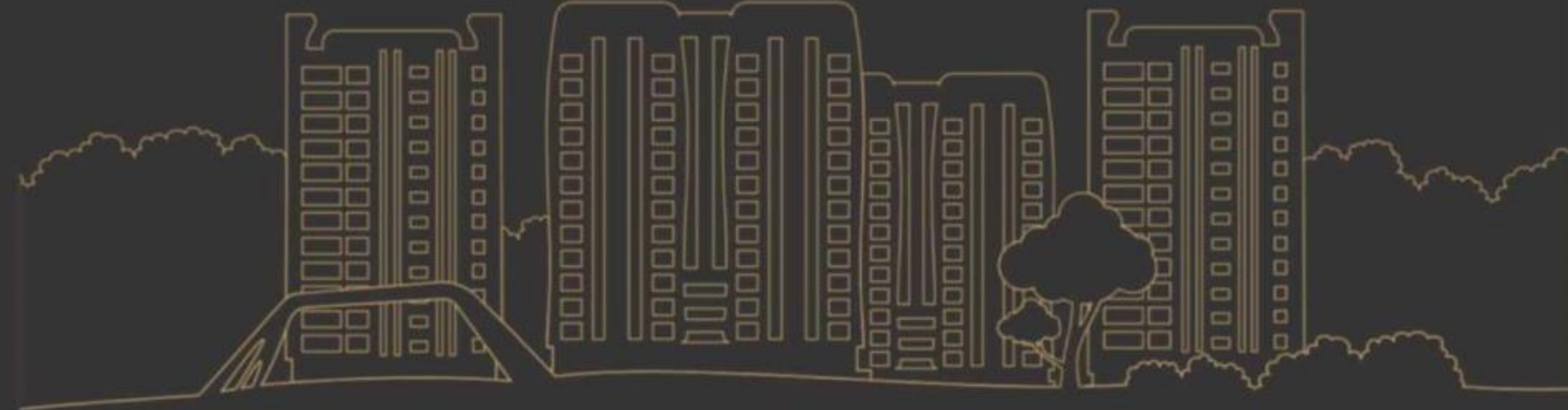
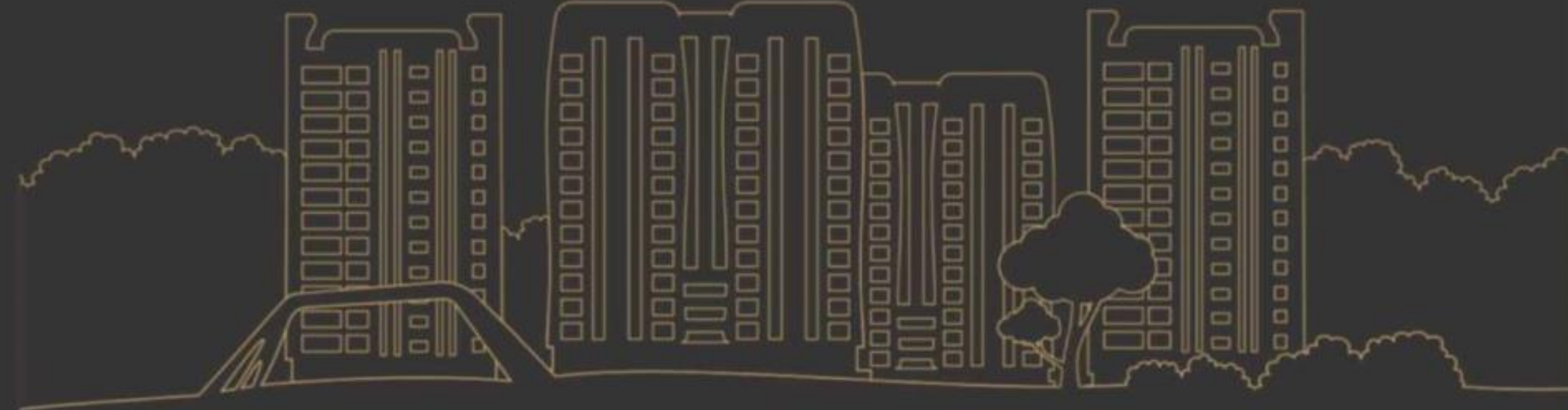




RAJHANS ROYALTON



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.



*Artistic 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.*



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



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



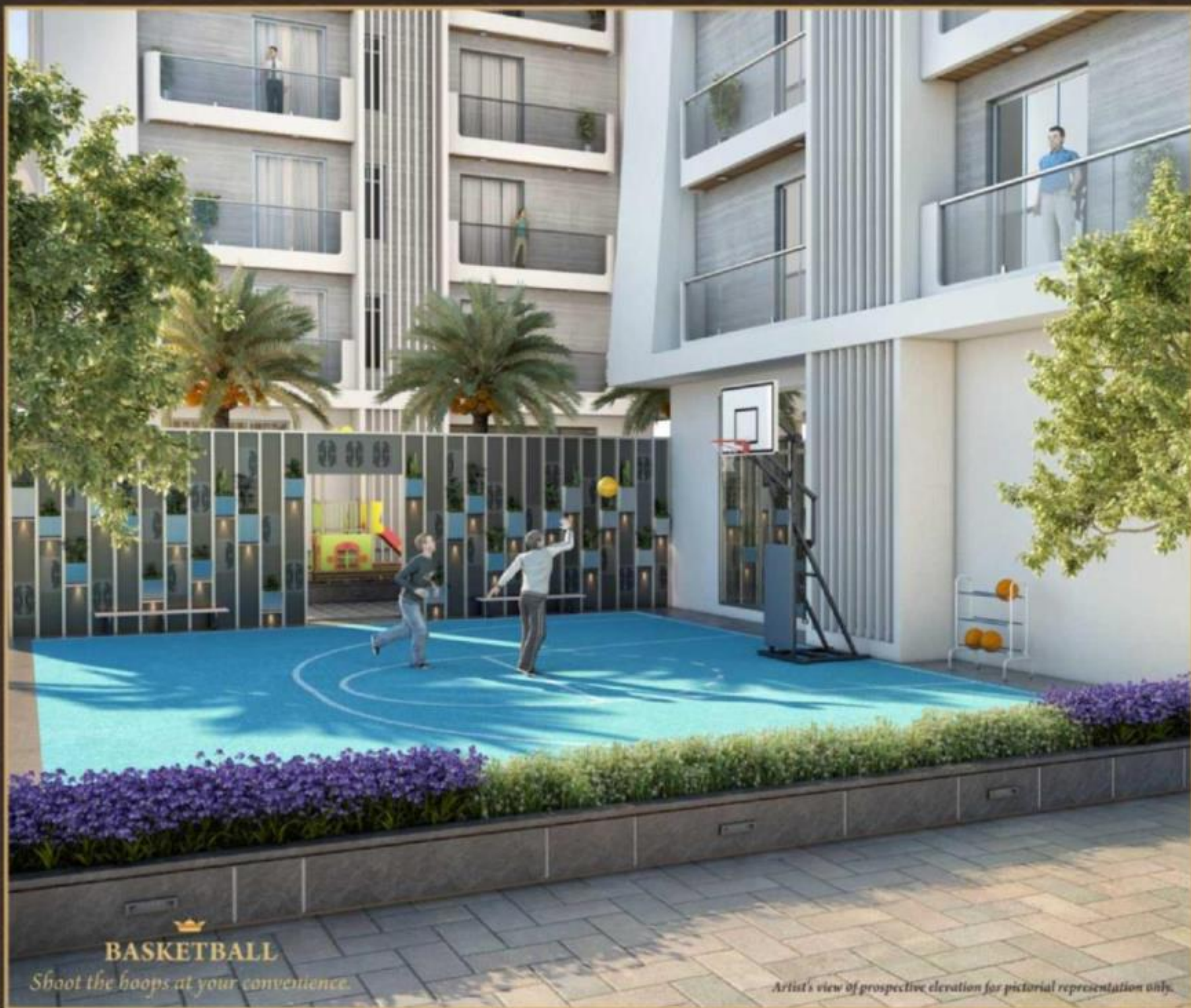
Grand Amenities





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

  
**CHILDREN AQUA**  
*Splash of joy for lovely kids.*





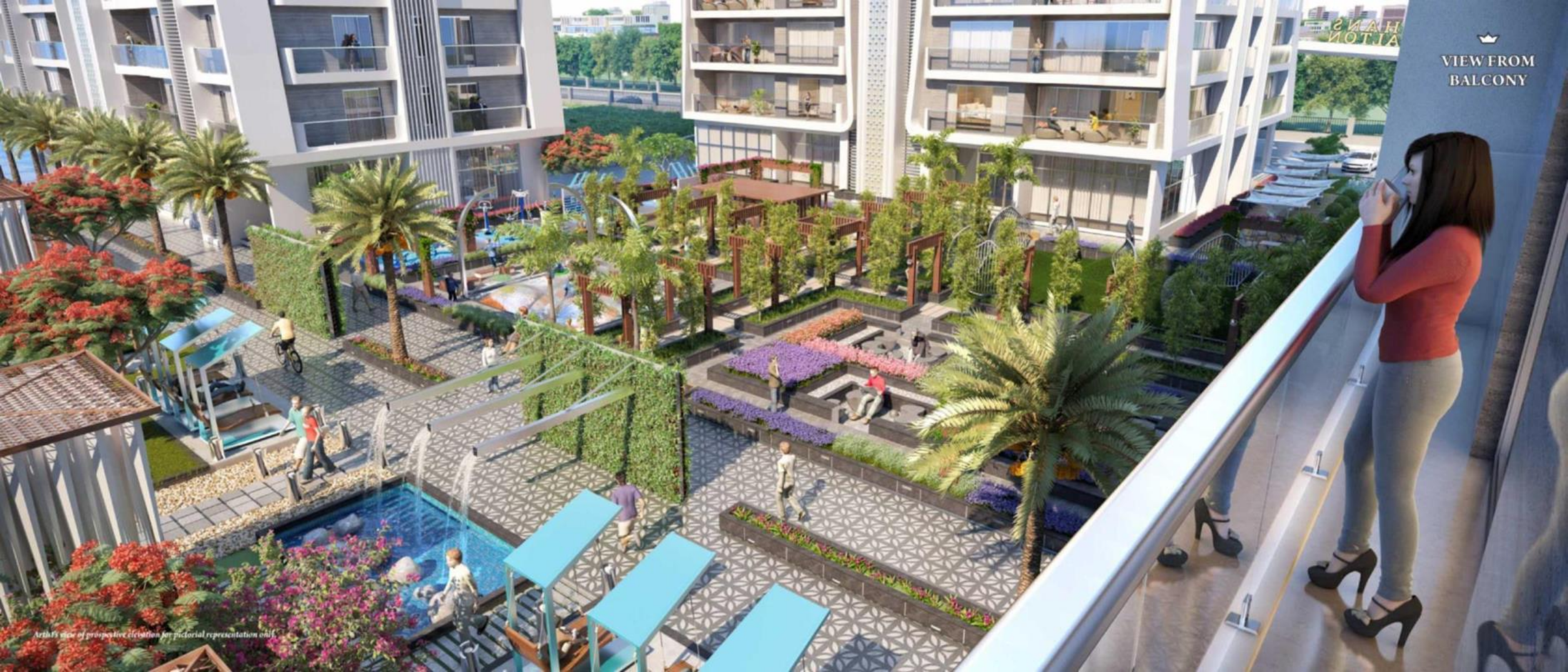
Immerse in a Sea of Imperial Bliss.

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



CENTRAL LANDSCAPE AREA

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



VIEW FROM  
BALCONY

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

  
SENIOR CITIZEN AREA



*Artist's view of perspective illustration for pictorial representation only.*



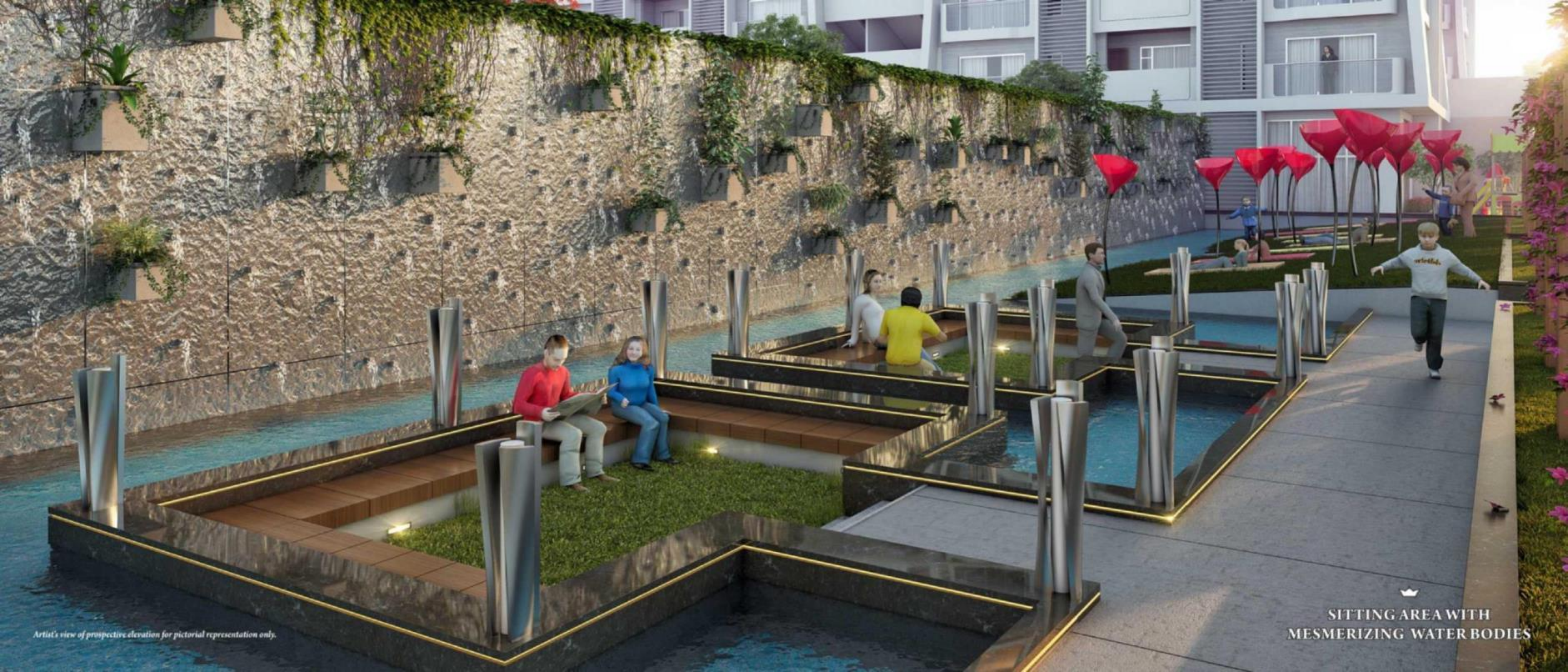
  
OPEN CAFE AREA WITH  
JOGGING TRACK

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



Artist's size of perspective elevation for pictorial representation only.

  
PARTY LAWN



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

 SITTING AREA WITH  
MESMERIZING WATER BODIES



  
SITTING AREA WITH  
JOGGING TRACK

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

  
**FOYER**  
*Bedazzled by the Majestic Foyer.*



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



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.*



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



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

  
**INDOOR THEATRE**  
*Sheer entertainment.  
The way you like.*



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

  
**INDOOR GAMES**  
*More out of life at your leisure.*



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

STEAM AREA  
*Refresh, rejuvenate and  
invigorate your body and mind.*



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

MASSAGE ROOM  
*Perk up yourself for a lively day ahead.*



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

  
**INDOOR SWIMMING POOL**  
*Immerse in pristine ecstasy for sheer bliss.*



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

  
**CAFETERIA**  
*Hang out at the coolest place in your premise.*

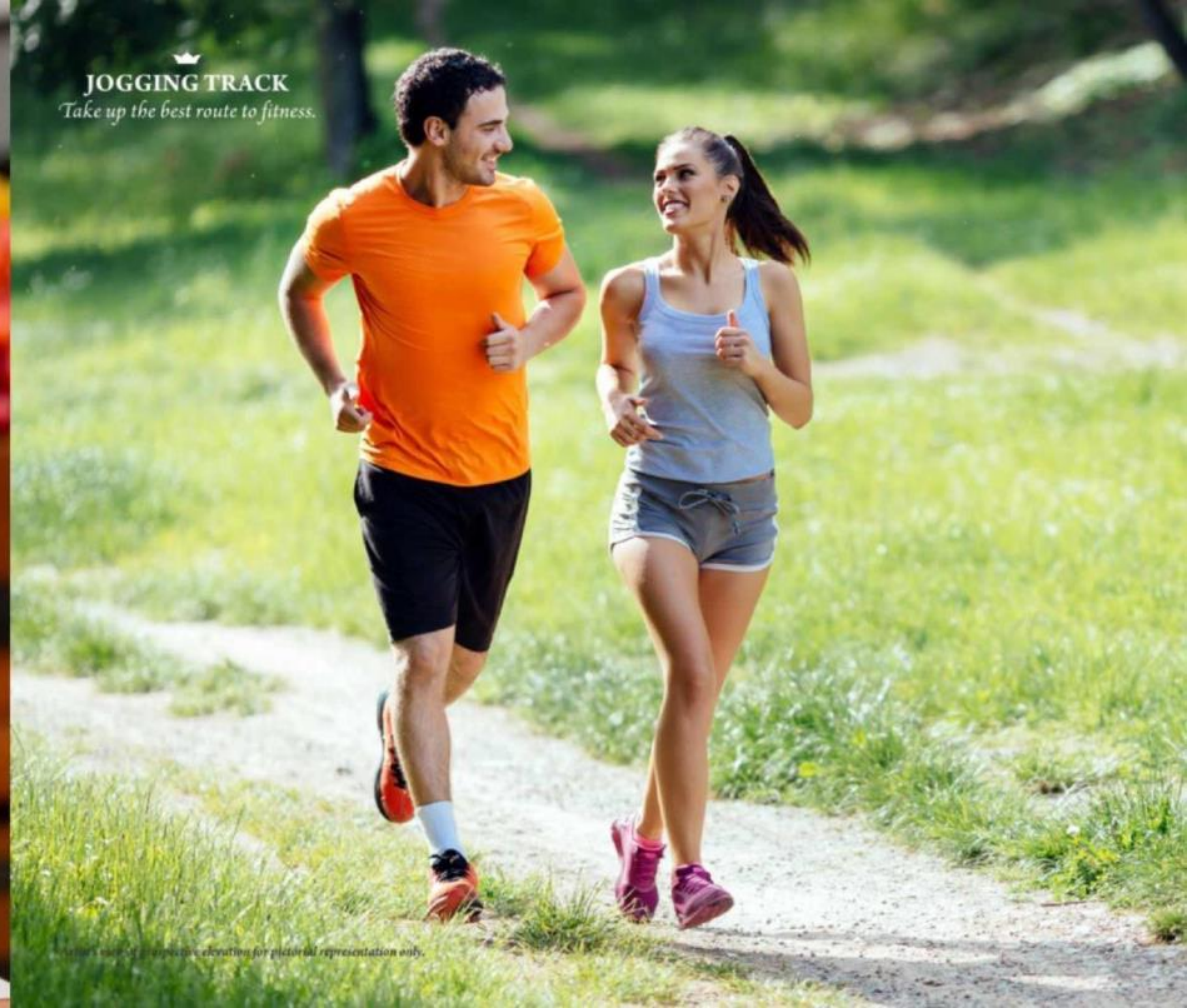


*Artist's view of prospective elevation for pictorial representation only.*



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

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



  
**JOGGING TRACK**  
*Take up the best route to fitness.*

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

  
**LIVING ROOM**  
*Luxuriate in every  
aspect of opulence.*



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



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



## RESPLENDENT BEDROOMS

*Peace. Affluence. And Excellency.*

  
*For matchless living experience.*



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



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

  
Diligently crafted every  
little detail.

  
*A lifestyle worthy of  
your conquests.*



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

IMPOSING  
DINING AREA



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

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 / BADO                | 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  | 1 TRACK PLAIN GLASS                | ALUMINIUM 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                | ALUMINIUM ANODIZED                 | GRANITE                    | -                                | -                        |
| 4      | M. BEDROOM 1                 | BIRLA PUTTY FINISH                | WOODEN FLOORING                | WOODEN FLOORING                | SUNMICA FINISH WOODEN FLUSH DOOR  | TEAK WOOD  | 2 TRACK PLAIN GLASS                | ALUMINIUM 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                | ALUMINIUM 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                | ALUMINIUM ANODIZED                 | GRANITE                    | DAIKIN/MITSHUBISHI OR EQUIVALENT | TUBULAR LOCK             |
| 7      | M. BEDROOM 4 ( 3BHK / 4BHK ) | BIRLA PUTTY FINISH                | VITRIFIED TILES                | VITRIFIED TILES                | SUNMICA FINISH WOODEN FLUSH DOOR  | TEAK WOOD  | 2 TRACK PLAIN GLASS                | ALUMINIUM 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                | ALUMINIUM ANODIZED                 | GRANITE                    | DAIKIN/MITSHUBISHI OR EQUIVALENT | TUBULAR LOCK             |
| 9      | HOME THEATER ( 4BHK )        | BIRLA PUTTY FINISH                | VITRIFIED TILES                | VITRIFIED TILES                | SUNMICA FINISH WOODEN FLUSH DOOR  | TEAK WOOD  | 2 TRACK PLAIN GLASS                | ALUMINIUM 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                | ALUMINIUM 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 | ALUMINIUM 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 | ALUMINIUM 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 | ALUMINIUM 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 | ALUMINIUM 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 | ALUMINIUM 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 | ALUMINIUM 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) LULU 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

D

C

B

A

E

F

H

G

RAMP DN TO BASEMENT

RAMP DN TO BASEMENT

ENTRY / EXIT



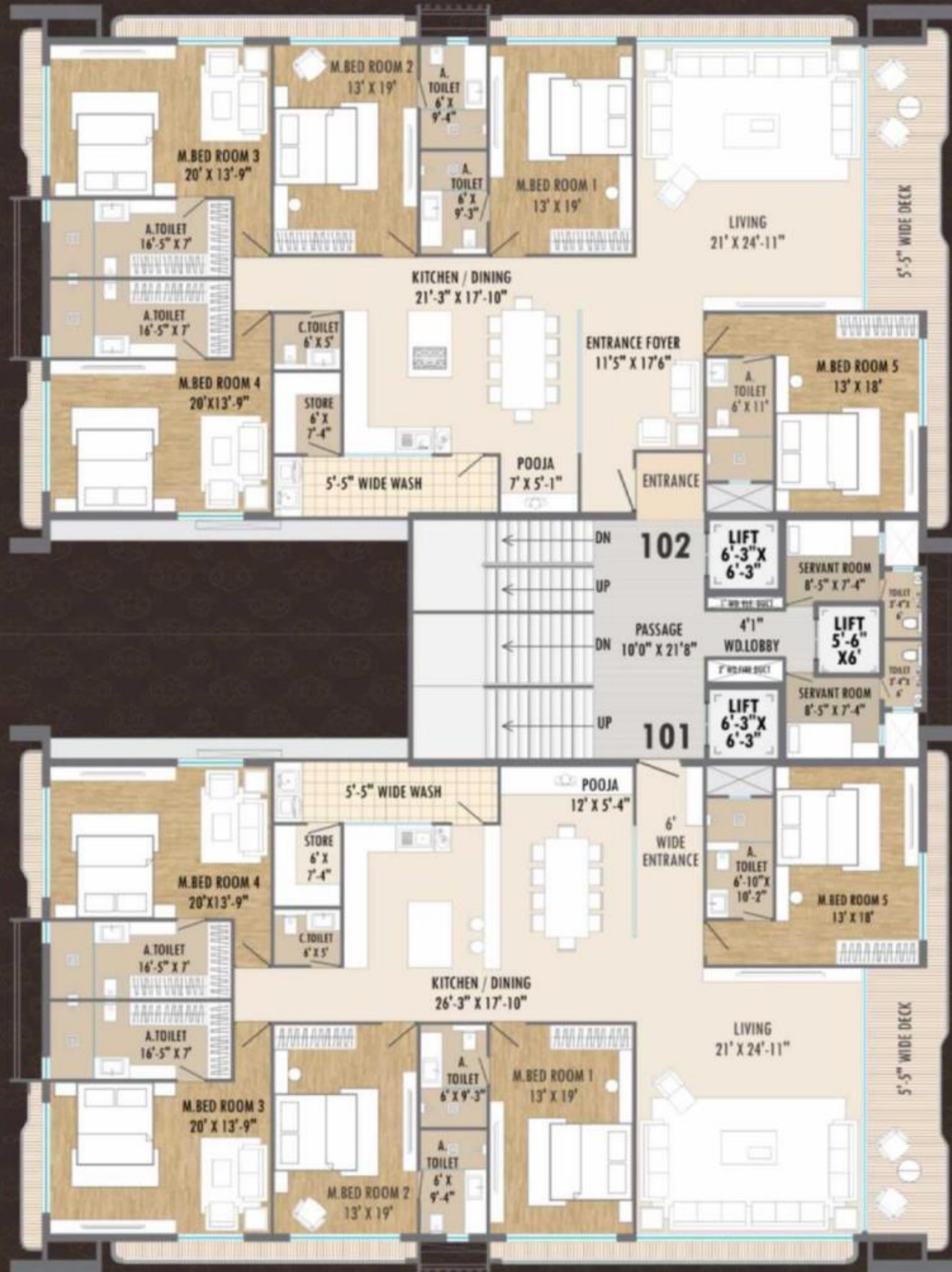
  
**BASEMENT - 1**  
 PLAN



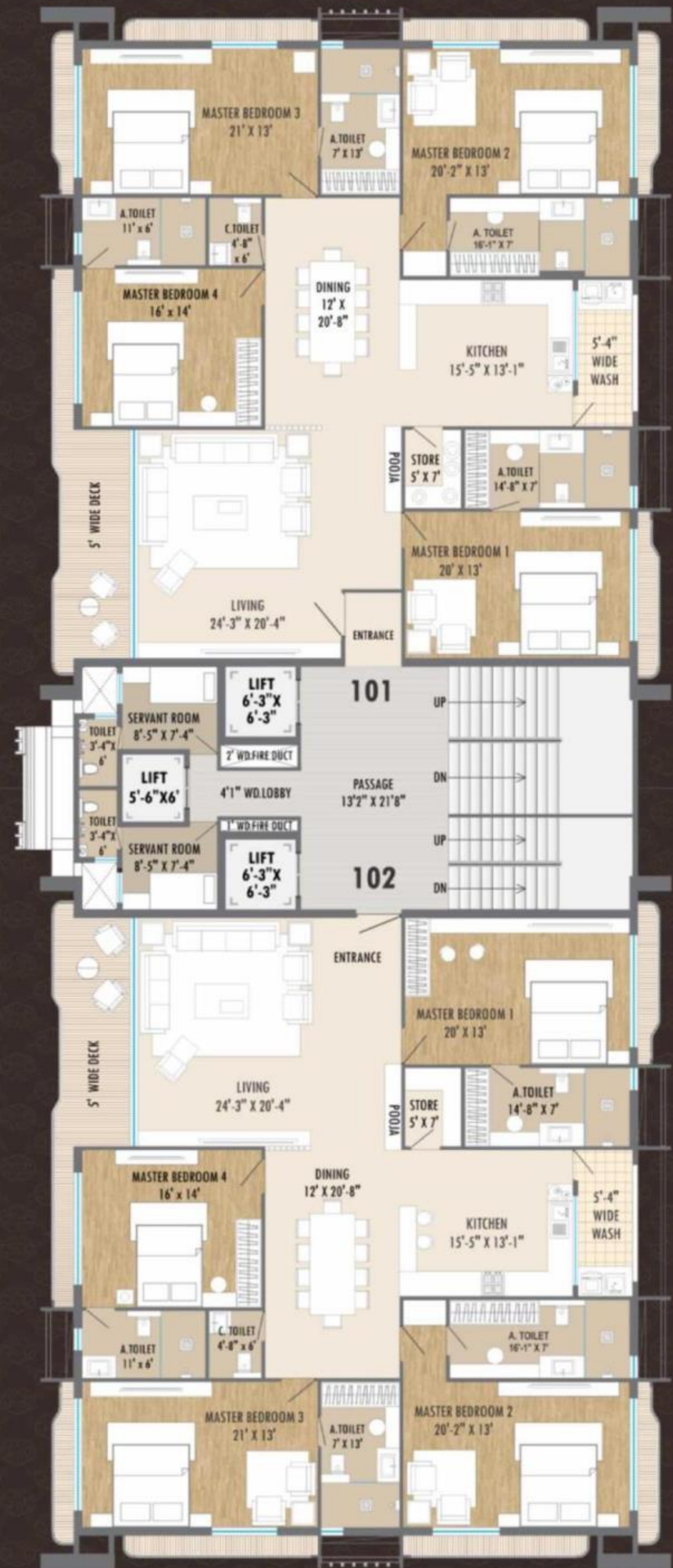
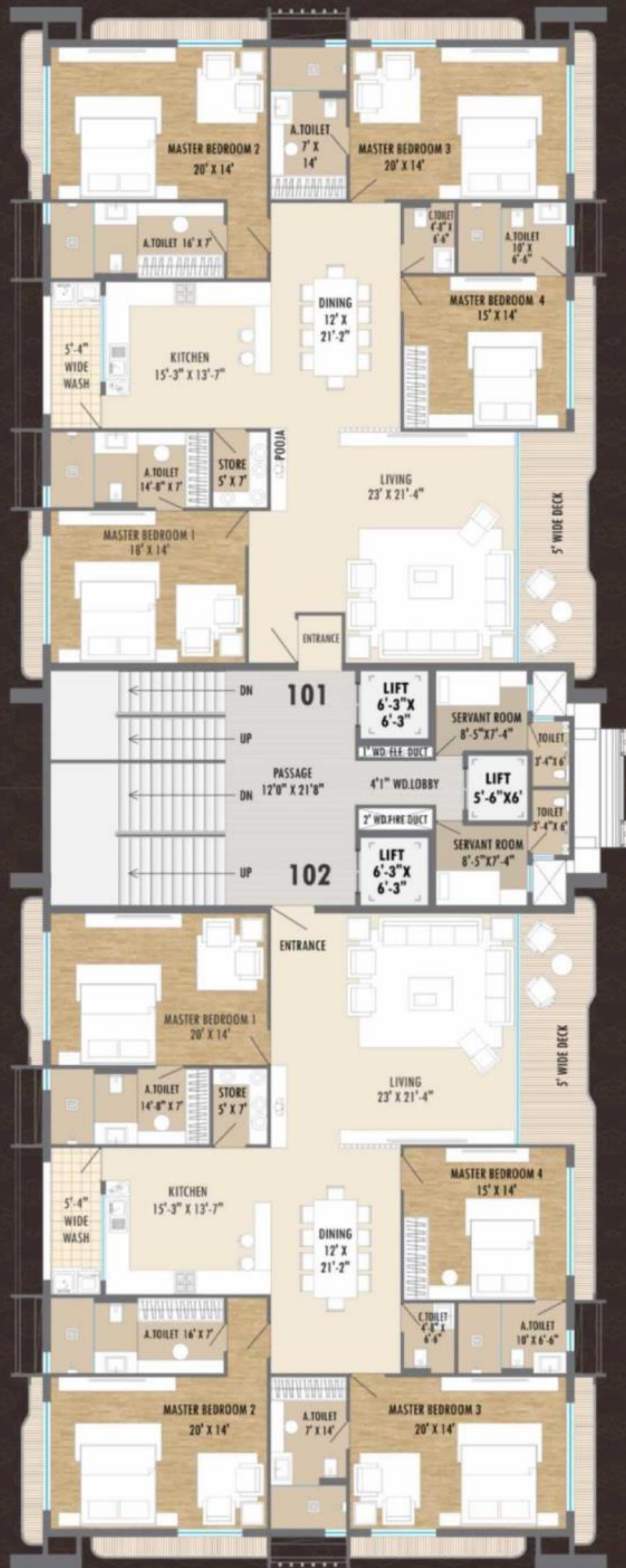
Flip up for  
 Typical Layout Plan

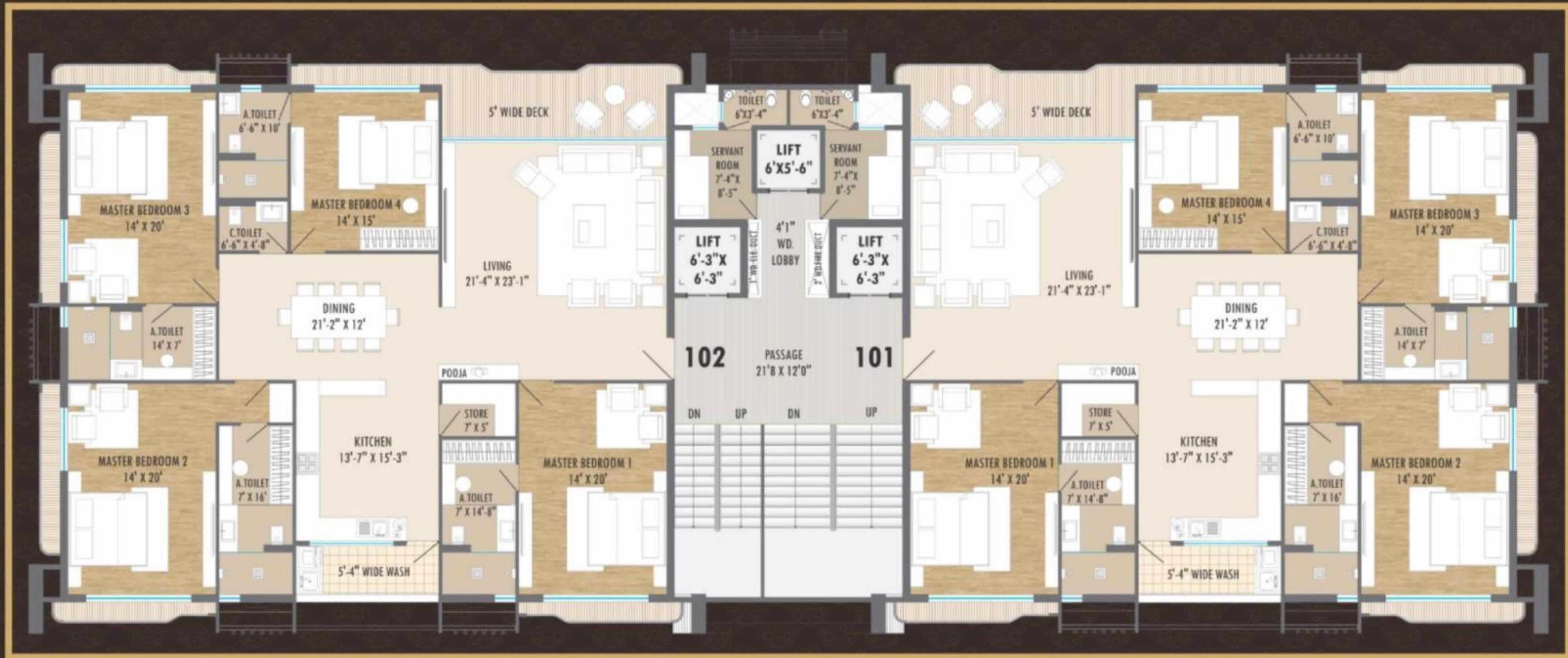












Flip up for  
Tower - E & F  
Floor Plan





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

**Site Address:**

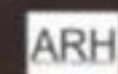
Rajhans Royaltan, Near Rajhans Cosmic, Canal Road, Vesu, Surat

**Corporate Office Address**

Rajhans House, 3rd Floor, Opp. Gitanjali Petrol Pump, Near Station, Surat-395 006, Gujarat, India, Phone: 0261 2551129, 255 3307

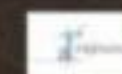
**Mumbai Office Address**

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



**Principal Architect**

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

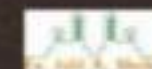


**Authority Approval Consultant**

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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