



RAJHANS™
DESAI-JAIN GROUP
WINGS OF HAPPINESS

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Corporate Office Address


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Mumbai Office Address

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ISO 9001 : 2008 QMS & ISO 14001 : 2004 EMS & OHSAS 18001 : 2007 Certified Company

NOTE: All specifications, drawings, amenities, facilities, parameters, etc., shown in this brochure are subject to change as per the approval from the respective authorities. The final discretion remains with the developers.

 **RAJHANS**
ZION

LIVE YOUR DESIRE



THIS PROJECT IS FUNDED BY

TATA CAPITAL
HOUSING FINANCE LIMITED

Home loans are subject to your creditworthiness. TATA Capital Housing Finance Limited and its branches are not licensed to provide financial services in all states. Terms and conditions apply.



Let there be
wings
to every living space

Home. The domain of Happiness. One cannot measure it in square feet. Because when happiness ushers into your home, you can hear the ring in your heart. Its warmth spreads beyond four walls inviting everyone to revel in its splendour.

At Rajhans Realty, we understand the pride that one feels in owning a home. We go that extra mile to ensure that every edifice we build not only exceeds your desires but deliver on the values, quality, space, comfort and lifestyle. From independent bungalows to luxury towers, top-notch offices to high-street retail addresses, every creation is a testimony to our core philosophy- to be the wings to realise people's dreams. Wings that welcome happiness in every living space.

- Over 60 lakh sq. ft. developed across various cities in Gujarat.
- Expansion plans include residential and commercial projects in Chandigarh, Mumbai and Kolkata.





The
desire
to live beyond ordinary.

Life in its truest sense finds its meaning when lived beyond the ordinary. At Rajhans (Desai-Jain) Group, we understand this human desire. Our earnest attempt to help you realize it manifests in the form of Rajhans Zion - A superior abode where life is lived at its premium best. It's where you discover homes that span beyond BHKs. An address where your desire to live beyond ordinary is not just a dream, but a way of life.

 **RAJHANS
ZION**
Live Your Desire

RAJHANS ZION

Live Your Desire

- A luxury community conceived over an area of 3 Lakh Sq. ft.
- Three Towers of 11 storey each
- Only 2 flats per floor
- 22 flats in each tower
- Located at Surat's most exclusive residential address - Canal Road





The
desire
to live beyond
just another address



One-of-its-kind
location
 with easy accessibility

Nothing compliments a higher order life than a higher order address. Rajhans Zion located in the crème de la crème residential address of Canal Road, Surat, redefines living in its truest sense. With prominent schools, university, airport, malls and social hubs in near vicinity, life is almost centered around you.

- Located on Canal Road, Surat's crème de la crème location
- Well renowned G.D. Goenka International School within a walking distance
- Easy accessibility to Veer Narmad South Gujarat University on Udhana Magdalla Road
- Dumas - Magdalla Road, the connecting route to Airport is near to the site
- Public areas and shopping complex can be easily accessible from Vesu Canal Road
- Prominent location of the Zion enables visibility from the main road
- Multiplex, Restaurants, Clubs and Shopping Complex can be easily accessible from Vesu Canal Road



The
desire
to live beyond BHKs



RAJHANS
DESAI - JAIN GROUP
ZION
Tower - A

A one-of-a-kind
grandeur
that sets you apart.

- 101. Mr. Anil Desai
- 102. Mr. Anil Desai
- 103. Mr. Anil Desai
- 104. Mr. Anil Desai
- 105. Mr. Anil Desai
- 106. Mr. Anil Desai
- 107. Mr. Anil Desai
- 108. Mr. Anil Desai
- 109. Mr. Anil Desai
- 110. Mr. Anil Desai
- 111. Mr. Anil Desai
- 112. Mr. Anil Desai
- 113. Mr. Anil Desai
- 114. Mr. Anil Desai
- 115. Mr. Anil Desai
- 116. Mr. Anil Desai
- 117. Mr. Anil Desai
- 118. Mr. Anil Desai
- 119. Mr. Anil Desai
- 120. Mr. Anil Desai



Experience Villa
lifestyle
in flats

Premium living is no more a privilege restricted to the independent bungalows. AT Rajhans Zion, we bring the concept of 'Bungalow lifestyle' to your flat. Vast spaces, fine luxury, unparalleled lifestyle amenities and uncompromising security all come to your service. A jewel of a lifestyle awaits you in the city of diamonds. Arrive.

- Premium 4 BHK Flats with an area of 4750 sq. ft.
- King Size Living rooms
- Spacious and well appointed bedrooms

Exclusive homes
crafted
in detail

It is often said that the masterpieces are always steeped in details. Your address at Rajhans Zion is no exception. Here, every aspect and every minute detail has been well thought of, to provide you the much desired luxurious life.

- Italian marble flooring in Living Room, Dining and Kitchen
- Wooden flooring in Master Bedroom
- 1 m x 1 m / 800mm x 800mm vitrified tile flooring in all other Bedrooms
- Anti skid ceramic tiles in balcony
- Decorative main door with teak wood frame
- Internal doors with marble frame
- Flush door with laminated / veneer finish







An
aura
that casts its spell on others

- Quartz / Pearl Base Granite kitchen platform with Stainless Steel Sink
- Toilets with designer tiles & premium sanitary ware & CP fittings
- Anodize French Window with reflective glass and Granite Sill
- SS Glass railing in Balconies

The
desire
to live beyond dreams







An ethereal world

Every individual desires to live in a larger than life space. At Rajhans Zion, your desire is a demand. From living space to recreational space, parking space to rejuvenation space, children's space to health space, we ensure that no space is beyond your reach. With space for yourself and room for the family, life at Zion is a fulfilling experience.

- Landscaped garden with Jogging Track
- Dedicated Children's Play Area
- Separate Driver's Room
- Banquet Hall for celebrations
- Specially built Parlour Room
- Covered parking space with dedicated car wash area



Well Equipped
Fitness Centre



Exclusive Jogging Track



Badminton Court



Library



Jacuzzi



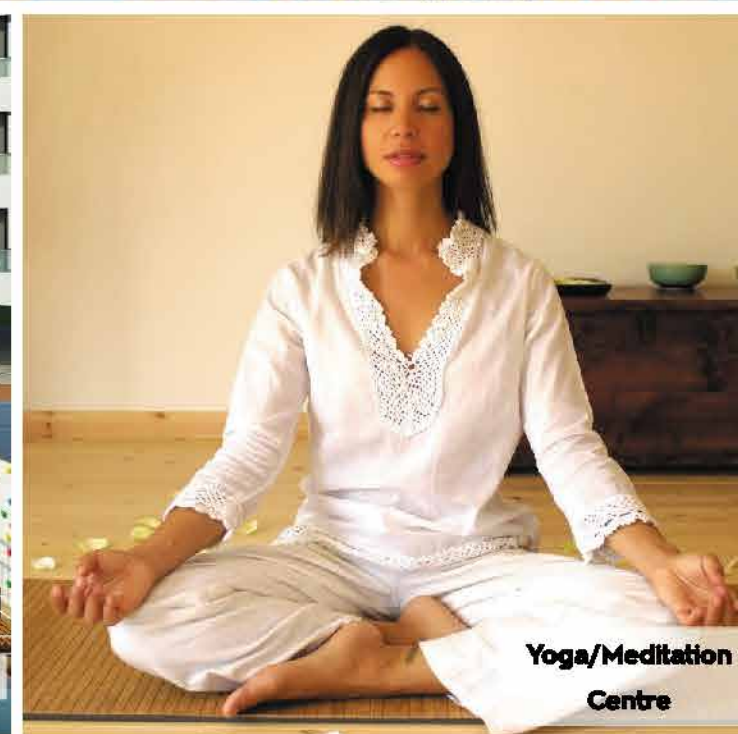
Swimming Pool with Kids Pool



Kids Play Area



Artistic Impression



Yoga/Meditation
Centre



Parlour Room



Amenities



Beautifully Designed Landscaped Garden



Table Tennis Room



Exclusive Pool Table



Ample Parking Space



Finest
luxuries
at your beck and call

A life so distinguished deserves its share of luxuries. At Rajhans Zion, you find it in plenty. Everything you desire is fulfilled at an address that is no less than a marquee of royal lifestyle. Welcome to a world of one-of-a-kind luxuries.

- Landscape Garden, Swimming Pool & Kids Pool
- Holistic Health & Fitness with modern Gym, Steam & Jacuzzi
- Yoga & Meditation Centre
- Badminton Court, Volley Ball & Basketball
- Table Tennis, Billiards, Carrom
- Well-equipped Library
- Kids Play Area
- Banquet Hall with Kitchen and Wash Room facility
- Music Facility and Public Address System

The
desire
to live beyond expectations





Unparalleled
security
at your doorstep.

Life can be good only when the mind is at peace. Thankfully, residents at Rajhans Zion can bask in the assurance of a round the clock, non-intrusive security system to provide complete peace of mind. Live with a free mind while we look after the security of you and your loved ones.

- Video Door Phone along with intercom facilities
- Main door electronic lock
- CCTV Camera Surveillance
- Fire Safety Systems with smoke sensors and sprinklers
- 24/7 Manned Security
- Dedicated Children's pick up point to ensure safety



Homes that embrace
health and
hygiene

As lifestyle, so hygiene. Nothing goes unnoticed and nothing is uncompromised. At Rajhans Zion, we see to it that your every desire is fulfilled to the minute extent. Hygiene in today's world is gaining a rapid importance. Which is why, we make sure that your life gets the utmost care it needs. A one-of-a-kind hygienic life awaits you. Live it.

- Water softening plant to supply treated water to each flat
- Pressurized Water Supply
- Garbage chutes on every floor
- STP facility for reuse of sewage water for Flushing and Gardening



The desire

to explore beyond the ordinary

Always, there lives a master behind every masterpiece, who constantly strives day in and day out to shape our desired world. It's with their sheer commitment and passion, that they see various possibilities taking shape in the form of magnanimous high-rises and unparalleled lifestyle. They are the one behind the scenes and the one to go beyond our imaginations. They are the one to walk that extra mile and bring out that extra ordinary in us. Presenting the people who enabled us to live our desire.

DEVELOPERS:



RAJHANS™
DESAI-JAIN GROUP
WINGS OF HAPPINESS

RAJHANS INFRACON (INDIA) PVT. LTD.

PRINCIPLE ARCHITECT
ARCHITECT RUSHIKESH. H. (ANDHERI (E), MUMBAI)

ARCHITECT
AAYOJAN (HARESHBHAI MAHADEVWALA)

STRUCTURAL DESIGNER
JALIL SHEIKH (ATHWAGATE, SURAT)

LEGAL CONSULTANT
MANISH GANDHI (NANPURA, SURAT)

VASTU CONSULTANT
SUNIL DHABUWALA (ATHWAGATE, SURAT)

LANDSCAPE DESIGNER
YOGESH PATEL (ATHWALINES, SURAT)



Zion at a Glance

The Highlights

- 3 Towers with 22 flats in each tower
- 11 storey buildings
- 2 flats per floor
- 4 BHK flats
- 4750 sq. ft. flats
- Multi-layer parking

Location Features

- Located on Canal Road, Surat's crème de la crème location
- Well renowned G.D. Goenka International School within a walking distance
- Easy accessibility to Veer Narmad South Gujarat University (VNSGU) on Udhand Magdalla Road
- Dumas - Magdalla Road, the connecting route to Airport is near to the site
- Public areas and shopping complex can be easily accessible from Vesu Canal Road
- Prominent location of the Zion enables visibility from the main road.
- Multiplex, Restaurants, Clubs and Shopping Complex can be easily accessible from Vesu Canal Road

Internal features

- Italian marble flooring in Living Room, Dining and Kitchen
- 1 m x 1 m / 800 mm x 800 mm vitrified tile flooring in all Bedrooms
- Wooden Flooring in Master Bedroom
- Anti skid ceramic tiles in balcony
- Decorative main door along with teakwood frame, internal door will have Marble frame and flush door with laminated / veneer finish

- Quartz / Pearl Base Granite kitchen platform with SS sink and dado up to lintel level
- Toilets with designer tiles & good quality Sanitaryware & CP fitting
- Anodize French Window with reflective glass and Granite Sill
- SS Glass railing in Balcony
- VRV Type A.C / Split A.C
- Wi-Fi Connectivity
- Gas Connection
- Central Gas Geyser

Lifestyle Features

- Swimming Pool with Kids Pool
- Gym with Modern Equipment and Steam / Jacuzzi
- Jogging Track
- Yoga / Meditation center
- Kids Play Area.
- Indoor games (TT | Badminton squash | Billiards | Chess | Carom)
- Badminton Court, Volleyball & Basketball
- Library
- Banquet Hall with Kitchen and Washroom
- Well Developed Landscape with Lawn, Lily Pool, Fountain and Sculpture
- Parlour Room

Tower Features

- Earth quake resistant RCC frame structure
- Power Back-Up Facility

- Water Softening Plant to supply treated water to each flat
- Pressurized Water Supply (Pneumatic Pressurized)
- STP Facility and reuse it for flushing and gardening
- Garbage chute
- DTH / IP TV connection
- Granite Staircase Steps
- Branded Automatic Lift
- Ample Parking Facility
- External Texture Finish
- Anti Termite Treatment
- Fire Safety Features in Every Tower
- Luxurious Lobby (central foyer) at Podium Level

Special Features

- Children's Pick-Up Point
- Driver Room
- Car Wash area
- Baby Care Room with Hobby Center

Security Features

- Video Door Phone along with Intercom Facilities
- Electronic lock in Main door
- CCTV Camera Surveillance



The era of living your
desire

The desire to reach the sky has paved a path for the modern day high-rises. The desire to live an unparalleled life has opened gates to new lifestyles. The desire to shape a new world has transformed the planet into a better living place. Irrespective of the times and trends that we live in, there is a desire within us, which continues to shape our world, which constantly urges us to innovate and bring in new possibilities. Today, as we are poised to take a leap in the future, let us continue living our desire. After all there is nothing more satisfying to a human being than living his desire.



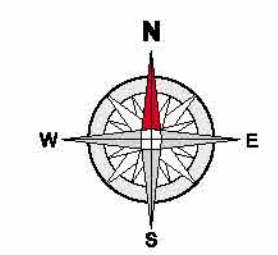
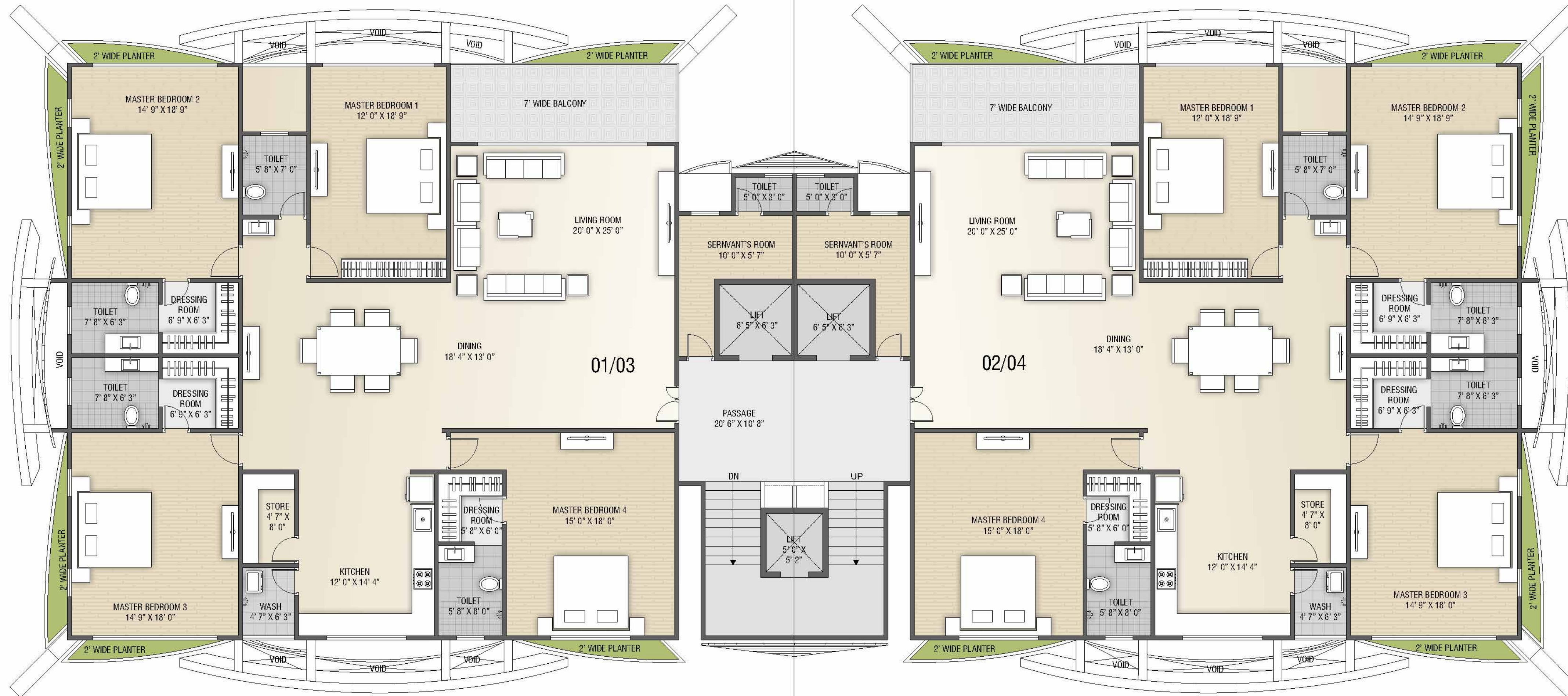
Site Plan

LEGENDS

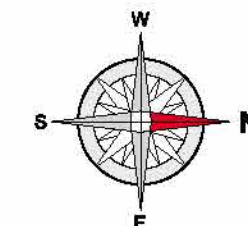
- 01) Entry - Exit
- 02) Entry to Clubhouse
- 03) Water Body
- 04) Water Cascade
- 05) Vertical Landscape
- 06) Kitchen Service Entry
- 07) Gents Toilet
- 08) Ladies Toilet
- 09) Kitchen
- 10) Party Hall
- 11) Stage
- 12) Deck Around Clubhouse
- 13) Party Lawn
- 14) Pool Deck
- 15) Children Pool Area
- 16) Yoga & Meditation Deck
- 17) Swimming Pool
- 18) Jacuzzi
- 19) Shower Area
- 20) Food Counter
- 21) Jogging Track
- 22) Basketball
- 23) Paved Area
- 24) Gazebo
- 25) Sand Pit
- 26) Pathway
- 27) Sit Out
- 28) Badminton Court
- 29) Garden
- 30) Landscaped Belt & Pathway
- 31) Landscaped Area-knot Garden
- 32) Ramp
- 33) Driveway
- 34) Volleyball
- 35) Kids Play Area



Tower A & B
Typical Floor Plan



Tower C Typical Floor Plan



4 BHK
(Isometric View of Tower A & B)



4 BHK
(Isometric View of Tower C)

