



THE KEY TO YOUR FUTURE IS HERE



Are you ready to experience a royal lifestyle?

Vinayak Realtech is all set to provide you with the experience of a luxurious life with a touch of modern living. The new project offers an opportunity to enjoy the beauty of nature while being located in the heart of Kolkata. **Rajhans** is situated in Newtown and it provides all the conveniences of the city. This residential building is a perfect blend of modern lifestyle and peaceful surroundings. With every urban facility, you can live a hassle-free life here. It's time to turn your dreams into reality.



## Project At A Glance

Land Area	<b>19 katha</b>
Number of Blocks	<b>1</b>
Number of Floors	<b>G + 4</b>
Number of Flats	<b>45</b>
Unit Type	<b>2 &amp; 3 BHK</b>
Unit Sizes	<b>781 - 1168 sq.ft.</b>



**Rajhans** is located in Newtown-Rajarhat, which is Kolkata's new IT hub. It is just a few kilometers away from both the Kolkata International Airport and the upcoming Siksha Tirtha Metro Station. Moreover, this residential building is situated within a few kilometers of the top educational institutions of Kolkata, hospitals, malls, and well-built roads. It offers all the necessary amenities for a comfortable living. This strategic location will help you manage your busy schedule. On the other hand, Rajhans has been designed to allow you to enjoy the facilities of the city while enjoying the calmness of nature. The project is a perfect blend of classic architecture and high-quality construction, ensuring safe living. Every apartment is spacious, well-ventilated and receives ample sunlight. Each apartment also has 1 or 2 balconies. If you are searching for a combination of royalty, elegance, nature, and good living, then Rajhans is the perfect place to be.



## Access Every Convenience



DPS Megacity **1 km**  
 Aliah University **2 km**  
 Amity University **3 km**  
 St. Xavier's University **5 km**  
 Narayana School **2 km**  
 IIT Kharagpur, Rajarhat Campus **5 km**



Ecospace **2 km**  
 TCS **3 km**  
 DLF 2 IT park **3 km**  
 Unitech Infospace **4 km**



Bellevue Hospital **2 km**  
 Ohio Hospital **4 km**  
 Bhagirathi Neotia **4 km**  
 Tata Medical Centre **3 km**



Downtown Mall **5 km**  
 Axis Mall **5 km**  
 Central Mall **5 km**



Netaji Subhas Chandra Bose International Airport **12 km**



Novotel **5 km**  
 The Westin **4 km**  
 Pride Plaza Hotel **5 km**  
 Coffee House **3 km**  
 New Town

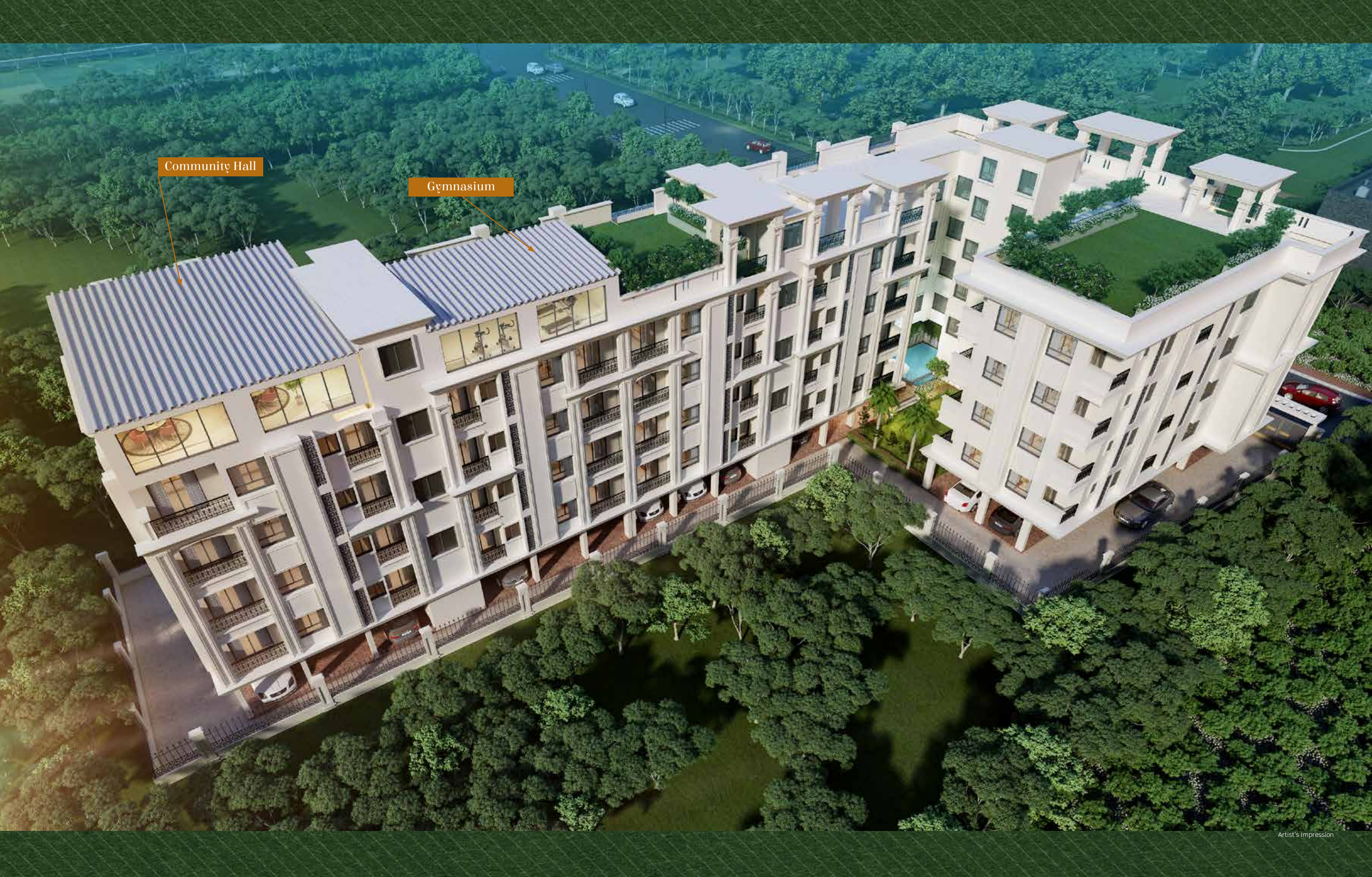


Rabindra Tirtha Metro Station **4 km**  
 Siksha Tirtha Metro Station **4 km**



Ultadanga Station **14 km**  
 Dum Dum Station **16 km**





Community Hall

Gymnasium

# Welcome to a world built purely by Imagination



## Spend time with yourself

After a hectic day, we all look for pure relaxation. To fulfill this need, Rajhans has a special zone for that. It has a Jacuzzi for that much-needed relaxation after a hectic day. Spend time with yourself, invest your time to relax to feed your soul.



## Special days deserve special celebrations

Special days get more special with a perfect celebration. To celebrate your special day, here you will get a perfect community hall. Share your joy with everyone, and live the little, precious moments. Make memories cause memories are the only things which never fade away.



## Health is wealth

Healthy living is not possible without a 10-minute workout every day & Rajhans has an updated gymnasium to ensure healthy living for its residents. This air-conditioned gymnasium has all the equipment you need. Time to start your fitness journey.



## Let your child make their future on the ground

In Rajhans you will get a child activity area. So that your child can explore their hidden talents & you will keep them engaged & fit too. Physical activities help a child flourish & open the gateway of possibilities. Come to give your child the right opportunities they deserve.



Rajokiya

Rajos

Rajmahal

Rajhans

Rajashree

Rajotto

Rajkunj

The Valentine

Rajarhat  
Chowmatha

211 Bus Route

211 Bus Route

Kalur More

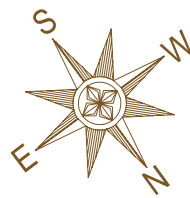
# Master Plan (Ground Floor)

Unit No.	BHK	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common* Area (sq. ft.)	Total Area (sq. ft.)
1.	2 BHK	526	34	255	815

\* Area of external wall & proportionate share of stair lobby & other common spaces.

## Amenities on ground floor

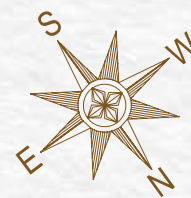
- 1 Garden/Children Park
- 2 Jacuzzi
- 3 Deck



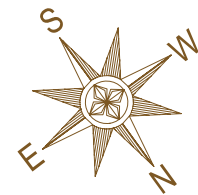
# Rooftop Plan

## Amenities on Rooftop

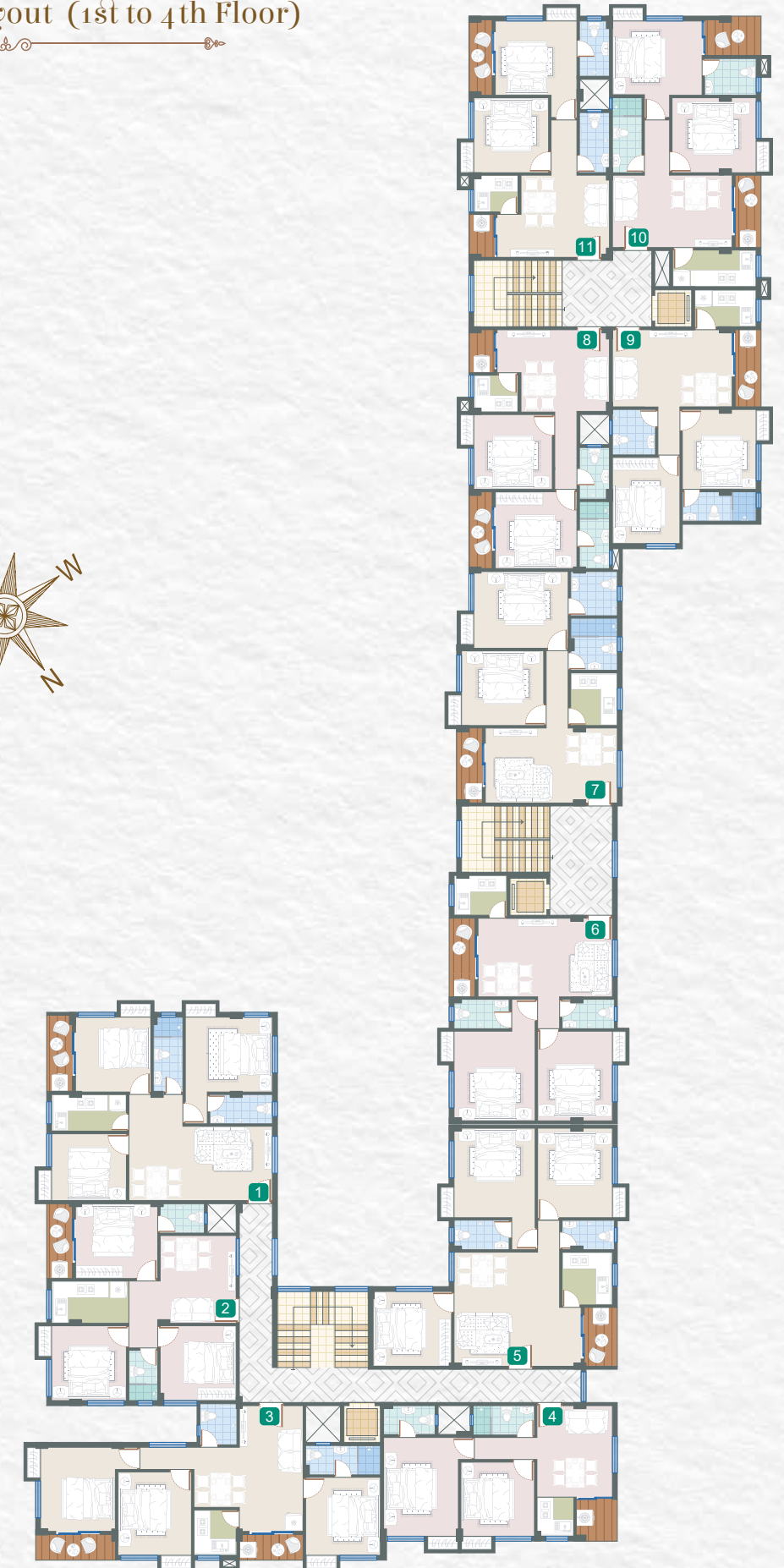
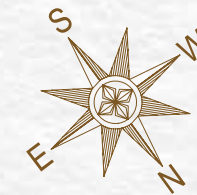
- 1 Gym Room
- 2 Community Hall



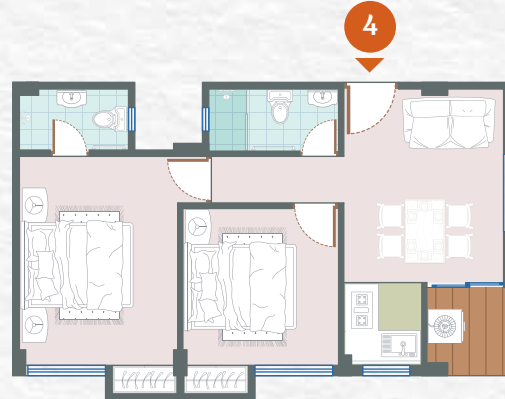
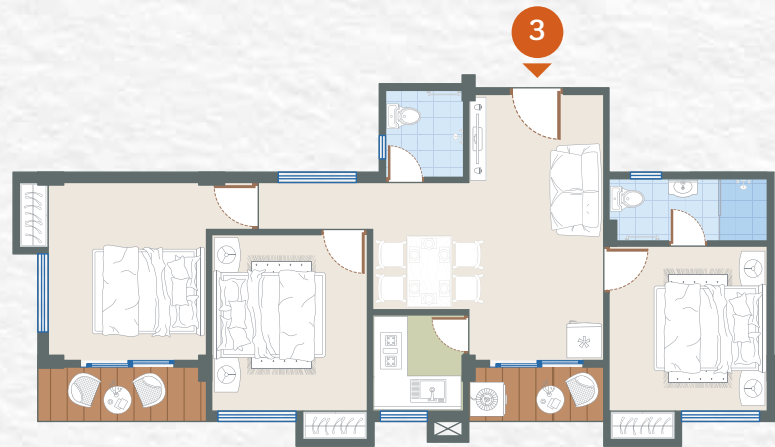
# Typical floor plan (1st to 4th Floor)



# Typical Furniture Layout (1st to 4th Floor)



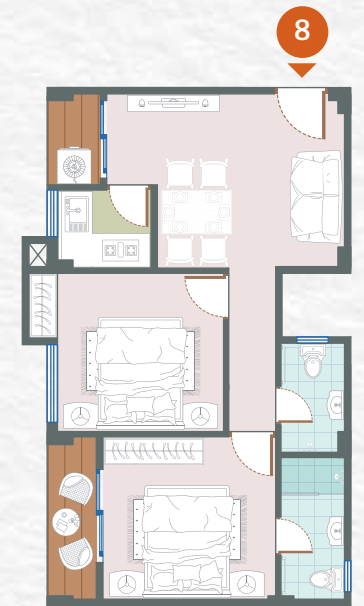
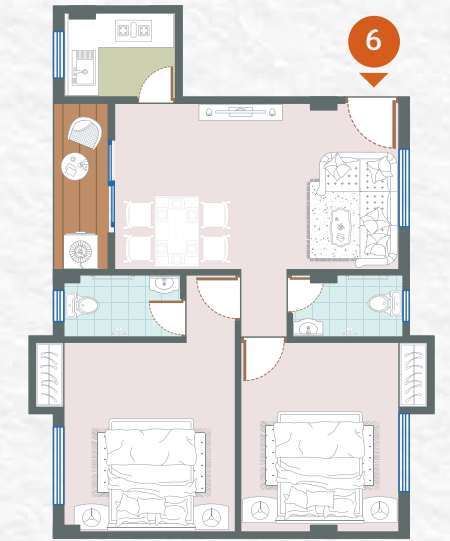
### Furniture Layout (1st to 4th Floor)



Unit No.	BHK	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common Area (sq. ft.)	Total Area (sq. ft.)
1.	3 BHK	713	35	338	1086
2.	3 BHK	606	34	285	925
3.	3 BHK	696	66	356	1118
4.	2 BHK	495	34	252	781

\* Area of external wall & proportionate share of stair lobby & other common spaces.

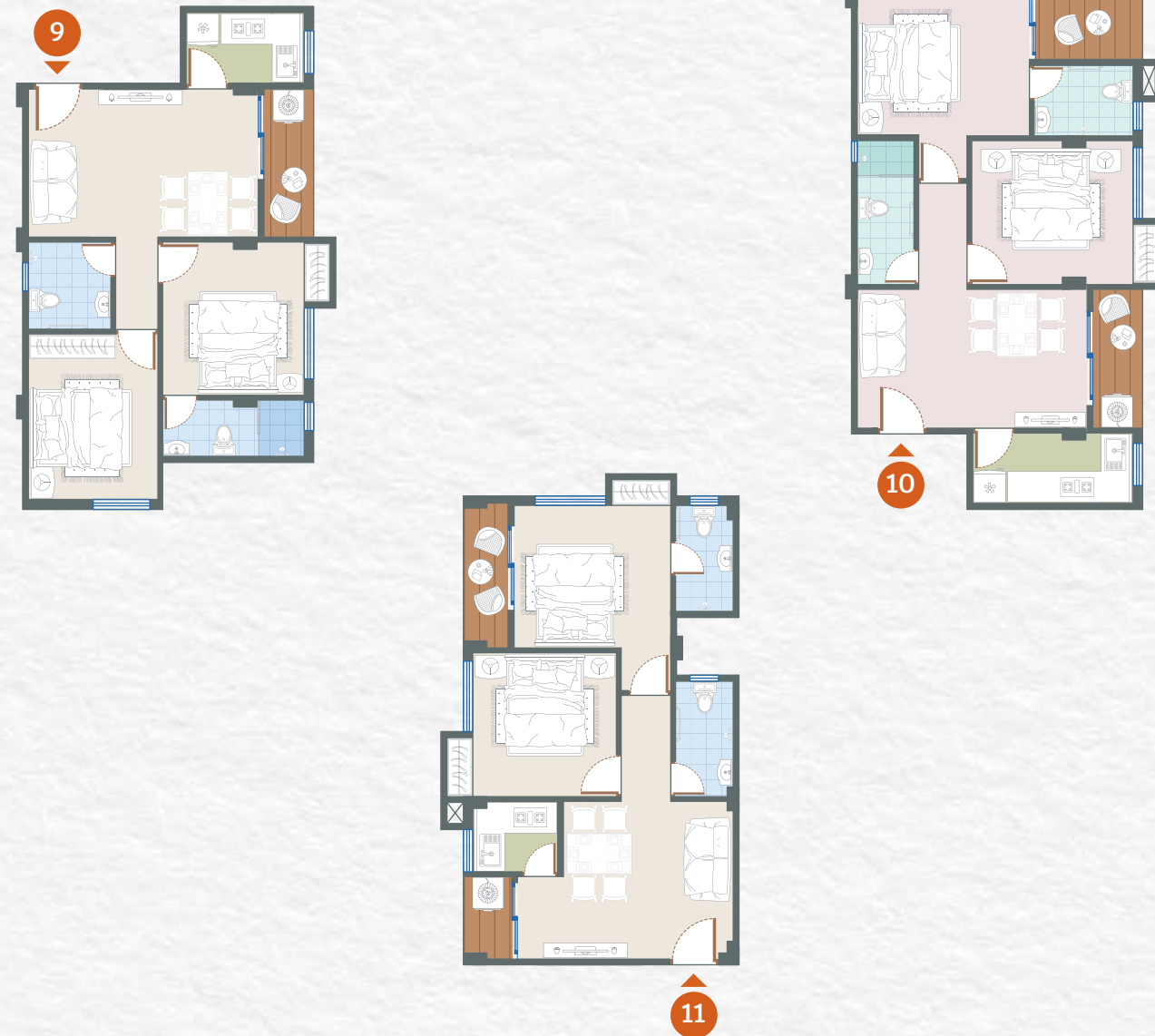
### Furniture Layout (1st to 4th Floor)



Unit No.	BHK	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common Area (sq. ft.)	Total Area (sq. ft.)
5.	3 BHK	763	35	370	1168
6.	2 BHK	593	36	297	926
7.	2 BHK	609	34	294	937
8.	2 BHK	515	51	252	818

\* Area of external wall & proportionate share of stair lobby & other common spaces.











## Furniture Layout (1st to 4th Floor)



Unit No.	BHK	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common* Area (sq. ft.)	Total Area (sq. ft.)
9.	2 BHK	528	36	254	818
10.	2 BHK	585	69	296	950
11.	2 BHK	517	51	264	832

\* Area of external wall & proportionate share of stair lobby & other common spaces.

## SPECIFICATIONS

- 
**Architecture:**  
 Neo-classical architecture blended with best-in-class amenities.
- 
**Walls:**  
 Brickwork with 200 mm thick exterior walls & 100 mm thick interior walls.
- 
**Wall Finish:**  
 Inner walls with POP or Putty finish over plastered surface.  
 Exterior walls with weather-resistant exterior paint.
- 
**Floors:**  
 Vitrified tiles for all Bedrooms, Study / Kids rooms & Living / Dining rooms & Balcony.  
 Antiskid tiles for Kitchen & Bathroom.  
 Neat cement for the common area. Marble checkered pattern for staircase & lobby.
- 
**Windows:**  
 Sliding powder-coated aluminium glazed windows with clear glass panes.
- 
**Doors:**  
 Pre-engineered decorative flush door with solid core for entrance of reputed make.  
 Internal flush door painted with synthetic enamel.  
 Locks, handles & door stoppers of ISI standard make.
- 
**Sanitary:**  
 CP fittings & cascade commode.  
 One basin for main bathroom.  
 Concealed pipelines along with ceramic tiles.
- 
**Kitchen:**  
 Granite finish cooking platform & stainless steel sink.  
 Wall dado of ceramic tiles up to three feet height above countertop.
- 
**Electrical:**  
 Concealed & fire-proof wiring with modular switches.  
 Adequate light & power points with standard distribution board with MCB, TV & telephone points.  
 Electrical power points for refrigerator, water filter, microwave, chimney/exhaust & one AC point for master bedroom.  
 One Geyser powerpoint for main bathroom.
- 
**Elevator:**  
 One elevator of reputed makes for each tower for 4-6 passengers.



# Rajshans

Marketed & Developed By:



Architectural Designer:  
Subhayu Ghosh

Structural Consultant:  
Dipesh Majumdar

All flats are vastu compliant

Office Address:  
T-68, Teghoria Main Road, Near Loknath Mandir, Kolkata - 700157

[www.vinayakrealtech.com](http://www.vinayakrealtech.com)

All information, dimensions, features & offerings in this brochure are subject to change without notice. Pictures used in this brochure are for illustration only and may vary from final features and actual offerings, this is a promotional and not a formal offering or a legal document.