



SIMPLICITY IS THE ULTIMATE SOPHISTICATION

SIMPLICITY IS THE ESSENCE OF HAPPINESS



Our expressions are the mirror images of our soul.  
Let's reflect the greatest expression of happiness  
through the simplicity within us.





SIMPLICITY IS NATURE'S  
FIRST STEP  
& THE LAST OF ART

To relate with nature, one should have an eye to look at its inner beauty. So welcome the simplicity in your life and get ready to witness the wonders of art and beauty.





PRESENTING

TEJASWA  
The Graceful Art of Simplicity

A scenic photograph of a weathered wooden boat resting on a sandy beach. The boat is dark and shows signs of age, with some red paint visible near the stern. The background features a calm sea, a distant island, and a sky with soft, colorful clouds from a sunset or sunrise. The overall mood is serene and peaceful.

3 & 4 BHK LIMITED EDITION LUXURY HOMES



TEJASWA

The Graceful Art of Simplicity



Situated at Shivajinagar, Tejaswa offers homes that are the *mélange* of style, elegance & superiority. Your apartment here is a unique masterpiece that speaks the language of status and success.

Simplicity is the mark of true beauty





# Elevation at its BEST!

Built in the heart of Pune, standing 6 floors tall and with all modern amenities available, Tejaswa is a rare blend of aesthetics and architectural brilliance.





## ELEGANT LIVING

Every inch of your home at Tejaswa has been crafted for perfection to create a feeling of joy and contentment. Your home is a canvas and you are the artist, so paint it with the colors of happiness and rejoice the elegance.



# Eco Living

One of the fundamental pillars of Tejraj Group is the Environment. Preservation and Conservation of the environment are our top most priorities as we believe in handing over a pure and safe world for the future generations to come.

## **Eco Housing Initiatives by Tejraj Group:**

- Star Rated Eco-Housing
- Solar Water Heater
- Vermiculture Pits for Garbage Treatment
- Rainwater Harvesting
- Eco Friendly Construction Material
- Local species of trees & plants





3 BHK







4 BHK



## Amenities

- Three side open designs
- Aesthetically designed Lobby
- Premium automatic SS finish elevators
- Battery backup for parking, staircase, lifts and water pumps
- Drip irrigation system for perennial greenery
- Well Equipped Fire fighting system.

### Eco-Housing

- Star rated Eco-Housing
- Solar water heater
- Vermiculture pits for garbage treatment
- Rainwater Harvesting

### External Amenities

- Elegant compound wall
- Smooth internal paved area
- Imposing monumental front gate
- Designer landscaped areas

### Security System

- Video Door Phone at the main door
- Intercom connectivity between all apartments

### Common Lighting

- Energy efficient common lighting

### Parking

- Adequate Car parking

### Connectivity

- DTH or equivalent

## Technical Specifications

**STRUCTURE** • Earthquake resistant RCC structure

**WALLS** • Light Weight Blocks / fly ash bricks for external and internal walls

**PLASTER** • Sand Face Plaster for external surface

**P.O.P** • Walls and ceiling finished in POP

**FLOORING** • Good quality vitrified tiles in all rooms, Designer ceramic dado in toilets, Special antiskid flooring for Terraces and Bathrooms

**TERRACE** • Decorative railings for Terraces

**PAINT** • Superior Acrylic paint externally, Premium Luster paint Internally

**PLUMBING** • Concealed plumbing with high quality pipes, Provision for washing machine

**DOORS** • Grand Decorative Main Door with premium fixtures and veneer finish, All doors 8'.0" height, Decorative Laminate finish for internal door's with premium fixtures

**WINDOWS** • 3 track powder coated aluminium sliding powder coated with mosquito net, Elegantly designed safety grills for windows, Granite windows jambs and sills

**KITCHEN** • Premium granite platform with stainless steel sink with drain board, Designer tile dado upto lintel level, Provision for water purifier, Exhaust fan

### BATHROOMS AND TOILETS

- Jaquar / Grohe or equivalent make CP fittings in all bathrooms and toilets, Shower and health faucet in toilets, Hindware / American std. sanitary ware in all toilets Designer tiles dado upto lintel level, Glass partition in Master bathroom, Anti Skid flooring, False ceiling in toilets

### ELECTRIFICATION

- Concealed copper wiring with circuit breakers, Adequate electrical points along with premium quality modular switches, Provision for refrigerator, boiler and water purifier, split airconditioner in all bedrooms.

### POWER BACKUP

- One light and one fan in each room



## Location of convenience

### Hospitals:

- a. Hardikar Hospital
- b. Sancheti Hospital

### School & Colleges

- a. Fergusson College
- b. Symbiosis College
- c. Modern College

### Entertainment

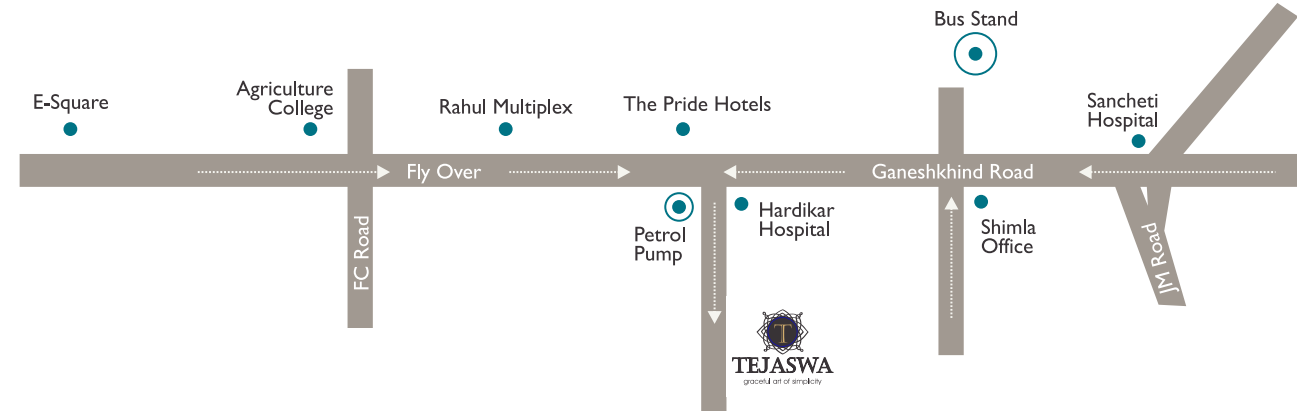
- a. E-Square
- b. Rahul Multiplex
- c. Pune Central
- d. Pantaloons

### Hotels

- a. JW Marriott
- b. Gordon House
- c. The Pride Hotels

### Connectivity

- Aundh: 6 km
- Baner: 8.5 km
- Camp: 5.5 km
- Deccan: 2.5 km
- Swargate: 6 km
- Pune Station: 4 km



Site Address: C.T.S. No. 1161/11, Hardikar Hospital Lane, Shivajinagar, Pune - 5

EXPERIENCE THE SIMPLE YET CLASSY LIFESTYLE



A Project By



Call: +91 9096 464646  
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