

RAJHANS  
**CORAZO**  
THE HEART OF LUXURY

Everything your  
heart *desires.*



The Rajhans (Desai-Jain) Group is one of the leading conglomerates in India. Spearheaded and directed by the first generation entrepreneurs, the group has spread its wings in various industries such as Realty, Confectionery, Entertainment, E-commerce, Textile & Hospitality. With quality commitment followed by enormous success, the consortium is also 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 possesses to its credit a total built-up area of over millions of square feet backed up by distinguished team of engineers, designers, architects and renowned consultants who dexterously work down to the last detail.

Our aesthetically-pleasing as well as functionally-smart projects have not only been proved to be the most coveted landmarks but also touted as one of the most secure and sound investment options. We relentlessly aspire to create more beautiful and efficient spaces that can serve the needs of our esteemed customers and similarly offer them more sustainable scopes. 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.

Our true recognition exists in the satisfied customer base with many prestigious realty awards under our belt. Led by vision to enrich people's lives with happiness, we rightly deliver unequivocal excellence and innovative techniques in everything we do.

**We not only Build.  
We add Value.**



*Love  
is  
life*

*Love is a beautiful emotion. It's peace, harmony, ecstasy, euphoria; all at once. We seek it in everything - whether it's our family, our partner, our work or even our home. And once we are in love, life becomes more meaningful, fulfilling and utterly beautiful.*





A  
*Home*  
to fall in  
*love* with.

*3 & 4BHK plush homes in the heart of Surat for a modern lifestyle steeped in comfort, luxury and pure love.*

*With an international architecture, latest amenities, best-in-class facilities and all the comforts you'll ever need, these homes fill your life with limitless love.*





Representation only. Actual characteristics may differ as per site condition.

*Luxury*  
to fall in *Love* with.



Own a picture-perfect

*Life*

that is a dream  
for many.



Creative representation only. Actual characteristics may differ as per site condition.





Find more of *Love*  
everywhere!

*Immerse yourself in every kind of luxury yet find more of it. That we call it more of love at Corazo. All you need to do is open up to the world of iconic living, and be a part of something endless.*







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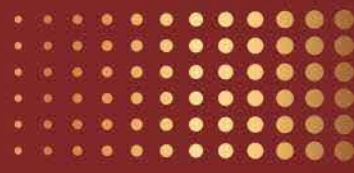
Embrace  
*Love*  
in the air.

*An air of happiness, opulence and love amalgamate to add value to finest living experiences. Be loved by life's most adorable personas that rightly revolve around you and your loved ones!*



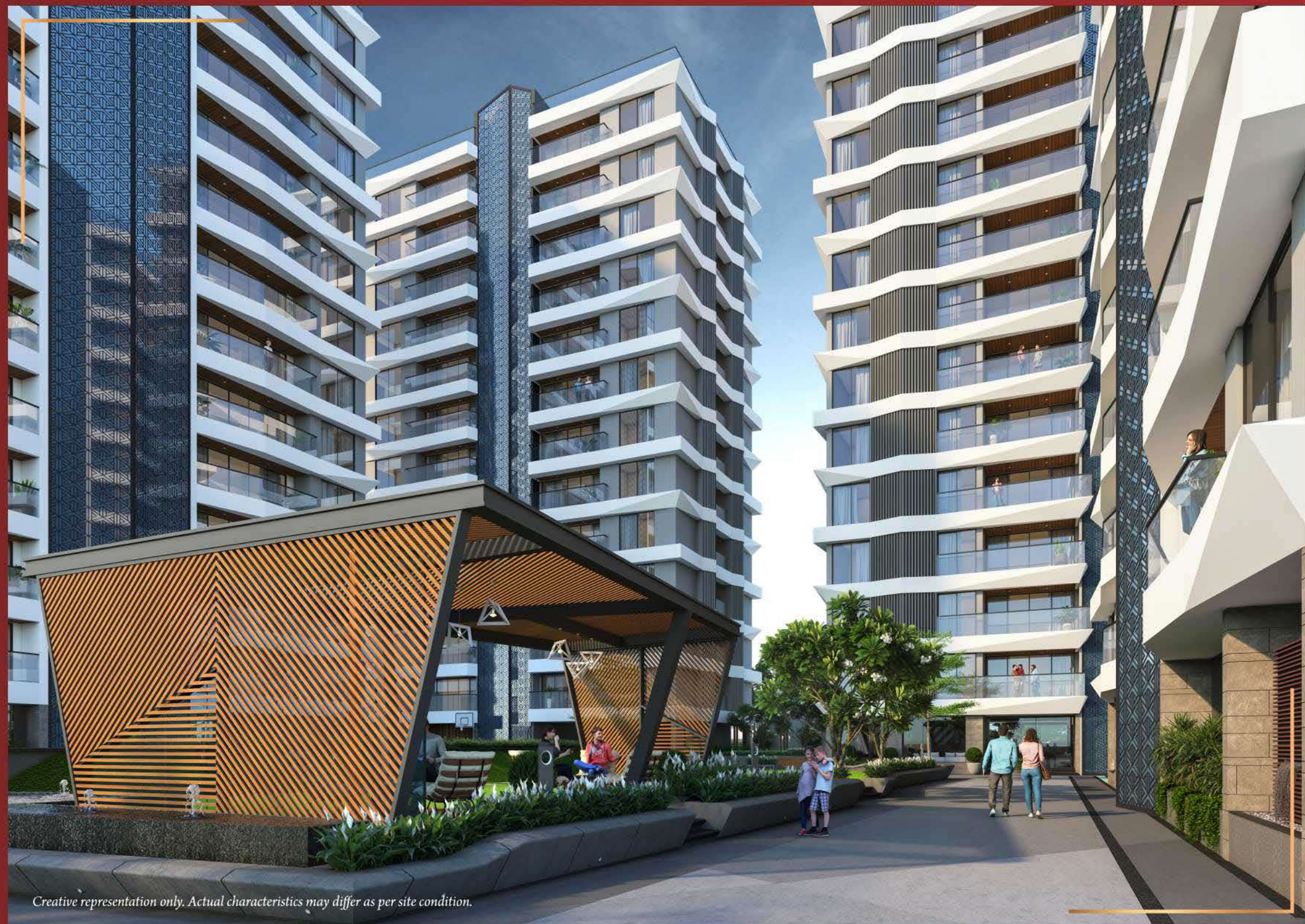
*Creative representation only. Actual characteristics may differ as per site condition.*





A confluence of  
mesmerizing  
*Lifestyle.*





*Creative representation only. Actual characteristics may differ as per site condition.*

Let up on routine life with  
tranquil time at *Gazelia.*



*Creative representation only. Actual characteristics may differ as per site condition.*





*Creative representation only. Actual characteristics may differ as per site condition.*



Multi *Sports*  
Zone  
A variety of games at your disposal.



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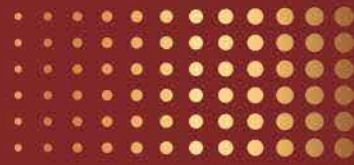


*Creative representation only. Actual characteristics may differ as per site condition.*

Take a revivifying  
frolic in  
*Forest.*







Full of *Life.*



Vibrant *Kids*  
play area.







The *Heart*  
of every home.





Revel in the joy of  
recreational  
*Amenities.*

Creative representation only. Actual characteristics may differ as per site condition.





# Banquet

The best of indulgences  
in a trove of love.



Creative representation only. Actual characteristics may differ as per site condition.





Rejuvenating  
*Swimming*  
*Pool*  
Take a splash  
for all the good.

Creative representation only. Actual characteristics may differ as per site condition.





*Creative representation only. Actual characteristics may differ as per site condition.*

# Gym

Fitness needs no excuse.  
Hit the gym, every day.

# Yoga

Unwind the ultimate power  
within you.



*Creative representation only. Actual characteristics may differ as per site condition.*





Indoor *Game* Zone  
Leisure comes loaded with lots of fun.

Kids *Play* area  
More to kids for their unbound joy.



Creative representation only. Actual characteristics may differ as per site condition.





Creative representation only. Actual characteristics may differ as per site condition.

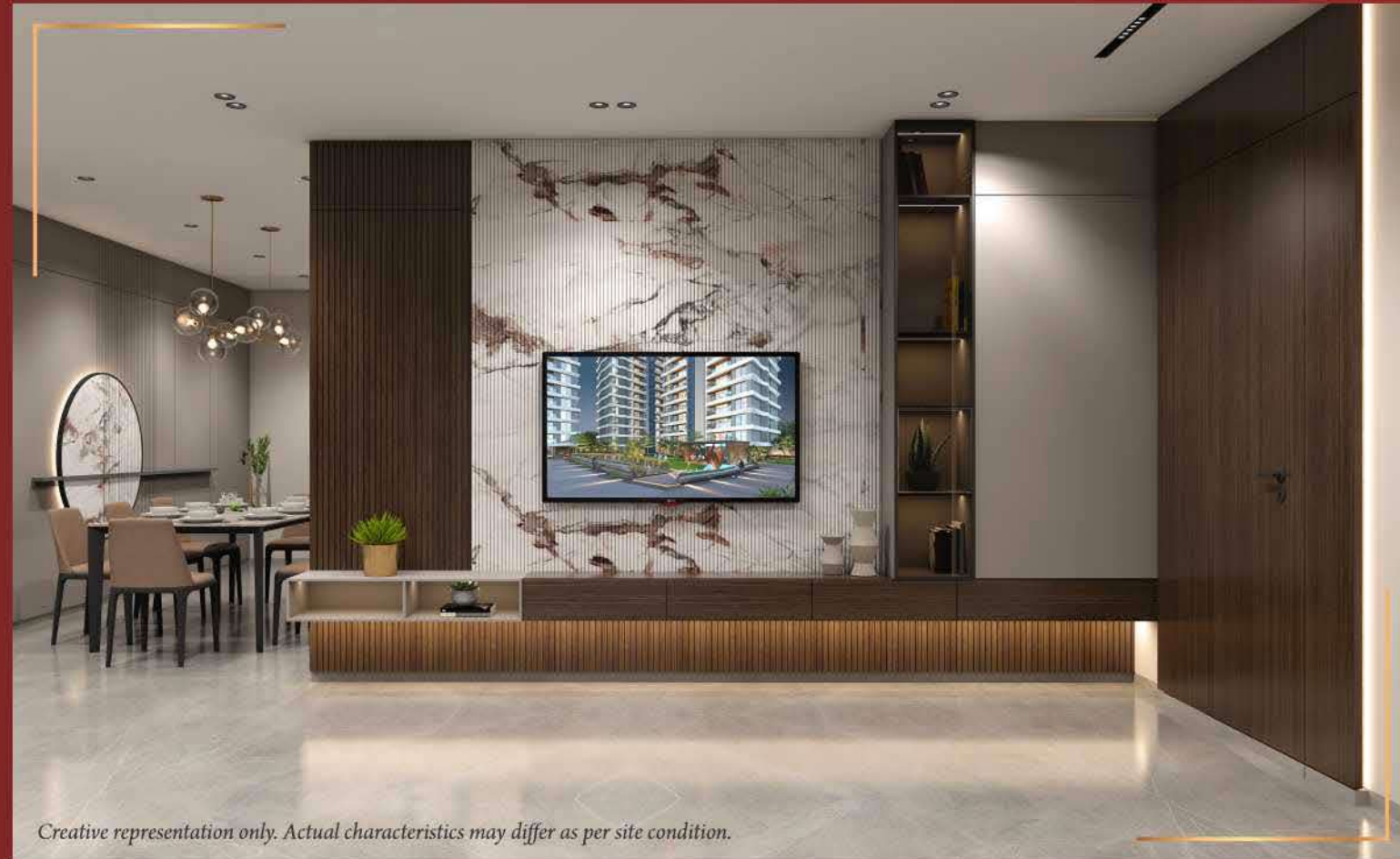
# *Foyer*

Fascinating foyer  
which makes a statement.



# Living room

Lavish it is like you've dreamed about.



*Creative representation only. Actual characteristics may differ as per site condition.*



*Creative representation only. Actual characteristics may differ as per site condition.*





# *Kitchen*

The all new kitchen with modish verve.

# *Dining*

Delightfully à la mode.  
Every day.



Creative representation only. Actual characteristics may differ as per site condition.





Master  
*Bedroom* Embedded beyond  
ordinary.



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	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM WINDOW	COMPOSITE MARBLE	DAIKIN / MITSUBISHI / TOSHIBA OR EQUIVALENT LEADING BRAND	MORTISE LOCK
2	DINING ROOM	BIRLA PUTTY FINISH	ITALIAN MARBLE						
3	KITCHEN	BIRLA PUTTY FINISH	ITALIAN MARBLE			ALUMINIUM WINDOW	COMPOSITE MARBLE		
4	MASTER BEDROOM - 1	BIRLA PUTTY FINISH	WOODEN FLOORING	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM WINDOW	COMPOSITE MARBLE	DAIKIN / MITSUBISHI / TOSHIBA OR EQUIVALENT LEADING BRAND	MORTISE LOCK
5	MASTER BEDROOM - 2	BIRLA PUTTY FINISH	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM WINDOW	COMPOSITE MARBLE	DAIKIN / MITSUBISHI / TOSHIBA OR EQUIVALENT LEADING BRAND	MORTISE LOCK
6	MASTER BEDROOM - 3	BIRLA PUTTY FINISH	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM WINDOW	COMPOSITE MARBLE	DAIKIN / MITSUBISHI / TOSHIBA OR EQUIVALENT LEADING BRAND	MORTISE LOCK
7	BEDROOM - 4	BIRLA PUTTY FINISH	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM WINDOW	COMPOSITE MARBLE	DAIKIN / MITSUBISHI / TOSHIBA OR EQUIVALENT LEADING BRAND	MORTISE LOCK
8	MASTER BEDROOM - 1 TOILET	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	GRANITE / COMPOSITE	ALUMINIUM WINDOW	DESIGNER TILES		TUBULAR LOCK
9	MASTER BEDROOM - 2 TOILET	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	GRANITE / COMPOSITE	ALUMINIUM WINDOW	DESIGNER TILES		TUBULAR LOCK
10	MASTER BEDROOM - 3 TOILET	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	GRANITE / COMPOSITE	ALUMINIUM WINDOW	DESIGNER TILES		TUBULAR LOCK
11	COMMON - TOILET	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	GRANITE / COMPOSITE	ALUMINIUM WINDOW	DESIGNER TILES		TUBULAR LOCK
12	DECK	EXTERIOR GRADE BIRLA PUTTY FINISH	WOODEN TYPE VITRIFIED FLOORING						
13	STORE	VITRIFIED TILES & GRANITE SHELVE	VITRIFIED TILES	LAMINATE FINISH FLUSH DOOR	GRANITE / COMPOSITE				TUBULAR LOCK
14	WASH	GRANAMITE TILES	GRANITE	LAMINATE FINISH FLUSH DOOR	GRANITE / COMPOSITE				TUBULAR LOCK
15	KITCHEN PLATFORM	DESIGNER TILES	QUARTZ MARBLE TOP						

## FLAT INTERNAL FINISH SPECIFICATION



## Landscape & Amenities

- Each building entrance foyer with waiting lounge
- Club amenities entrance lobby with step
- Toddler indoor & outdoor play zone
- Kids indoor & outdoor play zone
- Library
- Multi-sport court
- Waterbody with gazebo seat-out deck
- Senior citizen area
- Jogging track
- Central lawn area
- Forest zone / picnic area
- Society office

## Campus Infrastructure

- Exclusive entry/exit gate
- Boom barrier at main gate
- Security cabin with intercom facility
- Designer pole lights
- Seperate ramp for entry & exit

## Club Facilities

- Banquet hall
- Gymnasium with changing room & washroom
- Indoor swimming pool
- Kids pool
- Poolside seat-out deck with changing room & washroom
- Spa waiting lounge
- Steam room
- Jacuzzi area
- Massage room
- Spa locker space, changing & washroom
- Yoga & aerobics room
- Multi-activity / Dance room
- Adult indoor game zone (table tennis, pool table, carrom, card, chess)
- Discotheque

## Floor Guidelines

- 3 & 4 BHK flats
- Basement parking floor + Ground floor + 12 storey
- 6 nos. of Towers
- 2 nos. of flat each floor
- Slab to slab height - 10'-6" ft.

## Campus Specifications

- Lift : 2 glass door lifts per each building (Kone / Toshiba / Thyssen or equivalent)
- Electrification : Modular switches, copper wiring (L&T / Legrand or equivalent)
- Water supply : Underground & overhead water tank & bore-well facility
- Fire fighting : Fire fighting system at each building and basement floor
- Power backup : Diesel generator power backup facility  
Flats: 4 BHK - 5 amp, single phase per flat  
Flats: 3 BHK - 3 amp, single phase per flat  
Public area: parking light, lift, water pump & common passage
- Plumbing : Central plumbing system for water supply in toilet & kitchen with wash  
Pressure pump for better water supply
- Security : CCTV 24 x 7 security system for public area
- Outer finish : Unique glass façade with texture finish
- Parking : Flats: 4 BHK - 3 cars parking allotted for each flat  
Flats: 3 BHK - 2 cars parking allotted for each flat

## Flats Specifications

- Plumbing : Central plumbing of ISI brand UPVC/CPVC
- Toilet : Leading brand sanitary ware & C.P. Fittings (Delta, Jaquar & Kohler or equivalent )
- Electrification : Concealed fitting & modules switches (L&T / Legrand or equivalent)
- Hardware : S.S. Hardware fittings (Ozone / Hafele or equivalent)
- Sink : Standard grade S.S. Sink (Franke/ Carysil or equivalent)



# Key Plan



- 6 km from Surat Airport
- 0.5 km from Outer Ring Road
- 3 km Metro Route
- 3.5 km from Diamond Bourse
- 4.5 km from VR Mall
- 12 km from Surat Railway Station
- 4.5 km from Citylight Area (Anuvrat Dwar)
- 4.5 km from Veer Narmad South Gujarat University
- 10 km from Textile Market
- 4.0 km from G.D. Goenka School
- 1.5 km from BRTS Bus Stop
- 3.0 km from Bhagwan Mahavir College
- 1 km from Agarwal School
- 3.5 km from Shree Shyambaba Temple



SCAN QR CODE FOR LOCATION MAP



Email: [info@rajhansrealty.co.in](mailto:info@rajhansrealty.co.in) | Website: [www.rajhansrealty.co.in](http://www.rajhansrealty.co.in)

### Site Address

Rajhans Corazo, Behind Celebrity Greens, Vesu-Abhava, Surat, Gujarat - 395007.

### Corporate Office Address

Rajhans Empire, Beside Le Méridien Hotel, Near Airport, Dumas Road, Surat, Gujarat - 395007, Phone: 0261-2961100, 2961101

### Mumbai Office Address

A-204, Everest Grande, Mahakali Caves Road, Andheri - East, Mumbai-400093, Phone: 022-32259605, 32259606



### Principal Architect

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



### Authority Approval Consultant

Rajmandir (Surat)



### Interior Designer

Ar. Abhishek Bhansali (Surat)

### Landscape Designer

Jayesh Dhande (Ahmedabad)



### Structural Consultant

Er. Jalil A. Sheikh (Surat)

### MEPF Consultant

Malwawala Engineering Services Pvt.Ltd. (Thane (W), Mumbai)

### Facade Consultant

(FES, Mulund (W), Mumbai)

### Vastu Consultant

R. Gurudutt Shenoy (Surat)

### Legal Advisor Consultant

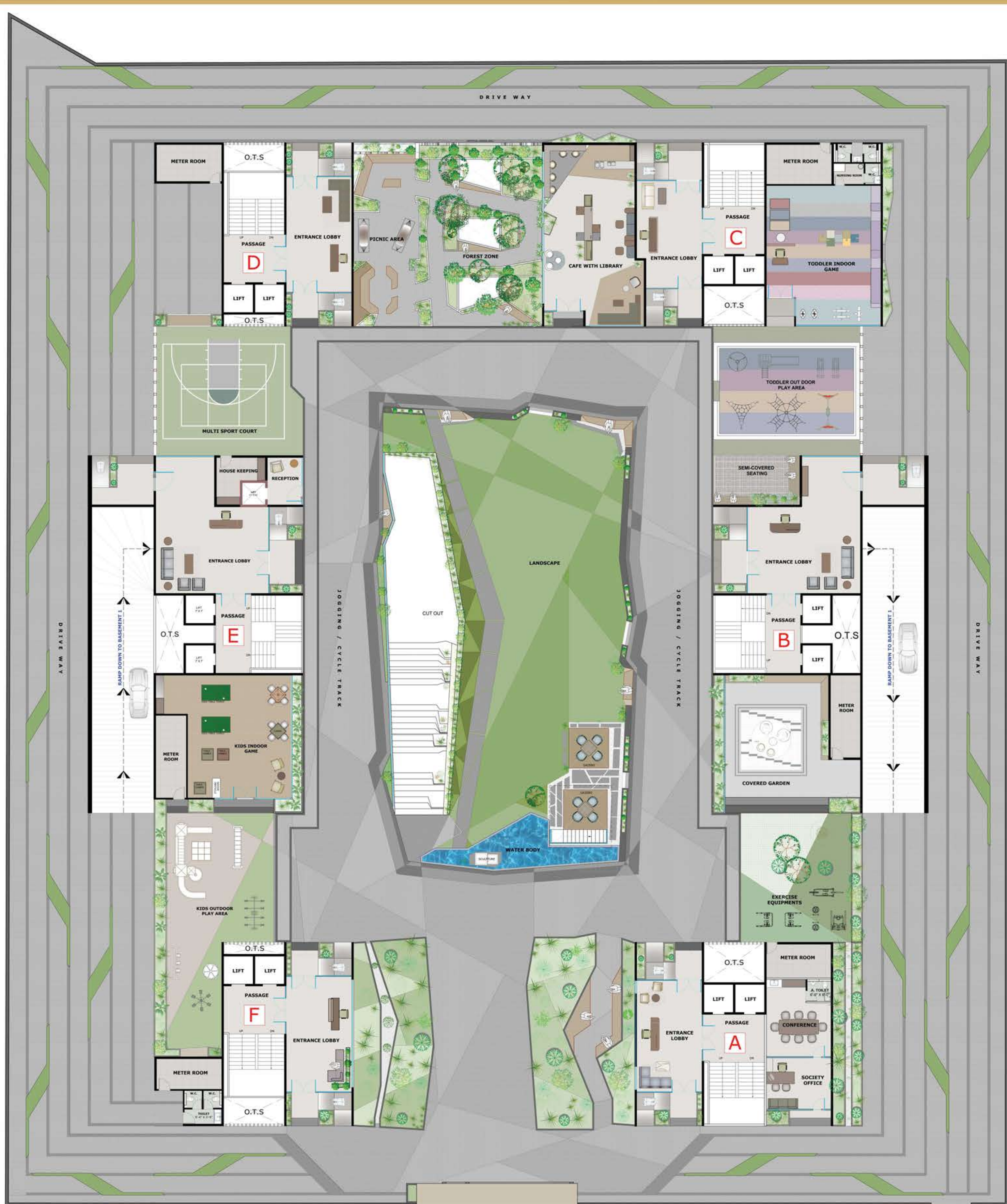
Manish Gandhi (Surat)

RERA No.:

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# GROUND LAYOUT PLAN

MAIN GATE FOR ENTRY / EXIT

18.00 MT. TP ROAD

18.00 MT. TP ROAD

SMC PLAY GROUND  
335' x 135'





# TYPICAL LAYOUT PLAN

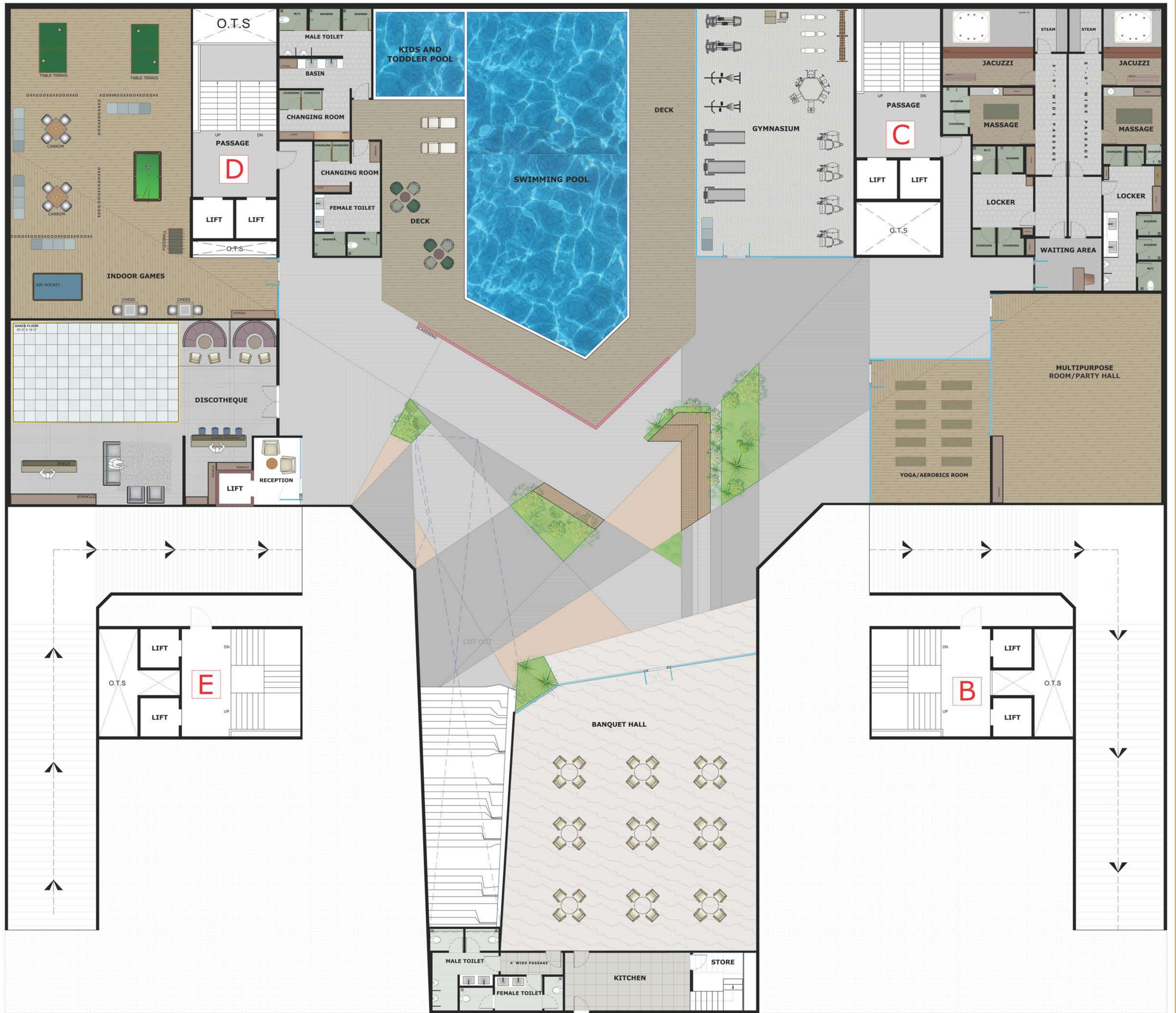
MAIN GATE FOR ENTRY / EXIT

18.00 MT. TP ROAD

18.00 MT. TP ROAD

SMC PLAY GROUND  
335' x 135'





# CLUB HOUSE LAYOUT PLAN





# A & C TOWER FLOOR PLAN





# B & E TOWER FLOOR PLAN







## D & F TOWER FLOOR PLAN