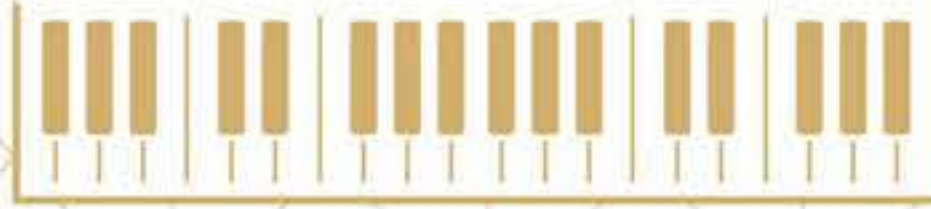


RAJHANS
Synfonia
HARMONIZING LUXURY WITH LIFE



RAJHANS™
DESAI-JAIN GROUP



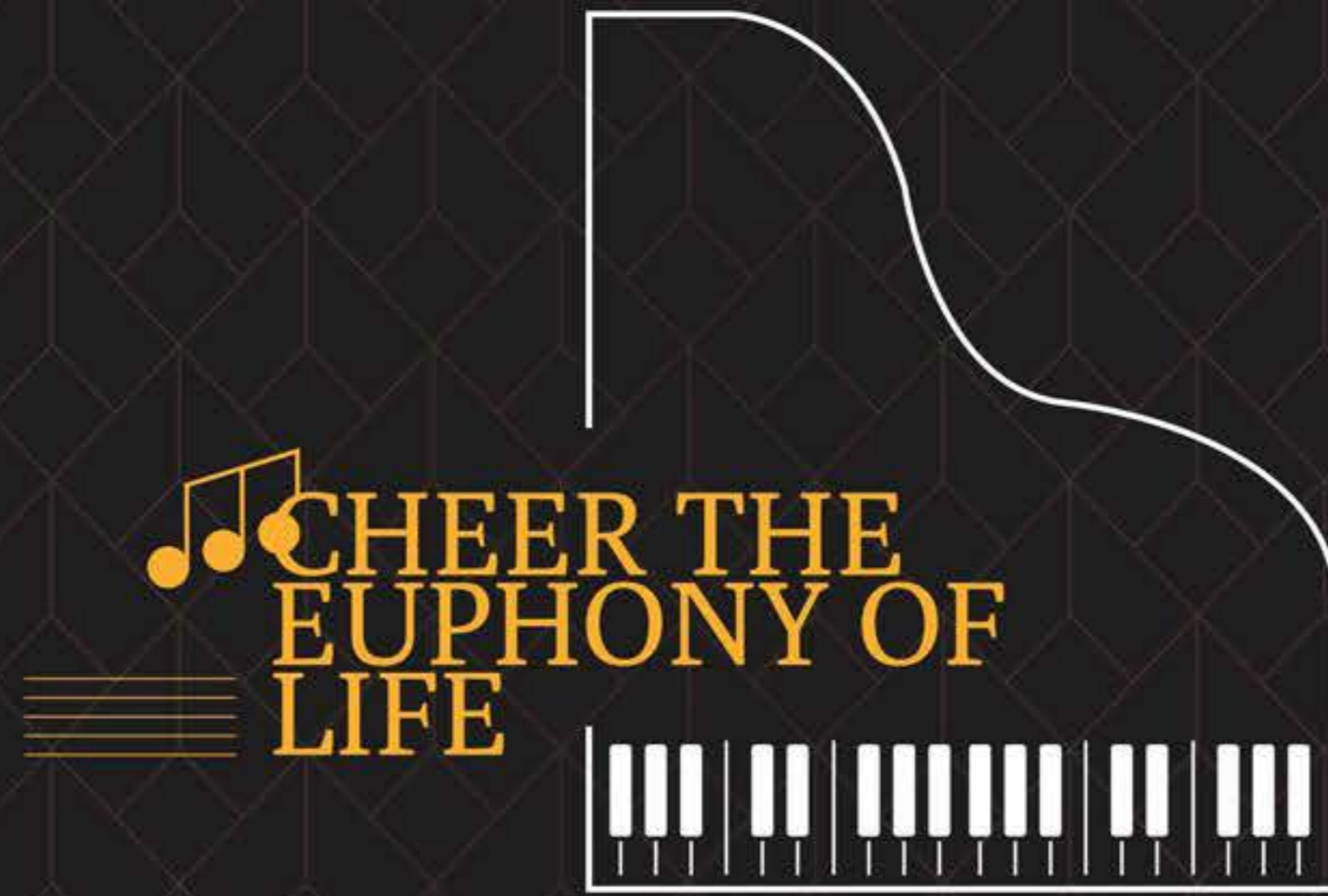
ABOUT RAJHANS (DESAI-JAIN) GROUP

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 reality 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 deliver unequivocal excellence and innovative techniques in everything we do.



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



WELCOME TO RAJHANS SYNFONIA

Welcome to the world of Rajhans Synfonia! It is not merely a home. It is a philosophy that harmonizes luxury with life. It is the place where life is less ordinary and encourages you to get more out of it! When you make your way inside the premise, a world beyond expectation awaits you. What an exhilarating day and night at your disposal and how magnificent a lifestyle is going to be!

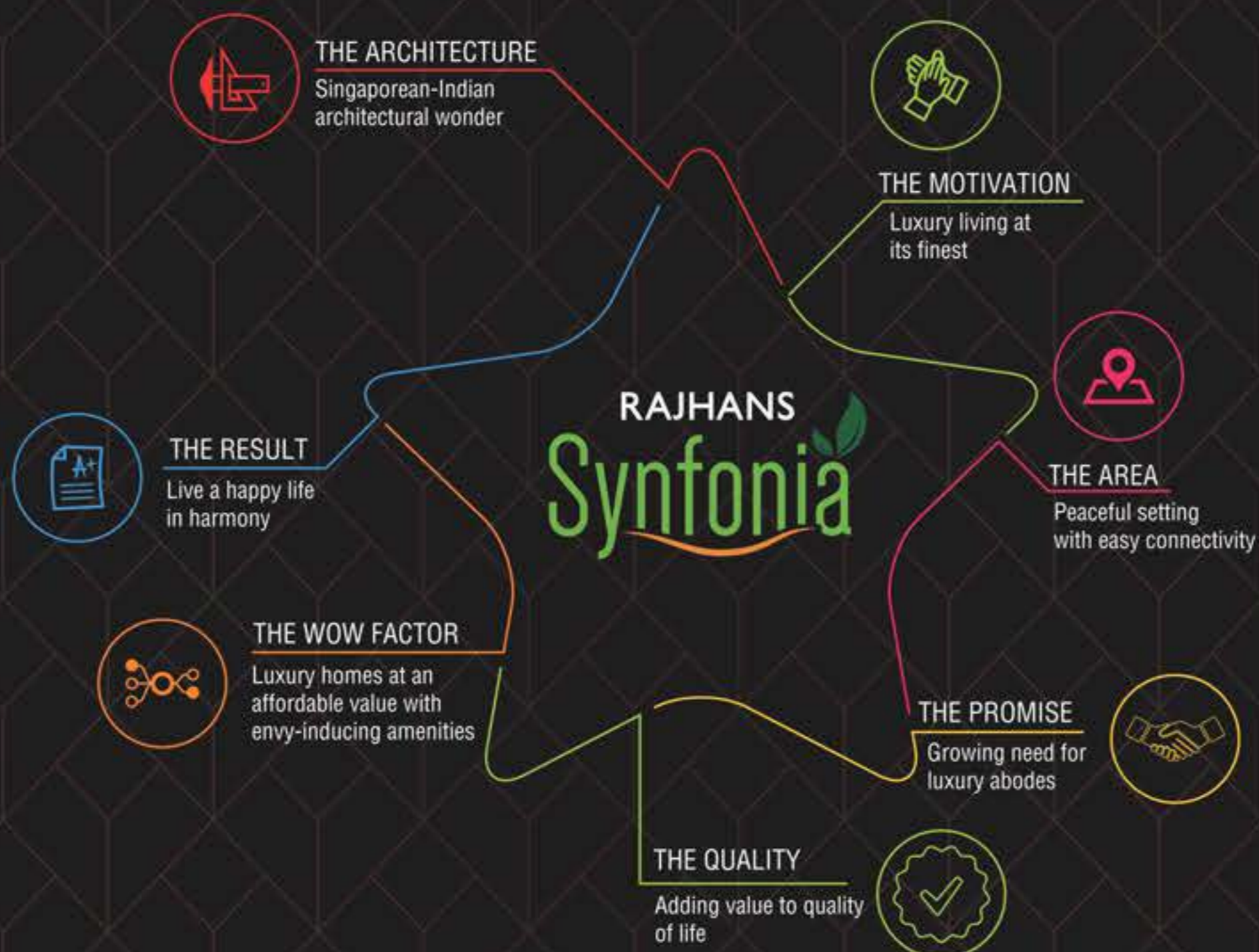
Just imagine and step into city's most family-friendly yet innovatively-built homes.

A distinguished Singaporean-Indian architectural par excellence for the first time in crème de la crème part of Vesu, Rajhans Synfonia is Surat's one of the finest and best located affordable luxury homes. An embodiment of luxury living, it is the ultimate unison of peace, elegance and luxury to the utmost.

These beautiful 2&3BHK homes promise to break the gap between luxury and unaffordability. Come, it's time to harmonize luxury with life where a whole new category of luxury living connects us with what matters the most.



CRAFTED WITH DILIGENCE





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

🎵 TRULY! YOUR PERSONAL PARADISE 🎵



RESPLENDENT ENTRANCE WELCOMES
WITH WONDERFUL IMPRESSION

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



SPECTACULAR
IN EVERY INCH

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

ENSCONCE YOURSELF
IN INFINITE SERENITY



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



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



IMMERSE IN
NATURAL BLISS





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

♪ HARMONIOUS LIFE ENCIRCLED
BY EXQUISITE ELEGANCE ♪



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



**SOOTHE YOURSELF IN
LUSH GREEN EXPANSE**





♪ A HOMELY HANGOUT FOR COFFEE AND CONVERSATIONS ♪



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

OUTDOOR CHILDREN PLAY AREA

Vibrant and colorful play area for children to rejoice in.



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



SWIMMING POOL
Invigorate yourself at its best.





NET CRICKET
Perfect place for cricket-lovers.

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



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



MULTI-PURPOSE COURT
Play your favourite games with your friends.





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

LIVING ROOM

Signifying privileged life in every way possible.



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



KITCHEN & DINING
Experience affluence in abundance.





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



**SPECTACULAR OPULENCE
BEYOND ORDINARY**





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

AN ADDED TOUCH OF
COMFORT IN EVERY CORNER.



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



INDOOR GAME ZONE

Utmost fun in your leisure time.





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

INDOOR KID'S PLAY AREA

An array of indoor games; much to your kids' surprise.



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

GYM

Health and fitness facilities for your well-being.



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

BOWLING ALLEY

Get ready for bowling and have fun with your family & friends.

BANQUET HALL

Celebrate your precious moments the way you love.



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



DISCOTHEQUE

Your dashing party venue resplendent with maximum style and grace.

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



Indoor Theater



Squash Court



Library



Yoga & Aerobics Room

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



Grocery & Convenience Store



Cafeteria



Medical Desk



Rejuvenating Steam, Sauna & Spa

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

AMENITIES

- Single Basketball Court
- Volleyball Court
- Squash Court
- Indoor Badminton Court
- Outdoor Children's Play Area
- Skating Rink
- Senior Citizen's Area
- Jogging Track
- Swimming Pool with Baby Pool
- Amphitheater
- Gym for Male & Female
- Massage, Steam, Sauna & Jacuzzi for Male & Female
- Yoga, Dance & Multi-activity Room
- Children Day Care Center
- Net Cricket
- Party Lawn
- Bowling Alley
- Library
- Indoor Theater
- Indoor Games – Table Tennis, Billiard, Carrom, Dart, Card, Chess, etc.
- Indoor Kids' Play Area
- Discotheque
- Banquet Hall with Kitchen
- Cafeteria
- Beauty Salon
- Emergency Medical Desk, Grocery & Vegetable Store
- Society Office
- 1 Allotted Car Parking for 2BHK Units
- 2 Allotted Car Parking for 3BHK Units
- Laundry
- Water Body with Sculpture

CAMPUS INFRASTRUCTURE

- Security Cabin
- 2 Entrance Gate for Easy Entry & Exit
- Map Gridline Board
- Designer Pole Lights
- Boom Barrier at Main Gate
- Building Management Service Room with Updated Technology
- Modern Landscape Design
- Two Side Road Surrounding Plot
- 4 Ramps for Entry & Exit

SPECIFICATIONS OF CAMPUS COMMON UTILITIES

- Lift : 2 - Glass Lift for each Building
- Electrification : Modular Switches, Copper Wiring (L&T / Anchor or equivalent)
- Water Supply : UGWT System, Fire Tank, OHWT & Borewell
- Power Backup : Diesel Generator for Building Common Area & Flat
- Plumbing : Central Plumbing Pattern for Water Supply in Toilet & Kitchen and Pressure Pump for Better Water Supply
- Security : 24 x 7 CCTV Security System for Common Area
- Outer Finish : Texture Finish with Colour

FLOOR GUIDELINES

- 2 - Basement Floor Parking + Ground Level Parking & Amenities
- 13 - Storey
- 4 Towers [3BHK]
- 8 Towers [3BHK/2BHK]

FLAT SPECIFICATIONS

- Plumbing : Central Plumbing for Hot Water, ISI Brand UPVC / CPVC
- Toilet : Standard Quality Sanitary Ware & C.P. Fittings [Hindware / Jaquar or equivalent]
- Electrification : Concealed Fitting & Modular Switches [L&T / Anchor or equivalent]
- Hardware : S.S. Hardware Fittings [Ozone / Enox / Archies or equivalent]
- Sink : S.S. Sink [Franke / Nirali or equivalent]



FLAT INTERNAL FINISH SPECIFICATIONS

Sr. No	Area Description	Wall Finishes	Floor	Door Shutter	Door Frame	Window/ Ventilation Shutter Frame	Window/ Ventilation Frame	Lock Fitting
1	Main Entrance	Birla Putty Finish	Vitrified Tiles	Laminate Finished Wooden Flush Door	Teak Wood	-	-	Lock With Handle
2	Living Room	Birla Putty Finish	Vitrified Tiles	-	-	Aluminium Anodized	Granite	-
3	Dining Room	Birla Putty Finish	Vitrified Tiles	-	-	-	-	-
4	Kitchen	Birla Putty Finish	Vitrified Tiles	-	-	Aluminium Anodized	Granite	-
5	Bedroom 1	Birla Putty Finish	Vitrified Tiles	Laminate Finished Wooden Flush Door	Teak Wood	Aluminium Anodized	Granite	Tubular Lock
6	Bedroom 2	Birla Putty Finish	Vitrified Tiles	Laminate Finished Wooden Flush Door	Teak Wood	Aluminium Anodized	Granite	Tubular Lock
7	Bedroom 3	Birla Putty Finish	Vitrified Tiles	Laminate Finished Wooden Flush Door	Teak Wood	Aluminium Anodized	Granite	Tubular Lock
8	Store	Birla Putty Finish	Granite Self	Laminate Finished Wooden Flush Door	-	-	-	-
9	Passage	Birla Putty Finish	Granamite Tiles	-	-	-	-	-
10	B 1 Toilet	Vitrified Tiles	Anti - Skid Tiles	Laminate Finished Wooden Flush Door	Granite	Aluminium Anodized	Vitrified Tiles	Tubular Lock
11	B 2 Toilet	Vitrified Tiles	Anti - Skid Tiles	Laminate Finished Wooden Flush Door	Granite	Aluminium Anodized	Vitrified Tiles	Tubular Lock
12	Common Toilet	Vitrified Tiles	Anti - Skid Tiles	Laminate Finished Wooden Flush Door	Granite	Aluminium Anodized	Vitrified Tiles	Tubular Lock
13	Wash	Granamite Tiles	Granamite Tiles	Laminate Finished Wooden Flush Door	Granite	-	-	-
14	Wide Deck	Birla Putty Finish	Wooden Type Granamite Tiles	-	-	-	-	-
15	Kitchen Platform	Vitrified Tiles	Granamite Tiles & Granite Platform	-	-	-	-	-

GROUND FLOOR Layout Plan

LEGENDS

- | | | | |
|---------------------------|--|--|--------------------------|
| 01 Entry Gate | 08 Water-Body | 14 Pedestal with Sculpture | 21 Kid's Pool |
| 02 Walkway with Tress | 09 Sculpture | 15 Indoor Cafe | 22 Net Cricket |
| 03 Children's Play Area | 10 Deck | 16 Outdoor Cafe | 23 Multi-purpose Court |
| 04 Skating Rink | 11 Game Area | 17 Seating Plaza | 24 Sculpture |
| 05 Amphitheater | 12 Senior Citizen Plaza
& Acupressure Pathway | 18 Stage | 25 Seating Plaza |
| 06 Water Cascade | 13 Waterbody | 19 Theme Wall | |
| 07 Party Lawn | | 20 Swimming Pool with Vanishing Edge | |



FLOOR PLANS



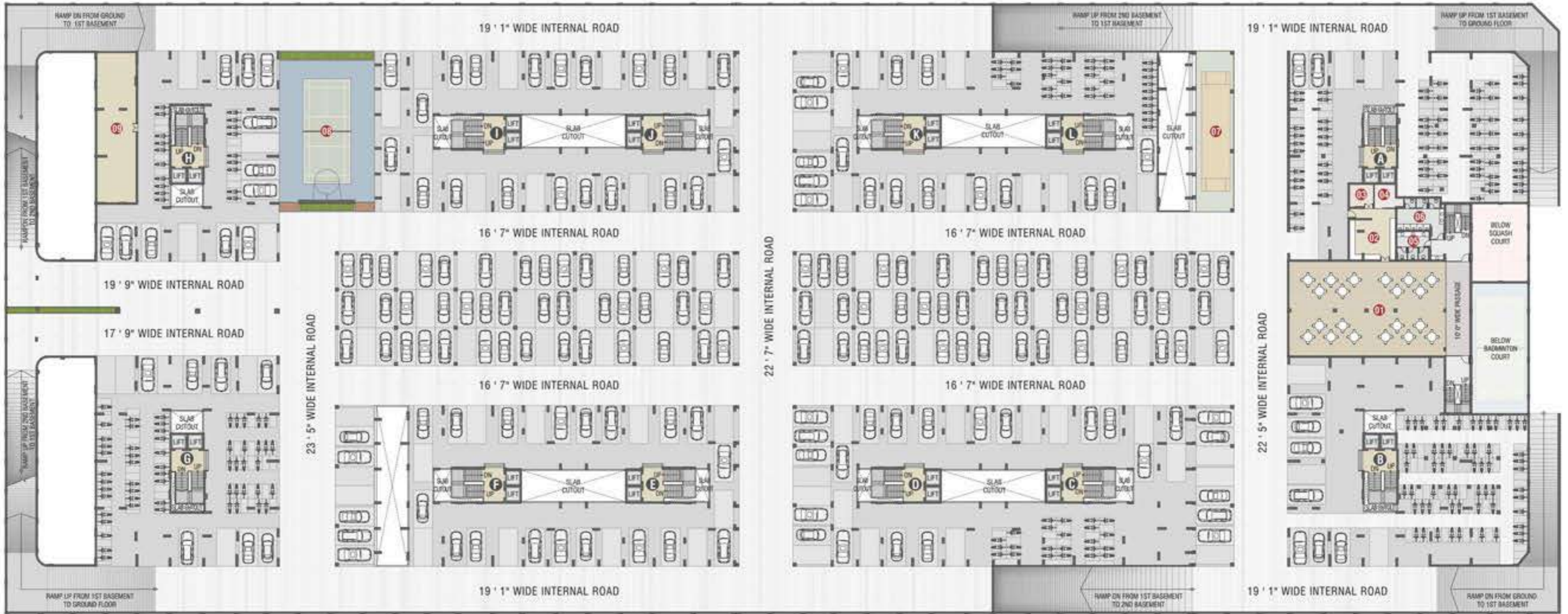
TYPICAL FLOOR Layout Plan



1st Basement Plan

LEGENDS

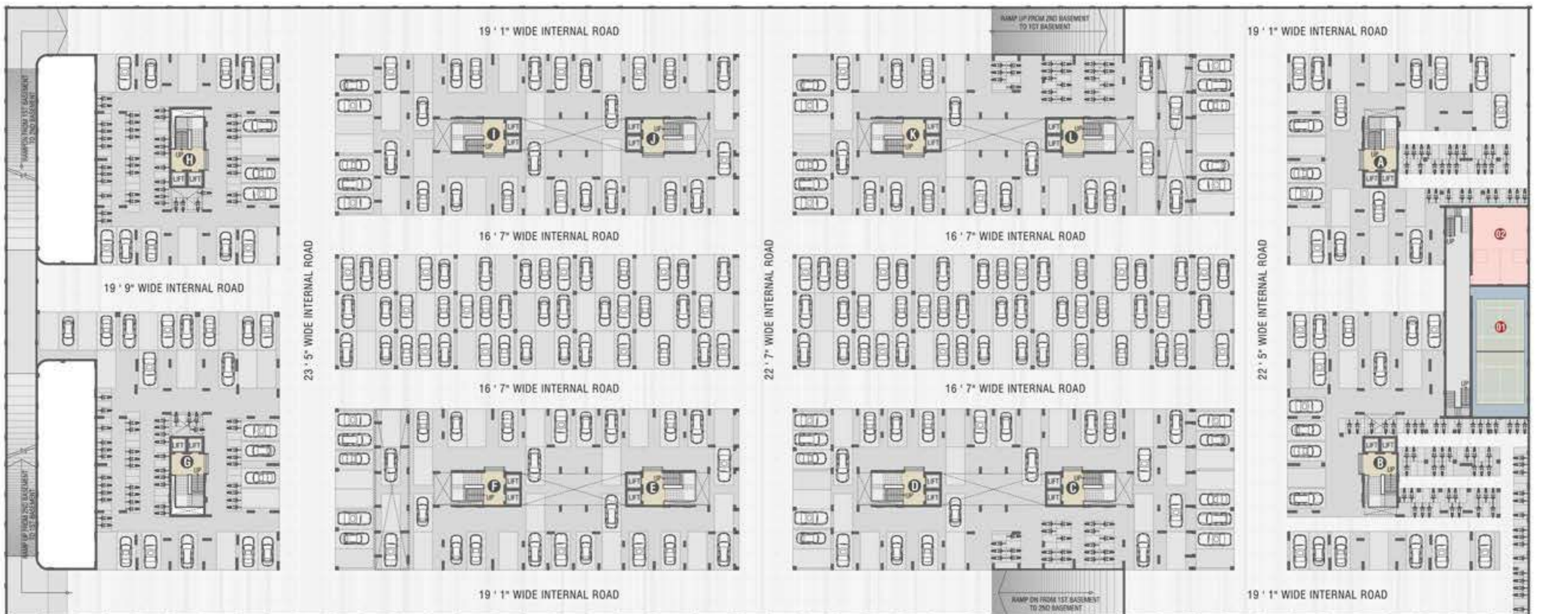
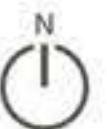
- | | | |
|------------------|-------------------|-------------------------|
| 01} Banquet Hall | 04} Wash Area | 07} Net Cricket |
| 02} Kitchen | 05} Ladies Toilet | 08} Multi-purpose Court |
| 03} Storage | 06} Gents Toilet | 09} Pump Room |



2nd Basement Plan

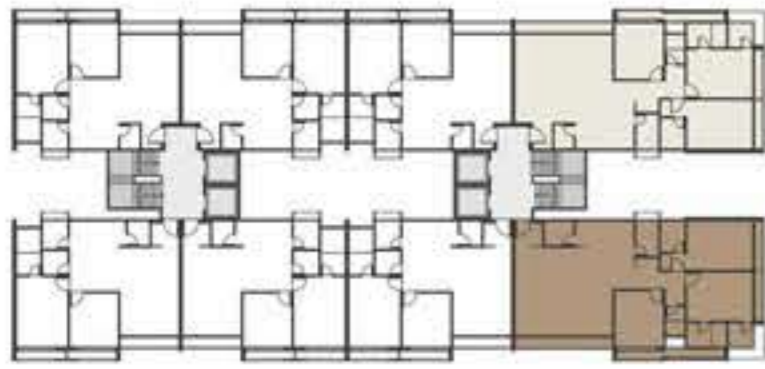
LEGENDS

- | |
|---------------------|
| 01} Badminton Court |
| 02} Squash Court |



3 BHK

Unit Plan Type-1

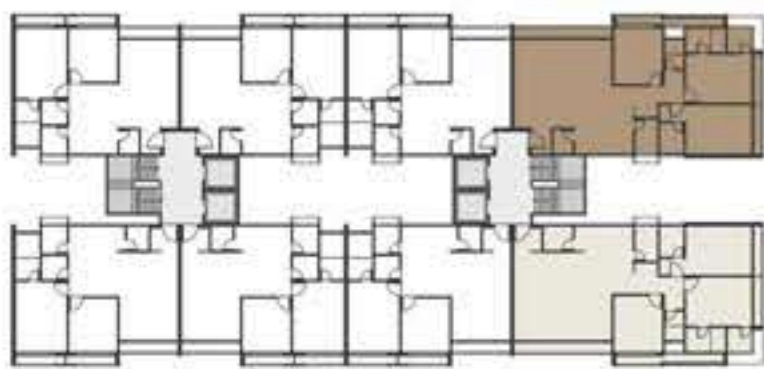


TOWER - C, F, I, L



3 BHK

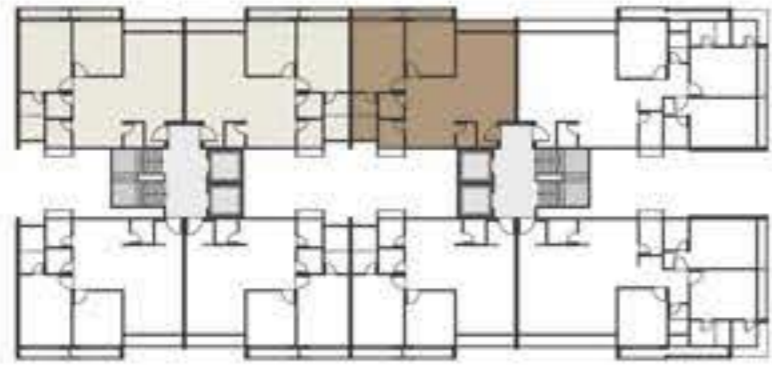
Unit Plan Type-4



TOWER - C, F, I, L



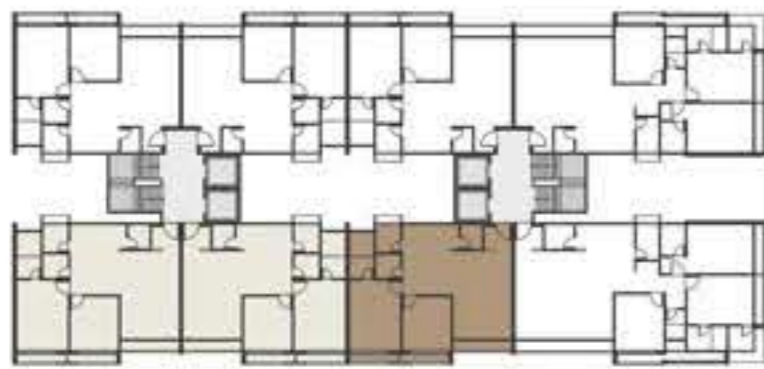
2 BHK
Unit Plan Type-3



TOWER - C, D, E, F, I, J, K, L



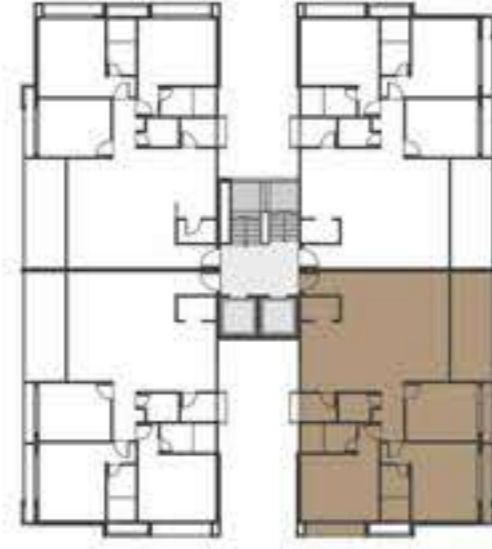
2 BHK
Unit Plan Type-2



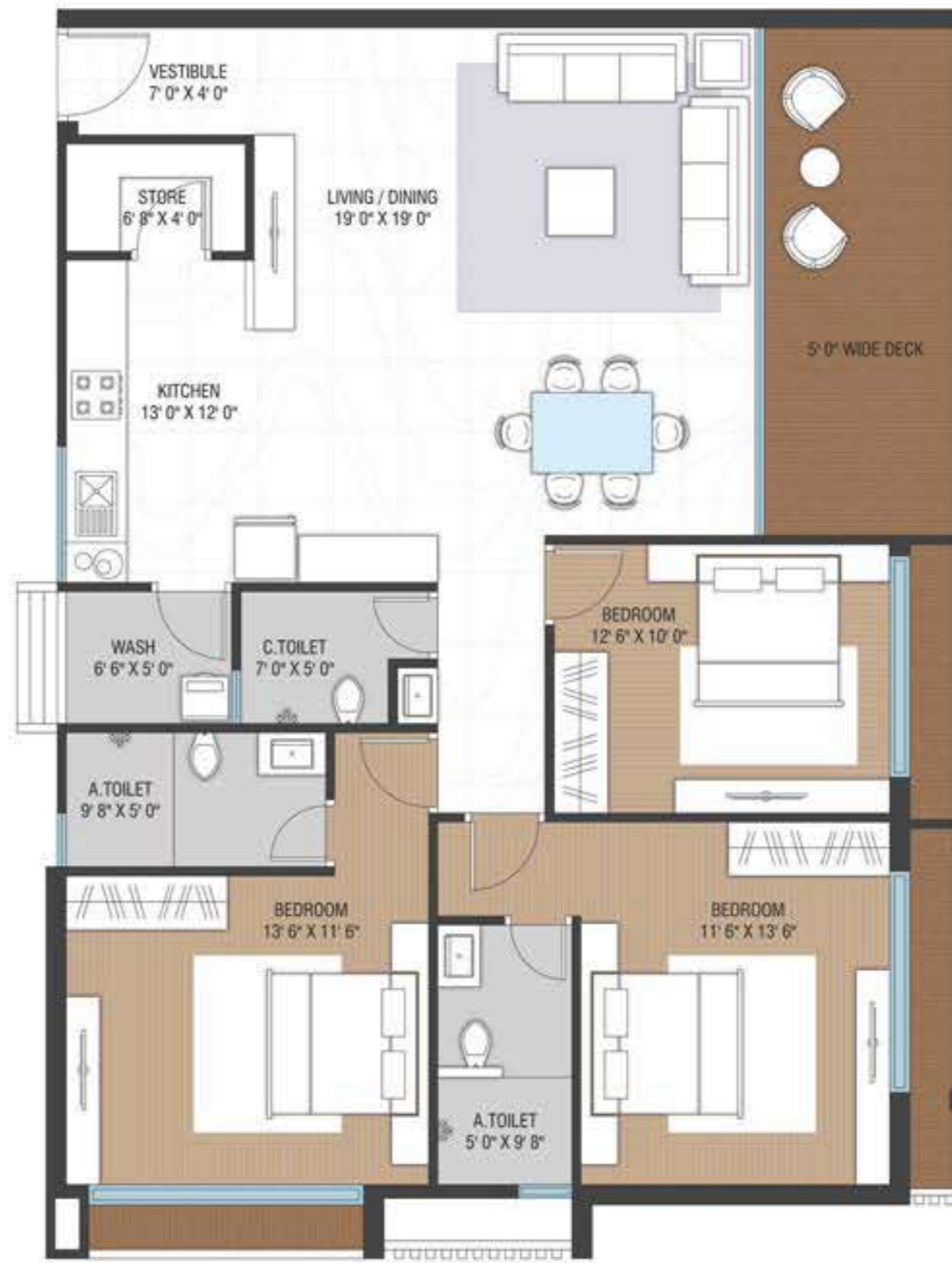
TOWER - C, D, E, F, I, J, K, L



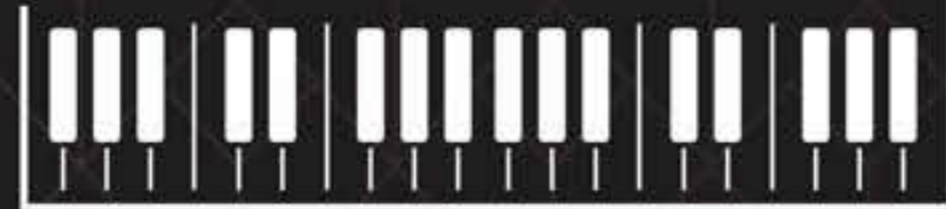
3 BHK Unit Plan



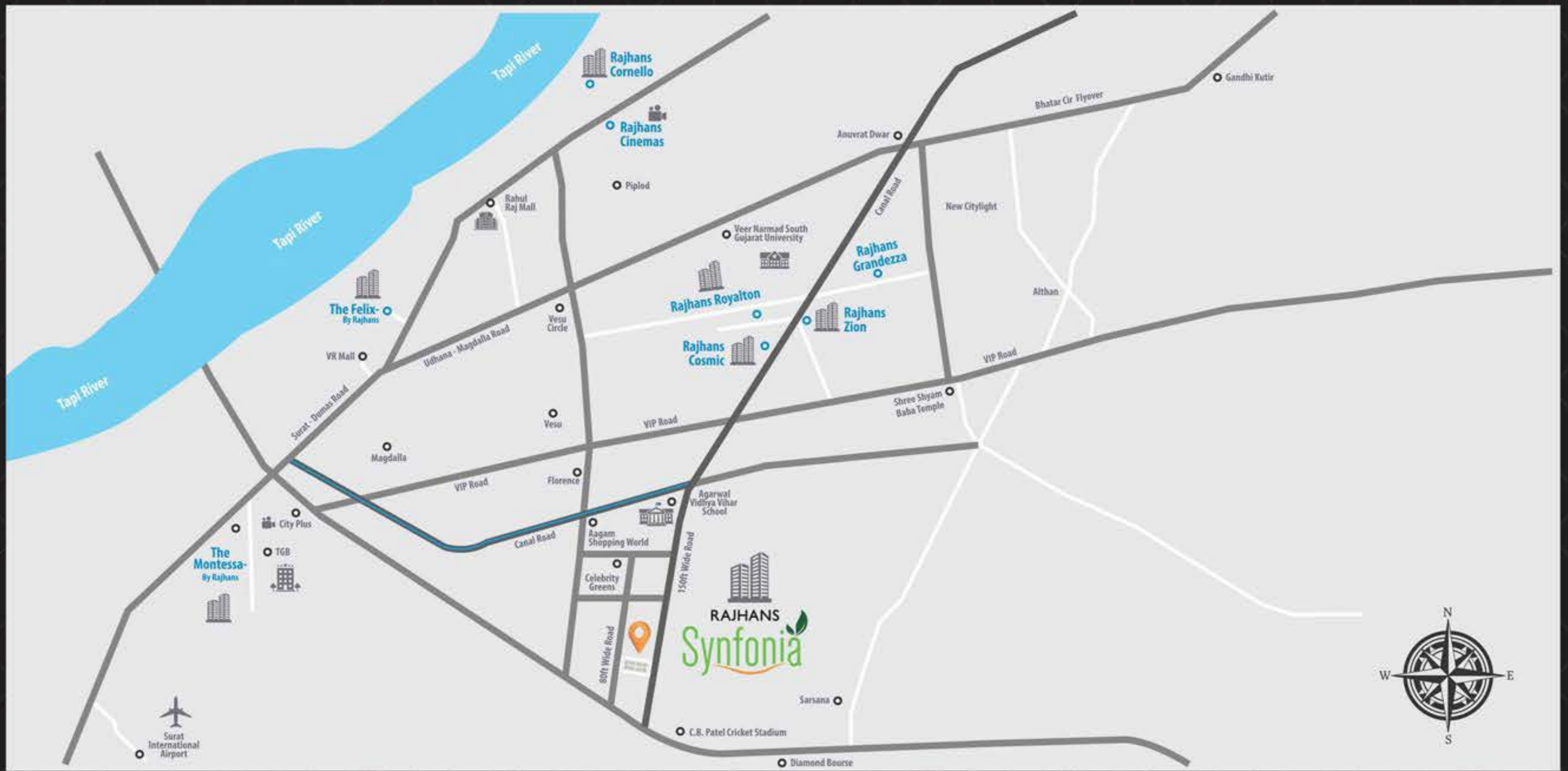
TOWER - A, B, G, H



LOCATION



- 5.5 km from Surat Airport
- 0.4 km from Outer Ring Road
- 2.5 km from Diamond Bourse
- 4.5 km from V.R. Mall
- 14 km from Surat Railway Station
- 5.0 km from Citylight Area (Anuvrat Dwar)
- 5.0 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
- 1.5 km from Agarwal School
- 3.5 km from Shree Shyambaba Temple



IVRS No. : +91 93745 33440 | Email: realty@rajhansrealty.co.in | Website: www.rajhansrealty.co.in

SITE ADDRESS

Rajhans Synfonia, Behind Celebrity Greens, Near Agarwal Vidhya Vihar School, Vesu Canal Road, Surat.

CORPORATE OFFICE ADDRESS

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

MUMBAI OFFICE ADDRESS

A-204, Everest Grande, Mahakali Caves Road, Andheri - East, Mumbai-400093, Phone: 022 32259605 / 6

PROJECT ARCHITECT
Black Ink (Surat)
Sanjay Joshi

STRUCTURAL CONSULTANT
Jalil Shaikh (Surat)

LANDSCAPE ARCHITECT
Vikas Bhosekar (Pune)

MEP CONSULTANT
INI (Ahmedabad)

INTERIOR DESIGNER
Design Core (Surat)

PARKING CONSULTANT
Parkway (Thane-Maharashtra)

VASTU CONSULTANT
Gurudatt (Surat)

LEGAL ADVOCATE CONSULTANT
Manish Gandhi (Surat)

LEGAL DISCLAIMER

This brochure is for information purpose only. It shall not be construed as a legal document of any kind. Brochure shall not constitute any offer or acceptance of offer of any kind for properties (here in after referred to as 'Product') briefly outlined in it. All information, pictures and images of elevation themes, amenities, parking, layout, property dimensions and other plans are approximate artistic representation of the product. Final product may differ according to the site conditions, government approvals and such other affecting factors. Vehicles, fixtures, furniture and such accessories are for representation only and are not the part of the final product. A prospective buyer acknowledges that he/she/they shall verify the actual information about the product from valid legal documents other than this brochure before entering into agreement for purchase of the product. No claim shall be made or entertained for relying on any information provided in this brochure. All legal charges and taxes, GST, electricity connection charges and deposits, maintenance deposits, stamp duty, registration charges, advocate fees, drainage and water connection charges, gas connection charges and such other amenity charges are to be paid extra by the customer.