



# BOUT RAJHANS (DESAI-JAIN) GROUP

The Rajhans (Desai-Jain) Group is one of the leading conglomerates in India. Spearheaded and directed by the first generation entrepreneurs, the Group was founded in the year 1996 with its very first quest in the edible oil refinery and today it has been diversified into various verticals such as Realty, Confectionery, Entertainment, E-commerce, Textile and Hospitality. With quality commitment followed by enormous success, the consortium is well-regarded for transforming dreams into realities by constructing new landmarks in the Residential, Commercial, Industrial and Leisure categories.

With noteworthy innovations, unswerving track record of growth and customer satisfaction, the Group owns to its credit a total built-up area of over a million of square feet.

Our aesthetically pleasing as well as functionally smart projects have not only been proved to be the most coveted landmarks for luxury living but also touted as one of the most secure and sound investment options. We duly aspire to create more beautiful and efficient spaces that can serve the needs of our esteemed customers and similarly offer them more sustainable scope. At Rajhans, our customers are at the core of what we do and we therefore, expand to serve their property needs across geographies in better ways.

Rajhans (Desai-Jain) Group's true recognition exists in their satisfied customer base with many prestigious realty awards under its belt. Led by vision to enrich people's lives with happiness, our Rajhans group rightly deliver unequivocal excellence and innovative techniques in everything we do.





You have aspired high. You have given your best.





You have achieved your goals.
You have made a mark.



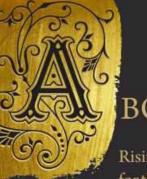


It's time to live in a place which defines your stature.

After all, what marks your heritage is your grand home.







# BOUT GRANDEZZA

Rising above Surat's skyline are spectacular towers that manifest luxury living in every sight. No less than the best slice of life for the chosen few, these residential towers offers most coveted lifestyle that one desires.

Located at Vesu's finest landmark - Rajhans Grandezza is a magnificent opportunity for those who want to live a cut above the rest. Inspired by the grandioseness of London's most striking architecture, our 4 BHK masterpiece 'Rajhans Grandezza' spells breathtaking design in every corner.

A palatial realm which evokes grandness and finest finishes to fulfill your dream of living beyond luxury.

With its new paradigm of luxury living, Rajhnas Grandezza is poised to be much more than mere address- it will be the finest landmark of Vesu.



# Majestically-designed homes. Complimented by impressive views.

Inspired by London-style architecture.
Rajhans Grandezza is a unique masterpiece in its own kind.

From its awe-inspiring reception area, advanced elevators to perfectly-monitored surveillance system, every square in this premise is crafted in line with excellent functionality and aesthetic appeal.

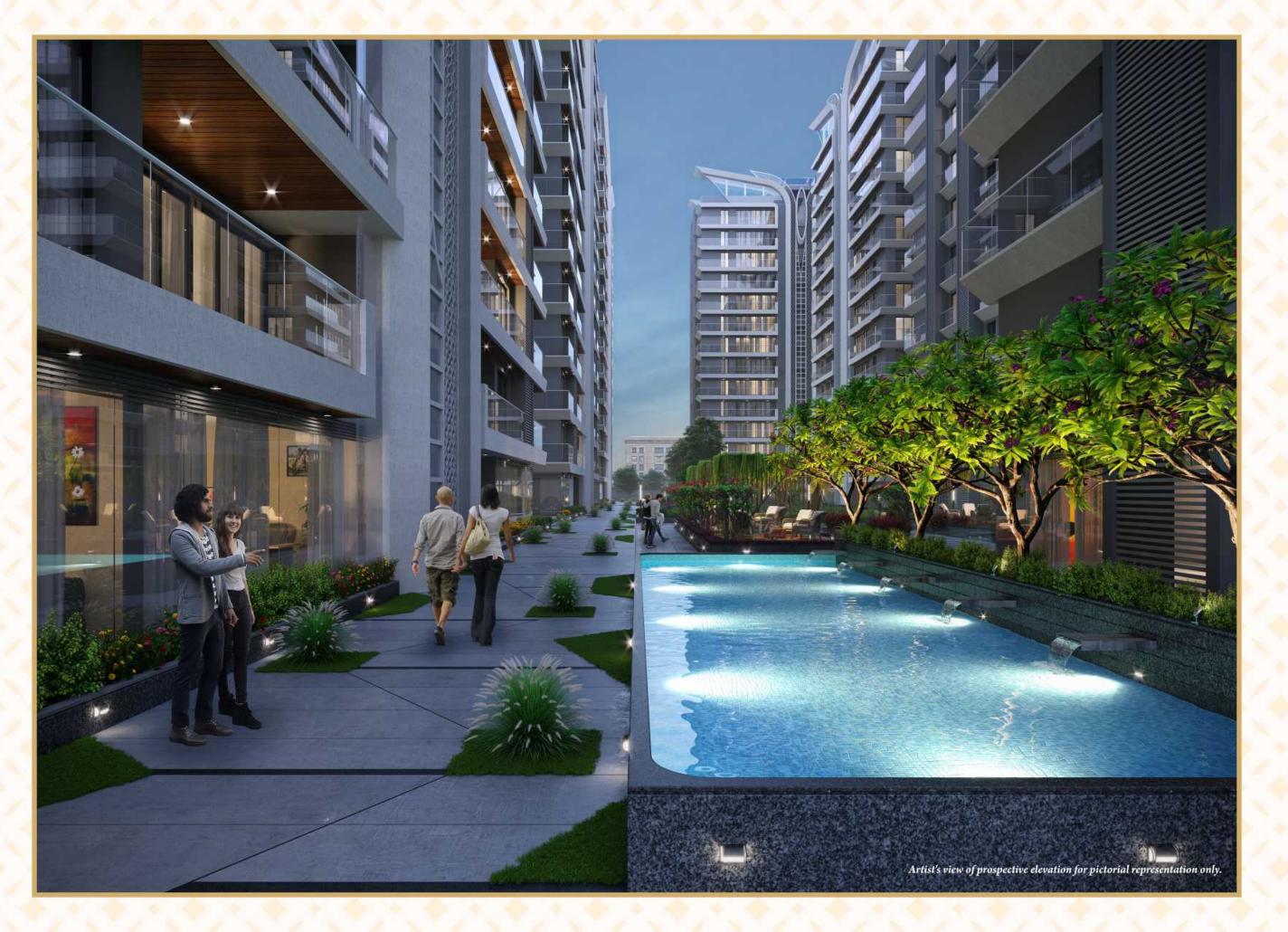




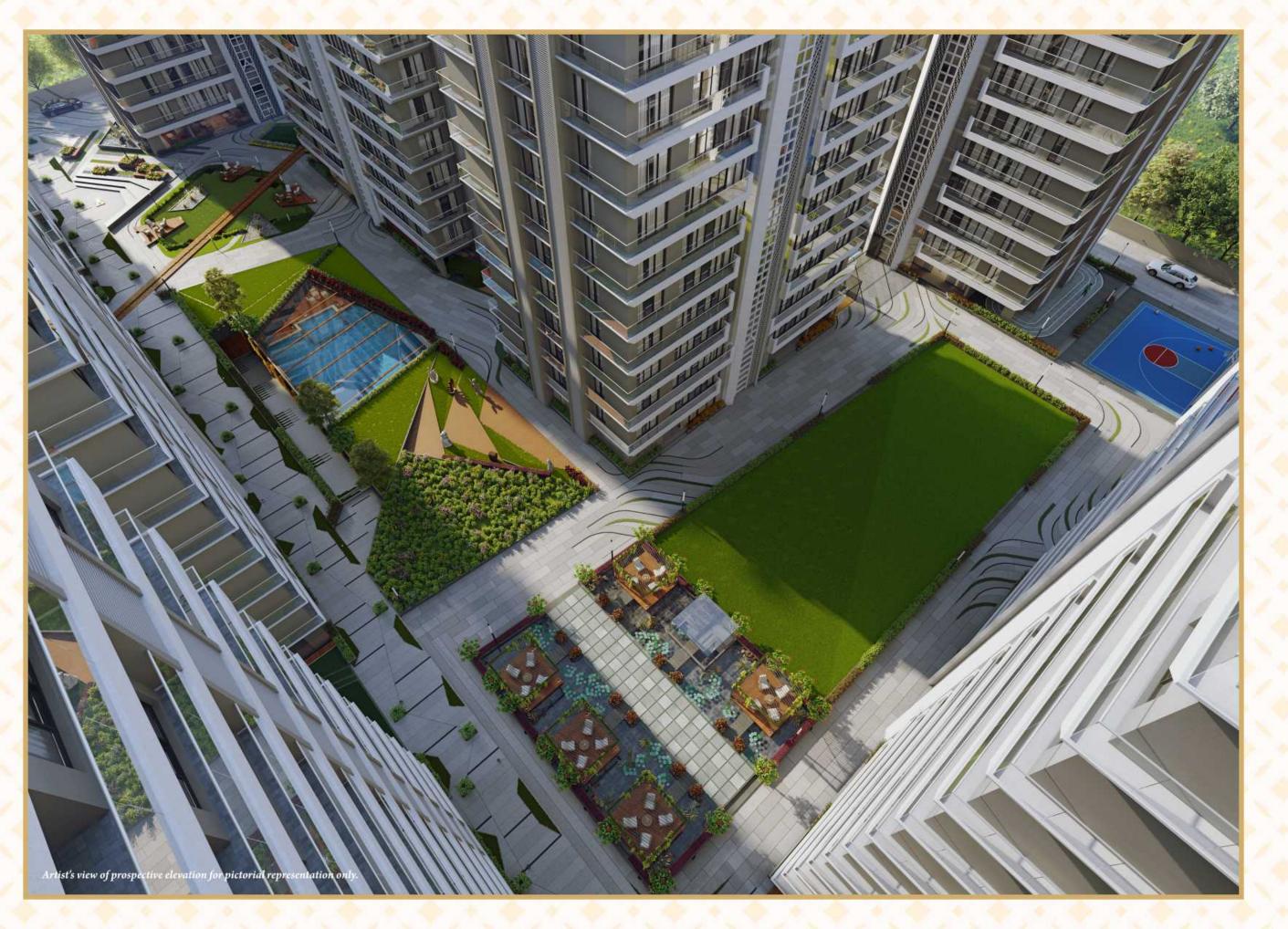




Meticulously designed Private Heaven. Blissfully Yours!







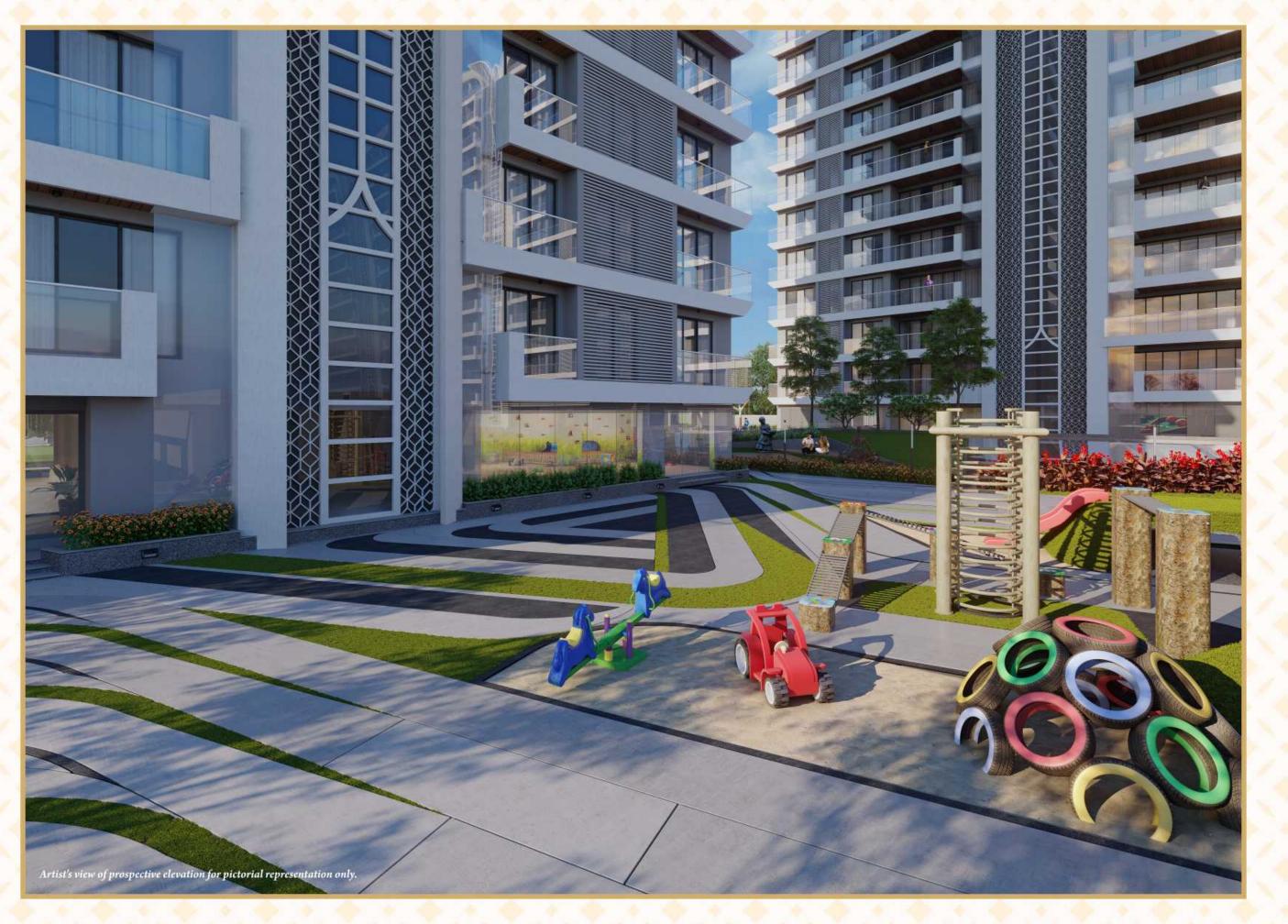


























# uxuriate in A Stunning Trove of Amenities

Greet yourself with a heart-warming environment. Serene garden, reflecting water body and inviting expanses of each structure bestows blissful elements of grand life. Splendid swimming pool and well-equipped gym facilities are at your service. Involve your neighbours in a high-spirited game of table tennis, volleyball or tennis. Enjoy your favourite movie at your disposal. Let your kids make the most of their time in their fun-filled place. Let your grandparents take a stroll in their designated area. Moreover don't miss your dazzling party venue to celebrate your memorable moments.

And there is always more to indulge in an awe-inspiring life.





Foyer Internal View
A magnificent impression.







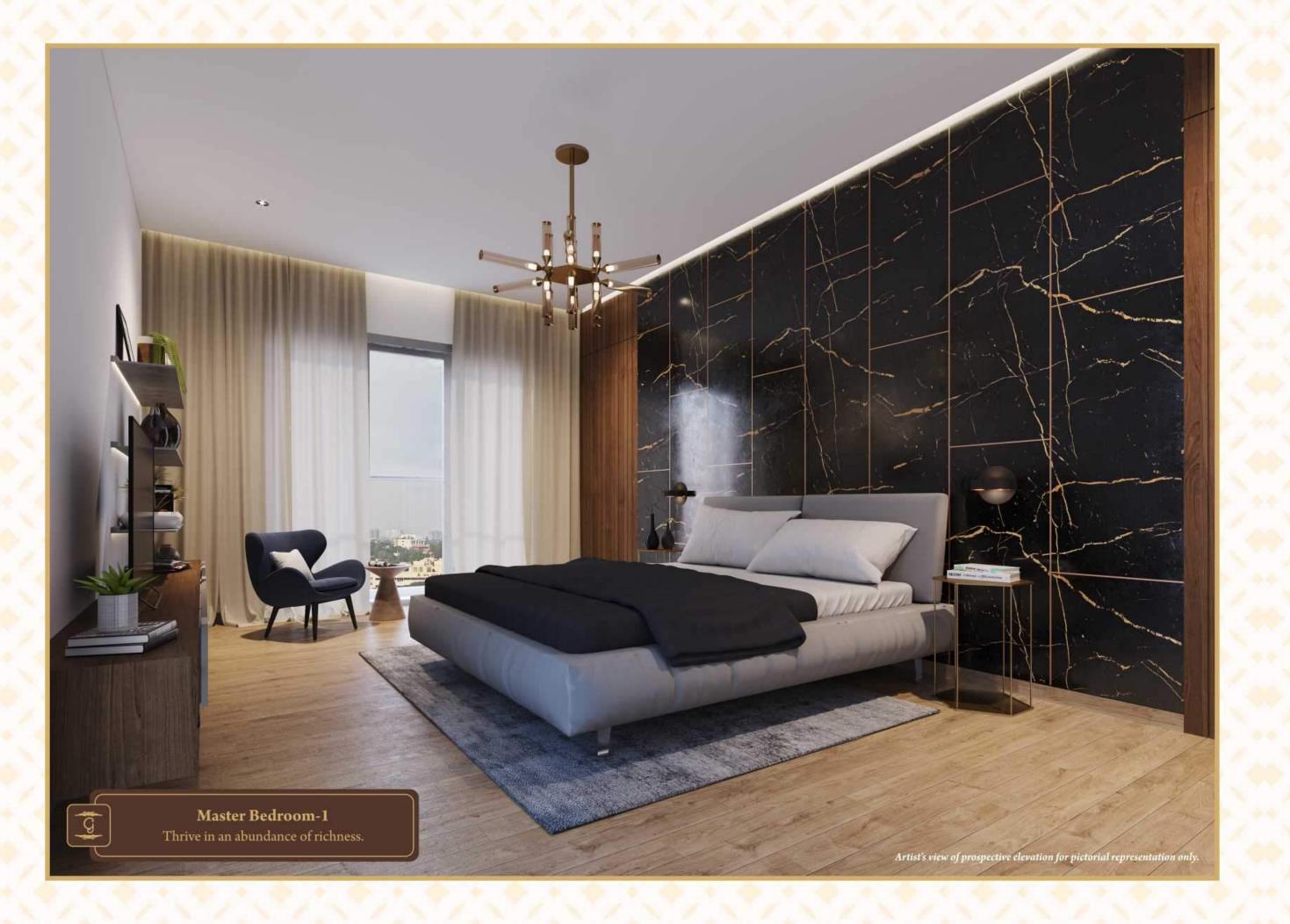


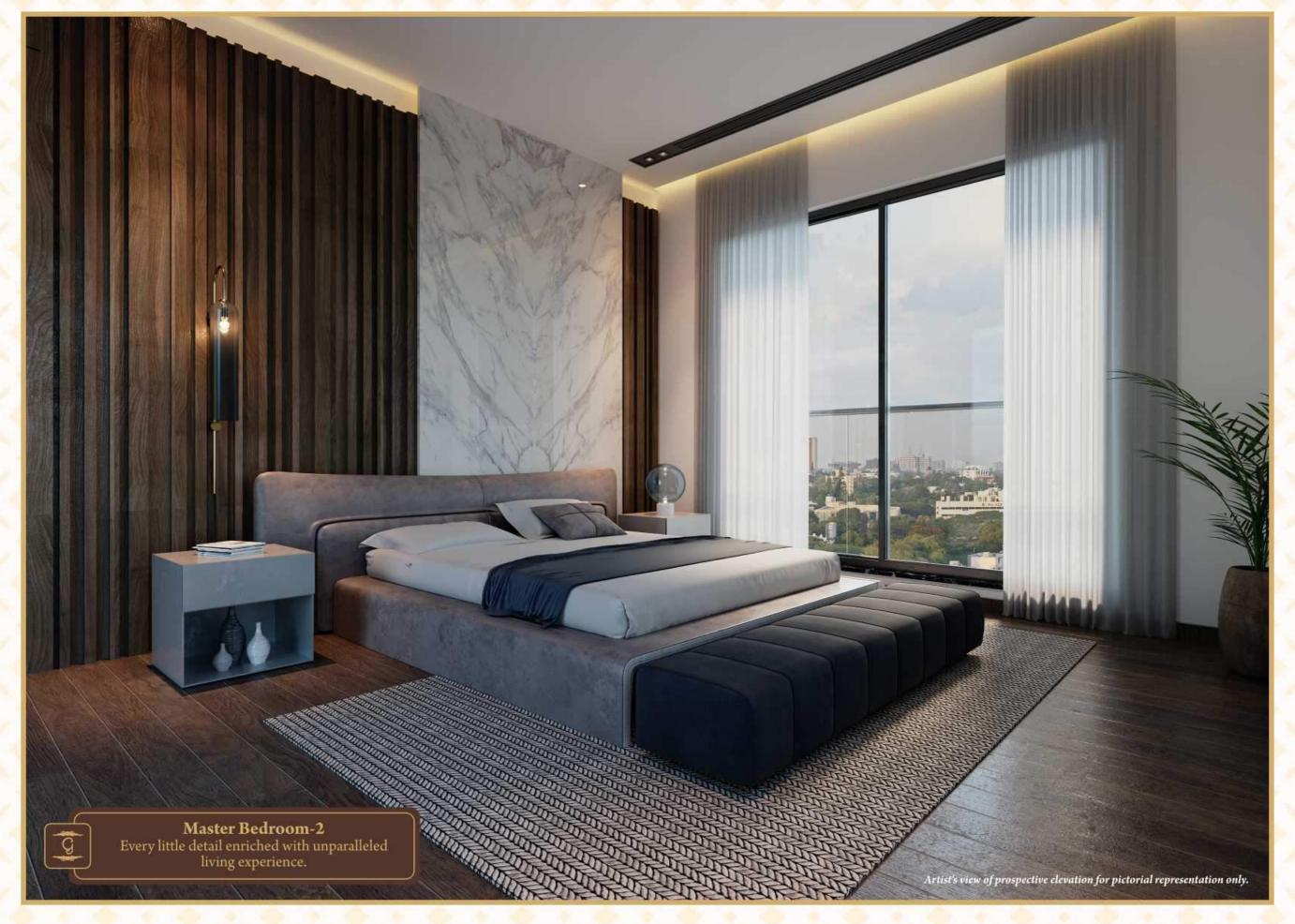












#### **AMENITIES**

- Air Conditioned Lavish Banquet Hall with Kitchen
- Air Conditioned Ultra-modern Fitness Center (Gym)
- Exclusively Designed Recliner Cinema for Great Viewing Experience
- Indoor Swimming Pool with Baby Pool
- Steam Room & Jacuzzi
- Exclusive Indoor Game Zone, Table Tennis, Pool Table, Carrom, Dart, Card, Chess etc.
- Vegetable & Grocery Store

- Yoga/Dance/Multi-activity Room
- Indoor Kid's Play Area
- Outdoor Kid's Play Area
- Child Day Care
- Salon
- Cafeteria
- Library
- Skating RingJogging Track

- Outdoor Amphitheater
  - Net Cricket Court
  - Multi-purpose Court
  - Single Basketball Court
  - Senior Citizen Area
  - Society Office
  - Pet Park
  - Party Lawn Area

### **CAMPUS INFRASTRUCTURE**

- Exclusive 2 Nos. of Main Entry/Exit Gate
- Security Cabin with Intercom Facility
- Map Guideline Board
- Designer Pole Lights
- 4 Nos. of Ramp for Entry & Exit

### FLOOR GUIDELINES

- 2 Level Basement Floor Parking + Ground Level Amenities + 13 Storey
- 9 Nos. of Towers (4BHK)
- Slab to Slab Height 10'-6" Ft.

#### **CAMPUS SPECIFICATIONS**

• Lift : 3 - Lift per each Building (Kone / Otis or Schneider equivalent / Glass Door Lift)

• Electrification : Modular Switches, Copper Wiring (L&T / Legrand or equivalent)

Water Supply
 Fire Fighting
 Underground - Overhead Water Tank & Borewell Facility
 Fire Fighting System in each Building and Basement Floor

Power Backup : Diesel Generator Power Backup Facility

Flats: 4BHK - 5 Amp, Single Phase per Flat

Common Area: Parking Light, Lift, Water Pump & Common Passage

: Centrally Plumbing Pattern for Water Supply in Toilet & Kitchen

Pressure Pump for Better Water Supply

Security : CCTV 24 x 7 Security System for Common Area
 Outer Finish : Exclusive Façade with Texture Finish with Colour

Parking : 3 Cars Parking Allocate for each Flat

### **FLATS SPECIFICATIONS**

Plumbing

Plumbing : Central Plumbing for ISI Brand UPVC/CPVC

Toilet : High Quality Sanitary Ware & C.P. Fittings (Vitra, Delta, Gessi or equivalent made)

Electrification : Concealed Fitting & Modules Switches (L&T / Legrand or equivalent made)
 Hardware : S.S. Hardware Fittings (Ozone / Dorma / Enox / Hafele or equivalent made)

• Sink : S.S. Sink (Franke/ Carysil or equivalent made)

• Water Heater : Gas Geyser (Benchmark / AO Smith or equivalent made)

RO System : Water Purify of Standard Brand



## FLAT INTERNAL FINISH SPECIFICATIONS

(	SR NO.	AREA DESCRIPTION	WALL FINISHES	FLOOR FINISH	DOOR SHUTTER	DOOR FRAME	WINDOW / VENTILATION SHUTTER FRAME	WINDOW/ VENTILATION FRAME	AIR CONDITIONER	LOCK FITTING
	1	LIVING ROOM	BIRLA PUTTY FINISH	ITALIAN MARBLE	VENEER FINISHED WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	COMPOSITE MARBLE	DAIKIN/ MITSHUBISHI OR EQUIVALENT	NUMERIC LOCK-WITH HANDLE
	2	DINING ROOM	BIRLA PUTTY FINISH	ITALIAN MARBLE						
	3	KITCHEN	BIRLA PUTTY FINISH	ITALIAN MARBLE			ALUMINIUM ANODIZED	COMPOSITE MARBLE		-
	4	MASTER BEDROOM - 1	BIRLA PUTTY FINISH	WOODEN FLOORING	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	COMPOSITE MARBLE	DAIKIN/ MITSHUBISHI OR EQUIVALENT	MOTORISE LOCK
	5	MASTER BEDROOM - 2	BIRLA PUTTY FINISH	MODERN TILES	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	COMPOSITE MARBLE	DAIKIN/ MITSHUBISHI OR EQUIVALENT	MOTORISE LOCK
	6	MASTER BEDROOM - 3	BIRLA PUTTY FINISH	MODERN TILES	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	COMPOSITE MARBLE	DAIKIN/ MITSHUBISHI OR EQUIVALENT	MOTORISE LOCK
	7	BEDROOM	BIRLA PUTTY FINISH	MODERN TILES	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	COMPOSITE MARBLE	DAIKIN/ MITSHUBISHI OR EQUIVALENT	MOTORISE LOCK
	8	MASTER BEDROOM - 1 TOILET	MODERN TILES	MODERN TILES	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	MODERN TILES		TUBULAR LOCK
	9	MASTER BEDROOM - 2 TOILET	MODERN TILES	MODERN TILES	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	MODERN TILES		TUBULAR LOCK
	10	MASTER BEDROOM - 3 TOILET	MODERN TILES	MODERN TILES	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	MODERN TILES		TUBULAR LOCK
	11	COMMON - TOILET	MODERN TILES	MODERN TILES	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	MODERN TILES	•	TUBULAR LOCK
	12	DECK	EXTERIOR GRADE BIRLA PUTTY FINISH	WOODEN TYPE VITRIFIED FLOORING	•			COMPOSITE MARBLE		•
	13	STORE	VITRIFIED TILES & GRANITE SHELVE	VITRIFIED TILES	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	·			TUBULAR LOCK
	14	WASH	GRANAMITE TILES	GRANITE	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD		-	·	TUBULAR LOCK
	15	SERVANT ROOM	BIRLA PUTTY FINISH	VITRIFIED TILES	LAMINATE FINISH WOODEN FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	GRANITE	•	TUBULAR LOCK
	16	SERVANT - TOILET	VITRIFIED TILES	ANTI - SKID TILES	LAMINATE FINISH WOODEN FLUSH DOOR	GRANITE	ALUMINIUM ANODIZED	VITRIFIED TILES		TUBULAR LOCK
	17	KITCHEN PLATFORM	MODERN TILES	GRANITE / COMPOSITE MARBLE TOP				•		



## STRATEGIC LOCATION

- 7.5 km form Surat Airport
- 5.5 km from V.R. Mall
- 4.5 km from Diamomd Bourse
- 9.9 km from Surat Railway Station

- 1.5 km from Petrol Pump (Anuvrat Dwar)
- 2.0 km from Veer Narmad South Gujarat University
- 6.0 km from Textile market
- 1.0 km from G.D. Goenka School

- 0.5 km from BRTS Bus Stop
- 1.5 km from Bhagwan Mahavir College
- 1.5 km from Shree Shyambaba Temple





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#### Site Address:

Rajhans Grandezza, Near Capital Green, Behind Mehendipur Balaji Temple, Vesu, Surat.

#### **Corporate Office Address**

Rajhans Brion, Nr. Airport, Beside TGB Hotel, Dumas Road, Surat.

#### Mumbai Office Address

A-204, Everest Grande, Mahakali Caves Road, Andheri - East, Mumbai-400093, Phone: 022 26879180



ARH Principal Architect
(ARH) Rushikesh H. (Andheri (E), Mumbai)



Authority Approval Consultant Rajmandir (Surat)

Interior Designer Architect SP Infinite Architect (Singapore)

Vastu Consultant

Gurudutt (Surat)



Structural Consultant Structural Consultant
Er. Jalil A. Sheikh (Surat)

MEP Consultant ARTECH (Ahmedabad)

**Facade Consultant** (FES, Mulund (W), Mumbai) Parking Consultant Parkway, (Mumbai)

Legal Advisor Consultant Manish Gandhi (Surat)

RERA No.: PR/GJ/SURAT/SURAT CITY/SUDA/RAA03580/041018

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## PLAN BOOK