



3 & 4 BHK+ RESIDENCES

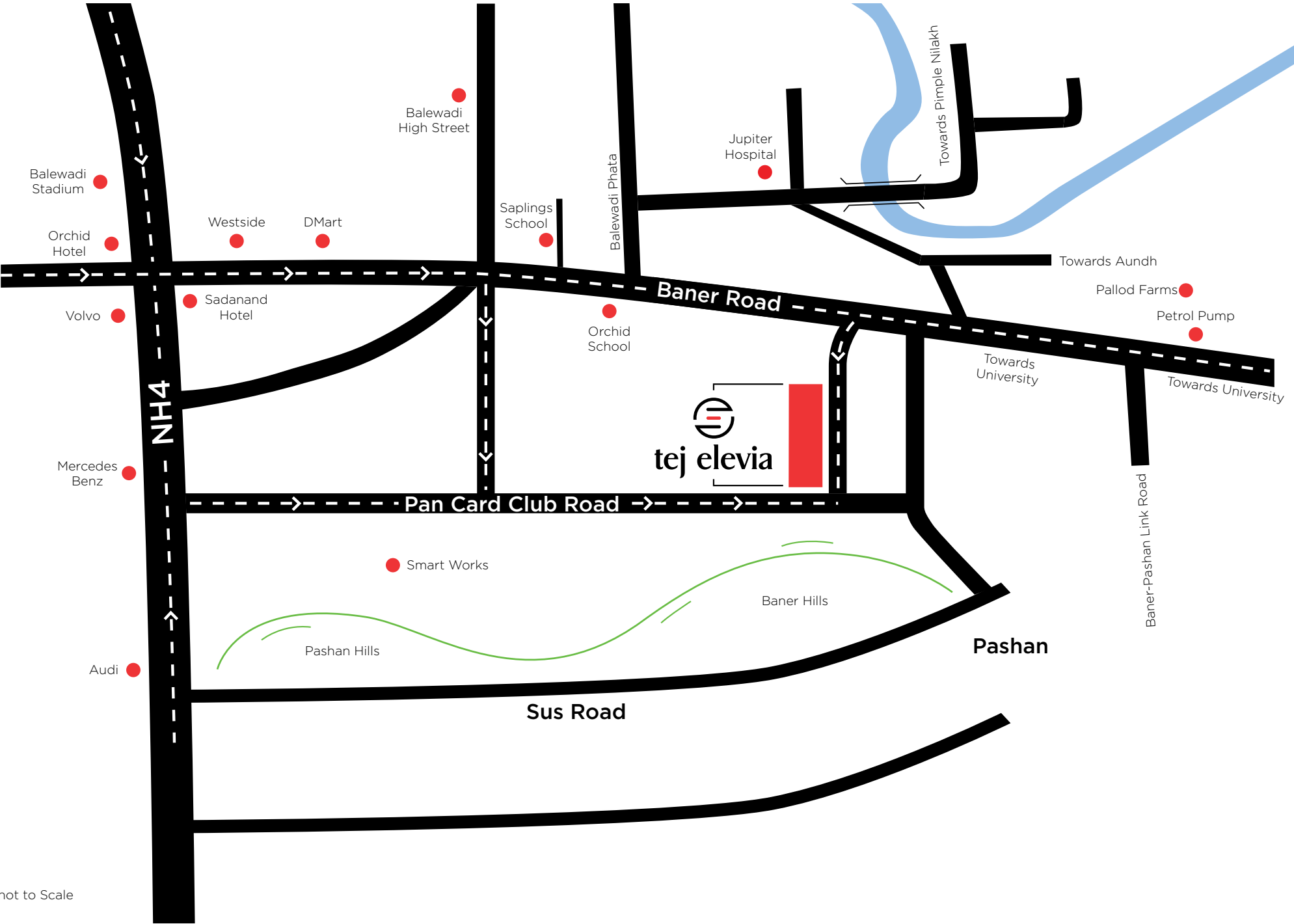
BANER



You began.
Treading across a path of possibilities,
Taking risks, tackling adversities.
Pushing the limits of endurance,
Breaking through barriers.
Now, you stand,
In a space of continuous energy,
A powerful beginning
That unlocks your boundless potential.
Today,
You've Arrived.

LOCATION
MAP

KEY
DISTANCES



Education

» The Orchid School	750 m
» Rabindranath Tagore School of Excellence	2.5 km
» VIBGYOR School	3.8 km
» Vidya Valley School	6.8 km
» Indira Group of Institutes	7.1 km
» Dhruv Global School	7.6 km
» Loyola High School & Junior College	8.2 km
» University of Pune	8.3 km
» Symbiosis Kiwale	14.7 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

Entertainment

» Balewadi High Street	1.8 km
» Cinepolis - Westend Mall	4.2 km
» Westend Mall, Aundh	4.2 km
» Phoenix Mall of the Millennium	6.8 km
» PVR - The Pavilion	8.1 km
» Elpro Mall, Chinchwad	10.7 km

Hotels

» The Orchid Hotel, Baner	2.7 km
» Hotel Tip Top International, Wakad	5.6 km
» Sunny's World, Sus	6.9 km
» Hotel Sayaji, Wakad	6.1 km
» JW Marriott, SB Road	7.9 km

Hospitals

» Jupiter Hospital, 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 Hospital, Shivaji Nagar	13.3 km

Transportation

» Dutta Mandir Bus Stop	400 m
» Baner Gaon Metro Station	1.0 km
» Wakdewadi Bus Stand	10 km
» Pune Railway Station	12 km
» Airport	17.5 km





OUR LEGACY

25L+

Sq. Ft. Delivered

24L+

Sq. Ft. Ongoing

27L+

Sq. Ft. Under Planning

2000+

Happy Customers

A CONTINUOUS SOURCE OF POSITIVE ENERGY

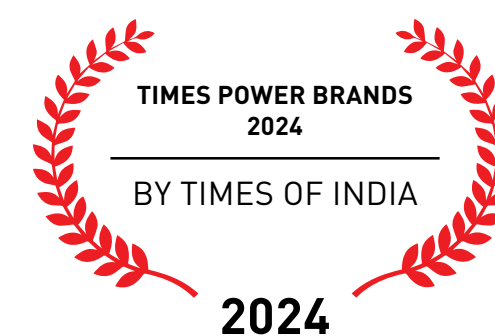
For over 3 decades, **Tejraj Group** has been a **Continuous Source of Positive Energy**, shaping Pune's real estate landscape with timeless creations and an unwavering commitment to **integrity in actions and decisions, excellence in everything we do, customer benefit obsession, holistic approach to well-being, and a high-performing sports team**. These values guide every project, ensuring meaningful impact for all stakeholders.

From our humble beginning as contractors with focus on superior engineering, we at **Tejraj Group** have successfully grown into a trusted developer delivering exceptional residential and commercial spaces. Strategically located in Pune's most sought-after areas, our developments are thoughtfully designed to unlock boundless potential and inspire growth, progress, and prosperity.

Each of our projects reflect our **vision to create an ecosystem where aspirations come to life and inspire future growth**.

With Tejraj, it's not just about arriving at a destination - it's about arriving at a statement. It's where aspirations meet achievement, and you feel, unmistakably, that

You've Arrived.





Artistic Impression

LEGEND

Ground Amenities

- | | |
|---------------------------|-----------------------|
| 1 Entrance Plaza | 6 Multi-sports Ground |
| 2 Pick-up Area | 7 Pickleball Court |
| 3 School Bus Waiting Area | 8 Multipurpose Court |
| 4 Skating Rink | |
| 5 Calisthenics Zone | |

Podium Amenities

- | |
|-----------------------|
| 9 Swimming Pool |
| 10 Sunbath Patio |
| 11 Pool Patio |
| 12 Extended Lawn Area |
| 13 Celebration Area |
| 14 Kids' Play Area |

Rooftop Amenities

- | | |
|---------------------|-------------------|
| 15 Creche | 20 Coffee Bar |
| 16 Co-working Space | 21 Yoga Deck |
| 17 Kids' Play Area | 22 Gathering Hall |
| 18 Sky Lounge | 23 Tej Fitness |
| 19 Dining Zone | |



3 & 4 BHK+ RESIDENCES
BANER



LIFE
AT ITS BEST

Step into the world of Tej Elevia, where luxury meets convenience. Located in Baner, our five towering structures, one of the tallest in the vicinity, offer a living experience like no other.

With amenities spread across three thoughtfully designed levels, every age group finds its perfect space. The ground level amenities feature an entrance plaza, drop-off junction, and school bus waiting area, alongside active zones like a skating rink, calisthenics workout area, and multipurpose courts. The podium level brings leisure to life with a stunning swimming pool, sunbath patio, extended lawn, and vibrant children's play area. For a touch of exclusivity, the rooftop offers a co-working hub, sky lounge, and buffet seating with breathtaking panoramas.

The Sky Deck on the 38th floor offers unmatched views of Baner Hills, while the higher floors promise quieter surroundings, fresher air, and spectacular vistas. Crafted with uncompromising attention to detail, Tej Elevia truly makes you feel -

You've Arrived
at a Place You Deserve.



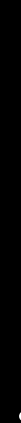
GRANDEUR
AT ITS BEST

—
**A 38 STOREY
MASTERPIECE**





EXCELLENCE
AT ITS BEST



ARRIVE AT A SERENE
LIVING EXPERIENCE






tej elevia



ELEGNCE
AT ITS BEST

STEP INTO A DISTINGUISHED
GRAND LOUNGE



- » TURF FIELD
- » MULTIPURPOSE COURT
- » PICKLE BALL COURT
- » SKATING RINK
- » CALISTHENICS ZONE





Artistic Impression



THE
PODIUM COURTYARD

PALATIAL OPEN-TO-SKY
RECREATIONS

REJUVENATING SWIMMING POOL





COMFORT SEATING
AREA

A PERFECT SPOT
TO UNWIND



- » Rejuvenating Swimming Pool
- » Splash Pool For Kids
- » Inspiring Co-working Hub
- » Serene Senior Citizen's Lounge



Artistic Impression



Artistic Impression

- » Daycare
- » Toddlers' Creche
- » Indoor Play Area
- » Multipurpose Green Lawn



SOCIALISING
AT ITS BEST

SKY DECK ON THE
38TH FLOOR



» Well-equipped Gym

» Multipurpose Hall with Pantry for Functions, Yoga, Indoor Games and Other Activities

» Ample Outdoor Seating Spaces

» Wi-Fi Enabled Sky Lounge on Top Terrace

» Sky Katta & Sky Walk

» Social Hall





EXCLUSIVES

- » One of the tallest towers in the vicinity
- » First habitable floor 60+ ft. above the ground
- » Grand entrance lobby in each tower
- » E-W Orientation ensuring abundant sunlight
- » Direct access from main road
- » Conventional parking

SUSTAINABILITY

- » IGBC Platinum Certification
- » Low VOC paint
- » Energy efficient lights
- » Sustainable glass windows that block UV rays
- » Well-planned drainage system

SAFETY & SECURITY

- » Independent car and pedestrian access
- » Dedicated waiting area for kids
- » No car zone in kids' waiting area
- » Fire sprinklers, CO2 sensors & safety tower for fire emergencies





STRUCTURE

- Earthquake Resistant RCC Structure

WALLS

- Autoclaved Aerated Block Masonry (AAC)

EXTERNAL TEXTURE & INTERNAL FINISHES

- Texture Finish on External Walls
- Gypsum Finished Internal Walls

FLOORING

- Vitrified Tiles in All Rooms
- Designer Tile Dado in Toilet up to Lintel Level
- Anti-skid Ceramic Tiles in Toilets and Terrace Flooring
- Toilet Window & Door Frame in Granite/Stone
- Paving Blocks/Trimix for Drive-way Area

DOOR

- Main Door with Digital Lock
- Laminate Finished Internal Doors
- Aluminum Sliding Door for Sit-out/Balcony
- Laminate Finished Toilet Door with Granite/Stone Door Frame

WINDOWS

- Aluminum Glass Sliding Windows with Mosquito Mesh Shutter
- Granite Sill for Windows

KITCHEN

- Kitchen Platform with Stainless-Steel Sinks
- Provision for Dishwasher in Dry Balcony
- Dado up to Ceiling Level
- Gas Leak Detector
- Provision for Water Purifier

BATHROOM AND TOILETS

- American Standard/Equivalent Sanitary Ware
- Grohe/Equivalent make CP Fittings
- Glass Partition for Shower Area in One Master Toilet
- Provision for Exhaust Fan for Toilets
- Wash Basin
- False Ceiling in All Toilets
- Wall-hung Commode

SOLAR WATER

Solar Hot Water in One Master Bathroom

POWER BACKUP

- Provision for Inverter Power Backup for Individual Flat
- Power Backup for Common Area Light Points

INTERNAL ELECTRIFICATION

- Concealed Electrification with Adequate Light & Fan Points in All Rooms with Legrand/Schneider/Equivalent Modular Switches
- TV Point in Living Room & All Bedrooms
- Telephone Point in Living Room
- Provision for Air-conditioner in Master Bedrooms
- Provision for Washing Machine, Refrigerator, Water Purifier & Boiler
- Earth Leakage Circuit Breaker in Each Flat
- Provision for Broadband Connection
- Provision for DTH

PAINT

- Plastic/Acrylic Emulsion Paint for Internal Walls and Ceilings
- Acrylic Paint for External Walls
- Oil Paint for MS-Railing

PLUMBING

- Single Stage Imported Plumbing System
- Provision for Washing Machine in Dry Balcony
- Provision for Boiler in All Bathrooms

EXTERNAL ELECTRIFICATION

- Adequate LED Lights in Staircase, Passage & Parking
- Separate MSEDCL Meter for Common Amenities

SECURITY SYSTEM

- Boom Barrier at Entrance Gate
- Security Cabin with Monitoring System
- CCTV for Entire Campus and Entrance Lobbies
- CCTV Surveillance for Crèche, Kids Play Area with Online Access to Parents
- Video Door Phone Integrated with Intrusion Alarm System Connected to Security Cabin
- Video Door Phone Permitted Access for Visitors
- Access Control for Main Lobby and Entrance Lobbies at Lower Parking Level, Video-card and Biometric System
- Smoke Detector
- Gas-leak Detector
- Fire Alarm
- 3 High-Speed Elevators with Auto Rescue Device (ARD)
- Elegant Compound Drop-off Space to Building

COMMON LIGHTING

- Energy Efficient LED Common Lighting

FIRE-FIGHTING

- Well-equipped Fire-Fighting System as per PMC Norms
- Sufficient Water Storage for Fire-Fighting
- Fire-Fighting System with Fire Staircase & Fire Hose Cabinets
- Water-Sprinkler System in Parking

PARKING

- Sufficient Car Parking
- Common Electric Vehicle Charging Point
- Space for Visitors Parking
- Well-designed Parking Levels

DRINKING WATER

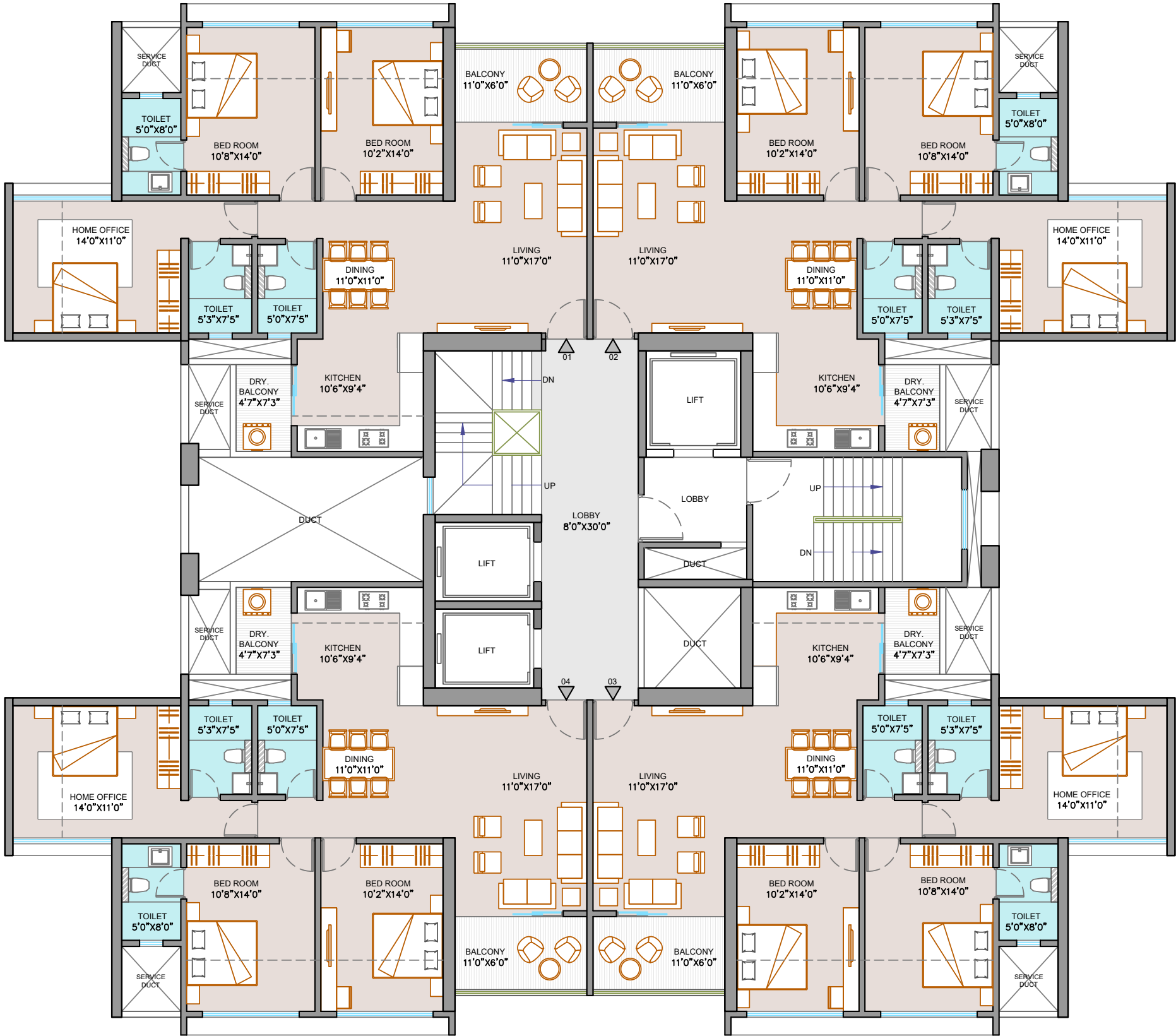
- Water Softener Plant for Treating Borewell Water to Augment Domestic Water Capacity
- Separate Storage for Drinking Water
- Separate Supply System for Drinking Water in Kitchen



URBAN EXPRESSION
AT ITS BEST

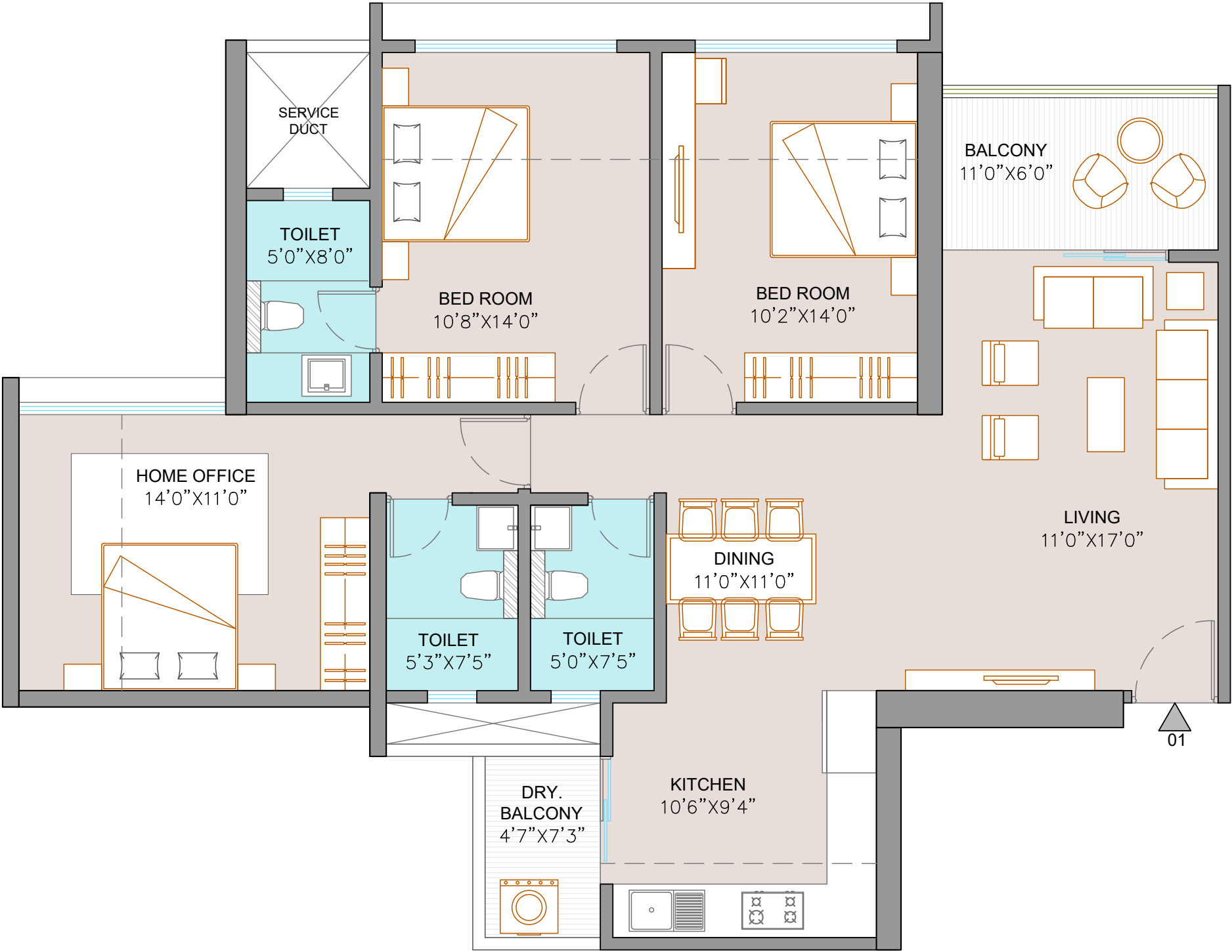
TYPICAL FLOOR AREA TABLE

Floor	Type	Unit No	Balcony	Enclosed Balcony	Home Office	Garden/Deck	RERA Carpet Area	Total Usable Area
			SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
Typical Floor (3rd, 4th, 5th, 6th, 8th, 9th, 10th, 11th, 13th, 14th & 15th)	3 BHK	Flat 01	100	197	169	0	716	1182
		Flat 02	100	163	169	0	750	1182
		Flat 03	100	197	169	0	716	1182
		Flat 04	100	197	169	0	716	1182



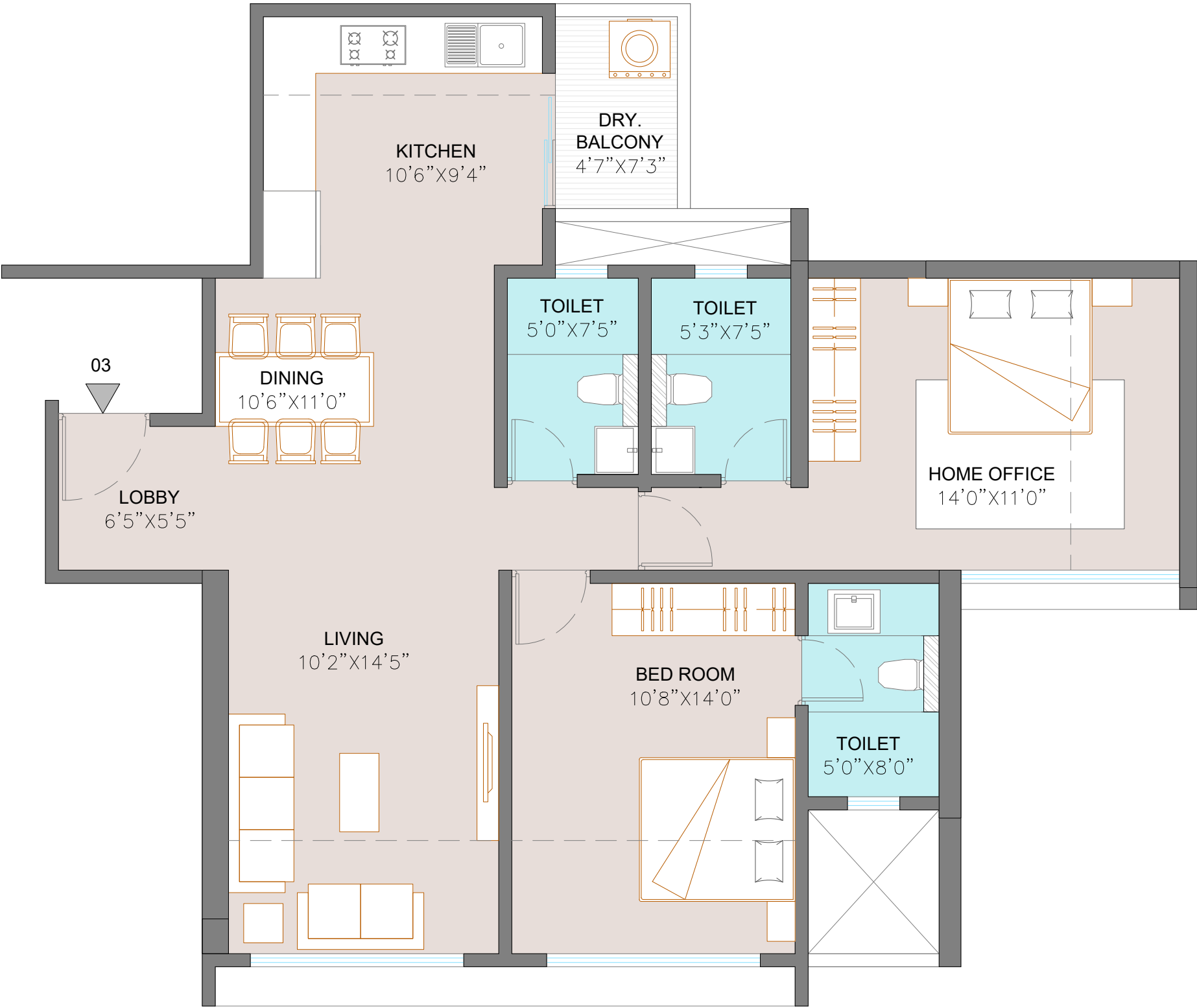
TYPICAL FLOOR UNIT AREA TABLE

Floor	Type	Unit No	Balcony	Enclosed Balcony	Home Office	Garden/Deck	RERA Carpet Area	Total Usable Area
			SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
Typical Floor (3rd To 5th, 8th To 11th & 13th To 15th)	3 BHK	Flat 01	100	197	169	0	716	1182



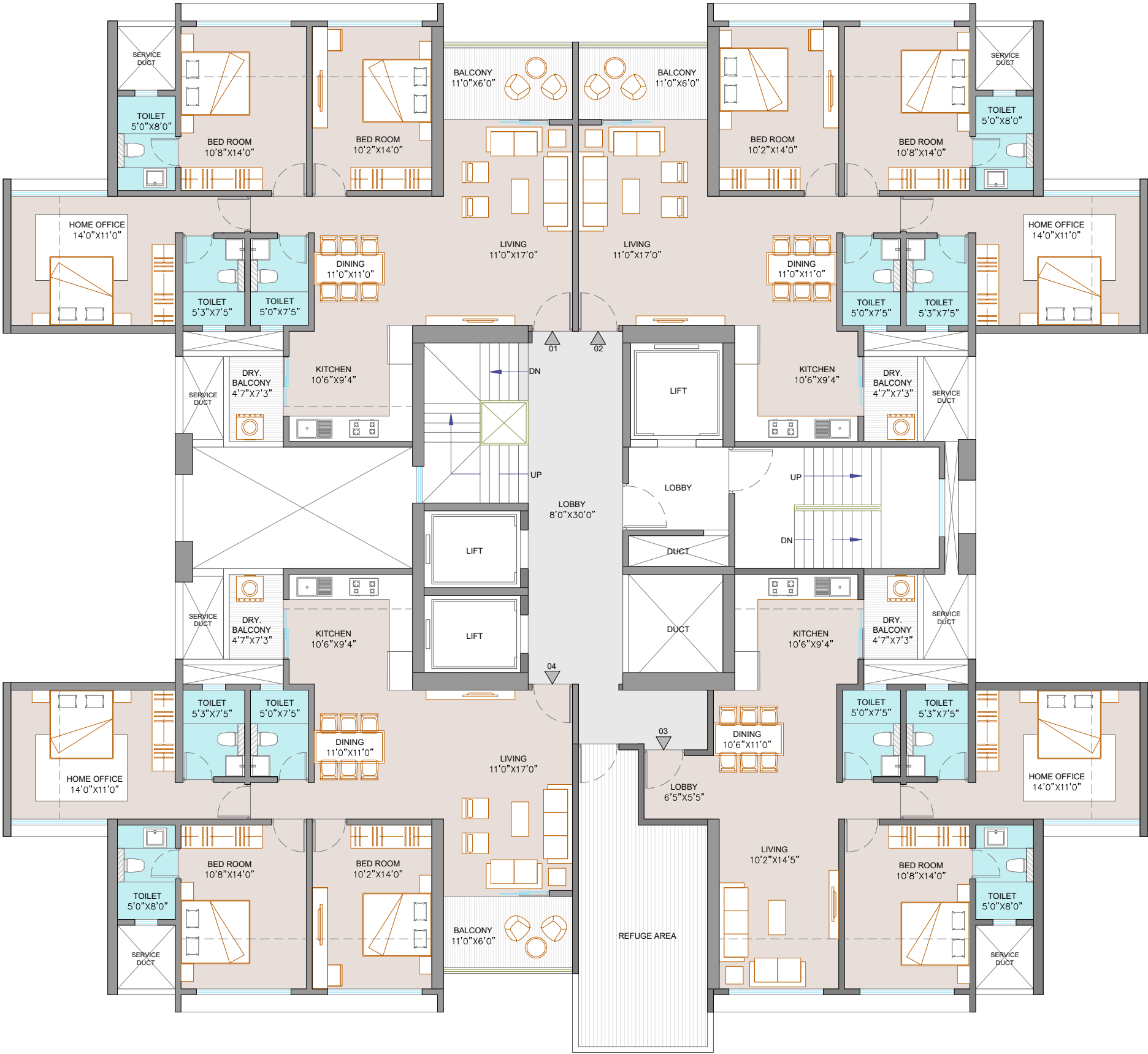
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			SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
Refuge Floor (2nd, 7th & 12th)	2 BHK	Flat 03	33	194	169	0	540	936



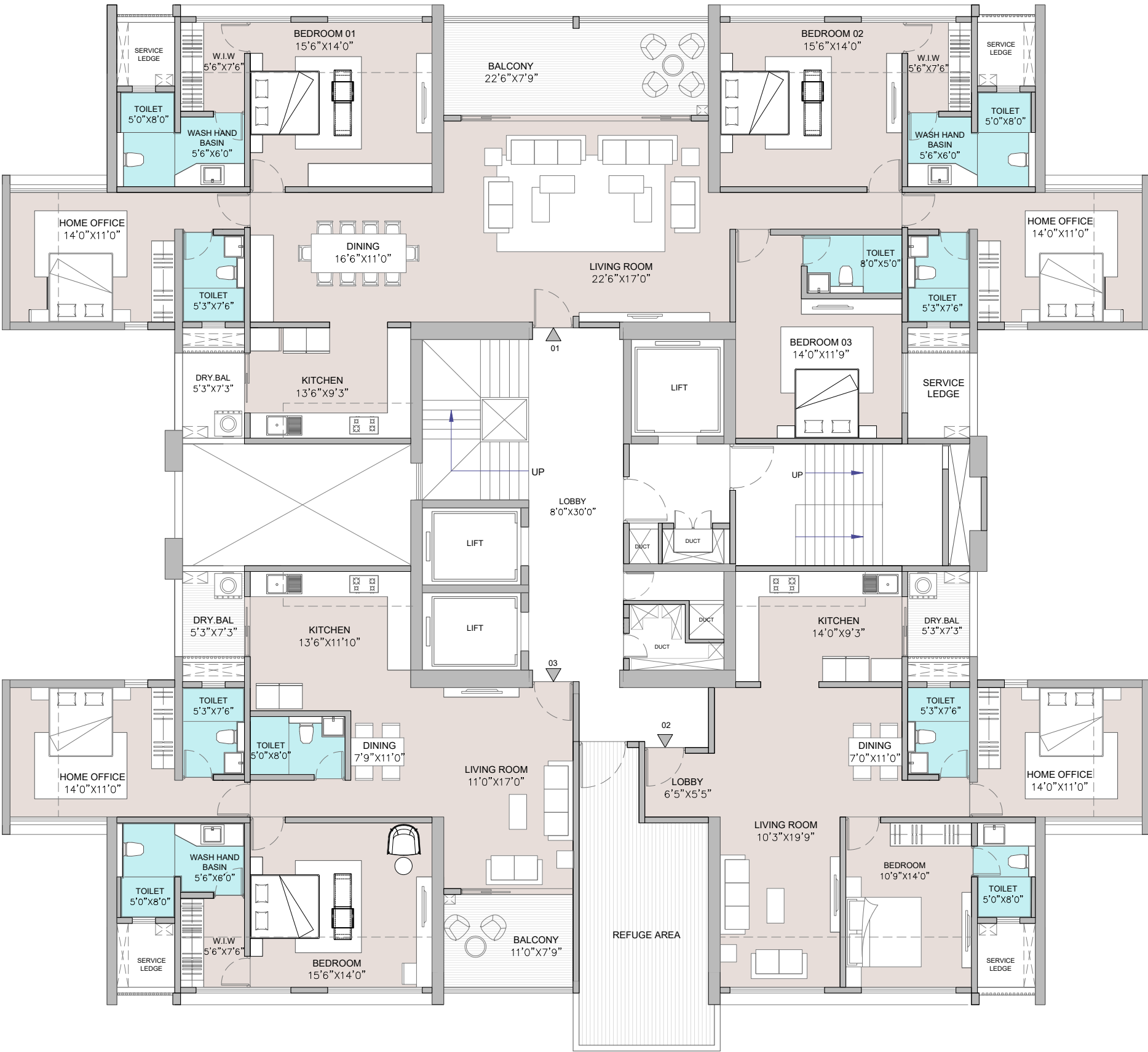
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			SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
Refuge Floor (2nd, 7th & 12th)	3 BHK	Flat 01	100	197	169	0	716	1182
		Flat 02	100	163	169	0	750	1182
	2 BHK	Flat 03	33	194	169	0	540	936
	3 BHK	Flat 04	100	197	169	0	716	1182



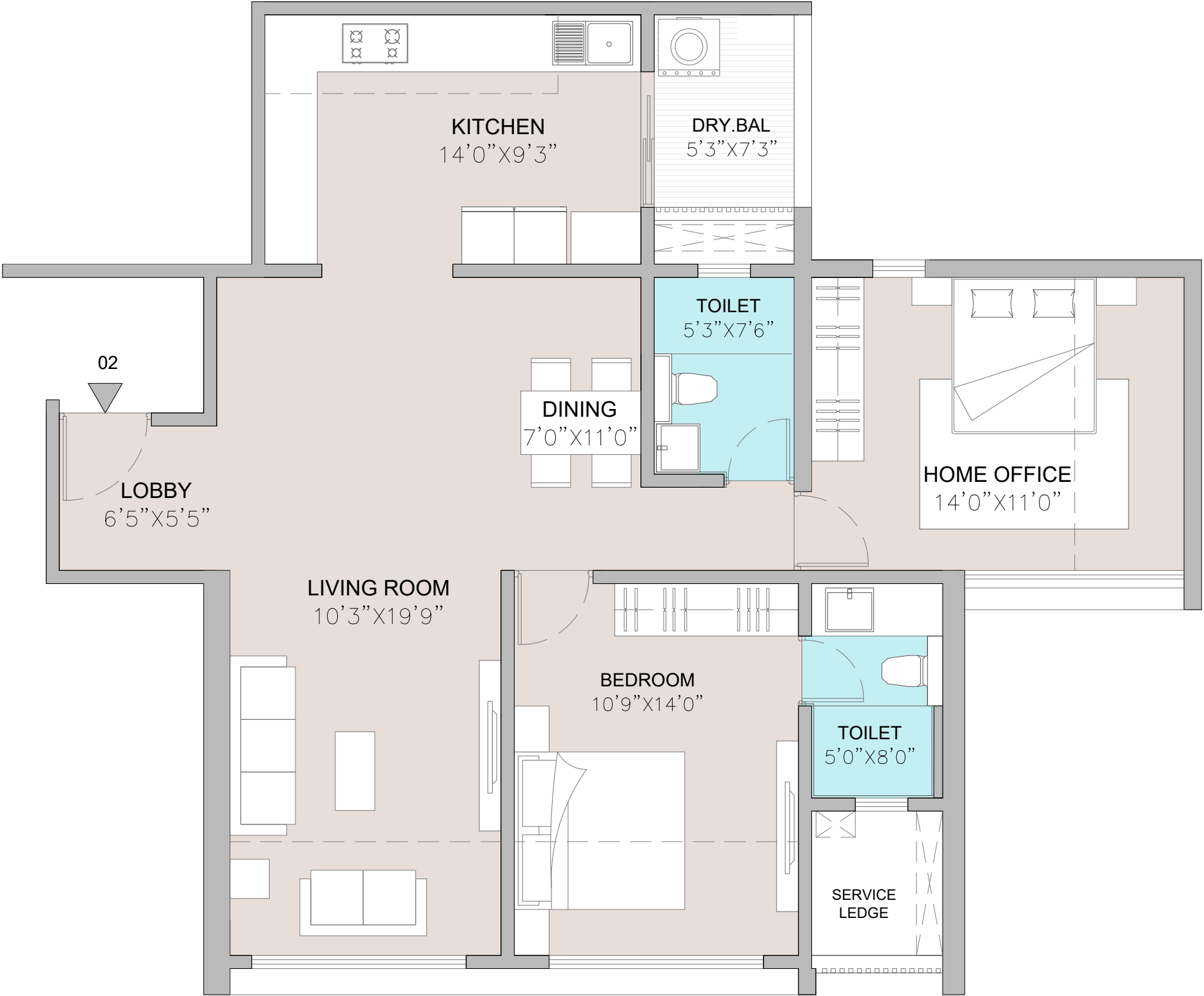
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			SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
Refuge Floor (17th, 22nd & 27th)	5 BHK	Flat 01	215	363	338	0	1538	2454
	2 BHK	Flat 02	38	194	169	0	575	976
	2 BHK	Flat 03	124	198	169	0	747	1238



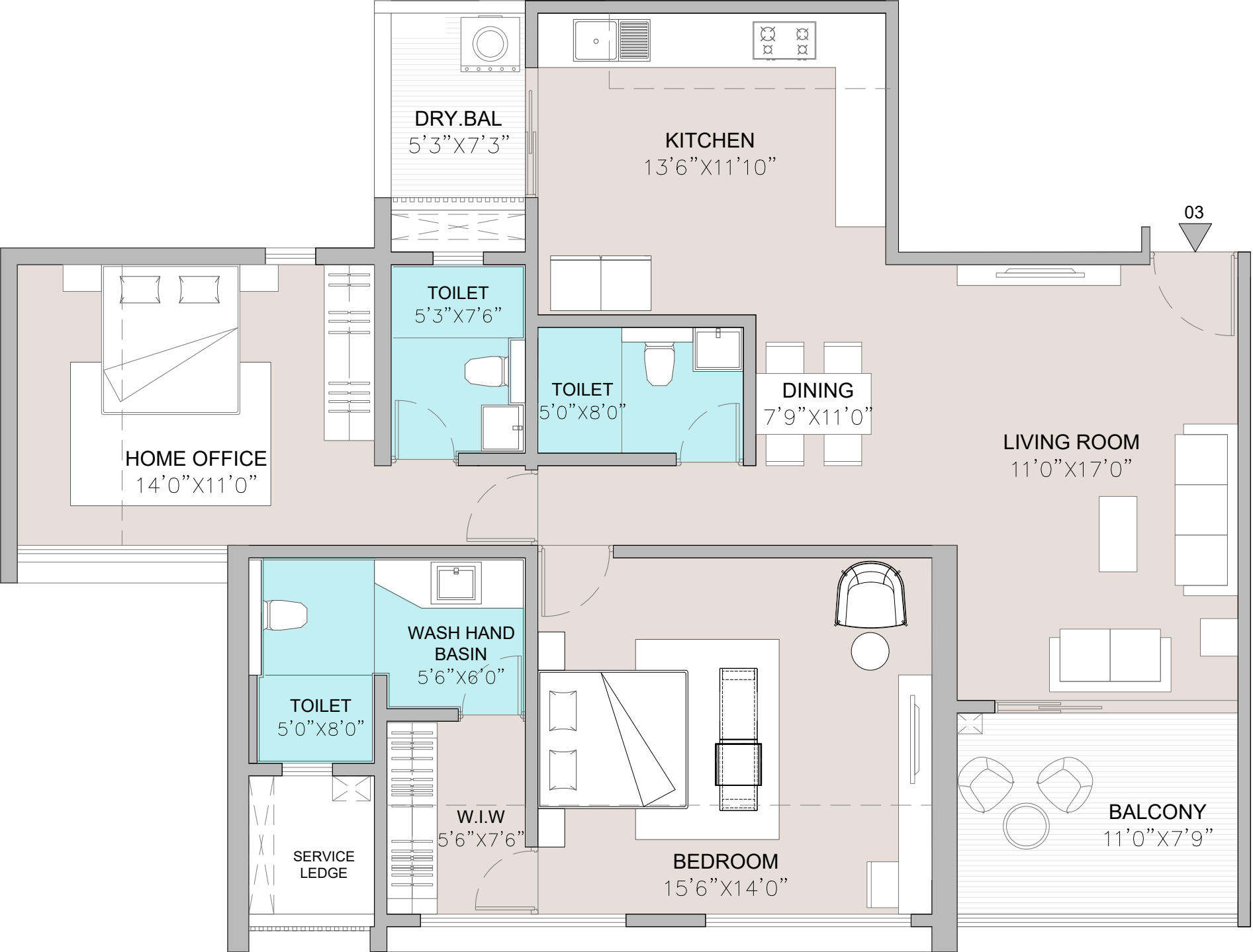
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			SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
Refuge Floor (17th, 22nd & 27th)	2 BHK	Flat 02	38	194	169	0	575	976



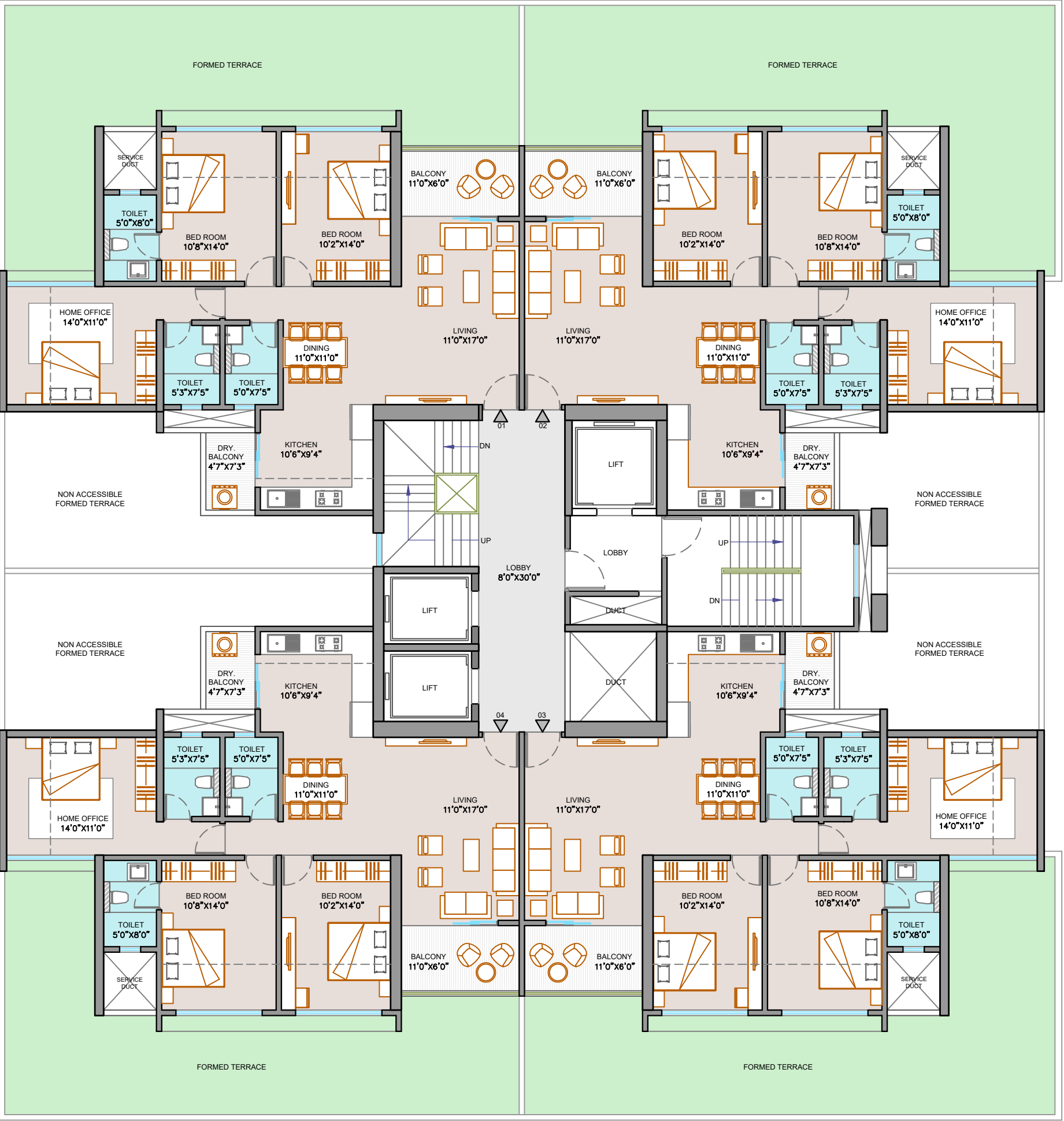
REFUGE FLOOR UNIT AREA TABLE

Floor	Type	Unit No	Balcony	Enclosed Balcony	Home Office	Garden/Deck	RERA Carpet Area	Total Usable Area
			SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
Refuge Floor (17th, 22nd & 27th)	2 BHK	Flat 03	124	198	169	0	747	1238



FIRST FLOOR AREA TABLE

Floor	Type	Unit No	Balcony	Enclosed Balcony	Home Office	Garden/Deck	RERA Carpet Area	Total Usable Area
			SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT	SQ.FT
First Floor	3 BHK	Flat 01	100	197	169	179	716	1361
		Flat 02	100	163	169	188	750	1370
		Flat 03	100	197	169	218	716	1400
		Flat 04	100	197	169	208	716	1390





Sales Lounge:

Tej Elevia, Survey no. 72/4, 73, 74+75/2/1 Plot No. 31, 32, Baner, Pune - 411 045.

Corporate Address:

102, Bonita, V. Deshmukh Path, Off Ghole Road, Shivaji Nagar, Pune - 411 005.

 **9096 46 46 46**

www.tejraj.in



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



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