

The  
**vedanta**  
Floors

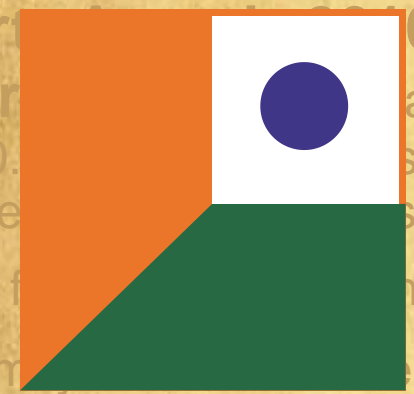


“ Dawn of a new lifestyle  
Just a step away from Delhi”



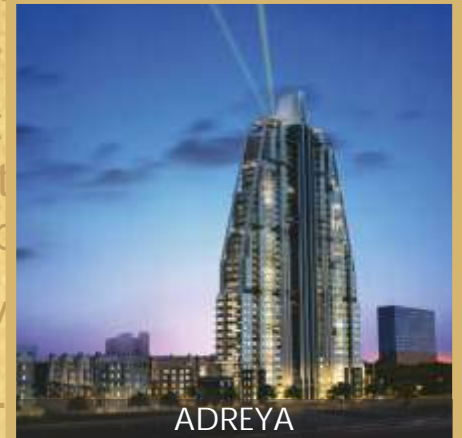


AWARD" by Institute of Economic Studies. Raheja Developers awarded the Best Developer in Asia for Raheja Mall in the Commercial/Office/Retail  
Build category in **Cityscape Asia Awards 2010**. Raheja Mall awarded the "Best Mixed Use Development in India" award by **Asia**



# RAHEJA DEVELOPERS

BUILDING . ADVANCED . LIFESTYLES



## Trusted by Millions, Possessed by Few





# A Vision, a reality



ARTISTIC IMPRESSION



ACTUAL PHOTOGRAPH OF PROJECT NEARING COMPLETION

“ Raheja Vedaanta is a luxurious gated community being built on 10.67 acres of pristine estate, bordering Delhi with access to facilities like convenient shopping, nursery school and fully fitted club house with gymnasium, swimming pool, steam, spa, sauna and jacuzzi. It was first allotted in April'2008 and is almost fully sold out. The buildings are nearing completion and it will be home to hundreds of happy families shortly. Construction is in full pace, so that the dream homes may be delivered to our trustholders well in time & as per commitments.

Our customers & investors have seen great value appreciation at Vedaanta since the launch of the project and have created tremendous wealth besides owning the abode of their dreams! ”



# INNOVATIVE DESIGNS



ARTISTIC IMPRESSION OF CLUB HOUSE

“Vedaanta has been aesthetically designed, keeping in mind both form and function. The cutting edge apartment layouts, the extravagant lobbies, the world class club by the company, neighborhood shopping and indulgent landscape areas have been conceptualized in meticulous detail bringing to you a lifestyle that you and your family will be proud of.

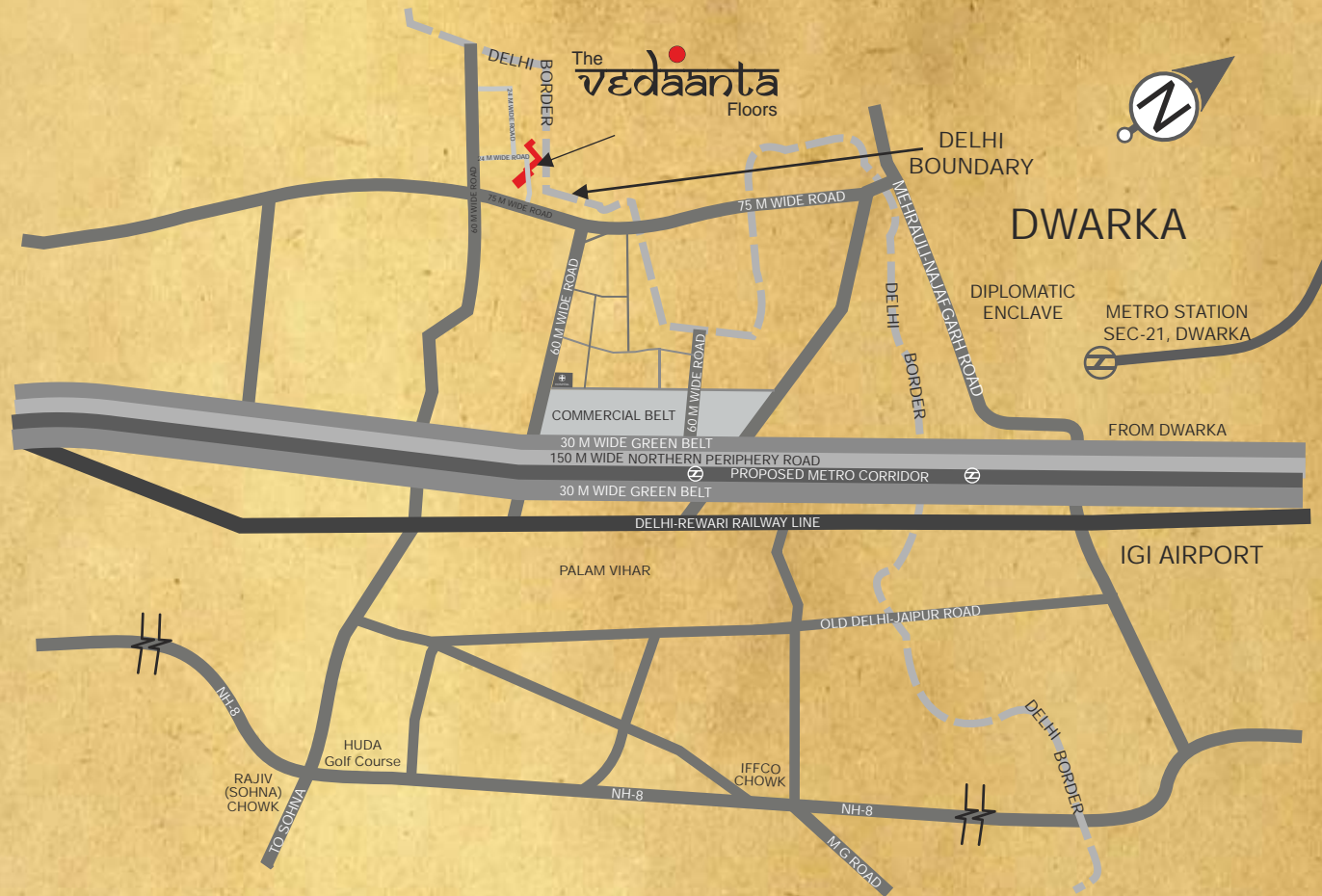
The show apartment at The Vedaanta Floors stands testimony to the quality of construction and excellence in finish. The apartments come with fully fitted modular kitchens & split air conditioning to make it easy and convenient for you to shift in. Even the toilets come fully fitted with quality Indian and imported sanitary fittings and finishes.

Come take a site visit today to see how you can change your life.”





# LOCATIONal advantage



“ Ever imagined why colonies like Chanakyapuri, Shanti Niketan, Anand Niketan, Westend & Vasant Vihar etc. are the most expensive in Delhi ? The who is who stay here because of its proximity to the Airport, secured environment and better infrastructure.

The Vedaanta Independent Floors are part of the highly reputed & popular high rise exclusive luxury project - Raheja Vedaanta. Vedaanta has been developed close to the Airport with one of the best in India designed infrastructure. It is accessible through the widest Northern Periphery Road (150 metre wide and 18 kms long) which will be an alternate route between Delhi and Gurgaon, connecting to IGI Airport Terminal-3. Work on this road has already started in full earnest.

The famous adage “Opportunity does not present itself twice” - is on the verge of being proven false with the The Vedaanta Floors, presenting a golden opportunity for anyone who missed out on Raheja Vedaanta.”



# Connectivity



NORTHERN PERIPHERY ROAD (DWARKA EXPRESSWAY) UNDER CONSTRUCTION

# neighborhood



SPANISH COURT SHOPPING MALL

“The area surrounding the Delhi – Gurgaon border on the Dwarka side is set to emerge as the most prominent of developments. The reason for the same is the upcoming 150 metre wide Dwarka expressway, linking Dwarka to Manesar & serving as an alternate link between Delhi & Manesar and beyond. It is also set to emerge as a convenient by-pass of the existing Gurgaon city. The Vedaanta floors are conveniently located on the Delhi border, close to the Dwarka expressway as well as the upcoming Diplomatic Enclave ( the second Chanakyapuri of Delhi ). Work on the Dwarka expressway has commenced & is progressing smoothly. With the coming up of the expressway, the area is set for a complete transformation with superb connectivity to the international airport as well.”



CHIRANJEEV BHARTI SCHOOL



COLUMBIA ASIA HOSPITAL





“The Vedaanta Floors are primarily a throwback to classic bungalow style living, with spacious well-appointed independent floors which are accessible by a common passenger elevator. What you get is an attractively packaged choice between a ground floor unit with spacious greens to soak in the sun and enjoy the swiftly flowing breeze ; or a first floor unit with spacious bedrooms ; or a second floor unit with extended balconies ideal for enjoying that special rain dance and memorable parties ; or even better a third floor unit with duplex residential space ideal for a large family with double height living areas and party areas which never seem to end. Whatever is your choice, each floor here comes with unhindered views from all the living and master bedrooms without affecting your privacy.”



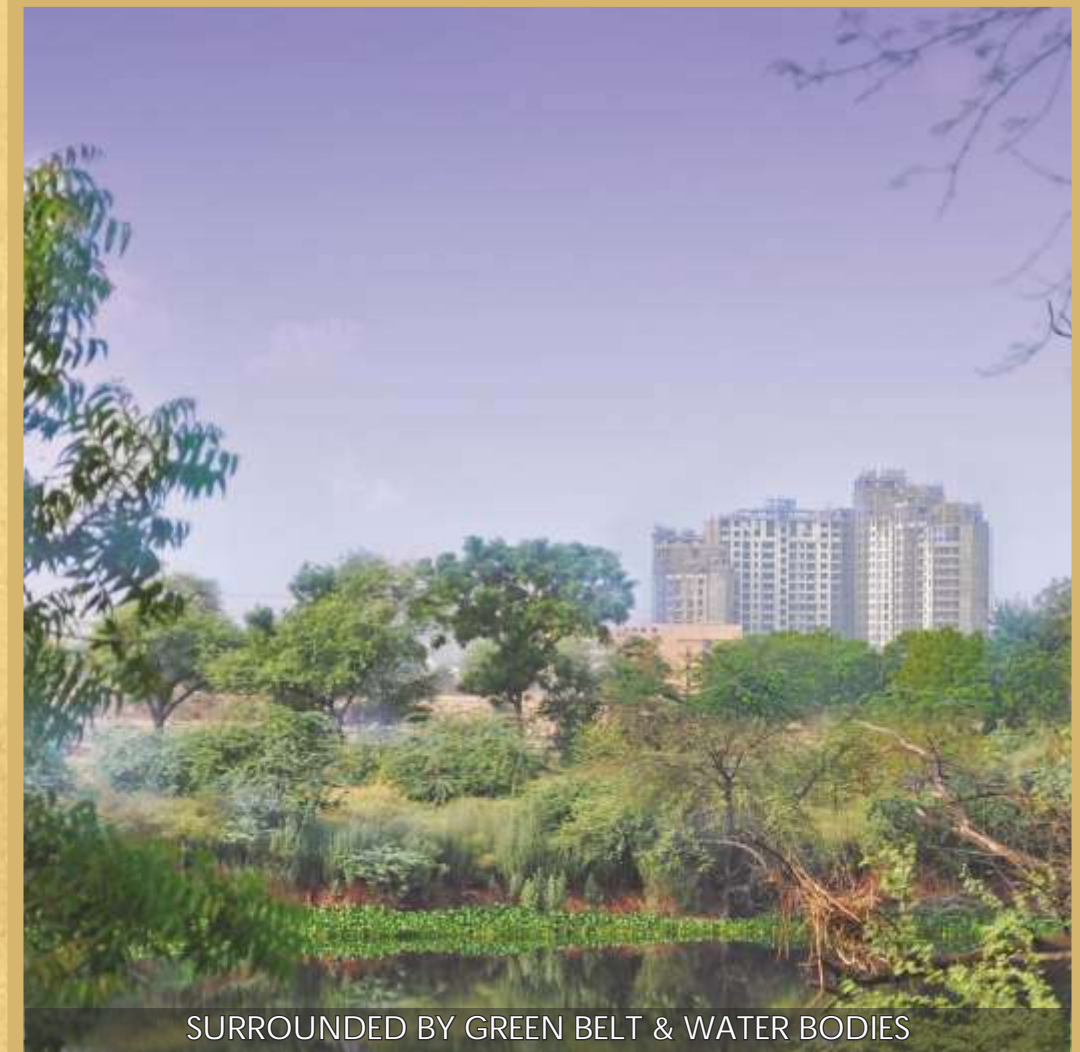
# nature beckons



GREEN BUILDING CERTIFICATION

“The Vedaanta Floors are being built under the guidance of the Indian Green Building Council (IGBC). Every floor at The Vedaanta Floors is a ‘Green Home’. 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 “Gold Rating” by the Ministry of Environment.

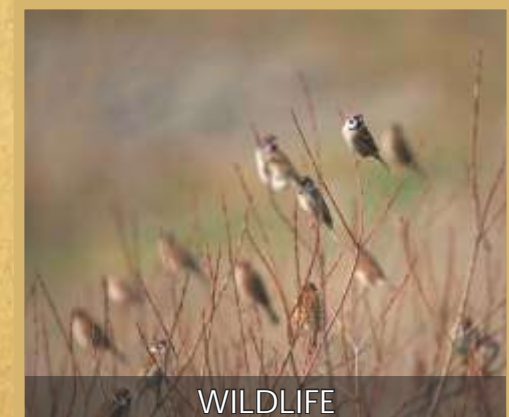
We are committed to follow the highest environmental practices on water & energy conservation as well as labor safety and welfare practices, because a clean, green & sustainable environment created by a passionate team makes A HAPPY HOME”



SURROUNDED BY GREEN BELT & WATER BODIES



WORLD CLASS LANDSCAPE DESIGN



WILDLIFE

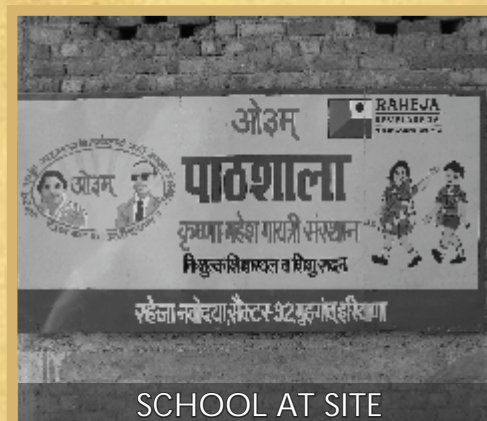
“The area surrounding Vedaanta is sheer natural bliss. Very close by is the Najafgarh canal which is a major conclave of migratory birds. The scenic beauty and peace of the area is possibly unmatched in the entire NCR region. It is a scenario in which god’s creation – nature – is in all its glory. At the same time, one is right next door to all worldly pleasures, luxuries and necessities as well. A heady combination!!”



# TRANSPARENCY



# SOCIAL WELFARE



“At Raheja, we pride ourselves in always implementing new and innovative processes to keep you updated about your property. Join us on Facebook, Youtube or our continuously updated Website to watch the latest construction update videos, virtual tours, new product offerings and newsfeeds from anywhere in the world or while on the move.

We also take pride in being one of the few real estate companies to run on specially developed ERP softwares which provides accountability and transparency in processes. What it means for you is that you can be always aware of the present construction status of your property, your account statements and the latest updates at the touch of a button while you relax at home.”

“We realise that our buildings are built with the sweat and toil of laborers who work day and night to ensure the timely delivery of the project. As a mark of appreciation for their contribution, we are providing the children of the laborers with Day Care Centres at all our sites where they are provided with nutritious food, basic education and medical facilities free of cost.”



# floor PLANS



Ground Floor  
 Saleable Area : 2175 sq. ft.  
 Special Access Lawn : 1156 sq. ft.

Disclaimer : In the interest of maintaining high standards, floor plans, layout plans, areas, dimensions and specifications may change as decided by the company or by any competent authority.

# floor PLANS



First Floor  
 Saleable Area : 2226 sq. ft.

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# floor PLANS



Second Floor  
 Saleable Area : 1930 sq. ft.  
 Extended Balcony : 172 sq. ft.

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# floor PLANS

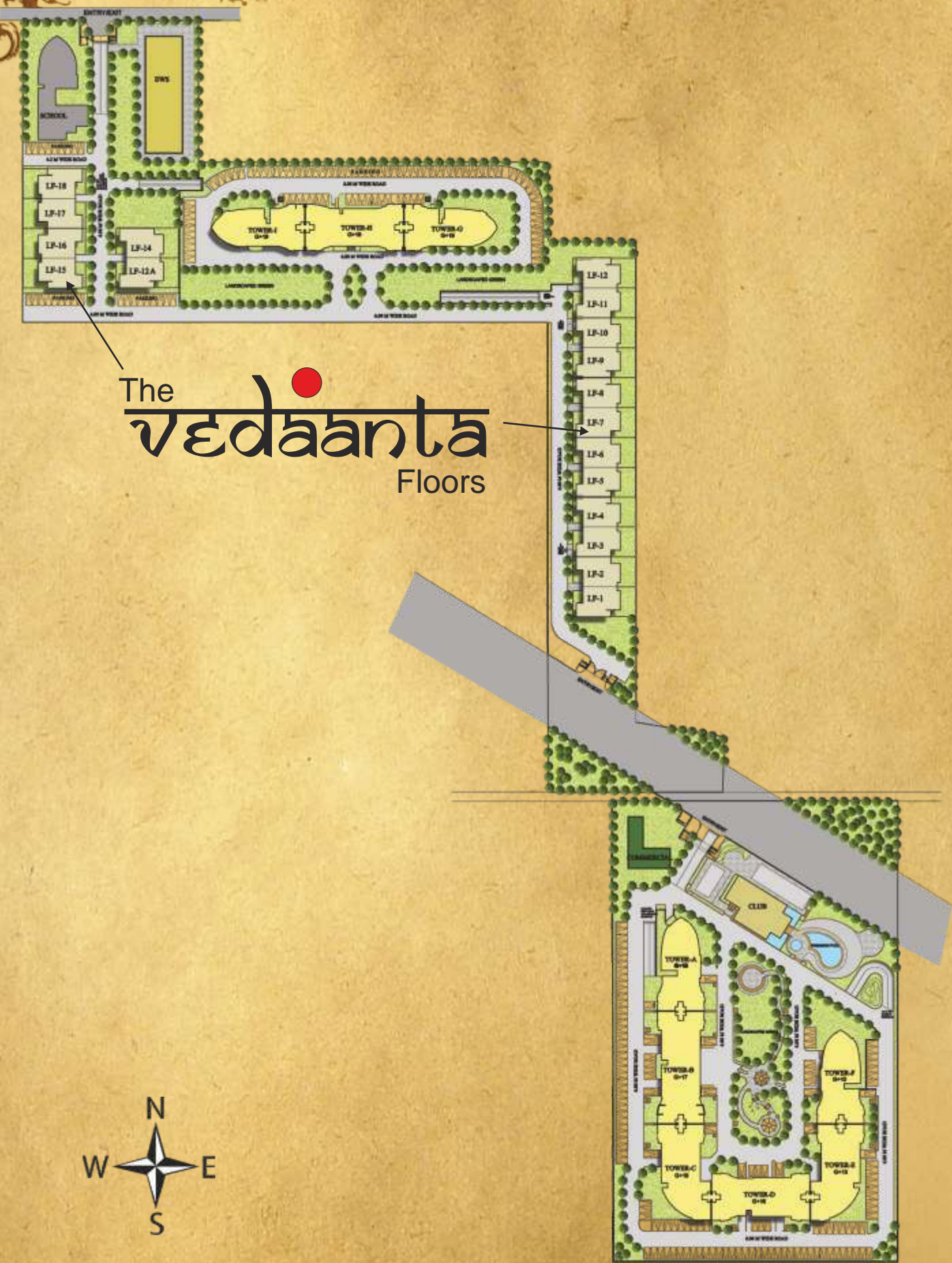


Duplex (Third & Fourth Floor)  
 Saleable Area : 2610 sq. ft.  
 Extended Balcony : 618 sq. ft.

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# SITE PLAN



# SPECIFICATIONS

<b>LIVING ROOM</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Designer Tiles/ Marble Plastic emulsion paint Oil Bound Distemper with designer engineered cornice
<b>DINING ROOM</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Designer Tiles/ Marble Plastic emulsion paint Oil Bound Distemper with designer engineered cornice
<b>BEDROOM</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Laminated/wooden floor Oil Bound Distemper Oil Bound Distemper with designer engineered cornice
<b>TOILET</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>FITTINGS &amp; FIXTURES</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Combination of one or more of designer Single lever CP fittings, wall hung WC, exhaust fan, shower panels in all toilets (except servant toilet and powder room) Combination of one or more of designer tiles Gypboard /calcium silicate/pop false ceiling with integrated CFL light fittings and provision for hiding geyser over it
<b>KITCHEN</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>FITTINGS &amp; FIXTURES</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Combination of one or more of designer tiles/granite/marble Modular Kitchen with Granite Counter, SS sink and CP fittings 2'high vitrified tiles above counter and oil bound distemper on remaining area Oil Bound Distemper
<b>SERVANT/GUEST BED/ UTILITY ROOMS</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>FITTINGS &amp; FIXTURES</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Combination of one or more of granite/marble/terrazzo/tiles CP fittings, bath fittings and appropriate sanitary ware in toilet. Oil Bound Distemper Oil Bound Distemper
<b>BALCONIES</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>FITTINGS &amp; FIXTURES</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Anti skid vitrified/ ceramic tiles Brick Jali/MS railing, integrated ceiling lights Weather coat emulsion Weather coat emulsion/ Oil Bound Distemper
<b>LIFT LOBBIES / CORRIDORS</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Combination of one or more of granite/marble/terrazzo Combination of one or more of granite/marble/ terrazzo/ oil bound distemper Oil Bound Distemper
<b>ENTRANCE LOBBY</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Designer tiles Oil Bound Distemper Oil Bound Distemper with designer engineered cornice
<b>ELEVATOR STRUCTURE</b>		Earth-quake resistant structure according to latest seismic code, RCC framed structure with walls of bricks, block or board/plastic on GI Frames
<b>ELECTRICAL</b>		Modular switches, copper electrical wiring throughout in concealed conduit with provision for light points, power points, TV, LAN and telephone sockets. Added provision for wi-fi in complex. Power backup not exceeding 5 KVA per flat
<b>STAIRCASE</b>	<ul style="list-style-type: none"> <li>FLOORS</li> <li>FITTINGS &amp; FIXTURES</li> <li>WALLS</li> <li>CEILINGS</li> </ul>	Anti skid vitrified/ ceramic tiles Enamel painted MS railing, light saver ceiling lights Weather coat emulsion Oil Bound Distemper
<b>DOORS</b>		Door frame with paneled shutters. fire proof engineered doors where required
<b>WINDOWS</b>		UPVC / Aluminium anodized framed windows
<b>SECURITY SYSTEM</b>		CCTV monitoring
<b>EXTERNAL FINISH</b>		Combination of one or more of all weather paint/stone/ Alco / grit work
<b>CLUB FACILITY (company owned)</b>		Swimming pool with change rooms and kids splash pool, Club with table tennis, cards room, multipurpose room, multi gym, Kids play area with swings etc. Outdoor sports facilities like tennis court, badminton courts.
<b>AIR CONDITIONING</b>		1.5 tonne Split unit ACs in every Bedroom plus 2 tonne AC in Living/Dining room

Specifications are subject to change in keeping with high quality standards as decided by competent authority /Company as per clause 4 of Application Form's terms & conditions.\*  
 Club facilities subject to membership and other prescribed charges.\*

\*Conditions Apply





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Join us on :



• No. & Date of License : 204/2007 dt 13.08.2007 • Type of colony & its areas : Residential Group Housing, 10.67 Acres • Name of the colonizer : M/s Raheja Developers Ltd. • No. & Date of the approved Building Plans : 4493 dt. 18.6.2008 • Max. No. of Flats :537 Units • All the approvals can be checked in the office of Raheja Developers Ltd.\*\*

\*\*As on date