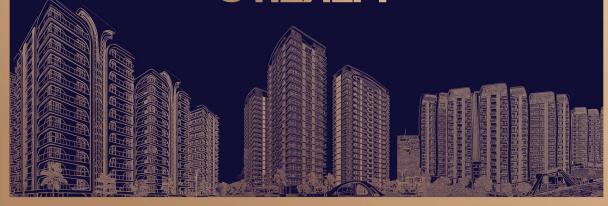
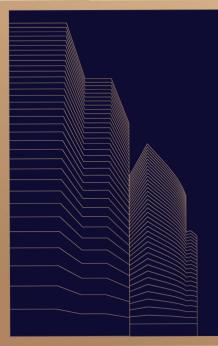
# RAJHANS RE**ALTY**







#### **ABOUT THE GROUP**

The Rajhans (Desal-Jain) Group stands as an example of a successful journey that has changed lives of many people. Spearheaded, managed and run by first generation of young and dynamic entrepreneurs, the success story of the Group started in the year 1996 and continued to spread its wings in various industries. From realty to confectionery, entertainment, e-commerce, textile and hospitality, the Group has been spreading the Wings of happiness' and touching the lives of millions of people. At Rajhans (Desai-Jain) Group is well known for highest quality services, reliability and commitment. We have been working on customer satisfaction for several years and innovating new ideas while believing in creating long-term relationship with customers through our various businesses that fulfill the dreams of our honored customers.

## THE LEADERS





# GROUP CHAIRMAN MR. JAYESH DESAI

#### 'When foresight directs dreams'

An energetic and passionate personality, Mr. Jayesh B. Desai has been leading the group since the inception. He is a first-generation entrepreneur, an exemplary leader and an instrumental force behind the successor Raishans (Desai-Jain) Group.

He began his entrepreneur journey in 1996 with an edible oil venture, and being strong leader in his forte, his vision enabled the group's foray in the real estate, confectionery, entertainment, hosoitality-commerce and textile businesses.

A versatile man with strong business acumen, Mr. Desai heads planning and strategic business development and also plays an active role in developing business strategy for the group.

He is really instrumental in the group's overall growth and he is a man with farsighted vision having innate quality of making the most of every business opportunity at an optimum level.



#### GROUP MD MR. SHIVLAL JAIN

#### 'When courage drives growth'

Right from the Group's inception, Mr Shivial Jain has been a leading light for exponential growth. A true believer in work ethics, he is still as industrious as he used to be decades ago. Mr. Jain is a dynamic and committed leader with intrinsic decision-making ability. His extensive experience in the fields of accounts, costing and taxation is truly unparalleled. He is the man who rules the roost when it comes to any financial aspects thereby ensuring nothing remains uncalculated. With his par excellence, he dexterously manages each and every account or taxation related aspect without any scope of discrepancy. He is rather looked upon as a person who encourages to attain wisdom and kindness in equivalence. A leader admired for his extraordinary simplicity, Mr. Jain is a spiritual person whose aura resonates with optimism and contentment. He is the guardian of the Group who holds onto the treasure of traditional values with his self-composed posk.





#### CREATING HAPPINESS THROUGH DIFFERENT VERTICALS



### Residential

- Commercial
- Leisure
- Industrial
- Logistics



#### CONFECTIONERY

- Schmitten Luxury Chocolates
- Hoppits Bar
- Schmitten Highway Outlets
- Schmitten Cafe



#### **ENTERTAINMENT**

- Multiplexes
- Recliner Cinema
- Food Zone Snack Station
- · Contemporary Game Zones -Game On



#### **E-COMMERCE**

· SHARECONOMY -A B2B Industrial Capacity Aggregator · Allied Services



#### **TEXTILE**

· High-end Dyeing of Shirts & Sarees





#### HOSPITALITY

- Restaurants (Enjoy, Sizzling Salsa)
- · Boutique Hotels







#### RAJHANS REALTY WHERE LUXURY IS A WAY OF LIFE

Rajhans Realty is driven by an unwavering passion for creating landmarks that epitomize global standards, embody our values, and uphold a legacy of trust. Guided by our tagline "Where Luxury is a Way of Life," we understand the transformative power of a luxurious lifestyle. Our extensive portfolio encompasses top-notch residential, commercial, leisure, industrial, and logistics development.

Each of our developments showcases the highest level of design and craftsmanship. As a result, Rajhans Realty developments proudly stand among the most esteemed builders.

Rajhans Realty has so far successfully delivered about 30 million sq.ft. of construction exemplifying the advanced phase of modern structures while making the Group one of the most trusted realty brands in Gujarat and Maharashtra. Currently, the Group has over 1.2 million sq.ft. of construction on floor and planning for another 1 million of sq.ft. in the coming months across categories.

With our accomplished excellence and constant innovations in the field of realty, RAJHANS REALTY has become one of the most trusted builders in Guiarat and Maharashtra.

The Group further envisages foraying into other states such as Haryana, Karnataka, Delhi, Punjab, Madhya Pradesh and Rajasthan by keeping up with modern civil engineering and quality commitment. Led by the vision to enrich people's lives with happiness by creating high quality landmarks, RAJHANS REALTY proudly possesses to its credit a satisfied customer base and a range of prestitious realty awards under its belt.

We prioritize responsible decision-making for sustainable communities.

We invite you to join us on this journey as we continue to build exceptional landmarks that enhance lives and leave a positive legacy.



### **VISION**

To spread happiness by building high-quality residential, commercial, industrial, leisure, and logistics landmarks whilst adhering to the most-advanced practices.



## MISSION

- To deliver top-notch structures that meet global standards, ensuring timely delivery and unwavering commitment to quality.
- •To exceed customer expectations by consistently providing exceptional solutions without compromising on excellence.
  •To enhance the lives of our

stakeholders by creating value and fostering mutually beneficial relationships.

# PIONEERING A NEW ERA IN LUXURIOUS RESIDENTIAL LIVING

Rajhans Realty, the epitome of luxury and comfort in residential living, has established itself as an industry leader. It has redefined the standard of excellence by offering world-class amenities and impeccable craftsmanship.

With a strong emphasis on architectural brilliance, each project at Rajhans Realty embodies the essence of a luxurious lifestyle. Our homes feature spacious living spaces, top-notch security, and unparalleled comforts.



# SETTING NEW BENCHMARKS FOR COMMERCIAL EXCELLENCE

Rajhans Realty boasts an impressive portfolio in the commercial category ranging from corporate houses to vibrant retail hubs. With a commitment to sustainability and a passion for delivering exceptional quality, our commercial projects set new benchmarks for success.

Our state-of-the-art facilities, cutting-edge technology, and thoughtfully designed layouts cater to the diverse needs of businesses, entrepreneurs, and investors.



### REDEFINING WEEKEND LEISURE EXPERIENCES

Rajhans Realty excels in crafting extraordinary spaces that redefine luxury and offer unmatched comfort and relaxation. Our collection of exquisite Weekend Villas and lavish Studios immerses you in a world of tranquillity and indulgence.

With luxurious accommodations, world-class amenities, and impeccable service, we transport you to a realm of unparalleled luxury where unforgettable experiences await.



### REVOLUTIONIZING INDUSTRIAL REAL ESTATE LANDSCAPE

Rajhans Really is at the forefront of the industrial real estate sector, setting new standards by establishing state-of-the-art industrial textile parks equipped with world-class amenities and adhering to international standards. With a strong emphasis on meeting the demands of the textile industry, our parks offer a seamless blend of innovation and convenience.



# TRANSFORMING LOGISTICS GROWTH

Rajhans Realty is revolutionizing the growth potential in the logistics sector with our visionary project that sets new benchmarks by combining cutting-edge infrastructure, advanced technology, and strategic location advantages.



## ONGOING RESIDENTIAL PROJECTS

**GUJARAT** 









Zorista

3 & 4 BHK



4 BHK



5 & 6 BHK



3 & 4 BHK









Experience unrivaled super-premium living in Vesu, Surat. Our exclusive 6 & 7 BHK homes at Rajhans Golflink epitomize opulence, featuring exquisite design, unparalleled comforts, and an abundance of amenities. Be part of a new era of luxury as Rajhans Golflink introduces Surat's first-ever mini-golf course. This prestigious amenity embodies the privilege, exclusivity, and luxury associated with the sport, catering to discerning individuals who seek the utmost in refinement.





RAJHANS TRI NZZA

Experience timeless luxury in these bespoke 5 BHK homes at Rajhans Trionzza. Meticulously designed with top-notch amenities and impeccable craftsmanship, these private residences redefine the meaning of opulence. Indulge in the classical charm of these sought-after homes located in a prime area with only three towers, fulfilling your dream of a truly luxurious lifestyle.





Experience the crowning glory of luxurious living at Rajhans Kronis. These 4 & 5 BHK plush homes offer an exquisitely crafted enclave in Vesu, filled with mesmerizing surprises at every corner. From expansive spaces to a wide array of amenities, there is ample opportunity to include in luxury and find moments of Zen. Step into this private kingdom that allows you to escape the world and embrace the most cherished lifestyle.



#### **ONGOING**









Inspired by the impeccable architecture of Dubai, Rajhans Eronzza stands tall as a breathtaking 20-storey 4BHK residential masterpiece, enriching Surat's skyline. From its impressive height to its distinguished grandeur and serene neighbourhood. Rajhans Eronzza provides lavish spaces that redefine the essence of luxury living. Experience the epitome of elevated living at Rajhans Eronzza, where meticulous attention to detail creates an unmatched residential experience.







Zorista

Bask in luxury with our exquisite 3 & 4 BHK homes, offering a truly unparalleled lifestyle. From magnificent architecture to envy-inducing amenities to splendid living spaces, perfection is at the core of Rajhans Zorista, taking luxury to new heights.









Located in the most prestigious neighbourhood of Vesu, Rajhans Cremona draws inspiration from the renowned Cremona province of Italy. These 4 BHK homes redefine luxury living, offering captivating style and modern amenities. Immerse yourself in the pinnacle of extravagance as you experience the resplendent beauty and opulence at Rajhans Cremona.









Rajhans Altezza presents 5 & 6 BHK luxury homes built on the pillars of trust and an age-old legacy. Setting new standards in design and aesthetics, fulfilling contemporary residential trends, and offering high-standard amenities, these homes are situated in the tranquil surroundings of Vesu. With only 7 residential tower in the premise, it fosters exclusivity and an air of ebullience.





Rajhans Corazo is the ultimate destination for those seeking a modern lifestyle steeped in luxury, comfort and pure indulgence. These 3 & 4 BHK plush homes situated in the mostcherished vicinity of Vesu boast an international architecture, latest amenities and best-in class comforts that one has been dreaming of. Step into the world of Rajhans Corazo and let love permeate every aspect of your life.

## COMPLETED RESIDENTIAL PROJECTS

### **GUJARAT**















#### **MAHARASHTRA**













Situated in the most-coveted location of Vesu, Rajhans Royalton is truly a residential 4, 5 & 6 BHK masterpiece, which is no less than the jewel in the crown of Surat, Inspired by Singaporean architecture, these resplendent abodes with majestic designs and outstanding views set a new paradigm of luxury living at its best. Enhanced by every detail of opulence and all-inclusive trove of luxurious amenities, Rajhans Royalton transcends the definition of luxury to a whole new level. Experience a new life at the kingdom called Rajhans Royalton and be the proud luxuriant dynasts.









Welcome to the riverside bliss at Rajhans Cornello, a family-focused 5 BHK luxury abodes adjacent to river Tapi. Synonymous with comfort and affluence, this new address is an outstanding assemblage of high-life at its best. With bountiful open spaces and all-embracing amenities, Rajhans Cornello encompasses enormous grandeur and celebrated living development. With Rajhans Cornello, Rajhans Realty unveils a world of luxury living in Surat by employing intelligent concept derived from the Dubai-style apartment design and its magnificence at the core.







Inspired by the grandeur of London's most striking architecture, our 4 BHK luxurious masterpiece 'Rajhans Grandezza' spells breathtaking living experience in every comer. Located at Vesu's finest landmark, Rajhans Grandezza offers exclusive amenities for ultimate leisure, well-being and recreational bliss. Majestically-designed 9 towers with impressive views and incredible space allows the residents to rejoice in spectacular life enriched with superior experience, every day!









'Synfonia' means a harmonious combination of elements. It is the unison of peace, prosperity and luxury to the utmost. And true to its name, these 2 & 3 BHK luxurious apartments have everything in harmony that exudes melody of exuberant life. It is a befitting embodiment of luxury living which is not limited to only for the privileged few. Yes! These beautiful homes are perfectly affordable, yet harmonize luxury with life without any compromise. A distinguished Singaporean-Indian architectural par excellence for the first time in the crème de la crème of Vesu, Raihans Synfonia breaks the gap between luxury and unaffordability.





Premium living is no longer a privilege restricted to independent bungalows. At Rajhans Zion, we have brought the concept of the 'Bungalow lifestyle' to flats. Vast spaces, unparalleled security, community living, and an iconic location add significant value to the lives of residents. Resplendent with elements of luxury, these exclusive 4 BHK homes offer abundant peace and privacy with their unique 'two flats per floor' concept.







Rajhans Cosmic, a five-star residential marvel, offers the perfect space for those who have transcended the ordinary. Strategically located at Canal Road, Vesu, Surat, these 5 BHK luxury apartments allow residents to indulge in exclusive amenities without ever needing to step outside their premises. It represents the pinnacle of luxurious living.







**RAJHANS** 

Rajhans Elita, offering luxurious 3 & 4 BHK apartments, has established a benchmark for signature lifestyle. With a wide range of modern amenities that exemplify grandeur and luxury, this remarkable gem seamlessly integrates art, science, and philosophy to create a world-class living space. Recognized as a top-notch project in the residential segment, Rajhans Elita was honored with the prestigious 'Real Estate Developer of the Year' (Luxury Housing) award by Brands Academy (2014-15).











An exclusive 3 BHK residences located on S.V. road at Santacruz (W), Mumbai, Rajhans Otium is an ultimate destination which is close to everything that matters the most to you. Artistically-designed with state-of-the-art facilities, these luxury homes offer great scenic views which will make a difference to your daily life. For those seeking to indulge in a peaceful life which comes with a whole lot of indulgence, Rajhans Otium is just the right opportunity without giving a second thought.

## ONGOING COMMERCIAL PROJECTS

**GUJARAT** 













SKYLAR

Rajhans Skylar, nestled in the prestigious diamond city of Surat, is a cutting-edge corporate hub offering showrooms and offices. With its sleek and minimalist design, contemporary fixtures, and smart space utilization, it sets the stage for an inspiring experience. Our goal is to provide an unrivalled environment that adds value to businesses and serves as a beacon of inspiration.

## COMPLETED LEISURE PROJECTS

**GUJARAT** 















Magnificently built with Spanish influence, Rajhans Feriado - the Weekend Villas are nestled amidst the serene surroundings of Kachhol, Dandi Road, accompanied by the lush canopy of trees and green grasslands. These incredible Spanish-styled weekend villas offer three types of villas - Opulento, Supremo and Spazio with awe-inspiring amenities that could even make the Spanish nobles envious. Extravagant Weekends. Extraordinary Life.









BELLIZA

Rajhans Belliza, the weekend studios, are specially designed for connoisseurs of fine living in Surat seeking a perfect weekend retreat. Nestled in the beautiful surroundings of Dumas Road, these luxurious havens offer fully-furnished 1 & 2 BHK studio apartments equipped with seven-star amenities. The amenities include a discotheque, 24-hour restaurant, theater, cafeteria, swimming pool, and more.

### COMPLETED COMMERCIAL PROJECTS

#### **GUJARAT**









#### **MAHARASHTRA**



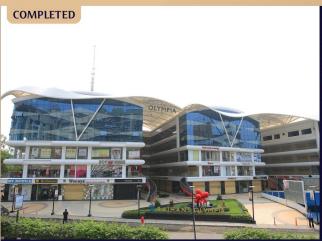








The Montessa by Rajhans is a corporate edifice that stands apart as a source of pride in Surat's business arena. With its exceptional architecture and envyinducing amenities, it offers avant-garde office spaces for Financial Institutes, Banks, Corporate Houses, IT Hubs, Consultancies, Professional Service Sectors, and more. Situated in a highly coveted location, Rajhans Montessa goes beyond the conventional by providing futuristic workspaces with a difference.









Rajhans Olympia, an ultra-modern commercial complex situated in the heart of Surat on Bhatar Road, stands out with its unmatched architecture and Vastucompliant design. This high-street hub is equipped with a wide range of advanced amenities that enhance the business environment in Surat. With its excellent connectivity and world-class brand galleries, Rajhans Olympia has become one of the most sought-after shopping destinations in the diamond city.







Rajhans Ornate, a magnificent landmark, has redefined high-street retail with its Iconic concept. Offering a unique and unparalleled shopping experience, this commercial edifice stands as a tribute to the wibrant and progressing state of Guijart. It has become the pride of City Light Junction, Surat's exclusive and most vibrant address. Rajhans Ornate has been honored with prestigious awards such as the 'Best Commercial Project of The Year (2014-15) by Brands Academy and the 'Excellence in High-street Retail Hub' Award by MYFM Food and Lifestyles Awards 2017.







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m BONIST}}\Lambda$ 

Great ambience, easy connectivity and advanced amenities. This iconic commercial hub is destined to capture the attention of refined shoppers and professionals. In this avant-garde commercial-cumcorporate hub, you can experience extraordinary lifestyle with a range of world-class brands, exquisite food, fashion and more.





HELIX3

Rajhans Helix3, the next-generation business hub, is designed to elevate your aspirations to new heights. With its exceptional architecture, this magnificent landmark project caters to corporate offices, business houses, restaurants, cinemas, retail shownooms, and more. Located in the prime area of Ghatkopar West, Rajhans Helix3 offers seamless connectivity options, making it the epitome of a modern commercial venue in the heart of Mumbai.

# ONGOING INDUSTRIAL PROJECT GUJARAT











Rajhans Zesto is an innovative, international standard Industrial textile park spanning across 155 acres of land. It is conveniently located near Surat City, adjacent to NH-48 (Ahmedabad-Mumbai Highway) in Palsana, Surat. This Industrial textile park offers a comprehensive range of state-of-the-art facilities including a clinic, admin office, conference room, work station room, doctor's room, fire station, weighbridge, RCC roads, and designer street lights with beautification. Rajhans Zesto adheres to international environmental and social standards, ensuring sustainability and quality.

# COMPLETED INDUSTRIAL PROJECTS GUJARAT











Rajhans Texpa is a ground breaking, international standard textile park spanning over 90 acres of land adjacent to NH-8 (Surat-Mumbai Highway) in Palsana, Surat. It features state-of-the-art facilities, including a hospital, hotel & restaurant, conference hall, fire station, weight bridge, RCC roads, and designer street lights with beautification. Serving as a landmark destination for the textile industry, it adheres to international environmental and social standards while revolutionizing the textile sector in India.









Rajhans Fila, an international-standard textile park, is contributing to the growth of Gujarat's textile industry. With state-of-the-art amenities, this park offers a competitive advantage. Located near Pipodara Highaway, Rajhans Fila provides excellent connectivity options. This first-of-its-kind textile park features world-class facilities, including a conference hall, restaurant, CETP plan for water jets, hospital, fire station, mini-shopping center, and capitvating landscaping, among others.

# COMPLETED LOGISTICS PROJECT GUJARAT















Rajhans Transport Nagar, an innovative logistics hub is duly recognized by Surat Textile Goods Transport Association. Situated in a strategic location of Chalthan, it has excellent connectivity to NHa. Built with an RCC frame structure, the godown offers feasible space starting from 2000 sq. ft. to more. This logistics facility comprises 300 modern warehouses with industry-leading specifications and quality construction which provides safety and accessibility at its best. Some of the ultra-modern amenities are ATMs, huge parking spaces, 50 ft. wide RCC roads, an electronic weighbridge, 24 X 7 electricity, loading-unloading space, a sewage treatment plant, green space and driver's room to name a few.

## BUILDING SUSTAINABLE COMMUNITIES

Rajhans Realty is dedicated to upholding uncompromising business ethics and striving to create spaces and communities that embody sustainability in every aspect. Our primary focus is on minimizing ecological footprints, preserving the environment, and fostering the development of healthy and livable spaces that enhance the well-being of occupants.



#### RECOGNITIONS



Presenting Sponsor - Smart Surat Property Fest 2022, CREDAI Surat 09/01/2022



Excellence in stall design -Smart Surat Property Fest 2022, CREDAI Surat, 09/01/2022



Entrepreneur of the Year
- Jayesh Desai



Excellence in High-street Retail Hub



Exemplary Initiative of Organic Waste Composting in Premises



Best Performance Under Special Thematic Drive in RWAS



Real Estate
Developer of the Year
- Luxury Housing



Fastest Growing Real Estate Developer of the Year



Best Commercial Project of the Year



Prestigious CREDAI award in the 'Best Residential Apartment Lifestyle Non-metro' Category in 2012.



**UNEP Certificate** 





THANK YOU