,4,11,12,18 & 20



4 BEDROOM + FAMILY LOUNGE*

DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



OPTION - EB05

END BLOCK: 3,4,11,12,18 & 20



3 BEDROOM + FAMILY LOUNGE*

DRAWING NOT TO SCALE, 1 METER = 3.28 FEET (APPROX.)



FORMAL AREAS

SPECIFICATION OPTIONS

ENTRANCE FOYER

FLOORING in stone inlay of Imported Marble with matching skirting & fascia.

WALLS painted in Acrylic Emulsion on plaster-of-paris. Feature Wall with accent cladding.

FALSE CEILING with recessed Coves, plaster of paris Soffits and Cornices finished in Acrylic Emulsion.

DOORS in Polished Hardwood Frames and panelled Shutters with quality hardware.



LIVING AND DINING ROOM

FLOORING in combination of Imported Marble with matching skirting & threshold.

WALLS painted in Acrylic Emulsion on plaster-of-paris. Feature Wall with textured finish.

FALSE CEILING with recessed Coves and Cornices painted in Acrylic Emulsion.

DOORS in Polished Hardwood Frames and glazed Doors with quality hardware.



MASTER BEDROOM

FLOORING in premium grade engineered wooden floors with matching skirting & fascia.

WALLS painted in Acrylic Emulsion on plaster-of-paris. Feature Wall with accent treatment.

CEILING in combination of False Ceiling and plaster of paris Soffits and Cornices finished in Acrylic Emulsion.

DOORS in Polished Hardwood Frames and panelled Shutters with quality hardware.



OTHER BEDROOMS

FLOORING in combination of Imported Marble and Engineered Wood with matching skirting.

WALLS painted in Acrylic Emulsion on plaster-of-paris.

CEILING with localised boxing, plastered and painted in Acrylic Emulsion.

DOORS in Polished Hardwood Frames and panelled Shutters with quality hardware.



LIVING ROOM-
Sample Furnished Apartment



LIVING, DINING AND BEDROOMS

The Bedrooms are generous in size & full height windows ensure the room will be washed by day with abundant sunlight. Comfort and timeless elegance were key factors when designing these areas, which are enhanced by luxurious flooring.

Owners will appreciate the high quality of imported finishes and craftsmanship of the exotic interior joinery.



INFORMAL AREAS

SPECIFICATION OPTIONS

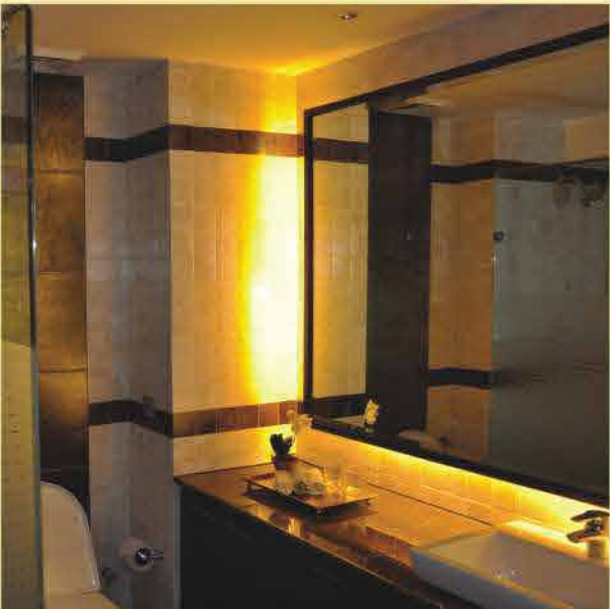
FAMILY LOUNGE

FLOORING in Imported Marble with matching skirting.
WALLS painted in Acrylic Emulsion on plaster-of-paris.
FALSE CEILING with recessed Coves, plaster of paris Cornices etc. painted in Acrylic Emulsion.
DOORS in Polished Hardwood Frames and glazed Doors with quality hardware throughout.



MASTER TOILET

FLOORING in anti-skid Vitrified/ Ceramic tiles with skirting.
WALLS in premium grade Ceramic tiles.
FALSE CEILING in waterproof gypsum board painted in Acrylic Emulsion.
DOORS in Polished Hardwood Frames and panelled Shutters with quality hardware.
COUNTER top in polished Granite and backsplash. International style Toilet fixture, fittings incl. steam/shower enclosure, jaccuzzi bath tub and double vanity counter.



OTHER TOILETS

FLOORING in anti-skid Ceramic tiles with skirting.
WALLS in premium grade Ceramic tiles.
FALSE CEILING in waterproof gypsum board painted in Acrylic Emulsion.
DOORS in Polished Hardwood Frames and panelled Shutters with quality hardware.
COUNTER top in polished Granite and backsplash. International style Toilet fixture, fittings incl. shower enclosure.



KITCHEN

FLOORING in anti-skid Vitrified tiles with matching skirting.
WALLS in high-end Ceramic tiles.
CEILING in combination of gypsum False Ceiling and plastered Soffits etc. finished with Oil-bound Distemper.
DOORS in Polished Hardwood Frames and panelled Shutters with quality hardware.
COUNTER top in polished Granite and backsplash. Imported Modular Cabinets with options for door Finishes. Built-in appliances- Hob, Chimney, Cooking Range, Microwave Oven, Refrigerator, Dishwasher included.



KITCHEN-
Sample Furnished Apartment

KITCHEN AND TOILETS

“Style and finesse” beautifully define all the bathrooms. Sleek, slim lined and superstylish, this space ensures your senses are invigorated. Innovative built-in shelving mixed with the clean lines of the contemporary fixtures and fittings achieve the ultimate in understated elegance. Finished with high grade floor and wall finishes enhanced with imported decorative accents and vanity tops.



OTHER AREAS

SPECIFICATION OPTIONS

PUJA ROOM

FLOORING in combination of Imported Marble with matching skirting.

WALLS painted in Acrylic Emulsion on plaster-of-paris.

CEILING in combination of False Ceiling and Cornices painted in Acrylic Emulsion.

DOORS in Polished Hardwood Frames with folding panelled Shutters with quality hardware.



BALCONIES

FLOORING in unglazed rectified tiles of earthy/wooden shades with matching skirting.

WALLS painted in weather resistant exterior grade Emulsion.

Ceiling in weather resistant paint.

UTILITY Balcony will have provision for Washer/ Dryer. Ceramic Tile Dado upto counter height in Service areas.



UTILITY AREAS

FLOORING in Ceramic tiles with matching skirting.

WALLS painted in oil bound distemper.

CEILING plastered and finished in dry distemper.

DOORS in Painted Hardwood Frame and flush shutters with aluminum hardware.

TOILETS will have Indian fixture and fittings. Toilet flooring in ceramic tiles. Toilet walls in ceramic tiles - upto Door height in bath and upto couter top in balance areas.

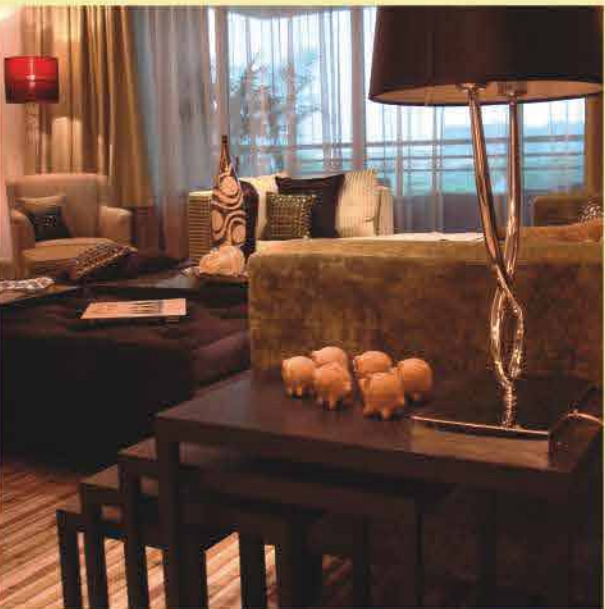


Two color schemes options for all the flooring, tiling, fixed joinery, doors, wardrobes and cabinetary available.

Central Air-Conditioning is included.

Ceiling and Exhaust Fans, Geysers, Internal lighting fixtures in all the areas are included.

- *NOTE:
1. All layout plans, drawings, dimensions, specifications etc. are approximate, indicative and subject to change as decided by the Company/ Architect/ availaibility of materials.
 2. The Owner has the choice to select, mix and match - layout designs and materials from the given options.
 3. Soft furnishing, furniture and gadgets are not the part of the offering.
 4. All pictures/images are either of actual sample furnished apartment or an artistic conceptualization and do not purport to replicate the exact products.





Actual Site Photograph: DLF-ARALIAS CLUB with Outdoor Landscape

◆ EPILOGUE ◆

We at DLF Group truly believe in the philosophy that
“CUSTOMER IS ALWAYS RIGHT”

Thus, having presented our credentials, ideas,
a brief retrospective of various Layout Options &
and Themes with Specification Options.

We look forward to hear from you at the earliest
with your choice of preferred option and taking this dialogue further.

You can reach our team at the contact details overleaf.

We have also included a Video CD
of our Sample Furnished Apartment.

Here you will be seeing 360-degree Views of all the interior spaces

In the meanwhile,

Happy Dreams...

THANKS!

