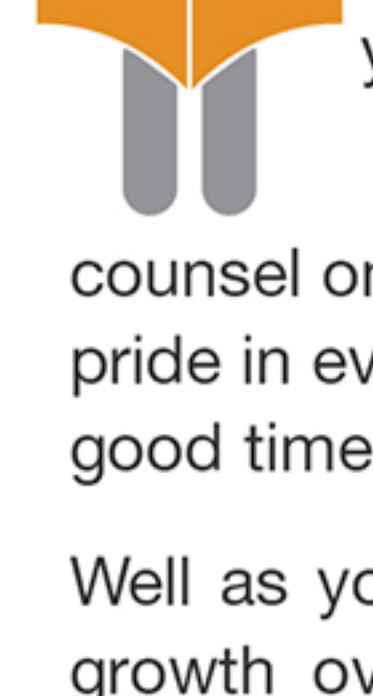




RAJHANS BELLIZA

Nestled in the scenic surroundings of Dumas Road, this luxurious weekend haven boasts lavish fully-furnished 2 BHK flats with seven-star amenities that include Discotheque, 24-hr Restaurant, Cinema Hall, Mini lake, Cafeteria, Swimming Pool, among others. A place where you can relish weekend pleasures with the luxury of sophistication and tranquility.



Well, it's exactly 2015 from now on. With a sparkling year behind us with so much of surprising and surpassing happenings, we've witnessed huge transformations so far. Marking the beginning of the New Year with good-willed greetings, we, Rajhans (Desai-Jain) Group wishes you and your family a very fantastic year ahead filled with great joy, peace and prosperity.

Whether you've engaged in buying a new home or a commercial space, or just needed a bit of counsel on any real estate transactions, we've had pleasure in meeting your queries. In fact, we take huge pride in everything we do in the field of realty. Interestingly, the realty sector in India is going to have pretty good times ahead in 2015.

Well as you may know, India as one of the fastest developing countries has witnessed huge economic growth over the past couple of years. Thanks to a new economic reforms that has invited thriving participation from the private sectors and not to mention the Real Estate one. This sector in particular is rapidly booming and of course, considered as a safe investment option. The growth in this sector is directly associated with the development in the fields of hospitality, retail, entertainment, and IT as well. And no doubt, it plays an integral role in the overall development of nation's infrastructure base. It's thus considered to be one of the biggest makers of economic activities; rather the second largest employment-generating sector contributing about 6.5 per cent to the GDP of the nation.

Further, due to the relaxation of norms by the government, rapid urbanisation and surging income levels, unprecedented opportunity has opened up in the field of real estate for both the Institutional as well as foreign investors. According to a study, India's total realty market is projected to hit US\$ 180bn by 2020.

Rajhans Realty is committed to create landmarks in both residential and commercial segments; and interestingly making a mark by introducing Spanish style Villa Feriado and Weekend Homes 'Belliza' especially for the connoisseurs of luxurious living. We're wholly dedicated to add value to our customer's dream home and that's why we always give our best to deliver comfort and luxury. With our attention to detail attribute and enthusiasm to adhering to the latest trends and technologies, we're on the go to meeting the needs of the modern masses.

We extend our warm gratitude to all the potential buyers and welcome them to come and visit our residential and commercial projects and of course, never-to-be missed Weekend Houses and Villas that have been created to provide ultimate luxury and tranquility at its best.

We're extremely delighted to publish our biannual newsletter, 'Realty Bytes' which is an endeavour to disseminate information regarding realty so as to equip the readers with essential news and views.

In order to keep you updated about our latest projects and developments, we've put together our project pictures and some interesting details in this newsletter.

Mr. JAYESH DESAI
- Group Chairman



COMING SOON



Revolutionising the 21st century's residential segment, We've remarkably made a mark by introducing Spanish Style Weekend Villas, the 'Villa Feriado' complete with high-class aesthetic values and splendid amenities to help you ooze with lovely nature with peace of mind.



We at Rajhans (Desai-Jain) Group have been at the forefront to constantly spreading happiness in the lives of hundreds of thousands of people through our various verticals such as Realty, Entertainment, Confectionery, Textile, Hospitality and for last 18 years. With a clear vision to enhancing people's lives with happiness, we are on a mission to develop world-class products and invaluable services of international standards and similarly empowering the stakeholders. We believe we are the 'Evangelist of Happiness, and therefore making our most to spread the wings of happiness without leaving any stone unturned.

With an aim to creating landmarks in residential and commercial segments, We've built-up millions of square feet across India. We've developed a range of best-in class structures with incredible attention to details whilst adhering to the highest standards and commit to furnish modern conveniences to the masses. Our success in the residential sector is conferred with 'CREDAI AWARD' for the 'Best Residential Apartment Lifestyle Non-Metro' in 2012 and the CNBC Awaaz Real Estate Award-Luxury Projects Surat in the year 2013. And when it comes to commercial sectors, We've intelligently developed world class commercial properties with ultra-modern structures.

RAJHANS REALTY



CURRENT RESIDENTIAL PROJECTS



Exclusive 4 BHK homes with all inclusive luxuries
3-tower residential complex
Two flats per floor

RAJHANS ZION
LOCATION: NEW CITY LIGHT, SURAT

Premium living is no more a privilege restricted to the independent bungalows. At Rajhans Zion, we bring the concept of 'Bungalow lifestyle' to the flats. Vast spaces, unparalleled security, community living and the finest luxuries, all come to your service. A jewel of a lifestyle awaits you in the city of diamonds.



Well-equipped 2BHK and 3BHK Flats
Nestled in out of crowd area

RAJHANS APPLE
LOCATION: PALANPUR ROAD, SURAT

Rajhans Apple is one of the most exciting projects of Rajhans Group that carries the hallmark of experienced developer and a grand lineage of quality and trust. Evoking desire with its spellbinding exteriors, Rajhans Apple is a living space designed to enjoy the rich taste of life.



RCC frame structure design considering earthquake
Italian marble flooring in living & dining room
70 per cent open space at ground
12-storeyed, 10 high-rise buildings

RAJHANS ELITA
LOCATION: PAL HAZIRA ROAD

Presenting ultra-lavish luxury spaces for the elites of the elites. Let your dreams wake up to life in the world of profuse luxury amid high degree of ultra-modern amenities.



A complex of 10 towers and 5 storeys each.
2 & 3 BHK Premium Living

RAJHANS ORANGE
LOCATION: PALANPUR ROAD, SURAT

Rather a reflection of your identity. It is crafted as per your taste and style to give you the best living experience ever through our intelligent planning and contemporary lifestyle designs.

CURRENT COMMERCIAL PROJECTS

RAJHANS BONISTA
LOCATION: GHOD DOD ROAD, SURAT

The iconic Rajhans Bonista is Surat's brand new commercial hub that captures the imagination of eclectic shoppers and serious professionals alike with its congenial atmosphere. Experience a luxurious lifestyle with an array of state-of-the-art facilities such as world-class brands, exquisite food, lifestyle fashion and more at this avant-garde commercial-cum-corporate zone in Surat.



RAJHANS ORNATE
LOCATION: PARLE POINT, SURAT

A magnificent landmark, lavished with splendour and grandeur, Rajhans Ornate is an iconic concept that will give high-street retail to a whole new dimension. Elaborately designed and embellished with supreme luxury and conveniences, it is poised to be an epitome of a leisure and commercial space.



RAJHANS OLYMPIA
LOCATION: BHATAR ROAD, SURAT

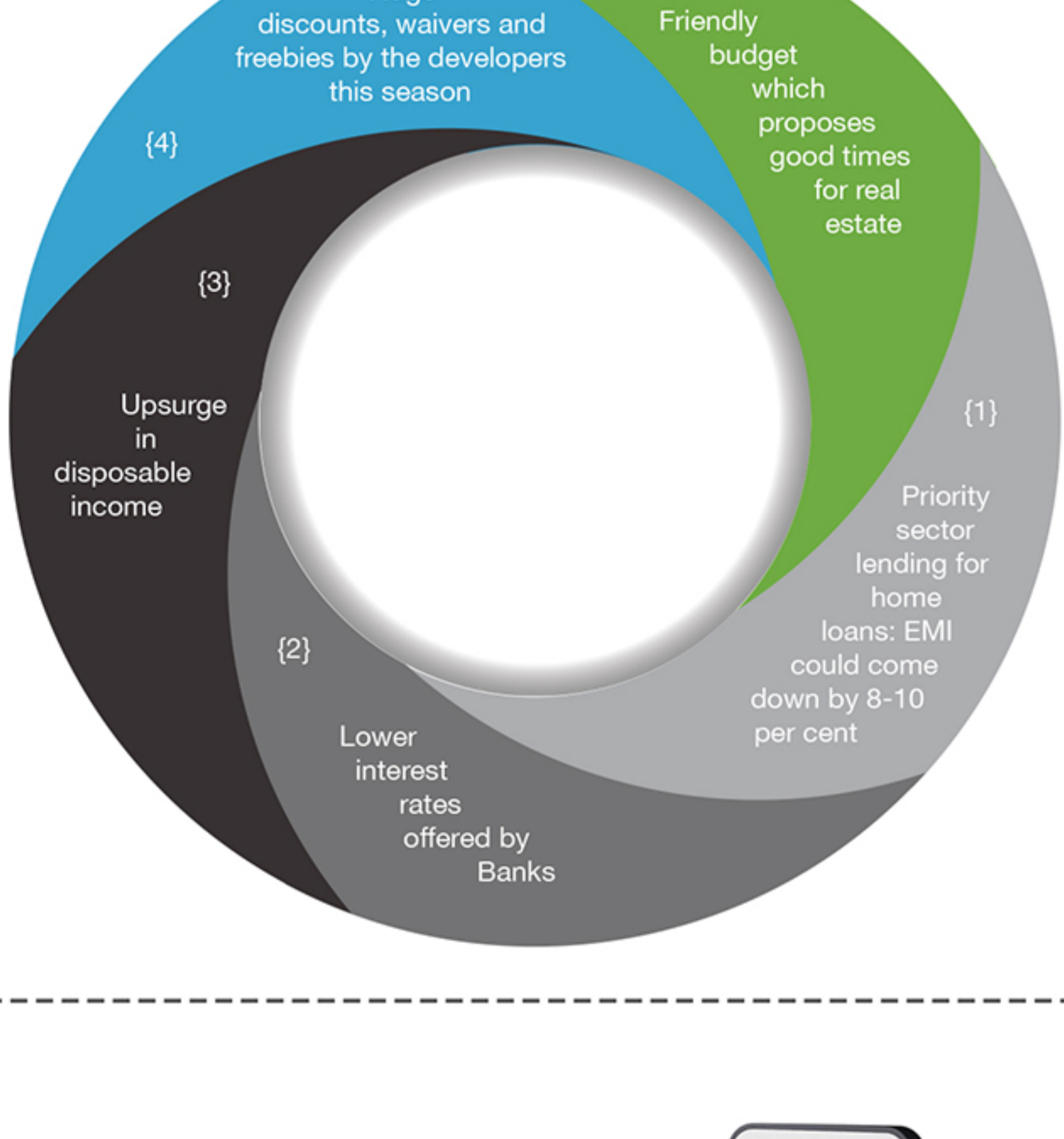
Distinguished by unparalleled architecture and vaastu compliant design, the unique features of Rajhans Olympia includes swank bubble lifts and an ample parking space. Just experience global shopping-sprees verve!



NEWS HIGHLIGHTS

- India to face huge housing shortage. By the year 2022, India needs to build more than 10cr houses requiring an investment of more than USD2 trillion.
- According to Assocham survey, NRI investment in realty is expected to rise by 35% this year. There have been many continuous enquiries made by NRIs particularly from the US, UAE, Oz, Canada, SA and the UK.
- With the stamp of approval by SEBI, REITs (Real Estate Investment Trusts) are finally a formalised concept. This is a big change from the ambiguity and uncertainty that prevailed about this very important instrument in previous years. It is gratifying to note that SEBI fully intends to deliver on its assurances of bringing better and faster funding into Indian real estate.
- Real estate industry body Asia Pacific Real Estate Association (APREA) has requested greater clarity on taxation issues for the newly created investment vehicles Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs).
- The government eased foreign direct investment (FDI) norms for the construction development sector, which is expected to provide a substantial boost to the sector in terms of greater foreign capital inflows.
- According to property consultant CBRE, institutional investors pumped in over \$4.5 billion into India's realty sector during 2014
- Real Estate Bill to be presented in Winter Session of parliament. It'll aim to pave the way for construction of a large number of affordable houses. The Bill also focuses upon harmonising the concerns of both the consumers and real estate developers.

Top reasons to invest in Realty this season



Do you have some commercial space? THINK OVER AN ATM.

Rent Out Your Space

Since Commercial real estate is characteristically a rather money-spinning investment option, there is a good chance if you've a lobby space of around 25 sq ft, or at the least a 50 sq ft room. Because this will help fetch you pretty good amount every month. According to the RBI, there are requirements for more ATMS in India. So if you've sufficient space, you can rent it out to any white-label ATM providers owned and operated by non-banking financial companies (NBFC).



ATM Franchise

Then there is another option by taking an ATM Franchise which is launched by TGPL in collaboration with Franchise India. You can easily invest money in an ATM franchise and earn handsome return on it. (REF: The Economics Times)

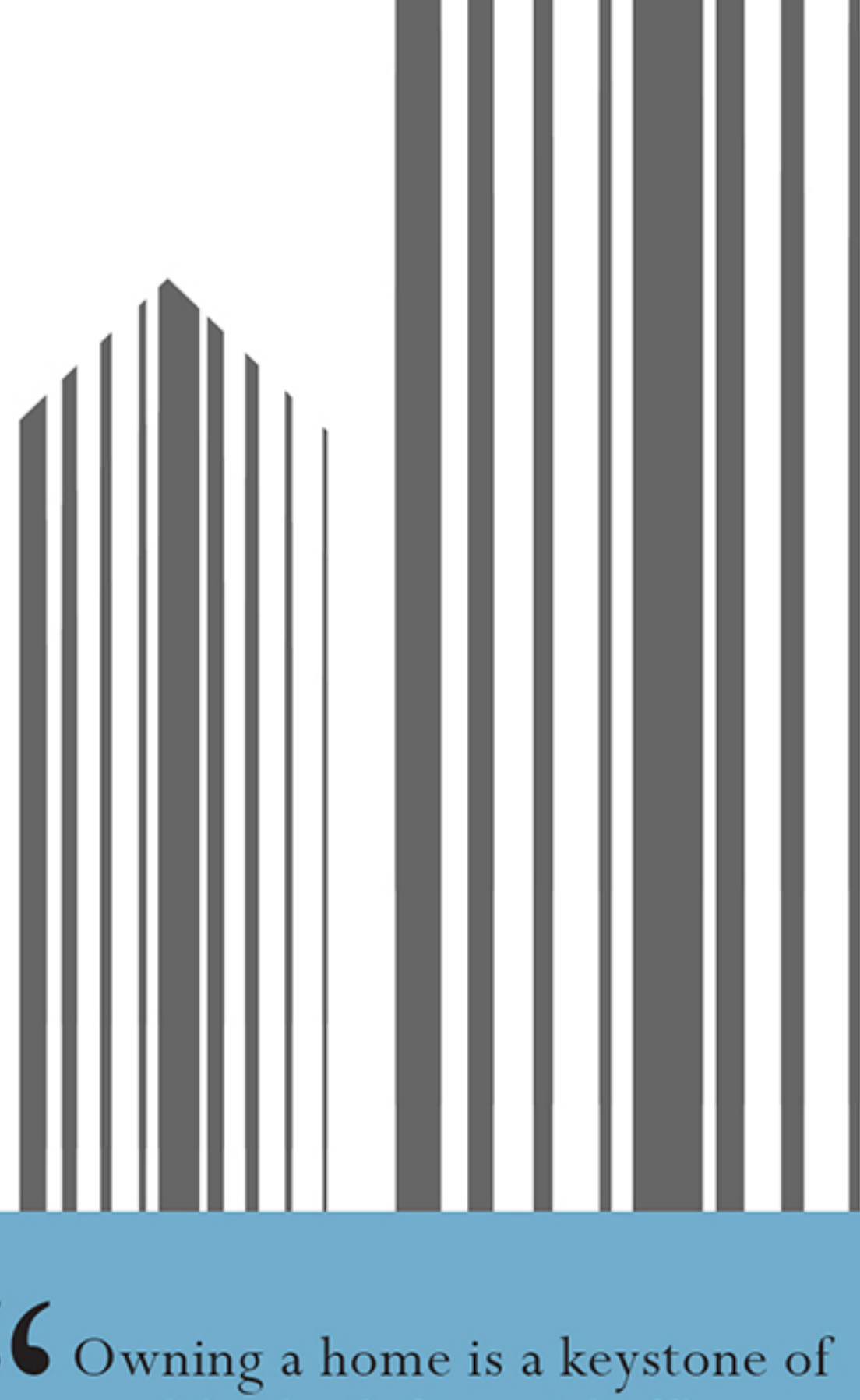
4 things to consider while buying a residential property

- LOCATION** - Because where you live makes a difference.
- SPACE. MORE SPACE** - Because everyone needs some space.
- TOP-END AMENITIES** - Because convenience, safety and security is a must.
- RIGHT DEVELOPER** - Because quality and commitment mean a lot.

ACHHE DIN FOR INDIAN REALTY

The Union Budget of India for 2014-15 presented by Finance Minister Arun Jaitley offers a whole lot of reasons to cheer for Indian realty sector.

- Easing guidelines for allowing FDI (Foreign Direct Investment)
- Reducing the minimum built-up area requirement in FDI-funded real estate projects to 20,000 sq mt from 50,000 sq mt.
- Increasing the minimum paid up capital requirement of wholly owned subsidiaries of foreign partners to \$5 million from \$10 million
- Increase in housing loan rebate from Rs 1.5 lakh to Rs 2 lakh.
- Allocation of Rs 8,000 cr for rural housing and Rs 4,000 cr for affordable housing through the National Housing Bank.
- Allocation of Rs 7060cr for developing 100 new smart cities in the nation which will bring opportunities for investors, real estate developers and end users
- Allocation of Rs 4,000cr for low-cost housing
- Introduction of real estate investment trusts (REITs)
- Increase in deduction limit on interest payment for housing loans



“Owning a home is a keystone of wealth - both financial affluence and emotional security.”
- Suze Orman



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