RAJHANS

ALTEZZA

THE LAVISH LIFE

We not only

Build.

We add Value

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 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 exists in the 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.

A lavish life full of opulence

A lavish life one desires



Much more than mere home

Signature homes that are created by passionate and trustworthy realtor make a difference.
And for the discerning class, this very factor means a lot. Rajhans Altezza is one such vicinity that is built on the pillars of trust and age-old legacy. Breaking new ground in design and aesthetic, fulfilling the contemporary residential trend and facilitating high-standard amenities, presenting 5 & 6 BHK plush homes at the most peaceful surrounding of Vesu.



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At the zenith of luxury

Luxurious to the core, Rajhans Altezza boasts a lifestyle which is profoundly lavish.
Here, the residences go beyond ordinary approach by conveying highest standards of modern living.
From undisturbed views, generous space to lavish amenities, these abodes rightly fulfill urban necessities
with an exclusive trove of luxury. And not to miss, the finest neighborhood.



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At the pinnacle of peace

Imagine a home so peaceful. Situated in city's most sought-after new locality, Rajhans Altezza allows residents to distance themselves from crowd while providing a peaceful atmosphere. With only seven residential towers in the premise, there is a scope of exclusivity, an air of ebullience and a feeling of city's elect residents. From your living room to clubhouse, your own world which is unparalleled and undisturbed! From morning meditations to evening strolls, revel in everything without-hassle.



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At the peak of perfection

Fancy a life where everything is put together in perfection. At Rajhans Altezza, every residence is designed to perfection. The exotic living spaces are equipped with comforts and serenity! The lush green garden, pristine swimming pool and world-class clubhouse offer spectacularly picture-perfect way of life. Everything is perfectly-planned, with absolute attention to quality standards and a wise space in all rooms that fittingly adapts to perfection at its best.



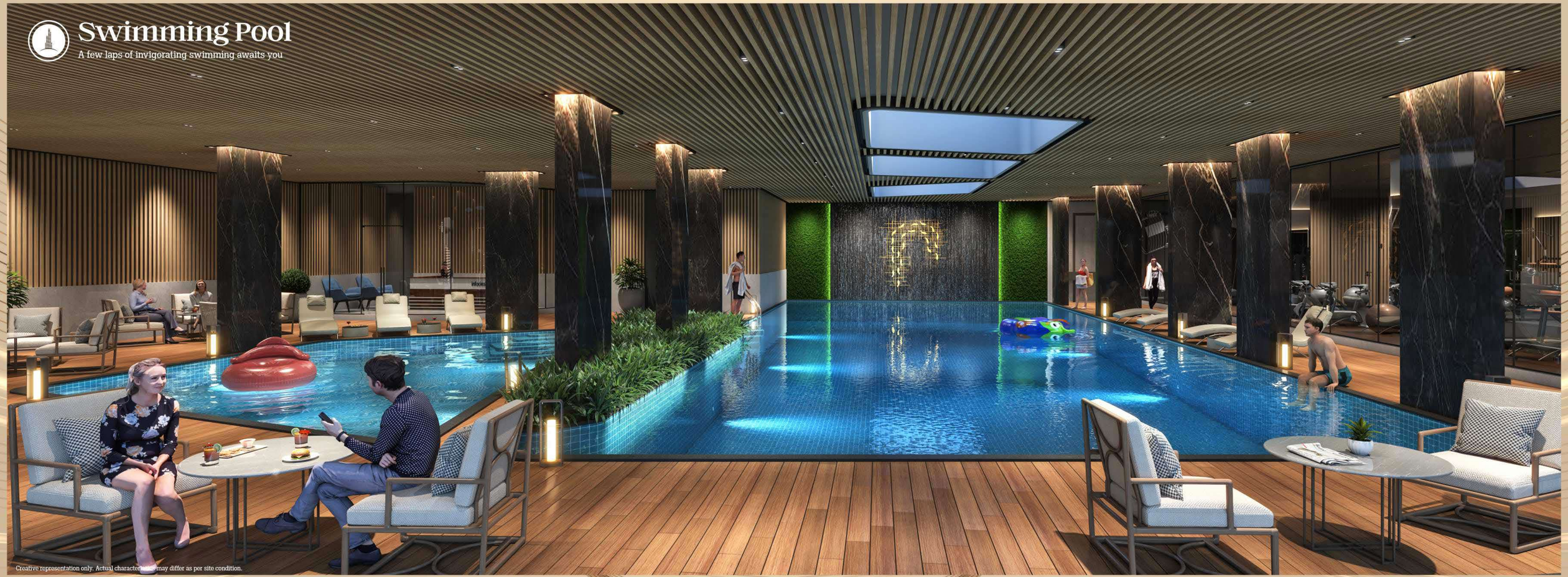
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Swimming Pool

A few laps of invigorating swimming awaits you



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Foyer

Making a stunning impression that lasts a lifetime

Banquet Hall

Host a memorable party at banquet hall



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Library

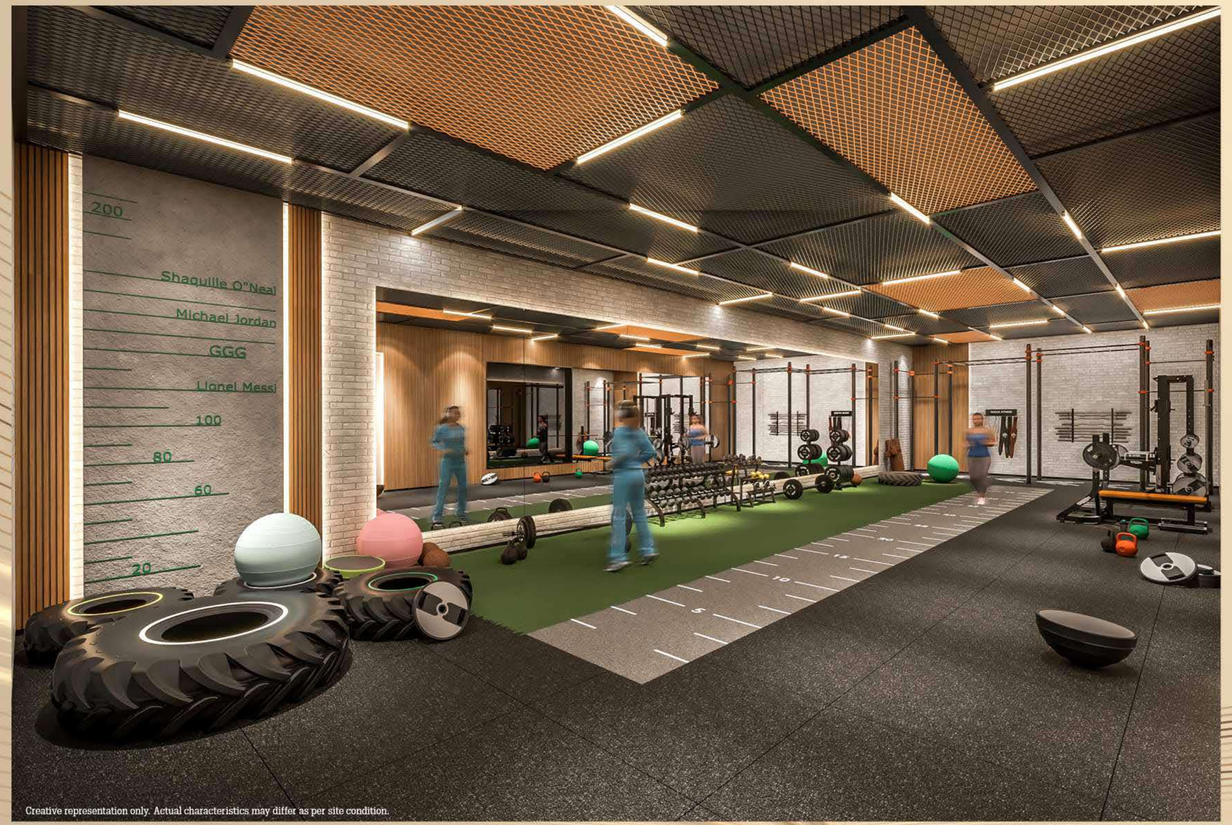
A dedicated library to learn and to live in harmony

Indoor Game Zone

Fun-friendly games at your disposal



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CrossFit

Go fitness-spree with spirited exercise regime

Gym

Recharge at the state-of-the-art fitness centre



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Indoor Squash Court

Push the limits of your strength, balance and agility

Indoor Badminton Court

Hit a powerful smash to accomplish more in life



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Bowlling Alley

Roll into full fun times

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Recliner Cinema

Get the exclusive movie-theatre experience in luxury recliners



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Kitty Party Area

Stay away from stereotypes and socialise for ultimate moments

Discotheque

Trip the light fantastic and live to the fullest



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Indoor Kids Area

An ideal place for their comfort and care

Indoor Kids Theater

Enhance their creativity, confidence and camaraderie



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Living Room

Spatial generosity that seamlessly adapt to modern living space and design

Master Bedroom

An upgraded, classy and cozy escape



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Kitchen

Anchored by the professional kitchen mode, be prepared for space, style and utility



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Dining

A gratifying ambience that serves more than enough

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	P.O.P. FINISH	ITALIAN MARBLE	VENEER FINISH FLUSH DOOR	TEAK WOOD	ALUMINIUM ANODIZED / UPVC	ITALIAN MARBLE	LEADING BRAND (TOSHIBA/ MITSHUBISHI OR EQUIVALENT)	NUMERIC LOCK WITH HANDLE
2	DECK	EXTERIOR GRADE FINISH	WOODEN TYPE VITRIFIED TILES						
3	DINING ROOM & POOJA ROOM	P.O.P. FINISH	ITALIAN MARBLE						
4	KITCHEN	P.O.P. FINISH	ITALIAN MARBLE			ALUMINIUM ANODIZED / UPVC	GRANITE / QUARTS		
5	KITCHEN PLATFORM	VITRIFIED TILES	GRANITE / QUARTS TOP						
6	BEDROOM-1	P.O.P. FINISH	WOODEN FLOORING	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/ MITSHUBISHI OR EQUIVALENT)	MOTORISED LOCK
7	BEDROOM-2	P.O.P. FINISH	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/ MITSHUBISHI OR EQUIVALENT)	MOTORISED LOCK
8	BEDROOM-3	P.O.P. FINISH	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/ MITSHUBISHI OR EQUIVALENT)	MOTORISED LOCK
9	BEDROOM-4	P.O.P. FINISH	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/ MITSHUBISHI OR EQUIVALENT)	MOTORISED LOCK
10	BEDROOM-5	P.O.P. FINISH	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/ MITSHUBISHI OR EQUIVALENT)	MOTORISED LOCK
11	BEDROOM-6	P.O.P. FINISH	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	COMPOSITE MARBLE	LEADING BRAND (TOSHIBA/ MITSHUBISHI OR EQUIVALENT)	MOTORISED LOCK
12	BEDROOM TOILET-1	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	DESIGNER TILES		MOTORISED LOCK
13	BEDROOM TOILET-2	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	DESIGNER TILES		MOTORISED LOCK
14	BEDROOM TOILET-3	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	DESIGNER TILES		MOTORISED LOCK
15	BEDROOM TOILET-4	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	DESIGNER TILES		MOTORISED LOCK
16	BEDROOM TOILET-5	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	DESIGNER TILES		MOTORISED LOCK
17	BEDROOM TOILET-6	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	DESIGNER TILES		MOTORISED LOCK
18	COMMON TOILET	DESIGNER TILES	DESIGNER TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE	ALUMINIUM ANODIZED / UPVC	DESIGNER TILES		MOTORISED LOCK
19	STORE	VITRIFIED TILES & GRANITE SHELF	VITRIFIED TILES	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE				MOTORISED LOCK
20	WASH	GRANAMITE TILES	GRANITE	LAMINATE FINISH FLUSH DOOR	TEAK WOOD / COMPOSITE				MOTORISED LOCK
21	SERVANT ROOM	BIRLA PUTTY	VITRIFIED TILES	LAMINATE FINISH FLUSH DOOR	GRANITE	ALUMINIUM ANODIZED / UPVC	GRANITE		TUBULAR LOCK
22	SERVANT TOILET	VITRIFIED TILES	VITRIFIED TILES	LAMINATE FINISH FLUSH DOOR	GRANITE	ALUMINIUM ANODIZED / UPVC	VITRIFIED TILES		TUBULAR LOCK

Flat Internal Finish Specifications



Amenities

- Each building entrance foyer with waiting lounge
- Kids theater
- Kids indoor and outdoor play area
- Toddler indoor and outdoor play area
- Library with study area
- Net cricket pitch
- Waterbody with gazebo seat-out deck
- Various seat-out area
- Senior citizen area
- Exercise zone
- Jogging track
- Central lawn area
- Acupressure garden
- Fragrance garden
- Organic garden
- Forest zone
- Picnic with hammock seating area
- Guest room
- Yoga and meditation area
- Kitty party hall
- Society office
- Club central open area with seating
- Banquet hall
- Gymnasium and crossfit area
- Recliner cinema
- Indoor swimming pool
- Kids pool
- Poolside seat-out deck with changing room & washroom
- Cafeteria
- Spa waiting lounge
- Steam room
- Jacuzzi area
- Massage room
- Spa locker space, changing & washroom
- Music room
- Discotheque
- Karaoke room
- Indoor game zone (table tennis, pool table, carrom, air-hockey, card, chess)
- Golf simulator
- Virtual game zone
- Bowling alley
- Indoor squash court
- Indoor badminton court

Campus infrastructure

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

Floor guidelines

- 5 & 6 BHK flat
- Basement parking floor + Ground floor + 11 storey
- 7 nos. of Towers
- 2 nos. of flat per floor
- Slab to slab height - 11 ft.

Campus specifications

- Lift : 2 glass door lifts & 1 servant lift per 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
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
- Water geyser : Centralized geyser system
- Security : CCTV 24 x 7 security system for public area
- Parking : Flats: 5 BHK - 4 cars parking allotted for each flat
Flats: 6 BHK - 5 cars parking allotted for each flat

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)
- RO system : Water purifier of standard brand



Key Plan

- 6.0 km form Surat Airport
- 11.5 km from Surat Railway Station
- 3.5 km from Sunshine Global Hospital
- 600 m. from Fire Station
- 5.5 km from V.R. Mall
- 2.0 km Rajhans Cinemas, Vesu
- 800 m. 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

RAJHANS
DESAI-JAIN GROUP

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Rajhans Empire, Beside Le Méridien Hotel, Near Airport, Dumas Road, Surat, Gujarat - 395007, Phone: 0261-2961100, 2961101

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

Authority Approval Consultant
Rajmandir (Surat)

Interior Designer Architect
Ar. Abhishek Bhansali (Surat)

Landscape Designer Architect
Beyond Green (Ahmedabad)

Structural Consultant
Er. Jalil A. Sheikh (Surat)

MEPF Consultant
Malwawala Engineering Services Pvt. Ltd.
(Thane (W), Mumbai)

Facade Consultant
FES, Mulund (W), Mumbai)

Legal Advisor Consultant
Manish Gandhi (Surat)

RERA No.:

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