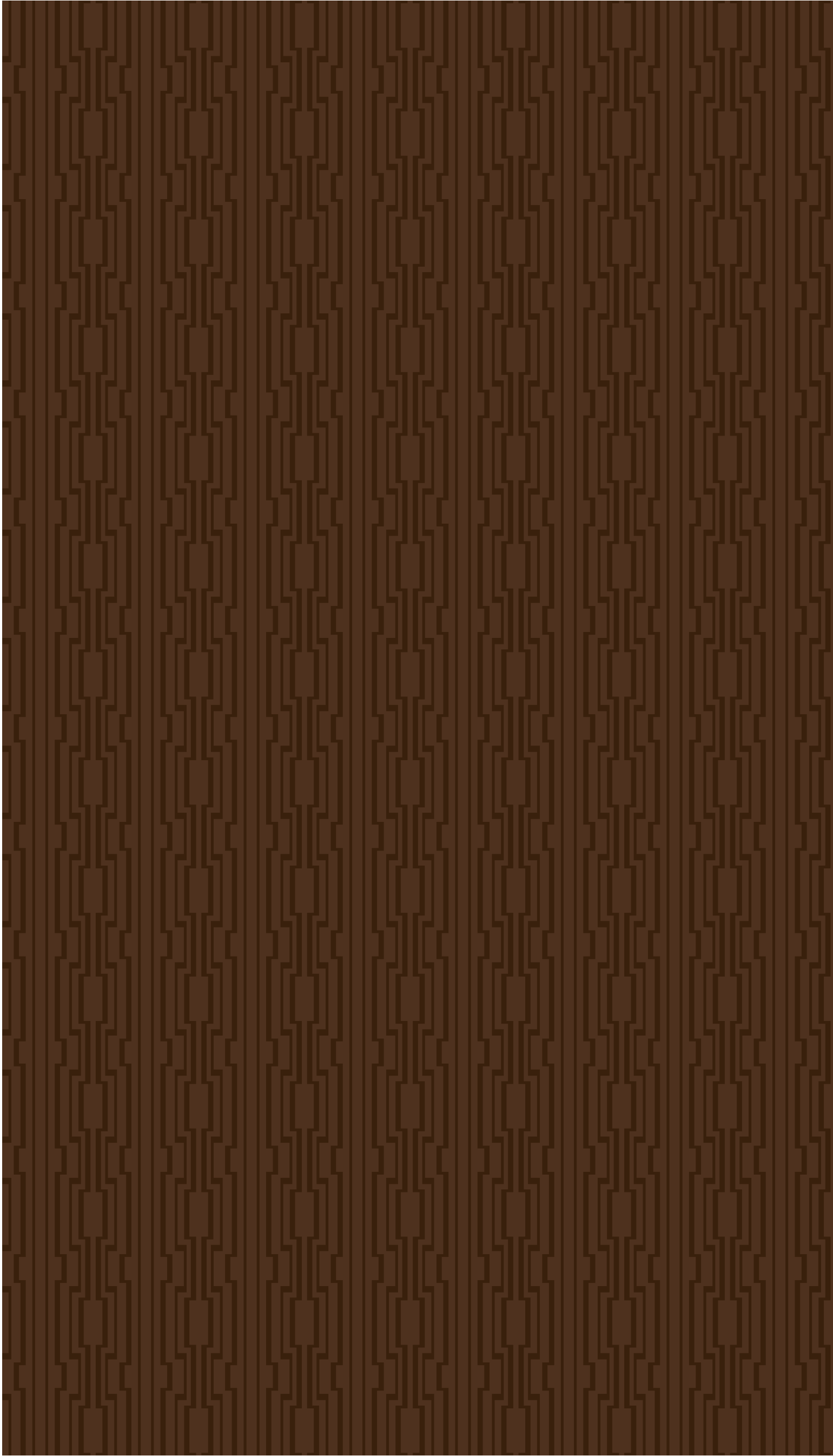




THE LEELA SKY VILLAS

Maxia Maxia
NEW DELHI



DELHI'S
NO. 1
ADDRESS



THE LEEA SKY VILLAS

Maxia Minar
NEW DELHI



DELHI'S
NO. 1
ADDRESS



THE LEELA SKY VILLAS

Navin Minar
NEW DELHI

CONGRATULATIONS

If you are reading this, it means that you have been invited to own a part of Delhi's Most Important Address and a Landmark Development in the History of India.

128 crore Indians on Planet Earth. Only 1000 invites.
Only limited apartments.

You are amongst one in a crore who have been given the opportunity to be part of Navin Minar. Don't let it pass.



THE LEELA SKY VILLAS

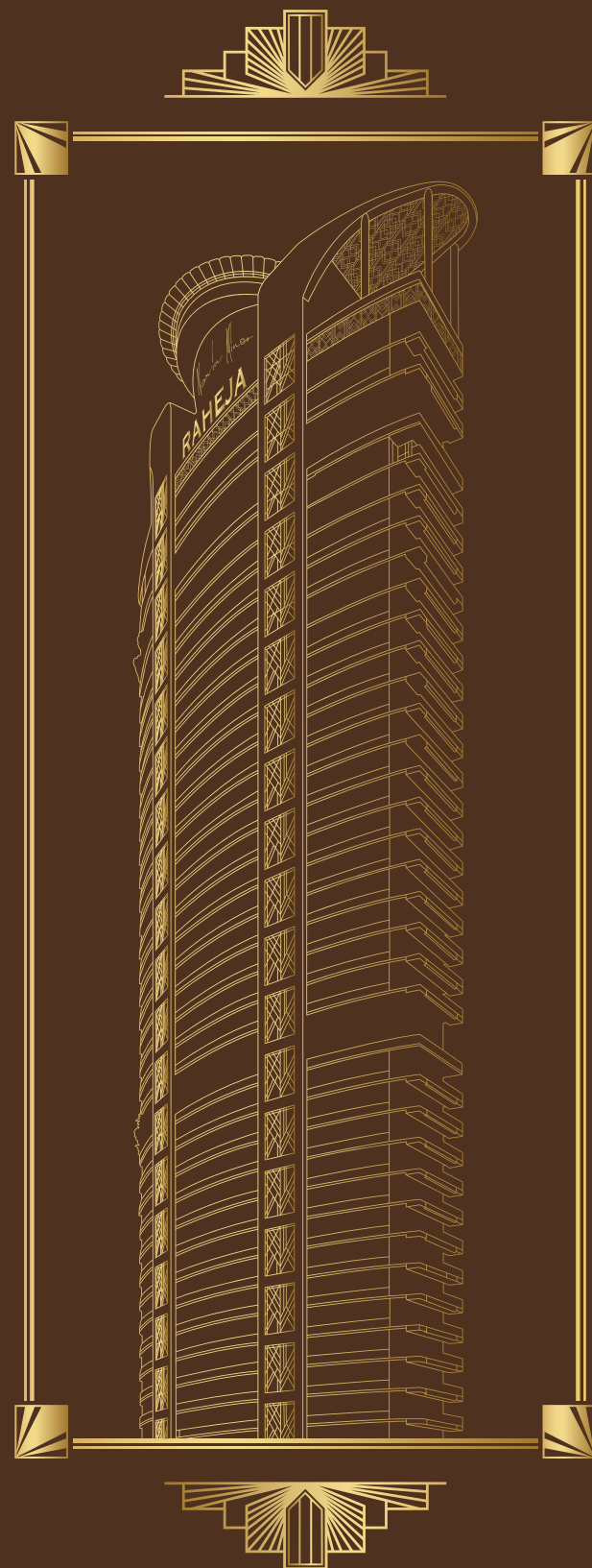
Navin Minar
NEW DELHI



THE CAPITALS

TALLEST ICON

NAMED AFTER AN INDIAN
WHO STANDS AS TALL

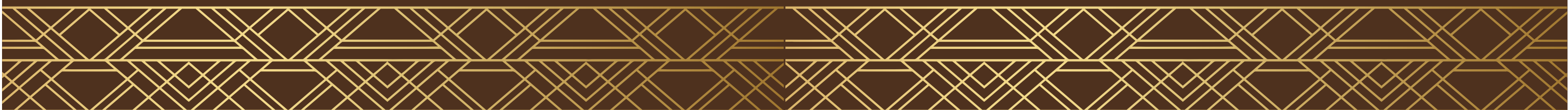


Named after the luminary who stands as tall, Navin Minar is a fitting tribute to the unparalleled accomplishments of the living legend, Navin Raheja. Hailed as the role model of the industry for his big ideas and even bigger ideals, he has the effervescent distinction of being conferred upon many prestigious National and International awards as a developer and a wildlife conservationist.

As the outgoing Chairman of National Real Estate Development Council (NAREDCO), he has played an imperative role in providing affordable housing to people. A passionate photographer and a wildlife enthusiast by nature, his remarkable contribution to wildlife conservation earned him a distinguished position in the Project Tiger's Steering Committee under Ministry of Forests and Environment.

And that's not all. Navin Raheja, through his NGO, Krishna Mahesh Gayatri Sansthan has been silently supporting the underprivileged with food & nutrition, education, health and shelter. Widely looked up to for his high thinking and tall deeds, his integrity and humility elevates him to even loftier heights.

Navin Minar is an epitome of his phenomenal philosophy, Service before Self. Autographed by the man himself, this book is printed in limited quantity, one for each Residential unit, to be given only to the ones who decide to own a piece of Navin Minar. It is both a revelation of an uber-premium lifestyle, and an exclusive personal invitation to the select hand-picked few who appreciate fine living in its highest level of finesse and refinement, a key to the Skies.





Rashtrapati Bhawan (5.2 kms*)



Parliament of India (6.5 kms*)



Connaught Place - Central Business District (6.2 kms*)



Karol Bagh - Market of Delhiites (2.9 kms*)



YOU ARE CLOSE TO THE SEAT OF POWER

Your name will create a chapter in the History of India as the first proud owner in the Tallest Tower of Delhi, built after almost 800 years of existence of "Qutub Minar" (73 mtr) which was built as a celebration of the foreign dynastic rule. (Navin Minar's sanctioned height is 190 mtr., more than twice taller than Qutub Minar)

Let us celebrate our freedom in the new emerging India as a superpower



THE LEELA SKY VILLAS

Navin Minar
NEW DELHI

DELHI'S NO. 1 ADDRESS

Your name will be engraved on an "Ashta Dhaatu" Plaque as being the first one to be part of this celebration.

Navin Raheja



LIFE'S PURPOSE

CAN ONLY BE EXCELLENCE.

To rise above the ordinary. To see beyond the obvious.

To accomplish more than you can ever imagine.

To tower above everything else. Even when adversity looks
you in the eye and challenges you, you look right back & Rise.

Tall
Taller
Tallest



THE LEEA SKY VILLAS

Leela Group
NEW DELHI





THE HIGHEST ADDRESS IN NEW DELHI

At 190 mtr., it is the Tallest and most Advanced Building to be built on the soil of New Delhi, Capital City of India, inspite of its 5000 year old legacy of being the Capital City to the Pandavas (Gods from Mahabharata), to the Mamluk Dynasty, to the Mughal Rulers, and the most recent British Empire, the worlds strongest forces of their times. And it will probably remain the Tallest building in and around Central Delhi for many decades to come owing to Stringent Height Regulations. Only difference being, it will be "Made in India" and be a symbol of pride to the first truly "Indian Empire", of the People, by the People, and for the People !

Indraprastha
400 B.C.

Purana Qila
1538 A.D.

Rashtrapati Bhawan
1929

MCD Civic Center
2012
101 mts tall

Navin Minar
2018
190 mts tall

Qutub Minar
1193 A.D.
73 mts tall

Lal Qila
1639 A.D.

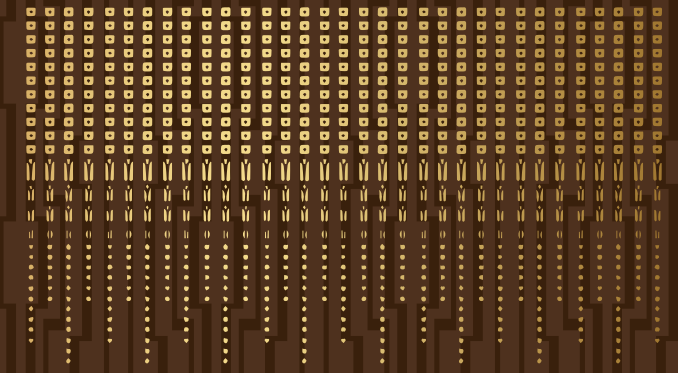
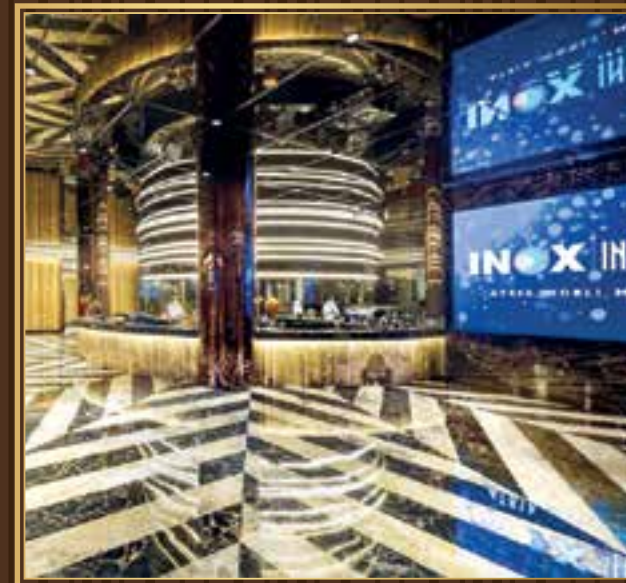
Vikas Minar
1976
82 mts tall





THE FIRST MIX-USE DEVELOPMENT IN NEW DELHI

It is New Delhi's FIRST and ONLY Integrated Mixed Use Development of its scale with Uber-Luxury Residences, a Luxury Brands-only Mall, Movies, Food Court Plaza and India's Highest Rooftop Restro-Bar. With the Best Names from the Globe associated with it, it is the Only One of its kind.





BEST DEVELOPER



 **RAHEJA**TM

SINCE 1990

Awarded Best Developer in India*
Awarded Best Developer Worldwide**
India's Most Awarded Developer⁺



Building the Tallest Building in Gurgaon
(60 Floors, 225 mts)



Dharuhera
(40 Floors, 125 mts)



and now...
New Delhi
(41 Floors, 190 mts)



Delivered x 7200 Units
Developing x 5500 Units





BEST CONSTRUCTION ALLIANCE COMPANY*



The construction conglomerate
who built the planet's tallest tower.



* Disclaimer:

Arabtec is a JV Partner for construction for Raheja Developers Limited (RDL). RDL reserves the right to appoint Arabtec or anyother contractor / sub-contractors for construction.



BEST ARCHITECTURAL COMPANY

Designed by



An international architecture firm based in Seattle, Washington.

"Awarded No.1 in "Retail Design" most of the time since 2003 by World Architecture."

Ranked No. 12 in "The top 100 Green Design Firms" by ENR.

Awarded "Design Firm of the year" by DDI for 2008.



AWARDS FOR EXCELLENCE

Presenting a Project which has gotten
More Awards for Design Excellence and Social Cause,
before breaking ground,
than other projects get in a lifetime !





THE BEST LOCALITY

The stars, clouds and Connaught Place.
Near the Navin Minar. All addresses say where you live.
The Navin Minar says who you are and what you live for.

The address that itself is a monumental landmark.
Located on Patel road, towering over Pusa Green & Delhi Ridge,
all popular hotspots of Central Delhi are just few minutes away
and the clouds, an elevator ride away.

Distance from

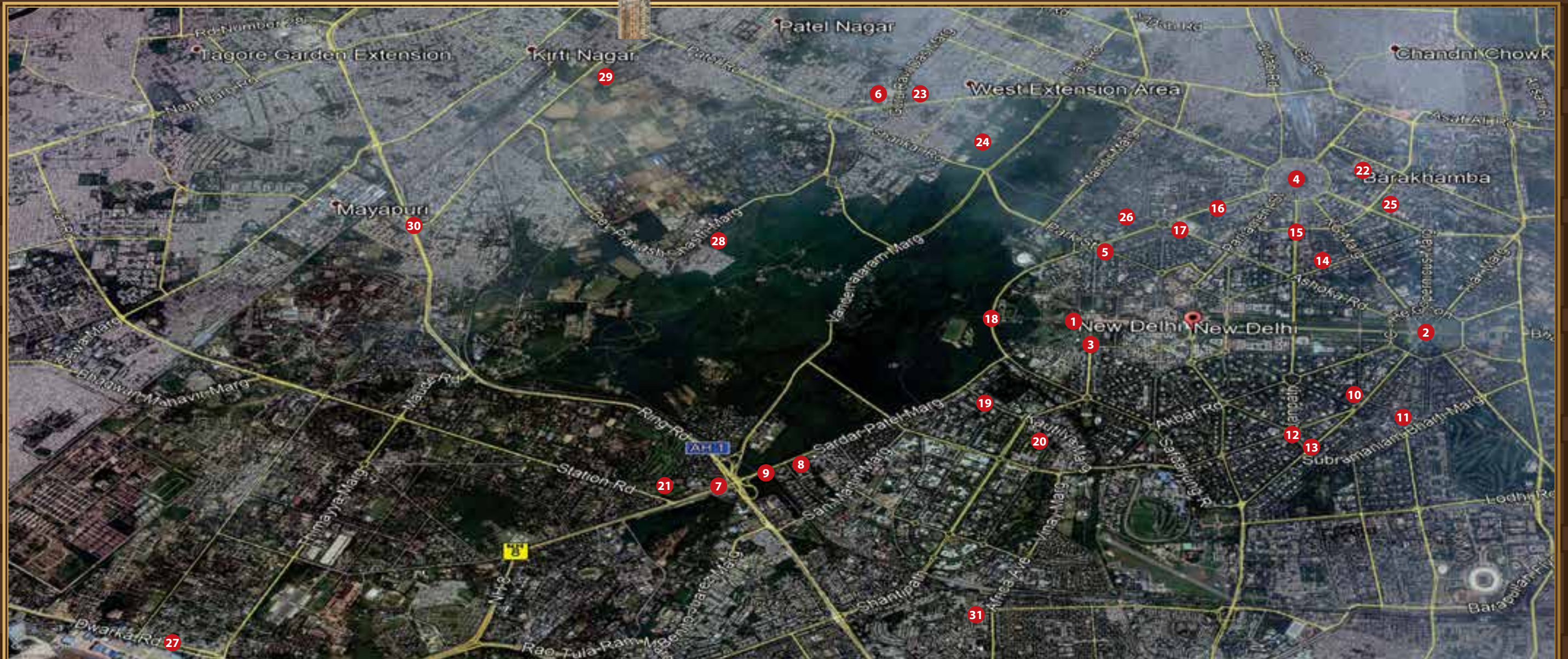


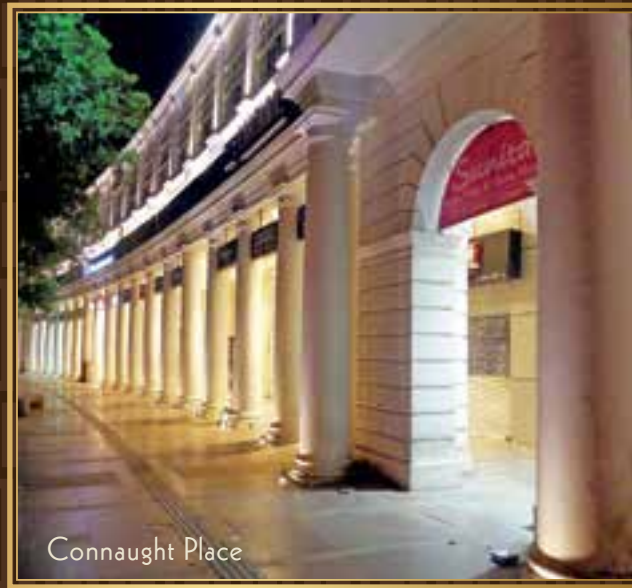
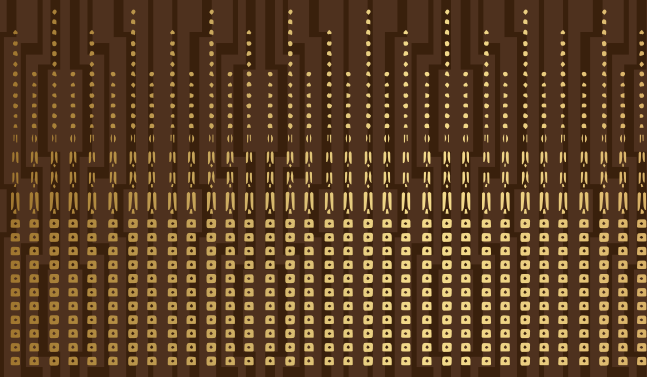
THE LEELA SKY VILLAS



Approx in K.M.

1	Rashtrapati Bhawan	5.0 km	16	Baba Kharag Singh Marg	5.4 km
2	India Gate	8.3 km	17	Bangla Sahib	5.7 km
3	South Block	6.3 km	18	Mother Teresa Crescent	5.8 km
4	Connaught Place	6.2 km	19	Chanakya Puri	6.9 km
5	RML Hospital	5.1 km	20	Ashoka Hotel	7.5 km
6	Rajendra Place	2.2 km	21	Dhaura Kuan Club	5.1 km
7	Dhaura Kuan	5.7 km	22	Lalit Hotel	7.3 km
8	ITC Maurya Hotel	6.1 km	23	B.L.K. Hospital	2.4 km
9	Taj Palace Hotel	6.2 km	24	Ganga Ram Hospital	3.5 km
10	Taj Mughal Hotel	8.3 km	25	Modern School	7.3 km
11	Khan Market	8.7 km	26	St. Columbus School	5.3 km
12	Aurangzeb Road (Dr. APJ Abdul Kalam Road)	7.9 km	27	Airport	9.2 km
13	Prithvi Raj Road	8.3 km	28	Ridge Area	2.7 km
14	Firozshah Road	7.5 km	29	Pusa	0.2 km
15	Janpath	7.2 km	30	Ring Road	2.3 km
			31	The Leela Palace	8.6 km





Connaught Place



Delhi Ridge



Taj / Maurya



Rashtrapati Bhawan



THE BEST VIEWS

Everyone has a point of view.

You have a unique one.

When you see the biggest green belt of Central Delhi and Rashtrapati Bhawan from the Living Room.

You are home !



Connaught Place

Delhi Ridge

Rashtrapati Bhawan

Pusa

ITC Maurya

Taj Palace





THE LEEA SKY VILLAS

Naxra Naxra
NEW DELHI

Helipad

Highest Restaurant in India with dedicated High Speed Lift Lobby

Highest Glass Bottom Pool in the World

Showrooms with attached Multi level car park for Jewellery / Automobiles

Superplex, one of the largest in Delhi with Gold Class, Kids & 4D Theatre

Dedicated floor for Food Court and Restaurants

3 Floors of Retail Delight

Skylounges on 17th and 36th floor with Meditation Centre, Yoga Area, Observatory

Every 4/5/8 BHK Residence with Private Lap Pool

Library Cafe Bar and Lounge

Double Height Entrance Lobby

Poolside Area with Jacuzzi, Sauna, Steam, Spa, Kids Water Games, Infinity Edge, Floating Fire Pit, Pool Bar, Party Areas

Banquet cum Multipurpose Hall

Triple Basement

13 feet High Ceilings and a Convertible Glass Facade

Outdoor Event Area

Underground Nuclear Bunker for Residents in case of War

Clubhouse with Music Studio (Guitar / Piano / Drums), Dance Studio, Gymnasium, Half Basketball, Indoor Badminton, Indoor Squash, TV and Games Room, Cricket Lane, Kids Creche



THE LEEVA SKY VILLAS

Maxia Maxia

NEW DELHI





THE LEEA SKY VILLAS

Maxia Must
NEW DELHI



PRESENTING



THE LEELA SKY VILLAS

Navin Minar
NEW DELHI

THE HIGHEST ADDRESS OF DELHI



Tall isn't a measure of height, it's a maxim of achievement.

Of how high you think, how lofty your deeds are and how tall you stand.

You've created a niche in the highest echelons of society
and it gives me great pleasure in personally inviting you to experience
the privilege of the highest form of life.

The luxurious limited units in the form of 3/4/5/8 BHK
homes are simply breathtaking !



PRESENTING NAVIN MINAR,
NEW DELHI'S NEW IDENTITY





MAKE A 5 STAR ENTRANCE
AT THE DOUBLE HEIGHT
ENTRANCE LOUNGE

The art of making a grand entrance cannot get any more grand.

As the Valet Service helps you alight from your
Bentley Comfortably.



DOUBLE HEIGHT ENTRANCE LOBBY

As befits the tallest icon in the capital city,
the air-conditioned Double Height Entrance Lobby comes
with a 24x7 Concierge Desk, who will help you make
your reservations and even handle your luggage,
when you come back home after your holidays.



LIFT LOBBY

6 high speed elevators per floor take you
to your floor of choice. Ofcourse, the building is adorned
with access contol systems similar to a 5-Star Hotel.



ENTERTAIN YOUR GUESTS AT THE FORMAL
CAFE-BAR LOUNGE

The Formal Cafe-Bar on Ground Floor. Where you meet and entertain your official guests. Or host a small get together of family and friends.

- ◆ Separate drop off point.
- ◆ Opens towards the Outdoor Event Area.



HOST EVENTS AT THE LARGE
MULTIPURPOSE HALL

The large multipurpose hall is adequate to host large events in your family whether it be a Wedding function, a Birthday, an Anniversary or just celebration of our holy Indian festivals. When not in use, it doubles up as a play area.

- ◆ Separate drop off point.
- ◆ Connected to the Poolside Area for larger gatherings.



LET YOUR HAIR DOWN AT THE
INFORMAL LOUNGE

The Informal Lounge is that perfect place where you can chill with family, friends and kids over a game! Whoever may win, the contentment of putting a smile on your kid's face will be won by you !

Video Games, Games room for Table Tennis, Foosball, Chess, Carrom etc.





MAGNUM OPUS OF THE LIFESTYLE EXPERIENCE
AT NAVIN MINAR

THE POOLSIDE AREA !



The lavish poolside area is where the action is at. It is mandatory for everyone to splash !

- ◆ Infinity Pool with Glass Edge
- ◆ Poolside bar
- ◆ Integrated Jacuzzi
- ◆ Waterfall
- ◆ Firepit in the Water
- ◆ Cubanas for Lounging
- ◆ Separate Kids Pool with Water Slides
- ◆ Integrated with the Spa area and the Poolside Party Area for smaller events







RELAX AND REJUVENATE AT THE POOLSIDE SPA !

Whether your massage preference is a Deep Tissue or the subtler Swedish Massage, whether your aroma is Rose or Lavender, you are sure to find the perfect relaxation technique from our vast menu of options !



Integrated with Sauna, Steam and a heated Jacuzzi



Separate Gents / Ladies section culminating at a
Lavish Couples Room for your partner and you !



DUMP IT OUT AT THE GYMNASIUM !

Perfect harmony within your Body, Mind and Soul is what makes you successful. And the fully fitted gymnasium is where you may spend your early mornings training to get that perfect chiselled look !



Indoor as well as Outdoor Gym



Top of the Line equipment





YOU CAN GO TO YOUR WORK WHILE
THE KIDS GO TO THEIRS AT THE
KIDS CRECHE !

Drop your children off at the 7 day open creche without a second thought. They will be looked after by a hand picked team of child specialists and nursery staff. With plenty of games, activities, books and sing alongs, the kids won't notice the hours flying by and neither will you.

Indoor / Outdoor Kids Playing Areas



THE GAME IS ALWAYS ON AT
THE SPORTS CENTER !

Get your competitive spirit come alive at the various sports activities on offer at the Navin Minar.



Half Basketball



Squash Court



Badminton



Cricket Lane





LET THE CREATIVE JUICES FLOW AT THE MUSIC AND DANCE STUDIO !

With specialized practice rooms for Guitar, Piano, and Drums, maybe its not too late in life for you to pickup that instrument you always wanted while your kids may grow up to be the future A.R. Rahman of India. In addition , a dance studio is provided for those special dance trainings for the next wedding in your family. Maybe even you can join Aerobics classes here !

Piano Room

Guitar Room

Drums Room

Dance / Aerobics Hall





WHEN ITS TIME TO GET SOME WORK DONE,
THE BUSINESS CENTRE
ASSISTS YOU !

The Business Centre at Navin Minar is fully equipped
if you want to use the conference room, or to take printouts,
or to send those urgent emails , just in case !



**INDIA'S FIRST PROJECT
WITH UNDERGROUND NUCLEAR
BUNKER**

(DISASTER SHELTER)
BETTER SAFE THAN SORRY !

No expenses should be spared when it comes to the life safety of you
and your family ! And thats what we are doing. Just in case war breaks out,
there is enough provisions to ensure that atleast your family, will always survive !





AT THE SKYLOUNGES
ON THE 17TH AND 36TH FLOOR,

THE SKY IS AT YOUR
FEET !



Some experiences are invaluable because no one else has them in the city. Imagine meditating amongst the clouds at a height of over 150 m with the entire city at your feet !

Observatory

Outdoor Gym

Yoga and Meditation Centre

Zen Garden

Acts as Fire Refuge Area in case of emergency

INDIA'S HIGHEST HELIPAD RESTAURANT AND CAFE,

RIGHT HERE AT THE



THE LEEA SKY VILLAS

Maxia Minax
NEW DELHI



THE HIGH LIFE CANNOT GET ANY HIGHER

Life is served A-la-Carte at the highest restaurant in the capital !

Views of Rashtrapati Bhawan and the Delhi Ridge adorn this helipad restaurant. Depends whether you want to be seated on the helipad or in the Worlds highest Glass Bottom Water Body !





CONVERTIBLE HOMES WITH CONVERTIBLE ROOM SIZES !

With the new concept of Double Glass glazing,
the balcony areas have multipurpose utilization
and can be used both as Outdoor and Indoor Areas
increasing all your living and bedroom sizes
by a whopping 6.5 feet !





PRIVATE LAP POOL IN EVERY 5 & 4 BHK APARTMENT!

NOW THAT IS ULTIMATE LUXURY!

Imagine having a pool party at a height of 180 meters!
Slowly sipping on champagne while looking over the
city lights beneath your feet! Truly mesmerizing!





PALATIAL LIVING ROOMS WITH 13 FT HIGH CEILINGS

OR SHOULD WE CALL IT, THE HALL OF FAME!

The Fine lines in the Luxurious Marble etched over millennia,
the Intricate Cornices and the Minimalistic skirtings make
every apartment as unique as you and your vision !

With 13 feet ceiling heights, these are not apartments,
these are Bungalows in the sky !





YOU ARE FREE TO DESIGN YOUR BATHROOM

Opulence with Luxurious marble adorning all the walls from floor to ceiling. Where Master Toilets get twin Washbasins, one each for His and Hers, and every Master comes with its own Swimming Pool*!

This is the final word in Luxury.
Period.





THE PENTHOUSES

THE SPACE OF CREME DE LA CREME.
AS IS THE NORM, CREAM IS ALWAYS ON TOP.

5 BHK and 8 BHK of lavish space. The Penthouses @ Navin Minar.
Takes limited edition lifestyle to an even more exclusively elite club.
The coveted address of the Who's Who. The limitless luxury starts
right at the lobby, where your glass elevators lifts you up to your
very own private world.





RAHEJA

MALL

- ◆ Central Airconditioning.
- ◆ Escalators and Elevators.
- ◆ Built as per latest Fire Safety Norms.
- ◆ Triple Level Underground Basement and 5 Level Multi Level Car Park.
- ◆ Public Address Systems.
- ◆ High End Fittings and Finishes.
- ◆ Showrooms and Anchors get the view of adjoining Green Belt.



RAHEJA

MALL

THE SHOWROOMS

The Showrooms on the upper 5 levels of Raheja Mall with a MLCP attached to them are reserved for uses like Jewellery Showrooms, Automobile Showrooms etc.

The higher floors give high visibility to the brands from the high traffic flyover on the Patel Rd. as well as entire Central / West Delhi catchment.

THE SUPERPLEX

The Cinema at Raheja Mall will be one of India's largest, giving unique experiences like 4K Theatres, 4D Movies, Kids Theatre etc.

THE FOOD FLOOR

The Food and Entertainment Floor will have a mix of Food Court counters and Fine Dine Restaurants, Bars and Lounges bringing a World Class experience to the heart of Delhi for the first time.

THE DETAIL

The Retail experience spread over 3 floors will have Anchor Stores, a Central Atrium, Premium brands attuned to the needs of the surrounding Residential Areas.





ABOUT RAHEJA DEVELOPERS

Established in 1990, Raheja Developers Limited is one of the very few real estate companies to have broken new grounds in the industry. The group adopts the world's best practices and latest technologies, and constantly updates itself in every aspect. Synonymous with trust, commitment and excellence, Raheja Developers has made substantial contribution towards the environment and the society, and is the recipient of over 100 prestigious National and International Awards.



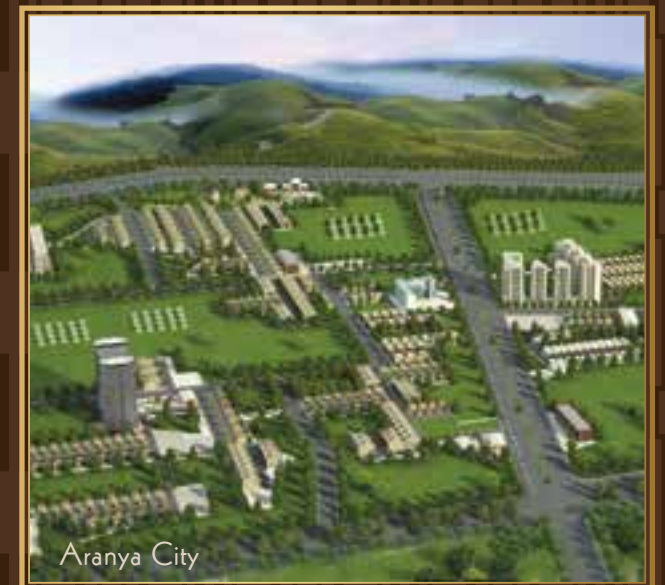
Navodaya



Pine Garden



Raisina (JV with TAT housing)



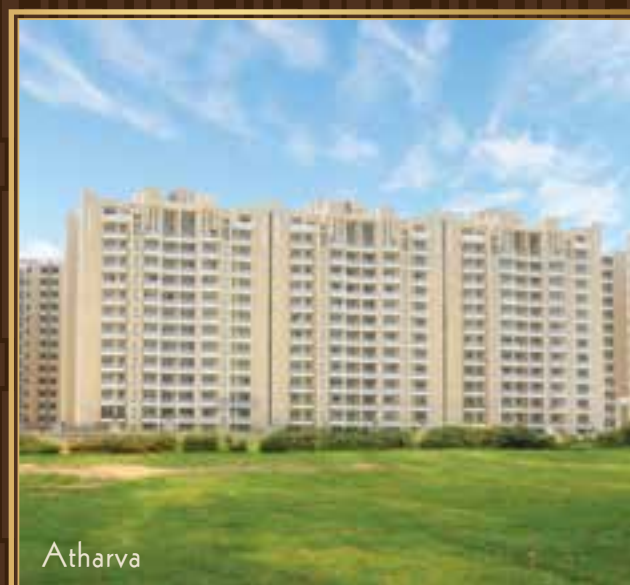
Aranya City



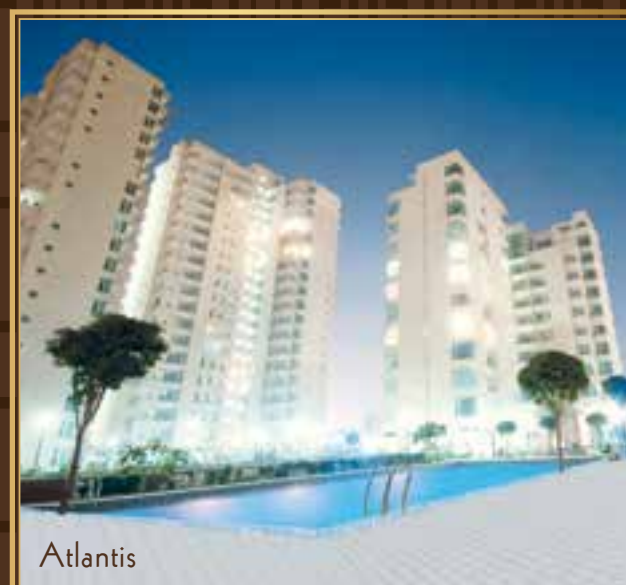
Vedaanta



Maheshwara



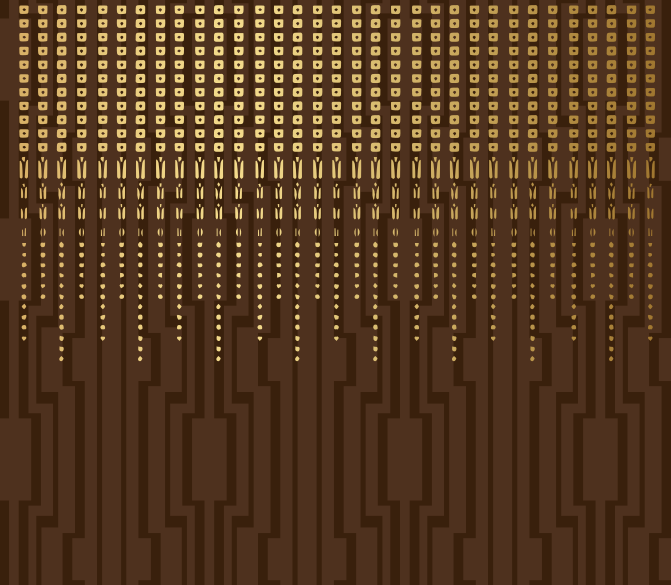
Atharva



Atlantis



Vanya



Wall of Fame



Raheja Developers Limited are accredited with over 100 awards on national as well as global podium from some of the most credible agencies. Some of them are :

- CNBC Awaaz Crisil Real Estate Award
- Cityscape Asia Awards
- Asia Pacific Bloomberg Google Property Awards
- OPP(London) Excellence Awards
- Zee Business RICS Awards
- Golden Peacock Award for InnovationManagement
- The Times of India Real Estate Icons of National Capital Region 2016
- Asian CEF Awards for Residential Project (Luxury) in 2015
- Realty Plus Excellence Awards
- NDTV Profit Saarc and Asean Real Estate Awards
- CIDC Vishwakarma Award 2014, 2015 & 2016
- EUROMONEY Award for Best Developer in India for three consecutive years 2011, 2012, 2013 and 2016 and many more...

CSR

- House of Raheja provide their onsite workforce with all the necessary safety equipment like helmets, safety nets and shoes with resistant soles.
- They provide free meals to all the workers and their families in certain projects.
- Workers on site are trained to improve their efficiency in order to progress and live a more responsible life.
- The company sets up day care centers at every construction site for the children of their onsite workers to provide them with primary education.
- The company provides 3 meals a day, pair of clean clothes and books to read to every child of the workers, a step ahead in the direction of making them a much more responsible citizens of tomorrow.
- Raheja's run Gayatri Sansthan an NGO as a social initiative to educate children from unprivileged class of the society. The institute imparts primary education that includes learning of subjects English, Maths, Hindi and Computers. They even train children with yoga and yagna thereby adding virtues to their lives.



Raheja's run Gayatri Sansthan an NGO as a social initiative to educate children from unprivileged class of the society.

CSR awards

- Awarded Redevelopment Project of the Year for Kathputli Colony at Franchise India 7th Annual Estate Award
- Awarded "Redevelopment Project of the Year" for Kathputli Colony, Delhi at 6th Realty Plus Excellence Awards 2014
- Awarded in the category of Corporate Social Responsibility at the Cityscape Awards Real Estate Asia 2010
- Awarded in the category of Social Development and Impact at CIDC Vishwakarma Award 2015
- Awarded "Best CSR Initiative" by NAREDCO's at 12th Convention on "Housing for All – 2022"
- "Best CSR Initiative of the Year" at Assocham Excellence Awards 2014
- Awarded Silver Category at "3rd Annual Greentech CSR Award 2014".
- Mr Navin Raheja Awarded "Social Entrepreneur of the Year" at Entrepreneur India 2014

RAHEJA™ *Wildlife Conservation*

Played successful seasons on:



Raheja Wildlife, a Raheja subsidiary is a popular producer of films and documentaries based on varied subjects pertaining to today's general issues which are in favour of wildlife.

Raheja Wildlife has produced More than 140 documentaries and films on Wildlife and Environment, which have been aired on National Geographic Channel, DD National and worldwide, ABP News etc.

WILDLIFE AWARDS

- Ramnath Goenka Excellence in Journalism Awards
- Justice BP Banerjee Green Man Award
- Desham Save the Tiger Award
- 2nd Prize in 10th KV International Film Festival for our film "The Rise and Fall of Ustad"
- 3rd Prize in 9th KV International Film Festival for our film "On Losing Ground"

The only vision behind this was to create awareness among masses. Not only this, Mr Raheja has been sharing his views, messages through his articles, interviews, campaigns.

Mr. Raheja has also been awarded, Prestigious Green Man of India Award for his contribution towards Wildlife and Environment.

Mr. Raheja had been adviser to Govt. of India as a member of Tiger Crisis Cell as also member of Steering Committee Project Tiger.

Going for judicial intervention to secure justice for our wildlife and natural heritage has still not become common but Mr. Raheja stepped out of bounds in 1998, and approached Supreme Court of India, seeking a fair deal for wildlife and its management. Acting on the petition, the apex court has over the years passed several rulings which are now considered path-breaking. Almost 20 years now Mr. Raheja appears in the Chief Justice Bench as petitioner in person to directly explain the most technical and on-ground realities personally.

Mr. Raheja submitted nineteen crucial issues and their solutions, out of which a consensus was achieved on ten issues between Govt. of India and State Governments on the solutions given by Mr. Raheja. Today many of those are the guidelines for the Wildlife and Forest Conservation in India.

WWF India, one of India's largest conservation organizations has highlighted Mr. Raheja's work and has even published the outcomes of this particular case "Saving the Indian Tiger, The Navin Raheja Case."



Disclaimer:

Project under PPP scheme with DDA and the same is registered with Real Estate Regulatory Authority of NCT of Delhi vide registration no. DLRERA2018P0005 dated 06.03.2018. Approvals can be checked at the Company's or RERA's website or at our office. The images shown here are pictorial conceptualization. It is an attempt to replicate the project, however, the actual may differ. Apartments will be provided in unfinished condition and with basic specifications only. Interiors/home furnishings, furniture and gadgets are not part of our offerings. The information and contents provided herein are subject to change within the provisions of Act and norms. The Project is financed by L & T Infrastructure Finance Company Limited. The company is retaining right to additional FAR under TOD, TDR, GRIHA etc. subject to the prevailing government norms. Please carefully read and peruse all terms and conditions, specifications and payment plans in the Application Form as well as locations, sanctions, permissions and clearances before tendering your booking. 'Project' is being developed by Raheja Developers Ltd. Leela has no responsibility regarding construction and development of the project. Leela shall be providing operation & maintenance services in terms of the agreement after development of project. Facilities and amenities will be made functional only upon achieving of 50% occupancy in the project." *Aerial Distances. #Proposed. **Conditions Apply, please refer maintenance agreement.

