
RAJHANS
Zorista

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, Leisure and Logistics 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.



# Bask in *Luxury*

*A name derived from the word 'Zorion', from the Basque language, meaning happiness. The concept is a throwback to the European luxury lifestyle as embodied in the Basque region, in the good old days.*

*At Zorista, an era that defined luxury in the past, is brought to life in a modern avatar. Come, bask in luxury and relive the glory and the indulgences of a golden past.*




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



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

# The *Home*

## like 'Once upon a time.'

*With Rajhans Zorista, revive a happy time, profuse with all the richness of life. Where life is fulfilled with dreams and happiness all around alike the golden era.*

# To Exemplary life.

*A landmark exquisitely designed to offer you a perfect living. Come home to a spectacular lifestyle.*




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




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



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

# The Centre of life

*Living here is a sheer redefining process which sets the tone for the rest of the life.*
*A tone where beauty, serenity and luxury serenade in harmony.*



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

# *Perfection*
## to the core

*Rajhans Zorista is an exclusive place replete with glorious architecture, splendid space and everything which takes perfection to the next level.*



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# The *Mystic* Aura!

*The calming greens, juxtaposed with the vibrant blue of the water-bodies creating an ideal setting for lounging with a book or immerse yourself in the view that is exuberating.*

Peppy and peaceful

# *Panorama*

*From a galore of recreational bliss, this seating deck with waterbody is the perfect place for churning out more happiness through conversations. Here, you can spend time in totality whilst enjoying the soothing ripple of water.*



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



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# *Unbelong*
## to the ordinary

*When you step in the premise of Rajhans Zorista, you naturally start belonging to the unparalleled, supreme and exclusive class.*

# *Home* that rekindle a forgotten *Romance*

*Fall in love with an exclusive lifestyle at these 3 & 4 bhk,*
*luxury homes, right in the heart of Surat.*
*Plush luxuries, amenities and facilities open their arms to greet you here.*



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



*Take a stroll and feel the rhythm of well-being.*

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



*A surreal focal point where you can be at ease with everything around and within yourself.*

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



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

A *Modern*
tribute to a rich
*opulent life*
of an era gone by.

# *Gorgeous*
## view at your disposal

*Cherish a stunning visual extravaganza as you cast your eyes from the balcony. Here you can escape from homogeny of routine life whilst gazing happily into the sky. Get ready to be greeted by convivial surrounding.*



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

*A splendid preview to*
*the luxury pad that awaits you.*

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

*A mesmerizing treat to your senses.*
*All for the utmost elation.*

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

*Sit and converse with your people.*
*It feels good to share, mingle together.*

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

*SWING AREA*
*A swinging jaunt whenever you*
*fancy a splendid time.*

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

# *Refresh*
## & Energise!

*Feel 'fit as a fiddle' at this Outdoor Gym!*



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

*ZEN GARDEN*
*Revel in a sense of wellbeing for mental and psychological bonanzas.*

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

*KIDS PLAY AREA*
*Where kids find joy, bloom in harmony and sing joyous rhymes.*

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

*Adding momentum to*
*an opulent lifestyle in every corner.*



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

*NET CRICKET*
*Improve your Cricket skills*
*or just thrill to this spirited game.*




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



*BADMINTON & BASKETBALL COURTS*
*Badminton is your powerful cardio.*
*Don't miss it.*

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



*SQUASH COURT*
*Play squash and Run, leap and dive*
*for a robust fitness session.*

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



*TODDLER AREA*
*A cheerful toddler's zone to get children moving.*

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



*INDOOR GAME ZONE*
*The best place to enjoy the finest routine episodes.*

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

*BANQUET HALL*
*Celebration means a grand affair here.*

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

*KITTY PARTY AREA*
*Your kitty party is just a plan away.*

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



*DISCOTHEQUE*
*Music, beats and dance to the tune of happiness.*

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



*MUSIC ROOM*
*Groove to the musical melody and enjoy every heartbeat reverberating with ecstasy.*

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



*STATE-OF THE-ART GYM*
*All for fitness.*

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



*YOGA ROOM*
*Attain peace with pace, flex and relax.*

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



*SWIMMING POOL*
*Indulge in a rejuvenating treat of water.*

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

*STEAM ROOM*
*Get some steam to beam with freshness.*

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

*MASSAGE ROOM*
*De-stress and feel more radiant.*

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



*SALON*
*Adorn yourself with confidence, charm and charisma.*

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



*LIBRARY*
*Read and live a thousand lives.*

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

# A *Fascinating*
## feeling called foyer

*This well-designed, creatively-embellished foyer represents an architectural spectacle plus a statement that leaves a lasting impression. Every Zoristian- a resident of Zorista, just can't get enough of this architectural beauty in itself.*



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



*LIVING ROOM*
*A magnificent living room that exudes opulence at its best.*

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



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



*MODISH KITCHEN*
*Truly spacious and modish vibes.*

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



*MASTER BEDROOM*
*A soothing sanctuary where you can linger with limitless coziness.*

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

## Landscape & amenities

- *Each building entrance foyer with waiting lounge*
- *Club amenities entrance lobby and steps*
- *Entrance waterbody with sculpture*
- *Waterbody with floating deck*
- *Central lawn area*
- *Forest zone*
- *Aroma garden*
- *Zen garden*
- *Jogging track*
- *Acupressure area*
- *Hammock / swing area*
- *Outdoor gym*
- *Senior citizen area*
- *Various seat-out area*
- *Kitty party room*
- *Outdoor kids play area*
- *Indoor toddler play area*
- *Multipurpose outdoor court with viewing deck*
- *Yoga & meditation room*
- *Library*
- *Society office*

## Club facilities

- *Club house entrance plaza with landscaping*
- *Banquet hall*
- *Discotheque*
- *Gymnasium with changing room & washroom*
- *Indoor swimming pool*
- *Kids pool*
- *Poolside seat-out deck with changing room & washroom*
- *Spa waiting lounge*
- *Steam room (Separate for male & female)*
- *Jacuzzi room (Separate for male & female)*
- *Massage room (Separate for male & female)*
- *Spa locker space, changing & washroom (Separate for male & female)*
- *Salon / facial / manicure & pedicure room*
- *Indoor game zone (table tennis, pool table, carrom, card, chess, etc.)*
- *Squash court*
- *Badminton & basketball court*
- *Music room*

## Floor guidelines

- *3 & 4bhk flat*
- *3 basement parking floor + Ground floor + 12 storey*
- *9 nos. of Towers*
- *2 nos. of flat on each floor*
- *Slab to slab height - 10'-6" ft.*

## Campus specifications

- *Lift* : *2 glass door lifts per each building (Kone / Thyssen / Schindler 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*
  *Flats: 3bhk - 3 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 area. Pressure pump for better water supply*
- *Security* : *CCTV 24 x 7 security system for public area*
- *Outer finish* : *Unique design with texture finish*
- *Parking* : *Flat: 4bhk - 3 cars parking allotted for each flat*
  *Flat: 3bhk - 2 cars parking allotted for each flat*

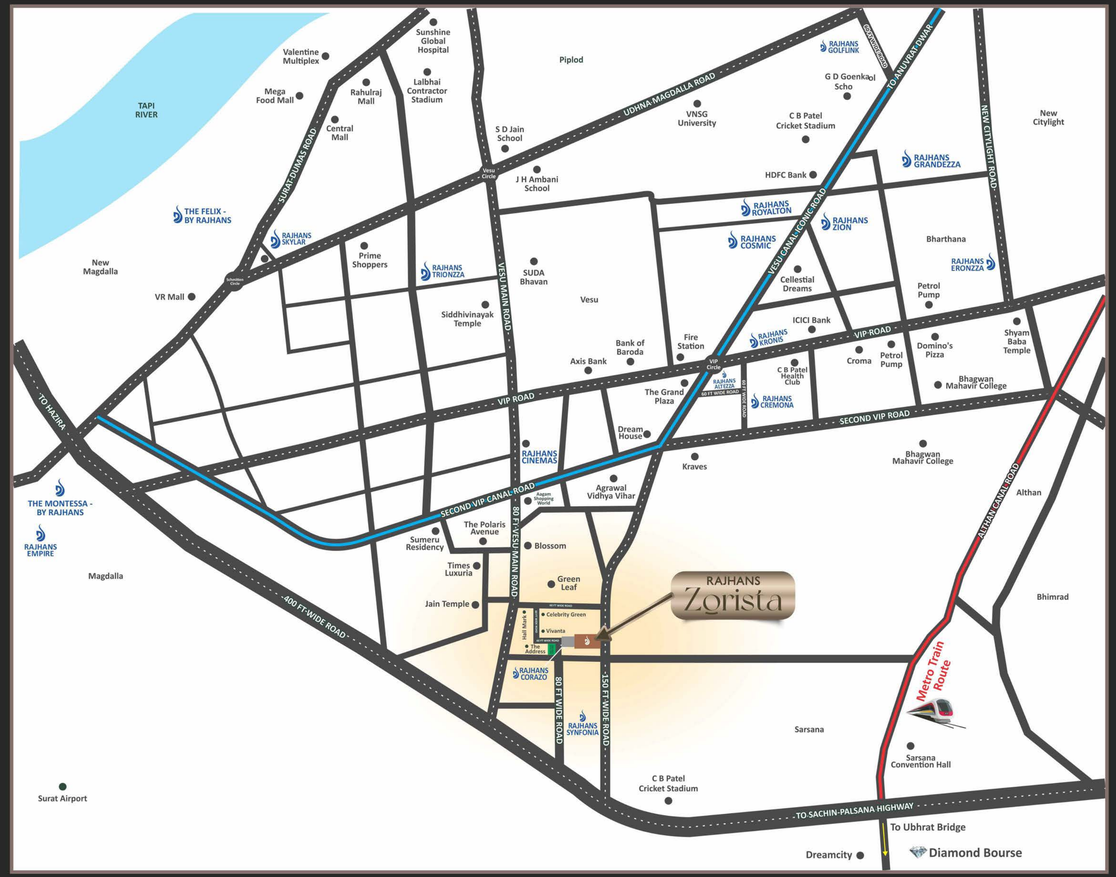
## Flats specifications

- *Plumbing* : *Central plumbing of ISI brand UPVC/CPVC*
- *Toilet* : *Leading brand sanitary ware & C.P. Fittings (Delta, Kohler, Jaquar or equivalent )*
- *Electrification* : *Concealed fitting & modules switches (L&T / 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 FINISHING SPECIFICATION

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

# Key Plan




Scan QR Code for Location Map

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RAJHANS
DESAI-JAIN GROUP

Email: info@rajhansrealty.co.in | Website: www.rajhansrealty.co.in

**Site Address**
Rajhans Zorista, Behind Rajhans Corazo, Vesu-Abhava, Surat, Gujarat-395007.

**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)

**Interior Designer Architect**
Reflecct Design Studio (Surat)

**Landscape Designer Architect**
SBA Architects & Designers Pvt. Ltd. (Pune)

**Structural Consultant**
Er. Jalil A. Sheikh (Surat)

**MEPF Consultant**
Atomep Enteam (Ahmedabad)

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

**Vastu Consultant**
R. Gurudutt Shenoy (Surat)

**Legal Advisor Consultant**
Manish Gandhi (Surat)

**RERA No.:**

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