



MAGNIFYING POSSIBILITIES

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We don't only build,
we transform.

We don't merely deliver,
we add value.

About Rajhans (Desai-Jain) Group

The Rajhans (Desai-Jain) Group is one of the leading brands in India. Spearheaded and directed by the first generation entrepreneurs, the group has spread its wings in various industries such as Realty, Entertainment, Confectionery, 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 and Weekend Villa categories.

The noteworthy innovations, unswerving track record of growth and customer satisfaction, the Group possesses to its credit a total built-up area of over a million 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 incessantly 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.

Rajhans (Desai-Jain) Group's true recognition exists in their satisfied customer base with many prestigious realty awards under its belt. Led by vision to enrich people's lives with happiness by building high quality residential, commercial, industrial and leisure landmarks, we rightly deliver unequivocal excellence and innovative techniques in everything we do.



About The Montessa

The Voyage Towards Success Begins.

In rapidly changing times, comes modern needs. And no doubt, for one of the fastest developing cities, a structure that is innovative and bold with ultra-luxurious facilities is highly hoped-for.

Driven by passion of the emerging young Indian honchos who have enthralled the corporate world with their forward-thinking abilities! Add to more, their 'never give up attitude' and extraordinary feats that have set them apart from the rest - a structure at par with their instinct is hence indispensable which not only defines them but also makes a statement which can be a part of progressive future. And this need is fulfilled by a leading-edge corporate edifice that goes beyond a conventional structure in the name of The Montessa - by Rajhans.

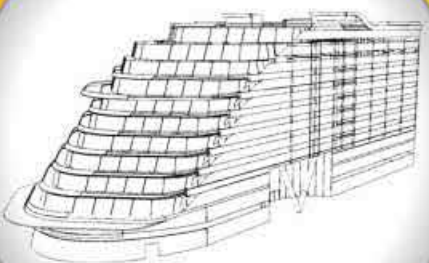
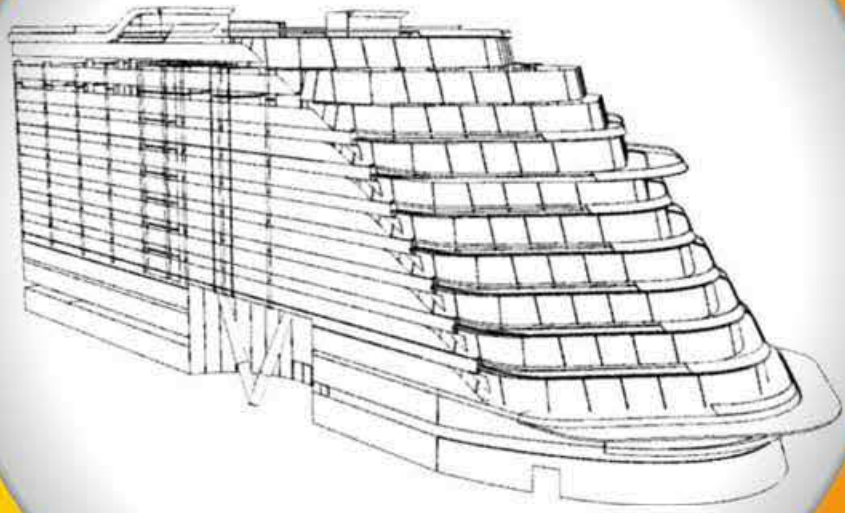
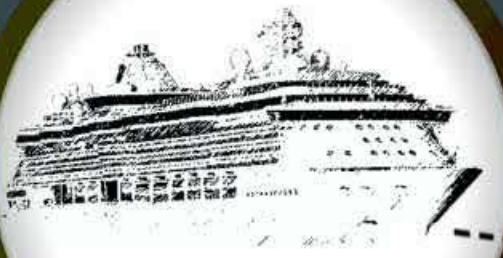
Situated in the most coveted location of Dumas Road, this brand-new 12-storey corporate hub is an iconic development that will be the pride of Surat's business arena. An eminent architect par excellence, The Montessa is definitely a masterly blend of awesome architecture and envy-inducing amenities that offers avant-garde office space for Financial Institutes, Banks, Corporate Houses, IT Hubs, Consultancies, Professional Service Sectors & more.

When you are the best in your business, even your office ought to reflect the same.

For the 1st time in the History of Gujarat
A Corporate edifice with a Difference.



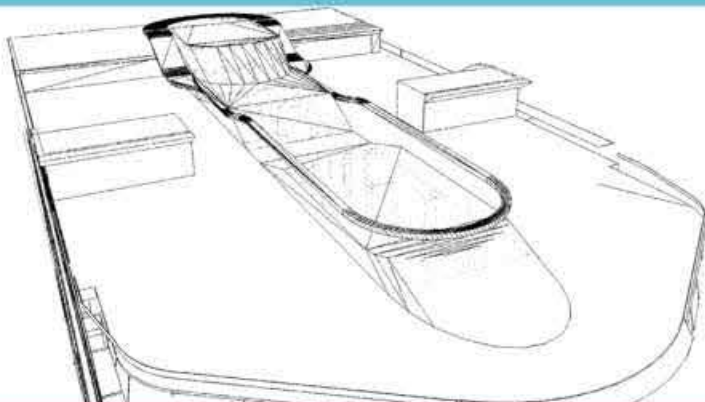
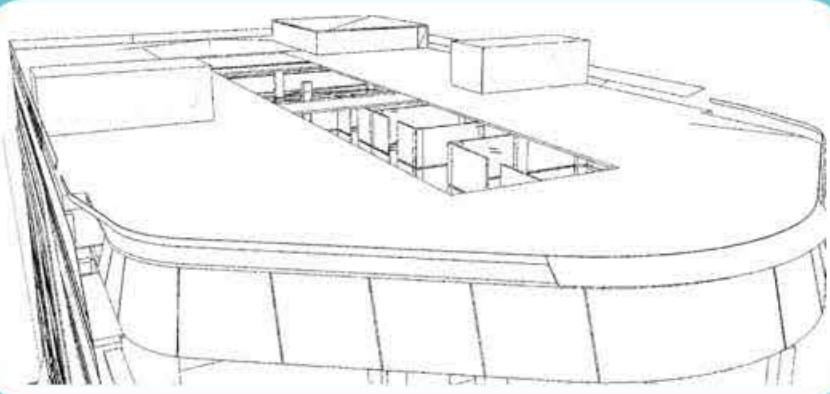
Cruising Through Opportunities



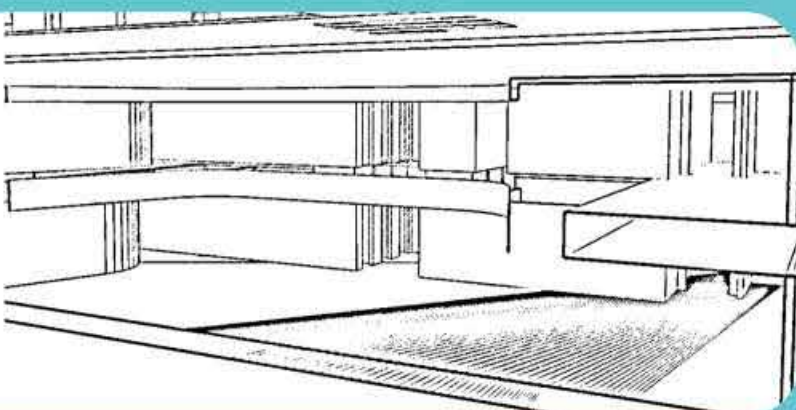
Inspired by a cruise liner, the building is marked by awe inspiring amenities for recreation and social intercation.

The marvel has been achieved by shifting plateaus within the form to make an impact on each other and generate a sense of envelopment.

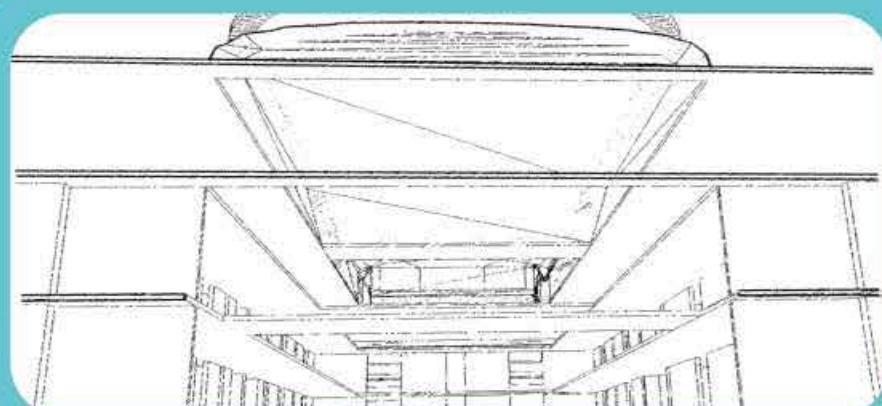
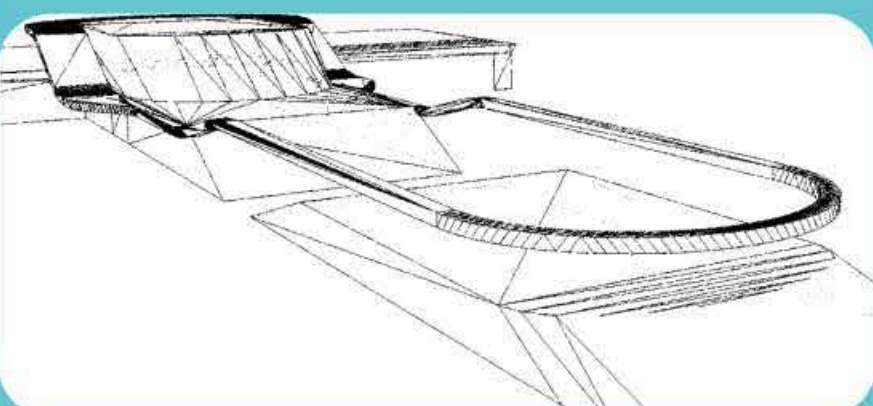
The spandrels flow across the façade of the building adapting to each other in all directions; creating panomic architecture without abrupt transitions.



The sky lounge is artistically design to incorporate the experience of world class meets.



Envisioned, planned and dexterously created by exceptional engineering with picture-perfect details.



A dynamic tensile translucent fabric roof has been used to provide ample natural light so as to provide a healthier environment.



A Spectacular view of Architectural Marvel.
An Unmatched Imprint of Luxury and Global Lifestyle.

Artist's view of prospective elevation for pictorial representation only.



A Symbolic Structure of New Age Business Arena.
A Futuristic Workspace Synonymous with Conspicuous Success.

Artist's view of prospective elevation for pictorial representation only.

Come. Aspire. Accomplish.

Dexterously shaped with affluence at the core. Marked by remarkable amenities for recreational & social interaction. That manifests world-class working environment. Together with technological wonders, supreme security and most convenient location.



Artist's view of prospective elevation for pictorial representation only.

Strategic Locations and Best Connectivity Alternatives

Located at the most coveted address.

The one which has been the dream of many.

Strategically-located on the Dumas Road, The Montessa is within easy reach. The domestic airport, leisure & entertainment hubs, high-street malls and luxury hotels are all just a drive away. With all these location benefits, The Montessa is connected to everything that matters.



Office Space

Designed for maximum as well as practical use of space, The Montessa allows you to configure work area as per your business requirements. Each floor has a flexible design that can accommodate both luxury and conveniences to the fullest. Since your workplace is highly influential for your smooth day-to-day business operations, an office which has an airy ambience and great user-friendliness can fit the bill. The Montessa facilitates your own private, fully-equipped office that ensures nothing impedes free flow of ideas, valuable time and of course, the joy of work.



Atrium (Height 38 ft)

An aura of architectural wonder is carried forward by the gracefully designed Atrium at The Montessa. Built with superior attention to detail and safety standards, this contemporary Atrium is coupled with grand triple height lobby which together provides full access to natural light to give you a healthier environment. The elements of this Atrium are all the more pleasing to the eyes while leaving every visitor in a state of wonder.



Amenities



Atrium (Height 38"Ft)



Exquisite Cafeteria



Reception Area



Advanced Fitness Center



Lavish Waiting Lounge



Banquet Hall



Conference Room



Well-planned dual basement parking



ATM



CCTV



Smart Card Access System



Glass Elevator for Owners



Artist's view of prospective elevation for pictorial representation only.



Reception Area

Just as the eyes are the mirror of the soul, the reception area is the mirror of your office. From the very first glance, your visitors form an opinion about your business. After all, you scarcely get a second chance to make a stunningly good first impression! At The Montessa, we ensure that each visitor will be mesmerized by an outstanding reception area. Thanks to its lounge-style furniture and technically-inspired facilities that certainly give a majestic welcome.



Waiting Lounge

While your clients are in the waiting zone, they usually look around so as to judge your business on what they see. They definitely want to experience comforts and be dazzled by your business culture. At The Montessa, your each visitor will be greeted by an invitingly opulent waiting lounge which promises to keep them occupied in its warmth and beauty. Of course, the waiting lounge is stunningly splendid in its own right.



Conference Room

The dedicated conference centre provides private setting with an exclusive combination of cutting-edge technologies and sophistication at its best. Ideal for professional presentations or meetings, this well-appointed conference room with fully-functional separate projection area makes the best platform to meet your business objectives and churn out fruitful decisions.

Cafeteria

We understand that there is more to life than indoor air-conditioned spaces. Come on, step out onto the terrace for a while to appease your appetite. Feel the revitalizing breezes and enjoy your much-loved grab-and-go refreshments with peace of mind. So, go ahead and have a good time with your colleagues and clients up here.





Fitness Center with Steam & Sauna

Going beyond the conventional concept of office space, our well-equipped gym with steam & sauna at The Montessa encourages you to be hale and hearty while keeping your energy levels at their peak. An appealingly healthier concept in today's business environment; this dedicated fitness centre is specially-designed to keep you an eager beaver which surely adds value to your lifestyle as well.



Banquet Hall

Now you needn't worry over booking a banquet hall to host your events. Just relax, because hosting an event will save up both your time and energy for a smart-working professional like you. Be it your personal functions, business meets, annual meets, conferences or product launches, the state-of-the-art banquet hall at The Montessa allows you plenty of space and opportunity to make your event a grand success.



Bid Adieu to Parking Worries

After squeezing through traffic din, the least one hopes for is a good parking facility. And it's time to say goodbye to your car parking worries from now on. The Montessa assures you plenteous space for hassle-free car parking complimented by separate car wash area. And what's more, the puzzle pit parking definitely gives office-goers a welcome relief like never before.



State-of-the-art Hi-speed Elevators

Now enjoy faster and smoother ride. In this fast-paced time, it is quite daunting to ride in a slow-moving elevator, at the cost of your time and energy. When you are a fast-thinker, why let the scope of slow things hover around you? The 7 hi-speed algorithmic elevators supplemented by added service lift promises speedier ride - the smarter way at The Montessa. Much to the owners' surprise and their special privilege, two-dedicated glass elevators remain at their service to give them exclusivity.



Smart Card Access System

Your business is your greatest investment. You would not just allow anybody in; so as to protect your entity. Taking security to a whole new level, a personal smart-card is provided for single point of entry at The Montessa, which is an efficiently future-proof and powerful security tool. Every entrant is issued a smart ID card with specific information which enables centralized administrative tool while preventing unauthorized access attempts. It is the smart access system which keeps your physical as well as intellectual property safeguarded.



2 Tier Security System with CCTV

'It's not work that kills, but worry.' At The Montessa, your must-have security and surveillance needs are fulfilled from A to Z. A guaranteed top of the line security solutions are on your call so that nothing hampers your day-to-day work. As soon as one enters the premise, extra round of security checks are performed by the professional guard. Basically, no one stands a chance to get rid of the 2 Tier Security backed by hi-tech round the clock CCTV cameras that facilitates supreme surveillance responses for the owners, clients and visitors.

SPECIAL FEATURES



- 21st Century Advanced building design at Surat's Finest & most convenient Business Location.
- Most-modern architectural design combined with technology and advanced building materials which makes The Montessa the most powerful business address of Surat.
- Unique Glass, Aluminium & ACP Facade Elevation design.
- Grand Entrance Foyer of 38 ft Height.
- G+12 storied RCC Frame Structure.
- 16 ft floor to floor height on ground floor & 11 ft floor to floor height in all office floors.
- Conference Room with state-of-the-art projection system.
- Exclusive two central Atrium.
- Open Sky Lounge.
- 2 dedicated glass elevators for owners & directors.
- 7 hi-speed algorithmic elevators & 1 service lift.
- 6 Escalators.
- Smart Access system for 2 tier security.
- Banquet Hall for business gatherings & conferences.

Amenities

- Exquisite Cafeteria
- Advanced Fitness Center
- Lavish Waiting Lounge
- ATM
- Streamlined Intercom Connectivity
- Wi-Fi for Common Areas
- Hi-tech Security & Surveillance System with CCTV Cameras
- Designer Entry Gate with BOOM Barriers
- Stationery Store with Photocopiers & Courier Services
- Well-planned Dual Basement Parking
- Adequate Power Backup for Common Area
- Smoke Detectors, Fire Alarms & Water Sprinklers for Fire Safety System
- Separate Smoking Zone

Office Specification

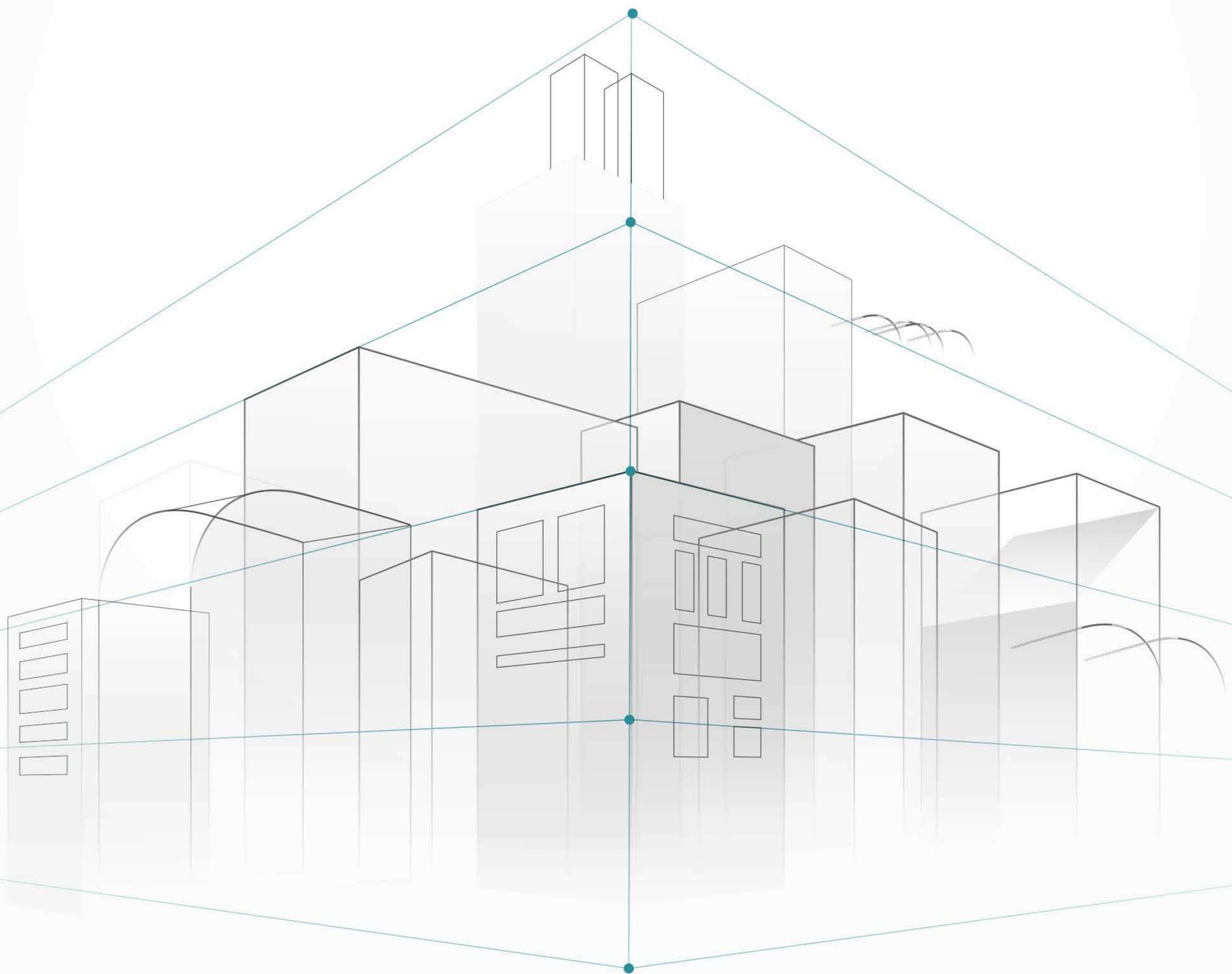
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|-------------------|---|----------------------------|--|
| • Flooring | : Kajaria RAK CERAMICS | • Communication Facilities | : Intercom, Hi-speed Internet & Data Connectivity |
| • Electrification | : LARSEN & TOUBRO legrand | • Toilets | : Premium Vitrified Flooring of 600x600 with German Sanitary & CP Fittings |
| • Walls | : WALL CARE | • Pantry | : Granite Platform, S.S Sink & Designer Dado Tiling |
| • Hardware | : DORMA ENOX E | • Main Door | : Decorative Veneer Door with Wooden Frame |

Ultra-luxurious & International Business Arena with Global Infrastructure

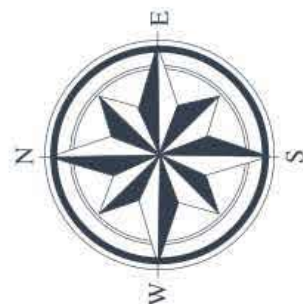


Begin Your Journey
Towards Success.

Floor Plans



BASEMENT



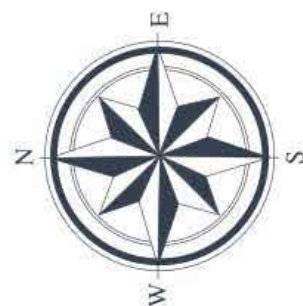
18 MT. WIDE ROAD

9.00 MT. WIDE ROAD

60 MT. WIDE SURAT DUMAS ROAD



BASEMENT-1



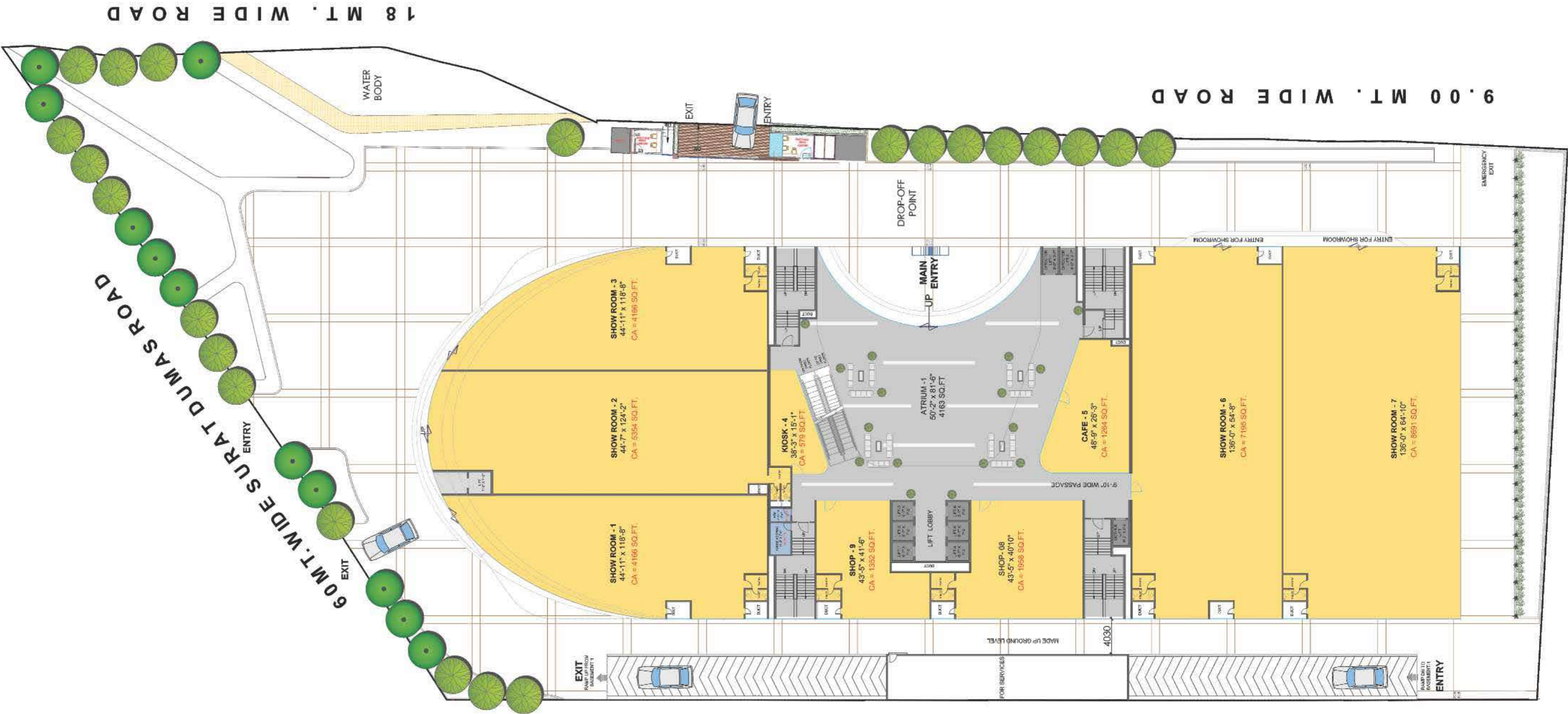
18 MT. WIDE ROAD

9.00 MT. WIDE ROAD

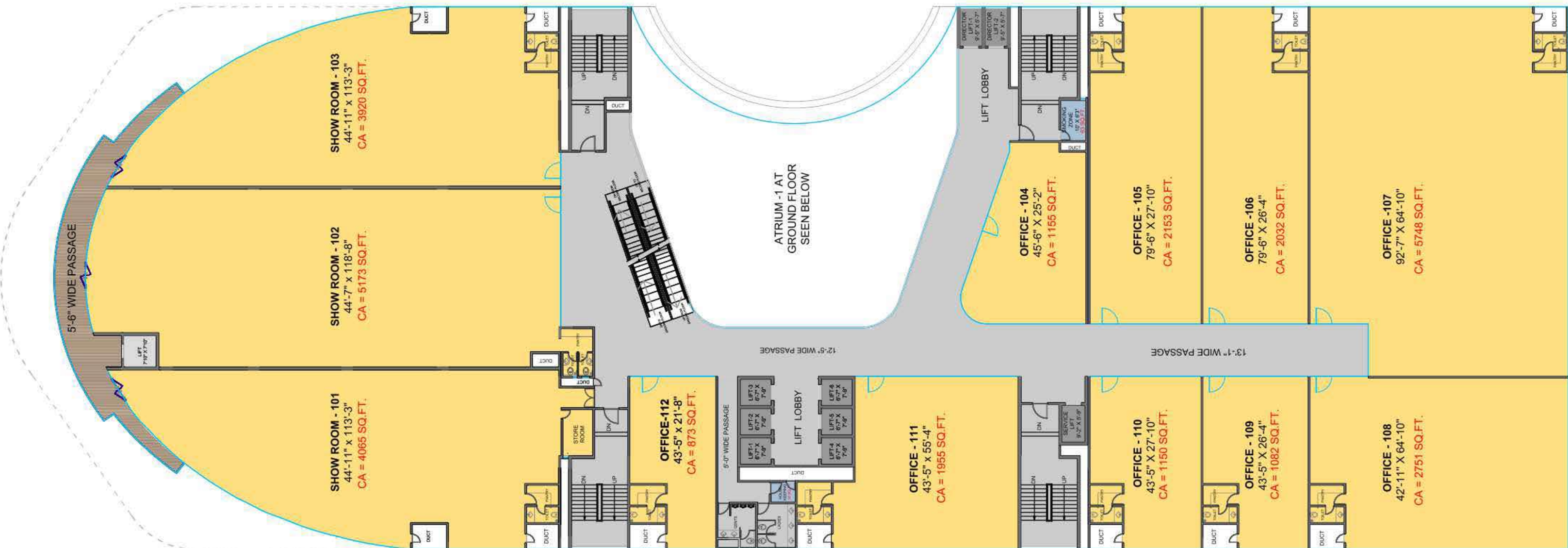
60 MT. WIDE SURAT DUMAS ROAD



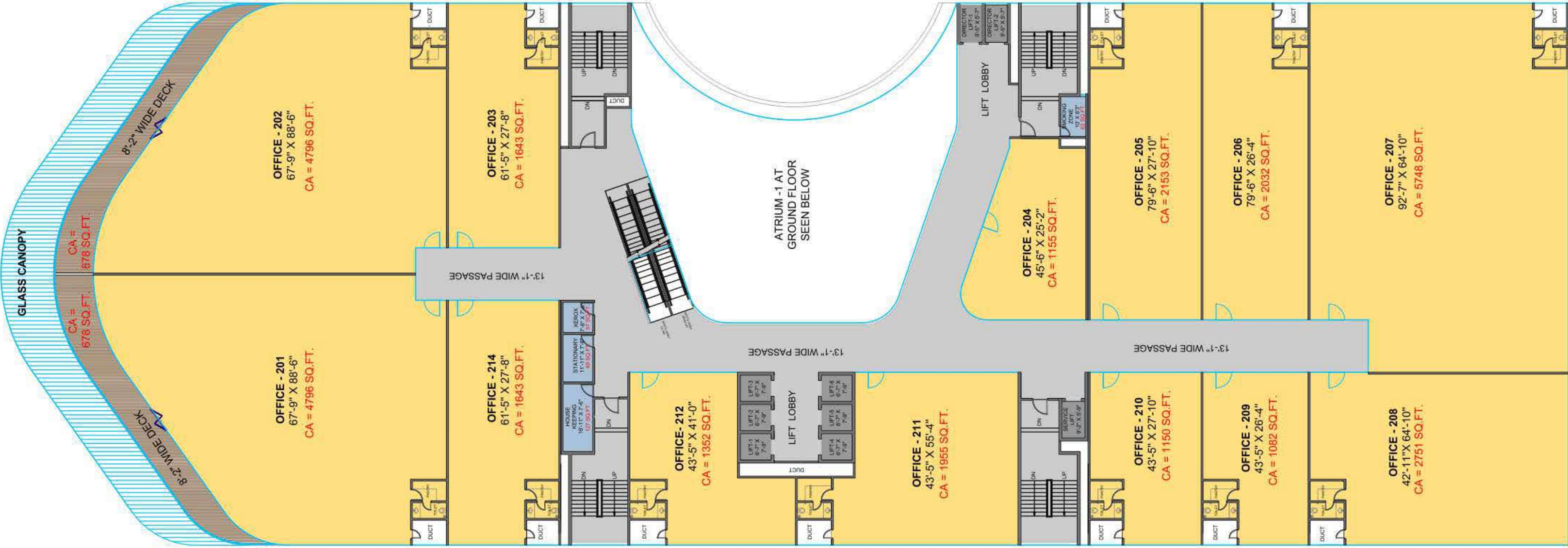
GROUND FLOOR



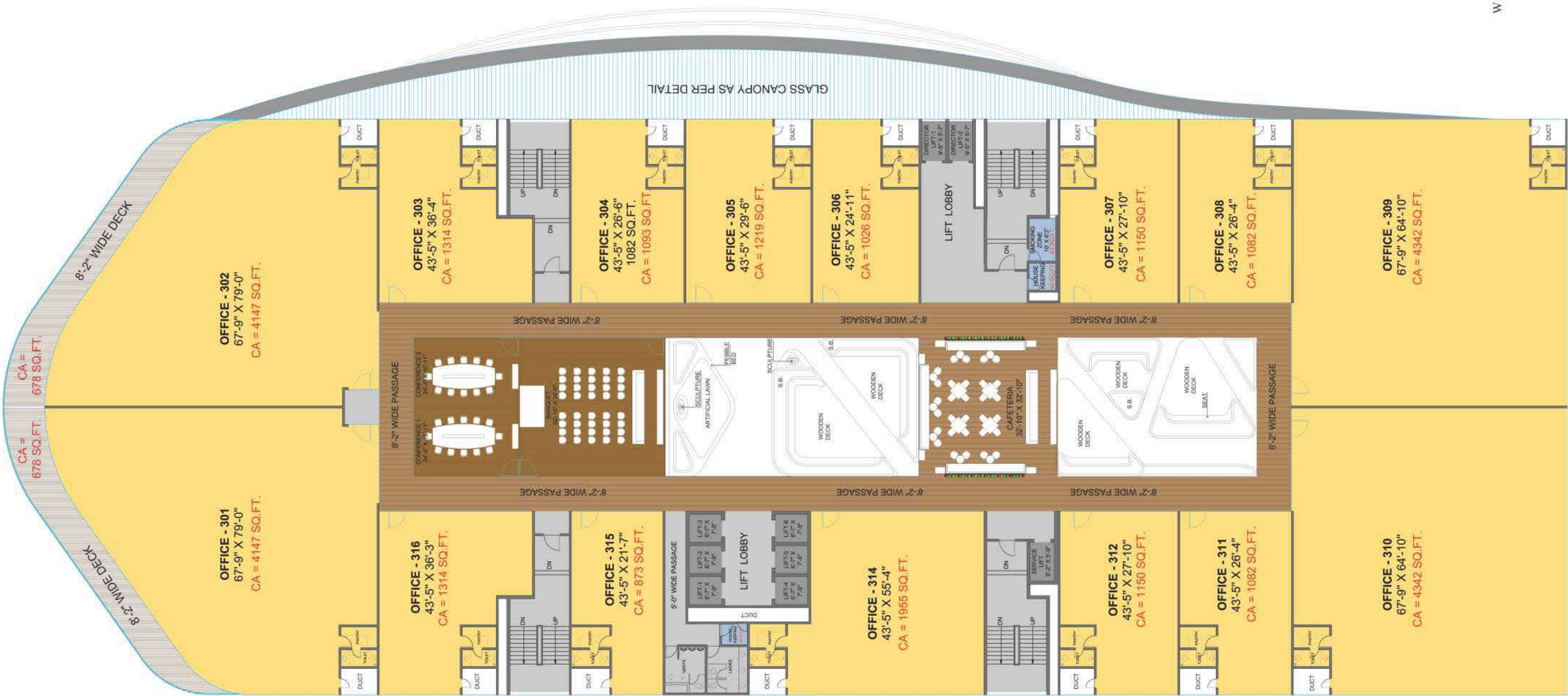
1st
FLOOR



2nd
FLOOR



3rd
FLOOR



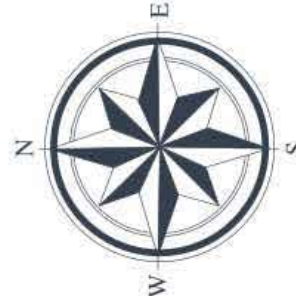
4th
FLOOR



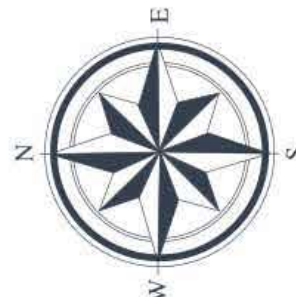
5th
FLOOR



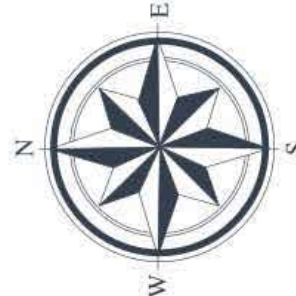
6th
FLOOR



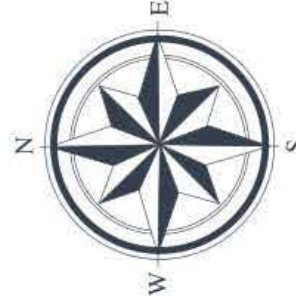
7th
FLOOR



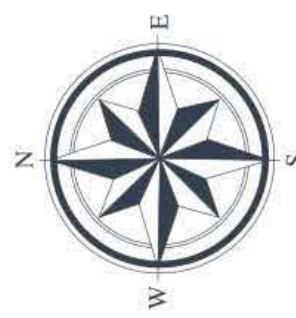
8th
FLOOR



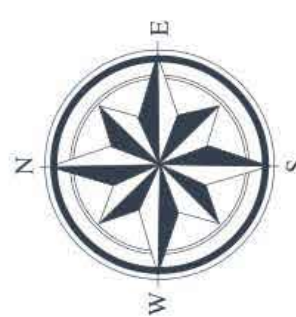
9th
FLOOR



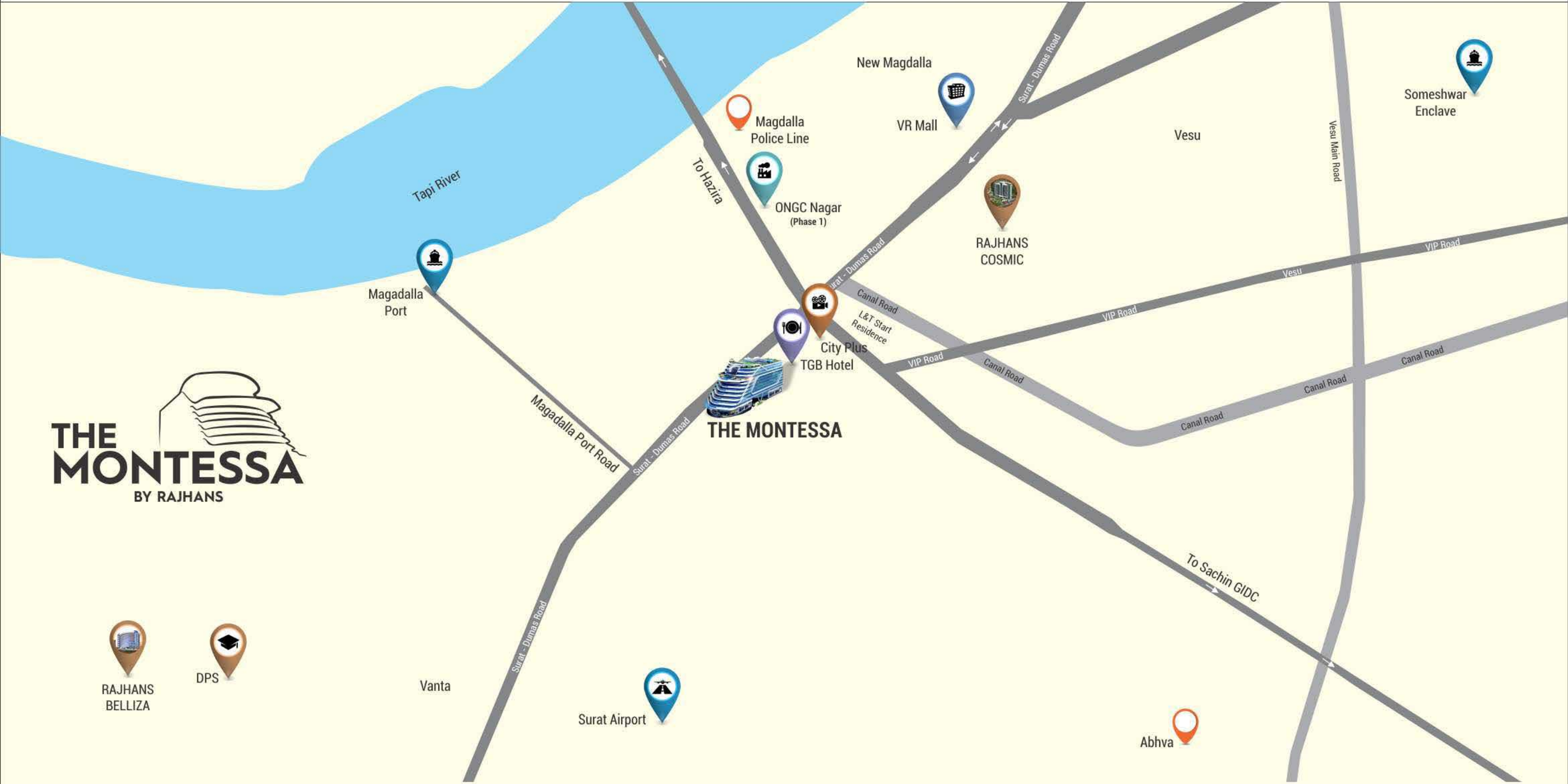
10th
FLOOR



11th
FLOOR



12th
FLOOR



LAYOUT PLAN



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Site Address:

Near TGB Hotel, Dumas Road, Surat, Phone: 93745 33440

Corporate Office Address

Rajhans House, 3rd Floor, Opp. Gitanjali Petrol Pump, Near Station, Surat-395006, Gujarat, India, Phone: 0261 2551129, 255 3307

Mumbai Office Address

A-204, Everest Grande, Mahakali Caves Road, Andheri - East, Mumbai-400093, Phone: 022 32259605 / 6

ARH **Principal Architect**
(ARH) Rushikesh H. (Andheri (E), Mumbai)

Project Planner
Rajmandir Consulting Engineer (Surat)

GFS **Facade Consultant**
Mitul Gajjar

Structural Consultant
Er. Jalil A. Sheikh (Surat)

PDA **MEP Consultant**
Pankaj Dharkar & Associates (Ahmedabad)

VIKAS & NILIMA BHOSEKAR **Landscape Architect**
Vikas & Nilima Bhosekar, (Puna)

Vaastu Consultant
Gurudutt

Legal Advisor
Manish Gandhi (Surat)

Concept by
London Based Architect

LEGAL DISCLAIMER

• The developer reserves the right to change the layout plan, building plans, amenities, specifications & features without prior notice. • Dimensions shown are for indication and subject to change if required. • The layout, amenities, specifications and features shown and/or mentioned, and the flats/buildings' image rendering used are purely indicative. • Changes shall not be allowed on elevation, exterior colors and common areas. • Legal charges, Service Tax, Stamp Duty, Registration fees, GEB, Water, drainage and maintenance etc will be charged separately. • Any change in rules & regulation of SMC or government will be binding to all the members.