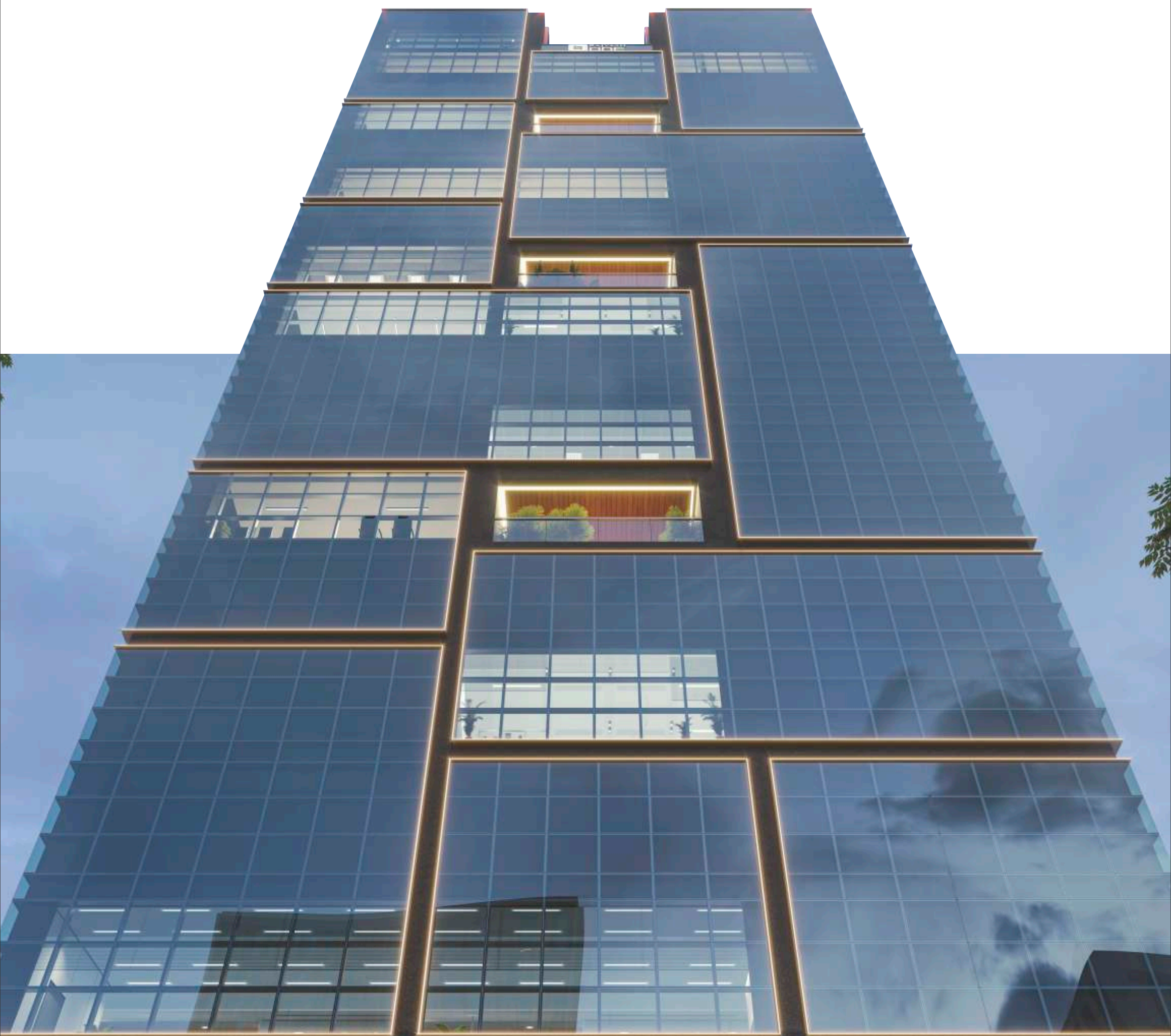


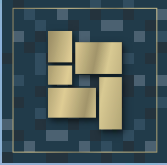
WELCOME TO THE
ONE
THAT ELEVATE YOUR
CORPORATE VISION







Experience the pinnacle of corporate innovation with "RAJYASH ONE".
This exceptional space project redefines the way businesses operate and thrive,
offering a world-class environment designed for success.
Step into a new era of corporate excellence where limitless possibilities await.

 RAJYASH
ONE





Setting New Standards



"ONE" that Redefines Prestige

"RAJYASH ONE" sets a new benchmark for corporate prestige. With awe-inspiring architecture, exclusive amenities, it's more than a space - it's a statement. Join the elite community of visionaries who are shaping the future from within these walls.





Beyond Boundaries

"ONE" that Inspires to Work

At "RAJYASH ONE," we've crafted a meticulously designed corporate ecosystem that transcends the ordinary. Seamlessly blending cutting-edge technology, sustainable practices, and unparalleled luxury, this project empowers your organization to reach new heights. Unleash your potential and inspire greatness within your team.





a world of possibilities

"ONE" that Unlocks Innovations

Innovation is at the heart of "RAJYASH ONE." Our state-of-the-art facilities and collaborative spaces encourage creativity, while our flexible design ensures your unique needs are met. Discover a world where ideas flourish, connections thrive, and innovation knows no bounds.



Your Success Our Priority

"ONE" that helps you achieve your Aspirations

Success is a shared journey at "RAJYASH ONE." Our expert team is dedicated to ensuring your organization's growth and prosperity. From concierge services to state of the art security, we prioritize your needs, so you can focus on what truly matters your business.



Green Building Measures

Water Conservation

- Rajyash One will help you save 20-30% portable water use
- Rajyash One will also be reusing 100% of its grey water

Energy Conservation

- Rajyash One will help in reducing your energy costs by 20%-30% annually
- Rajyash One will be one of its kind ECBC compliant building
- Rajyash One will be providing Solar PV for common area lighting use which will reduce your energy and maintenance costs

Building Materials and Resources

- Rajyash One will be using Certified Green Building Materials, Products & Equipment which has low VOC content and is less harmful to the environment and the occupants

Indoor Environmental Quality

- Rajyash One will ensure good indoor environmental quality for its occupants; this will also help in increasing the productivity of the occupants
- Rajyash One ensures daylight for 70% of the commonly used spaces according to the IGBC norms
- 75% of the building occupants will not have any obstruction of views at least 8 meters from the exterior vision glazing

Innovation & Design

- Rajyash One uses post tension slab which offers increased safety, design versatility, and cost effectiveness due to their low cement content, which makes them lighter to transport.



Address That Speaks Success

"ONE" that serves as your gateway to a vibrant and thriving business community

Embark on a journey of unparalleled success with "RAJYASH ONE." More than just an address, it represents a strategic investment in your company's prosperity. Your success story begins here, where every detail is crafted to elevate your business and amplify your achievements.

14-F



Exclusive Opportunities Await

Join "ONE" Today

Don't miss your chance to be part of the future of corporate excellence.

Limited opportunities are available at "RAJYASH ONE."

Elevate your business to new heights and secure your place in this prestigious community.

Contact us today to explore the endless possibilities that "RAJYASH ONE" offers.

IFSC: An ideal destination for future of business

Union budget announcements (2016) for project located in GIFT

- Minimum Alternate Tax (MAT) reduced from 18.5% to 9% in IFSC for body corporates
- Security Transaction Tax (STT) waived off
- Commodity Transaction Tax (CTT) waived off
- Dividend Distribution Tax (DDT) abolished
- Long Term Capital Gain (LTCG) waived off

Fiscal incentives

- No Customs Duty
- No Excise Duty
- No Service Tax
- No Sales Tax
- No Purchase Tax
- No Stamp Duty on Mortgage
- No Stamp Duty & Registration Fees
- No Electricity Duty

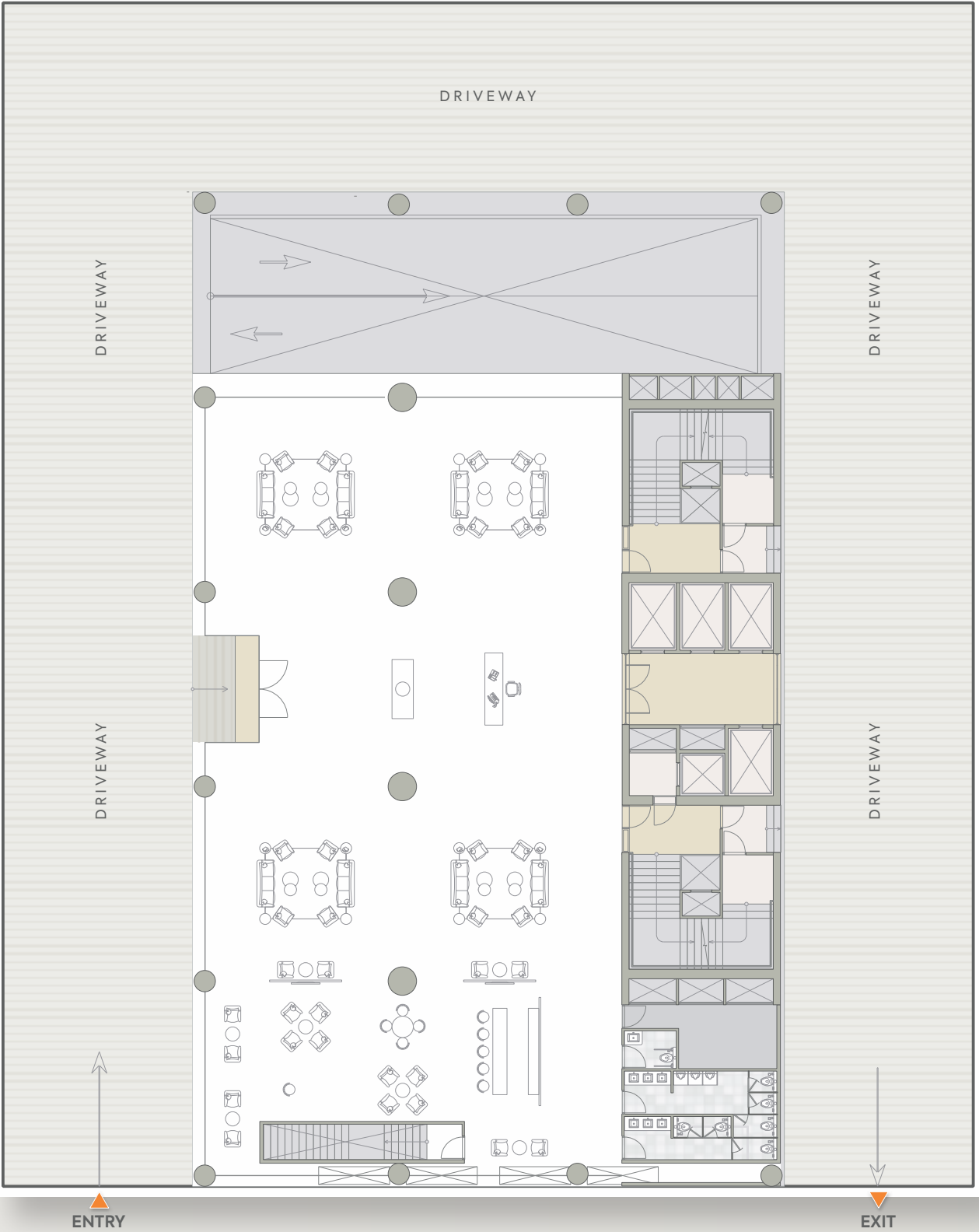
Exemption on income tax

- 100% for first 5 years
- 50% for next 5 years
- 50% of the profits ploughed back for the next 5 years





SITE LAYOUT



ROAD

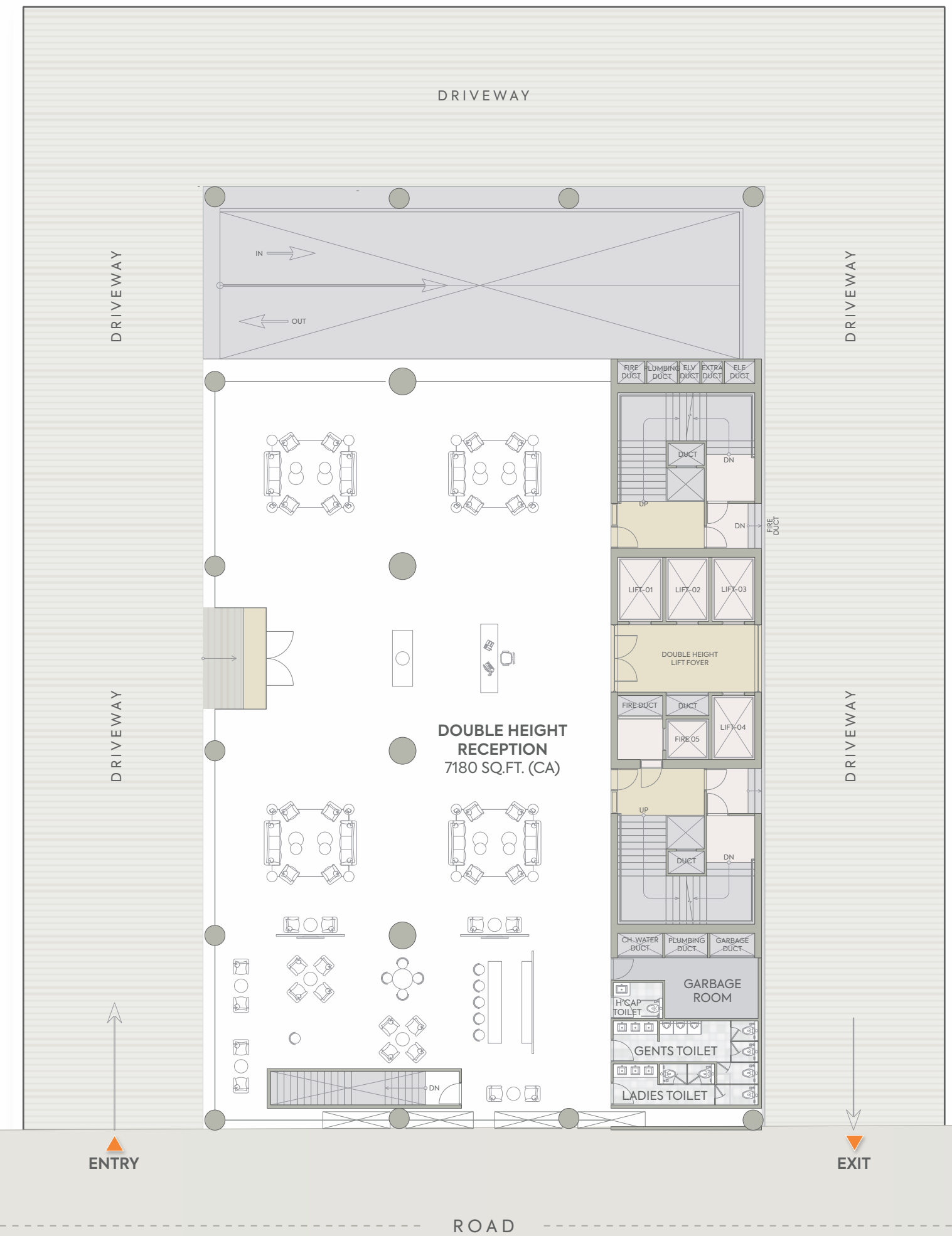
MAIN ROAD

RD 12

MAIN ROAD



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1ST, 2ND, 6TH TO 8TH, 10TH TO 12TH, 14TH & 15TH FLOOR)

9000 SQ.FT. (CA)



OFFICE PLAN
3RD & 4TH FLOOR

8230 SQ.FT. (CA)



proposed section layout of office



5TH, 9TH, 13TH
FLOOR PLAN

8230 SQ.FT. (CA)



16TH
FLOOR PLAN

8000 SQ.FT. (CA) | 16000 SQ.FT. (SBA)



ROAD

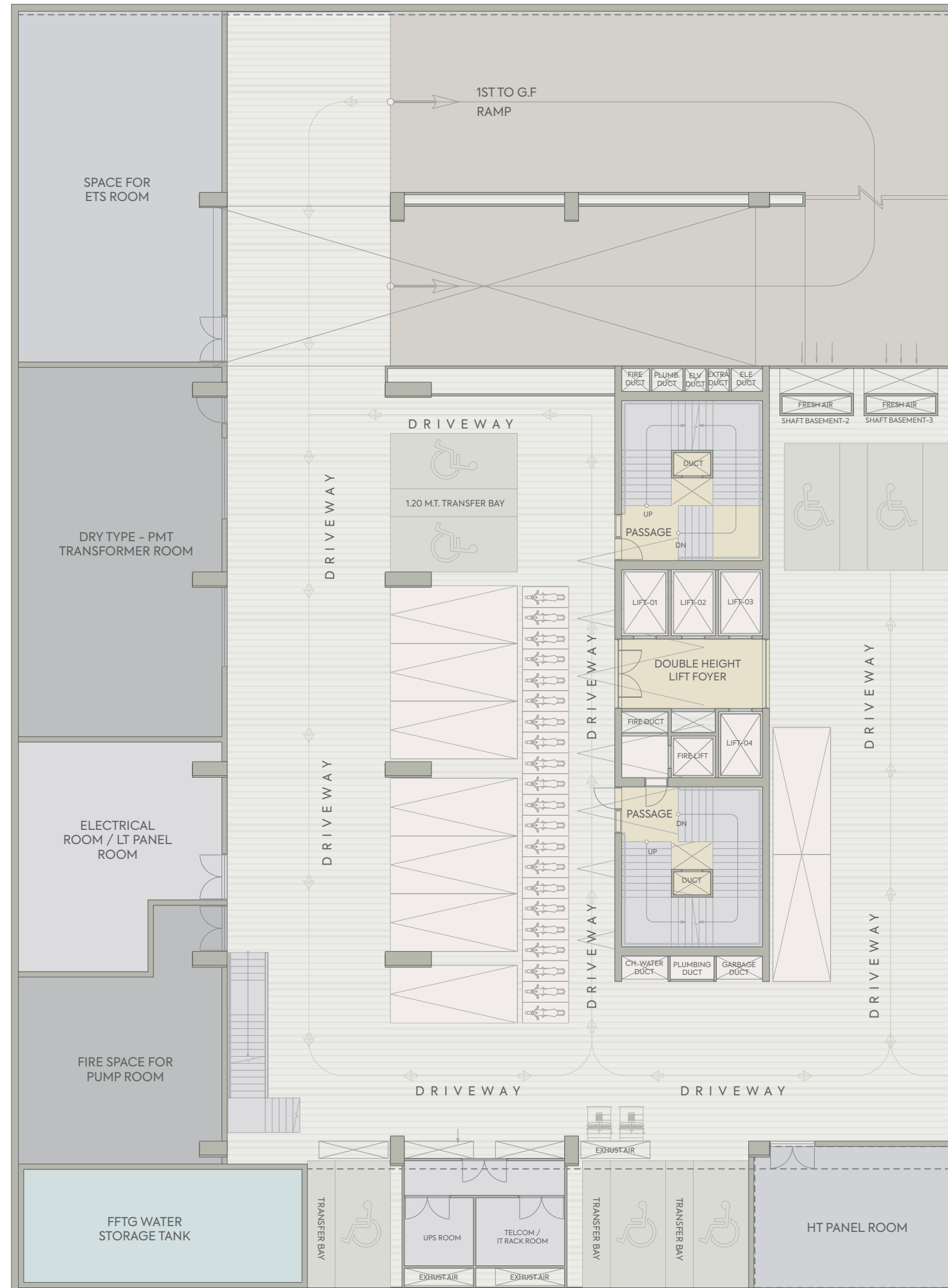


ROAD

1ST BASEMENT



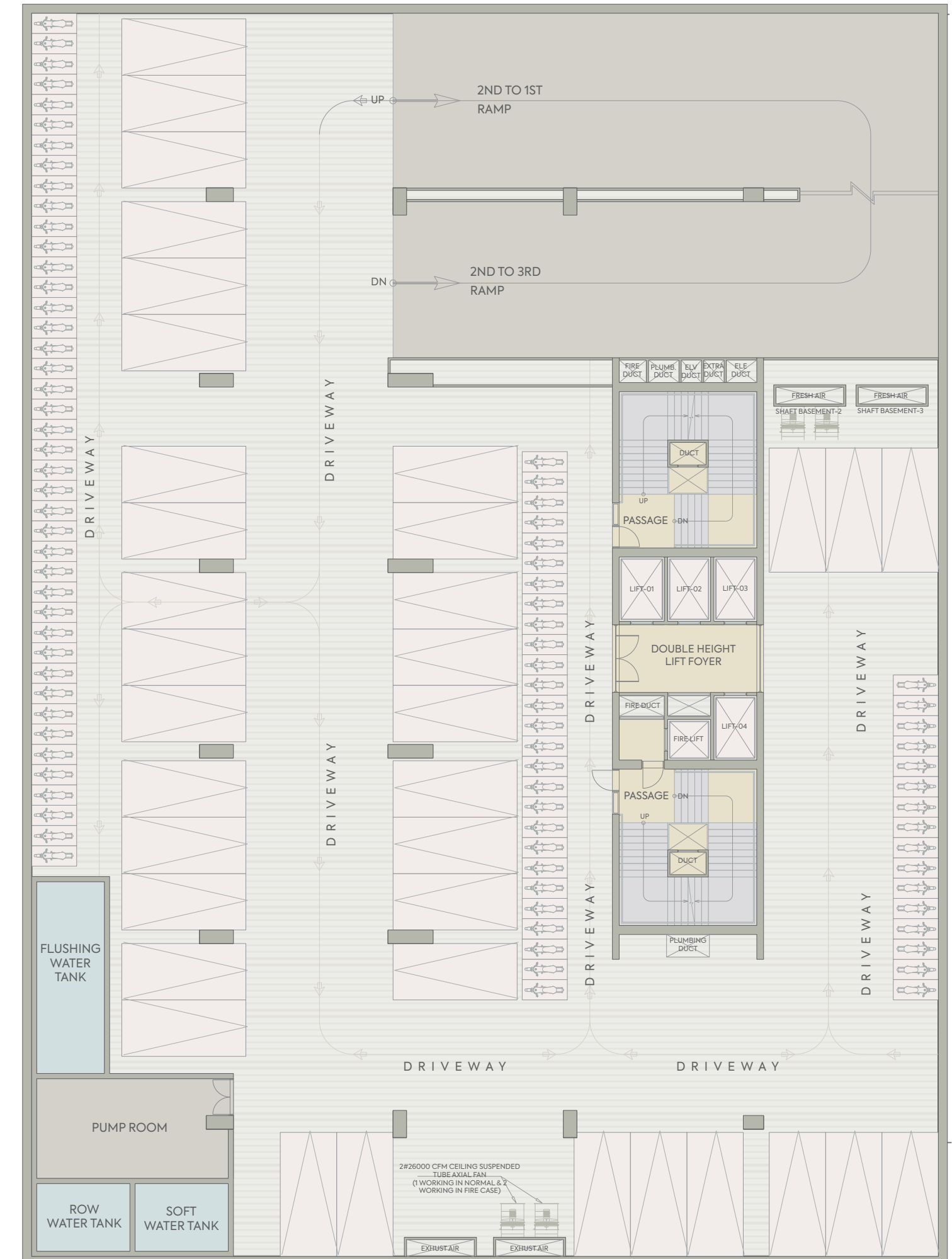
TWO WHEELERS = 21 | CAR 09 X 2 + 7HP = 25



2ND BASEMENT



TWO WHEELERS = 85 | CAR 36 X 2 = 72



3RD BASEMENT

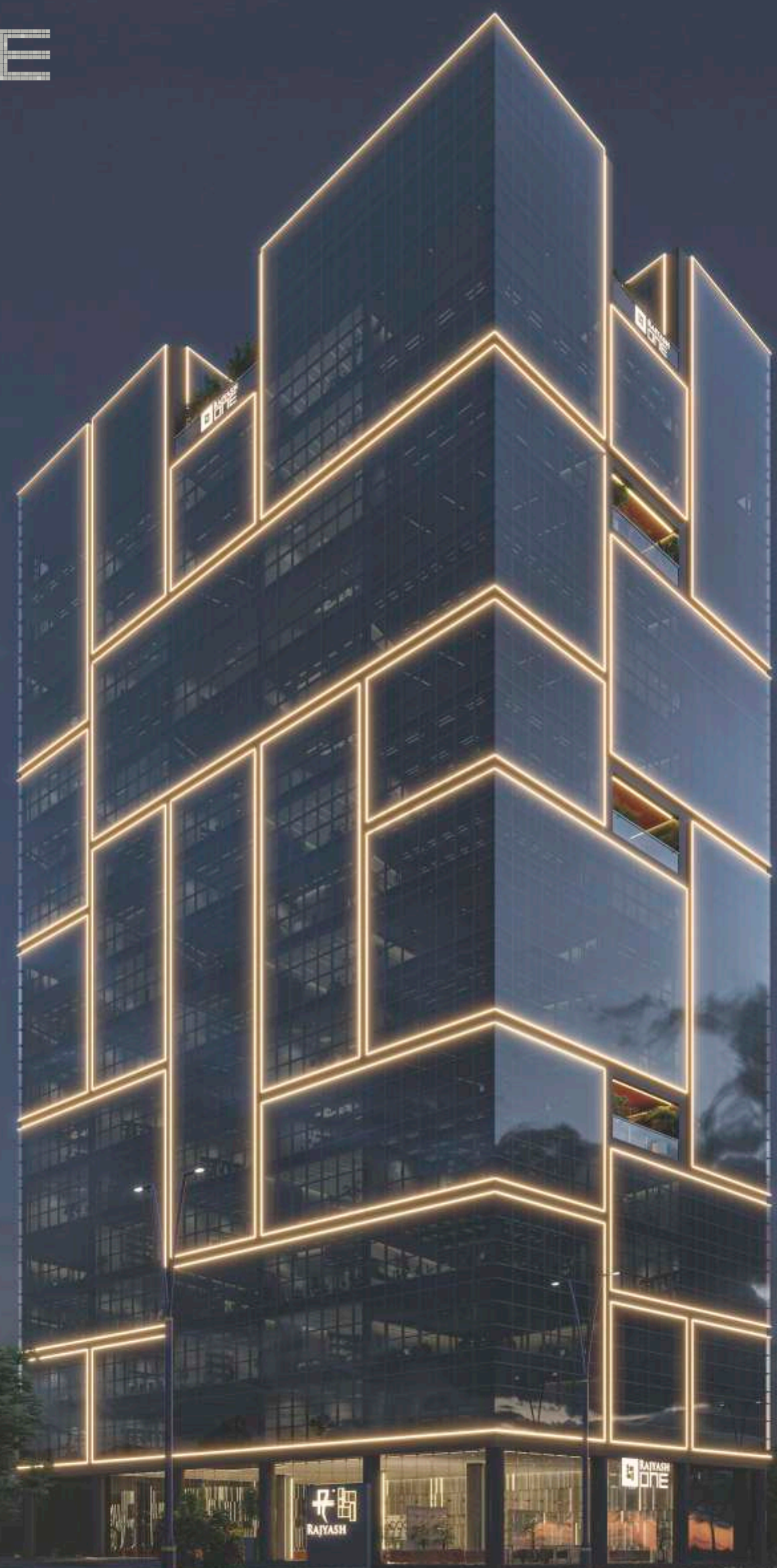


TWO WHEELERS = 103 | CAR 39 X 2 + 2= 80



PROPOSED SECTION PLAN





ABOUT

Rajyash Group

Since 1985 we have been shaping milestones to create legacies.
Driven by professionalism, ethos, timeliness, innovation, quality and ever evolving customer requirements,

Rajyash Group envisages amalgamating lives into structures in the form of functionality and aesthetic beauty.

Building and growing with development

Creation of new luxurious living space and bridging the gap with sustainable development, Rajyash is never off the shore to give a unique style in its every project.

For us the city of Ahmedabad offers a great scope to grow owing to its rapidly increased touch with modernity while also still maintaining its allegiance to tradition.

SINCE

35⁺

YEARS

MORE THAN

81⁺

PROJECTS
ACCOMPLISHED

MORE THAN

81⁺

LAKHS SQ.FT.
CONSTRUCTION COMPLETED

MORE THAN

21⁺

THOUSAND
DREAMS FULFILLED



**RECOGNISED
& AWARDED**
IN 2013, 2017,
2019, 2020, 2021,
2022 & 2023

**WE CONTINUE
THE EXCELLENCE**



BULLET TRAIN
MUMBAI – GIFT CITY : 3 HOURS
Connectivity Via Metro Station



METRO CONNECTIVITY WITHIN GIFT CITY

Udyan Station Metro Stop
Exhibition Station
Vitth Station

IN CLOSE PROXIMINTY TO GIFT CITY

PDP Station 5.8 km
GNLU Station 6.5 km



ROAD TRAVEL TIME TO KEY HUBS

Lies in the Influence Zone of DMIC
(Delhi–Mumbai Industrial Corridor)

Close proximity to world class schools
Colleges – NID, NIIT, PDEU, IIT
Hospitals – Apollo

Upcoming 300 bed hospital in GIFT City
(Lilavati Hospital)

Connected with 4/6 lane state and
national highways

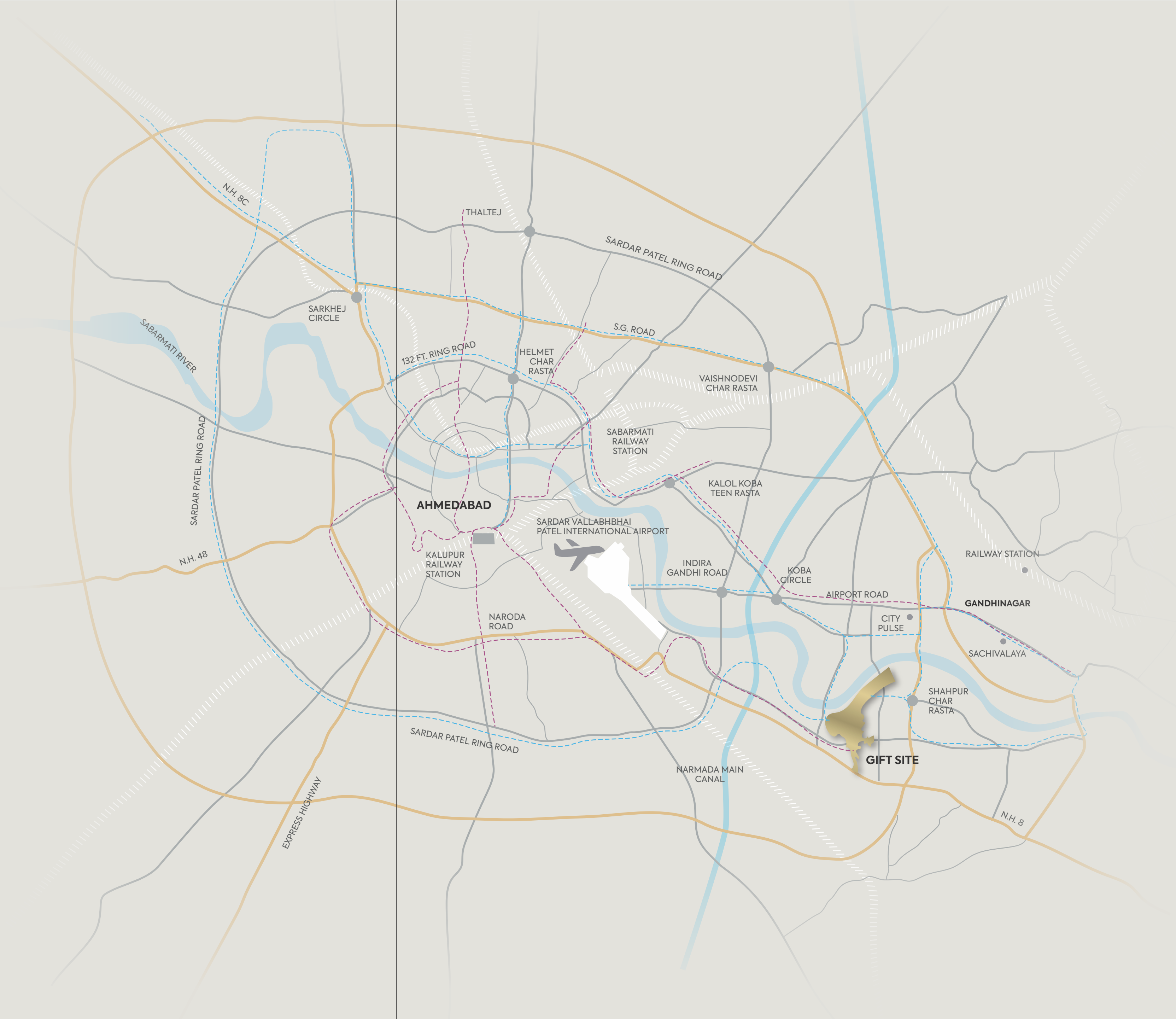
S.G. Highway – 10 mins

International Airport – 15 mins

S.P. Ring Road – 10 mins

All distances are approximate & are meant for broad reference only.

- Grid of six Arterial Roads
(Connecting to various area of Ahmedabad and Gandhinagar)
- Metro Rail Transport System (MRTS) to GIFT
- Bus Rapid Transit System (BRTS) to GIFT





specifications

FLOORING: VITRIFIED TILES 600MM X 600MM	EXTERIOR FINISH: TEXTURE / SMOOTH FINISH PLASTER	ELECTRIC SWITCHES: ISI MODULAR SWITCHES
DOOR: WOODEN FLUSH DOOR	ELEVATORS: AUTOMATIC HIGH-SPEED ELEVATORS	ELECTRIC WIRES: ISI WIRES
INTERIOR PLASTER: SINGLE COAT MALA	TOILET FITTINGS: CHROME PLATED FITTINGS	MCB / ELCB: ISI MAKE
INSIDE FINISH: PUTTY FINISH	TOILET - FLOORING/DADO: CERAMIC TILES UPTO 4'0 FEET IN DADO CERAMIC TILES IN FLOORING	

DISCLAIMER.

The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project the member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.

The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

The Promoter / Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers / members of the Project.

The Promoter / Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the members / customers of the Project.

The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number.
The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of Autocad software.

The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions.
The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.

The north direction shown in the brochure is approximate and can be erroneous.
The Member / Customer is expected to verify the same personally before going ahead with the booking.

The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks.
It is only for representation purpose and gives a rough idea about the approximate location of the Project.
The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.



99099 07272
99099 07373

www.rajyashgroup.com



www.gujrerar1.gujarat.gov.in

| RERA # PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA11142/030123