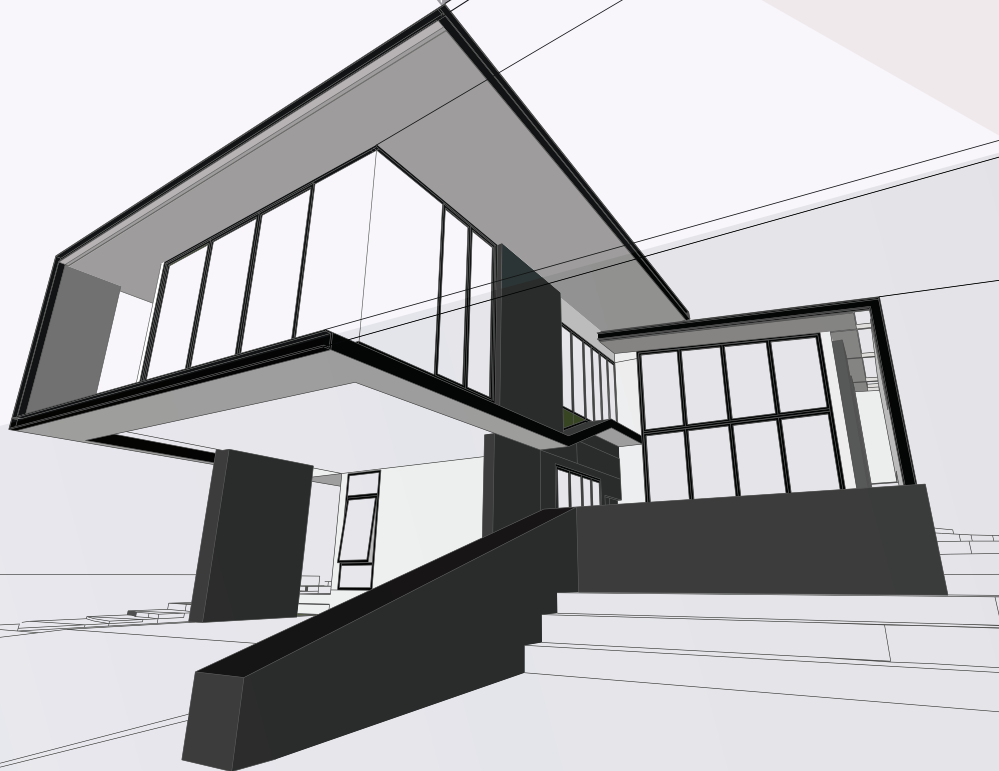


Living spaces with  
longer perspectives



S RAHEJA  
REALTY



# COMPANY OVERVIEW

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S. Raheja Realty has been an integral part of India's real estate landscape. The group has developed numerous landmark projects over the years. The three generations of promoters are into the real estate market and stand by the values of – **ethics, experience & expertise**. The Group's primary focus has and continues to be luxury residential and commercial development in Mumbai. In the recent decade, the group has ventured into affordable housing in mini metros and second tier cities, delivering quality lifestyles at affordable prices.

Today, S Raheja Realty Group continues to revolutionize the real estate industry with an intuitive vision to incorporate evolved architectural practices and develop projects that are both sustainable and secure. The senior directors of the company include civil engineers and architects. This professional expertise at the management level coupled with an integrated team of experts enables the group to deliver on its commitment, to quality and efficiency.

S Raheja Realty Group focuses on four verticals, namely :

**Redevelopment, Second Homes, Affordable Housing & Corporate Development** (multiple use of limited spaces). Each of these segments demand their own strategies.

- **Redevelopment** – This is the process of demolition and reconstruction of an already existing Co-operative Housing Society by using TDR and maximum FSI available as per the plot's potential. The group has successfully completed several such projects, and in a space constrained city like Mumbai, this is the future of development. S. Raheja Realty feels that redevelopment will have a great potential in the years to come. The paucity of land in big cities has given builders the opportunity to recreate old properties, bringing in the modern technologies and design cues.

- **Second Homes** – S Raheja Realty "Luxury Second Homes" are a reflection of your comfort zone. Homes where you can unwind and truly rejuvenate and reconnect with what is truly important. Positioned around the most scenic locations; the projects are ideal for vacation homes, farmhouses and retirement homes; they also are a secure investment option.

- **Affordable Housing** – S. Raheja Realty presents a whole new segment Mid-Income Housing, where one can experience all the conveniences of modern living at an affordable price. The vision of the group is to provide value for money, deliver quality services and ensure secure investments for all buyers.

- **Corporate Development** – This is a **Built to Suit model** of development; S. Raheja Realty undertakes the designing, building and interior work as per the client's specification, and hands over completed, ready to use work environment. The group also strongly believes in multiple uses of one space. An example of this is the Hinduja Healthcare and Surgical, Khar(W) which blends healthcare and hospitality to create a boutique experience.

S. Raheja Realty Group paves the way forward with a vision to incorporate evolved architectural practices and develop projects that are both sustainable and secure.

The management team comprises of civil engineers and architects, coupled with an integrated team of experts, enabling the group to deliver on its commitment to quality and efficiency.

## **Mission Statement**

To mobilize and deliver S. Raheja Group's vast knowledge, resources and talent, throughout India and the world to develop – PURE LIVING

## **Our Legacy**

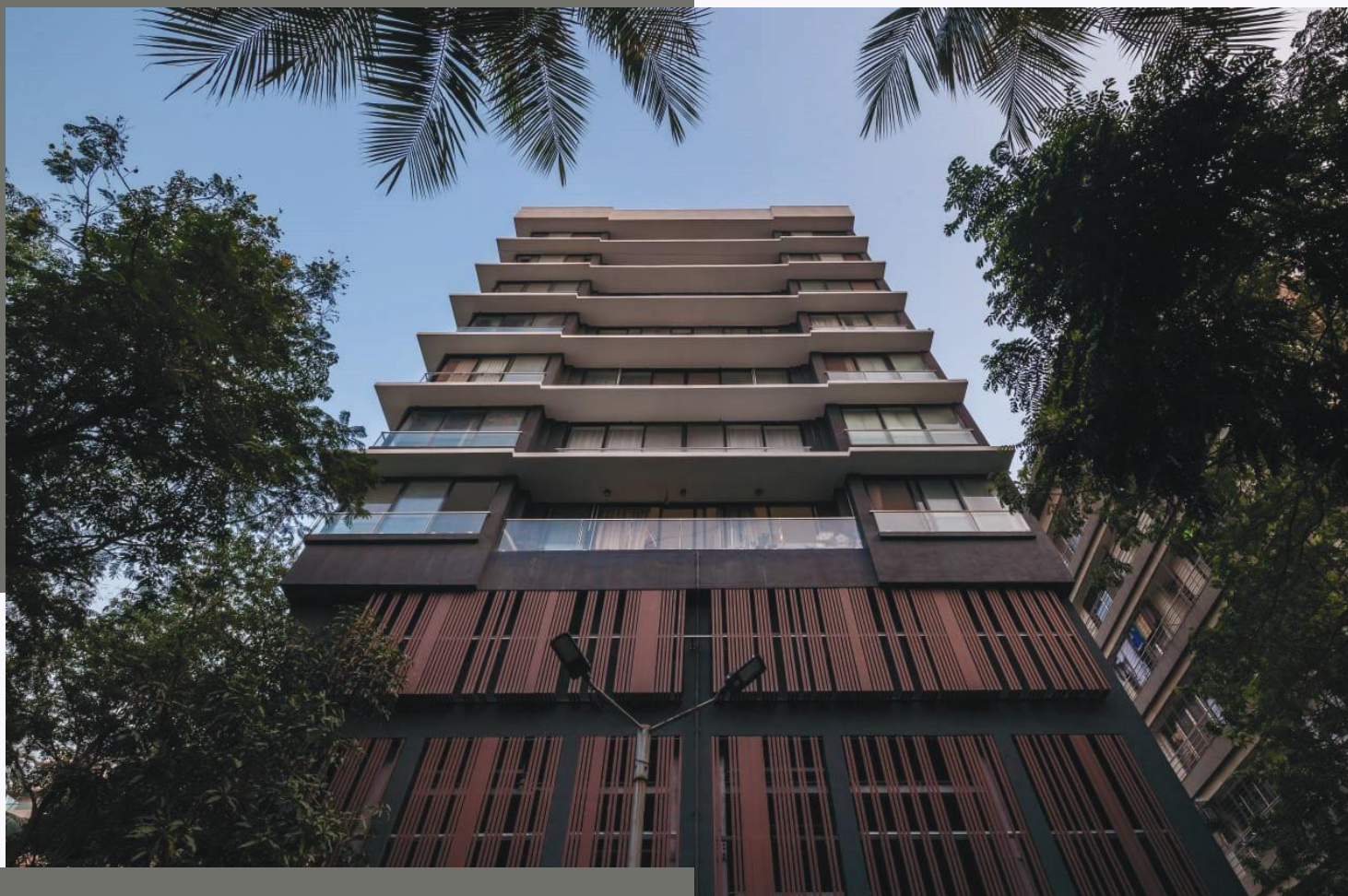
Late Girdaridas Raheja was the co-founder of RAHEJA Brothers. It is his

teachings that bring the excellence and purity in all the projects! For all these years, the values have directed the Group to perfect the craft of building homes and corporate spaces. It's the creation of an exquisite living that follows...

**"FROM OUR LEGACY TO YOURS!"**







# EXCLUSIVITY REDEFINED



Exclusivity is redefined at SP VII. The seven luxurious apartments boasts of 12 feet high ceiling to floor windows, offering unparalleled views of the city.

As you walk into the building, you are welcomed by a 40 feet lobby, equipped with all the latest technologies, situated amongst some of the most stunning vintage bungalows.





SP VII

SP VII

SHREE POOJA  
A Project by

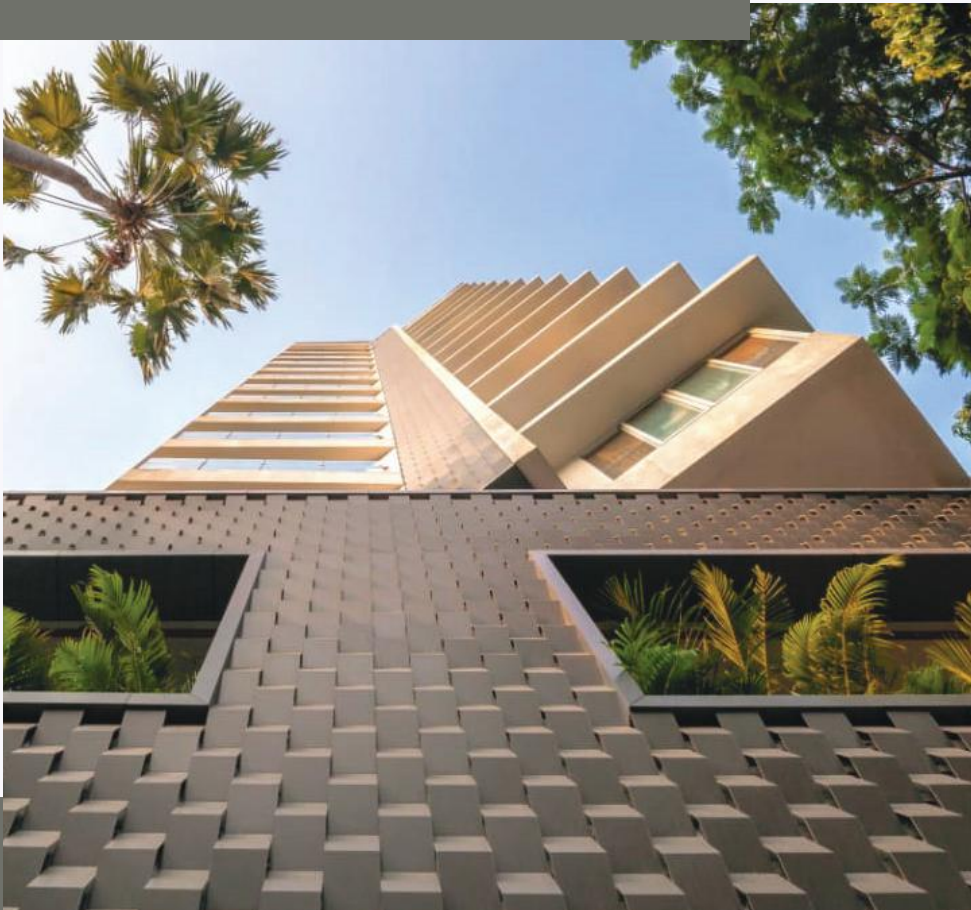


S RAHEJA  
REALTY





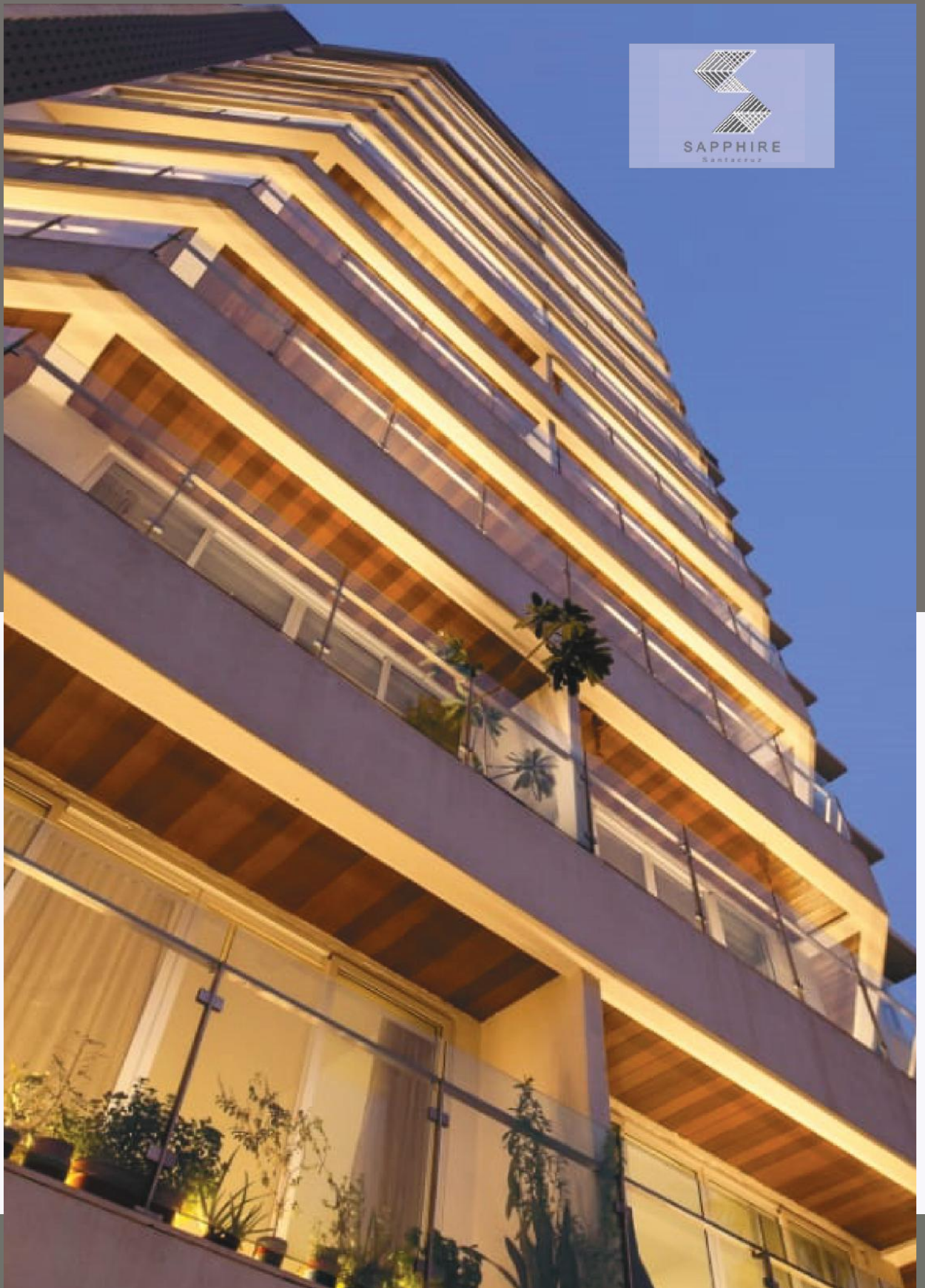
## EXQUISITE INTERIORS



A one of a kind architectural structure with parametric screens, Sapphire offers spacious 3 BHK apartments equipped with the latest state-of-the-art amenities.

With a range of lifestyle amenities, it also features a unique terrace lounge to unwind, entertain and relax. Every space is thoughtfully planned to elevate the quality of life. Luxury is truly redefined here.

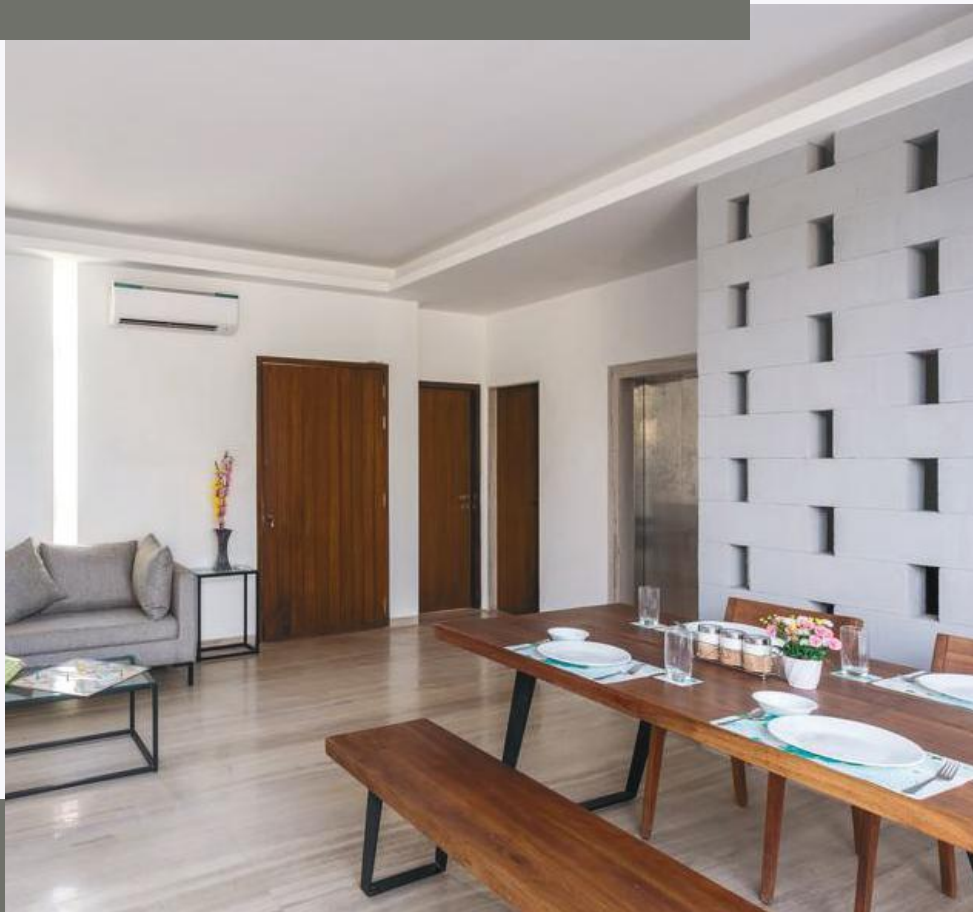








## PERFECT GETAWAY



Located amidst the mountains, nestled in nature's arms; at Raheja Cascades, we invite you to experience a holiday home that is easily accessible from the two nearby cities -100 kms from Mumbai & 70 kms from Pune.

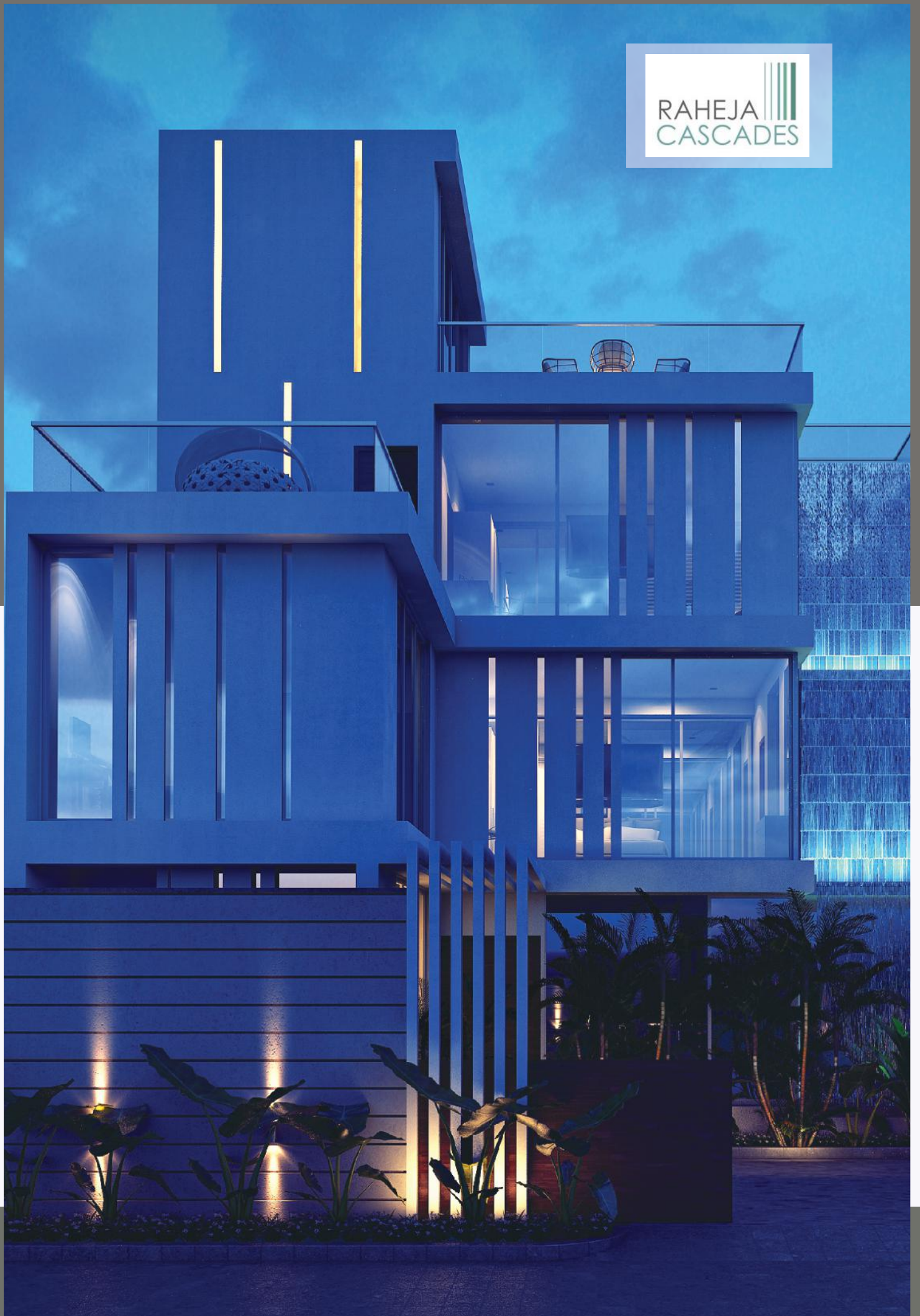
This property is available on lease ONLY.







RAHEJA  
CASCADES





## LUXURY TAKES A HOLY DIP



Enjoy one of Kashi's first luxury living experiences with a terrace garden, outdoor sports and much more.

A truly world class living experience providing pure living for a pure city, Varanasi.





SDS  
**RAHEJA**  
RESIDENCY  
Luxury takes a holy dip





## ULTRA-MODERN WORKSPACES



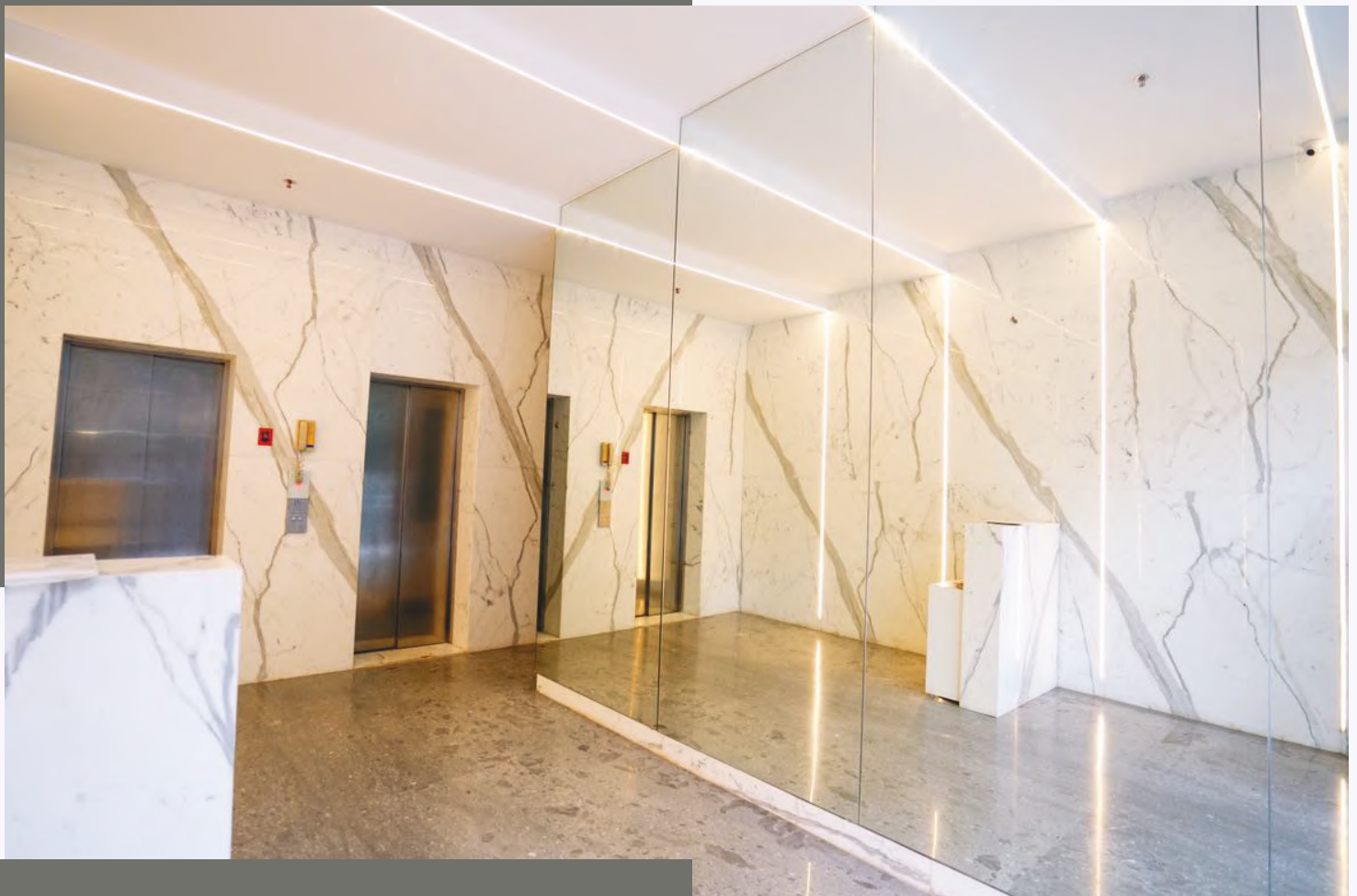
S2 features state-of-the-art departments along the with corporate styled conference & meeting rooms, as well as a rooftop lounge, to help one unwind & be alone with their thoughts.



S<sub>2</sub>







## SCENIC VIEW



Located in one of Mumbai's most prime locations, Natraj offers a rare view of the sprawling city - a view of the park.

Just one apartment per floor you can appreciate the view in indulgent solitude.

Interiors are planned by the international designers to do justice to the view.







NATRAJ

WINDY PARK





## SMARTER LIVING EXPERIENCE



Located in one of the upcoming parts of Mumbai's eastern suburbs, is our establishment Gurukripa, that epitomizes the concept of better and smarter standard of living.

Designed keeping utility, luxury and nature in mind, Gurukripa is equipped with conveniences that offer useful amenities while staying green. Some of these include making use of facilities like rainwater harvesting, solar panels and posing a lovely terrace garden.

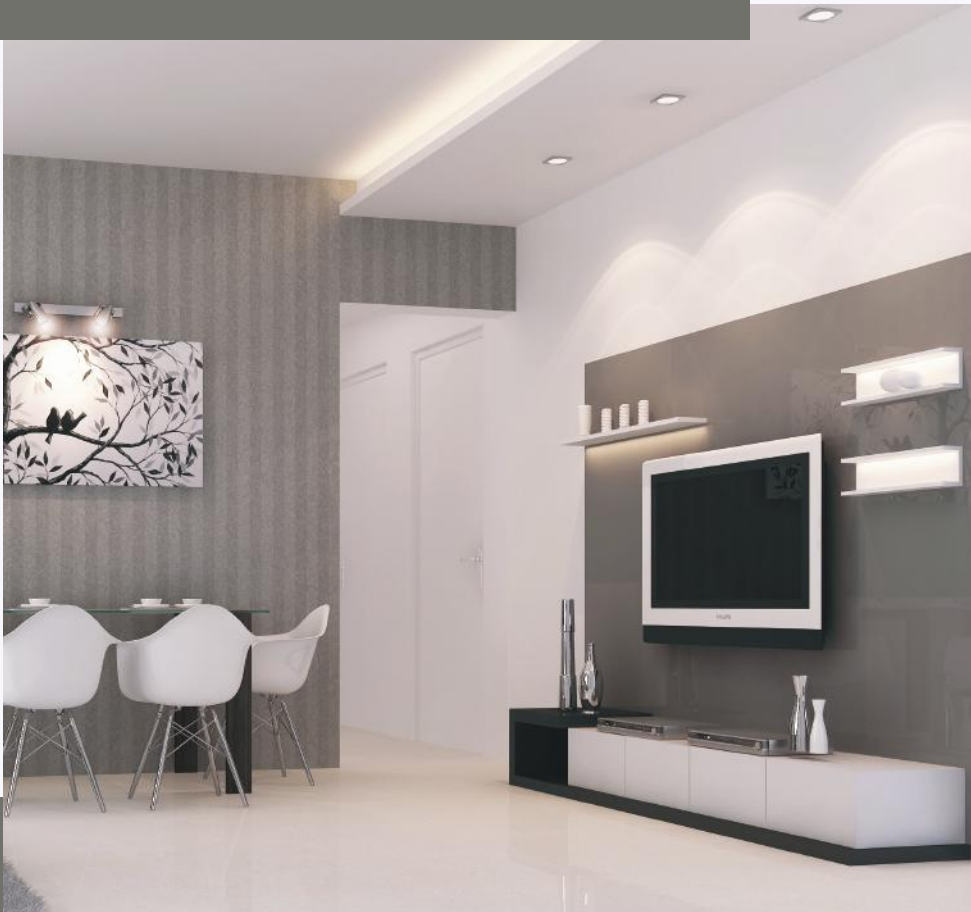








# LUXURIOUS OASIS



Located in the heart of Mumbai's suburbs, this mix use project is truly a luxurious oasis. Designed keeping functionality and opulence in mind, Hari Bhavan comes equipped with all the modern luxuries and amenities that one may desire. Come discover pure living.









## PALGHAR'S PRIDE




Raheja Prime is one of a kind project for the city of Palghar. This project marks the entry of quality housing for the middle-income sector.

This complex consists of 5 wings, housing 1 and 2 bedroom apartments. True to the innovative spirit of S. Raheja Realty, Raheja Prime is the only project with elevators in Palghar.



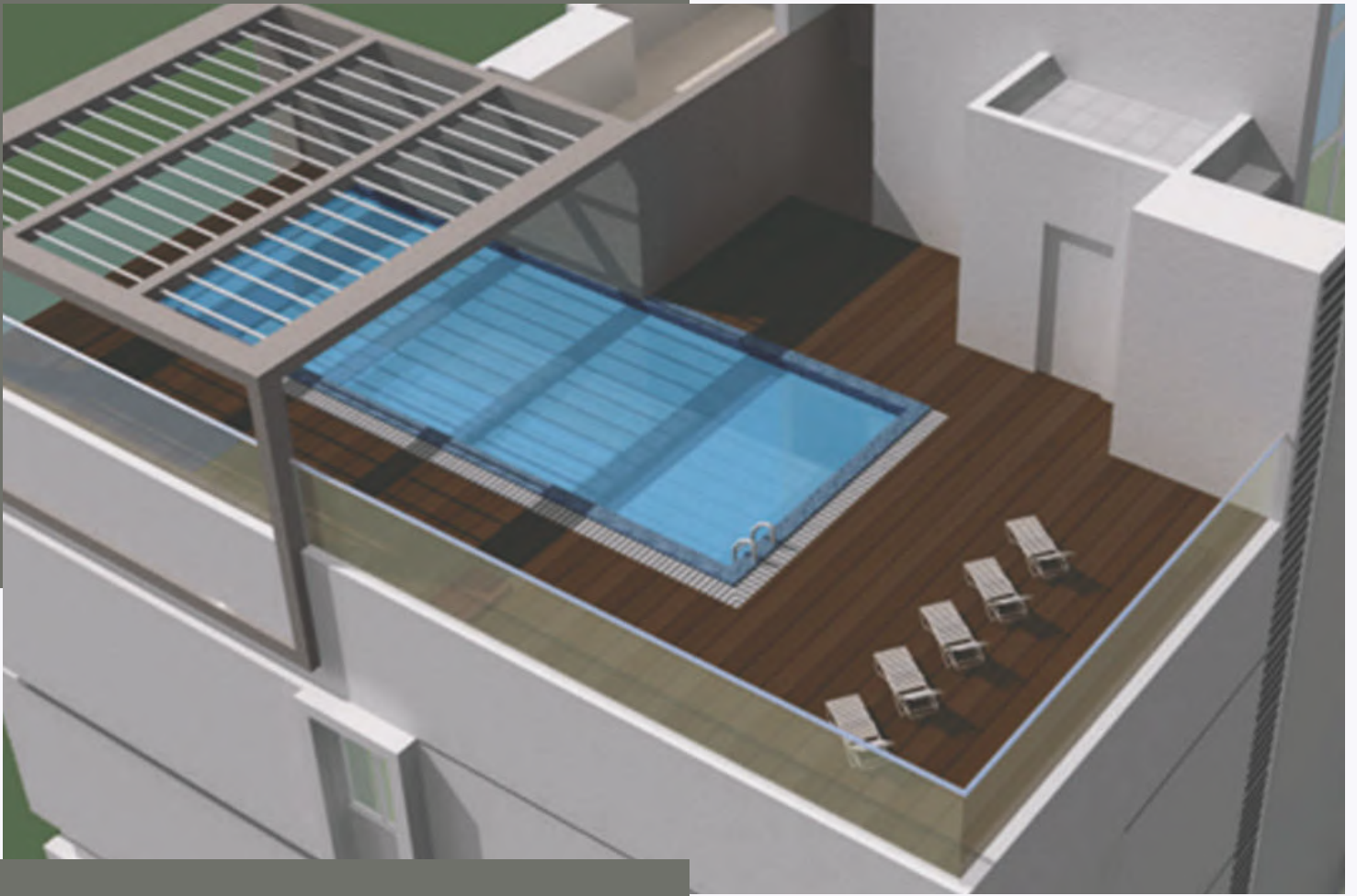


A photograph of a modern, white, multi-story apartment building. The building features balconies with metal railings and large windows. A large, dark tree trunk is in the foreground on the right, partially obscuring the building. The ground is a mix of concrete and greenery. In the top right corner, there is a white rectangular box containing the text 'RAHEJA PRIME' and 'Palghar's first luxury homes.'

## RAHEJA PRIME

Palghar's first  
luxury homes.






## AN ODE TO PEACE & LUXURY



Located in Viman Nagar, Sonnet is an ode to peace and luxury. A joint venture between S. Raheja Realty and the Marvel Group.

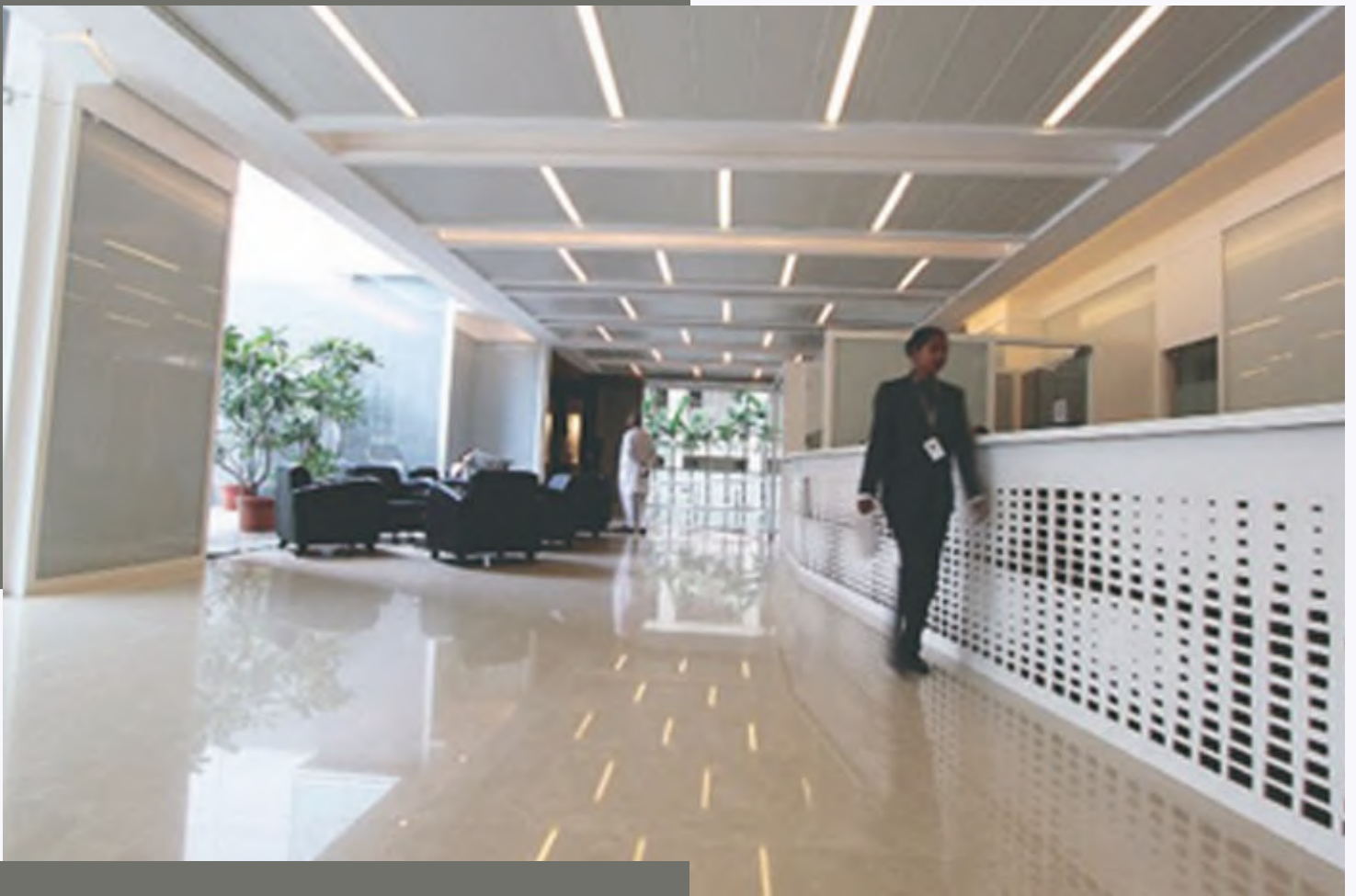
It houses a spacious 4400 sq.ft apartments per floor, with sprawling covered and semi covered terraces and common amenities like yoga room, terrace garden, swimming pool etc.





SONNET





## EXCEPTIONAL HEALTH CARE



S. Raheja takes pride in the realization of Hinduja Healthcare Surgical. The first of its kind project for India, Hinduja Healthcare is a boutique healthcare hospital, at the cutting edge of science and the heart of hospitality.

The site lies in the dense urban fabric of our metropolis Mumbai, where wide ranges of functional aspects were integrated keeping the human experiences as our primary objective.









## SWANKY OFFICE SPACE



Located in Khar West, just off the Linking Road; Kirabo is a swanky commercial property that houses retail showrooms on the ground floor and column free flexible office spaces on the upper floors.





KIRABO





– 1960's

1970's –



– 1970's

1980's –



----- From our legacy to yours -----  
**S Raheja Group has been Evolving Skylines Since 1950's**



# -----Project Archives-----

<b>Name</b>	<b>Location</b>	<b>Project Type</b>
Marvella	Khar (W), Mumbai	Commercial
Jal Kiran CHS	Cuffe parade, Mumbai	Residential
Sonar	Kolkatta	Residential
Sonnet	Kolkatta	Residential
Queen Park CHS	Bandra (W), Mumbai	Residential
Pearl Craft CHS	Bandra (W), Mumbai	Residential
SVD House	Bandra (W), Mumbai	Residential
SVD House	Mahakali Caves Rd, Andheri	Residential
Flower Bloom CHS	Andheri (W), Mumbai	Residential
Ala Mona CHS	Khar (W), Mumbai	Residential
Flower Queen CHS	Khar (W), Mumbai	Residential
La Emarade CHS	Khar (W), Mumbai	Residential
Kohinoor CHS	Khar (W), Mumbai	Residential
El Nor. CHS	Khar (W), Mumbai	Residential
Hiemat CHS	Santacruz, Mumbai	Residential
Queens Lawn CHS	Juhu, Mumbai	Residential
Sai Rachna CHS	Juhu, Mumbai	Residential
West Croft CHS	Vile Parle, Mumbai	Residential
Sea Palace	Juhu, Mumbai	Residential
Silver Croft	Pai Naka, Bandra	Residential
Shanti Sagar	S.V. Road, Khar	Residential
Shyam Niwas	3rd Road, Khar	Residential
Shyam Sadan	S.V. Road, Khar	Residential
Shyam Kutir	Khar Palli	Residential
Meghdoot	Linking Road, Khar	Residential
West View	S.V. Road, Santacruz	Residential
New Light	S.V. Road, Khar	Residential
Fair Field	S.V. Road, Santacruz	Residential
Daulat Baug	Bandra, Mumbai	Residential
Summer Queen	2nd Hasnabad Road, Santacruz	Residential
Neel Kamal	2nd Hasnabad Road, Santacruz	Residential
Brij Bhavan	Pedder Road	Residential
10 B Building	Mahim L.J. Road	Residential
Liberty Shopping Centre	Hill Road, Bandra	Commercial

## CORPORATE OFFICE

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    /SRAhejaRealty

