

Based on the comprehensive "Stock Detailed Analysis Report" for **DLF.NS**, here is my analysis and recommendation.

Step 1: Audit the Data

- * **Data Present:**
 - * **Price & Trend Action:** Daily/Weekly/15m charts, Candlestick patterns, 3-Year history.
 - * **Moving Averages:** SMA/EMA (20, 50, 200) and Crossovers.
 - * **Momentum Indicators:** RSI, MACD, Supertrend (Multi-timeframe).
 - * **Volatility:** Bollinger Bands, Volatility Squeeze, ATR.
 - * **Volume Analysis:** Volume MAs, Distribution Days, Accumulation/Distribution signals.
 - * **Relative Strength:** Comparison vs. Sector (^CNXREALTY), RS Score.
 - * **Fundamentals:** Revenue/Net Income growth (Long & Short term), Valuation estimates.
- * **Data Missing:**
 - * **Fibonacci Retracement Levels:** While support levels are visible on the chart, specific Fibonacci retracements from the 2024 highs would assist in identifying structural support.
 - * **Option Chain Data:** Open Interest (OI) data is not explicitly detailed, which would help identify immediate resistance/support walls.
- * **Confidence Level:** **High**. The report provides a multi-dimensional view (Trend, Momentum, Volume, Fundamentals) sufficient to form a technical bias. *Note: The report data is dated January 2026; I am treating this as the "current" date for this analysis.*

Step 2: Analyze the Setup

- * **Price Structure & Trend:**
 - * The stock is in a **Strong **Downtrend**. Price (649.85) is trading below all key EMAs (20 < 50 < 200). The 200 EMA is at 740.74, creating a massive overhead resistance gap.**
 - * The chart shows a sequence of lower highs and lower lows. The breakdown below the 700 psychological level was significant.
- * **Momentum:**
 - * **MACD:** **Bearish**. The MACD line is below the signal line and zero line, indicating negative momentum is dominating.
 - * **RSI:** Currently 28.29 (Oversold). While this suggests a potential "dead cat bounce," oversold conditions can persist in strong downtrends.
 - * **Supertrend:** Negative (Sell) across all timeframes (15m, Daily, Weekly).
- * **Volume & Participation:**
 - * **Distribution:** The volume analysis (Page 18) flags four "Distribution Days" in just the last two weeks (Jan 07, 13, 14, 16). This indicates institutional unloading.
 - * **Volume Spike:** Recent down moves are accompanied by higher volume (Page 17), confirming the strength of the selling pressure.
- * **Relative Strength:**
 - * DLF is underperforming its sector (^CNXREALTY). The RS line is trending down, and the RS Score (47.2) is mediocre.
- * **Fundamentals:**
 - * While long-term fundamentals are green, the short-term snapshot (6 Quarters) shows decelerating growth (Revenue -11.81% QoQ), likely driving the current repricing.

Step 3: Formulate the Recommendation

Recommendation: **NO**

Reasoning:

Entering a long position now is "catching a falling knife." Despite the RSI being oversold and Bollinger Bands signaling a

statistical buy, the structural damage is severe. The presence of multiple "Distribution Days" and the stock being below the 200 EMA confirms that institutions are exiting, not entering. The stock has not yet formed a base or a higher low to justify a risk-managed entry.

Conditional Plan (Watchlist for Reversal):

I will only consider this stock for a swing trade if it reclaims short-term momentum and stops making lower lows.

* **Condition to Buy:**

1. The stock must register a daily close **above the 20-day EMA** (currently ~681) to signal that the immediate selling pressure has abated.

2. Volume on the up-move must exceed the 20-day Volume MA.

* **Entry Price:** **INR 685.00** (Only after a successful close above the 20 EMA).

* ****Stop Loss**:** **INR 640.00** (Just below the current swing low support. Risk: ~6.5%).

* ****Take Profit**:** **INR 740.00** (The 200-day EMA and previous breakdown level. Reward: ~8%).

Summary: The risk/reward is currently unfavorable due to active institutional selling. Wait for the price to stabilize above the 20 EMA before attempting a long entry.

News & Analyst Targets

Date: January 17, 2026

As a stock research analyst, I have compiled the latest developments, brokerage views, and critical updates regarding **DLF Limited** for the current week ending January 17, 2026.

1) Latest News for DLF This Week (Jan 11-17, 2026)

* **Major Corporate Restructuring (NCLT Approval):** On **January 14, 2026**, DLF received approval from the National Company Law Tribunal (NCLT), Chandigarh Bench, to consolidate 16 wholly-owned subsidiaries into the parent company. This move is designed to streamline operations, reduce administrative costs, and improve balance sheet efficiency.

* **Q3 FY26 Results Date:** The company has officially scheduled its Board Meeting for **Thursday, January 22, 2026**, to announce the financial results for the quarter ended December 31, 2025.

* **Pre-Sales Shock Forecast:** The stock has been under significant pressure this week following a forecast by brokerage **Nomura**, which projected a **92% year-on-year (YoY) decline** in DLF's pre-sales for Q3 FY26.

* *Analyst Note.* This steep optical decline is largely attributed to a "high base effect" from the corresponding quarter last year (Q3 FY25), which saw the massive blockbuster launch of *DLF Privana*.

* ****Bearish Market Sentiment**:** The stock hit intraday lows earlier this week (Jan 9-14 period) and saw heavy "Put Option" buying, signaling that traders are hedging against further downside ahead of the Jan 22 results.

* **Sector Headwinds:** Reports of IT sector layoffs (e.g., TCS, HCLTech) this week have dampened sentiment for luxury real estate in DLF's key markets like Gurugram, as tech professionals are a key demographic for premium housing.

2) Upgrade or Downgrade from Brokerages

* **Nomura (**Bearish Note**):** While technically maintaining a "Hold/Neutral" stance, Nomura issued a negative catalyst note highlighting the expected **92% drop in pre-sales** for the quarter. This has acted as a de-facto downgrade in sentiment for the short term.

* **MarketsMojo (Quant Rating):** The platform downgraded DLF to a **"Strong Sell"** earlier this week based on

technical indicators, citing the stock trading below all key moving averages (50-day, 200-day).

* **Consensus View:** Despite short-term volatility, major foreign brokerages like **JPMorgan** and **HSBC** have largely **maintained** their longer-term "Buy" ratings from late 2025, viewing the current dip as a reaction to quarterly lumpiness rather than structural failure.

3) Other News Impacting DLF

* **Nifty Realty Rebound:** On Friday, Jan 16, the Nifty Realty index (of which DLF is a heavyweight) snapped a 7-day losing streak, rebounding by ~2%. This suggests the intense selling pressure might be stabilizing.

* **Competitor Performance:** Peer **Prestige Estates** reported robust operational numbers this week (30% YoY sales growth), which contrasts sharply with the forecasted drop for DLF. This divergence has led investors to rotate capital into peers with active launch pipelines this quarter.

* **Gurugram Market Slowdown:** Localized reports from Gurugram indicate a "wait-and-watch" approach among buyers due to high property prices and the aforementioned IT sector job security concerns.

4) Latest Targets from Analysts & Brokerages

Below are the most recent available targets from the analyst community. Note that many will likely revise these *after* the Q3 results on Jan 22.

Brokerage / Firm Rating Target Price (INR) Date of View Key Rationale
--- --- --- --- ---
HSBC Buy **990** Late 2025 Long-term strength in luxury cycle; target maintained.
JPMorgan Buy **900** Dec 2025 Strong cash flows and debt reduction roadmap.
Nomura Hold **~829*** Jan 2026 *Implied valuation*; cautious on Q3 pre-sales optics (92% drop forecast).
Trendlyne Consensus Strong Buy **937** Jan 17, 2026 Average of ~22 analysts; implies ~44% upside from current levels.
Kotak Securities Add **~900-1100** Long Term Positive on "Super Luxury" segment (Camellias/Dahlias).

***Note:** Stock is currently trading in the **INR 650 range**. The significant gap between the current price and analyst targets suggests that while the **short-term (Q3)** outlook is painful, the **long-term** structural story remains intact in the eyes of institutional researchers.*

Analyst Take:

> "The key event to watch is the **Jan 22 earnings call**. If management guides for strong new launches in Q4 (Jan-Mar 2026) to make up for the Q3 lull, the stock could see a sharp recovery. However, expect volatility to persist this week."

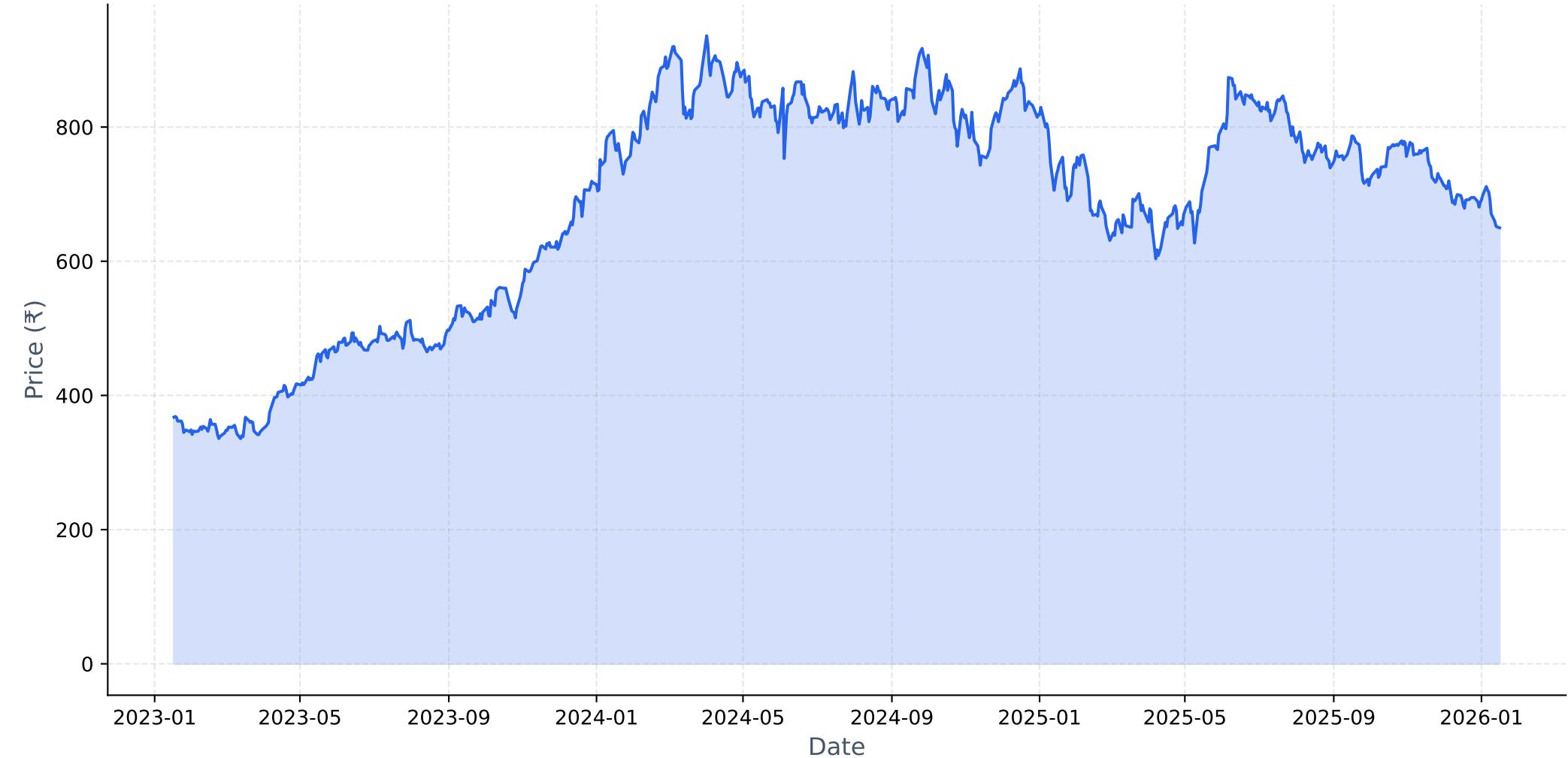
Stock Detailed Analysis Report

DLF.NS

Current Price: ₹649.85

Generated: 2026-01-17 17:50

DLF.NS - 3 Year Daily Price Chart



Long-term Fundamental Analysis (4 Years)

Metric	Is Growing?	Accelerating?	1Y Growth	3Y CAGR
Revenue	Yes	Yes	27.16%	11.65%
Net Income	Yes	Yes	60.16%	42.77%
ROE	Yes	Yes	48.41%	35.48%
EPS	Yes	Yes	60.07%	42.78%

Short-term Fundamental Analysis (6 Quarters)

Metric	Is Growing?	Recent QoQ	Avg QoQ
Revenue	Yes	-11.81%	28.02%
Net Income	Yes	-40.52%	17.79%
ROE	No	-12.23%	-12.23%
EPS	Yes	-23.30%	45.25%

DLF.NS - Relative Strength Analysis

== OVERVIEW ==:

Benchmark Index: ^CNXREALTY

Sector: Realty

Classification: Neutral

RS Score: 47.2/100

:

== RS RATIOS ==:

1M RS: 0.988 [Neutral]

3M RS: 0.881 [Neutral]

6M RS: 0.884 [Neutral]

1Y RS: 1.081 [Leader]

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== TURNAROUND ANALYSIS ==:

Turnaround Status: !! DETECTED !!

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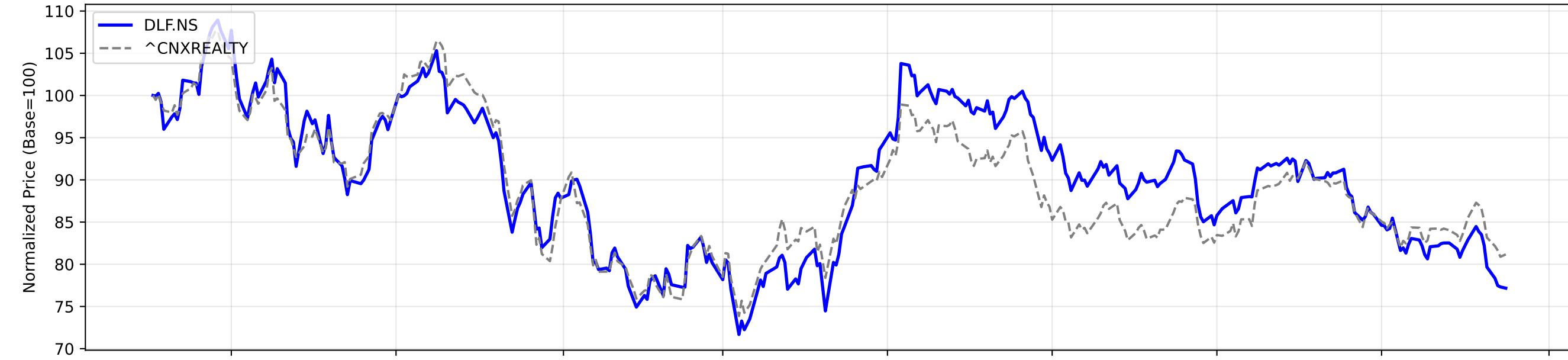
SIGNAL CRITERIA::

✓ **Emerging RS:** 1M (0.988) > 3M (0.881)

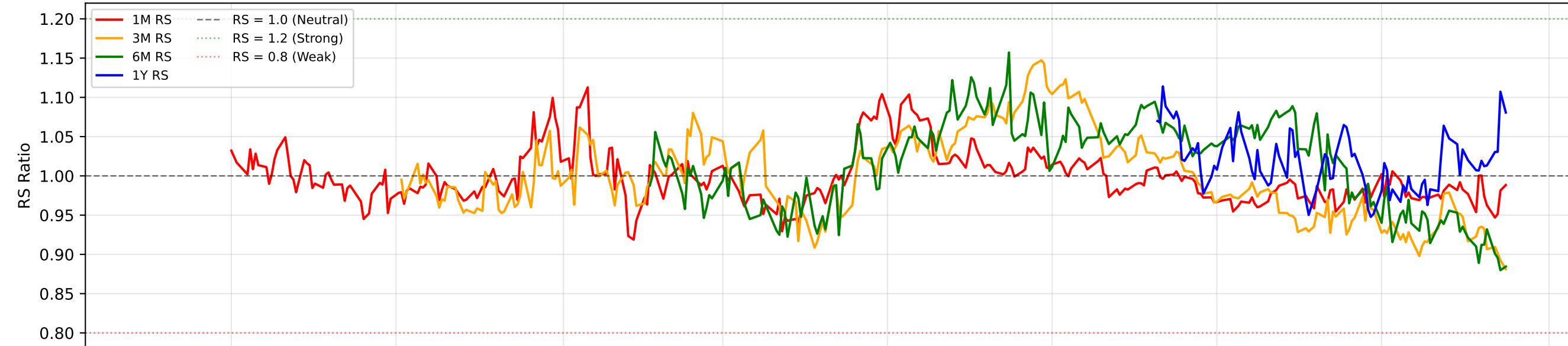
✓ **Medium-term Lagging:** 6M=0.884 (≤ 1.0)

✓ **Performance Improving:** 3M (-14.1%) > 6M (-21.5%)

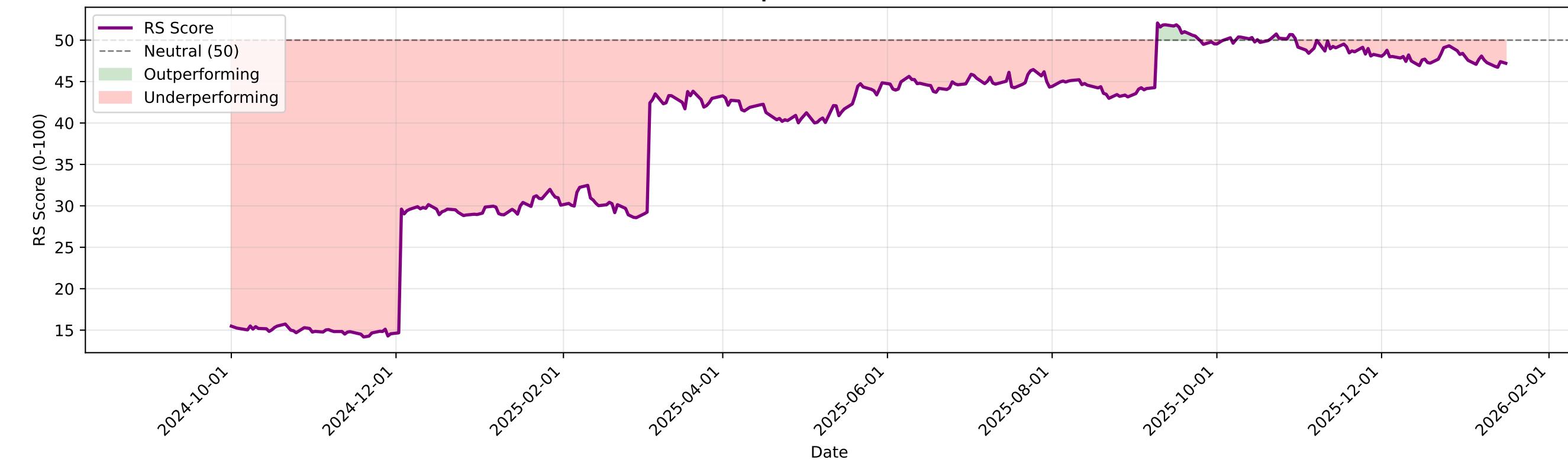
Relative Strength Analysis: DLF.NS vs ^CNXREALTY
Classification: Neutral
Price Performance Comparison (Normalized)



RS Ratio Trends (Multiple Timeframes)



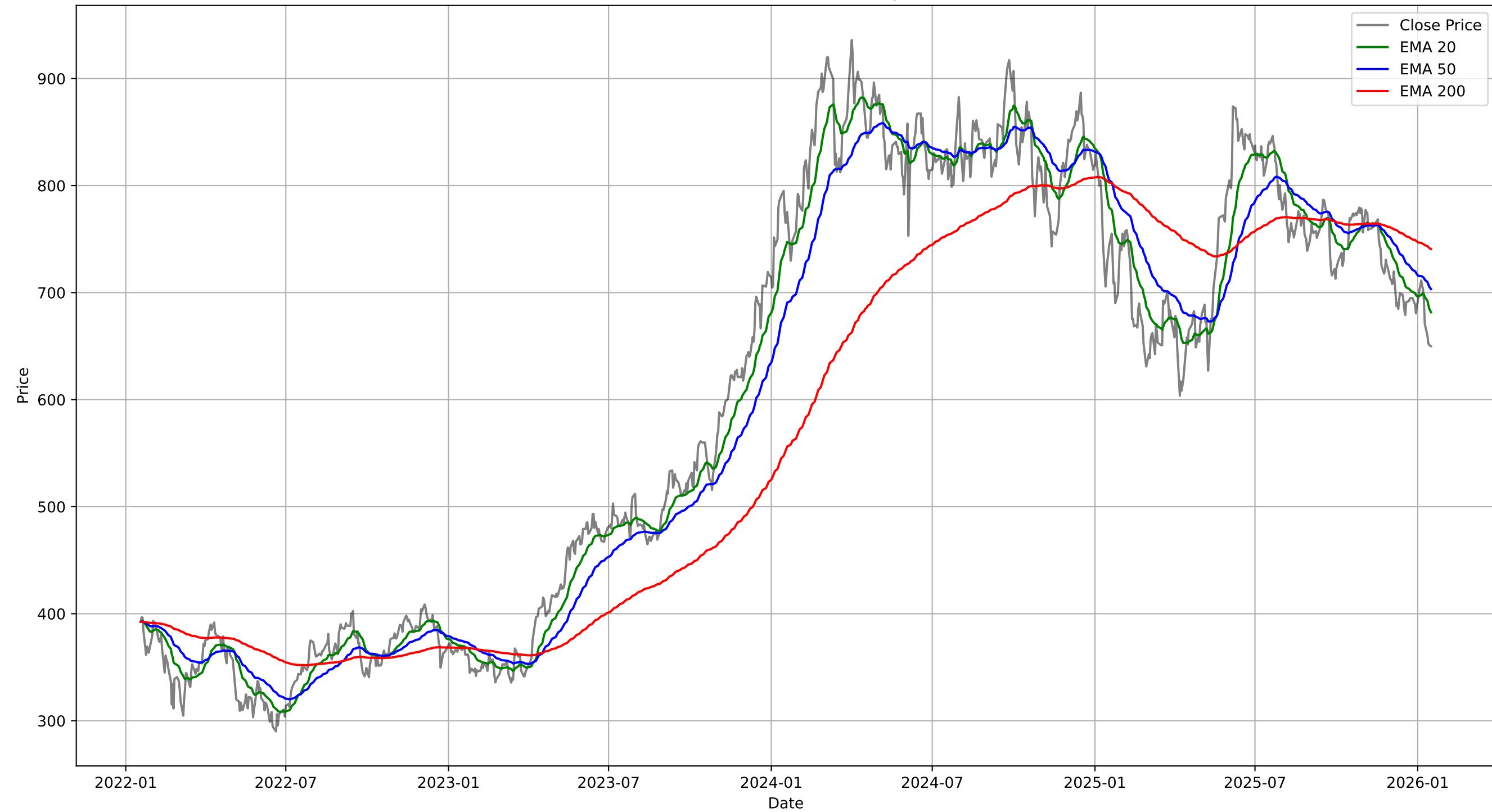
RS Composite Score Timeline



DLF.NS - EMA Crossover Summary

EMA 20:	681.67
EMA 50:	703.30
EMA 200:	740.74
Trend Status:	Strong Downtrend

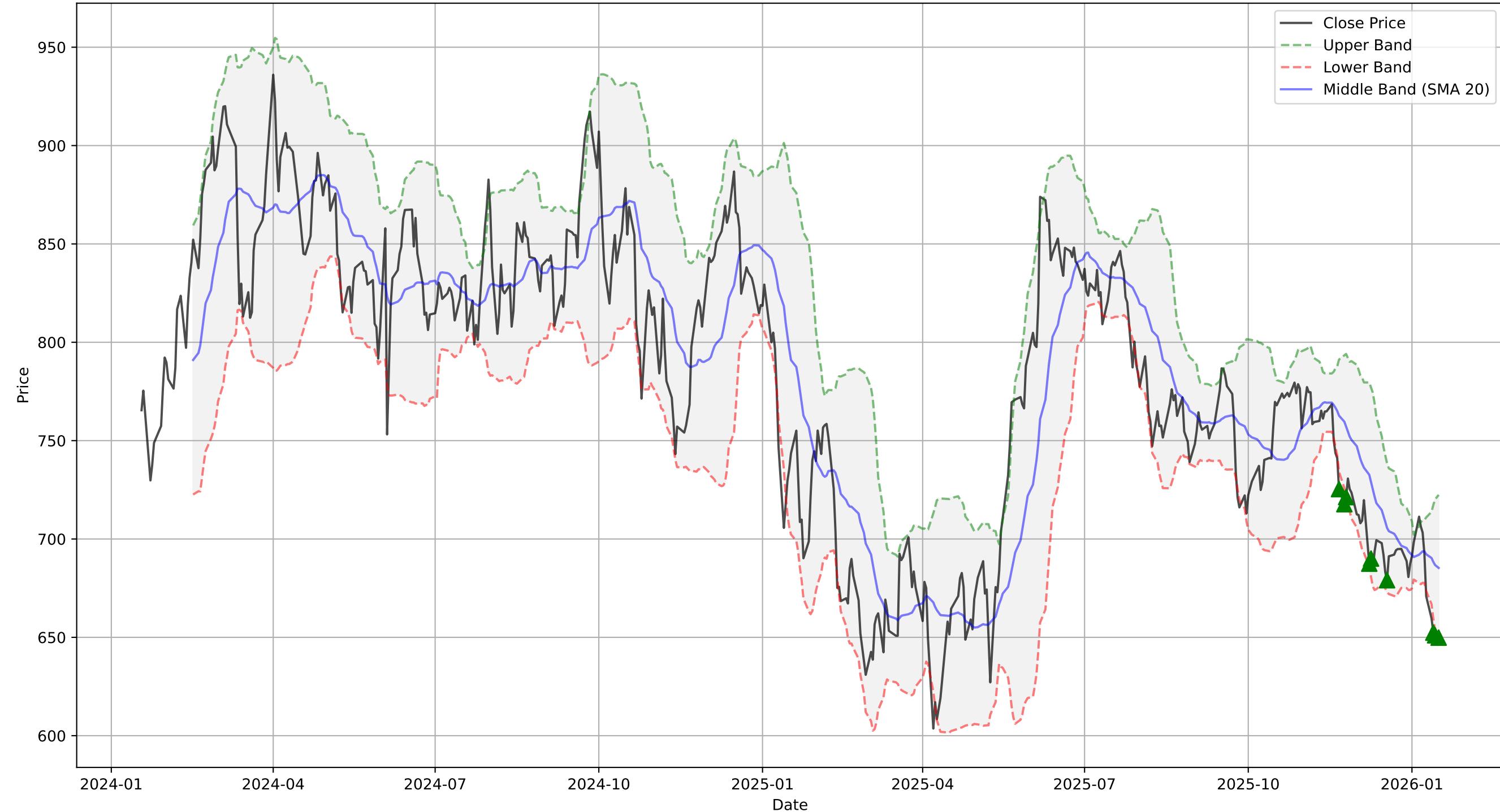
DLF.NS EMA Crossover Analysis



DLF.NS - Bollinger Bands Summary

Current Price:	649.85
Upper Band:	722.43
Middle Band (SMA 20):	685.29
Lower Band:	648.16
%B:	0.0228
Band Width:	0.1084
Status:	Lower Half
Signal:	Buy Signal
Recent Signal 1:	Buy Signal at 2026-01-13 00:00:00+05:30
Recent Signal 2:	Buy Signal at 2026-01-14 00:00:00+05:30
Recent Signal 3:	Buy Signal at 2026-01-16 00:00:00+05:30

DLF.NS Bollinger Bands (20, 2) Analysis



DLF.NS - Supertrend Summary

Status: DOWNTREND (Sell)

Supertrend Value: 696.36

Signal Identified On: 2025-11-20

Supertrend Analysis for DLF.NS (Period: 14, Multiplier: 3.0, Interval: 1d)



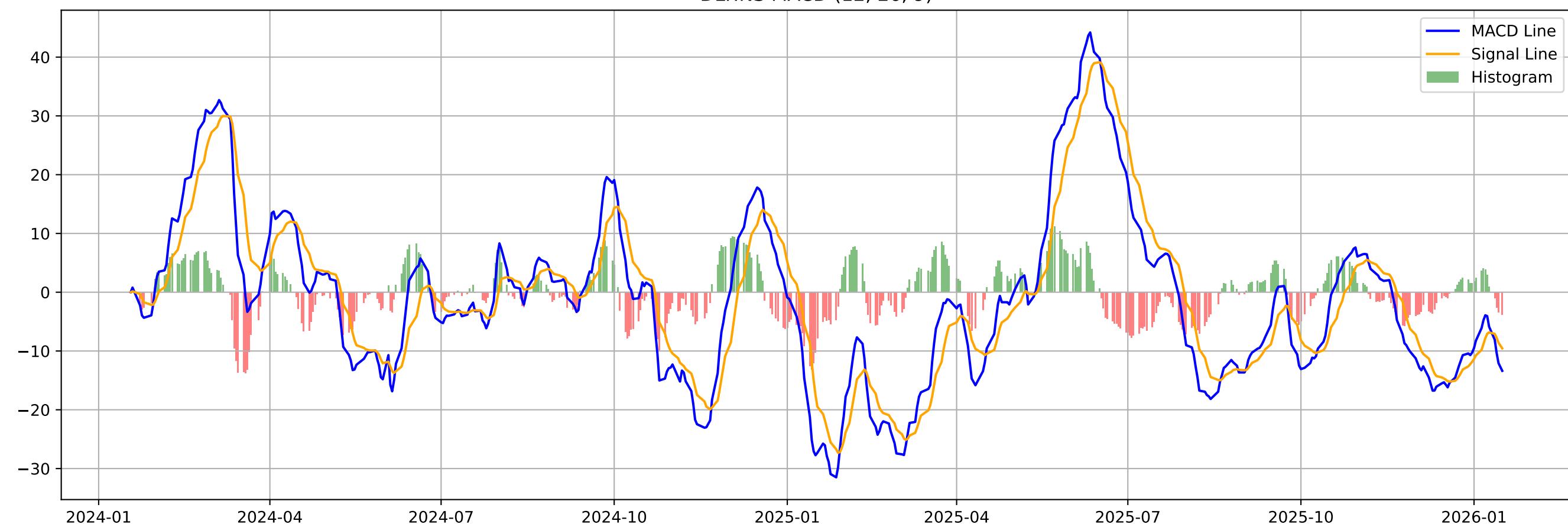
DLF.NS - MACD Summary

MACD Line:	-13.38
Signal Line:	-9.55
Histogram:	-3.83
Trend:	Bearish
Momentum:	Strengthening
Signal:	None

DLF.NS Price



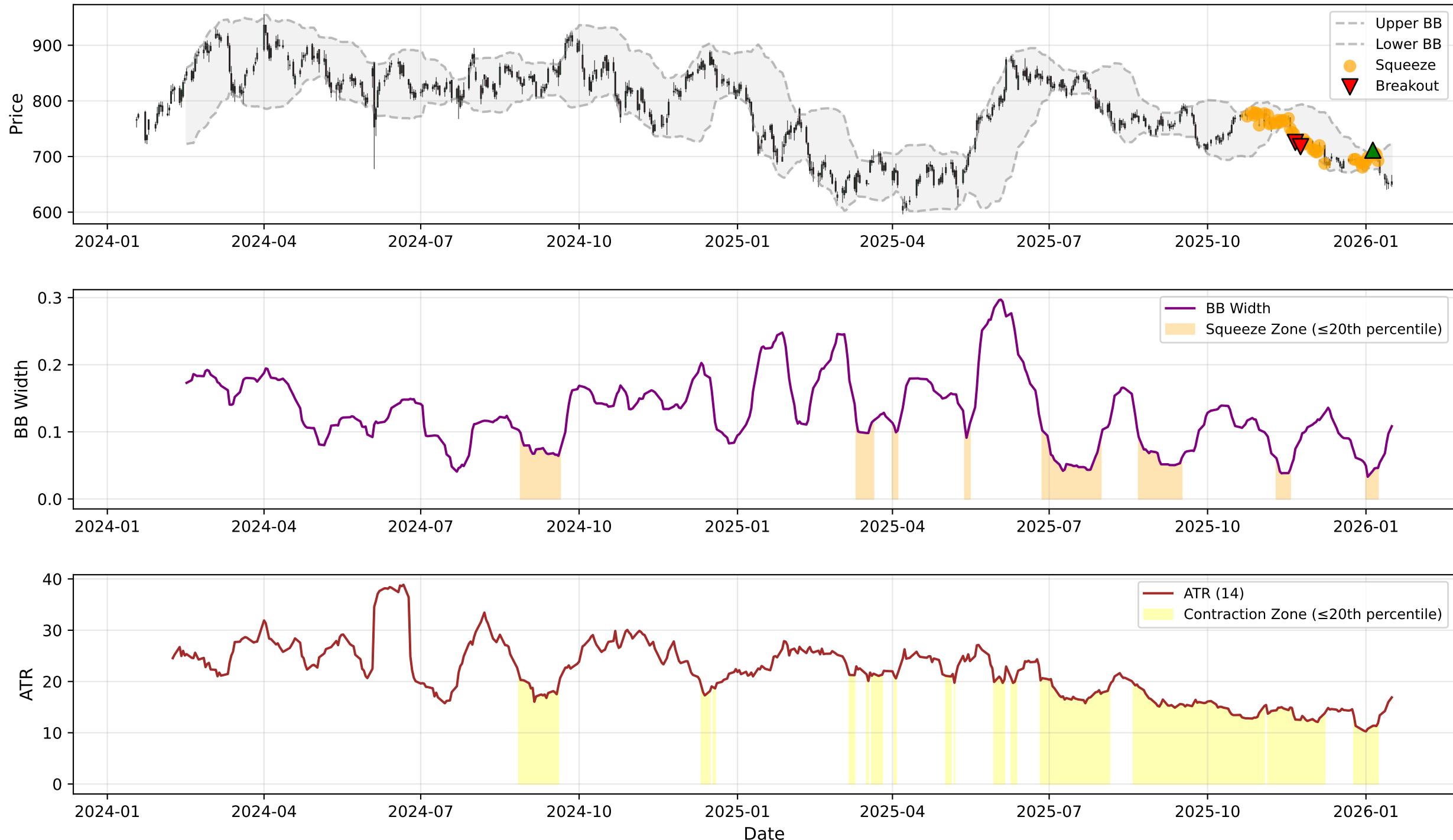
DLF.NS MACD (12, 26, 9)



DLF.NS - Volatility Squeeze Summary

BB Width:	0.1084
ATR:	16.9000
Total Signals:	42
Signal 1:	BB Squeeze + ATR Contraction at 2026-01-02 00:00:00+05:30 (P
Signal 2:	BB Squeeze + ATR Contraction (Bullish Breakout) at 2026-
Signal 3:	BB Squeeze + ATR Contraction at 2026-01-06 00:00:00+05:30 (P
Signal 4:	BB Squeeze + ATR Contraction at 2026-01-07 00:00:00+05:30 (P
Signal 5:	BB Squeeze + ATR Contraction at 2026-01-08 00:00:00+05:30 (P

DLF.NS - Volatility Squeeze Analysis



DLF.NS - RSI-Volume Summary

Current RSI:	28.29
Current Volume:	5189752
Volume MA 20:	2998308
Bullish Divergences:	2
Bearish Divergences:	0
Bullish Div 1:	Date: 2025-01-24 00:00:00+05:30, Price: 690.20
Bullish Div 2:	Date: 2025-04-07 00:00:00+05:30, Price: 603.63

DLF.NS RSI-Volume Divergence Analysis



DLF.NS - Volume Analysis

== VOLUME ANALYSIS ==:

Status: 116 Signals Detected

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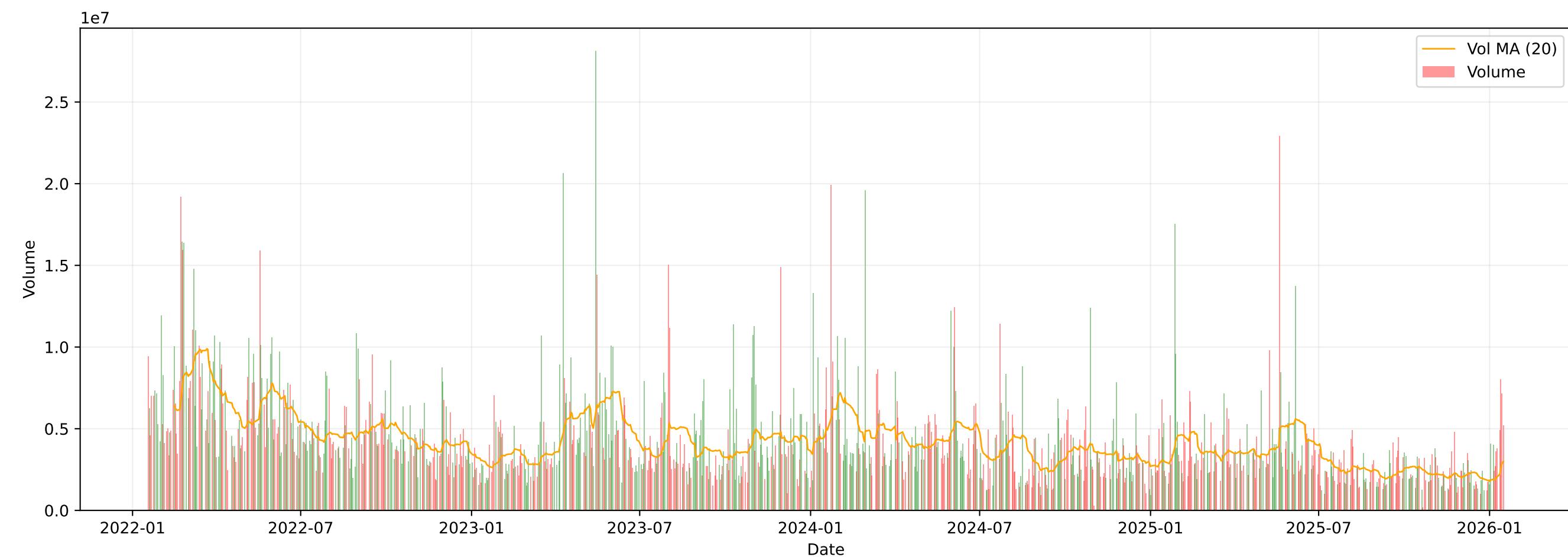
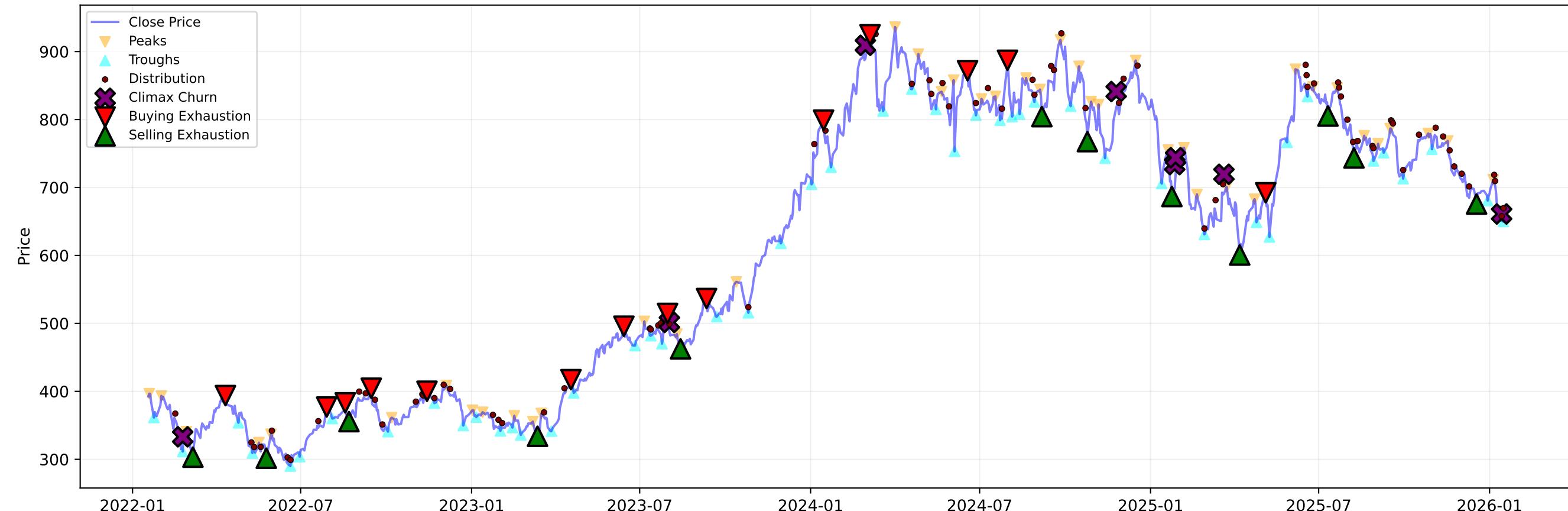
2026-01-07 [-]: Distribution Day

2026-01-13 [-]: Distribution Day

2026-01-14 [-]: Distribution Day

2026-01-16 [-]: Distribution Day

DLF.NS - Volume Analysis



Multi-Timeframe Supertrend Analysis

Timeframe	Status	Value	Last Price	Signal Date
1 Week	DOWNTREND (Sell)	716.47	649.85	2025-08-04
1 Day	DOWNTREND (Sell)	696.36	649.85	2025-11-20
15 Min	DOWNTREND (Sell)	656.26	649.6	2026-01-16

Multi-Timeframe MACD Analysis

Timeframe	Trend	Momentum	Signal
1 Week	Bearish	Strengthening	No Signal
1 Day	Bearish	Strengthening	No Signal
15 Min	Bearish	Weakening	No Signal

DLF.NS - 1 Week (Candlestick + EMAs)



DLF.NS - 1 Day (Candlestick + EMAs)



DLF.NS - 15 Min (Candlestick + EMAs)



Trendlyne Snapshot - DLF_main

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DLF Ltd. [ⓘ](#)
NSE: DLF | BSE: 532868
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 Falling Comet [ⓘ](#) In 1 Starfolio Basket

649.85 **-1.20 (-0.18%)**
↓ 26.72% Fall from 52W High

5.3M NSE+BSE Volume [High vol. this week](#)
NSE 16 Jan, 2026 3:31 PM (IST)

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Durability score [ⓘ](#) **70.0** /100 High Financial Strength

Valuation Score [ⓘ](#) **32.5** /100 Mid Valuation

Momentum Score [ⓘ](#) **32.5** /100 Technically Bearish

Analyst Price Target [ⓘ](#) **937** 1Yr Price target upside is 44%

Falling Comet These stocks have good quality scores. However, their weak technicals make them more bearish [View Similar](#) Embed DVM

Check Before You Buy [VIEW FULL CHECKLIST](#)
Medium rank **11** Positive * **12** Negative **47.8%** Pass in checklist

PE Valuation Check
Right Now [ⓘ](#) Undervalued **77.5%** 1 Year Forward [ⓘ](#) Undervalued **79.7%**
[INSIGHT](#) High 5Yr PE Avg of 66.7 may distort upside values.

SWOT Analysis

DLF Key Metrics

[Preset Metrics](#) [Preset Metrics](#)

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Trendlyne Snapshot - DLF_forecaster

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DLF - DLF - stock price prediction, stock forecast, target price, analyst ratings from 23 analysts

DLF has a share price target of Rs 937, revenue growth forecast of 16.7%, and profit growth estimate of 1.3% for FY26, based on top 23 analyst calls.

DLF FORECASTER - Analyst Estimates [②](#)

[FORECASTER DASHBOARD →](#)



CONSENSUS RECOMMENDATION

23 ANALYST Recommendations

Rating	Count	Percentage	Last Update
Strong Buy	17	2	Aug '25
Buy	2	2	Sep '25
Hold	2	2	Oct '25
Strong Buy	18	2	Nov '25
Buy	3	2	Dec '25
Hold	18	3	Jan '26

STRONG BUY

● STRONG BUY ● BUY ● HOLD