

Dedicated to the Highest Quality of customer service

Rome wasn't built in a day. AT RAHEJAs, however, the old adage doesn't hold much water for the simple fact that we have achieved much more in a little over 17 years of our existence than what others dream of in a lifetime of corporate existence. Today, with its inspiring saga of quality and teamwork, Raheja is all set to meet future challenges by assuming new roles, strengthening existing ones and making the most of its valuable management resource with commitment to building a better future.

With our established relationships, expanded resources and continued dedication to set the industry standards for excellence in whatever we take up, we are determined to remain a leader in the country and abroad. The hallmark of our success will be our

reputation as a firm that generates and supports exceptional levels of opportunities, initiatives and values.

Since its inception, Raheja has been constantly innovating and expanding its business scope and services by fixed determination and zeal. Raheja is dedicated to the highest quality of customer service delivered with a sense of warmth, friendliness, individual pride and company spirit. It endeavors to be a leading domestic and international company characterized by a sense of social responsibility with an active commitment to addressing issues of the global environment, improved business ethics and an ability to steer the entire economy.

UPDATE ON SEZ

We have great pleasure in informing our well wishers, readers and valued clients that Mr. Navin M. Raheja, Managing Director Raheja Developers Pvt. Ltd. was invited as a Keynote Speaker on "Special Economic Zones in India & Investments" at "The Global City Expansion Congress 2007" at Abu Dhabi from Feb 25th to 27th. At the congress Mr. Raheja made a detailed presentation on SEZs in India which was profoundly applauded by all the delegates present at the Congress. He also emphasized on the advantages of putting up a SEZ in India as compared to other parts of the world; some of them being cost effectiveness, skilled labour supply, high urbanization growth rate, cheap resources etc.

In continuation, we would further like to inform all our prospective co-developers / Investors that we have already acquired land admeasuring 268 acres from farmers / Villagers on the registered lease agreements under prescribed schemes of the Government on behalf of our 500 acres SEZ. Land for remaining 232 acres has also been identified and tied up in contiguity to the land already acquired and the company's programme of educating the villagers and the farmers under Villagers Participation Programme has been accepted favorably by the

farmers who are willingly offering land owned by them to us. The company has promised employment, compensation and equity participation to villagers by way of agreements with the land owners. Thus, Raheja has already become a pioneer in setting standards for the SEZ by its unique Land Acquisition Model.

The company has already taken the necessary steps for obtaining a formal approval for this 500 acre SEZ from the Government. Having in place two SEZs' in principle approvals and land sufficient for setting up a single product SEZ, we have

started serious negotiations with prospective co-developers, investors and industries of international repute. The company has set up a separate investment division headed by versatile and well qualified professionals. RDPL is at final stages of engaging internationally well known consulting company Ernst & Young to provide its expert tax, financial & regulatory advisory services for setting up a sector specific & Multi Product Special Economic Zones.

For queries, contact:
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Mr. Navin M. Raheja
Managing Director

SUSTAINABLE DEVELOPMENT

“Whatever befalls the Earth, befalls the sons of the Earth ---- Men did not weave the web of life ---- he is merely a strand in it, whatever he does to the web he does it to himself.”

(Chief Seattle, 1854)

For our own advantage we homosapiens are exploiting and misusing the natural resources of the planet to its fullest. In the process we are exterminating lot of plants and animal species from the planet and destroying the ecological balance.

While it is imperative to provide shelter and housing to our own race, the development companies should have a

Words of Managing Director

long term vision towards trying to conserve the natural resources and maintain balance.

Only when we put a minimum burden on the planet will be able to sustain ourselves and would be able to pass our legacy to our future generations.

Sustainable development, therefore, is extremely important and we need to work together towards saving our planet. The following are the necessary parameters which should be used for construction of all projects:

Water Recycling: All life is dependent upon water. And at this time of water scarcity we should develop systems that recycle waste water to be reused for some beneficial purposes, such as flushing, irrigation, recreation, in residences, businesses etc. In short, quantum of rain water harvesting should always be more than water consumed in the complex after recycling.

Zero Discharge: The principle of this is recycling of all waste water. This means that waste water will be treated and used

again in the processes and nothing will be thrown in the sewage discharge.

Use of renewable sources of Energy like Bio gas and Bio Manures which is obtained as waste recycling could be used for plants and trees in landscaping. Bio gas can perform works similar to oil in domestic cooking, lighting, pumping water etc.

Energy Conservation through natural resources like solar energy, wind energy etc In terms of air-conditioning through natural ventilation and double glazing.

Raheja Developers has seriously visualized the need of preserving our legacy and has taken care of all the above mentioned parameters in all our projects. We have provided gas connection and double insulated glazed glasses in "Atlantis". Also, we have adopted waste water recycling in an attempt to ensure zero discharge. We also endeavour the use of surplus recycled water into landscape irrigation and all the above mentioned ways to develop a proper ecological balance by harnessing the optimum utilization of natural resources.



Praveen Sehgal
Vice President (Projects)

From The Desk of Vice President (Projects)

It gives me great pleasure to write this opening article for our newsletter. I welcome you all.

In line with our vision and values we have already set new standards of welfare and safety for building projects and our undertaking to continuous improvement in these standards is unwavering. I expect us all to take an active role in driving this initiative forward. We have introduced a greater level of mechanization and construction systems that give us the

capability for faster and more efficient delivery of our projects.

We are now working on Three Projects in the Delhi NCR and Panipat. I am pleased to say that all of these sites are in progress with joint support and **collective ownership....**

It is always difficult to build a team from individuals who have newly joined from various companies / groups with varied experience and backgrounds. But Team Raheja Atlantis, Raheja Mall in Gurgaon and Raheja Expo in Panipat can take

pride in the camaraderie that all of us share and the determination to achieve the goal that we have set out to achieve, will surely preempt us to success.

As I have communicated to you all before and mentioned earlier in this article we are continuously searching to innovate and find new ways of radically improving upon the delivery and quality standards that are currently the norms in the market and have made initial successes in these areas.

The rapid growth of our business and the number of new projects that will come in this coming year open up huge potential for personal development and career advancement.



Raheja Atlantis

Designed and developed as state of the art apartment spaces, villas, pent houses & residential suites, Atlantis is different than other residential complexes because of its unmatched style, quality and location. When you do make the decision to own a home in Gurgaon, we want you to decide for yourself how Atlantis compares to other products of equal costing...

- All the finishes are tastefully chosen and imported from amongst the best in the world. See for yourself that the wall tiles, flooring, bath fittings, jacuzzies, shower panels, modular kitchen are real expensive materials, hence, no compromise on quality.
- Ideally located in the heart of Gurgaon opposite 32nd mile stone and accessible through NH 8 across 20 acres Green Belt.
- Constructed with world quality Eurotem & Thermax TMT Steel.
- Consistent and daily checks on RMC quality by 3 agencies which stays better

than structurally advised

- First time used double glazed, tinted and sealed window sections from Fenesta in technical collaboration with HW Plastic Limited U.K. to ensure aesthetics, energy efficiency & neat finishes
- First time used stainless steel railings for maintenance free life
- Real rubber wood door shutters carved with neat machine finishes
- Signature series electrical switches with life time warranty
- First project which has given labour welfare security by covering nets on buildings
- First project to ensure best environmental practices by employing water recycling, waste segregation and CFL lights

This project as on date is in advanced stages of completion. Finishes & MEP work is in full swing, Glazing, S. S. Railing, Painting & External Development work has already commenced.



...ON COMPLETION TRACK



Construction in full swing

Raheja Mall

Raheja Mall is located on gateway of Sohna Road having an easy approach from NH 8. Construction work of Raheja Mall is in full swing. It has distinguished architectural design. We are very keen to provide affordable quality and good space to users, for which we are adopting modern technology and designs at par with international standards.

Status: RCC Structure work is in full pace

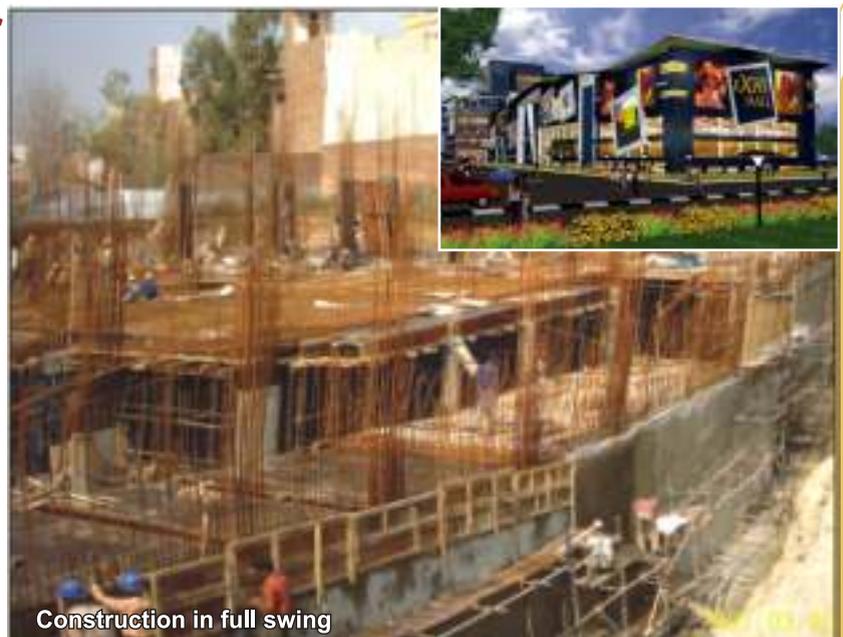
Expo Mall + Trade Tower

There is a lot of infra-structural development happening on the National Highway passing through Panipat, including an under construction flyover and strengthening of the peripheral road network. This initiative of the Haryana Govt. along with the National Highway Authority of India will help in providing desired infrastructure hereby giving added convenience to the people of Panipat in general and the business community in particular.

The Expo Trade Tower being the tallest building of Panipat, and located right on the highway, is definitely going to be the most noticed building of Panipat.

This is bound to translate into higher returns on your investment in the Raheja's Expo project. Lately we are also getting overwhelming customer & brands response. Structure of Tower C is in full swing and tower A is following up in sequence.

Status: RCC Structure work is in progress and ahead of schedule



Construction in full swing

Tips on buying a property

Buying a home is probably one of the single biggest investments a person makes in his lifetime. So this investment definitely needs to be made after a thorough homework. You have got to take extra precaution and evaluate the options available in the market before finalising the deal.

Following are some of the legal issues, which are required to be checked before buying a property. When you are buying a flat from a builder in a building under construction, you have to check the following things:

- Title of the land ownership - Check Whether the land on which the builder is building has a clear legal title. If so, check the title of the land ownership with the help of an advocate/expert. It is also advisable to check that the land is free from all encumbrances & loans and have clear marketable title of the

property. In case the builder/ promoter has availed any project loan, the builder should obtain a No Objection Certificate. This is relevant in a case where buyer is availing Housing Loan from the financial institution.

- Check whether the Builder/Promoter has obtained licence to develop the residential/Commercial Property.
- Check the approved plan of the building along with the number of floors.
- Check the building bylaws as applicable in that area and ensure that the builder is building without any violation of front setback, side setbacks, height, etc.
- Check if the specifications given in the agreement to sell of the sale brochure match on the ground or not.
- Check the Super area, Carpet Area and Built up area has been properly explained

during the discussion.

- It is also advisable to check whether the builder/ promoter has got approved his project from any financial institute. This will help you to get loan faster and at cheaper rates.

Other than the above, the buyer should check the market reputation, track record, credibility, ability to deliver the property on committed schedule, and the construction quality of the developer as you are buying your dream home and certainly you will not be willing to put your dreams under dispute.

New Project Launches in 2007

The Sales and Marketing Department is gearing up for the launch of 6 new residential projects in 2007 which will offer approximately 6000 apartments in various sectors of Gurgaon as per the new masterplan 2021. These projects will be launched after receiving the license from the Govt of Haryana and after all statutory clearances have been obtained. Following will be the offerings:

Raheja Gulmohar Sector 78, Close to NH-8, Gurgaon	> 2 and 3 BR apartments ranging from 1200 to 2000 sq. ft.
Raheja Navodya Sector 92, Near Manesar, Gurgaon	> Studio apartments of 450 and 600 sq. ft. 1 BR apartments of 800 and 1000 sq. ft. 2 BR apartments of 1300 and 1500 sq. ft.
Raheja Raisina Sector 59, Golf Course Road, Gurgaon	> 3 and 4 BR apartments, Villas and Penthouses. Premium Super Luxury apartments with brand new concept of "BUNGALOWS IN THE SKY".
Vedaanta Sector 110, Near Dwarka/Gurgaon Border	> 1, 2 and 3 BR apartments
Sector 111, Near Dwarka/Gurgaon Border	> 2 and 3 BR apartments from 1300 to 2100 sq ft
Sector 109, Gurgaon Near Dwarka/Gurgaon Border	> 2 and 3 BR apartments
Sector 112, Near Dwarka/Gurgaon Border	> Commercial Complex
Sector 5, Gurgaon	> Mall

2007 will be an exciting year for Raheja's and the Sales Department and we are gearing up to meet our customer expectations with an extended family of 6000 new members.

Please keep in touch for our latest announcements on these projects.

Current Updates : New Corporate Nos.

The company has acquired 100 new CUG (Close User Group) mobile connections from AirTel for its employees in the series of **9971091900 to 9971092000**. Please note for your records that the last two digits of the previous nos. will remain the same in this new series. For example, dimple's number would be changed to 9971091916 from 9868548916

Employee of the Quarter



Mr. Kuldeep Singh Sehrawat
Architect

Mr. Sehrawat is dedicatedly working to acquire new projects and lands for SEZs which will create milestone for the company in years to come.

Current Affairs

Being a customer focused organization, our motto is "satisfaction" in delivering every amenity to our esteemed clients and hence, their opinion and outlook matters to us a lot. As we all understand that whatever is delivered by the company is ultimately going to be your property. Keeping in view the same, we had organized a get together on March 18, 2007 where some of our eminent apartment owners like you visited the site and extended their suggestions and viewpoints with the aim to improve finishing and elevation of the building at "Atlantis". This in fact, helped us in taking their feedbacks in most of the decisions related to "Atlantis". All of them appreciated the quality and timely construction of the project and gave their opinion on the outer color combination of the building. They were also extremely inquisitive about our upcoming projects and showed their full faith and confidence on Raheja Developers and its future ahead.

→ Contact us : ←

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