



TejGlory

Certain Things Spell Class

4BHK Lifestyle Apartments @ Bhandarkar Road

★ ★ ★ ★ ★
Five star Eco-Housing

Epitome of luxury living...

Breathe in and leave the everyday uncertainties behind you. Fill your soul with the fresh breath of livelihood, with the natural beauty surrounding you. A residence like no other is here to drench you in luxury of living. Live in an elite locale, the most premium neighborhood of Bhandarkar Road, surrounded by landmarks. Designed to the taste of connoisseurs, TejGlory radiates the glory of aristocratic and contemporary living.

Your individual style can now be expressed in a setting that is just as unique, spacious and serene. Come and experience certain things that spell class...

TejGlory *Certain Things Spell Class*





Luxurious Lifestyle...

Set in the breathtaking lush green locale of Bhandarkar Road, 'TejGlory' offers exclusively crafted homes... ensuring more space, natural light and ventilation. A location close to everything - a chance to escape from the "norm" with a lifestyle, that's close to perfection. Relax in a beautiful pleasant setting - enjoy life at a slower pace.

This spectacular dwelling offers an array of extras including large windows, stylish flooring and state-of-the art fittings along with in things like intercom system and much more, ensuring supreme and unforgettable comfort.





Glorious Living...

Step into ten exclusive interior spaces of 4 bedroom super luxurious apartments standing tall, blending flawlessly with the design offering a direct connect to nature. Positioning of large windows makes way for bright, light-filled interiors exuding minimalist elegance in their aesthetic of peace and serenity. Wake up to the fragrance of flowers mixed with the fresh morning dew, carried along in the slight breeze. 'TejGlory' is the perfect place for you to unwind and indulge, leaving you bright and rejuvenated forever.

"TejGlory" is truly a home designed for your lifestyle that lets you take a break from the rest of the world. Retreat into your spacious homes and marvel at the superb quality of construction and features, and let coming home be the best part of the day.





Amenities

Common Amenities

- Three side open design.
- Delightful view from all apartments.
- One automatic S.S. finish elevator.
- Generator backup for parking, staircase, lifts and water pumps.
- Rain water harvesting.
- Fire fighting.
- Drip system for perennial greenery.
- Vermiculture for garbage treatment.
- **Backup for each flat.**

External Amenities

- Elegant compound wall.
- Smooth internal paved area.
- Imposing monumental front gate.

SECURITY SYSTEM

- Video door phone.
- Intercom system.

COMMON LIGHTING

- Energy efficient common lighting.

ECO-HOUSING

- 5 star rating Eco-Housing.

PARKING

- Ample car parking.

DRINKING WATER

- Separate storage & supply system for drinking water in kitchen.



Specifications

STRUCTURE

- Earthquake resistant RCC structure

WALLS

- 6" thick bricks / siporex for external & internal walls.

PLASTER

- Sand face plaster for external surface.
- P.O.P. finish for internal walls.

POP

- Walls and ceiling finished in POP.
- False ceiling for toilets.

FLOORING

- 3'0" x 3'0" good quality vitrified tiles in all rooms.
- Designer ceramic dado in toilets.
- Special anti-skid flooring for terraces.
- Wooden finish flooring in two master bedroom.

TERRACE

- Glass railings in private terrace.

PAINT

- Good quality acrylic paint externally.
- Good quality luster paint internally.

DOOR

- Grand decorative main door.
- All internal doors: 8' 0" height.
- Veneer box frame for all doors.
- Granite window jambs for toilets.
- Main door decorative veneer door.
- Internal doors decorative laminate finish.

WINDOW

- 3 track powder coated Aluminum shutter with mosquito mesh.
- Elegantly designed safety grill.
- Granite jambs for windows.

KITCHEN

- Black granite platform with stainless steel sink.
- Full height designer tile dado.
- Provision for water purifier.
- Service counter.

TOILETS

- Jaquar or equivalent make CP bath fittings in all toilets.
- Shower and health faucet in toilets.
- Good quality sanitary ware in all toilets.
- Designer tiles dado up to false ceiling.
- Glass partition in two master toilets.
- Anti-skid flooring.
- Exhaust fan in every toilet.

ELECTRICAL

- Concealed copper wiring.
- Legrand or equivalent switches.
- Adequate electrical points in every room.

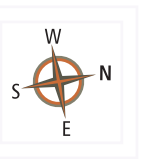
PROVISIONS

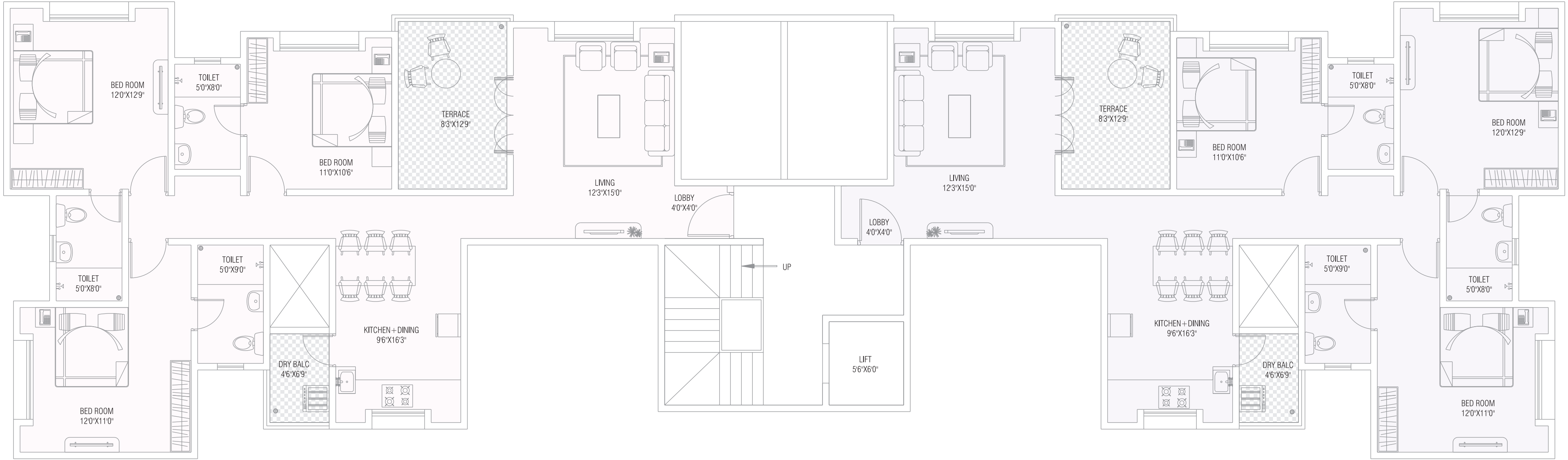
- For AC in master bedroom/s.
- For TV and Telephone points in living and master bedroom/s.
- For washing machine in dry terrace.

CONNECTIVITY

- Worldspace radio.
- D.T.H. or equivalent.

4BHK Spacious Layout



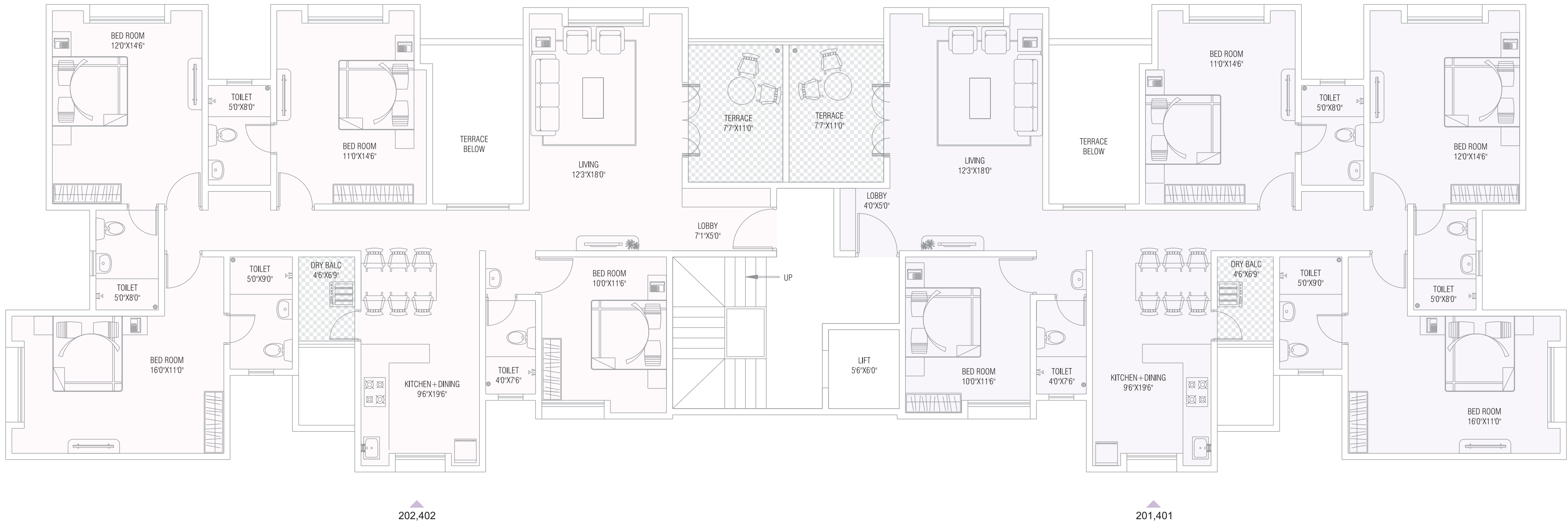


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1st Floor plan



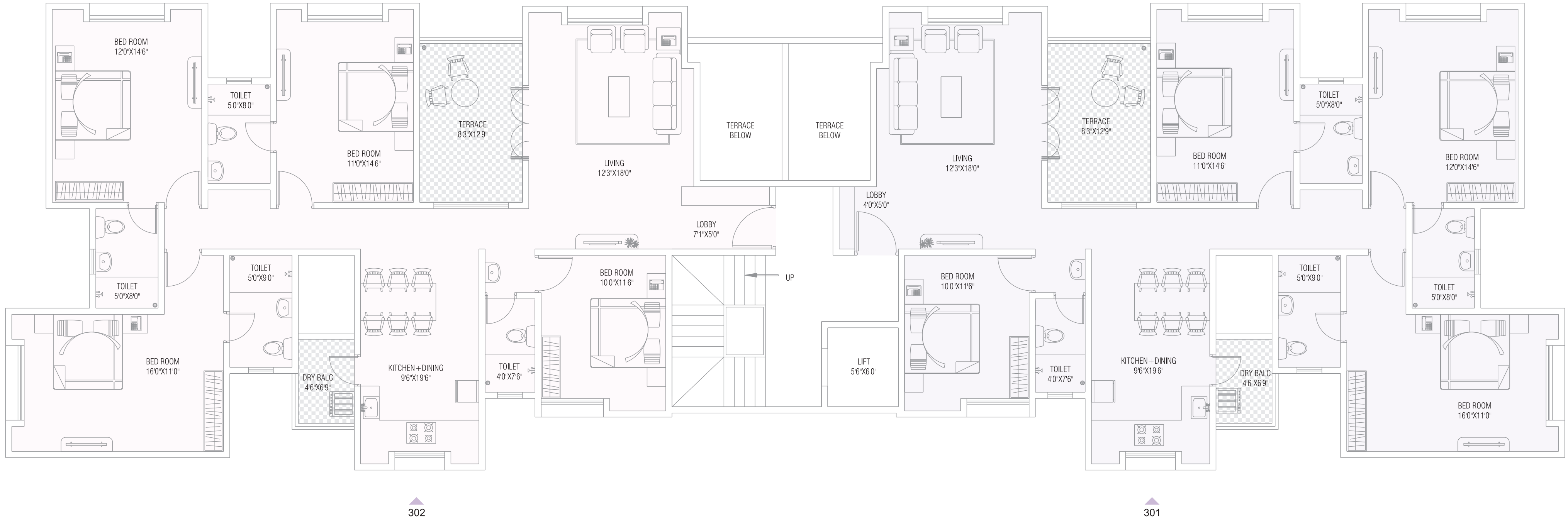


AREA STATEMENT

| FLAT NO. | TYPE | CARPET AREA | TERRACE CARPET |
|----------|-------|-------------|----------------|
| 201,401 | 4 BHK | 1399 | 83 |
| 202,402 | 4 BHK | 1414 | 83 |



2nd & 4th Floor plan

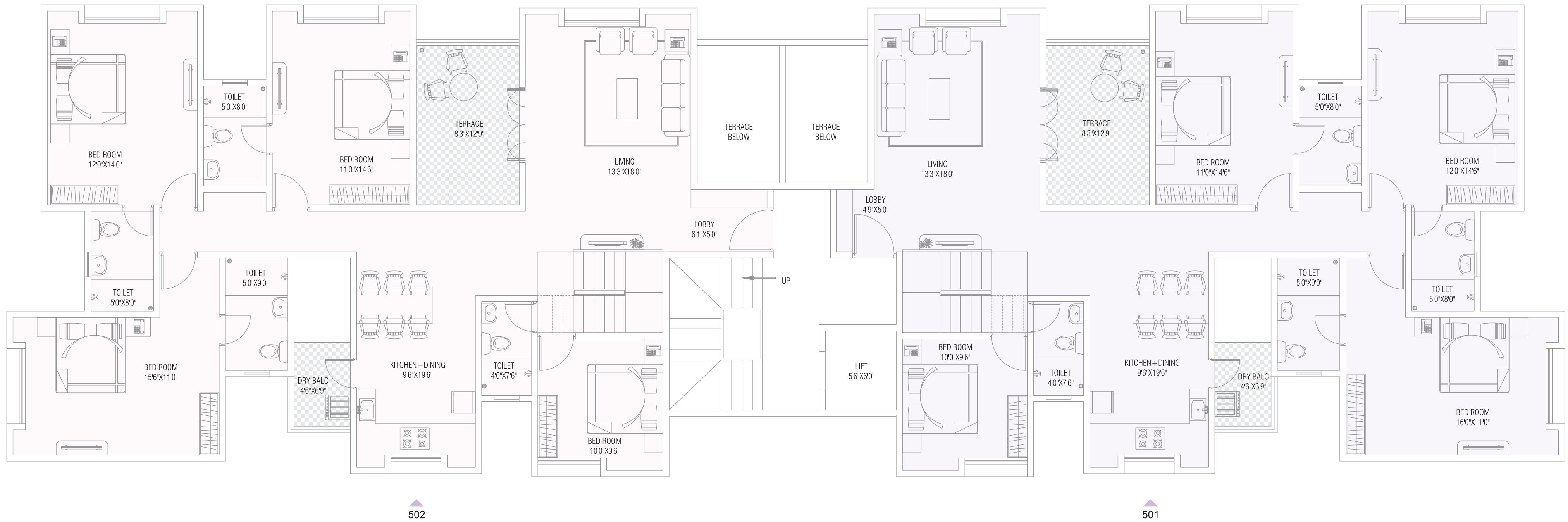


3rd Floor plan

AREA STATEMENT

| FLAT NO. | TYPE | CARPET AREA | TERRACE CARPET |
|----------|-------|-------------|----------------|
| 301 | 4 BHK | 1398 | 105 |
| 302 | 4 BHK | 1413 | 105 |





502

501

AREA STATEMENT

| FLAT NO. | TYPE | CARPET AREA | TERRACE CARPET | TOP TERRACE |
|----------|-------|-------------|----------------|-------------|
| 501 | 4 BHK | 1539 | 105 | 1304 |
| 502 | 4 BHK | 1549 | 105 | 1304 |



5th Floor plan



Location Map

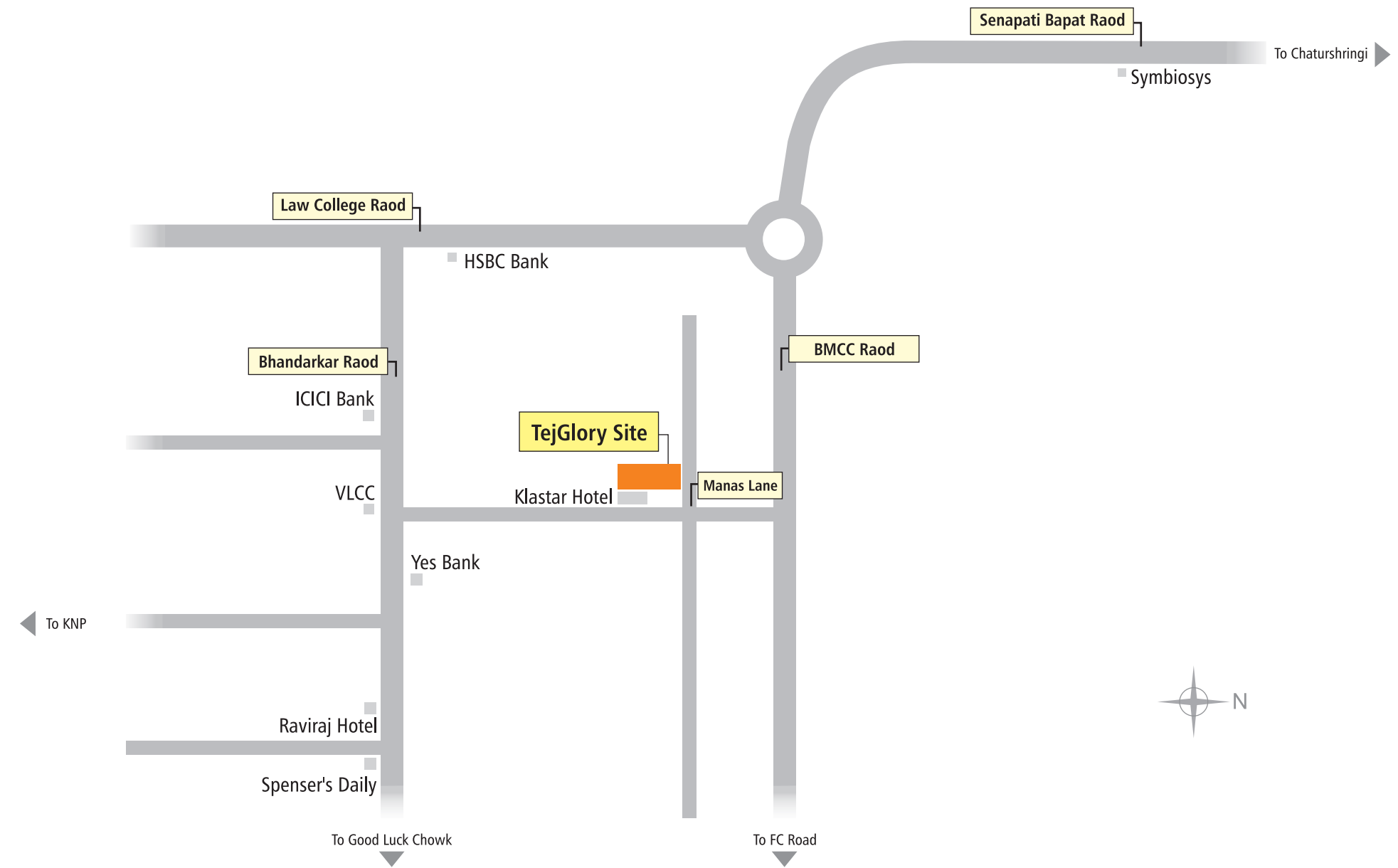
Ongoing Projects

teja^{aura}
3 BHK Apartments
Happy Colony, Kothrud

TEJPEARL
3 BHK Apartments
Pizza Hut Lane, JM Road

tejCrest
4 BHK Duplex
Pizza Hut Lane, JM Road

malika
3 & 4 BHK Apartments
ICS Colony, Bhosale Nagar



Site Address:
CTS No. 820/3 Lane No. 13, Manas Lane, Kale Path, Behind Klastar hotel,
Bhandarkar Road, Pune - 411004

TejGlory Certain Things Spell Class

Call: 9096464646 • www.tejraj.in



Promoters & Builders Pvt. Ltd.

301, Bonita, Deshmukh Path, off Ghole Road, Shivajinagar, Pune - 5 Tel : 020 - 25511601 / 02 / 03. Fax : 020 25511604 • Website : www.tejraj.in

Note : The images and material contained in the brochure are conceptual illustrations. Only the actual agreement (to be entered into between the flat purchaser and the developers), shall be binding on the parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the purchaser by the developer. The developer reserves all rights to make alterations, modifications, and changes in the sanctioned plan, layout, specification, flats/units, elevations, designs, and amenities that will be made available in the project without any prior notice.

