

RAJHANS
CREMONA

the brilliance of luxury

RAJHANS®
DESAI-JAIN GROUP

legacy

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 exist in our 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.



Tune in to a coveted luxury,
For you're a maestro of your life.
Your rhythm is in a class of its own;
Your beats ought to echo your triumph.
Let a virtuoso of a celebrated life arise in you,
Let your life be exemplified by the melody of marvelous living!

Inspired by the heritage of violins of Cremona Province in Italy, we intone a mellifluous magnificence of modern luxury in harmony with the sublime euphony of violins.

presenting cremona - from the city of melodies

your space,
your haven

Introducing 4BHK homes inspired by Italian architecture intertwined with modern luxuries of the world in the heart of Surat. They are not just four walls but style statements - big, bold and breathtaking.

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



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The high note of
modern luxury

Luxury has many forms. We are living in a time where luxury is about the harmony of innovations, new-age lifestyles, modern comforts and everything chic, contemporary.

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immerse in extravagance

With the availability of all modern amenities and facilities here, Homes at Rajhans Cremona are like a dip in the ocean ofluxury.



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Jogging Track with Lawn

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

Waterbody with Gazebo Seat-out Deck

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

unwind where

peace and pleasure intertwine

Experience the pleasant mix of serenity and vitality

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bask in panoramic beauty

Marvel at the beauty of the city unlike ever before

Deck View

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Indoor Swimming & Kids Pool

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take a dip into

luxury

Chess Garden

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

Forest Zone with Rock Climbing

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

bring out the

champion in you

Skating Rink

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

Toddler Outdoor Play Zone

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

Multi-sport Court

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

Net Cricket Pitch

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

Bowling Alley

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

Indoor Games

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

all they want to do is
play



Indoor Kids Play Area

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Virtual Game Zone

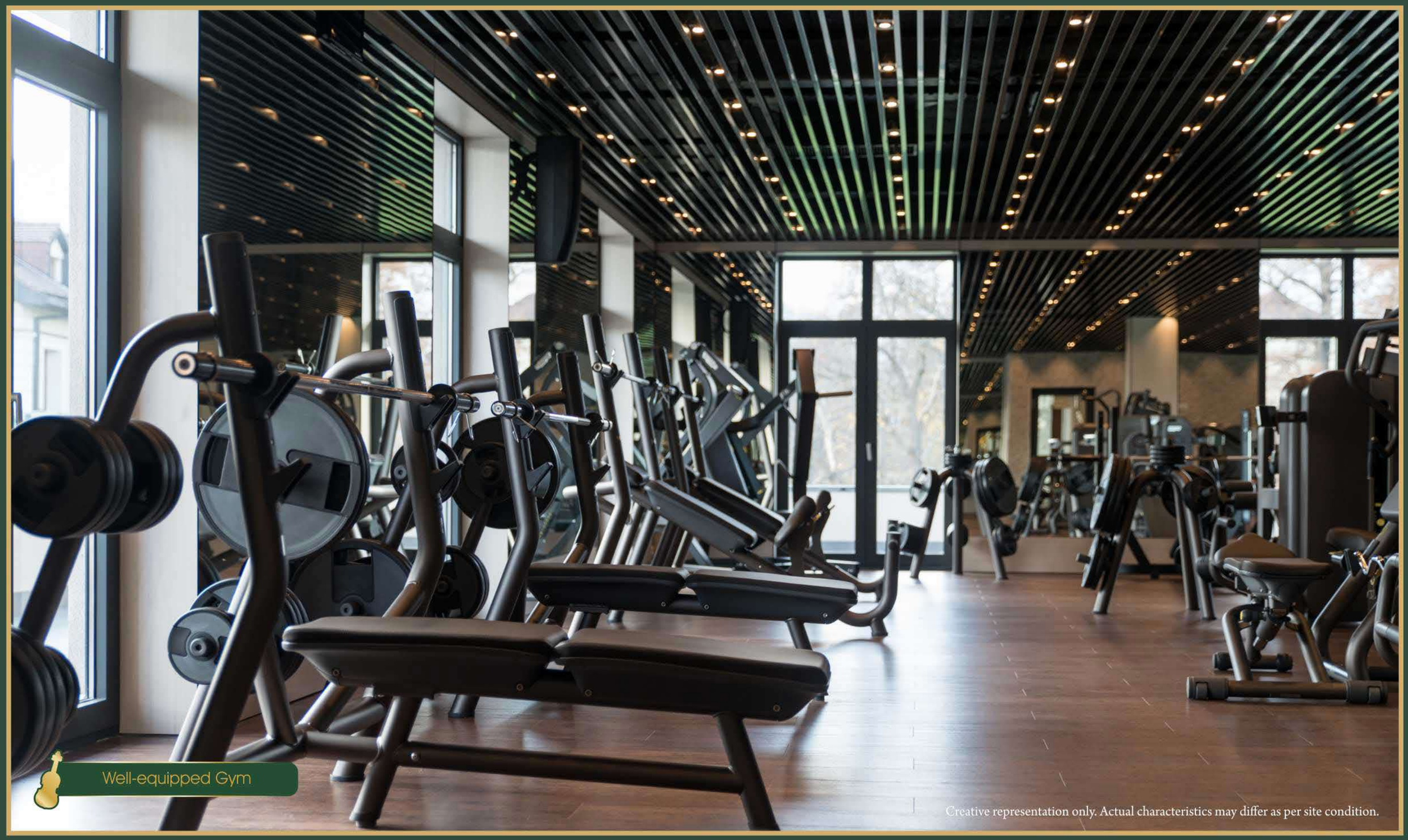
Creative representation only. Actual characteristics may differ as per site condition.

rejuvenate & relax in
style


Spa


Jacuzzi

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


Well-equipped Gym

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

shape the way
you love

bring the celebration
alive



Cafe with Library

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

Lavish Banquet Hall

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

for the gracious
host in you

for a golden time at the

screen



Recliner Cinema

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



Music Room

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

create cheerful

tunes of life

the perfect harmony of
style, comfort and luxury

Let the large open spaces, sprawling greens and
Italian architecture turn every moment into a celebration



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



Living Room

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



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

for your

gourmet experiments



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landscape & amenities

- Each building entrance foyer with waiting lounge
- Banquet hall
- Club amenities entrance lobby and steps
- Kids theater
- Day care area
- Toddler outdoor play zone
- Library
- Skating rink
- Net cricket pitch
- Multi-sport court
- Waterbody with gazebo seat-out deck
- Various seat-out area
- Senior citizen area
- Jogging track
- Central lawn area
- Acupressure garden
- Chess garden
- Fragrance garden
- Organic garden
- Healing garden
- Hedge garden
- Forest zone with rock climbing
- Relaxation zone
- Meditation pavilion
- Vegetable-grocery & dairy products store
- Medical - Clinic area
- Laundry area
- Society office

club facilities

- Gymnasium with changing room & washroom
- Recliner cinema
- Indoor swimming pool
- Kids pool
- Poolside seat-out deck with changing room & washroom
- Cafeteria
- Spa waiting lounge
- Salon / facial / manicure & pedicure room
- Steam room
- Jacuzzi area
- Massage room
- Spa locker space, changing & washroom
- Yoga room / multi-activity room
- Dance room
- Music room
- Karaoke room
- Indoor game zone
  (table tennis, pool table, carrom, card, chess)
- Virtual game zone
- Discotheque
- Bowling alley
- Squash court

campus infrastructure

- Exclusive 2 nos. of main entry/exit gate
- Boom barrier at main gate
- Security cabin with intercom facility
- Designer pole lights
- 2 nos. of ramp for entry & exit

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: 4bhk - 5 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	:	3 cars parking allotted for each flat

floor guidelines

- 4bhk flat with 4 types floor plan
- Basement parking floor + Ground floor + 12 storey
- 10 nos. of Towers
- 2 nos. of flat each floor
- Slab to slab height - 10'-6" ft.

flats specifications

• Plumbing	:	Central plumbing of ISI brand UPVC/CPVC
• Toilet	:	Leading brand sanitary ware & C.P. Fittings (Delta, Kohler, Durait or equivalent)
• Electrification	:	Concealed fitting & modules switches (LNT / Legrand or equivalent)
• Hardware	:	S.S. Hardware fittings (Ozone / Hafele or equivalent)
• Sink	:	Standard grade S.S. Sink (Franke/ Carysil or equivalent)
• Water heater	:	Gas geyser (Benchmark / AOSmith or equivalent)
• RO system	:	Water purifier of standard brand

flat internal finish specifications

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 ANODIZED	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/MITSHUBISHI OR EQUIVALENT)	NUMERIC LOCK-WITH HANDLE
2	DINING ROOM	BIRLA PUTTY FINISH	ITALIAN MARBLE						
3	KITCHEN	BIRLA PUTTY FINISH	ITALIAN MARBLE			ALUMINIUM ANODIZED	COMPOSITE MARBLE		
4	MASTER BEDROOM - 1	BIRLA PUTTY FINISH	WOODEN FLOORING	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/MITSHUBISHI OR EQUIVALENT)	MOTORISE LOCK
5	MASTER BEDROOM - 2	BIRLA PUTTY FINISH	MODERN TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/MITSHUBISHI OR EQUIVALENT)	MOTORISE LOCK
6	MASTER BEDROOM - 3	BIRLA PUTTY FINISH	MODERN TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/MITSHUBISHI OR EQUIVALENT)	MOTORISE LOCK
7	BEDROOM-4	BIRLA PUTTY FINISH	MODERN TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/MITSHUBISHI OR EQUIVALENT)	MOTORISE LOCK
8	MASTER BEDROOM - 1 TOILET	MODERN TILES	MODERN TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	MODERN TILES		MOTORISE LOCK
9	MASTER BEDROOM - 2 TOILET	MODERN TILES	MODERN TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	MODERN TILES		MOTORISE LOCK
10	MASTER BEDROOM - 3 TOILET	MODERN TILES	MODERN TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	MODERN TILES		MOTORISE LOCK
11	BEDROOM - 4 TOILET	MODERN TILES	MODERN TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	MODERN TILES		MOTORISE LOCK
12	COMMON - TOILET	MODERN TILES	MODERN TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED	MODERN TILES		MOTORISE LOCK
13	DECK	EXTERIOR GRADE BIRLA PUTTY FINISH	WOODEN TYPE VITRIFIED FLOORING				COMPOSITE MARBLE		
14	STORE	VITRIFIED TILES & GRANITE SHELVE	VITRIFIED TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD				MOTORISE LOCK
15	WASH	GRANAMITE TILES	GRANITE	LAMINATE FINISH FLUSH DOOR	TEAK WOOD				MOTORISE LOCK
16	KITCHEN PLATFORM	MODERN TILES	GRANITE / COMPOSITE MARBLE TOP						

key plan

strategic location



- 6.0 km form Surat Airport
- 11.5 km from Surat Railway Station
- 3.5 km from Sunshine Global Hospital
- 600 mt. from Fire Station
- 5.5 km from V.R. Mall
- 2.0 km Rajhans Cinemas, Vesu
- 800 mt. from Petrol Pump
- 1.5 km from Shree Shyam Baba Temple
- 5.0 km from Diamond Bourse
- 7.5 km from Textile Market
- 2.0 km from G.D. Goenka School
- 1.3 km from Bhagwan Mahavir College
- 3.5 km from Veer Narmad South Gujarat University

location map

RAJHANS
DESAI-JAIN GROUP

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Site Address
Rajhans Cremona, Behind C.B. Patel Club House, VIP Road, Vesu, Surat.

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)

Landscape Designer Architect
Vikas Bhoseker (Pune)

Structural Consultant
Er. Jalil A. Sheikh (Surat)

Facade Consultant
(FES, Mulund (W), Mumbai)

Parking Consultant
Parkway, (Mumbai)

Vastu Consultant
R. Gurudutt Shenoy (Surat)

Legal Advisor Consultant
Manish Gandhi (Surat)

RERA No.:

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PLAN BOOK