



# Tej Mayurban

3, 4 & 5 BHK PALATIAL LIVING  
MODEL COLONY



**You've arrived.**

You began.

Treading across a path of possibilities.

Taking risks, tackling adversity.

Pushing the limits of endurance.

Breaking through the barrier.

Now, you stand accomplished.

Still certain of the journey ahead.

And today...

**You've arrived**

**To a place You Deserve.**

LUXURY  
FOR

US is a Thought-process

Luxury for us starts with a premium location

Luxury for us is collaborating with the  
best talents & resources

Luxury for us is creating curated experiences

Luxury for us is having thoughtful, aesthetically  
intelligent and environment-friendly designs

Luxury for us is using the latest technology,  
hand-picked amenities, and exclusive specifications

Luxury for us is ensuring the most efficient execution

Luxury for us is comprehensive pre-sales, sales & post sales service

Luxury for us is abiding by the rules & regulations

Luxury for us is stringent quality checks to ensure only the world class  
Luxury for us is safety & hygiene

for the entire ecosystem

Luxury for us is resting assured with multi-tier security systems

Luxury for us is NO COMPROMISE

Luxury for us is to make you feel

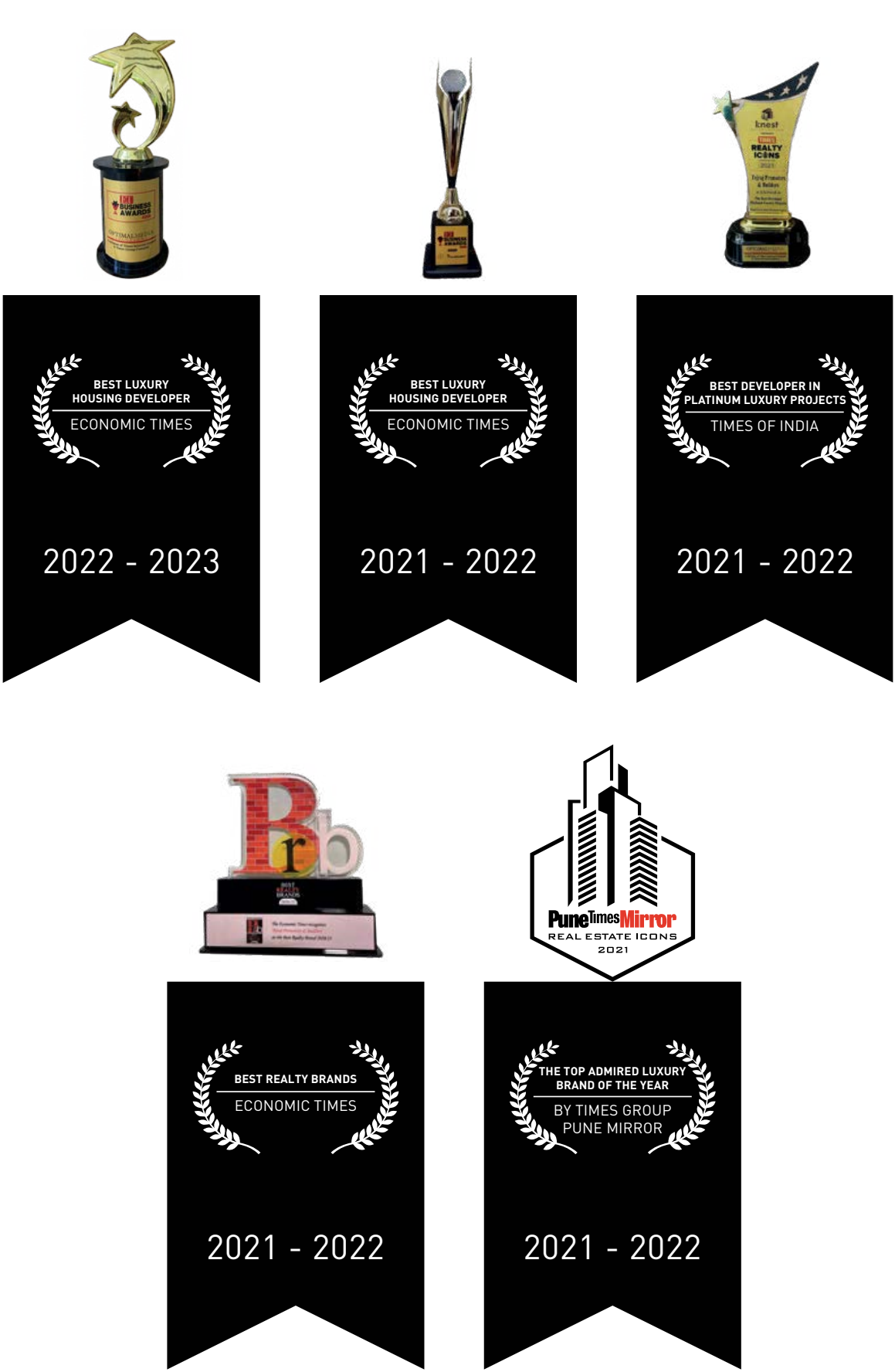
You've Arrived

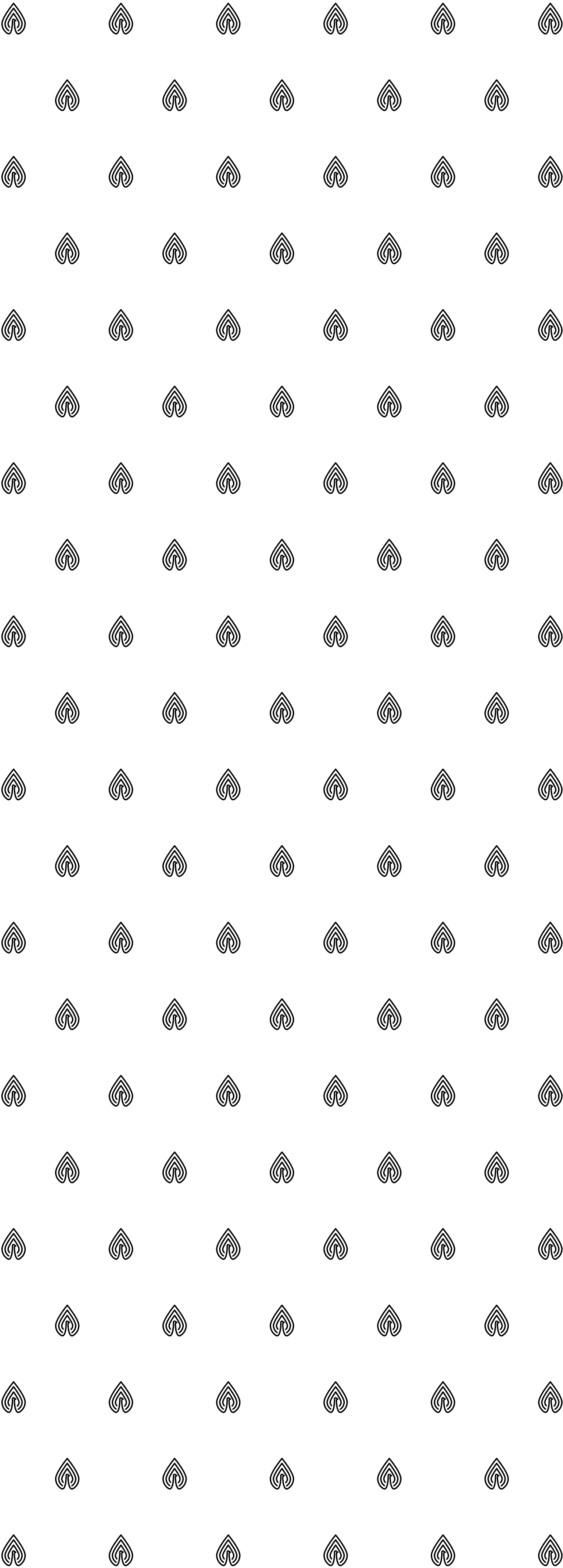
To a place You Deserve.

You've Arrived  
To a place You Deserve.

This is true luxury.

A TESTAMENT  
TO LUXURY





# THE WORLD OF THE EXCLUSIVES

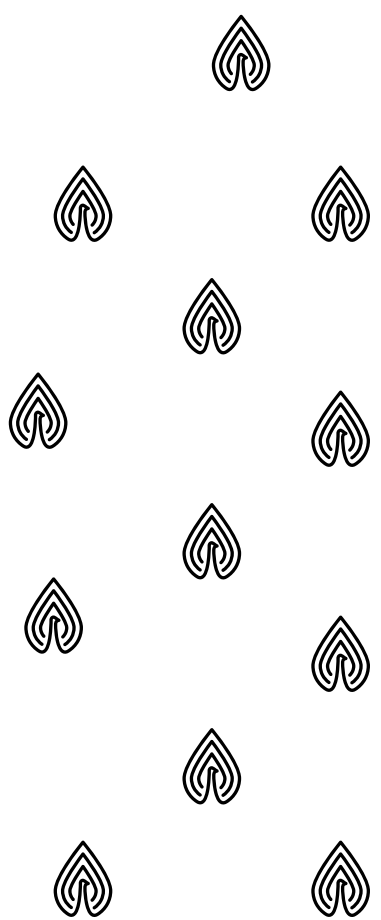
Your home is a sublime expression of your taste; A vision of the extraordinary and a yearning to flourish. An embodiment of everything you hold precious. Welcome to Tej Mayurban. Welcome to a world that will leave you spellbound and elated with homes that make you feel on top of the world.





# IN THE HEART OF HEARTS: MODEL COLONY

A location synonymous with peace and quietude. Where the cacophony of birds drowns the hum of the city. Where trees form a natural canopy in almost every lane and the warm afternoon sun finds its way onto the streets through it. Where you can take a leisurely stroll by the lake in the evening with your family. Sounds like a dream doesn't it. Welcome to Model Colony. Welcome to Pune's heritage greens.





A MONUMENT OF LUXURY  
24 STOREYS OF SHEER OPULENCE

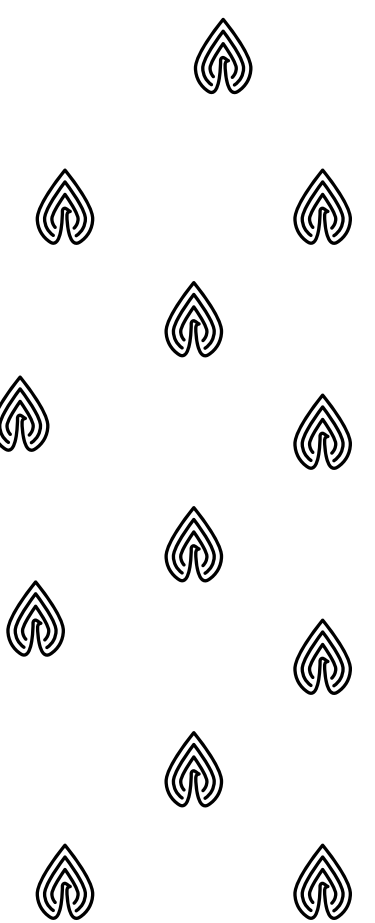






## A VIEW FROM THE TOP

Behold sweeping views of Pune's charming greens from the sprawling decks that come with every apartment. Soak in the glitzy views of the city that are sure to mesmerize your senses.







THE LUXURY OF OPEN VISTAS  
360 DEGREE VIEWS OF DOWNTOWN PUNE





A HALLMARK OF EXCLUSIVITY  
AESTHETICALLY APPEALING  
CONTEMPORARY FACADE







## A RED CARPET WELCOME AWAITS

The grand entrance ushers you into a world of magnificence while the seamlessly planned vehicular movement ensures an uninterrupted experience. The beautiful drop-off zone beckons you into a palatial lobby which sets the mood of things to come.





ARRIVE IN STYLE  
Multi-tiered security





AS SMOOTH AS IT GETS  
Seamless vehicular movement





YOU'VE ARRIVED  
To a place you've always deserved



ARTISTIC IMPRESSION



STEP INTO  
A REALM OF LUXURY



Double-heighted  
entrance lobby

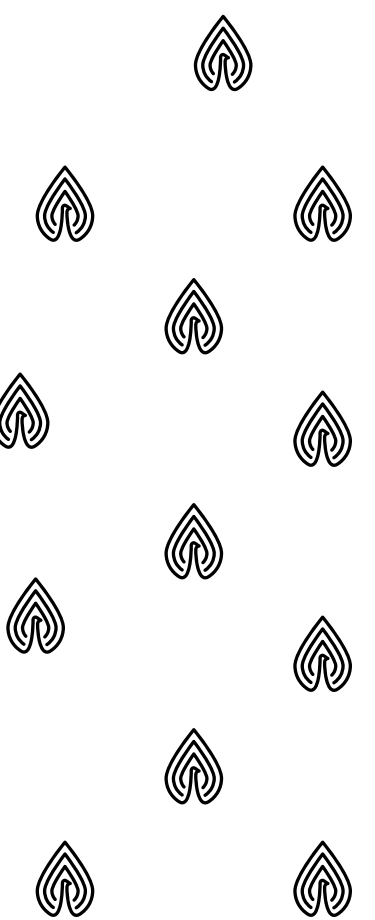
ARTISTIC IMPRESSION





## ENTHRALL YOUR SENSES

Hear the carefree cheer of kids as they rejoice in the vehicle-free play area. The fully-equipped play ground leaves them with plenty of opportunities to unwind. The contemporary gazebo seating provides an ideal environment for friends and family to come together.





## A PRIVATE SPACE FOR FAMILY MOMENTS



A vehicle-free avenue  
for socialising



WHERE IT ALL  
COMES TOGETHER



ARTISTIC IMPRESSION

ARTISTIC IMPRESSION

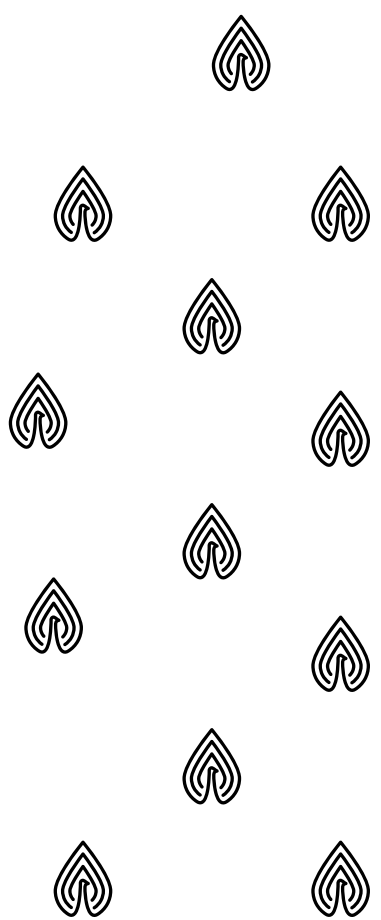
- Landscaped Garden with Drip Irrigation System
- Children Play Area
- Senior Citizens Zone





## PIECE DE’ RESISTANCE

The exclusive recreation pad on the 18th floor hosts a melange of luxurious features that are sure to leave you spellbound. From the ritzy community hall and a designer lounge to a fully equipped gymnasium, you can now choose how you would like to unwind.





SKY HIGH LUXURY



Exclusive Recreation Pad  
On The 18th Floor



A SETTING FIT FOR ROYALS

GYM

COMMUNITY HALL

OUTDOOR SEATING



OUTDOOR SEATING

STELLAR LOUNGE

OUTDOOR SEATING

ARTISTIC IMPRESSION



STELLAR PANORAMA LOUNGE



Designer outdoor lounge



UNWIND IN STYLE





A TETE-A-TETE  
WITH A DIFFERENCE



ARTISTIC IMPRESSION

HIGHLIGHTS

- Spacious multipurpose hall for yoga
- Indoor games, aerobics, and functions for residents
- Pantry area
- Children's play area
- Well-equipped gymnasium
- Senior citizen's zone/sit outs.



FEEL THE HIGH



Well-Equipped Gym

MAKE EVERY  
OCCASION GRAND



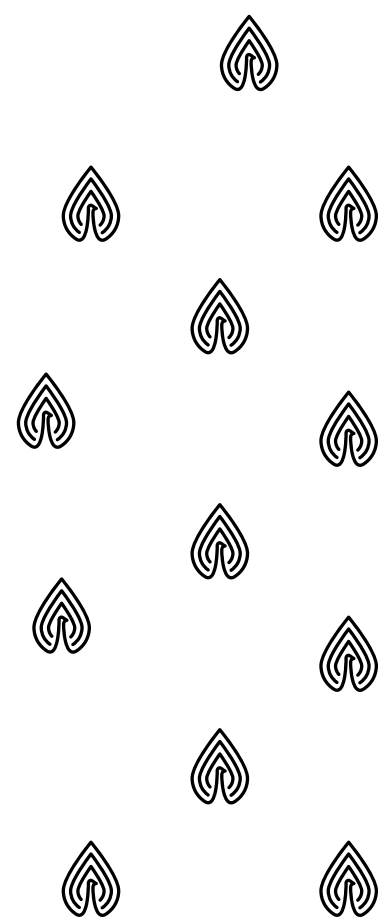
Majestic Community Hall





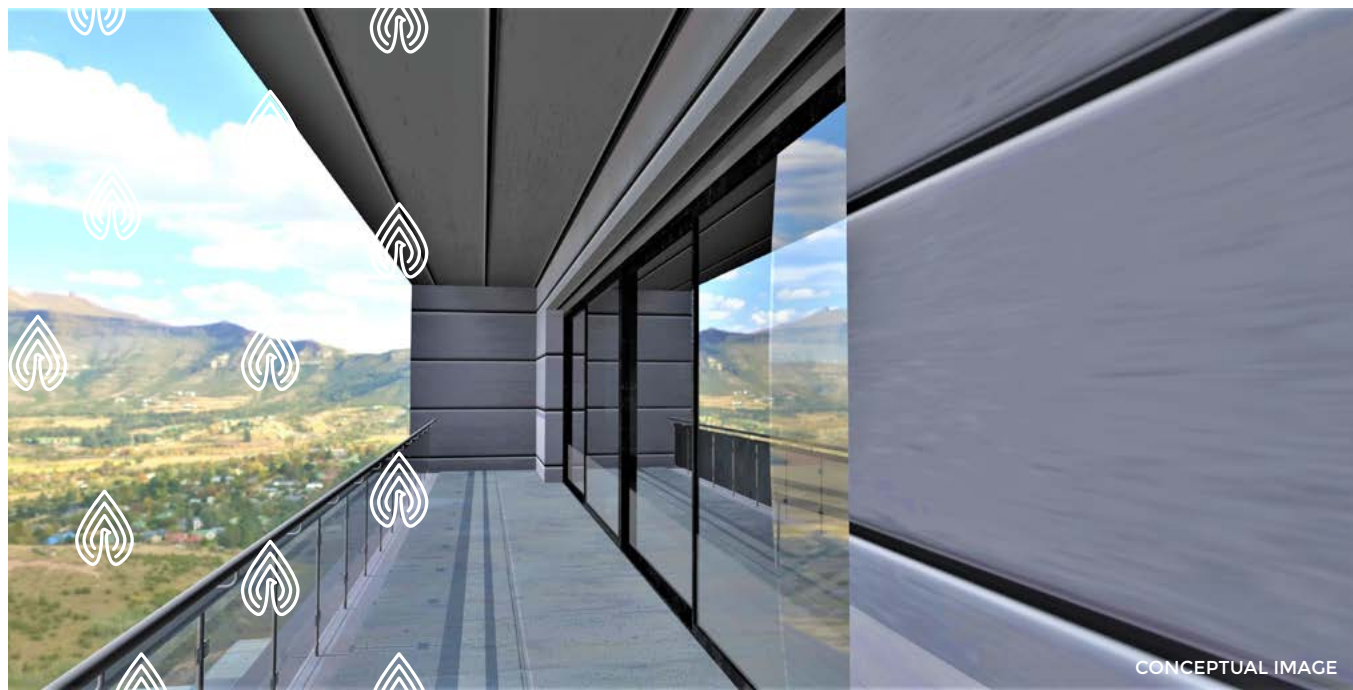
## HOMES AS BIG AS YOUR ASPIRATIONS

Every home at Tej Mayurban is aesthetically intelligent. So what it means is that you not only get an ultra-spacious home, but also a space that exudes functionality. The 3, 4 & 5 BHK majestic residences are big enough to fit everything you've wanted in your dream home. And more..





CONCEPTUAL IMAGE



CONCEPTUAL IMAGE



CONCEPTUAL IMAGE

## FINISHES

### STRUCTURE

- Earthquake resistant RCC structure
- Anti-termite treatment for foundations

### WALLS

- Autoclaved Aerated Block Masonry (AAC).

### EXTERNAL TEXTURE & INTERNAL FINISHES

- Sand Faced Plaster on external walls
- Internal walls Gypsum finished

### TILING

- Vitrified tiles in the flat
- Ceramic tiles in toilet up to False ceiling
- Skid resistant Ceramic tiles in toilet and terrace floor.
- Marble window sill in all bedrooms.
- Marble door frame for toilets.

### DOORS

- Main door with digital lock of Yale or equivalent brand
- Laminate finished internal doors with cylindrical lock
- 3 track UPVC sliding door for terrace with mosquito mesh shutter
- Laminate finished toilet and utility door with granite / marble door frame.

### WINDOWS

- UPVC windows with mosquito mesh shutter
- Granite / Marble sill for Windows.
- Aluminium windows for washroom

### KITCHEN

- Granite Platform with stainless steel sink provided with waste crusher.
- Dado up to 2'0" Height.
- Provision for water purifier.
- Provision for piped gas.

### TOILETS

- Grohe/ Duravit equivalent CP fittings for all toilets.
- Toto/American Standard/ equivalent sanitary ware for all toilets including Countertop wash basin and wall hung commode.
- Fixed Glass partition for shower area in all toilets.
- Provision for Exhaust fan in toilet.
- Wall hung commode
- False ceiling in all toilets

### SOLAR WATER

- Solar water for bathing in one toilet.
- Provision for boilers in all bathrooms

### POWER BACKUP

- Provision for DG power backup up to 1 KVA for individual flat (one light & one fan point).
- Power back up for common area light points.

### INTERNAL ELECTRIFICATION

- Concealed copper wiring with adequate light points in all rooms with Legrand / Schneider modular switches and sockets.
- Provision for air conditioner in all bedrooms.
- Branded MCB & ELCB
- TV point in living & in all bedrooms.
- Telephone point in living.

### PAINT

- Plastic/Acrylic emulsion paint for internal walls and ceilings.
- 4 coat system for external paint of Asian Paints or equivalent make.
- Synthetic Enamel for MS grills & railings.

### PLUMBING

- Concealed plumbing and drainage system
- Provision for washing machine in Dry Terrace.

### ENTRANCE LOBBY

- Grand entrance lobby
- Reception desk

### SECURITY SYSTEM

- RFID- Boom barrier at Entrance Gate.
- Security Cabin with monitoring systems.
- CCTV for entire campus and entrance lobbies.
- Access control for main lobby and entrance lobbies at lower parking level, vide card and biometric system.
- Video door phone integrated with intrusion alarm system connected to security cabin.
- Panic button with console at security cabin
- Gas leak detector.
- Fire alarm.
- Fire sprinkler system along with smoke detector.
- Smoke detector in kitchen
- 3 High speed elevators with Auto Rescue Device (ARD)
- Independent fire staircase

### COMMON LIGHTING

- Energy efficient LED common lighting.

### PARKING

- Provision for charging point for e-vehicle.
- Mechanical/Stack Car Parking.

### DRINKING WATER

- Separate common storage and supply system for drinking water in kitchen.
- Water softener plant for treating bore well water to augment domestic water capacity.

### COMMON AMENITIES

- 3 high speed Elevators.
- 1 service elevator which will be sized to accommodate a stretcher for any medical emergency.
- Power backup for Parking, Staircase, Lifts and common lighting.
- Lightning arrestor
- Rainwater Harvesting System.
- Organic Waste Converter.
- Provision for Smart TV, Telephone, Internet through optical fire network (FTTH)





CANAL ROAD



TOWARDS FC ROAD



# DESTINATION HAUTE

## SCHOOLS & COLLEGES

- Bharatiya Vidya Bhavan - 1.4 Km
- Symbiosis School - 1.9 Km
- Gurukul School - 2.4 Km
- Pune University - 3 Km
- Loyola High School - 3.5 Km

## HOSPITALS

- Oyster & Pearl Hospitals - 1.1 Km
- Hardikar Hospital - 1.2 Km
- Ratna Memorial Hospital - 1.3 Km
- Sancheti Hospital - 1.6 Km
- Joshi Hospital - 4.7 Km

## ENTERTAINMENT & LEISURE

- JW Marriot- 1.5 Km
- PVR - 1.6 Km
- R Deccan - 1.7 Km
- E-Square Multiplex -2 Km
- City Pride- 5.5 Km

## SHOPPING

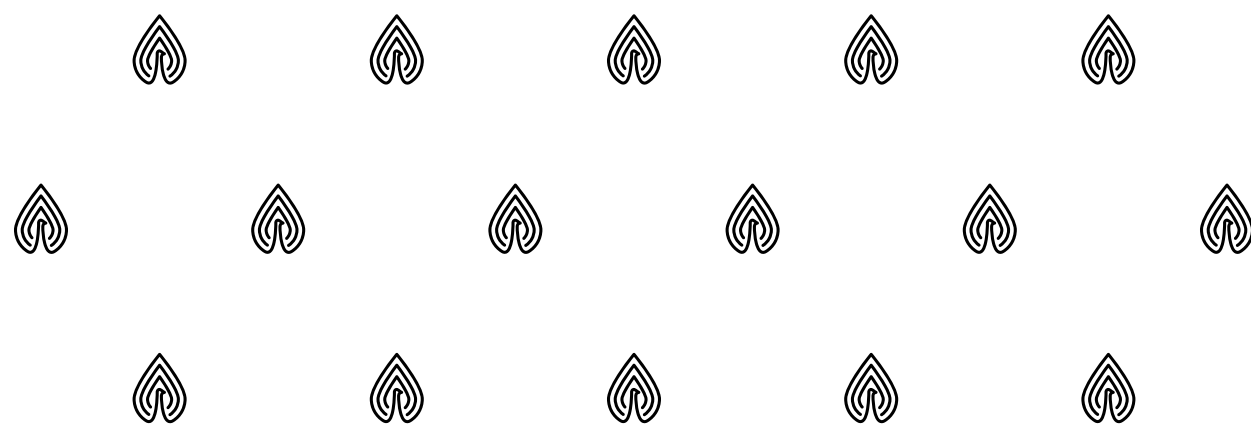
- Reliance Centro - 900 Mtr
- Pavillion Mall - 1.7 Km
- Westside - 4.6 Km
- Westend Mall - 5.9 Km
- D Mart - 6.7 Km











CREDITS

ARCHITECT  
Amit Bhat Architects

RCC CONSULTANT  
JW Consultants LLP

3D VISUALISATION  
Hashtag Studios

FIRE FIGHTING CONSULTANT  
S.J. Fire Consulting Engineers

MEP CONSULTANT  
Siddhivinayak Consultants Pvt. Ltd.

BRAND COMMUNICATION  
Filament

