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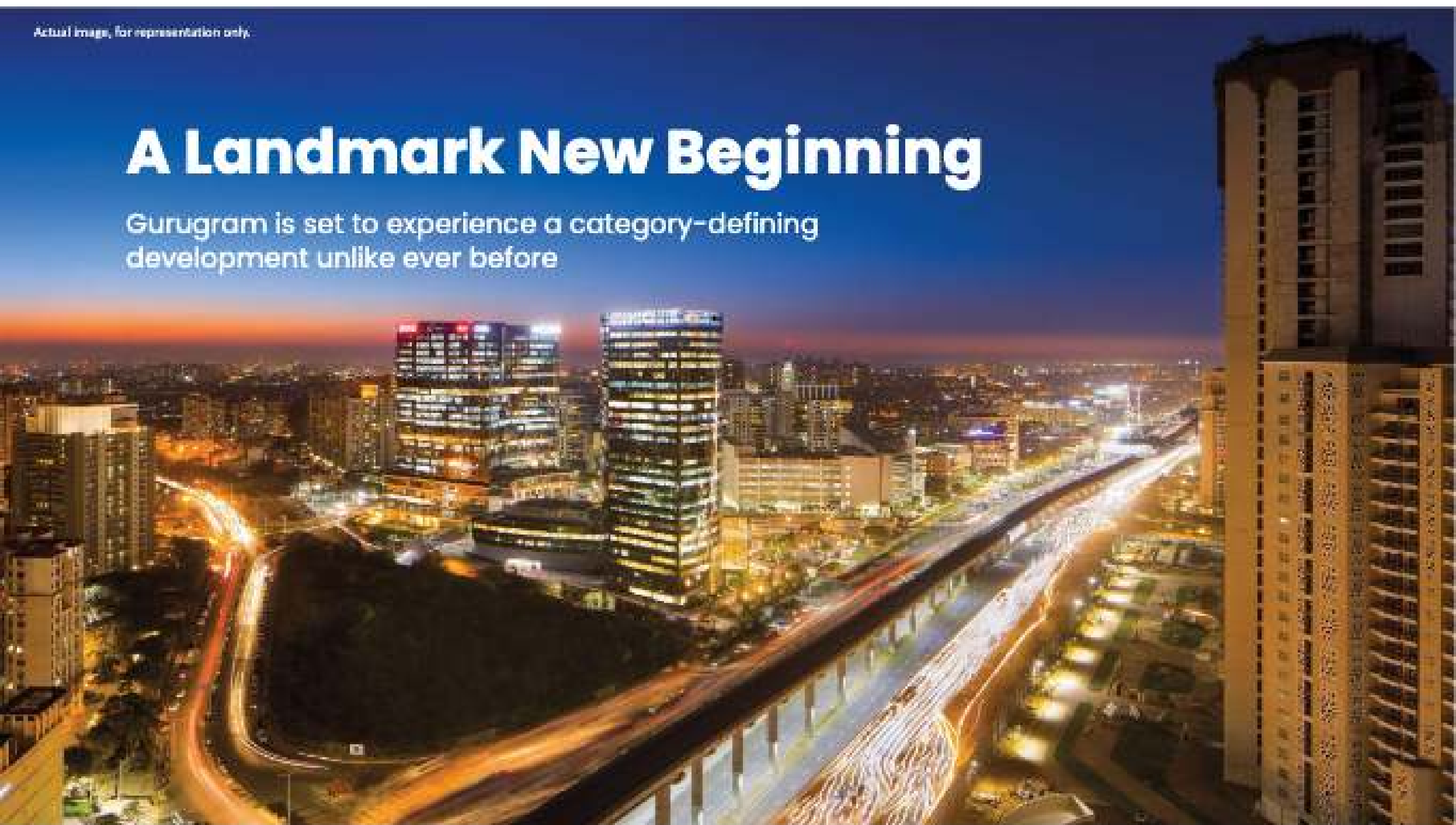
**14 months
of excitement
and anticipation**

Now, Gurugram and the real estate industry
await DLF's next chapter

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A Landmark New Beginning

Gurugram is set to experience a category-defining development unlike ever before



Reference image sourced from the internet, used for representation only.

What Comes Next? The Longevity Revolution

Aging population.
Growing wealth.
Longer lives.

Global senior living market
~ \$190 billion in 2020
to a projected ~\$375
billion by 2030

Source: EPRI and CBRE

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India to Shape the Next Wave

World's largest ageing transitions will unfold in India



~35 crore
projected seniors in India by
2050
1 in every 5 Indian

Source: ICF Macro, UN World Population Prospects 2019

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Increasing Wealth Evolving Lifestyles Driving New Demand

8.71 Lakh millionaires

(worth \$1+ million)

~20k UHNIs

(Worth \$30+million) in India, today

Source: Knight Frank Wealth Report 2018 (India 1997-2017 forecast 2018-2021). KPMG Holdings report in Bloomberg.

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India's silver economy today is ~ ₹ 73000 Crores

India's Senior Living Market
₹30,000 Crore Today
₹1,00,000 Crore by 2030

Source: WHO Report, India's Silver Economy by 2030, 2019

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Among India's Most Underserved Housing Segments

Demand Far Outpaces Supply (80:1)
60% of Organized Senior Living Concentrated in South India

Source: Colliers India (2020), NRI-PL Senior Living Report (Sept 2019)
Total Prime Colliers India and NRI-PL reports, 2020
Industry reports: Colliers India, April 2021 (2021)

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Why Affluent Seniors Prefer Luxury Lifestyle Communities in Urban India?



Reference image sourced from the internet, used for representation only.

Over 1 in 4 Urban Seniors Live Without Children

Children Settled Elsewhere or Overseas



Source: USFPA

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India's overseas diaspora is estimated at over 3.5 crore people.

Over the years, NRIs have increasingly sought residential offerings that provide their parents back home with the comfort, care, safety, and peace of mind they deserve.



Source: Ministry of External Affairs, Government of India (Jan 2024)

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A Lifestyle That Doesn't Retire

Affluent urban Indians are spending their 60s and 70s staying active, engaged, and independent, with no desire to downgrade their lifestyle as they enter their golden years.

Reference image sourced from the internet, used for representation only.

Maintaining a Standalone Home Becomes More Challenging with Age

Managing Staff, Safety & Security, Maintenance, Repairs, and Everyday Upkeep Can Become Increasingly Challenging with Age

Reference image sourced from the internet, used for representation only.

 **EMERGENCY**

Access to Healthcare Without Barriers Emergency Support at Your Doorstep

The Golden Hour

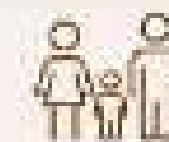
Rapid Treatment, Better Outcomes
Quality Medical Care Within Easy Reach



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Independence Without Separation

A Lifestyle Built on Convenience, Connection, Purpose



FAMILY

Children & Grandchildren



FRIENDS & COMMUNITY

Neighbors to Celebrate



CONNECTIVITY

Airport, Roads, Metro



HEALTHCARE

Hospitals, Clinics, Specialists



CITY LIFE

Cafes, Theatre, Retail, Dining



CULTURE, FOOD & LANGUAGE

People, Culture & Family

Actual image, for representation only.

Gurugram

A City That Naturally Enables This Lifestyle

Home to **~10,000** millionaire households,
Gurugram saw **1,500+** homes priced above ₹10 crore
sold in 2025, generating **~₹24,000** crore in transaction value

Source: CBRE Research, Gurugram, 2025

A PRODUCT SEGMENT HIGHLY ANTICIPATED

IN NATIONAL MEDIA

DLF Taps Senior Living Space to Cash in on Robust Demand

Largest realtor plans project in Gurugram with revenue potential of ₹2k cr; senior population projected to more than double to 348 m by 2050

By Anshu Gupta
New Delhi: DLF has announced plans to launch a senior living project in Gurugram, Haryana, with a revenue potential of ₹2,000 crore. The project is expected to be completed by 2025. DLF is a leading real estate developer in India, with a portfolio of projects across the country. The company has a strong focus on creating high-quality, sustainable living spaces for its customers. The senior living project in Gurugram is part of DLF's broader strategy to expand its presence in the senior living market. The project is expected to provide a range of services and amenities for senior citizens, including housing, healthcare, and social activities. DLF is committed to creating a community where senior citizens can live independently and enjoy a high quality of life.

Senior citizens are a growing segment of the population in India, and the demand for senior living spaces is increasing. DLF is well-positioned to meet this demand with its expertise in real estate development. The company has a track record of delivering high-quality projects on time and within budget. The senior living project in Gurugram is a testament to DLF's commitment to creating a better living environment for all. The project is expected to be a landmark development in the senior living market in India.

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URBAN ELDERLY
Around 26.7% of urban elderly live alone, with only their spouse or with individual other than their immediate family.

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DLF plans senior housing foray

SANJEET KHAJA
New Delhi, 22 January

Realty major DLF on Friday said it will soon launch its senior living project Arbour in Gurugram, with an estimated revenue potential of around ₹2,000 crore.

The developer is also eyeing other senior housing projects in Gurgaon, Noida, Faridabad and Gurgaon, along with a group housing project in Gurgaon. In the financial year 2016-17, DLF's sales rose 17% to ₹1,100 crore. DLF has reported a sharp fall in sales bookings for the quarter, but the company is optimistic about the future of the real estate market.

FRM EYES EXPANSION IN MUMBAI, PANCHKULA IN FY27
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In an earnings call, DLF Managing Director

Arbitt Tyagi said, "The firm had posted sales bookings in its ongoing ultra-luxury residential project 'The Daffodil' at Gurgaon last quarter and also did not launch any new housing project."

He added that this was done to accommodate design modifications to improve construction experience and needed approval from customers who have bought a space in the project. Arvind Chhabra, managing director of DLF's real-estate arm DLF Home Developers Limited, added that the company has now started selling apartments in 'The Daffodil' project from this quarter.

Greying SCAR fuels senior living boom in Gurgaon



India's ageing population fuels senior housing boom



Actual image, for representation only.

Sector 63

An Inflection Point That Elevated Golf Course
Extension Road on the Luxury Housing Map

2023

₹8000+ Crore
3 Days: Sold out

A First in the History of
Indian Real Estate

Source: DLF Ltd. Press Release, May 2023 (as reported by Business Standard & The Economic Times)

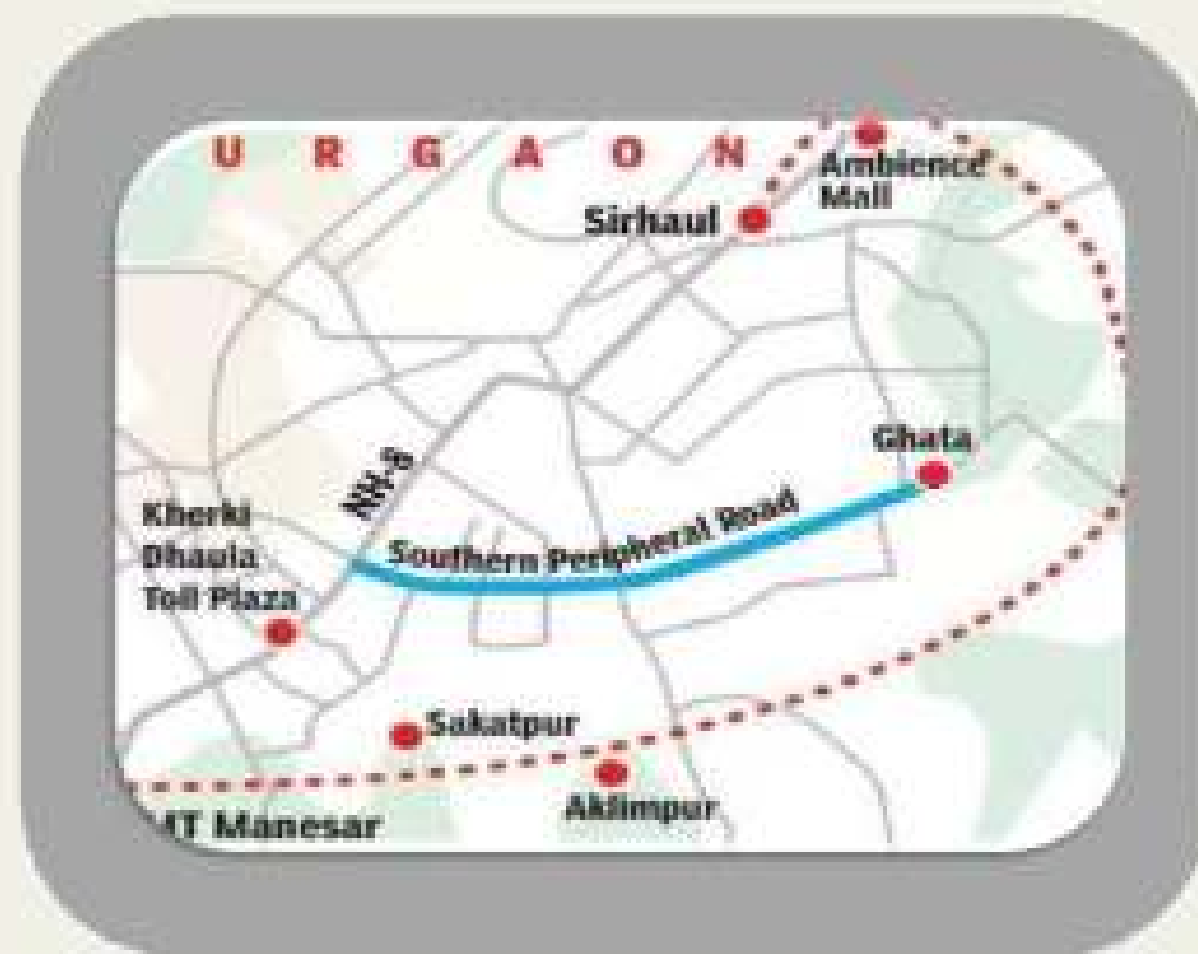
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From a Corridor Validated by The Arbour

Comes DLF's Next Residential Evolution



Greater SPR's Next Growth Chapter



Greater SPR (GSPR) – Gurugram-Manesar Expressway

90-metre wide expressway by HUDA

Connects Sector 68 (Sohna Road) to Manesar (NH-8)

Forms Gurugram's complete outer ring road with Dwarka Expressway

Phase I: NH-8 to Faridabad Road

Sector 63 residents: signal-free access to Manesar



Corridor Route: Starts at IFFCO Chowk, Gurugram → passes Sector 29, Millennium City, Sector 52, Sector 57, Sector 61 → terminates at Gwal Pahari, connecting with Delhi Metro's Yellow Line

Speed Design:
High-speed corridor engineered for 180 kmph

Construction expected to begin December 2026, completion in ~4.5 years

ELEVATED SPR SIGNAL FREE CORRIDOR



GMDA has granted administrative approval for the project

Fully elevated, signal-free corridor from Vatika Chowk to CPR cloverleaf on NH-48

5.5 km, six-lane elevated road
Cost: all three existing signals, ensuring

Eliminates uninterrupted flow between Sohna Road and Dwarka Expressway

SECTOR 62-65 : CONNECTING ROAD



Road between Sector 62 and Sector 65

Links Arbour Junction to GCER

Actively under construction by GMDA

Sources: The Times of India

A Well-Established Social Infrastructure Network

EDUCATION

Heritage School	1.4 km
St Xavier's School	1.2 km
Luxor Valley Intl School	1.7 km
DPS Intl School	1.8 km
RPS Intl School	5.4 km
Green Wood Public School	5.8 km

RETAIL

Carrefour	3.1 km
Joy Central	3.5 km
Joy Gallery	3.6 km
Asia Mall	4.3 km
Ardee Mall	6.6 km
Wardhach	1.2 km
Joy Square	1.6 km
Urban	2.4 km
45th Avenue	1.8 km
Joy Street	1.9 km

HOSPITALS

Marengo Asia	3.9 km
Cloud Nine	5.9 km
Artemis	6.4 km
CK Birla	6.6 km
Fortis	8.1 km
Medanta Medicity	8.2 km

HOTELS

Lotus Tree Hotel	1.8 km
Grand Hyatt	4.3 km
Double Tree by Hilton	4.8 km
Holiday Inn Express	6 km
Hilton Garden Inn	6 km
Courtyard by Marriott	9 km





Introducing...

HARERA Registration No. :- RC/REP/HARERA/SGM/ 1092/634/2026/64 - dated 14.09.2026

HARERA Website :- <https://haryanahera.gov.in>

Promoter :- DLF Home Developers Ltd.

THE AUREVA

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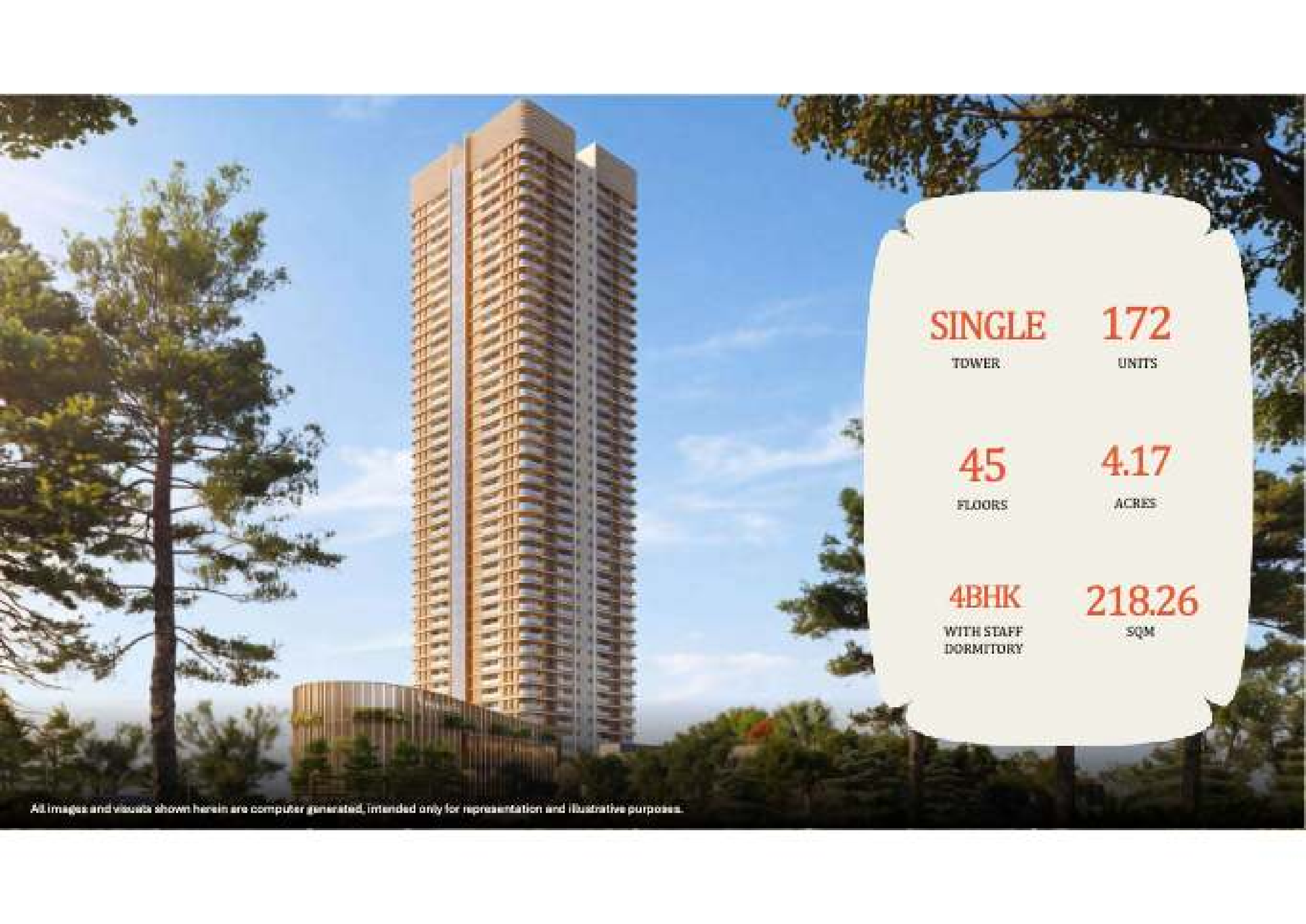
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HARERA Registration No. - RC/REP/HARERA/COM/1092/624/2026/64 dated 14.09.2026
HARERA Website - <https://haryanaaera.gov.in>
Promoter - DLF Home Developers Ltd.



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SINGLE

TOWER

172

UNITS

45

FLOORS

4.17

ACRES

4BHK

WITH STAFF
DORMITORY

218.26

SQM

All images and visuals shown herein are computer generated, intended only for representation and illustrative purposes.

THE ENCLAVE

All images and visuals shown herein are computer generated, intended only for representation and illustrative purposes.

Set over **four** acres A low-density development



A Standalone Tower

Offering Privacy

Generous Living Spaces

World-Class Amenities

Thriving Community

All images and visuals shown herein are computer generated, intended only for representation and illustrative purposes.

Generous residences

Refined Arrival Spaces. Landscaped Surroundings.



THE RESIDENCES

RESIDENCES **THOUGHTFULLY DESIGNED** FOR COMFORT, CARE,
AND A SENSE OF FREEDOM



All images and visuals shown herein are computer generated, intended only for representation and illustrative purposes.

Expansive four-bedroom homes
with **two master bedrooms** with wheelchair accessible bathrooms.



All images and views shown herein are computer generated, intended only for representation and illustrative purposes.

Private decks extending upto **nine feet in depth**
create true outdoor rooms



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A **dedicated staff dormitory** keeps domestic or caregiving support close at hand

6 High speed
passenger lifts
for 172
apartments

2 service
elevators

2 Shuttle
elevators from
basement to
entrance lobby



THE ECOSYSTEM

~30,000 SQ. FT. CLUBHOUSE: SOCIAL HEART OF THE AUREVA



GYM

DINING

CAFES

POOL

SPA

RETAIL

RECREATION

All images and visuals shown herein are computer generated, intended only for representation and illustrative purposes.

An **eco-bridge** seamlessly connect residences, amenities,
landscapes.



All images and visuals within herein are computer generated. Intended only for representation and illustrative purposes.

A **Gym, spa, swimming pool** and curated wellness programs
make fitness part of everyday.



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~One acre of landscaped green and open space
supports walking, recreation and relaxation



All images and views shown herein are computer-generated and intended only for representation and illustrative purposes.
One acre is the standard unit of measurement for land area.



THE HEALTHCARE ECOSYSTEM



**~100 SQ.M (~1076 SQ.FT.) MEDICAL ROOM
+
~650 SQ.M (~7000 SQ.FT.)
ONSITE MEDICAL CENTRE**

Providing access to preventive healthcare, specialist consultations, and emergency ambulance services, ensuring peace of mind without making healthcare the focus of daily life.

**Leading Healthcare Operator to
Manage and Oversee the Medical Centre**

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THE AUREVA LAYOUT

Location Overview

**1.6870 hectares
(~ 4.17 acres)**



"Disclaimer: The plans are not to scale and are descriptive of the approved plans which are uploaded on the HRERA / Company Website and can be precisely referred therein. Promoter's responsibility is limited to development works including construction of roads within the licensed project only, and not for any development works including roads outside the project."

"Access to the project is from the 24mtr road connecting to the 60 mtr Sector road. Area under the proposed 24 mtr road filling outside the project may not be in the ownership of the Promoter and the construction of the same is not Promoter's responsibility. 24mtr road to be used by apartment allottees along with general public as per the applicable laws."

GROUND FLOOR



SITE IS DIVIDED INTO TWO PARCELS BY A 24-METRE-WIDE ROAD, SEAMLESSLY INTEGRATED THROUGH AN ECO-BRIDGE

Clear separation of daily living and healthcare, yet well connected. Residences, clubhouse, and wellness on one side; medical centre and retail on the other

Disclaimer: The plans are not to scale and are depictions of the approved plans which are uploaded on the PRAASA's Company Website and can be precisely referred to the same. Promoter's responsibility is limited to development works, including construction of roads within the licensed project only, and not for any development works, including roads outside the project.

Notes to the project: Road No. 24-metre road connecting to the 8.8 km Sector road. Area under the proposed 24-metre road filling outside the project may not be in the ownership of the Promoter and the construction of the same is not Promoter's responsibility. 24-metre road to be used by apartment allotters along with general public as per the city traffic laws.



UNIT PLAN

UNIT PLAN

TWO MASTER BEDROOMS

Two primary suites with wheelchair accessible washrooms

3.4 M FLOOR-FLOOR HEIGHT

More open and upgraded experience, best in category

TWO SIDE OPEN CORNER UNITS

Optimized for natural light and cross ventilation

WIDER FOYER AREAS

For seamless wheelchair and stretcher access

STAFF DORMITORY

Large enough to accommodate 3 service staff

3 PARKING SLOTS

Per residence, including dedicated visitor parking



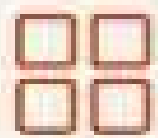
Attributes Defined by the Retirement Policy



Emergency Alarm



Gas Leak Detection System



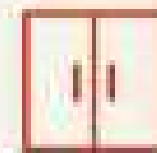
Anti Skid Tiles



Wheelchair-Friendly Spaces



Handrails



Double Swing Door Shutter



Grab Bars in Bathrooms



Lights Controls



Wide Doorways (Min. 900 mm)



Sliding Windows

WORLD-CLASS TEAM

Actual image, for representation only.

Solitaire Business Hub



Park Silom



ARCHITECTS AND MASTER PLANNERS

HB DESIGN

With nearly three decades of international experience, **HB Design** brings proven architectural expertise to the project. With over **260 completed projects across 27 cities**, the studio is recognised for creating enduring architecture that combines visionary thinking, rigorous execution and thoughtful innovation—designed to exceed expectations and enrich everyday life.

Park Silom



Actual image, for representation only.



LANDSCAPE ARCHITECTS

SHMA

Founded in Bangkok in 2007, Shma brings nearly two decades of landscape architecture and urban design expertise to the project. Internationally recognised across Asia, the studio is known for creating "places of life" — landscapes shaped by sustainability, biodiversity and resilience, designed to enrich communities while restoring the natural environment.





THANK YOU