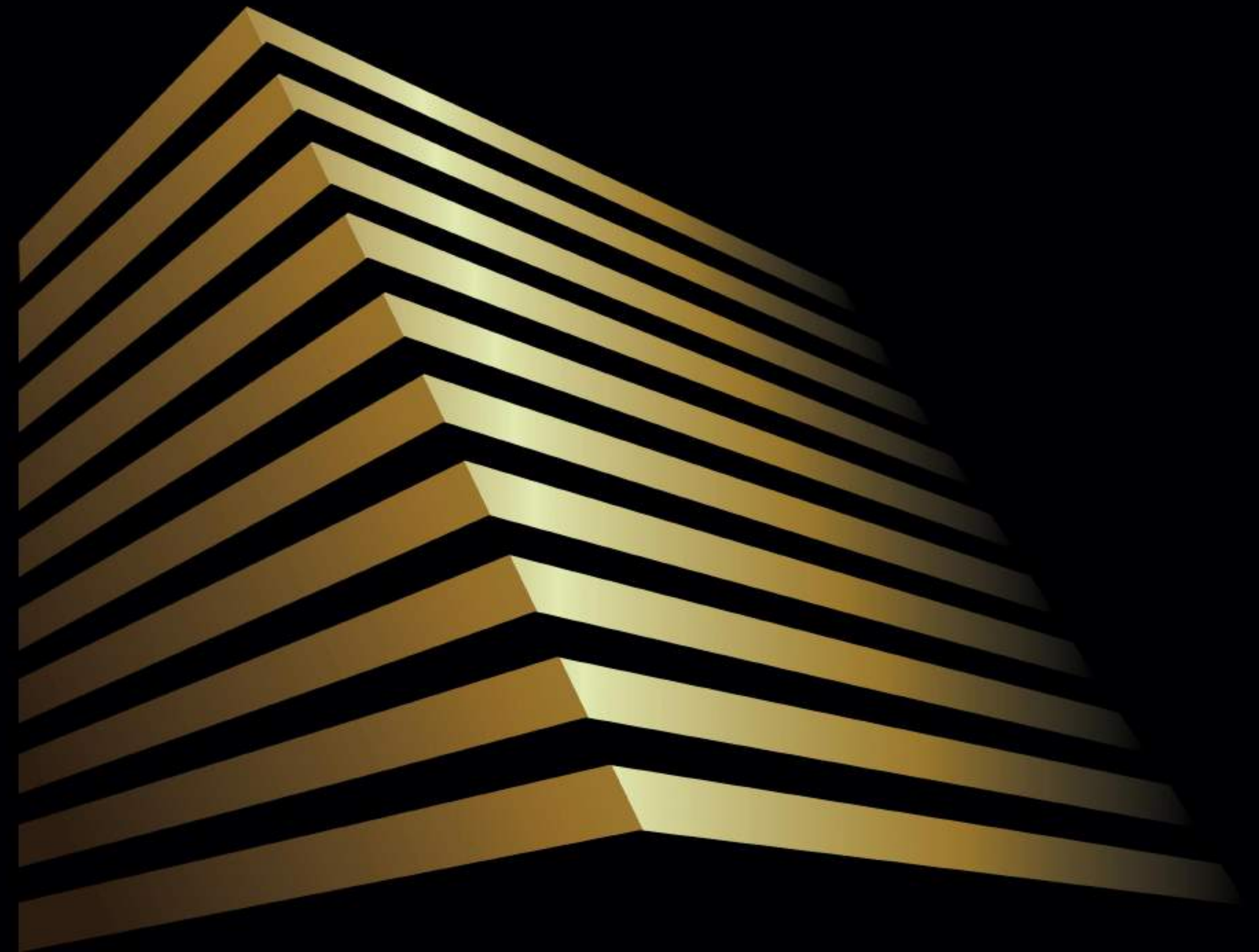


RAJHANS
SKYLAR

LET YOUR BUSINESS REACH FOR THE SKY



It's a stunning
tribute to surat's

Skylines



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.

WE NOT ONLY BUILD. WE ADD VALUE.

It's not
just a
Business
address



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

RAJHANS SKYLAR

The Skylar - bold, inspiring and dynamic. These adjectives not only define the Skylar, they also define Surat's business houses. Surat has shown the world a new way of conducting business. The brand Surat is renowned world over, led by its modern business honchos and their corporate houses. The Skylar is a fitting tribute to the 'never say die' spirit of Surat and the uncanny ability of its business leaders to come up with innovative solutions to various business problems. Ideally located in the coveted business district of diamond city - Surat. Minimalistic design, coupled with modern fitments and intelligent use of space makes it the most inspiring place to add values to businesses.





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BUSINESS 2.0

The world has changed drastically in the past few years. And so has the way we now conduct business. 'Personal space' is the new real estate that commands a premium. And technology is the new god. At Skylar, both of these elements combine to create a corporate environment par excellence. Wide open spaces for each individual to spread his or her wings. The latest in security and business tech. Skylar is armed to take on your business rivals.

Skylar is an ode to the unrelenting spirit to find solutions to complex problems. The restlessness of human nature to seek, conquer and reach for glory, comes alive in modern architecture that blends comforts and amenities with business.





THE JOURNEY TO CORPORATE SUCCESS, EMBEDDED WITH AFFLUENCE

In the competitive business environment of today's world, the path to success is never easy. It helps to have recreational amenities and stress-busting facilities to ease the journey. And to know that you have access to the best of security and technology.



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A VERSATILE OFFICE SPACE

A flexible design that can be configured to individual business requirements. A space where ideas flow freely, inspiring each other. An environment that's practical and luxurious at the same time. Skylar is many things, different for each person who makes it his or her business address. It's a place you look forward to, each day. Where you are motivated to give your best and aim for the sky.





LOCATION IS A STRATEGIC DECISION TOO

Along with positioning yourself in the minds of your audience, it's equally crucial to physically position yourself at an address that speaks for itself. Skylar is located in the business district of the diamond city - Surat, and is easily accessible from the airport, leisure & entertainment hubs, high-street malls and luxury hotels. We are sure you'll appreciate the importance of staying connected, while conducting business.



QUALITY TIME AT YOUR DISPOSAL

While taking a break from routine work, you will simply fall in love with the quality time outside in your office premise. Whether you take a stroll or adore the soothing waterbody, there are many ways you have to revel in me-time.



A WELCOME WORTH WONDERS

Call it stately or spectacular, Rajhans Skylar welcomes extraordinarily whilst leaving a beholder in a state of wonder. With a stunning sculpture replete with fascination, it makes a statement that is worthy of experiencing.





FASCINATING FOYER

From the best of amenities to modern design to finest statement, everything at Skylar is prolific enough. The sprawling office foyer in its own right rightly reverberates the world of possibilities, potentials and perfection.



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RECEPTION – CREATING THE FIRST IMPRESSION

The reception is the first actual interaction your guests have with your business address. And the office reception at Skylar rises to the occasion. It creates an immediate sense of amazement with its design and purpose, giving you an advantage that you deserve.





CONNECTING IN NO TIME

There is no waiting interval with high-speed escalators. Efficiently-powered escalators are here to connect you with showrooms on the first floor very safely as well as rapidly whilst ensuring smoothest ride.





HIGH ATRIUM - A STIRRING ODE TO AMBITION

Graceful architecture meets lofty ambition at the Skylar Atrium. A grand, triple height lobby is designed to maximize natural light, creating an aura of action and 'wakefulness'. The atrium greets you every morning and prepares you for the day ahead. At the same time, it leaves visitors with a sense of awe and wonder.





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



WAITING LOUNGE WHERE CONVERSATIONS ARE CREATED

Here you don't wait in vain instead there is a scope to foster exchange of fresh concepts and ideas through a unique sense of community. Where you can process a real-time conversation with your colleagues thereby constituting a reciprocal interchange of everything that is a class apart. What's more, here's an elite league to make a difference.





GO WITH THE SPEED THAT MATTERS

Apart from innovative, efficient and collaborative spaces, there's the much-needed speed for you to reach for the sky. You have access to world-class elevators that promise you a swift move. Here you can catapult your vision to a whole new horizon provided with larger space with exclusivity.





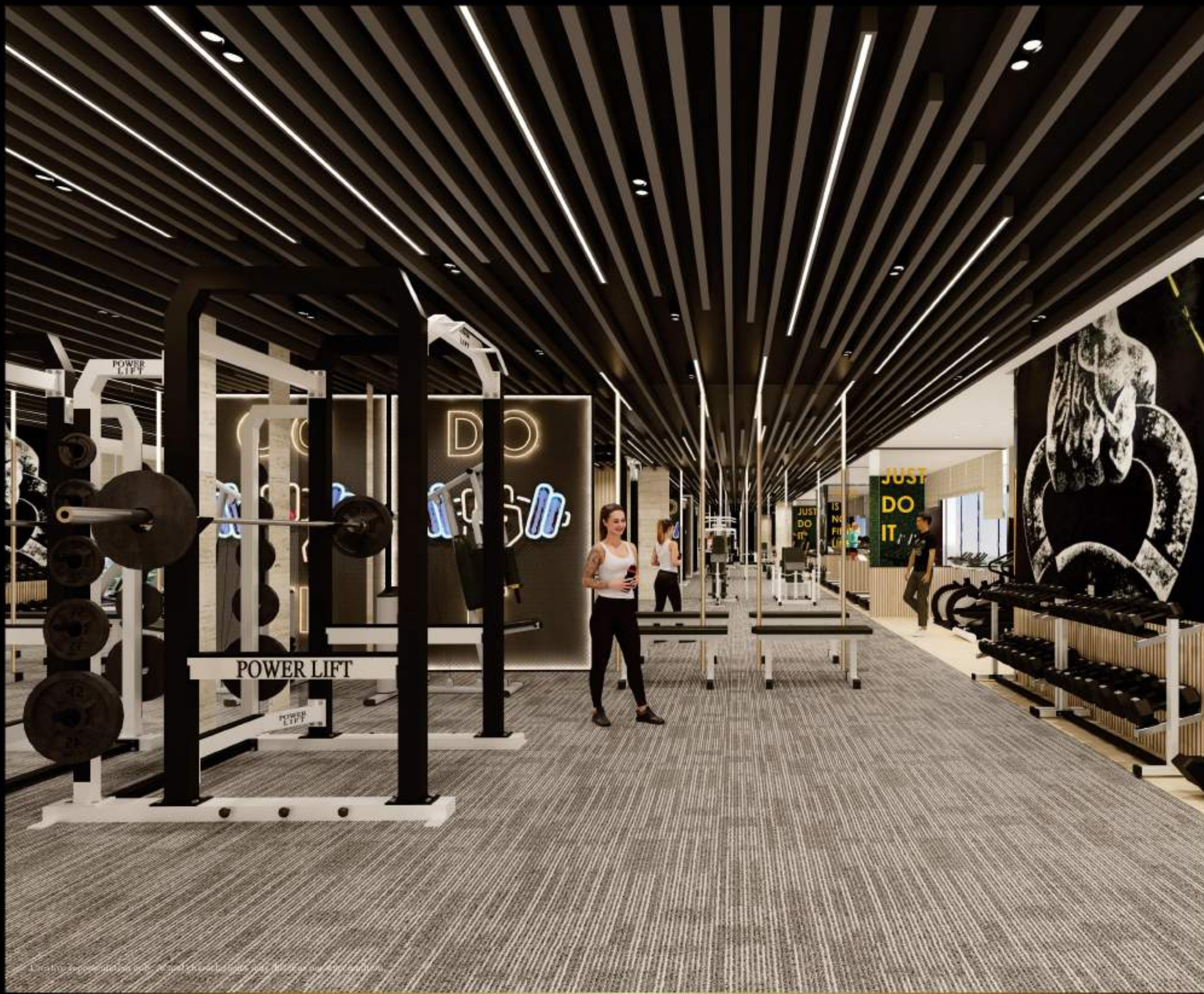
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CAFETERIA WITH CHOICE ON THE MENU

Air-conditioned comfort or an outdoor setting in the gently blowing breeze, whichever you prefer, the varied selection at Skylar's in-house cafeteria will have you coming back day after day.





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



FITNESS IS NOT AN OPTION

A well-appointed gym with steam and sauna goes beyond the conventional setup of a corporate address. But then, there's nothing conventional about Skylar anyway. Here, you can wash away the day's worries and stress. Or charge up for the task ahead.



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OWNER'S LOUNGE

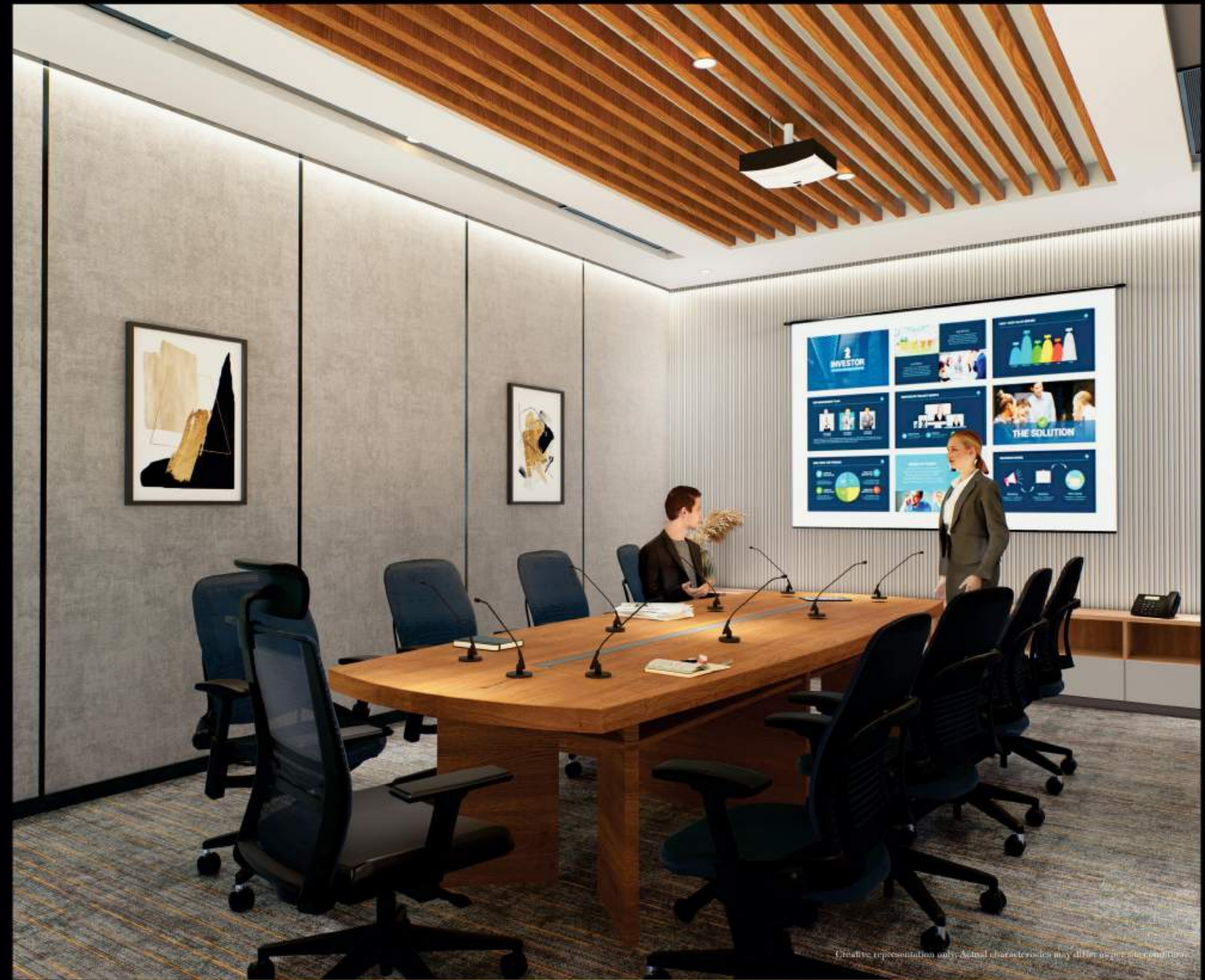
Between all the busy schedules, the frontrunners must take some time out to relax with peace of mind. After all, having a calmer environment is not less than living a quality time. This elaborate lounge for the owners makes room for them to seek harmonious time where they can get a much-needed boost. Rest assured, this lounge is all welcome but for the exclusives among exclusive.





TEACHING & TRAINING CENTRE

In today's rapidly-changing marketplace, training becomes an indispensable growth phenomenon and this is the reason why a training centre at Skylar is highly up to the mark. Here this centre is crafted in such a way that it encourages more training and development sessions that are the need of the hour.



THE CONFERENCE ROOM WITH A PURPOSE

The dedicated conference centre at Skylar relies on plush comfort and the latest information and business technologies to create an ideal setting for the exchange of ideas. It houses the latest and the best in projection systems, and presentation aides to make an impact right up front.

BUSINESS BOOSTERS

Separate foyer for showroom & offices - height 28ft each

Showroom height 14ft (floor to floor), Offices height 11ft (floor to floor)

Cafeteria

Fitness centre

Conference room

Training Centre

Private owner's lounge

Lavish waiting lounge for offices

Designer open landscaping

Smart card access system

5 tier security system

EV charging facility

Separate elevators for owners

Well-planned 3 basement parking

100% power backup

SPECIAL FEATURES

- Advanced building design at Surat's finest & most convenient business location
- Unique glass, aluminium & ACP façade elevation design
- Grade A offices spread across G+11 floors
- Well-planned 3 basement parking
- Luxury retail with leading brands on ground and 1st floor
- Electric vehicle common charging facility
- Full height large vision glass for maximum natural lighting in office & showroom
- Dedicated entrance lobby with escalators connecting the showroom on the ground & first floor
- Showroom on ground & first floor with expansive floor-to-floor height of 14 feet
- Double height grand entrance foyer with reception area on the ground level
- Offices with floor-to-floor height of 11 feet
- Splendid showroom with maximum frontage and direct visibility from road
- Exclusive central atrium at 2nd floor office level with lavish waiting lounge
- Designer open landscaping at 2nd floor level

FACILITIES

- 5-tier security
- Common toilets on each floors
- Active CCTV monitoring of key common areas
- 2 dedicated glass elevators for owners
- Hi-speed algorithmic 6 passenger elevators with smart card access system
- Separate service elevator for goods and service staff
- Easy access to parking and transportation
- Virtually column free offices giving full interior flexibility
- Refuge area for emergency
- Boom Barrier at Entrance Security
- Pantry and executive washroom provision in each office
- Engrossing music system of key common areas
- Streamlined intercom connectivity
- 100% Adequate power backup
- 3 phase meter provision
- Advanced fire-fighting system with sprinklers and fire alarms

AMENITIES

- Cafeteria with open lounge
- Fully-equipped Fitness centre with washroom
- Conference / meeting room
- Corporate training / teaching centre
- Owner's lounge with access system

OFFICES & SHOW ROOMS SPECIFICATION

- Reputed brand flooring
- Electrification : L&T, Legrand or equivalent
- Birla putty on walls
- Hardware: Ozone, Enox, Hafele or equivalent
- Toilets: Premium vitrified tiles
- Sanitary & CP fittings branded
- Pantry: Granite platform, S.S sink & designer dado tile

KEY PLAN



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

Site Address

Rajhans Skylar, Near VR Mall, Udhana-Magdalla Road, Rundh-Vesu, 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)

Landscape & Interior Designer

Arris Architects (Mumbai)



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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