

# RAHEJA IMPRESSIONS

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## RAHEJA SAMPADA LAUNCHED

### SPICE UP YOUR LIFE AT THE SAMPADA

**R**aheja Developers, one of India's premier construction companies, has always focused on providing its customers with projects that provide the pleasure of living in a luxurious and green environment without, at the same time, being a heavy drain on the pocket. Recently, the company has launched Raheja Sampada, which is aimed at people who are looking for superior housing projects at affordable prices.

The project is situated at Sector 92 in Gurgaon, close to the upcoming Dwarka expressway, KMP and NH 8, and adjacent to the ongoing Navodaya project just off the main Pataudi road. Furthermore, with close proximity to the industrial estates of Manesar and Dharuhera, owning an apartment at Raheja Sampada will definitely turn out to be a win-win situation for customers.

The company has given a lot of importance to providing its consumers with high-class living standards. Sampada is being built under the guidance of the Indian Green Building Council (IGBC) — a concept that helps use energy and resources efficiently, thereby creating a healthier environment that is sensitive to air quality, lighting, acoustics and aesthetics. The complex has already been evaluated and assigned the 'Gold Rating' by the Ministry of Environment.

Starting with a price tag of Rs 31 lakh, Sampada is being offered in a product mix of 3 BHK with 2 baths, 3 BHK with 3 baths, 4 BHK with 3 baths, penthouses and presiden-



An artist's impression of Raheja Sampada



Actual picture of sample flat at Raheja Sampada

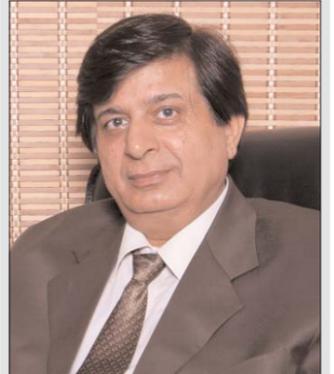
tial suites. Taking into consideration the space constraints being faced by people, the layouts have been thoughtfully designed so that there is optimum space utilisation. Adding to that, all finish and fit-

tings have been carefully hand-picked from amongst the best to provide you with a world class living experience at an affordable price. Sampada has been launched at a price of Rs 2,475 per sq ft with an

inaugural discount of Rs 200 per sq ft, so the effective rate comes to Rs 2,275 per sq ft. The minimum area starts with 1,370 sq ft, and the maximum area — that of a penthouse — is 1,908 sq ft.

## Words of the Managing Director Navin M. Raheja

### Service tax will pinch, but overall outlook positive



Finance Minister Pranab Mukherjee has recently exempted the low-cost slum development and housing segment from service tax. This is a welcome move. It is a positive step towards improving urban infrastructure, and fulfilling the rapidly rising requirement for housing in urban areas. It will boost consumer sentiment and encourage more buyers in this segment. However, the minister's announcement on the partial rollback of the service tax levy on real estate at 10 per cent on 25 per cent of the value of the built property, including the cost of the land — is likely to have a marginal impact on decisions on home purchases. It is unfortunate that the value of the land has been added in the calculation of service tax. The increase in the abatement to 75 per cent from 67 per cent will reduce the burden on the buyers slightly, but they will still have to pay about 2.5 per cent more.

That said, however, the year 2010 as a whole holds a lot of promise. The National Capital Region is the fastest growing real estate market in the country today, and with the market having warmed up sufficiently, this year is likely to see a significant positive movement in this sector. Overall, the outlook is bullish and the trends are positive. Further improvements and consolidation of the market are expected this year.

## ACCOLADES FOR RAHEJA DEVELOPERS

Mr Nayan Raheja, Director, Raheja Developers Ltd, receives the Asia Pacific Property Award



RAHEJA DEVELOPERS Limited bagged awards in three categories in the Asia Pacific Property Awards, given on April 16, 2010, in Hong Kong. The company was honoured with the 'Best Mixed Use Development in India' and the 'Best Architecture for Mixed Use Development in India' Awards for its Raheja Mall project situated on Sohna Road in Gurgaon.

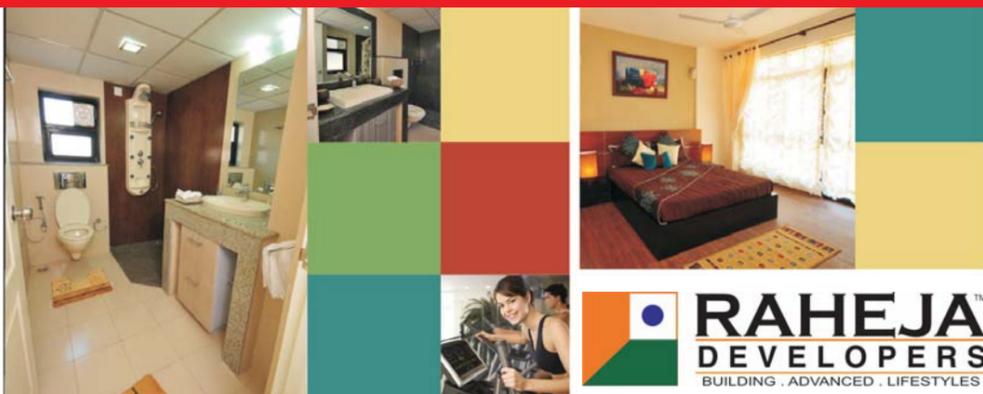
The company's website, [www.rahejabuilders.com](http://www.rahejabuilders.com), bagged

the Award in the 'Best Developer Website in India' category.

The 'Asia Pacific Property Awards' are held every year, and are open to commercial and residential property professionals from any business based in or working within the Asia Pacific region. Awards are given in 19 categories, and the winner in each category will be shortlisted for the Best International Property Awards, to be announced in November.

BRING HOME A PAYING ASSET!!

**Sampada**  
TOWERS  
Sec - 92, Gurgaon  
WHERE LUXURY IS AFFORDABLE



**RAHEJA DEVELOPERS**  
BUILDING . ADVANCED . LIFESTYLES



# ENTER THE TIGER'S LAIR

Waking up early to the sounds of the forest in the wee hours is truly a heavenly experience

## PLAN WELL FOR A SIGHTING, BUT DO BE PATIENT!



A tigress named T-17 near Jogi Mahal at the Ranthambhore National Park. Photograph: Nayan Raheja

So now that we agree with the fact that it's absolutely necessary to save the Tiger, let's move on to know a little bit more about this beautiful creature. Obviously, the first question that comes to mind is: How can one book an appointment with the King?

In India, the best way to observe tigers in the wild is to visit one of the many wildlife parks in the country. While there are an estimated 1,400 tigers left in the Indian wild, it is still a third of the total tiger population worldwide. So the chance of sighting one is not so grim after all!

Of course, you can always catch them at zoos here, or even at some private reserves in South Africa and the United States. But I wouldn't really recommend that. It's not even half as much fun! It's an experience, which needs to be strictly had first hand, and for that, you need to head out to the land of adventure, the Wild!

I would highly recommend Corbett, Kanha, Bandhavgarh and Ranthambhore, all of which are known for their high tiger

houses is usually a pain. But instead of blaming our poor governance (which isn't going to help anyway!), just plan a bit in advance. And do a bit more research. Or you can always drop me an email asking for advice.

Staying in one of these bungalows increases your chances of spotting a tiger, as most of them are amidst the thick of the forest where the tiger population is usually the highest.

Waking up early to the sounds of the forest in the wee hours of the morning is also truly a heavenly experience. The chirping of exotic birds, the moans of a distant tiger calling to its mate, the clash of the horns of two chital stags duelling somewhere, the reflections of sunlight on the early morning dew, the freshness of the pure oxygen in the air, all are bound to get you completely relaxed and rejuvenated. Somehow, it is a deeply spiritual experience, at least for me! And the best part is that within most of forests, cell phones don't work, so you are able to take your mind off the rest of the world completely.

Wear clothes in earthy

RECOMMENDED WILDLIFE PARKS	LOCATION
Jim Corbett National Park	Uttaranchal
Ranthambhore	Rajasthan
Kanha, Bandhavgarh	Madhya Pradesh
Rajaji National Park	Uttaranchal
Pench	Maharashtra
Bandipur, Nagarhole	Karnataka
Sundarbans	West Bengal
Periyar	Kerala
Manas, Kaziranga	Assam

densities. So what do you need to watch out for when planning an expedition? Well, most of these parks are open only for a part of the year. So you should check out the best times to visit by doing a bit of a research on the Internet beforehand.

Incidentally, other than tigers, you may also want to be on the lookout for some other animals like elephants — or migratory birds which may visit only during a specific period of the year.

They say, 'when in Rome, do as the Romans do'. And when in the forest, follow the rules of the forest! So, my biggest advice to you would be to take accommodation inside the park if available, in one of the government-managed Forest Rest Houses (FRHs). They allow you to experience unhindered the pleasure of being surrounded by the pristine beauty of nature on a much more intimate level.

Of course, booking these rest

colours. Don't shout, get overtly excited, feed, or tease the animals. Remember, you are a guest in their home and not the other way round.

Early mornings and late evenings are the best times to catch a tiger on the move, so don't be lazy. And most importantly, don't obsess about sighting a tiger. Be patient! In upcoming articles, I will talk in specific detail about how to track a tiger.

I hope that this information is able to help you plan your trip better and is able to provide you with a richer and more fulfilling experience...IN THE WILD!

### Nayan Raheja

is a keen conservationist and an avid wildlife photographer. He is also Director, Raheja Developers. He has been travelling extensively to wildlife parks across the globe for over twenty years. He may be contacted at: [nayanraheja@me.com](mailto:nayanraheja@me.com) or [www.nayanraheja.com](http://www.nayanraheja.com)

## Navin Raheja wins Udyog Rattan Award

Mr Ajay Midha, Director, Raheja SEZ Limited, receives the award on behalf of Mr Navin Raheja from Mr Korn Dabbaransi, Former Deputy Prime Minister of Thailand



CHAIRMAN and Managing Director Navin Raheja won the Udyog Rattan Award for outstanding performance in the field of industrial development of the country, while the company received the Excellence Award given by the Institute of Economic Studies (IES).

The Awards function was held at the Grand Sukhumvit Hotel in Bangkok, Thailand, on February 5, 2010. On the occasion, a seminar on 'Indo-Thai Economic Co-operation' was also organised by IES. The Awards were received by Mr Ajay Midha, Director, Raheja SEZ Ltd, from His Excellency Mr Korn Dabbaransi, Former Deputy Prime Minister of Thailand, at the glittering, star-studded function attended by several CEOs and MDs from India. The honour was another affirmation of the company's visionary leadership, strong fundamentals, sound processes and top-of-the-line human capital.

The Institute of Economic Studies is one of the premier research-oriented and awareness-promoting organisations that conducts studies on various aspects of the Indian economy. IES is a non-profit body that has a large number of members across India.



RAHEJA ATLANTIS

**RAHEJA ATLANTIS**  
Possession for Towers A and B has already started. Registration of all the Towers is going on. Licence for swimming pool has been obtained.



RAHEJA MALL

**RAHEJA MALL**  
Occupancy certificate for Raheja Mall was received on 25th January 2010. Handing over of possession is in progress.



RAHEJA EXPO MALL, PANIPAT

**RAHEJA EXPO MALL, PANIPAT**  
Civil and structural work is complete. Lift and escalator installation is under testing. Final finishing and external development work is in progress.

### RAISINA RESIDENCY

Construction status of Towers as of May 2010 is as follows: Structure of Towers 1-6 (Agora, Glenbow, Axelle, Galicia, Venetia, Florence) is ready up to Terrace. Brick masonry is complete up to Tenth Floor in Agora, up to Fifteenth Floor in Glenbow, up to Second Floor in Axelle, up to Twelfth Floor in Galicia, Venetia and Florence. Internal plastering is in progress in five Towers.



RAHEJA RAISINA RESIDENCY

## UPDATES ON CURRENT PROJECTS



RAHEJA VEDAANTA

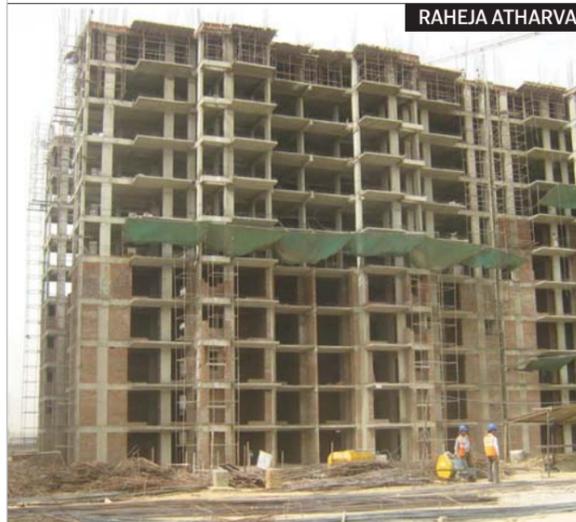
**RAHEJA VEDAANTA**  
Current status of the nine Towers — A, B, C, D, E, F, G, H, I — is as follows: Twelfth Floor slab for Towers G and H has been cast. Eleventh Floor slab for Towers C and D has been cast. Eleventh Floor slab of Tower I has been cast. Tenth Floor slab for Towers A and B has been cast. Ninth Floor slab for Tower E has been cast. Eighth Floor slab for Tower F has been cast. Brickwork is in full swing in all Towers.

DG room, pump room and ramp (in Towers G, H and I) work is complete. Work on Non-Tower areas is in progress, and is expected to be complete by May 2010. Services, plumbing and fire-fighting work has begun. Electrical work is complete in some flats. Work on the sample flat is in progress.



RAHEJA SHILAS

**RAHEJA SHILAS**  
Project status of Raheja Shilas up to the end of April, 2010, is as follows: Excavation at the site is going on and is at an advanced stage.



RAHEJA ATHARVA

**RAHEJA ATHARVA**  
As of May 2010, status of eight Towers is as follows: In Towers A, B, C, D, E, laying of Eleventh Floor slab is in progress. In Tower F, Eighth Floor slab is in progress. In Tower G, Lower Basement slab has been laid. In Tower H, Ground Floor slab is in progress. In Towers A and D, brickwork on the Fourth Floor, in Tower B, brickwork on the Fifth Floor, in Tower C, brickwork on the Sixth Floor, in Tower E, brickwork on the Second Floor, and in Tower F, brickwork on the Ground Floor is in progress. In Towers G and H, brickwork is yet to start. In Towers A, B, C, D and F, columns between the Eleventh and Twelfth Floors are in progress. In Tower G, column between Lower Basement and Ground slab is in progress. In Tower H, column between ground and first floor is in progress.



RAHEJA NAVODAYA

**RAHEJA NAVODAYA**  
Status of various Towers as of date is as follows: In Tower A, Ninth Floor slab, and in Tower B, Eleventh Floor slab have been laid. In Towers E and F, Twelfth Floor slabs have been laid. In Towers G and H, Twelfth Floor slabs are complete. Brickwork is complete in the First, Second, Third, Fourth, Fifth and Sixth Floors in Towers E, F, G and H and upto Third Floor in Towers A and B.

## For children at project sites, health is wealth



Krishna Mahesh Gayatri Sansthan under aegis of Raheja Developers is first of its kind initiative to educate workers children by taking care of their nutrition and education

FREE MEDICAL and health camps were organised at Vedaanta, Atharva, Navodaya and Ved Mandir for the benefit of labourers and their children. The camp was organized under the aegis of Krishna Mahesh Gayatri Sansthan and the objective was to create health awareness among labourers and to facilitate access to curative and preventive healthcare.

At Vedmandir, two health-checkup camps were organised with the help of Lions Club, and free medicines were distributed for three days. A pilot project was also undertaken, and as a part of good health and nutrition programme, nutritious meals were provided to children in both the morning and evening shifts.

Special care has been taken to provide the infrastructure and environment conducive to nurturing good health. General check-ups are carried out on a weekly basis. For children in the age group of 0-6 years, growth monitoring is undertaken, and underweight children are put on high protein diets and supplements.

Around 20 children at Atharva and six at Navodaya have been admitted to nearby government schools. Simultaneously, all these students are attending *pathshalas* for various other activities and nutritional needs.

An initiative by Krishna Mahesh Gayatri Sansthan

## EMPLOYEE OF THE QUARTER



MANOJ DUA

Deputy Manager, Projects

Mr Dua, who has an AMIE degree and a PGDCM from the National Institute of Construction Management and Research (NICMAR), Pune is currently posted at site Atharva, Sector 109, Gurgaon.

Mr Dua's role includes resource planning and ensuring optimum deployment of resources through contractors, and coordinating with the HO and contractors and with the consultant and other agencies for smooth running of the project. He is responsible for finalizing contractors' bills and material reconciliation, monitoring of daily activities at the site, and ensuring completion within the allocated budget and time. He is in charge of inventory management, quality control, and project data and information management at the site, among other things.

Mr Dua has excelled in completion of project data management and sending the required information to HO, project-tracking to identify reasons for delay, and evolving tactics to resolve them. He has ensured the adaptation, implementation and smooth functioning of systems with a view to ensuring the maximum efficiency in multiple operations.



(From left) Mrs Preeti Kaur, Minister of State for External Affairs, Mr Olafur Ragnar Grimsson, President of Iceland and Mr Navin Raheja at the business meet

## Warm exchange with Iceland

A BUSINESS Meeting with the President of Iceland, Olafur Ragnar Grimsson, and Mrs Preeti Kaur, Minister of State for External Affairs, was organised jointly by Assocham, CII and FICCI on January 14, 2010 in New Delhi. Mr Navin M Raheja represented Indian industry. The eminent dignitaries present at the meeting included Mr Gudmundur Eiriksson, Ambassador of Iceland to India, Mr S Swaminath, India's Ambassador to Iceland, and Mr Jon Asbergsson, ECO of the Trade Council of Iceland. Mr Raheja received Mr Grimsson and Mrs Preeti Kaur, escorted them to the dais, moderated the programme and delivered the welcome address to the assembled dignitaries.



(From left) Mr Navin M Raheja, Chairman of Real Estate Committee, and CMD, Raheja Developers Ltd, Mr Anil K Agarwal, former President of Assocham, Shri S Jaipal Reddy, Union Minister for Urban Development and Mr K P Singh, Chairman, DLF Group.

## Looking ahead, with eyes focussed on 2020 victory

A National Conference on Indian Real Estate, 'Growth & Governance: Vision 2020' was organised by Assocham in New Delhi on March 26, 2010. Union Minister for Urban Development Mr S Jaipal Reddy, who was the Chief Guest on the occasion, was received by Mr Navin M Raheja, Chairman of Real Estate Committee, and CMD, Raheja Developers Ltd, and Mr D S Rawat, Secretary General of Assocham. A

floral bouquet was presented by Mr K P Singh, Chairman, DLF Group, to the Chief Guest.

In his keynote address, Mr Raheja touched upon some of the key issues facing the realty sector, which need focused attention.

Many important issues such as the regulatory Bill for real estate, implementation of simplified procedures, IT enabled programme for transparent, single-window clearances, and use of non-conventional meth-

ods for energy and water conservation were taken up at the Conference. The eminent speakers at the conference included Mr K P Singh, Chairman, DLF Group, Mr Atul Kumar Rai, MD & CEO, IFCI Ltd and Chairman IIDL and Mr S K Singh, Joint Secretary, Ministry of Housing & Urban Poverty Alleviation and Mr Anil K Agarwal, former president of Assocham, concluded the conference with a Vote of Thanks.



Mr Navin Raheja receives the Lifetime Achievement Award from Mr Manish Tewari, AICC Spokesperson, and Mr Sunil Bedi, CMD, JMD Group

## Lifetime honour for Raheja

Mr Navin Raheja has been honoured with the Building Industry Leadership Award 2009 in the Lifetime Achievement Award category. The BIB Building Industry Leadership Awards honour the leaders of the building industry in various categories, chosen by an eminent Jury. There are 30 categories of Awards, out of which the Lifetime Achievement Award is the most prestigious. The Awards ceremony was held at the India Habitat Centre on March 31, 2010.

Mr Manish Tewari, AICC Spokesperson and MP from Ludhiana, was the Chief Guest on the occasion, and gave away the prizes to the winners. Other dignitaries present included senior Congress leader Mr Oscar Fernandes, Dr Bhisma Narain Singh, former Governor Tamil Nadu and a member of AICC, Mr Sunil Bedi, MD, JMD Group, Mr Pradeep Jain, MD, Parsavnath Developers and Mr R S Gehlot, MD, Ambience Group.

## Raheja Developers adjudged Best Professionally Managed Company



(From left) Mr Chander Verma, Chairman, CIDC, Dr C Rangarajan, Chairman, Economic Advisory Council to the Prime Minister and former Governor, RBI, Mr S K Garg, Chairman, Eldeco and Chairman of the Jury present the Award to Mr Navin M Raheja, CMD, Raheja Developers

AT THE second CIDC Vishwakarma Awards 2010, held on March 7 in New Delhi, the Construction Industry Development Council honoured Raheja Developers with the 'Best Professionally Managed Company' Award. The company's CMD, Mr Navin Raheja, was honoured with the Achievement Award for Industry Doyen.

The CIDC Vishwakarma Awards are inspired by the spirit of construction and creation patronized by Lord Vishwakarma, the

deity of construction practices in India.

CIDC Vishwakarma Awards are meant to honour the contribution of individuals and organisations in construction, and to promote replicable best practices in the Indian construction industry. CIDC has instituted these awards to recognize the work of the Indian construction fraternity, which has significantly enriched the construction domain and helped bring about positive change in our construction practices.

## Raising money for the underprivileged

ON JANUARY 17, 2010, the glitterati converged to raise fund in aid of poor and underprivileged. The special occasion was the display of 57 works of art, which were put on display at an art exhibition named Aks, which means reflection. Organised by Navin M Raheja, Union Minister for Corporate Affairs Salman Khurshid and Rajkumar Dhoot.

Leading dignitaries from all walks of life were present at the event, which began with a welcoming note from Salman Khurshid. Among the distinguished audience were Union Minister for New and Renewable Energy Dr Farooq Abdullah, Member of Parliament Mr Naveen Jindal, Shiv Bhatia, D S Rawat, Shyama Chona, Zila Khan, Nalini Singh, Tanisha Mohan and

Sudhir Mathur.

On the occasion, a sarod performance by Aman and Ayaan Ali Khan was organised. The brothers mesmerized the audience with their melodious music. Starting on a sombre note with Raga Desh, the duo later played a mélange of compositions in Raga Bageshri, and ended their performance with the famous Tagore song and Mahatma Gandhi's favourite, *Ekla chalo re*.

The show came to an end with Raheja's speech, in which he acknowledged to have felt honored by the presence of all who actively participated with him in supporting the cause. There would be more such get-togethers in future, he announced.



Aman and Ayaan Ali performing at the art exhibition

## GUEST COLUMN Stress is fuel

Mr Krishan Gupta, MD & Global CEO, Organic India Pvt. Ltd., treats stress as fuel for life, without which life cannot run well. However, when this stress increases, life comes to a standstill. We must understand the levels of our stress in order to keep it under control and not allow it to overwhelm us. Mr Krishan Gupta follows this principle to keep his work-life and personal life stress-free. Here, Mr. Krishan Gupta gives some tips to reduce stress in our lives.

Mr Krishan Gupta allottee G-0504, Raheja Atharva



I THINK STRESS is a fuel without which a person cannot work. It's only stress that increases one's working capacity. However, you have to understand that this is true only up to a certain level. If stress increases beyond a limit, it acts as a useless part of the vehicle, instead of being its fuel. I limit

my stress only up to a level where stress can help me improve the quality of my work. It's a bad signal if stress overshadows my work. When-

ever I feel that stress is increasing, I try to be happy in order to keep myself calm and to decrease the level of stress. When stress seems to overcome me, I keep myself alone for some time, during which I think only about the good moments of my life.

These include my earlier successes and other happy occurrences. I have full faith in God and I remember Him whenever I am in any kind of trouble. I know God provides us solutions for every problem we face.

I believe in spiritualism. I believe that one who lives his life with simplicity never faces too

much stress. I start my day with the worship of God.

Besides this, I also do some yoga and meditation. It gives me peace of mind and helps me control stress at work. I also like to read books. I think we learn many things from books, and they help us to relax and stay calm.

The mistakes made by us are mainly responsible for the excess of stress in our lives. I always try to learn from my mistakes and thereby reduce stress; and help my team also keep away from stress. A good office environment helps to reduce stress all around.