

REALTY BYTES



EDITOR'S NOTE

Once you invest in real estate, you seem to be having a golden touch, for sure. And to me it's beyond that. It entrusts me with an opportunity to fulfilling the dreams of your all Real Estate needs. **Chairman, Jayesh Desai, Rajhans (Desai-Jain) Group**

Today investment itself has become smart. That's why the investors have to be smarter. A wrong decision, bad timing and it will take a toll on you! In the happening arena of investment you're prone to a hundred thousand schemes but to opt for the best demands good attention as well as know-how.

As you know among the many fields of investment, real estate is touted as one of the safest and high-yielding options. Investors have themselves made it too profit-making like never before. True to the saying, "The best investment of earth is Earth," real estate is surely the best option.

Following massive popularity and skyrocketing returns, real estate has become the most sought-after investment option both in rural and urban areas. Consequently, it has given rise to

lots of competitions claimed with optimistic promises. One should therefore err on the side of caution while investing in it. In case you're confused about how to make the best property choice, just visit www.rajhansrealty.co.in and find the best options ranging from residential, commercial to weekend villa landmarks you might be interested in.

In this issue, we've shed some light on Namami Gange project as it acts as one of the cornerstones for Swachh Bharat Mission. We have also given a piece of advice on why one should invest in Surat and why prefer a weekend home? Here you can take a look at our world-class textile park 'Rajhans Texpa' which truly stands as a textile landmark in the Diamond city. We'd also like to share a proud moment for one of our finest projects 'Rajhans Zion' on having won the Best Performer Award in effective sanitation management.

Don't miss out on some latest news and facts in the end. Good Luck...



*THINK THREAD,
GO WIDESPREAD*

An International-standard textile park with an array of state-of-the-art amenities, Rajhans Texpa is set to revolutionize the widespread textile industry in Surat, India.

Fully-furnished with high-standard infrastructure and guaranteed conveniences, this iconic textile park boasts being an innovative project in itself which assuredly meets international environmental and social standards.

Rajhans Texpa stretches across 90 acres of land amid pleasant environment with multiple connectivity options.

This futuristic textile park boasts remarkable amenities amid pleasant location that will drive your textile dream to greater heights.



TREASURED ACCOLADES



At Rajhans Zion, we bring the concept of 'Bungalow lifestyle' to the flats. It provides vast spaces, unparalleled security, finest community living and best hygienic surroundings to live a good life.

True to its features and unparalleled offerings, Rajhans Zion has added a feather in its cap by bagging the award for being the Best Performer in taking significant measures in effective cleanliness and sanitation management towards

Swachh Bharat Mission under special thematic drive in RWA's in New Delhi. In addition, the Rajhans Zion Housing Society is also awarded a Certificate of Appreciation for exemplary initiative of organic waste composting in its premise to further the cause of Swachha Bharat Mission by Minister of Urban Development, M. Venkaiah Naidu.

"We're deeply honored. This is certainly a big deal for us on receiving this award and we'll tirelessly adhere to almost every possible sanitation drive in our all projects in a bid to meet the dream of Swachh Bharat Mission," added Mr. Dharmesh Vyas, President - Real Estate.

INDUSTRY NEWS

WHY WEEKEND HOME IS THE NEXT BIG THING TO INVEST IN?

Weekend or second homes are becoming popular than ever before. With cities spreading like anything, pollution and congestion issues have gone out of control. And for those seeking quality of life and peace of mind, weekend homes have become more of a necessity than just a weekend retreat.

However, a number of measures are being undertaken in a bid to tackle environmental challenges, only a little attention is given towards mental health. Furthermore, today people are passing through urban stress and strain while noise pollution causing stressful atmosphere.

The solution to such an imbalanced and anxiety-ridden atmosphere is a weekend home as it provides perfect escape from stress and hubbubs. In fact, better connectivity and proximity options, health and lifestyle amenities, and more importantly pollution-free environment are key factors behind the popularity for such weekend getaway.

For those who fancy a romantic holiday life, it's 'Feriado' calling you. The dream now comes true right in Surat. Meticulously designed with magnificent Spanish architecture and supplemented by opulent amenities in peaceful panoramic views, the Feriado villas will truly exceed your expectations to make your life amazingly exciting!



Rajhans (Desai-Jain) Group brings you the Exclusive Spanish Weekend Villas - Supremo, Opulento and Spazio.

Earn a life which is full of holidays while you can earn everything.

WELCOME TO THE WORLD OF FERIADO - EXCLUSIVE SPANISH WEEKEND VILLAS

For more information, visit. www.rajhansrealty.co.in



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**नामामो
गङ्गे**

The human wasted its beauty. The industry polluted its taste. And not to mention, the human generated waste which has spoiled its sacredness. The river Ganga has had enough of these over the years.

Thanks to the Government who have realized the situation of this river and came the NGCG & introduced NMCG (National Mission for Clean Ganga) on 12th August under Societies Registration Act, 1860. The Namami Ganga Project integrates the efforts to clean and protect the Ganga river in a comprehensive manner. This programme has a whopping budget outlay of Rs. 20,000 crore for the next 5 years.

KEY HIGHLIGHTS OF NAMAMI GANGE!

- Augmentation of Sewerage Infrastructure
- Scheme for rehabilitation and up-gradation of existing STPs along Ganga
- Support for rehabilitation of DPRs
- River Front Management for Ghat's developments in selected cities and towns
- Industrial pollution abatement at Kanpur on priority
- Action Plan for Char Dham Yatra - Public amenities, waste disposal and sanitation
- Capacity building of urban local bodies
- Afforestation - Conservation of Flora
- Conservation of Aquatic life - special attention on Dolphin, Turtles and Ghariyals etc.

The focus of the programme is on the abatement of polluting activities in and around the river through "interception, diversion and treatment of waste water flowing through open drains through bio remediation / appropriate in-situ treatment/use of innovative technologies / sewage treatment plants (STPs) / effluent treatment plant (ETPs).

The programme aims to rehabilitate and improve existing STPs and introduce stop-gap measures to curb pollution at exit points on the river.

The government also plans to strengthen enforcement by establishing a Territorial Army unit called the Ganga Eco-Task Force. It is a contemplating legislation to check pollution and protect the river.

HOW WILL IT BENEFIT?

It will cover 8 states, 47 towns & 12 rivers under the project. Over 1,632 gram panchayats on the banks of Ganga to be made open defecation-free by 2022. Several ministries are working with nodal Water Resources Ministry for this project includes - Environment, Urban Development, Shipping, Tourism & Rural Development Ministries. Prime focus will be on involving people living on the river's banks in this project. Setting river-centric urban planning process to facilitate better citizen connects, through interventions at Ghats and River fronts. Expansion of coverage of sewerage infrastructure in 118 urban habitations on banks of Ganga. Enforcement of Ganga specific River Regulatory Zones. Development of rational agricultural practices & efficient irrigation methods. Setting Ganga Knowledge Centre etc.

WHY SURAT IS THE NEW ONE-STOP INVESTMENT HUB?

Smart City Mission was launched on 25 June, 2015 wherein Surat was selected among 109 cities to be developed as smart city because of its various achievements, initiatives and all inclusive approach.

True to its tag, the Smart City 'Surat' has already geared up for new future. Not only its Diamond industry but also the textile industry is transforming with India's first Textile University to be set up here. There has been an unprecedented development in the diamond industry as well with Surat gearing up to establish a world-class diamond bourse like Singapore, Dubai among others which will enhance the trade prospects for diamond traders.

Not only textile or the diamond industry but the real estate industry has also seen huge scope in Surat. Being the second largest city of Gujarat, it has attracted investors from across the nation. Today, the increasing demands for land development and vexed interest of the industries to tier-III and tier-IV cities has added value to the investment opportunities in Surat. A number of IT companies, real estate firms and corporate houses are setting up their base in Surat.

Compared to other metropolitan cities, the cost of living here is reasonably affordable. Surat offers an excellent social infrastructure with a wide range of reputed educational institutes, health care services, recreational hubs, shopping malls, restaurants and many more.

As you may know that the Suratis have always been business-friendly when it comes to augmenting old industries and advancing new industries. Lately, both the airport and railway infrastructure in Surat has started taking off at breakneck speed. This has thus, generated huge scope for the potential investors hailing from different industries, among the real estate being one of the top-most!

The Diamond City is the new dream home place for many.

For best investment options in residential, commercial to weekend homes category, visit www.rajhansrealty.co.in.

EVENTS

EVENT-1

NOIDA TRADE FAIR AND PROPERTY EXPO, NOIDA
07-15 January, 2017

EVENT-2

REAL ESTATE & BUILDING TECHNOLOGY, NEW DELHI
02-04 February, 2017

EVENT-3

INDIA PROPERTY SHOW, HYDERABAD
11-12 February, 2017

DID YOU KNOW?

- PVNR flyover (11.6 km in length) in Hyderabad is the longest flyover in India.
- NH 7, running over 2,369 km (1,472 mi) from Varanasi to Kanyakumari, is the longest national highway in India.
- A 10-storey building was constructed in Mohali in just 48-hours in 2012.

Source: <http://www.financialexpress.com/personal-finance/weekend-homes-gaining-popularity-should-you-invest-in-one/326136/>

<http://www.mondaq.com/india/x/479268/real+estate/The+Real+Estate+Regulation+And+Development+Act+2016>