



3 & 4 BHK+ RESIDENCES, BANER



### OUR LEGACY

**30+**  
Years of  
Legacy

**28L+**  
Sq. Ft. of Iconic Spaces  
Completed

**17L+**  
Sq. Ft. of Iconic Spaces  
In Progress

**3L+**  
Sq. Ft. of Iconic Spaces to be  
Sanctioned within 6 Months

**20+**  
Locations

**1000+**  
Happy Families

### FEW OF OUR LANDMARKS

**TEJ MALIKA**  
ICS Colony

**TEJ MINERVA**  
Bhosale Nagar

**TEJ BONITA**  
Shivaji Nagar

**TEJOVALAY**  
Shivaji Nagar

**DIVYATEJ**  
Senapati Bapat Road

**TEJ MADHUPUSHPA**  
Wakad

**TEJ CREST**  
Shivaji Nagar

**TEJ ARISTA**  
Warje

**TEJ AURA**  
Happy Colony

**TEJ PEARL**  
Shivaji Nagar

**HARI TEJ**  
Model Colony

**TEJ TEJASWA**  
Shivaji Nagar

**TEJ GLORY**  
Bhandarkar Road

**TEJ BLISS**  
Model Colony

**TEJ RAMA RATNA**  
Shivaji Nagar

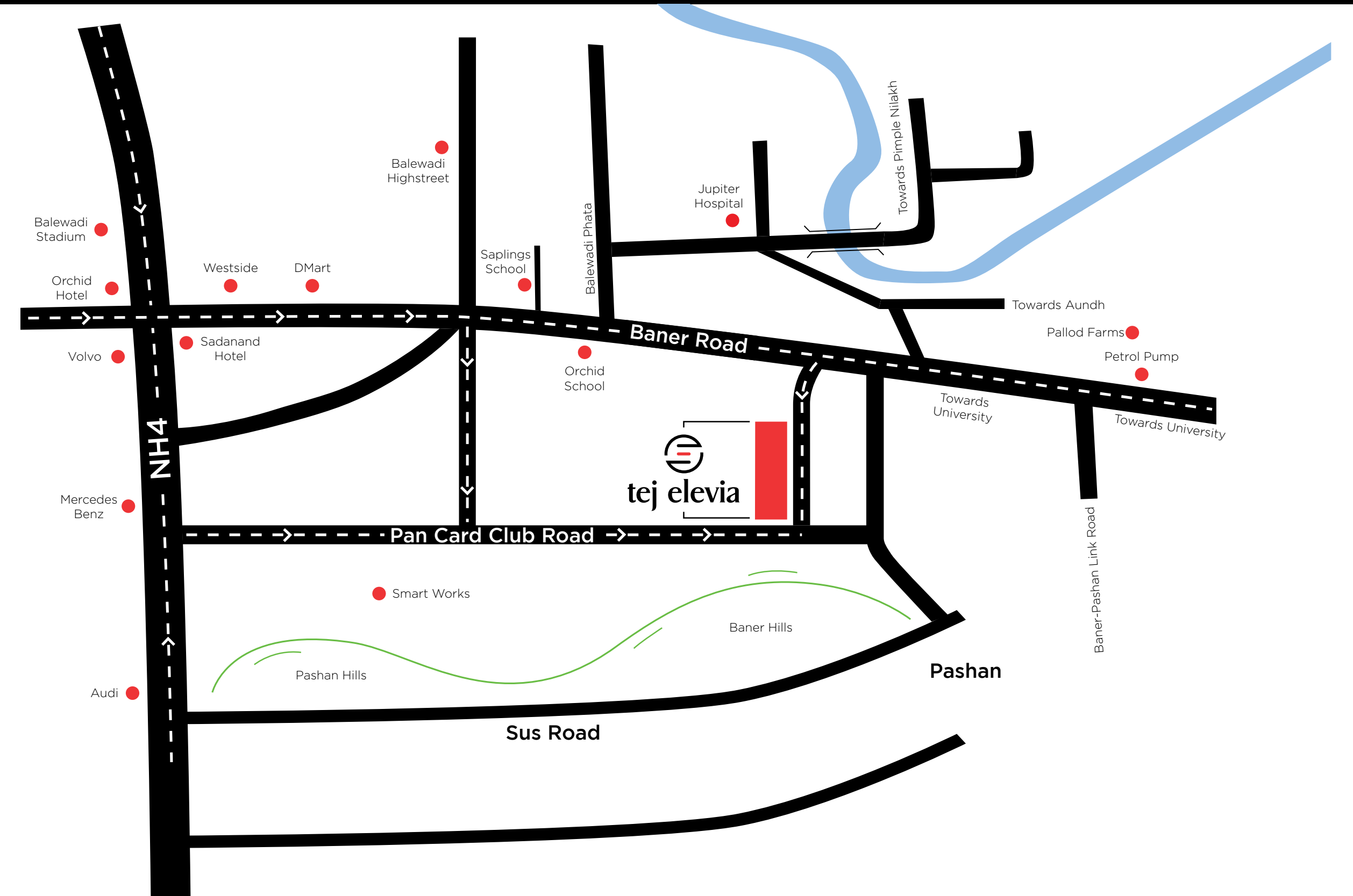
**TEJ FORTUNE PLAZA**  
Shivaji Nagar





Artistic Impression

## LOCATION MAP



Map Not to Scale

## KEY DISTANCES



### Entertainment & Hotel

» Balewadi High Street	1.8 km
» The Orchid Hotel, Baner	2.7 km
» Westend Mall	4.2 km
» Hotel Tip Top International	5.6 km
» Sunnys World, Sus	6.9 km
» Sayaji, Wakad	6.1 km
» JW Marriott, SB Road	7.9 km

### IT & Industrial Hubs

» Siemens	1.7 km
» Cummins India, Balewadi	2.1 km
» Veritas, Balewadi	2.2 km
» Mahalunge Hi-Tech City	6.2 km
» Hinjawadi IT Hub	9.5 km

### Education

» The Orchid School	750 m
» Rabindranath School	2.5 km
» Vibgyor School	3.8 km
» Vidya Valley School	6.8 km
» Indira Institutes	7.1 km
» Dhruv Global School	7.6 km
» Loyola School	8.2 km
» University of Pune	8.3 km
» Symbiosis SB Road	9.4 km

### Entertainment

» Cinepolis - Westend Mall	4.2 km
» Phoenix Mall of the Millennium	6.8 km
» PVR - The Pavillion	8.1 km
» Elpro Mall, Chinchwad	10.7 km

### Hospitals

» Jupiter, Aundh	1.1 km
» Manipal Hospital, Baner	1.9 km
» Medipoint Hospital, Aundh	3.0 km
» Chellaram Hospital, Bavdhan	6.7 km
» Surya Hospital, Wakad	6.8 km
» Ruby Hall Clinic, Hinjawadi	10.8 km
» Sancheti, Shivaji Nagar	13.3 km





## LEGEND

Artistic impression

- |                              |                         |                              |                           |   |
|------------------------------|-------------------------|------------------------------|---------------------------|---|
| 1. Entrance Plaza            | 7. Pickleball Court     | 13. Open Sitting Area        | 19. Senior Citizen's Zone | 25. Flower Bed                          |
| 2. School Bus Waiting Area   | 8. Multipurpose Court   | 14. Cafeteria                | 20. Toddlers' Play Area   | 26. Sky Lounge                          |
| 3. Drop-off Junction         | 9. Children's Play Area | 15. Lockers & Changing Rooms | 21. Creche                | 27. Elegant Entrance Lobby              |
| 4. Skating Rink              | 10. Multifunction Hall  | 16. Multipurpose Hall        | 22. Co-Working zone       | 28. Security Cabins                     |
| 5. Calisthenics Workout Area | 11. Event Lawn          | 17. Gym (Tej Fit)            | 23. Pool Patio            | 29. Stargazing Point                    |
| 6. Multipurpose Turf         | 12. Swimming Pool       | 18. Yoga Deck                | 24. Chill-out Terrace     | 30. App-based Visitor Management System |

Amenities are subject to change\*



Artistic impression

**SWIMMING POOL**



Artistic impression



**DROP-OFF JUNCTION**

Artistic impression

**SEMI-COVERED SEATING**



Artistic impression



**MULTI-FUNCTION HALL**



**PLAY PARK**



**SKY LOUNGE**



**CRECHE**



**OPEN-TO-SKY  
SCREENING ZONE**



**GYM**

**UNIT PLANS**

**WING-D**

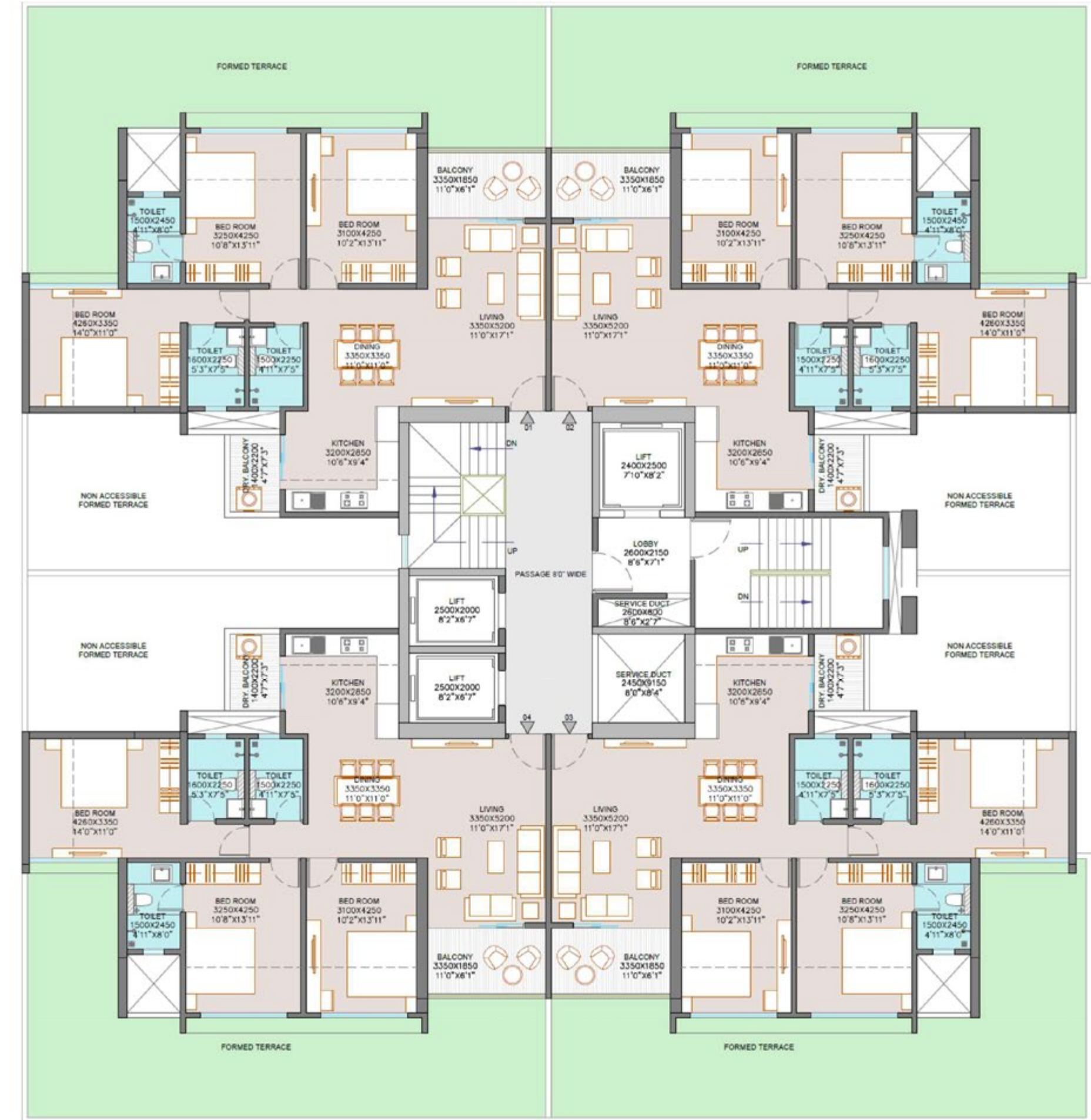
**1<sup>ST</sup> FLOOR PLAN**

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
1st Floor Plan	3 BHK	Flat 01	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	178	225	904	1407

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
1st Floor Plan	3 BHK	Flat 02	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	146	237	936	1419

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
1st Floor Plan	3 BHK	Flat 03	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	178	204	904	1386

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
1st Floor Plan	3 BHK	Flat 04	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	178	192	904	1374



## WING-D

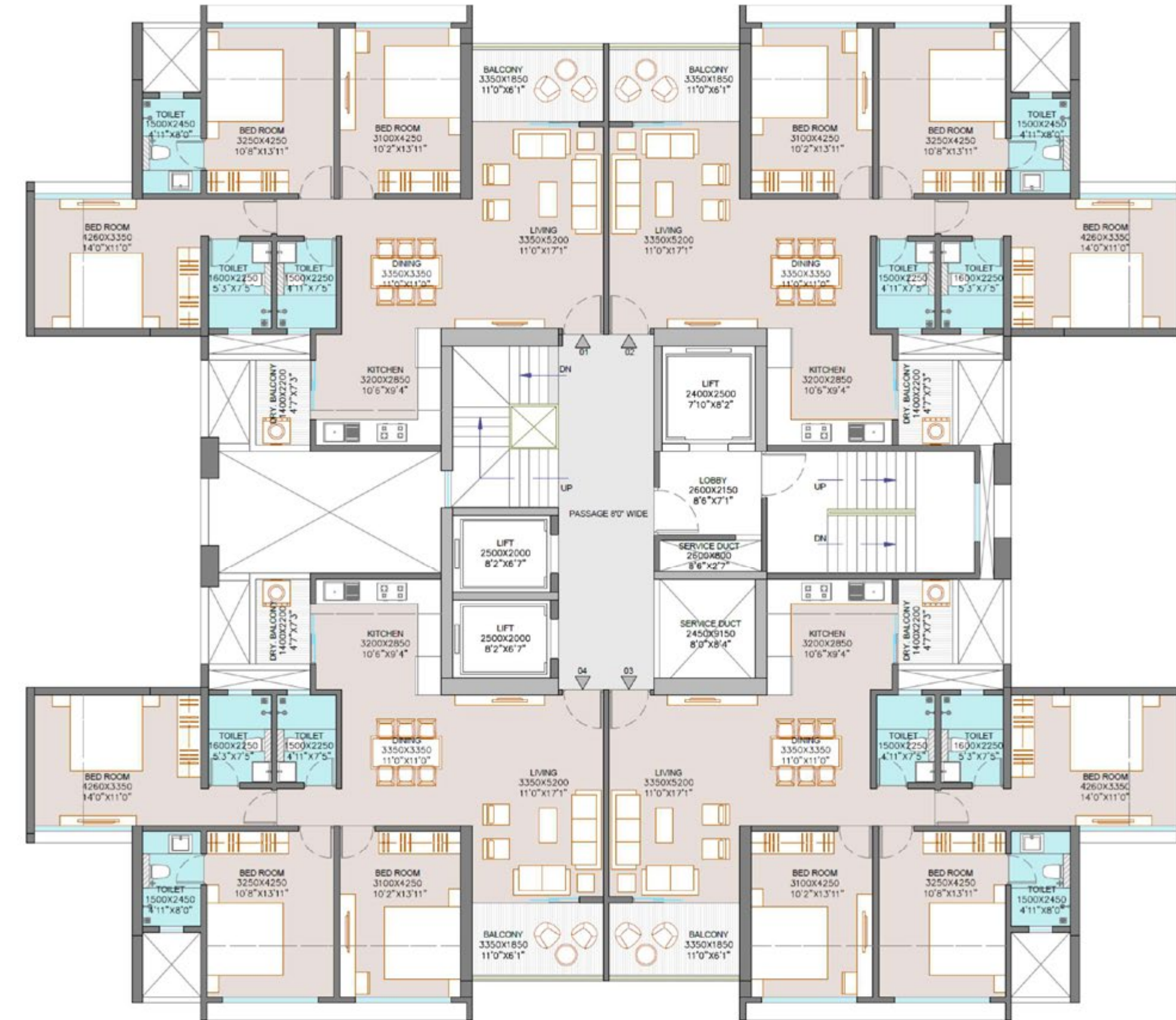
### TYPICAL FLOOR PLAN

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Typical Floor Plan (3rd to 6th, 8th to 11th, 13th to 15th)	3 BHK	Flat 01	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	178	0	904	1182

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Typical Floor Plan (3rd to 6th, 8th to 11th, 13th to 15th)	3 BHK	Flat 02	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	146	0	936	1182

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Typical Floor Plan (3rd to 6th, 8th to 11th, 13th to 15th)	3 BHK	Flat 03	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	178	0	904	1182

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Typical Floor Plan (3rd to 6th, 8th to 11th, 13th to 15th)	3 BHK	Flat 04	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	178	0	904	1182

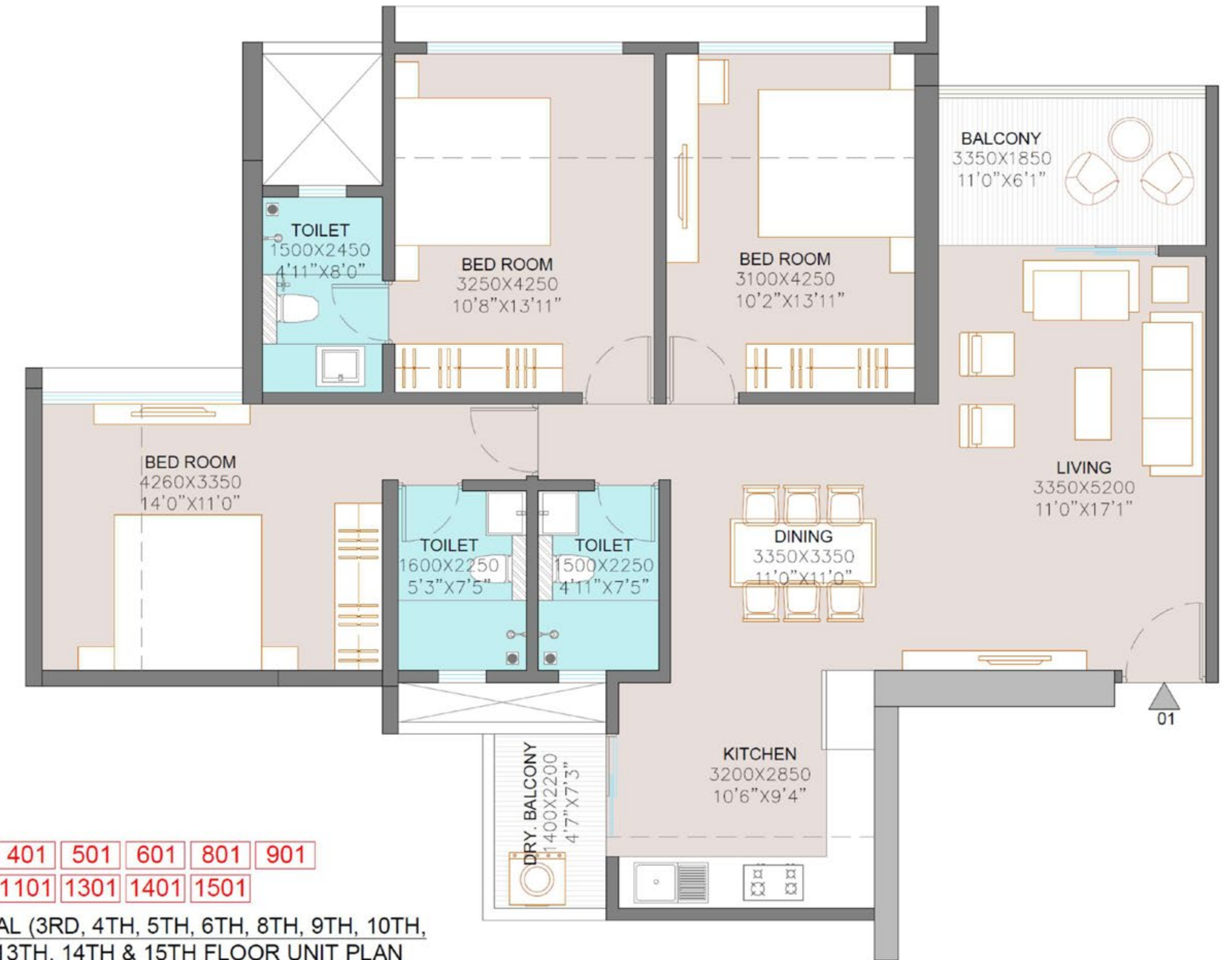


TYPICAL FLOOR PLAN  
(3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH, 14TH & 15TH)



## TYPICAL FLOOR UNIT PLAN

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Typical Floor Plan (3rd to 6th, 8th to 11th, 13th to 15th)	3 BHK	Flat 01	SQ.FT 100	SQ.FT 178	SQ.FT 0	SQ.FT 904	SQ.FT 1182



301

401

501

601

801

901

1001

1101

1301

1401

1501

TYPICAL (3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH, 14TH & 15TH FLOOR UNIT PLAN

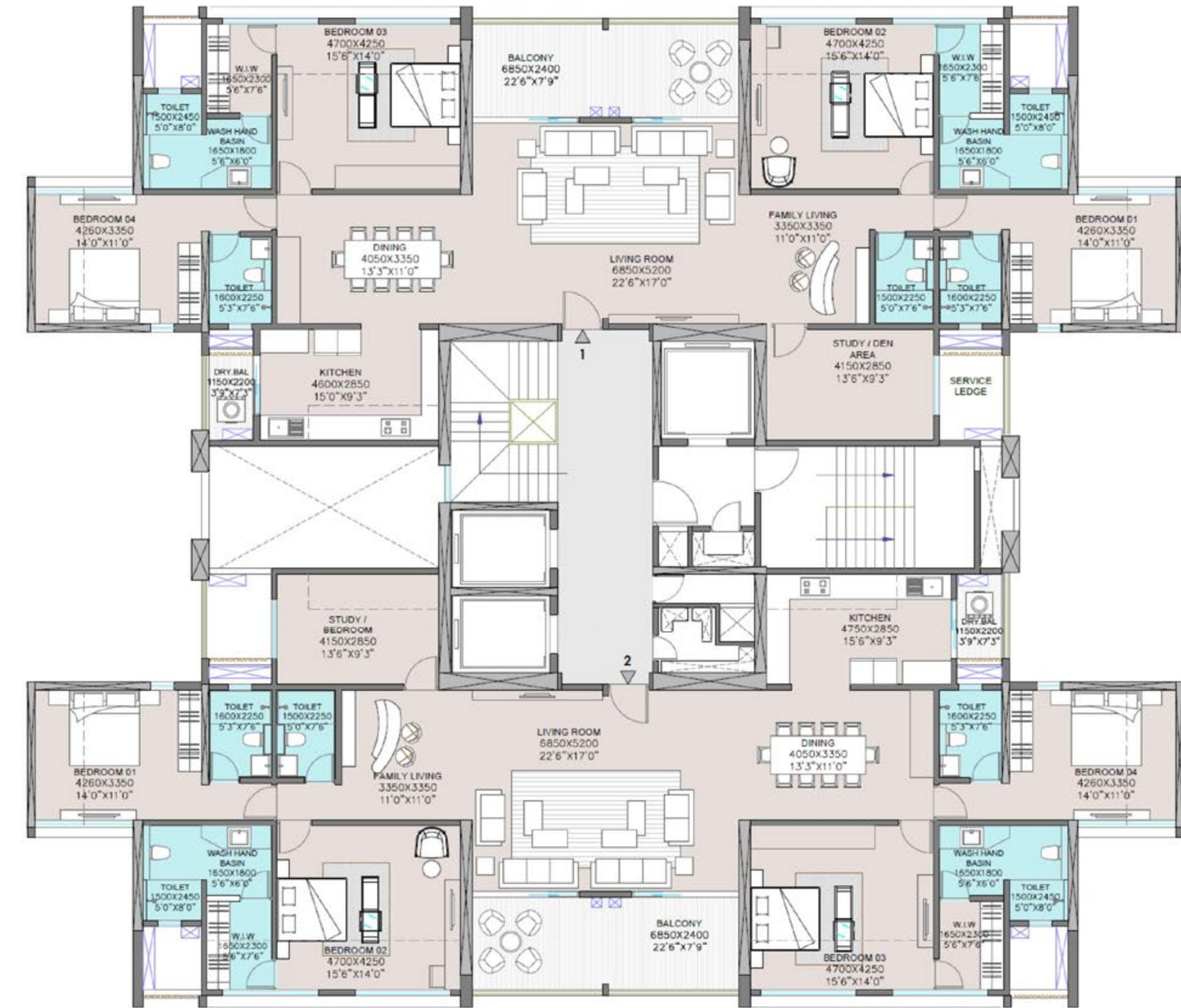


**WING-D**

**TYPICAL FLOOR PLAN**

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Typical Floor Plan (16th, 18th to 21st, 23rd to 26th, 28th & 29th)	4.5 BHK	Flat 01	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			202	324	0	1928	2454

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Typical Floor Plan (16th, 18th to 21st, 23rd to 26th, 28th & 29th)	4.5 BHK	Flat 02	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			202	357	0	1895	2454

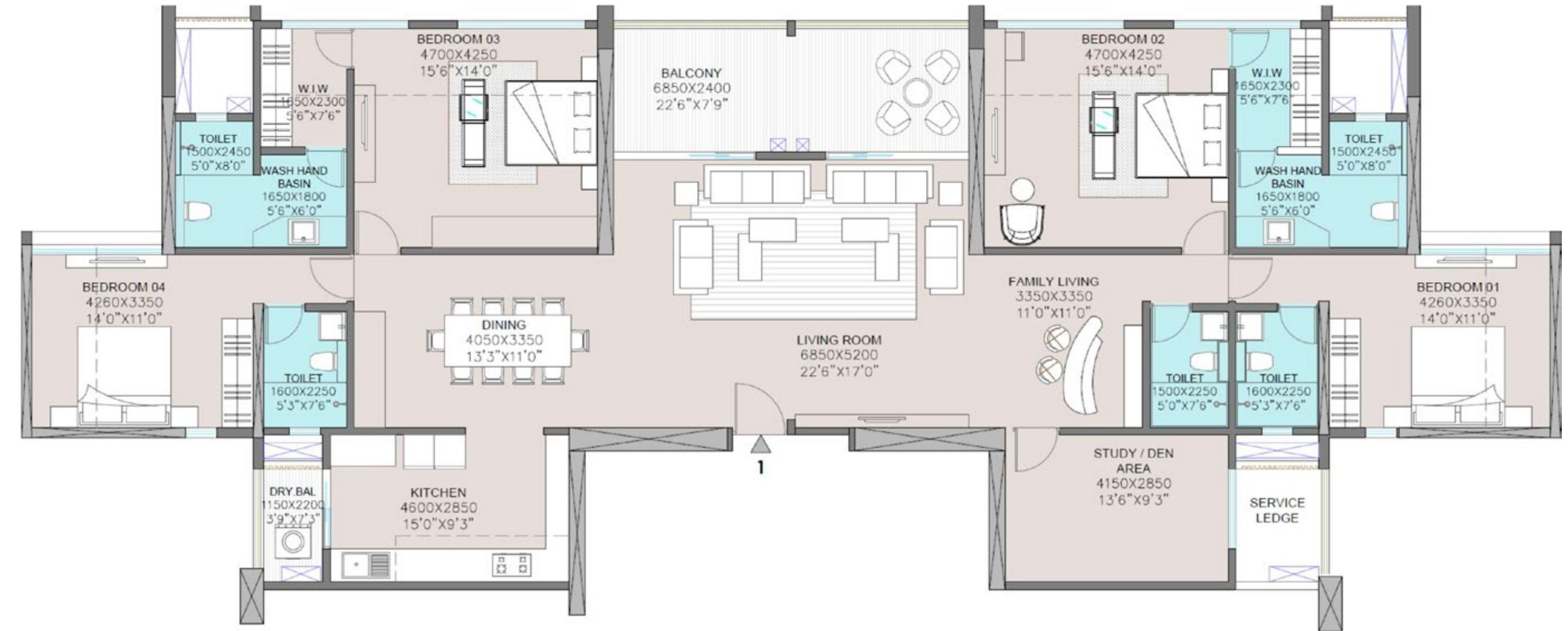


TYPICAL FLOOR PLAN  
16TH, 18TH, 19TH, 20TH, 21ST, 23RD, 24TH, 25TH, 26TH, 28TH & 29TH



## TYPICAL FLOOR UNIT PLAN

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Typical Floor Plan (16th, 18th to 21st, 23rd to 26th, 28th & 29th)	4.5 BHK	Flat 01	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			202	324	0	1928	2454



1601|1801|1901|2001|2101|2301|2401|2501|2601|2801|2901

TYPICAL 16TH, 18TH, 19TH, 20TH, 21ST, 23RD,  
24TH, 25TH, 26TH, 28TH & 29TH FLOOR UNIT PLAN



**WING-D**

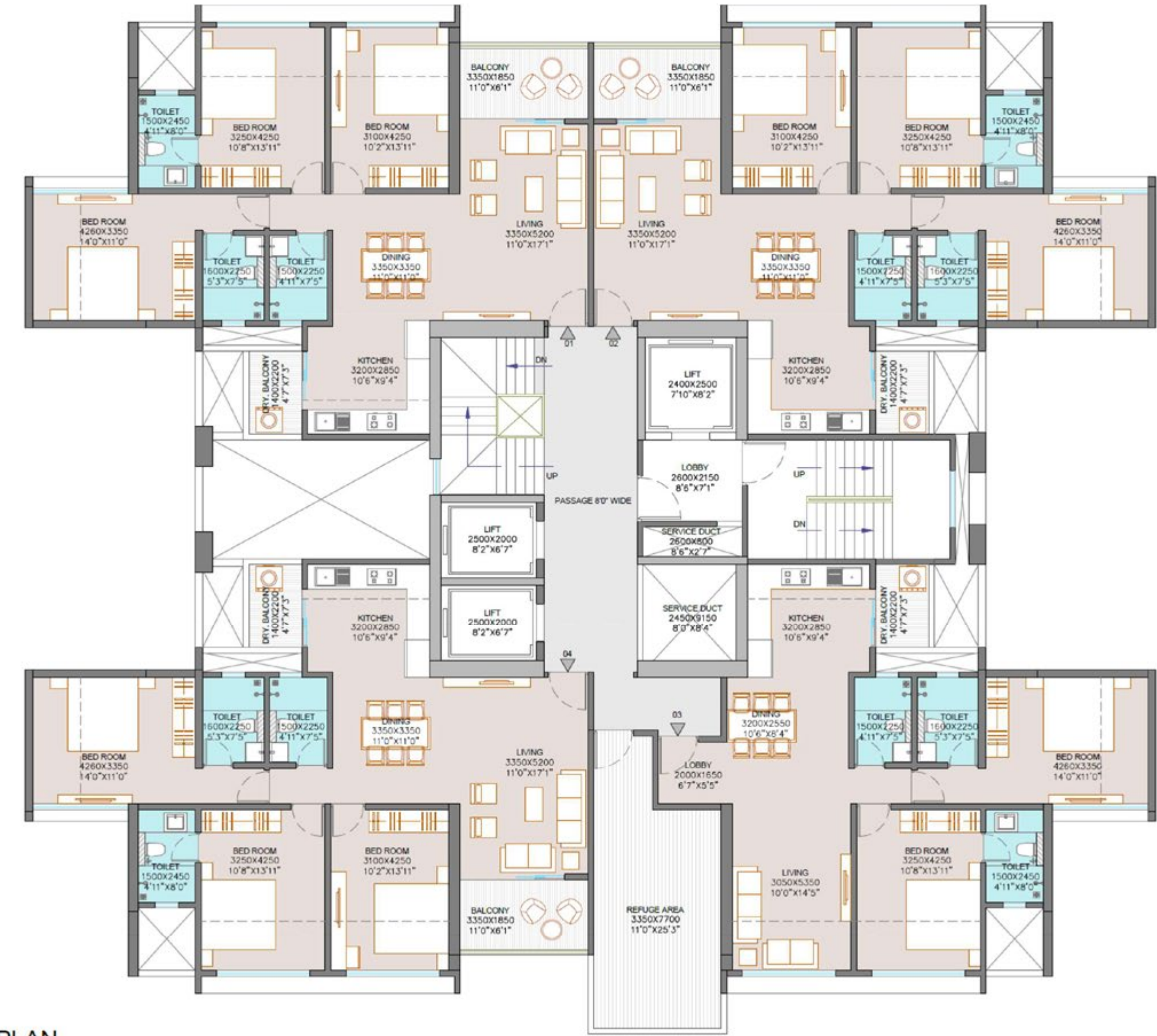
**REFUGE FLOOR PLAN**

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Refuge Floor Plan (2nd, 7th & 12th)	3 BHK	Flat 01	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	178	0	904	1182

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Refuge Floor Plan (2nd, 7th & 12th)	3 BHK	Flat 02	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	146	0	936	1182

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Refuge Floor Plan (2nd, 7th & 12th)	2 BHK	Flat 03	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			33	178	0	725	936

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Refuge Floor Plan (2nd, 7th & 12th)	3 BHK	Flat 04	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			100	178	0	904	1182



REFUGE FLOOR PLAN  
(2ND, 7TH & 12TH)



## REFUGE FLOOR UNIT PLAN

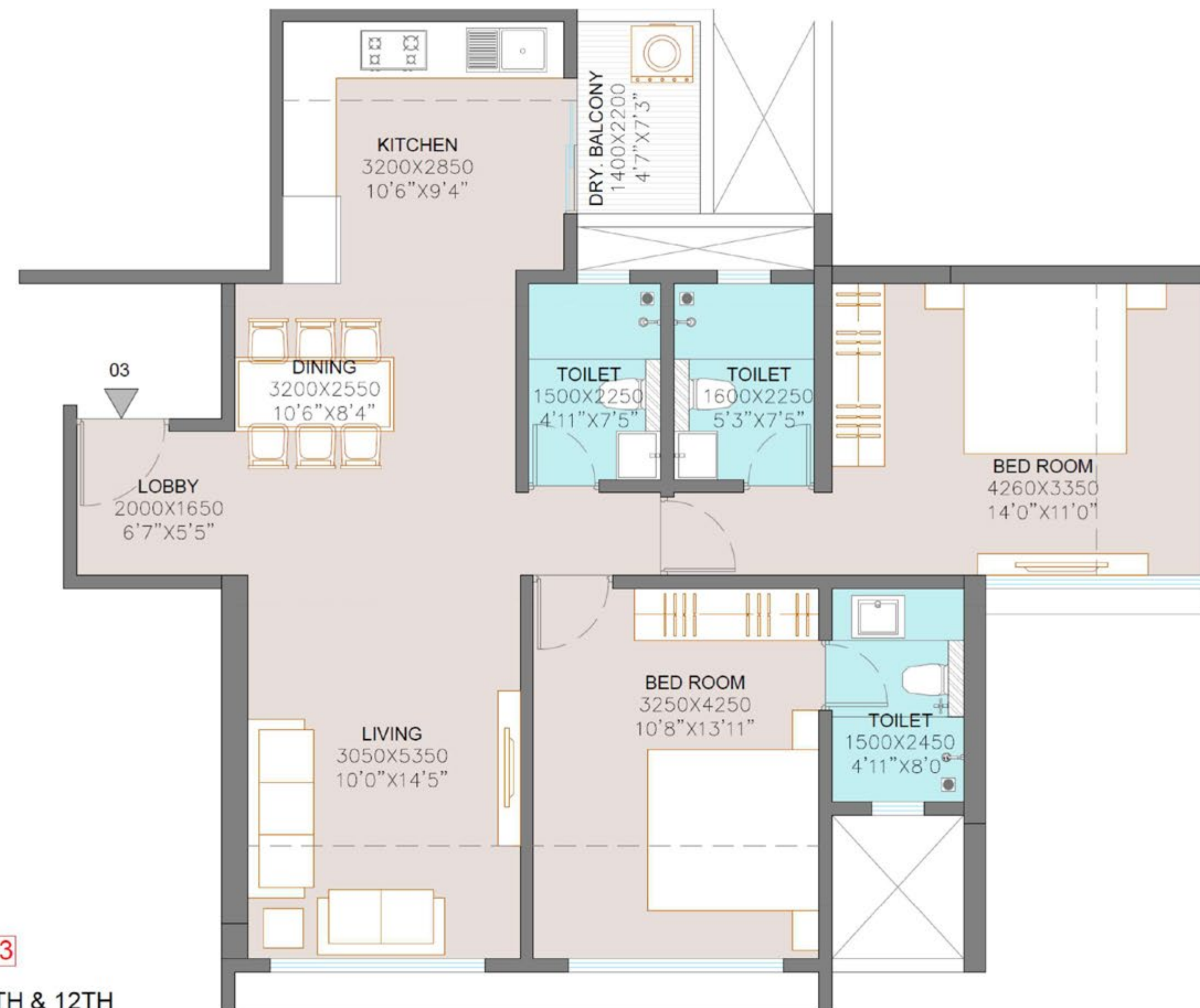
Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Refuge Floor Plan (2nd, 7th & 12th)	2 BHK	Flat 03	SQ. FT	SQ. FT	SQ. FT	SQ. FT	SQ. FT
			33	178	0	725	936

203

703

1203

TYPICAL 2ND, 7TH & 12TH  
REFUGE FLOOR UNIT PLAN



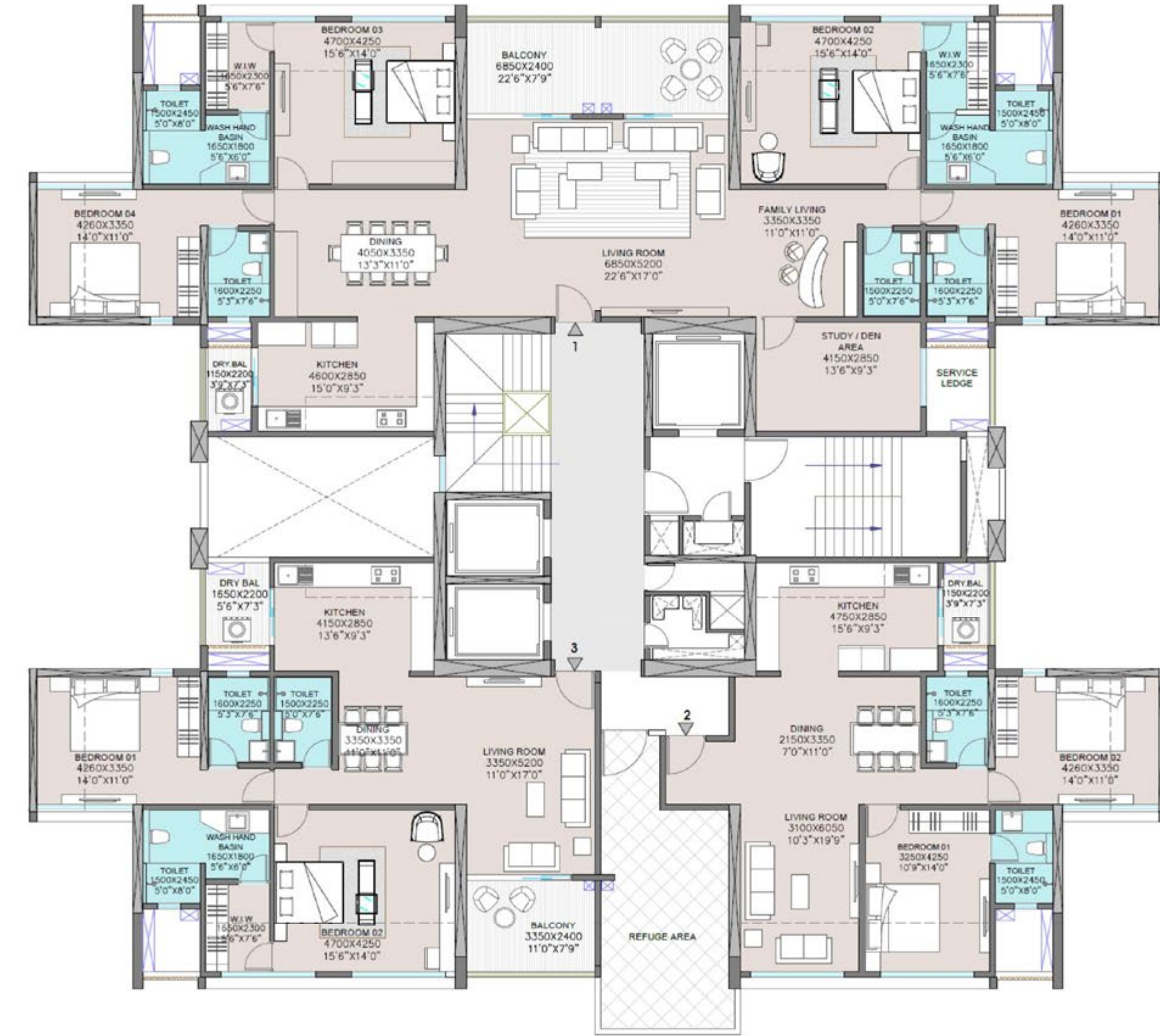
**WING-D**

**REFUGE FLOOR PLAN**

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Refuge Floor Plan (17th, 22nd & 27th)	4.5 BHK	Flat 01	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			202	324	0	1928	2454

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Refuge Floor Plan (17th, 22nd & 27th)	2 BHK	Flat 02	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			25	146	0	775	946

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Refuge Floor Plan (17th, 22nd & 27th)	2 BHK	Flat 03	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			122	178	0	936	1236



REFUGE FLOOR PLAN  
17TH, 22ND & 27TH

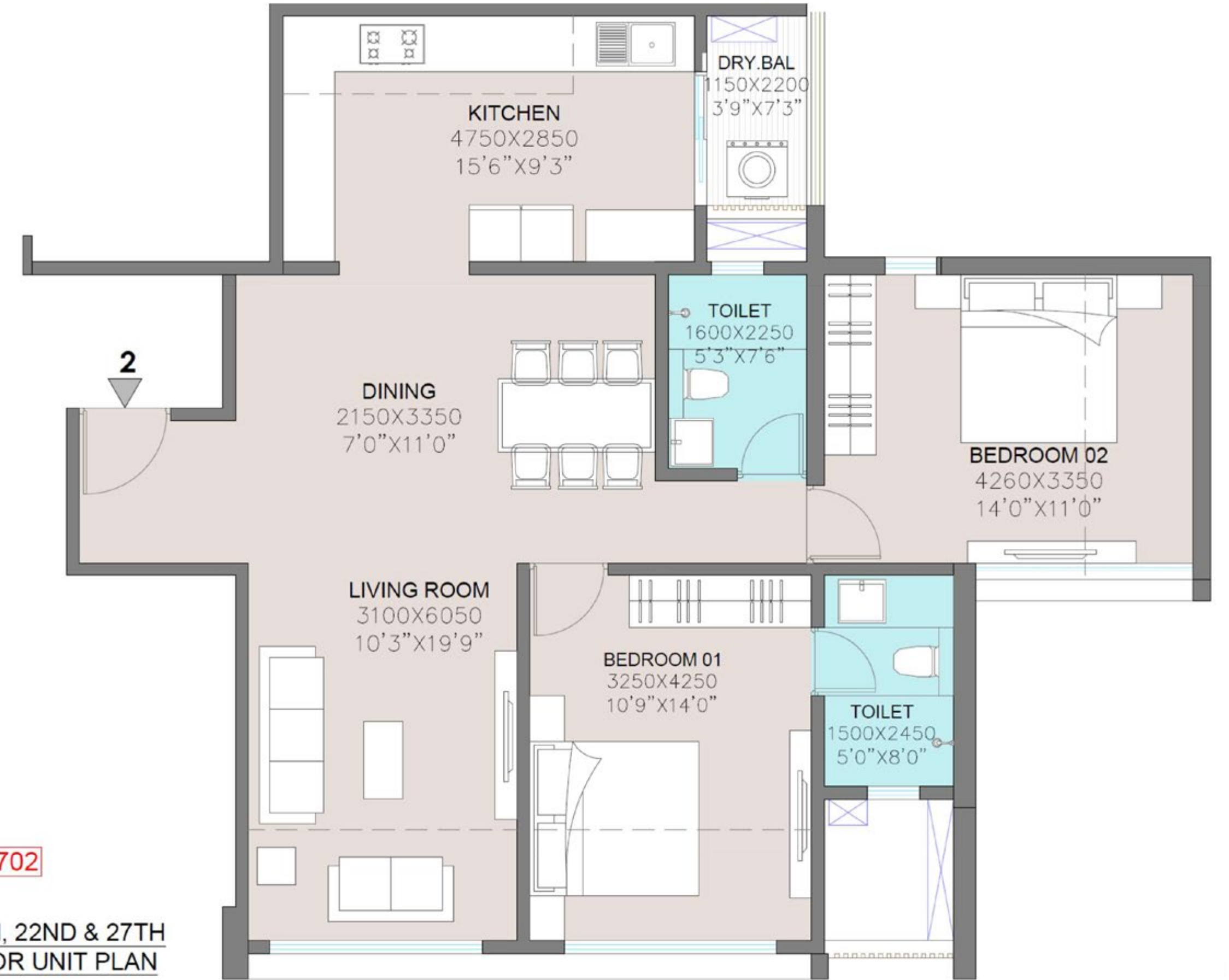


## REFUGE FLOOR UNIT PLAN

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
			SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
Refuge Floor Plan (17th, 22nd & 27th)	2 BHK	Flat 02	25	146	0	775	946

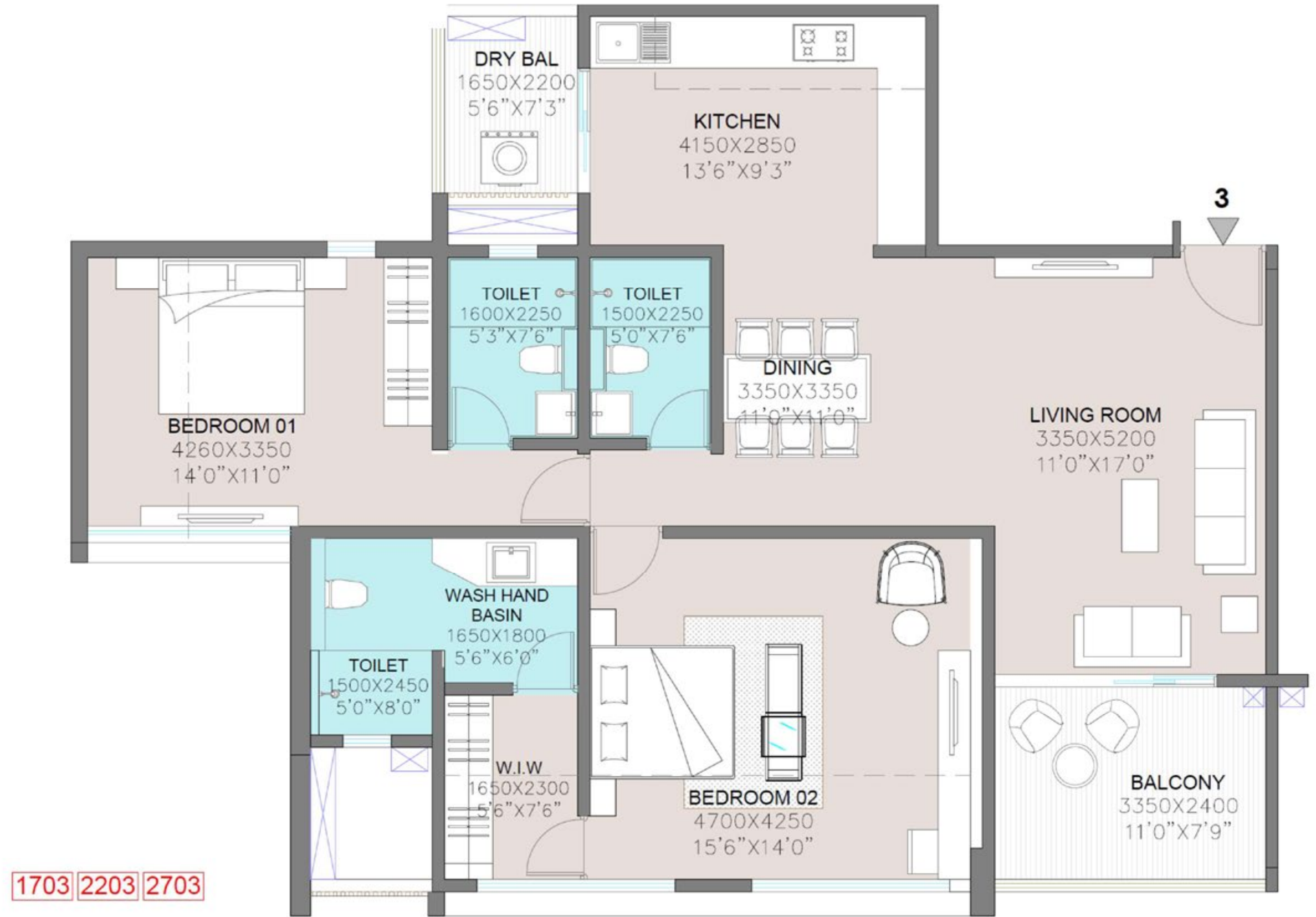
1702 2202 2702

TYPICAL 17TH, 22ND & 27TH  
REFUGE FLOOR UNIT PLAN



## REFUGE FLOOR UNIT PLAN

Floor	Type	Unit No	Balcony	Enclosed Balcony	Garden/Deck	RERA Carpet Area	Total Usable Area
Refuge Floor Plan (17th, 22nd & 27th)	2 BHK	Flat 03	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
			122	178	0	936	1236



1703 | 2203 | 2703  
TYPICAL 17TH, 22ND & 27TH  
REFUGE FLOOR UNIT PLAN



MahaRERA Registration No.:  
A & B - P52100018143, C - P52100050379,  
D - PM1262022501416  
<https://maharera.maharashtra.gov.in>



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 **99 70 16 46 46**

[www.tejraj.in](http://www.tejraj.in)



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