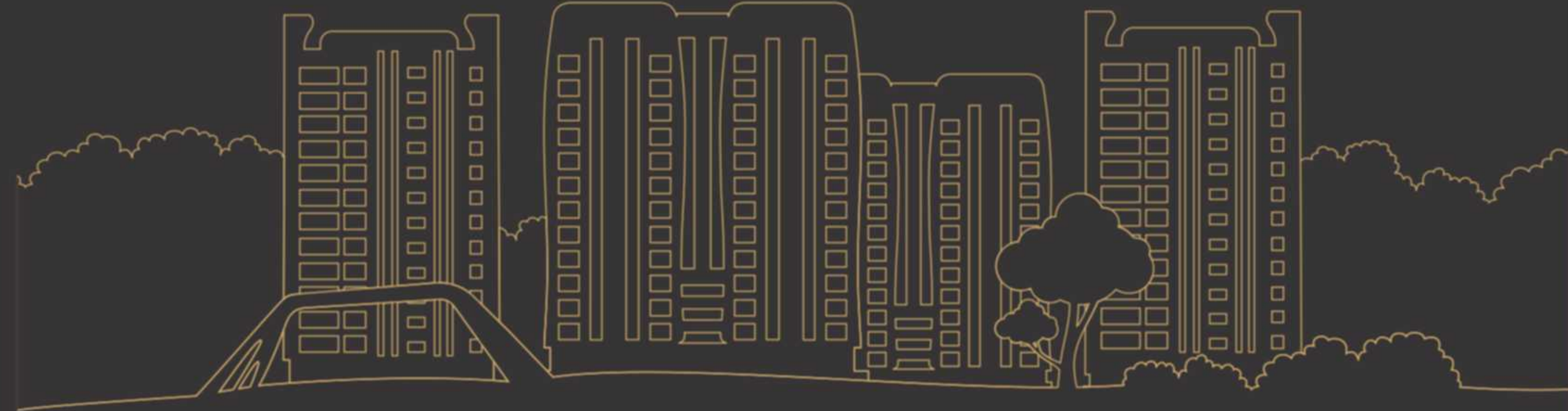




RAJHANS ROYALTON



RAJHANS ROYALTON



ABOUT
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.


THE
KINGDOM OF LUXURY





Not every royal needs a crown.
It's the lifestyle that signifies their glory.



Artist's view of prospective elevation for pictorial representation only.



Artist's view of prospective elevation for pictorial representation only.



Some are born into royalty.
Some rightfully earn it.



Artist's view of prospective elevation for pictorial representation only.



Be treated with opulence fit for Royals.

WELCOME TO RAJHANS ROYALTON

The Kingdom of Luxury!

Come, celebrate the best of life every day. Spell luxury in everything you do. It is time to fulfill all your cherished dreams. It's time to move into your dream home, once for all!

Situated in the most-coveted location of Vesu is Surat's one of the most exquisite landmarks - Rajhans Royalton. Inspired by Singaporean architecture, these resplendent abodes with majestic designs and outstanding views fittingly define the skyline of Surat whilst setting a new paradigm of luxury living. Enhanced by every detail of grandioseness and all-inclusive trove of luxurious amenities, these royal residences are truly the crown jewels of Surat.

With a total of 8 towers equipped with ample living space and a choice of 4, 5 & 6BHK homes, Rajhans Royalton presents a privileged access to a world of opulence at its best.

At Rajhans Royalton, stride through all little joys of life. Soak up the stately comforts in every corner of your residence. Connect with your dream life coupled with luxury at its best. Here, you can explore a purely evolved state of perfect life which is yours now. When life blossoms in its varied hues, let's make the most of it at your cherished home.

Just sit back and immerse yourself in luxury when the outside world is occupied in the hustle and bustle of the city. Come, transcend the definition of luxury to a whole new level.

Experience life at the kingdom called Rajhans Royalton and be the proud luxuriant dynasts.



Artist's view of prospective elevation for pictorial representation only.



EMILIAN'S
RESIDENCES

V&E

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Grand Amenities




KIDS THEATRE
Much more fun to their surprise.

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CHILDREN AQUA
Splash of joy for lovely kids.



BASKETBALL

Shoot the hoops at your convenience.

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MULTIPURPOSE COURT

Exult in exhilarating games.

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Immerse in a Sea of Imperial Bliss.



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CENTRAL LANDSCAPE AREA



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2 ИАН
ИОТІА

VIEW FROM
BALCONY

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 SENIOR CITIZEN AREA





OPEN CAFE AREA WITH
JOGGING TRACK

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Artist's view of prospective elevation for pictorial representation only.



Artist's view of prospective elevation for pictorial representation only.


SITTING AREA WITH
MESMERIZING WATER BODIES



👑
SITTING AREA WITH
JOGGING TRACK

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FOYER
Bedazzled by the Majestic Foyer.



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Artist's view of prospective elevation for pictorial representation only


BANQUET HALL
*A fabulous venue to celebrate
wonderful moments of life.*




GYM

*Shape up the best of life everyday for
excellent well-being.*



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YOGA, AEROBICS & DANCE ROOM
*Unparalleled living experience
through every core.*

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INDOOR THEATRE

*Sheer entertainment.
The way you like.*



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INDOOR GAMES

More out of life at your leisure.



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STEAM AREA

Refresh, rejuvenate and invigorate your body and mind.

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MASSAGE ROOM

Perk up yourself for a lively day ahead.

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INDOOR SWIMMING POOL
Immerse in pristine ecstasy for sheer bliss.



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CAFETERIA

Hang out at the coolest place in your premise.



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GROCERY SHOP
Your daily needs at just a stone throw away.

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JOGGING TRACK
Take up the best route to fitness.

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LIVING ROOM
*Luxuriate in every
aspect of opulence.*



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**RESPLENDENT
BEDROOMS**

Peace. Affluence. And Excellency.


For matchless living experience.



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Artist's view of prospective elevation for pictorial representation only.


Diligently crafted every
little detail.


*A lifestyle worthy of
your conquests.*



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**IMPOSING
DINING AREA**



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**MODISH
KITCHEN**



Artist's view of prospective elevation for pictorial representation only.

FLAT INTERNAL FINISH SPECIFICATION											
SR NO.	AREA DESCRIPTION	WALL FINISHES	MATERIAL OF FLOORS		MATERIAL FOR JOINERY WORK		MATERIAL FOR JOINERY WORK			AIR CONDITIONER	LOCK FITTING
			FLOOR	SKIRTING / DADO	DOOR SHUTTER	DOOR FRAME	WINDOW / VENTILATION SHUTTER	WINDOW / VENTILATION SHUTTER FRAME	WINDOW / VENTILATION FRAME		
1	LIVING ROOM	BIRLA PUTTY FINISH	ITALIAN MARBLE	ITALIAN MARBLE	VENEER FINISHED WOODEN FLUSH DOOR	TEAK WOOD	3 TRACK PLAIN GLASS	ALUMINUM ANODIZED	GRANITE	DAIKIN/MITSHUBISHI OR EQUIVALENT	NUMERIC LOCK WITH HANDLE
2	DINING ROOM + POOJA ROOM	BIRLA PUTTY FINISH	ITALIAN MARBLE	ITALIAN MARBLE							
3	KITCHEN	BIRLA PUTTY FINISH	ITALIAN MARBLE	ITALIAN MARBLE			2 TRACK PLAIN GLASS	ALUMINUM ANODIZED	GRANITE		
4	M. BEDROOM 1	BIRLA PUTTY FINISH	WOODEN FLOORING	WOODEN FLOORING	SUNMICA FINISH WOODEN FLUSH DOOR	TEAK WOOD	2 TRACK PLAIN GLASS	ALUMINUM ANODIZED	GRANITE	DAIKIN/MITSHUBISHI OR EQUIVALENT	TUBULAR LOCK
5	M. BEDROOM 2	BIRLA PUTTY FINISH	VITRIFIED TILES	VITRIFIED TILES	SUNMICA FINISH WOODEN FLUSH DOOR	TEAK WOOD	2 TRACK PLAIN GLASS	ALUMINUM ANODIZED	GRANITE	DAIKIN/MITSHUBISHI OR EQUIVALENT	TUBULAR LOCK
6	M. BEDROOM 3	BIRLA PUTTY FINISH	VITRIFIED TILES	VITRIFIED TILES	SUNMICA FINISH WOODEN FLUSH DOOR	TEAK WOOD	2 TRACK PLAIN GLASS	ALUMINUM ANODIZED	GRANITE	DAIKIN/MITSHUBISHI OR EQUIVALENT	TUBULAR LOCK
7	M. BEDROOM 4 (5BHK / 6BHK)	BIRLA PUTTY FINISH	VITRIFIED TILES	VITRIFIED TILES	SUNMICA FINISH WOODEN FLUSH DOOR	TEAK WOOD	2 TRACK PLAIN GLASS	ALUMINUM ANODIZED	GRANITE	DAIKIN/MITSHUBISHI OR EQUIVALENT	TUBULAR LOCK
8	GUEST BEDROOM	BIRLA PUTTY FINISH	VITRIFIED TILES	VITRIFIED TILES	SUNMICA FINISH WOODEN FLUSH DOOR	TEAK WOOD	2 TRACK PLAIN GLASS	ALUMINUM ANODIZED	GRANITE	DAIKIN/MITSHUBISHI OR EQUIVALENT	TUBULAR LOCK
9	HOME THEATER (6BHK)	BIRLA PUTTY FINISH	VITRIFIED TILES	VITRIFIED TILES	SUNMICA FINISH WOODEN FLUSH DOOR	TEAK WOOD	2 TRACK PLAIN GLASS	ALUMINUM ANODIZED	GRANITE		TUBULAR LOCK
10	SERVANT ROOM	BIRLA PUTTY FINISH	GRANAMITE TILES	GRANAMITE TILES	SUNMICA FINISH WOODEN FLUSH DOOR	TEAK WOOD	2 TRACK PLAIN GLASS	ALUMINUM ANODIZED	GRANITE		TUBULAR LOCK
11	STORE	VITRIFIED TILES & GRANITE SELF	VITRIFIED TILES	VITRIFIED TILES	SUNMICA FINISH WOODEN FLUSH DOOR	GRANITE					TUBULAR LOCK
12	M. BED - 1 TOILET	VITRIFIED TILES	ANTI - SKID TILES	ANTI - SKID TILES	SUNMICA FINISH WOODEN FLUSH DOOR	GRANITE	ALUMINIUM WITH PLAIN GLASS LOUVERS	ALUMINUM ANODIZED	VITRIFIED TILES		TUBULAR LOCK
13	M. BED - 2 TOILET	VITRIFIED TILES	ANTI - SKID TILES	ANTI - SKID TILES	SUNMICA FINISH WOODEN FLUSH DOOR	GRANITE	ALUMINIUM WITH PLAIN GLASS LOUVERS	ALUMINUM ANODIZED	VITRIFIED TILES		TUBULAR LOCK
14	M. BED - 4 TOILET	VITRIFIED TILES	ANTI - SKID TILES	ANTI - SKID TILES	SUNMICA FINISH WOODEN FLUSH DOOR	GRANITE	ALUMINIUM WITH PLAIN GLASS LOUVERS	ALUMINUM ANODIZED	VITRIFIED TILES		TUBULAR LOCK
15	GUEST. BED - TOILET	VITRIFIED TILES	ANTI - SKID TILES	ANTI - SKID TILES	SUNMICA FINISH WOODEN FLUSH DOOR	GRANITE	ALUMINIUM WITH PLAIN GLASS LOUVERS	ALUMINUM ANODIZED	VITRIFIED TILES		TUBULAR LOCK
16	COMMON - TOILET	VITRIFIED TILES	ANTI - SKID TILES	ANTI - SKID TILES	SUNMICA FINISH WOODEN FLUSH DOOR	GRANITE	ALUMINIUM WITH PLAIN GLASS LOUVERS	ALUMINUM ANODIZED	VITRIFIED TILES		TUBULAR LOCK
17	SERVANT - TOILET	VITRIFIED TILES	ANTI - SKID TILES	ANTI - SKID TILES	SUNMICA FINISH WOODEN FLUSH DOOR	GRANITE	ALUMINIUM WITH PLAIN GLASS LOUVERS	ALUMINUM ANODIZED	VITRIFIED TILES		TUBULAR LOCK
18	WASH	GRANAMITE TILES	GRANITE	GRANAMITE TILES	SUNMICA FINISH WOODEN FLUSH DOOR	GRANITE					TUBULAR LOCK
19	DECK	EXTERIOR GRADE BIRLA PUTTY FINISH	WOODEN TYPE VITRIFIED FLOORING	WOODEN TYPE VITRIFIED FLOORING							
20	KITCHEN PLATFORM	VITRIFIED TILES	GRANITE TOP	GRANITE TOP							



FLOOR PLANS

TOWER - A

- (1) PARTY AREA
- (2) KITCHEN
- (3) HOUSE KEEPING
- (4) TOILET
- (5) VANITY AREA
- (6) ENTRANCE FOYER
- (7) FEMALE TOILET
- (8) MALE TOILET
- (9) CAFETERIA
- (10) KITCHEN
- (11) WASH AREA
- (12) STORE
- (13) LILI POND

TOWER - B

- (01) RECEPTION AREA
- (02) VANITY AREA (LADIES)
- (03) JACUZZI
- (04) LOCKER AREA
- (05) STEAM
- (06) MASSAGE ROOM
- (07) SHOWER
- (08) CHANGING ROOM
- (09) VANITY AREA (GENTS)
- (10) JACUZZI
- (11) MASSAGE ROOM
- (12) SHOWER
- (13) STEAM
- (14) LOCKER AREA
- (15) CHANGING ROOM
- (16) SALON
- (17) TOILET
- (18) VANITY AREA
- (19) HOUSE KEEPING
- (20) ENTRANCE FOYER

TOWER - C

- (01) INDOOR GAME ZONE (BILLIARDS & TABLE TENNIS)
- (02) ENTRANCE FOYER
- (03) TOILET
- (04) VANITY AREA
- (05) HOUSE KEEPING
- (06) SHOWER & TOILET (GENTS)
- (07) SHOWER & TOILET (LADIES)

TOWER - D

- (01) PARTY LAWN
- (02) PARTY HALL
- (03) MALE TOILET
- (04) FEMALE TOILET
- (05) VANITY AREA
- (06) KITCHEN
- (07) TOILET
- (08) VANITY AREA
- (09) HOUSE KEEPING
- (10) ENTRANCE FOYER
- (11) INDOOR GAME ZONE (CHESS, CARROM & DART)

TOWER - E

- (01) MALE TOILET
- (02) FEMALE TOILET
- (03) WASH AREA
- (04) BANQUET KITCHEN
- (05) ENTRANCE FOYER
- (06) HOUSE KEEPING
- (07) TOILET
- (08) VANITY AREA
- (09) BANQUET HALL
- (10) OUTDOOR KIDS PLAY AREA

TOWER - F

- (01) CONFERENCE ROOM
- (02) SOCIETY OFFICE
- (03) ENTRANCE FOYER
- (04) HOUSE KEEPING
- (05) VANITY AREA
- (06) TOILET
- (07) YOGA / AEROBICS & DANCE ROOM

TOWER - G

- (01) INDOOR THEATER
- (02) WAITING AREA
- (03) HOUSE KEEPING
- (04) TOILET
- (05) VANITY AREA
- (06) ENTRANCE FOYER
- (07) INDOOR KIDS PLAY AREA
- (08) BMS ROOM

TOWER - H

- (01) GROCERY/VEGETABLE SHOP
- (02) LIBRARY
- (03) CHILD DAY CARE
- (04) ENTRANCE FOYER
- (05) HOUSE KEEPING
- (06) TOILET
- (07) VANITY AREA
- (08) GYM



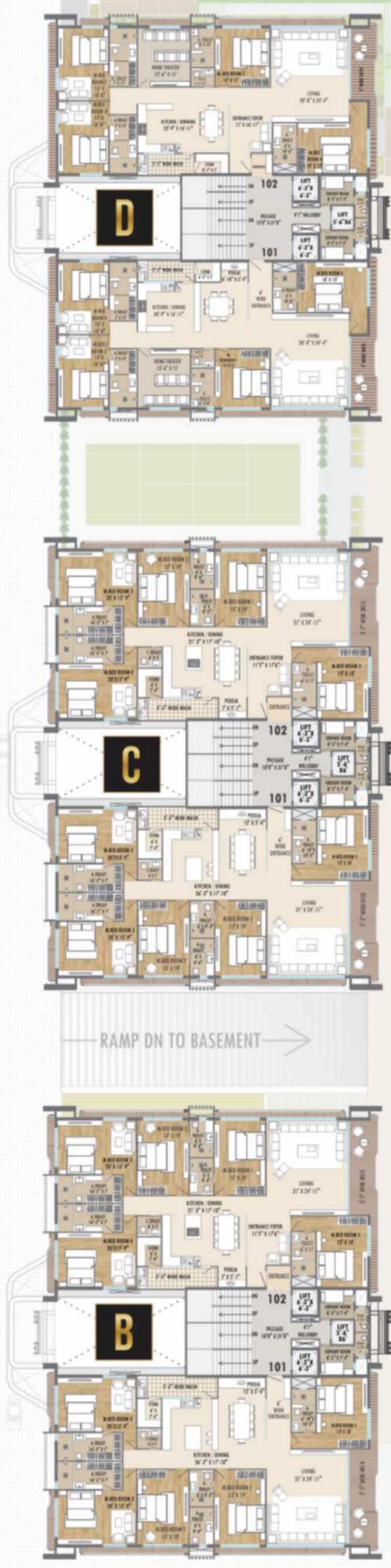
BASEMENT - 2
PLAN



Flip up for
Ground Layout Plan

60 FT. WIDE ROAD

40 FT. WIDE ROAD

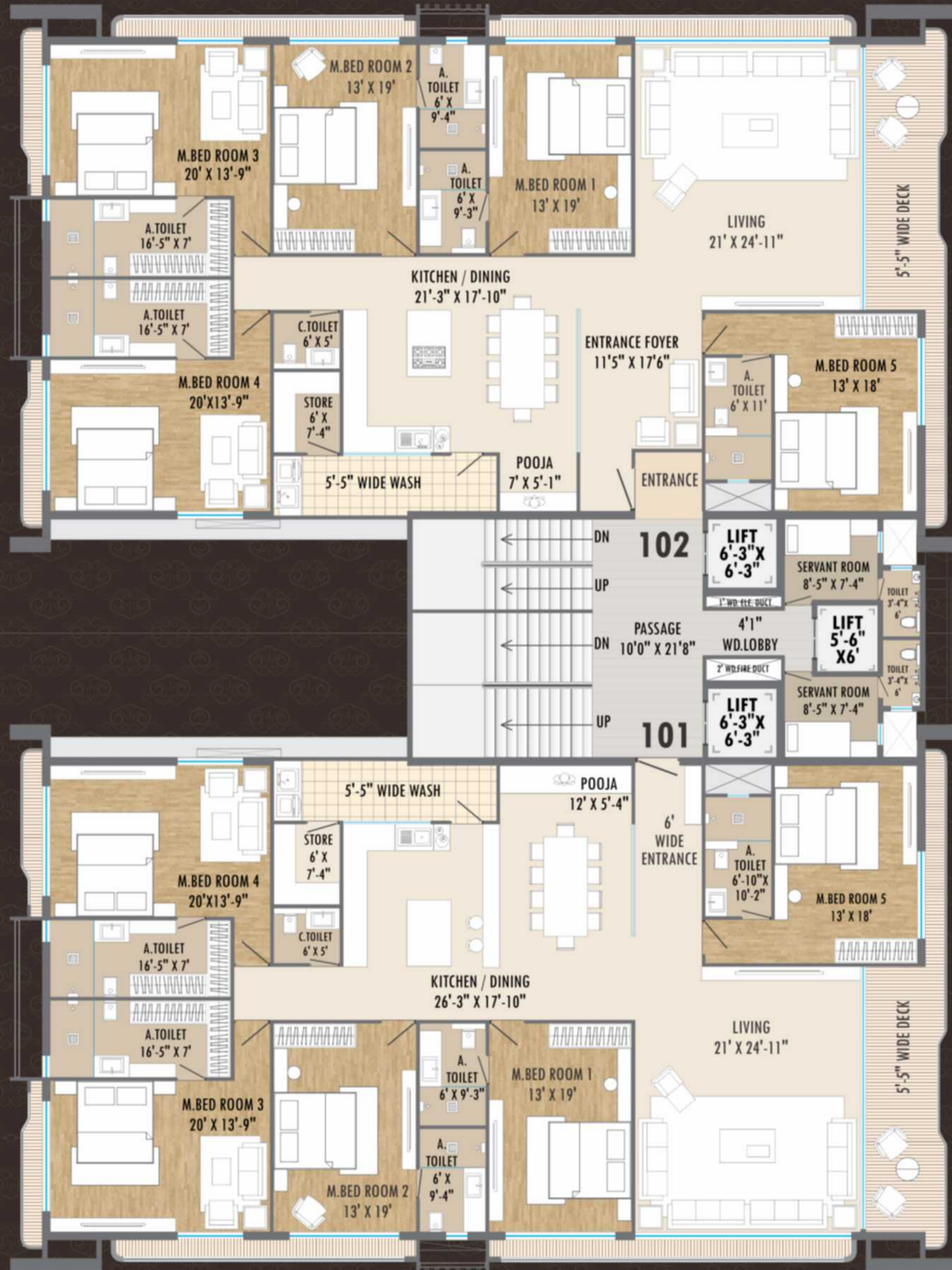


N
E
W
S
BASEMENT - 1
PLAN



Flip up for
Typical Layout Plan

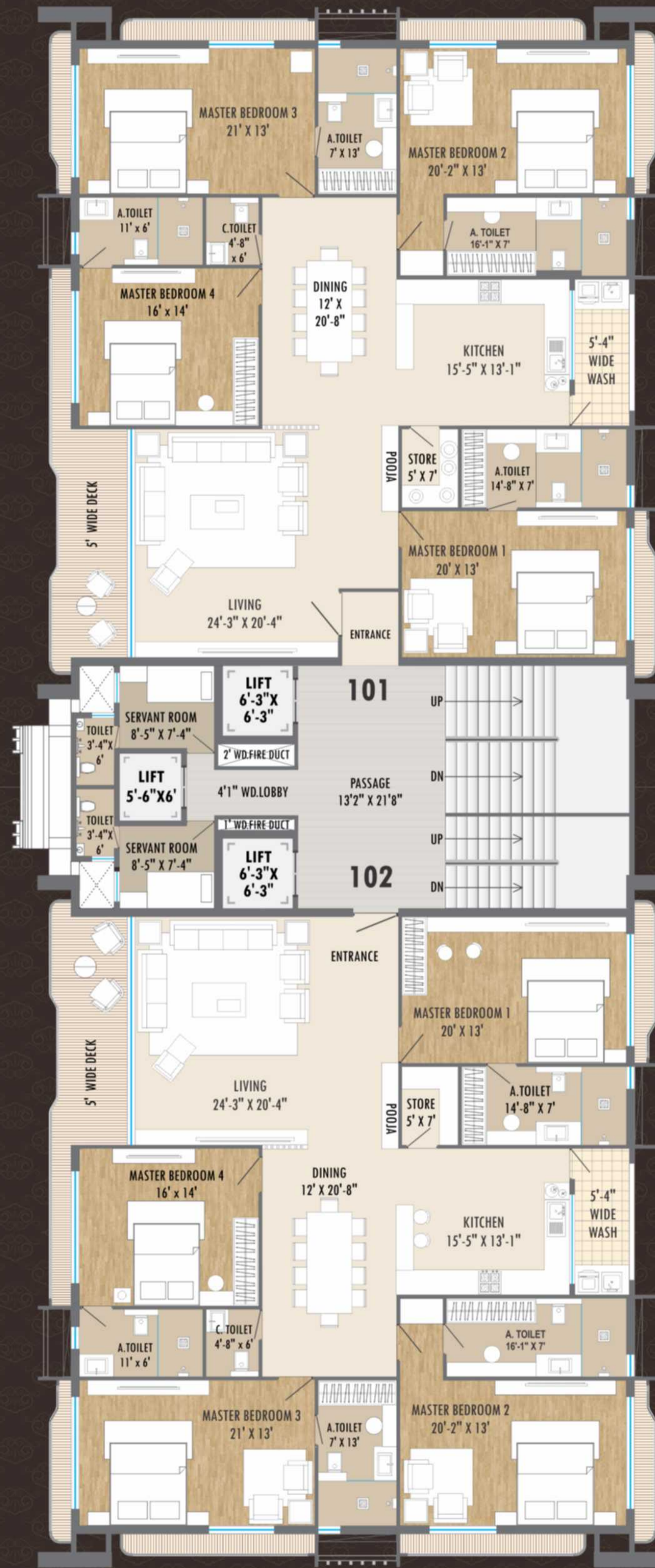
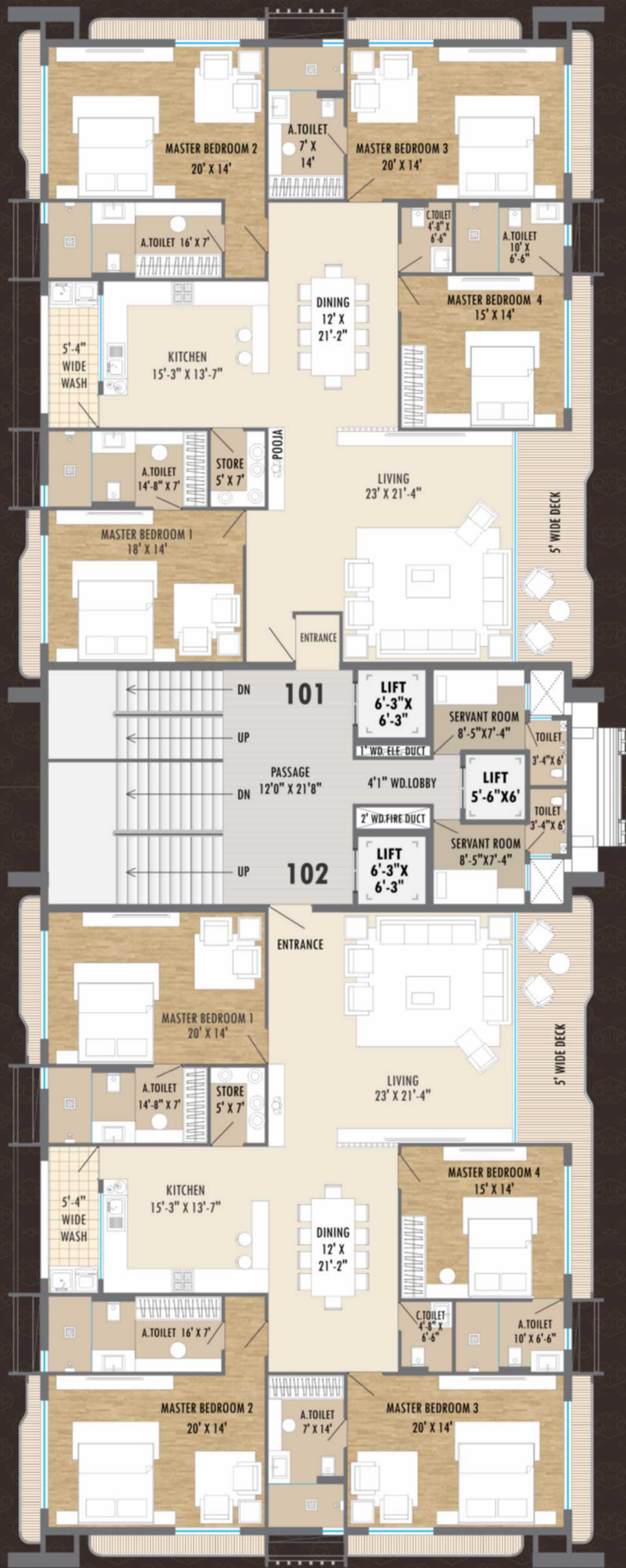


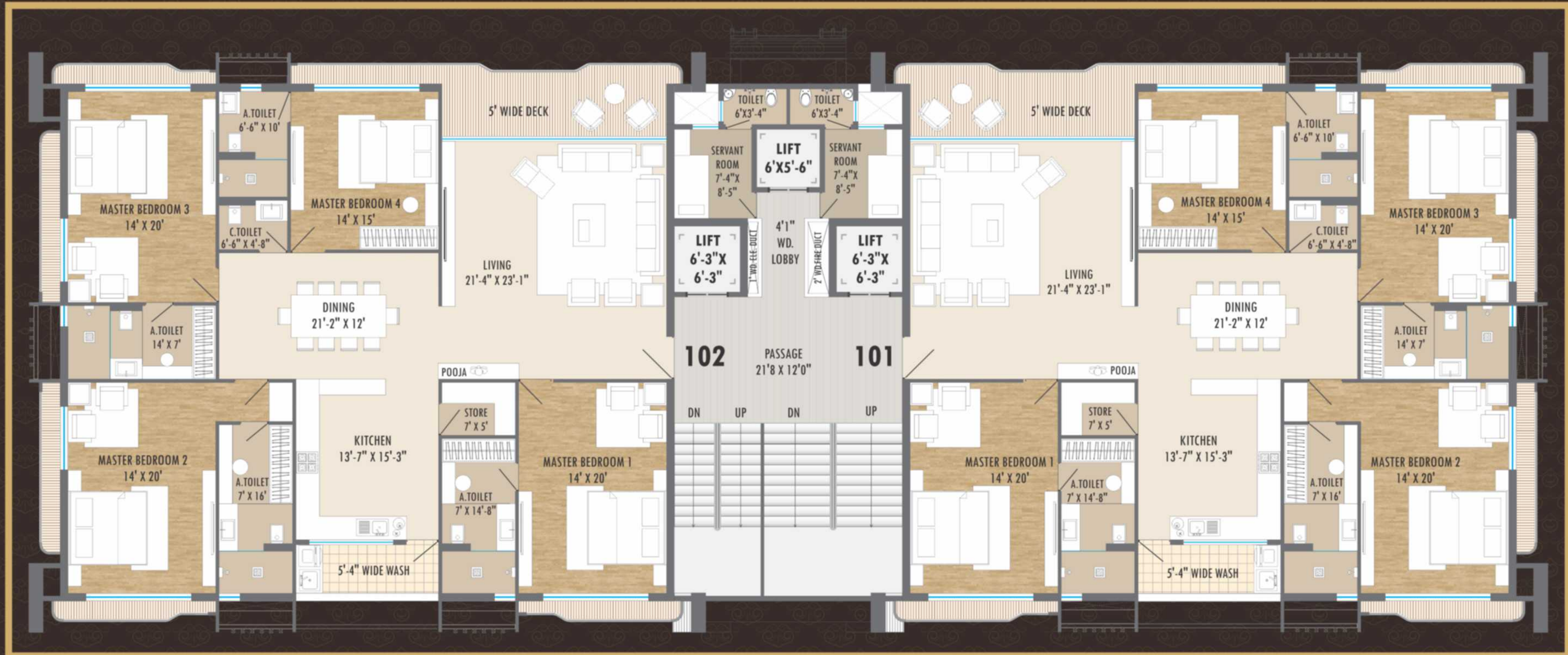


TOWER - B & C
FLOOR PLAN



TOWER - D
FLOOR PLAN





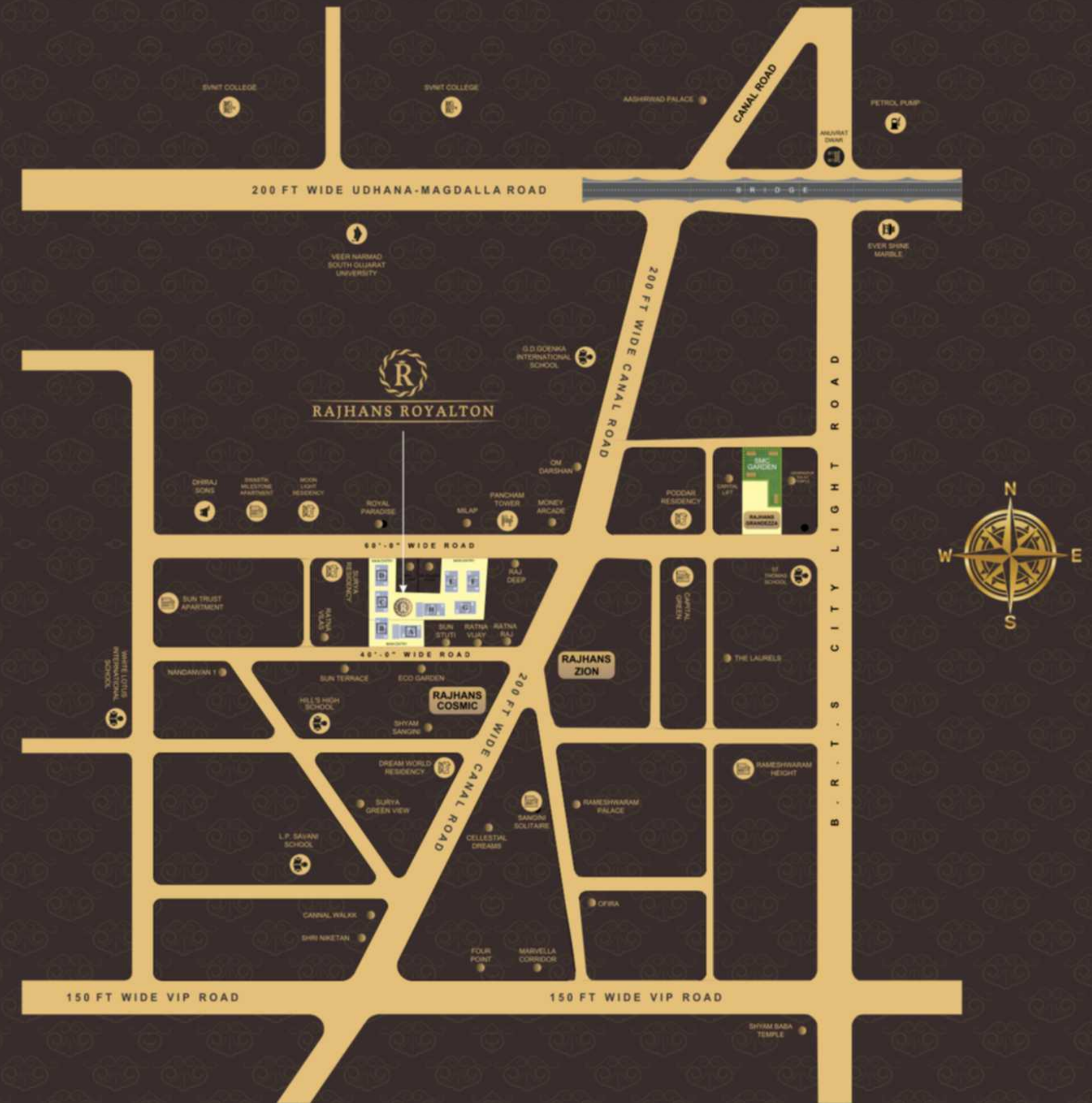
Flip up for
Tower - E & F
Floor Plan



KEY PLAN

STRATEGIC LOCATION

- 8.0 km from Surat Airport
- 4.0 km from V.R. Mall
- 4.5 km from Diamond Bourse
- 9.5 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
- 0.5 km from G.D. Goenka School
- 1.0 km from BRTS Bus Stop
- 1.5 km from Bhagwan Mahavir College
- 1.5 km from Shree Shyambaba Mandir





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Mumbai Office Address

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



Principal Architect

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



Authority Approval Consultant

Rajmandir (Surat)

Interior Designer Architect

SP Infinite Architect (Singapore)



Structural Consultant

Er. Jalil A. Sheikh (Surat)

MEP Consultant

ARTECH (Ahmedabad)

Facade Consultant

(FES, Mulund (W), Mumbai)

Parking Consultant

Parkway, (Mumbai)

Vastu Consultant

Gurudutt (Surat)

Legal Advisor Consultant

Manish Gandhi (Surat)

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