







THE CAPITALS

### TALLEST ICON

NAMED AFTER AN INDIAN
WHO STANDS AS TALL





#### NAVIN DAHEJA

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.

### YOU ARE CLOSE TO THE SEAT OF DOWER



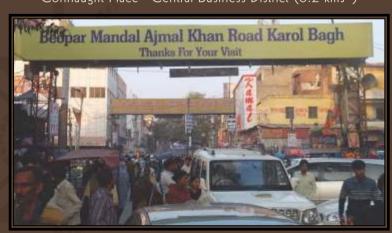
Rashtrapati Bhawan (5.2 kms\*)



Parliament of India (6.5 kms\*)



Connaught Place - Central Business District (6.2 kms\*)



Karol Bagh - Market of Delhiites (2.9 kms\*)



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



NEW DELHI

### DELHI'S NO. 1 ADDRESS

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



Navin Raheja



#### LIFE'S DURDOSE

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

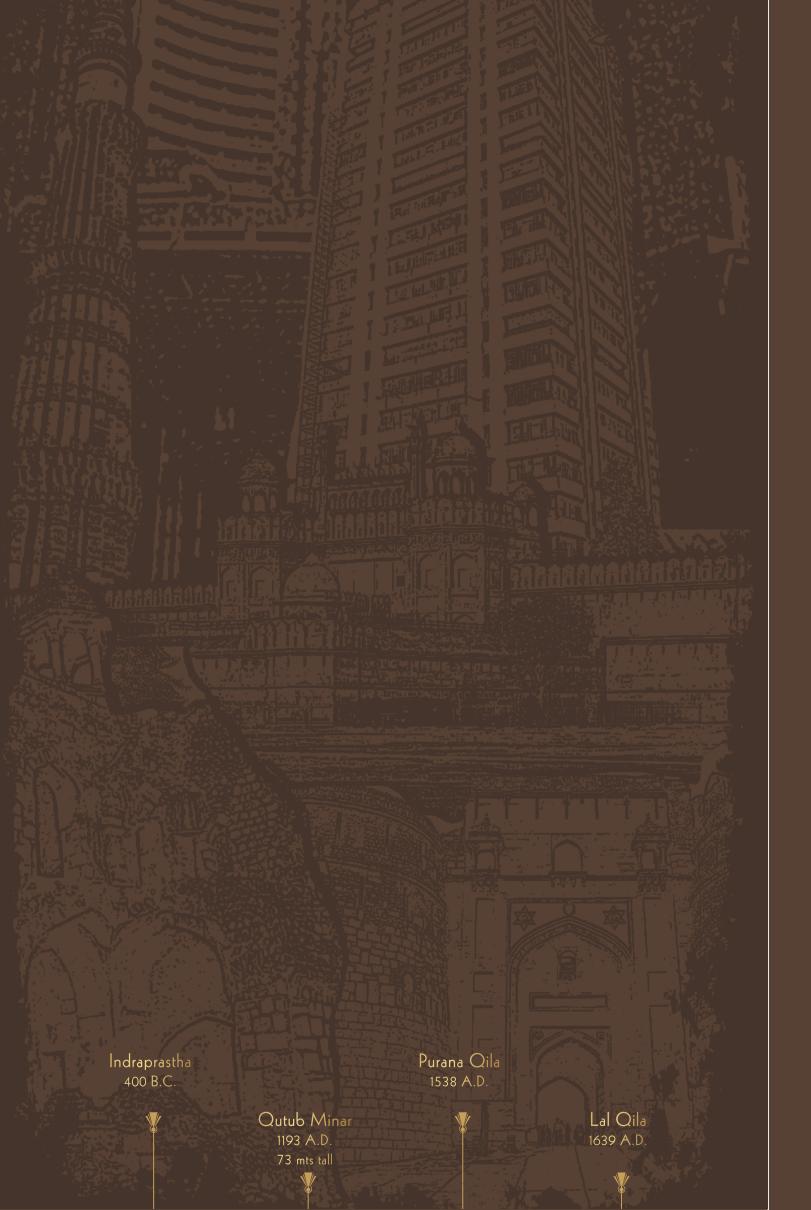
Tallest



THE LEELA SKY VILLAS









### 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!

Rashtrapati Bhawan 1929



MCD Civic Center 2012 101 mts tall

101





## THE FIRST MIX-USE DEVELODMENT IN NEW DELHI

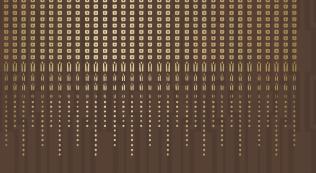
It is New Delhi's FIRST and ONLY Integrated Mixed
Use Development of its scale with Uber-Luxury
Residences, a Luxury Brands-only Mall, Movies, Food
Court Plaza and India's Highest Rooftop Restro-Bar. With
the Best Names from the Globe associated with it, it is
the Only One of its kind.













### BEST DEVELOPER







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











### ALLIANCE COMDANY



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







Designed by



CALLISON

An international architecture firm based in Seattle, Washington.

Awarded No.1 in "Retail Design" consistently 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

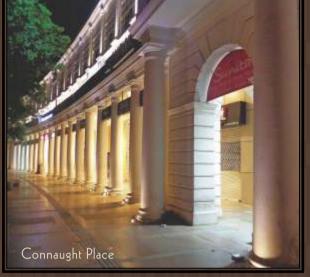
projects get in a lifetime!

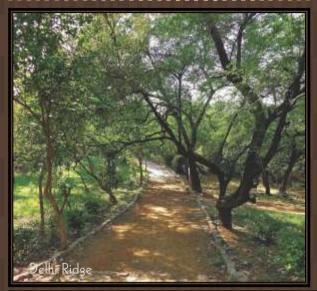




Distance from  Approx in K.M.	<ol> <li>Rashtrapati Bhawan</li> <li>India Gate</li> <li>South Block</li> <li>Connaught Place</li> <li>RML Hospital</li> <li>Rajendra Place</li> <li>Dhaula Kuan</li> <li>ITC Maurya Hotel</li> <li>Taj Palace Hotel</li> <li>Taj Mansingh Hotel</li> <li>Khan Market</li> <li>Aurangzeb Road         <ul> <li>(Dr. APJ Abdul Kalam Road)</li> </ul> </li> <li>Prithvi Raj Road</li> <li>Janpath</li> </ol>	8.3 km 6.3 km 6.2 km 5.1 km 2.2 km 5.7 km 6.1 km 6.2 km 8.3 km 7.9 km  8.3 km 7.5 km	Baba Khadag Singh M. Bangla Sahib Mother Teresa Crescent Chanakya Puri Ashoka Hotel Dhaula Kuan Club Lalit Hotel B.L.K. Hospital Ganga Ram Hospital Modern School St. Columbas School Airport Ridge Area PUSA Ring Road	5.4 km 5.7 km 5.8 km 6.9 km 7.5 km 5.1 km 7.3 km 2.4 km 3.5 km 7.3 km 5.3 km 9.2 2.7 km 0.2 km 2.3 km
Cagore Garden Extension  Mayapuri 30  Station Ra  Station Ra  21  Station Ra  22	Patel Nagar  6 23  6 23  8 28  Road Radia	West Extensi  18 1 20  Nacontak Roy  Disputation 19 20 20 20 20 20 20 20 20 20 20 20 20 20	26 17 6 15	Chandni Ch  Asaf Ali R  Prakhamba  25  Sewisting Control  Chandni Ch  Chandni Ch  Asaf Ali R  Asaf Ali R  Chandni Ch  Asaf Ali R  Asaf Ali R  Chandni Ch  Asaf Ali R  Asaf Ali

Baras











### THE BEST

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!















## 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.





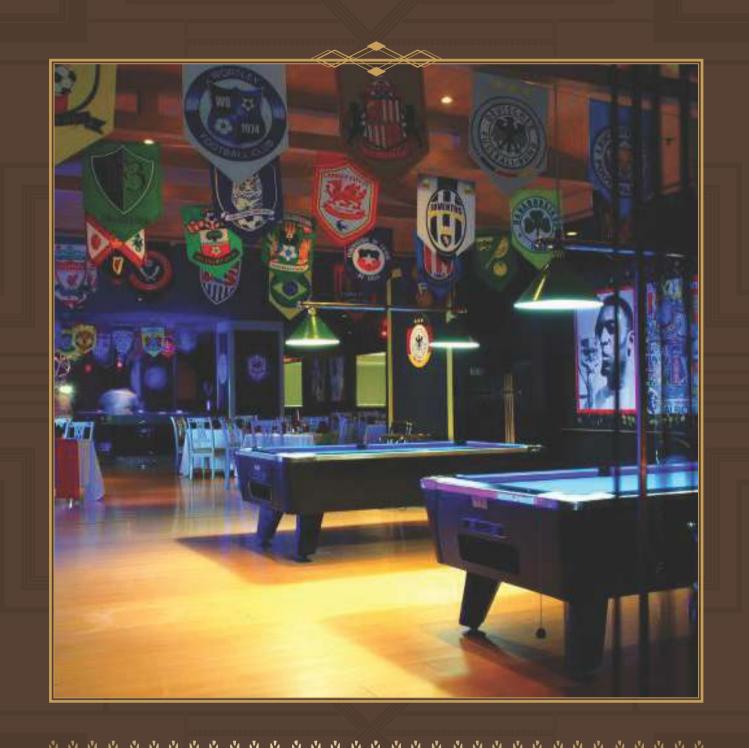
## HOST EVENTS AT THE LARGE MULTIDURDOSE HALL



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.



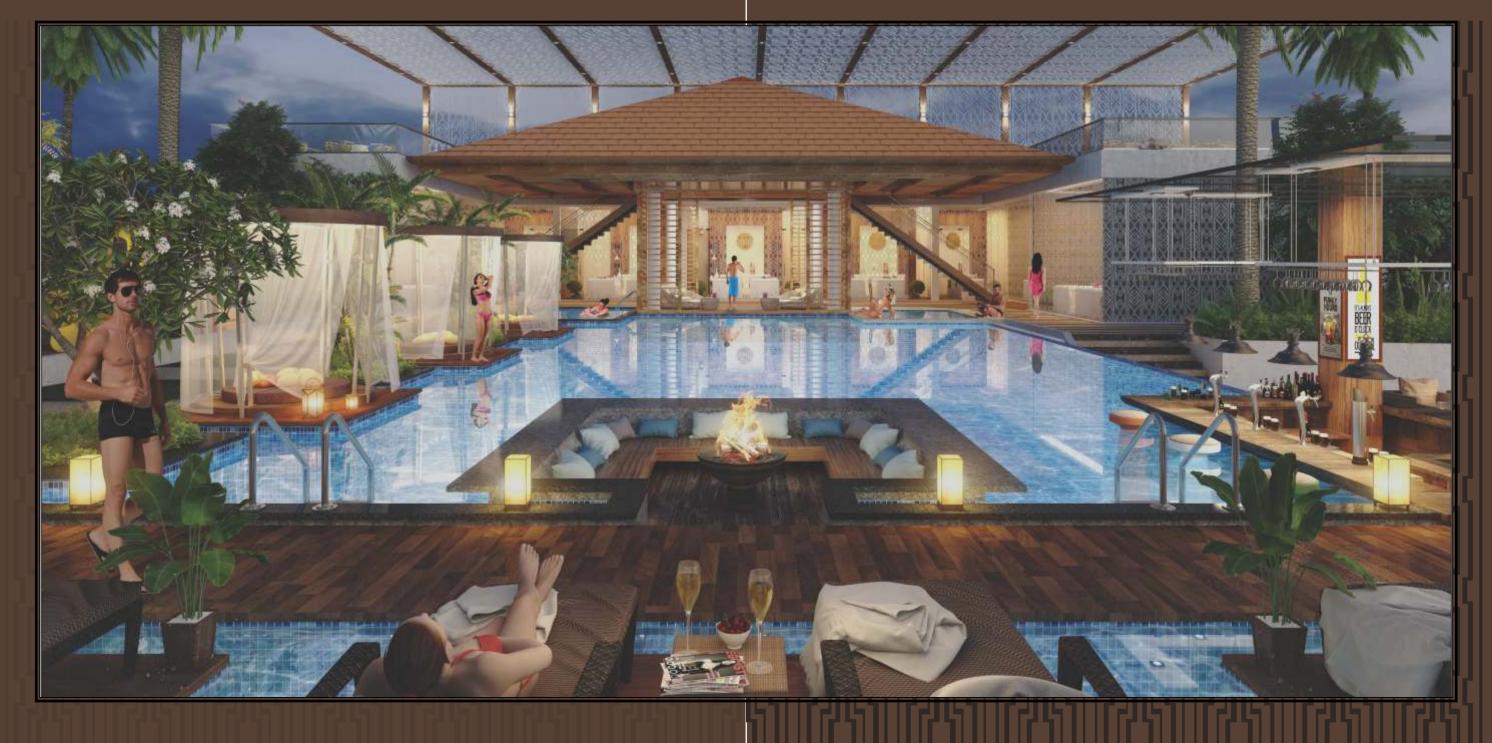
## MAGIUM ODUS OF THE LIFESTYLE EXDEDIENCE AT NAVIN MINAD

#### THE DOOLSIDE 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





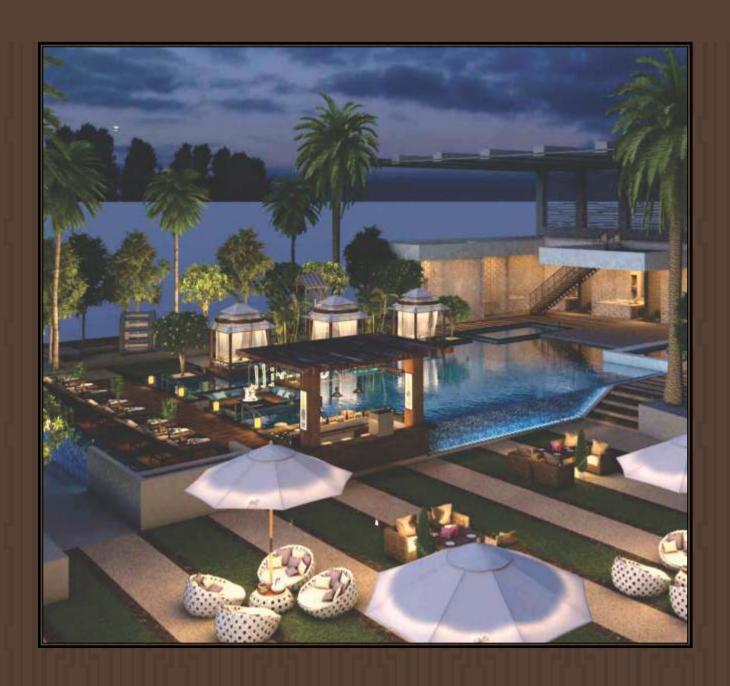


Whether your massage preference is a Deep Tissue or the subtler Swedish Massage, whether your aroma is Rose or Lavender, you are sure to find the perfect relaxation technique from our vast menu of options!

Integrated with Sauna, Steam and a heated Jacuzzi

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

## PELAX AND DEJUVENATE AT THE DOOLSHDE SDA !







### DUMD 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!

 $\circ \diamond \circ$ 

Indoor as well as Outdoor Gym

**~** 

Top of the Line equipment





YOU CAN GOTO 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 CENTERI

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

Half Basketball

Squash Court

Badminton

Cricket Lane

Skating Rink











# 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 DROJECT 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 17<sup>TH</sup> AND 36<sup>TH</sup> FLOOR,

### THE SKY IS AT YOUR

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



NEW DELHI

INTERIORS



No man made material shall be used anywhere in the project for interiors. For example, no tiles or laminated or artificial marbles shell be used. Only natural materials like wood, stone, marble etc. shell be used, which have a durability of hundreds of years.











### SPACIOUS BEDROOMS

WHERE THE EMPEROR SLEEPS!

Your private Kingdom. Your personal world.

Where the nights are longer! And stars peep in through the window panes!

~**~** 

The full height windows, full height doors and balcony glazing systems give you the feeling of retiring in a bedroom fit for the Emperor!





# YOU MAY DESIGN YOUR FULLY LOADED KITCHENS

THE QUEENS DOMAIN!



The space that is the spice of Life.

Home to the master chef and the taste maker. Here, taste fine living, in all its original flavours.

Fully loaded with integrated fittings like the Microwave Oven, the Refrigerator and the Dishwasher. With an Island style Layout, these are the finest ingredients for fine dining in your abode. For the rest, there's always Room Service!





WITH 13 FEET CEILING HEIGHTS,
THESE ARE NOT APARTMENTS,
THESE ARE

# BUNGALOWS III THE SKY !

Maybe you have never experienced community condo living in your life, but don't fret. At Navin Minar, it will just be like living in a bungalow! Only difference is, these bungalows are amidst the clouds! And part of a community with 5 star Hotel Facilities!

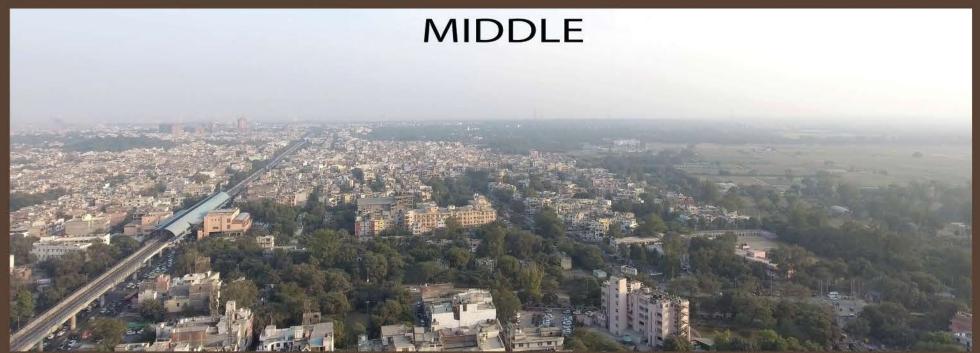


















3 BHK

Floor: 3-16, 18-23

Saleable Area: 2306.83 sq.ft.

- 1 Living/Dining 20'9"x22'6"
- Master Bedroom 12'0"x22'6"
- Bedroom 1 10'9"x17'9"
- 4 Bedroom 2 11'3"x12'3"
- (5) Kitchen 7'9"x12'3"
- 6 Toilet 1 5'6"x9'0"

- 7 Toilet 2 -5'0"x8'3"
- 8 Toilet 3 -5'3"x8'3"





4 BHK Floor: 2-16, 18-23, 24-33 Saleable Area: 3901.00

Dining - 14'9"x19'0"

Master Bedroom - 10'9"x23'0"

4 Bedroom - 11'6"x17'9"

6 Bedroom - 10'9"x19'0"

6 Bedroom - 10'9"x19'0"

Toilet 1 - 4'9"x8'0"

Toilet 2 - 7'6"x11'10"

Toilet 3 - 7'6"x15'10"

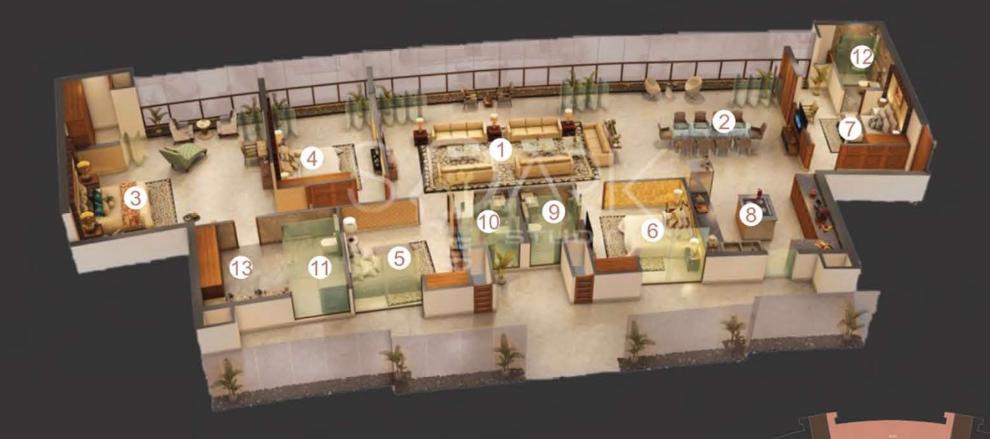
Toilet 4 - 5'0"x8'3"

Deck

Lily Pool



Vaxia Minax



Key Plan

5 BHK

Floor: 24-33, 34, 35

Saleable Area: 4688.87 sq.ft.

- 1 Living Area- 30'3"x23'3"
- ② Dining 14'0"x23'3"
- Master Bedroom 20'0"x23'3"
- 4 Bedroom 1 11'6"x19'0"
- 6 Bedroom 2 11'0"x11'6"
- 6 Bedroom 3 11'0"x11'6"
- Guest Bedroom 11'0"x17'9"

- 8 Kitchen 13'7"x11'10"
- Toilet 1 5'6"x8'3"
- Toilet 2 5'6"x8'3"
- 10 Toilet 3 5'7"x11'6"
- 12 Toilet 4 5'0"x8'3"
- 13 Dressing 8'0"x11'6"



5 BHK Penthouse Floor: 34, 35, & 37, 38 Saleable Area: 7277.30 sq.ft.

- 18'3"x24'3" Living 18'3"x24'3
- 2 Dining 25'3"x12'0"
- 3 Master Bedroom 17'0"x26'3"
- 4 Bedroom 1 10'9"x11'10"
- Bedroom 2 11'6"x17'9"
- 6 Bedroom 3 11'6"x23'0"

- Bedroom 4 11'5"x22'9"
- 8) Family Lounge 28'8"x22'9"
- 9 Kitchen 10'0"x8'9"
- 10 Toilet 1 5'0"x8'3"
- 1 Toilet 2 7'6"x15'10"
- 12 Toilet 3 7'6"x11'10"

- 13 Toilet 4 5'0"x8'3"
- Toilet 5 5'8"x8'5"
- 15 Toilet 6 8'5"x7'7"
- 16 Dressing 10'1"x7'7"
- 16 Deck
- 17 Lily Pool

Paria Minar







8 BHK Penthouse Floor: 37 & 38

Saleable Area: 9773.92 sq.ft.

- 1 Living Area 37'9"x23'3"
- 2 Dining 14'0"x23'3"
- 3 Master Bedroom 1 24'0"x23'3"
- Bedroom 1 11'0"x11'6"
- 6 Bedroom 2 11'0"x11'6"
- 6 Master Bedroom 2 24'0"x23'3"
- Bedroom 4 11'0"x11'6"
- 8 Bedroom 5 11'0"x11'6"

- G. Bedroom 6 11'0"x17'9"
- 10 G. Bedroom 7 11'0"x22'6"
- 11 Family Lounge 13'6"x11'9"
- **1** Kitchen 13'6"x11'10"
- 13 Toilet 1 5'7"x11'6"
- 14 Toilet 2 5'6"x8'3"
- 15 Toilet 3 5'6"x8'3"
- 16 Toilet 4 5'0"x8'3"

- Toilet 5 5'7"x11'6"
- 18 Toilet 6 5'6"x8'3"
- 19 Toilet 7 5'6"x8'3"
- 20 Toilet 8 5'0"x8'3"
- 21 Dressing 1-8'0"x11'6"
- 22 Dressing 2-8'0"x11'6"
- 23 Lift

### FLOOR WISE PRICING

FLOORS	PRICE
2ND	35000
3RD	30000
4TH	25000
5TH	23000
6 TO12 TH	20000
13TO15 TH	23000
16 &18 TH	30000
19 TO 23TH	23000
24 TO 28 TH	25000
29 TO 33 TH	30000
34 TH	35000
35 & 37 TH	35000
OTHER CHARGES	
CARPARKING 2	
MANDTORY	1100000
CLUBMEMBERSHIP	700000
IFMS	1000 SQ.FT.
CAM CHARGES	

### **TOTAL COST (ALL INCLUSIVE)**

3 BHK

Saleable Area: 2306.83 sq.ft.

Rs 5.61 Crs to Rs. 8.21 Crs (depending on floors)

4 BHK

Saleable Area: 3901.00

Rs 9.33 Crs to Rs 13.71 Crs (depending on floors)

5 BHK

Saleable Area: 4688.87 sq.ft.

Rs 13. 81 Crs to Rs 16. 42 Crs (depending on floors)

5 BHK (Penthouse)

Saleable Area: 7377.30 sq.ft.

34th to 38th Floor – Rs 29.45 Crs

8 BHK (Penthouse)

Saleable Area: (on request)

37<sup>th</sup> Floor – (price on request)

#### PAYMENT PLAN: INSTALLMENT / CONSTRUCTION LINKED PLAN

*	On Application	:	10% of Total Price plus applicable taxes
*	Within 60 days of Application/ On signing of Agreement to sell	:	15% of Total Price plus applicable taxes
*	On Start of 10 <sup>th</sup> Floor Slab	:	5% of Total Price plus applicable taxes + 100% of Car Parking plus applicable taxes
*	On Start of 15 <sup>th</sup> Floor Slab	:	10% of Total Price plus applicable taxes
*	On Start of 20 <sup>th</sup> Floor Slab	:	10% of Total Price plus applicable taxes
*	On Start of 25 <sup>th</sup> Floor Slab	:	10% of Total Price plus applicable taxes
*	On Start of 30 <sup>th</sup> Floor Slab	:	10% of Total Price plus applicable taxes
*	On Start of 35 <sup>th</sup> Floor Slab	:	10% of Total Price plus applicable taxes
*	On Start of 40 <sup>th</sup> Floor Slab	:	10% of Total Price plus applicable taxes
*	On Start of Finishing	:	5% of Total Price plus applicable taxes
*	On receipt of Occupancy Certificate	:	5% of Total Price plus applicable taxes + 100% of IFMS + Club Membership plus applicable taxes + Stamp Duty & Registration Related Charges

## THAIK YOU