



Impressions

Bi monthly Newsletter by Raheja Developers Pvt. Ltd.

10th May 2006

Raheja Developers: Leading the way

Raheja Developers is one of the few entities that have become pioneers of change in the real estate industry. We are a leading conglomerate with a proud portfolio of the finest landmarks across the nation.

Started with a small initiative by the visionary Shri Navin M. Raheja in 1989; today Raheja Developers has come a long way with enormous path breaking and future oriented projects to its credit. It is with the sheer hard work of our labourers, employees, associates and investors who dared to dream with us and built Raheja Developers into one of the most renowned names in the real estate industry. It has been a journey of their immense efforts, ideas and determination that has left no stone unturned in our way. The success that we have earned during the years is the outcome of the passion of these people who are creating new benchmarks and are religiously following our commitment to quality. That dreams paved our way ahead and pitfalls fuelled our willpower, is something that is well evident in all the projects



we have built so far.

During these years, our valued customers have been our biggest supporters and admirers. It is with their inspirations that we constantly endeavour to push our limits. A commitment which is evident in whatever we build. Whether it's the Residential Projects, Premium Condominiums, Farmhouses, Commercial Complexes, Integrated Modern Townships or Malls, we are creating a world of difference by adopting the world's best practices. With already having running projects worth over Rs. 700 crores in Haryana alone, we have inked our future with much bigger projects including SEZs which is estimated around Rs. 25,000 crores. Our edge over others lies in the very fact that we always remain first to adopt the latest trends and construction techniques from across the world.

Little surprise that today Raheja is better recognized for its quality, timely execution, innovative technology, value additions and customer satisfaction.

Partnering for Constructing a Stronger India

India, a country on the fast track of globalization, is surging towards becoming the next Superpower. Being the fourth largest and the second fastest growing economy in the world, India needs certain set of parameters to be followed to further pace this growth, especially under the light of the Indian economic revolution, that has made visible an exponential growth in Real Estate Industry in terms of the nature of designs conceptualized and executed. Raheja Developers being one of the frontline developers find the need to initiate new quality benchmarks to construct a stronger infrastructural backbone for the country and the Indian consumers.

Riding on the success of the past projects, Raheja Developers have proven its mettle to further take more ambitious and

challenging projects. Our managerial and financial capabilities have graduated us to look beyond tomorrow and partner India Inc. in its future growth. With this in mind, we have entered into a new phase of development initiative programme and have become a part of Indian government's 'SEZ Development Project'.

Raheja Developers Pvt. Ltd. has already been granted 'in-principal' approval for developing a multi-product SEZ near Gurgaon on 5000 acres of land along National Highway-8, by the Ministry of Commerce. It is the testament of the quality standards we follow, a triumph of sheer hard work and commitment. We are determined to develop it not just as a world class Special Economic Zone, but, also as an inspiration for such future projects in India.



Words of Managing Director



Mr. Navin M. Raheja
Managing Director

Being a builder is not just about putting up concrete structures and collecting more and more money thus making your balance sheets grow in figures and numbers. It is about shouldering a much larger social responsibility wherein a person's life's earnings are on stake for a shelter of his dreams or a commercial base to flourish.

Therefore, the buildings should be constructed on the stronger foundation of commitments. A builder should not collect money without getting fully satisfied about the title and all the statutory clearances.

Then you should think about the needs of the end user of your apartments, shops and offices. You should not aim at constructing buildings with just brick and mortar, but with feelings..... and a goal to deliver the best. They should make a difference in the life of every person and uplift society benchmarks that should create a better tomorrow for everyone.

Our company will like to become better citizen of the society before becoming world's best construction company.

We should be careful in looking for the welfare of every worker and labourer for it is they who construct our house brick by brick.

We should also not forget about the planet, which has permitted us to live onto. Our buildings should be environment friendly with least burden on the natural resources.

We should own responsibilities, create benchmarks without caring for costs, follow commitmentsand success follows usfor the customer knows to value your product.

Special Economic Zone: A quantum leap

SEZs (Special Economic Zone) is a geographical region that has economic laws different from a country's typical ones. Usually, the goal is an increase in foreign investment. SEZs are Deemed Foreign Territory and are growth engines for the economy aimed at empowering the country and to bring it to the global competitive edge. It's an organised economic city, which ensures that all the industries established in it receive rapid development and success, hassle-free operations, best infrastructure, skilled trained manpower, well-knit network and a closed centrally-controlled environment to grow manifold.

A policy was introduced on the 1st of April 2000 for setting up of Special Economic Zones in the country, with a view to provide an internationally competitive and hassle-free environment for exports. Units may be set up in SEZs for the manufacturing of goods and rendering of services. The units in the Zone have to be net foreign exchange earner, but they shall not be subjected to any pre-determined value addition or minimum export performance requirements. The major industrial sectors that are to be developed within the SEZs are IT/ITES, Electronics, Auto

and its ancillaries, Biotechnology, Textile & Garments, Education, Medical tourism, Gems & Jewellery, Food processing, Pharmaceuticals, articles for use in Construction industry, Tourism and Retail.

The Government has converted Export Processing Zones located at Kandla, Surat, Cochin, Santa Cruz, Falta, Chennai, Vishakapatnam and Noida into SEZs. In addition, 3 new SEZs approved for establishment at Indore, Manikachan Salt Lake and Jaipur have since commenced operations. Further, approval has been given for setting up of 42 SEZs in various parts of the country in the private/ joint sectors or by the State Government. As on 31st of March 2005, there are 811 units in operations in 8 functional SEZs and investment by the units in these Zones are of the order of Rs. 18,309 million. These SEZs are a goldmine for the country. Let us join hands in the development of these Economic Resurgence Zones, and play our part in the overall development and upliftment of the country.

Our Proud Milestones

SEZ (SPECIAL ECONOMIC ZONE): SEZ is the pride of Raheja Developers and the biggest and most ambitious project that has put us right amongst the top league of Real Estate companies in India at par with Reliance, DLF and Unitech. Raheja Developers has been granted 'in principal' approval for development of multi-product SEZ on 5000 acres of land near Gurgaon along NH- 8, spreading across 20 kms.

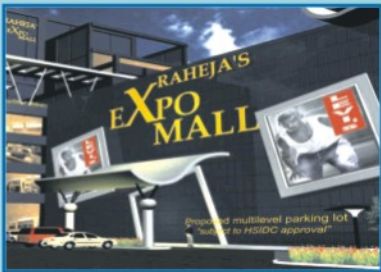
RAHEJA MALL, Sohna Road, Gurgaon: A freehold commercial complex with a built-up area of over 3.00 lakh sq.ft. and a world-class infrastructure. Raheja Mall is the only commercial multiplex coming up on Gurgaon Sohna Road, catering to the daily shopping needs and recreational activities of some 85,000 families with their pockets full and ready to garner the fruits



of organized retail boom and renowned international brands. With a distinct identity of its own on a total land of 3.34 acres, with a frontage of over 500 feet, this is probably the largest for a mall in Gurgaon. We emphasize towards Strong Design Themes enhancing the environment, being a process of value creation for customers. This upcoming complex will be a new revelation with choicest of luxuries, built to make people around experience an international class shopping pleasure, they had always looked up for. Licence no. 455/2006 dated 27.01.2006 has already been obtained and plans have been sanctioned at TCP Chandigarh in the building plans committee meeting held on 24.04.06.

Construction work of digging has already been started. This massive structure with 3 - level basement parking and 6 floors will soon start taking a definite shape.

RAHEJA EXPO MALL: A commercial complex purchased from HSIDC in auction with a built-up area of over 3.5 lakh sq.ft. and a world-class infrastructure. Strategically located on G.T. Road opposite Hotel Gold, Raheja Expo mall is a striking Office-cum-commercial spread with state of art infrastructure facilities, multi-storeyed parking lot. We propose to start construction



in June and complete it by end 2008. Contracts have already been finalized and construction is about to commence soon. This upcoming complex will be a new revelation with choicest of luxuries, built to make people around experience an international class shopping pleasure, they had always looked up to. This massive structure has 2 - level basement parking and 9 - Levels.

RAHEJA ATLANTIS: Our premium residential offering meant to cater only to the ultrasophisticated clients located in the heart of Gurgaon opposite 32nd Milestone and accessible through NH 8, is in its advanced stages of construction. Slabbing is complete up to the 8th floor and other floors are also moving at an extremely fast pace. The project is scheduled to be complete much before its actual time of completion. With over 8 acres of



Ahead of the committed schedule

green and open spaces apart from 20 acres of green belt, with best of inputs and finishes picked up from amongst the best in the world and imported marbles in living, dining and common passage areas. Jacuzzi with a CD player and FM plug in jack, modular kitchen, sensor operated bath fittings, shower cubicles and wireless connectivity for internet are some other facilities that people have been blessed with. These are the apartments for a fabulous life. 90% of these apartments are already sold and only a handful of them are left for a discerning few.

RAHEJA SQUARE: A commercial complex purchased from HSIDC in auction catering to the 5000 acres ultra modern extension of Gurgaon at IMT, Manesar, with a built-up area of over 2.5 lakh sq.ft. and a world-class infrastructure. The Building plans have already been approved of and the construction has been completed. The completion certificate has been obtained vide No.HSIDC/ IPC/ IMT/05/3048 dated 14.07.05.



The complex was inaugurated by Hon'ble Chief Minister of Haryana on 24.06.05. A few of our prestigious patrons have opened their office/outlet i.e. ICICI Bank, HDFC, Indian Bank, Bank of Hyderabad & Yes Bank, Overnight Courier Services, Airtel, Nokia and C.A. & Lawyer's offices etc. are also operational in the Square. Some utility

shops like electrical and mechanical goods, garments, retail, F&B are also in the pipe line for operation on different floors in a short span of time. The Raheja Square has distinguished architectural design and follows energy-efficient building norms with the latest climatological controls. Ideal for BPOs, MNCs, ITES, Hospitality and call centers. Only 60,000 sq. ft. of space is left available on lease, joint venture or sale basis. This massive structure has 2 - level basement parking and 8 floors.

Vision for Tomorrow

At Raheja Developers, we believe that we Indians have the potential to build India as the greatest nation in the world. All we need is to integrate our efforts and strive together towards this goal. We invite every Indian to be a part of the initiative to build a stronger infrastructural backbone for the nation. We believe the SEZ is the threshold of a brighter future for every Indian. We, at Raheja Developers, are prepared to take more of such responsibilities.

History Echoes

Ridge Castle Apartment owner :

"Ridge Castle is a well constructed apartment block with a good sense of aesthetics. For people tired of concrete jungles, it provides a good alternative set amidst the idyllic ridge area. Basic amenities provided make Ridge castle a particularly attractive option. I have enjoyed my stay in the friendly ambience of the apartment and am thankful to the builders and fellow residents for this."

Mr. AJAY GUPTA valued Raheja Square commercial space owner

"Property is good, ideally located, and good for Investment: Everybody at Raheja's was co-operative and I had recommended this property to other people also."

Future Speak

Lt. Gen. G. K. Duggal - Esteem Atlantis Patron

"It came to my utmost surprise that Raheja has such a brand value. I have just booked an apartment in Raheja Atlantis and people are offering me good returns. I'm simply overwhelmed!"

Channel Partner's voice

Mr. Anil Kumar Wadhwa for Ashirwad Properties (9310722220):

"Since the very beginning of our association with Raheja Developers we have realized that its one of the few groups who deliver what they promise."

Mr. Vikas Rikhye

(Business Associate) 9811081078

"GREAT! Positive, Confident and Transparent"

Mr. Amit for SAR Investment

"Raheja Developers has always exceeded the expectations of customers with future-ready projects that showcase truly world class features and excellence in construction."

Mr. Harry for HOMZ; r;us

"The success of Raheja Developers has been path breaking, it has built landmarks that have become the benchmarks for the entire industry."

Employee of the Quarter



Mr. Vijay Sehgal
(DGM Corporate Affairs)

Mr. Sehgal has been at forefront in developing quality systems and delivery modules for the organisation. Involved overtime and dedicated to take the company to new heights.