



TEJAS  
HERITAGE

## The Beginnings

Mr Sangram Patil, The founder of Tejas Builders & Developers, is a first generation developer and an entrepreneur. He has 25+ years of experience in real estate and is known for his knowledge, innovation and understanding of customer needs. Under his vision and guidance this company is growing and has become force to reckon in Navi Mumbai region, with a vision to create world class projects and provide a better quality of life for people who inhabit them. We have completed several residential and commercial projects located in the various nodes of Navi Mumbai.

16 PROJECTS COMPLETED IN ULWE • 5 PROJECTS UNDER CONSTRUCTION IN ULWE

IMPECCABLE RECORD OF ON-TIME DELIVERY

## TEJAS HERITAGE

Come and choose your dream home in "Tejas Heritage" with all modern facilities which is nearest to Kharkopar railway station & join our tejas family which will keep growing stronger with our customers love & support.

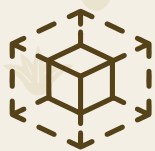
**G+10** storey residential cum commercial tower



**Exclusive 1 BHK, 1 BHK+T & 2BHK, 2BHK+T Flats with natural light**



**Clear Title  
CIDCO transfer  
plot**



**Optimum Space  
Management with  
no wastage in all  
rooms**



**Project is Vastu  
compliant by principles  
of architecture &  
government bylaws**

*embrace luxury with tejas heritage at ulve*



TEJAS HERITAGE

Tejas  
Builders & Developers

M/S. TEJAS  
BUILDERS & DEVELOPERS

TEJAS HERITAGE

TEJAS HERITAGE

# RECREATIONAL AMENITIES & EXTERNAL SPECIFICATIONS

- ✦ Swimming Pool
- ✦ Party Area
- ✦ Yoga Space
- ✦ Terrace Garden
- ✦ Children's Play Area
- ✦ Fitness Center with top of the line equipments
- ✦ Top Class Security with CCTV setup, video door phones & gate management system.
- ✦ Automatic High Speed Elevators
- ✦ Decorative Entrance Lobby
- ✦ Quality Construction with Earthquake resistance RCC structure
- ✦ Advanced Fire Fighting System
- ✦ Ample Parking Space



\*above images are used for illustrative purposes only

## LOCATION ADVANTAGES



5kms from Approved Navi Mumbai International Airport



3kms from Approved Mumbai Trans Harbour Link



2kms from proposed NMSEZ

### 30MTR WIDE ROAD CORNER PLOT



1km from newly operational Kharkopar Railway Station



Connectivity to all the expressways from Mumbai to Pune



500m distance from banks, supermarkets, hospitals, pharmacies, playground, hotels & restaurants.

*Beauty at its finest  
at every hour of the day*



## INTERNAL SPECIFICATIONS



### FLOORING

Vitrified flooring in all rooms



### KITCHEN

Kitchen with granite platform & stainless sink, Ceramic Tiles dado above platform. Washing machine, refrigerator & exhaust fan points.



### PLUMBING & TOILET

Concealed plumbing with branded sanitary fittings, Good Quality plumbing fittings, W.C, Provision for hot water geyser



### DOORS

Decorative type main door with wooden frame, Good quality fittings & fixtures, Flush door with granite frame for toilets & bathrooms.



### WINDOWS

Anodized Aluminium Sliding window with granite sill.



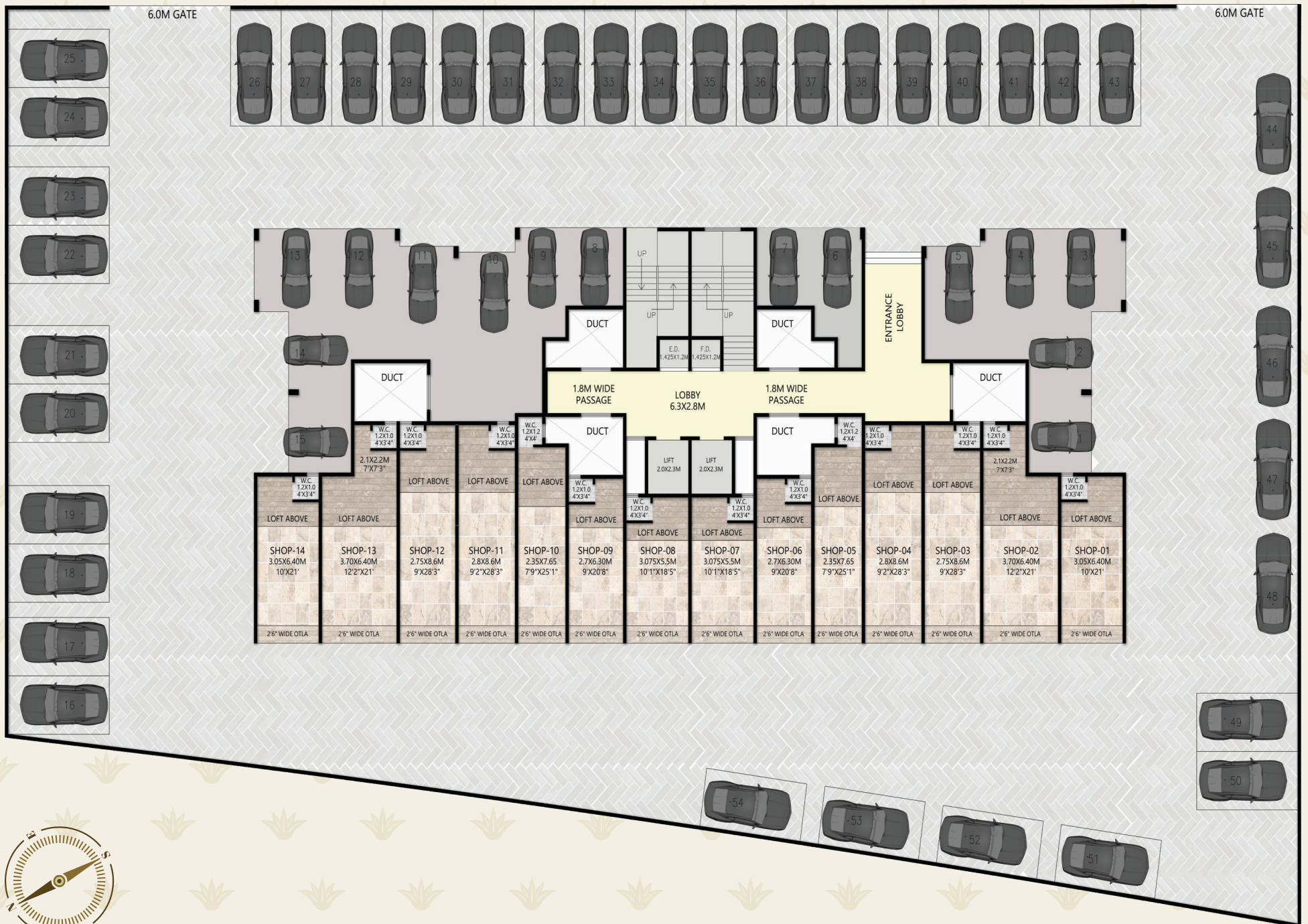
### ELECTRICAL

Concealed copper wiring with branded switches, Telephone & Cable points in living and bedrooms, AV Points in bedrooms, Provision for Inverter Installation in each flat.

# GROUND FLOOR PLAN

## Blueprints to apartment

11MTR WIDE ROAD



30MTR WIDE ROAD



# FIRST FLOOR PLAN

*Blueprints to apartment*

11MTR WIDE ROAD



30MTR WIDE ROAD



# 2nd to 8th FLOOR PLAN

11MTR WIDE ROAD



30MTR WIDE ROAD

# 9th FLOOR PLAN



11MTR WIDE ROAD



30MTR WIDE ROAD



# 10th FLOOR PLAN

11MTR WIDE ROAD



30MTR WIDE ROAD

## TERRACE PLAN



11MTR WIDE ROAD



SKY GARDEN 1

30MTR WIDE ROAD

SKY GARDEN 2

# 3D LAYOUT FLAT PLAN FOR 1 BHK & 1BHK + T



# 3D LAYOUT FLAT PLAN FOR 2 BHK



**2 BHK FLAT PLAN**

NAVI MUMBAI  
INTERNATIONAL AIRPORT

Scan QR Code



to locate us on maps

Navi Mumbai  
SEZ

Bamandongri

SECTOR 17

TEJAS  
HERITAGE  
PLOT NO. 376/377

348A

Ramsheth Thakur  
Stadium

Kharkopar

GAVAN

SHELGHAR

## LOCATION BENEFITS

- 200mtr from reserved school zone
- 150mtr from playground
- 450mtr from Ramsheth Thakur International Sports Complex
- 1km from Kharkopar Railway station
- 1.4km from Bamandongri Railway Station



Builders & Developers

एक जिवाळ्याचं नातं..!

### CORPORATE OFFICE

Office No 1902-1903, The Affaires,  
Plot No. 9, Palm Beach Road,  
Sector 17, Sanpada, Navi Mumbai,  
Maharashtra 400705

### SITE OFFICE

Tejas Mauli, Plot No. B-3, Sector 19B,  
Ulwe, Navi Mumbai.

### CALL US ON

9769 288 956  
9320 502 234  
9372 778 503

### EMAIL

sales@tejasinftratech.com

### WEBSITE

www.tejasinftratech.com



MAHARERA Registration No :  
**P52000025147**  
URL - www.maharera.mahaonline.gov.in

Disclaimer: All plans, drawings, amenities, facilities etc are subject to approval of the respective authorities and would be changed. If necessary. The discretion remains with the developer. All rendering, Floor plans, Pictures and maps are artist's conception and not actual of the building, its walls, roadways or landscaping. This brochure is for guidance purpose only and not a legal document. This brochure should also not be reproduced, copied or made available to others in any transmission. The design & specifications depicted in the brochure are subject to change without prior notice. Proposed development as mentioned in the brochure is subject to approval of competent authorities.