

# shilpas

*carving your life*





# SWEET MEMORIES...

Shilas is the ideal gift for your family. Tomorrow when you look back on the days gone by, it should be with a sense of pride and satisfaction. Pride at your Shila - your family's prized possession, where your young ones grow up in the lap of nature and comfort; and you pride at having made the right choice at the right time. Because each day of our lives becomes our memory. And your family's memories deserve to be nothing less than the best.

Just the way a shilpkaar (sculptor) crafts life into a stone (Shilas) by giving it form... we envisage to craft life into your home so that you may cherish the beautiful times you spend with your loved ones in the form of everlasting memories...

# FOREVER

# A DAY IN YOUR LIFE AT SHILAS

6 AM : Wake Up to the first rays of the sun and the music of the chirp of birds. Gently retract the curtains to reveal a view of your green terrace overlooking a crimson sunrise with the clouds gently surrounding you? Welcome to Raheja Shilas !!

6:15 AM : Hit the Gym for a Power packed workout. Unwind at the Spa & Steam Sauna, to get that special feeling of being pampered.

7:00 AM : Have a relaxing tea on your Terrace Deck overlooking lush green Landscape and wave out to people on their Morning Jog.

7:30 AM : Dress up in your private Walk-In Closet while the smell of freshly brewed coffee permeates through the fresh morning Air.

8:00 AM : After a Quick Breakfast on the Barstools in your Semi-Open Kitchen with your Partner, leave for Work after leaving your Kid at the Primary School at Shilas.

6:00 PM : Arrive back at Shilas and pick up a couple of Groceries at the Company owned Ultra-Modern Convenience Store within the complex. Head to your floor in one of the High-Speed Elevators. Reach your Home after crossing a Three-Tier security system and immediately head down for a quick game of Tennis.

7:00 PM : Enjoy a drink of your choice relaxing in the Swimming Pool while catching up with some of the other high-profile residents of the complex.

8:00 PM : Receive a call on the Intercom that some friends are over to meet you. Treat them to a night of delight serving Dinner and Drinks on the Open Terrace\* with gentle breeze in your hair, a starlit sky and some Jazz music playing in the background. Rest assured about the electricity. The Power backup is in place. Be the object of Respect and Envy!!!

11:00 PM : Marvel at the soft shadows falling on the rustic Vitrified flooring in your balcony and classy Laminated Wooden Floors in your lavish and elegant Bedroom before fading off to a Gentle Sleep.

\*Terrace is part of Shilas Floors, balcony in case of Shilas Towers

[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121



# STAY CONNECTED...

Have you imagined why colonies like Chanakyapuri, Shanti Niketan, Anand Niketan, Westend & Vasant Vihar etc. are most expensive in Delhi - The who is who stay here because of Airport proximity, secured environment and better infrastructure.

Shilas is located adjacent to the highly reputed & popular high rise exclusive luxury project - Raheja Atharva, the combined area of the group housing site is 15.64 acres. Shilas & Atharva are being developed close to the Airport with one of the best in India designed infrastructure accessible through widest Northern Periphery Road.

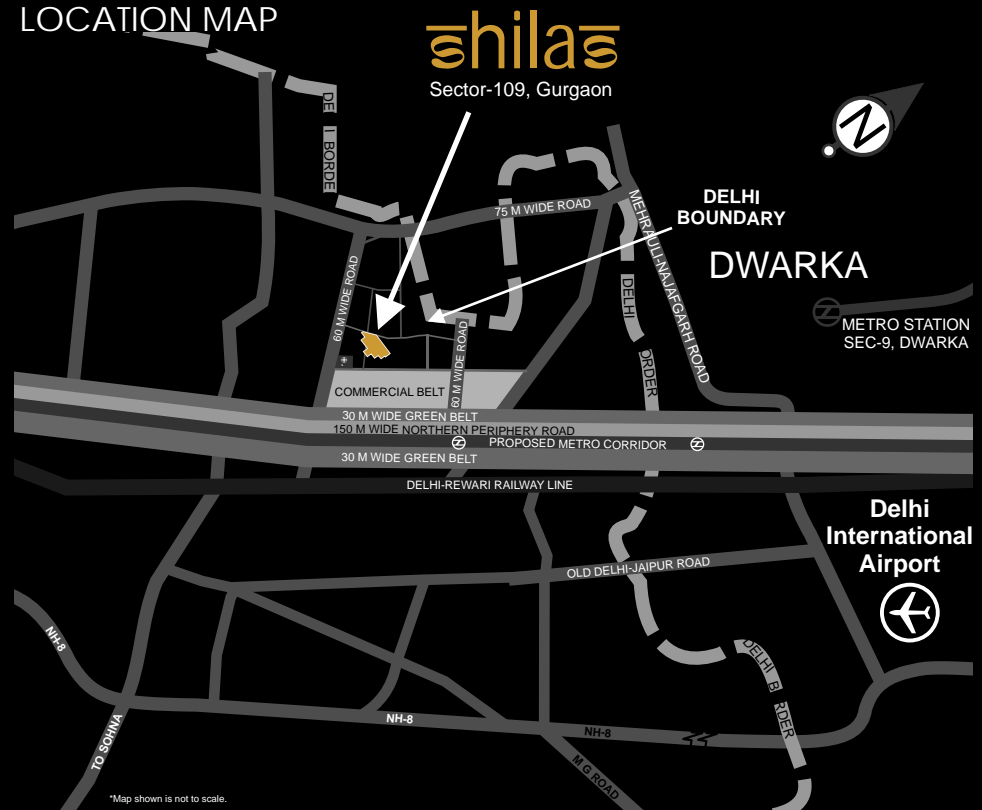
The famous adage "Opportunity does not present itself twice" - is on the verge of being proven false with the Shilas, a golden opportunity for anyone who missed out on Raheja Atharva.

India is evolving to become a Great Economy, Faster Communication and accessibility shall be the main catalysts of one's future.

Three decades ago areas on the left of NH-8, Gurgaon started developing into today's "Millennium City" Gurgaon. Today, the new sectors close to the Airport are strategically placed due to proximity and infrastructure and are going to offer a better future and faster development than what Gurgaon has seen so far.

Projects like Atharva, Vedaanta and Shilas offer a much more promising future than the other developments slated in Gurgaon. For instance, you can zip to the Airport within moments through 150 m wide Northern Periphery Road or take a quick trip through the nearby proposed Metro Corridor.

## LOCATION MAP



- ◆ Approx. 5 minutes from proposed extension of Delhi International Airport in Sector-109, Gurgaon (shall be accessible from proposed Gurgaon Northern Periphery Road) and just a few hundred metres from Delhi Border.
- ◆ Right next door to Palam Vihar, Dwarka, Reliance SEZ, Raheja SEZ, proposed new Diplomatic Enclave and proposed Metro Line.
- ◆ Health Club, Spa, Steam, Sauna, Business Lounge, Departmental Store, Creche.
- ◆ Dedicated Access, Parking, Swimming Pool, CCTV, 24x7 Security, Waste Management, High Speed Lifts, Wi-Fi connectivity (Wi-max, if technology permits)
- ◆ Dedicated open greens for each apartment block set.

# CUSTOMER FEEDBACK



Mrs. Vini Sharma,  
Mr. Anurag Sharma (Business Analyst) &  
Master Aryaman

"I wanted to always give my family a house they would be proud of. Raheja Developers is fulfilling this dream by constructing Atharva at a location I always liked."



Mrs. & Mr C. B. Raheja  
Retd. (Chief Engineer)

We have chosen Atharva Luxury Home being in the vicinity of International Airport, which makes the location a rare of the rarest. Moreover, Raheja Developers Pvt. Ltd. have maintained a tradition of excellence all around, with conscientious sense of commitment. Above all the pricing of the products is judicious and extremely competitive. We wish Raheja Developers Pvt. Ltd. a continued splendid success for all time to come. (Amen)



Mrs. Reena Gupta & Mr. Parag Agarwal  
Doctors

"Why I chose Raheja Atharva as my dream home was because of the developer's reputation; the luxuries on offer in the project & the location of the project."

# A SUCCESS STORY...

Raheja Atharva was allotted in Sep'2008 & is 98% sold out. It will be home to 440 happy families. Construction is being executed by Shapoorji Pallonji a TATA Group company. Construction is in full pace at Raheja Atharva, so that hundreds of dream homes may be delivered to our trustholders well in time & as per commitments. At Shilas, we have a vision to deliver something even better.



Atharva - construction photograph



Atharva - construction photograph



[www.abcbuildeon.in](http://www.abcbuildeon.in) | +91 8470930121

Artistic Impression. Actual Building may differ.



# INDEPENDENT FLOORS

While Shilas Towers provide you with a fast paced modern apartment lifestyle, Shilas floors are primarily a throwback to classic bungalow style living, with spacious well-appointed independent floors. What comes through is an attractively packaged choice between a ground floor unit with a spacious open lawn & a back-courtyard to soak in the sun and enjoy the swiftly flowing breeze ; or a first floor unit with open to sky terrace good enough to enjoy a rain dance or have that dream party ; or even better a second floor unit which is the icing on the cake with a spacious duplex residential space ideal for a large family with terraces, party areas, rooftops & family lounges thrown in with the bedrooms and living rooms. Whatever is your choice, each floor here comes with a huge open to sky balcony or terrace, which offers unhindered views from all the living and master bedroom areas without affecting your privacy.



[www.abcbuildeon.in](http://www.abcbuildeon.in) | +91 8470930121

Artistic Impression. Actual Building may differ.

# THE SHILAS TOWERS

Shilas has something to offer to those desirous of living at places which offer fantastic views & a feeling of being above all & sundry. The Shilas tower comes in fourteen storeys which allow you majestic views of the national capital & its most prosperous suburb. Hi-speed lifts ensure that you are propelled to your abode in no time. Well designed residential spaces with utilization of each inch of space provide a feeling of completeness to your Shilas tower unit.

# AFFORDABILITY

As responsible developers we realize the value of your hard earned money & the effort which goes into setting aside savings for a real home of your dreams. That's the reason why all our offerings are attractively priced. If three words could describe Shilas, they would be "Affordable Luxury Homes". Homes which provide you all the comforts of modern day living at a price tag which is not too heavy on your pocket.

# TRANSPARENCY

At Raheja, we pride ourselves in always implementing new and innovative processes to keep you updated about your property. Join our channels on Facebook, Youtube or our new and improved website to watch the latest construction update videos, virtual tours, new product offerings and newsfeeds. We also take pride in being one of the few real estate companies to run on ERP softwares (Enterprise Resource Planning) which provides accountability and transparency in processes. What it means for you is that you are always aware of the present construction progress of your property, your account statements and the latest updates at the touch of a button while you relax at home.

# SOCIAL WELFARE

We realise that our buildings are built with the sweat and toil of poor and impoverished 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 day care centres on all our sites where they are provided with nutrition, basic education and medical facilities free of cost.





shilas

# GREEN HOMES

Shilas is being build under the guidance of the Indian Green Building Council (IGBC). Every apartment and terrace home at Shilas, 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 Ministry of Environment. We are committed to follow 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.

shilas

# TRACK RECORD...



RAHEJA DEVELOPERS is today large enough to be counted amongst the foremost real estate companies in India, but in Essence, it is small enough to address each customers' personalized needs and expectations.

Built on a legacy of over 20 years of honored commitments, Integrity, Innovation and timely delivery of Quality Projects, RAHEJA is a name that today exudes TRUST.

We don't just build Homes / Offices / Malls / SEZs with brick and mortar, but also with feelings and emotions, because we know that the space we create is not merely a House for you , but a HOME purchased with your hard earned money!!

That is the reason why all our projects are always constructed on time with specifications and construction quality as per commitment. The projects under the new Gurgaon Masterplan are no different and have successfully carried forward this legacy of trust & transparency.

RAHEJA invites you to be a part of their huge FAMILY of Happy Clientele!!

[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121





Tower Unit Plan  
Area : 1302 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.

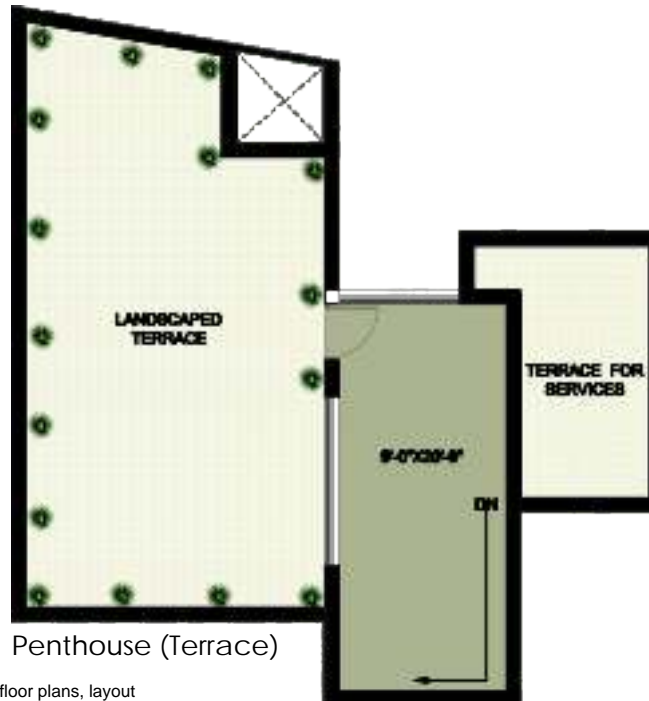
# shila carving your life Tower



Penthouse (Lower)  
Area : 2700 sq. ft.



Penthouse (Upper)



Penthouse (Terrace)

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.



# shila carving your life Independent Floor



Ground Floor  
4 Bedroom  
Area : 2896 sq. ft.



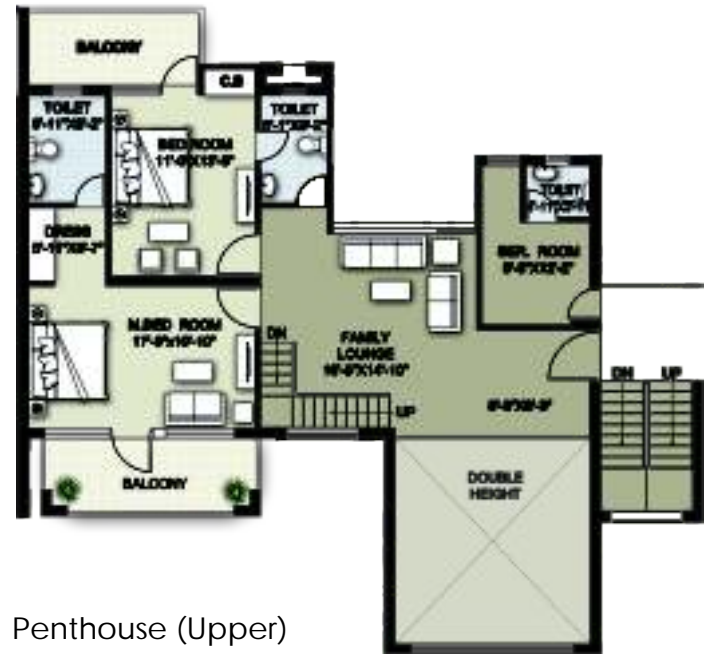
First Floor  
3 Bedroom  
Area : 2131 sq. ft.

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.

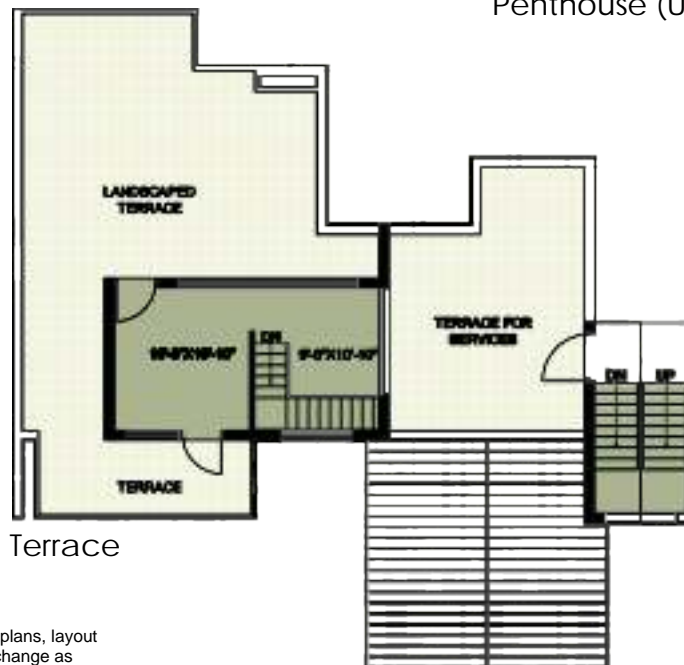
# shila carving your life Independent Floor



Penthouse (Lower)  
Area : 3712 sq. ft.



Penthouse (Upper)



Terrace

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.

# SITE PLAN



## SHILAS SPECIFICATIONS

Location	Floors	External fenestrations	Fittings and Fixtures	Walls	Ceiling
Living Room	Italian stone finish vitrified tiles with appropriate border	Floor to ceiling powder coated Aluminium/UPVC framing with glass	Lights and Modular Switches	Appropriate Surface Treatment with Plastic emulsion paint of pleasing shades	White OBD paint with appropriate cornices & moulding design
Dining Room	Italian stone finish vitrified tiles with appropriate border	Floor to ceiling powder coated Aluminium/UPVC framing with glass	Designer lights and Modular Switches	Appropriate Surface Treatment with Plastic emulsion paint of pleasing shades	White OBD paint with appropriate cornices & moulding design
Bed Rooms	Laminated/wooden flooring with appropriate border	Floor to ceiling powder coated Aluminium/UPVC framing with glass	Designer lights and Modular Switches	Appropriate Surface Treatment with Plastic emulsion paint of pleasing shades	White OBD paint with appropriate cornices & moulding design
Toilet	Granite/Marble/Designer tiles	Powder coated Aluminium/UPVC framing with glass	Single lever CP fittings, appropriate sanitary fixtures	Appropriate Ceramic/Granite/Stone tiles upto the ceiling level	White OBD paint
Kitchen	Appropriate tiles	Powder coated Aluminium/UPVC framing with glass	Stainless steel sink and drain board, Granite polished counter	Appropriate Ceramic tiles upto 2' above the counter	White OBD paint
Dressing rooms/ Private sitting	Laminated/wooden flooring with appropriate border	Floor to ceiling powder coated Aluminium/UPVC framing with glass	Modular Switches	Smooth surface treatment with Plastic emulsion paint	White OBD paint with appropriate cornices & moulding design
Servant Room	Ceramic/Marble/Vitrified/other tiles	Powder coated Aluminium/UPVC framing with glass	Anchor equivalent switches	Plastic emulsion	White OBD paint with appropriate cornices & moulding design
Balconies	Granite/ Marble finished tiles	Facade appropriate finishes	Glass Steel finish railing	Weathercoat emulsion	OBD paint
Lift Lobbies/ Corridors	Granite/ Imported Marble tiles	Facade appropriate finishes	Glass entrance doors	Appropriate Surface treatment with Plastic emulsion / Textured paint	OBD paint
Entrance Foyer	Granite/ Imported Marble Floor with other appropriate stone finishes for design	Facade appropriate finishes	Planters & appropriate Interior Decorations	Textured paint/ Granite/Marble finished tile cladding upto 2100mm and appropriate paint above	POP Plastic ceiling with OBD paint
Structure	Earth-quake resistant (with latest seismic code), RCC framed structure with external brick/block walls.				
Electrical	Copper Electrical wiring throughout in concealed conduit with provision for light points, fan points, power points etc. (TV and telephone) sockets with protective MCB's.				
External finish	All weather paint with or without stone/aluminium composite cladding and grit work at selected areas, or exposed bricks as per architectural facade requirements.				
Company owned & Retained Facilities	Swimming pool with change rooms, multipurpose room, multi gym, Spa facilities, Outdoor sports facilities like tennis courts, Convenient Shopping, Club facilities, Business Centre, etc.				
Amenities	Power back-up, Water Recycling, Water Harvesting, CCTV, Access Control, STP, Parking*.				

\*Conditions Apply

Note : In the quest for excellence some of the specifications may have to be revised.

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.

\*Specifications as on 3rd September' 2009.



Regd. Office : 2nd Floor, 'Rectangle One', Behind 'Sheraton' Hotel,  
District Centre, Saket, New Delhi-110 017 (India)  
Tel.: 91-11-40611111 • Fax: 91-11-40611110  
E-mail : [marketing@rahejabuilders.com](mailto:marketing@rahejabuilders.com) • Website : [www.rahejabuilders.com](http://www.rahejabuilders.com)  
**[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121**