

Tejas Emerald



A perfect combination of Amenities & Lifestyle...

Lavish 2 & 3 BHK Flats

Plot No-197 & 198, Sector-23, Ulwe.

A unique blend of affordability and lifestyle, Tejas Emerald, offers a desirable combination of a prime location and state of the art amenities and facilities.

Vastu
Certified Project

Children
Playground

Fitness
Centre

Terrace
Garden

**Yoga &
Meditation**
Centre

Tejas
Emerald

Lavish **2 & 3 BHK** Flats

Plot No-197 & 198, Sector-23, Ulwe.

12
Storey Tower



Tejas Emerald

Tejas Emerald is located in the serene locality of Ulwe, Within a convenient distance of Schools, malls, Supermarkets, Hospital, Banks, Garden & Sport Complex Tejas Emerald, is a compliment to ideal location that makes up for comfortable living.

5 Minutes
drive to proposed
Navi Mumbai
Airport

5 Minutes
drive distance from
proposed Kharkoper
Railway Station

5 Minutes
walking distance
to Proposed
Bamandongri
Railway Station

3 Minutes
drive to proposed
Reliance SEZ

10 Minutes
drive from Seawood
Darave connecting
CBD Belapur &
Nerul

A location that Has many things To appreciate...



- On 15 Mtrs. Wide Road.
- Excellent connectivity to:
 - Mumbai [via Nhava - Sheva sea link].
 - J.N.P.T.
 - Palm Beach Road.
 - Vashi.
 - CBD - Belapur.
 - Mumbai - Pune Express Highway.
 - Mumbai - Goa Highway.
- Banks, Markets, Hospitals, Schools, Colleges, Gardens, Play Grounds, Sports Complex in closed proximity
- Restaurants, Hotels at walking distance from the project site.
- Walking distance to Proposed Bamandongri Railway Station.
- 'A' Class Construction with earthquake resistant R.C.C. structure

Lavish 2 & 3 BHK Flats

Plot No-197 & 198, Sector-23, Ulwe.

- CIDCO Title Clear Plot and Development as per CIDCO approved plan.
- 5 Minutes drive to Proposed Coastal Road.
- 5 minutes drive distance from proposed Kharkopar Railway Station.
- Loans easily available and approved by major financial institutions and banks.



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High
Quality Vitrified
Flooring

High
Speed Automatic
Lifts

Decorative
Entrance Lobby

Branded
Machines &
Equipments
For Fitness Centre

CCTV
Cameras and
Intercom Facility

Highlights Of Internal & External Amenities...



FLOORING

- Vitrified flooring in all rooms.

KITCHEN

- Granite platform with stainless steel sink.
- Ceramic tiles dado above platform.
- Washing machine, Refrigerator, Water Purifier, Exhaust fan Points.

TOILET

- Concealed plumbing with branded sanitary fittings.
- Good quality plumbing fittings.
- Modern concept 7 ft. height colour glazed tiles.
- Ceramic tile flooring in Bathroom & WC.
- Provision for hot water Geysers.

DOOR

- Decorative type main door with wooden frame.
- Good quality fittings & fixtures.
- Flush door with granite frame for all toilet and bathrooms.

WINDOWS

- Anodized aluminium sliding window with granite seal.

ELECTRICAL

- Concealed copper wiring with modular superior brand switches.
- Telephone and cable points in living and bedrooms.
- Provision of inverter installation in each flat.

Lavish 2 & 3 BHK Flats

Plot No-197 & 198, Sector-23, Ulwe.

HIGHLIGHTS OF EXTERNAL AMENITIES

TERRACE GARDEN

- Special water proof treatment with China chips.

FITNESS CENTRE • YOGA & MEDITATION CENTRE

- Reputed company machines & equipments.

SECURITY

- Security cameras at entrance lobby.
- Intercom facility door to door.
- Security cabin on gate.

WATER TANK

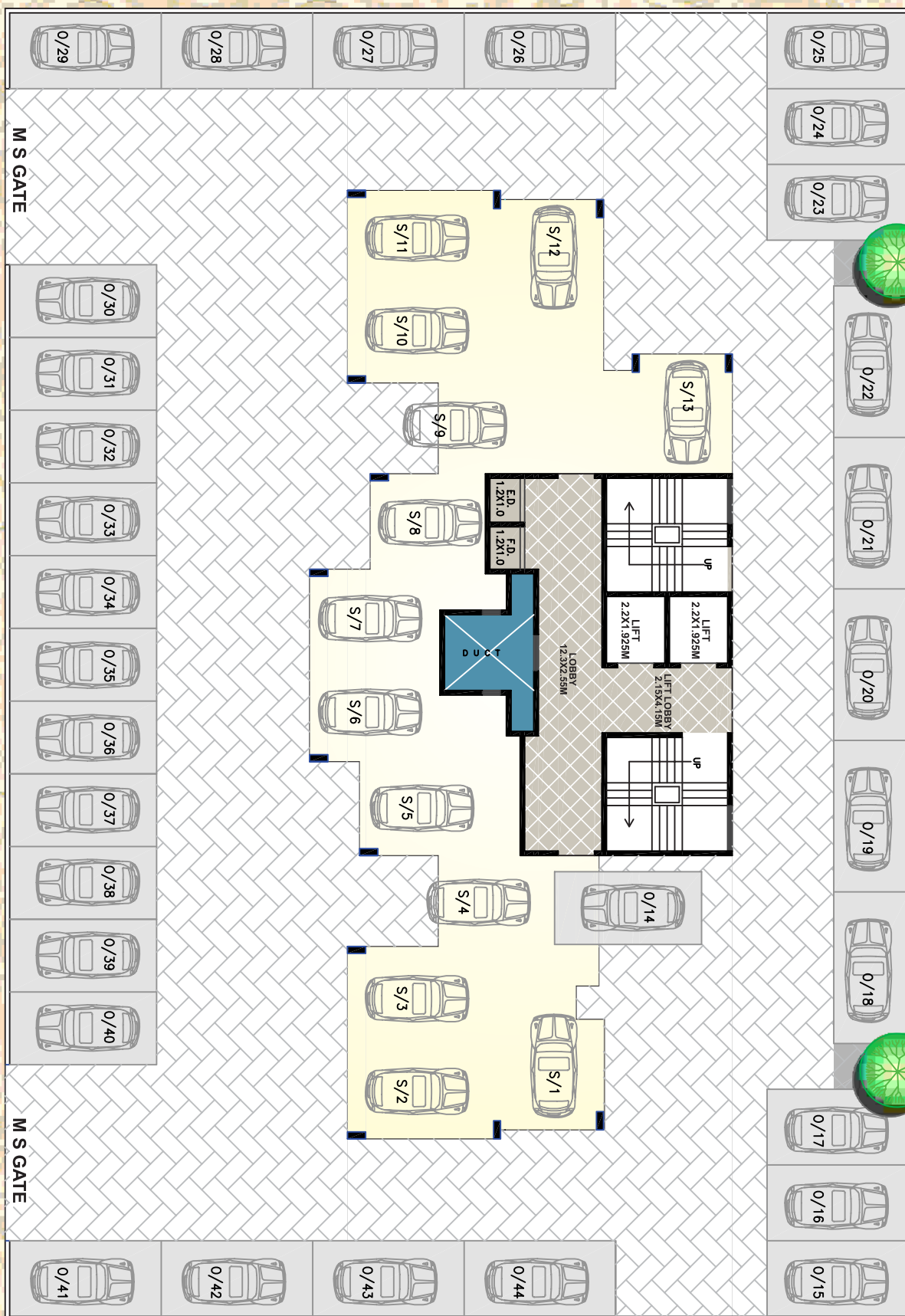
- Underground and overhead with adequate storage capacity.

LIFT

- High speed automatic lifts of reputed company with Power back-up.



GROUND FLOOR PLAN



15.0M WIDE ROAD

M S GATE

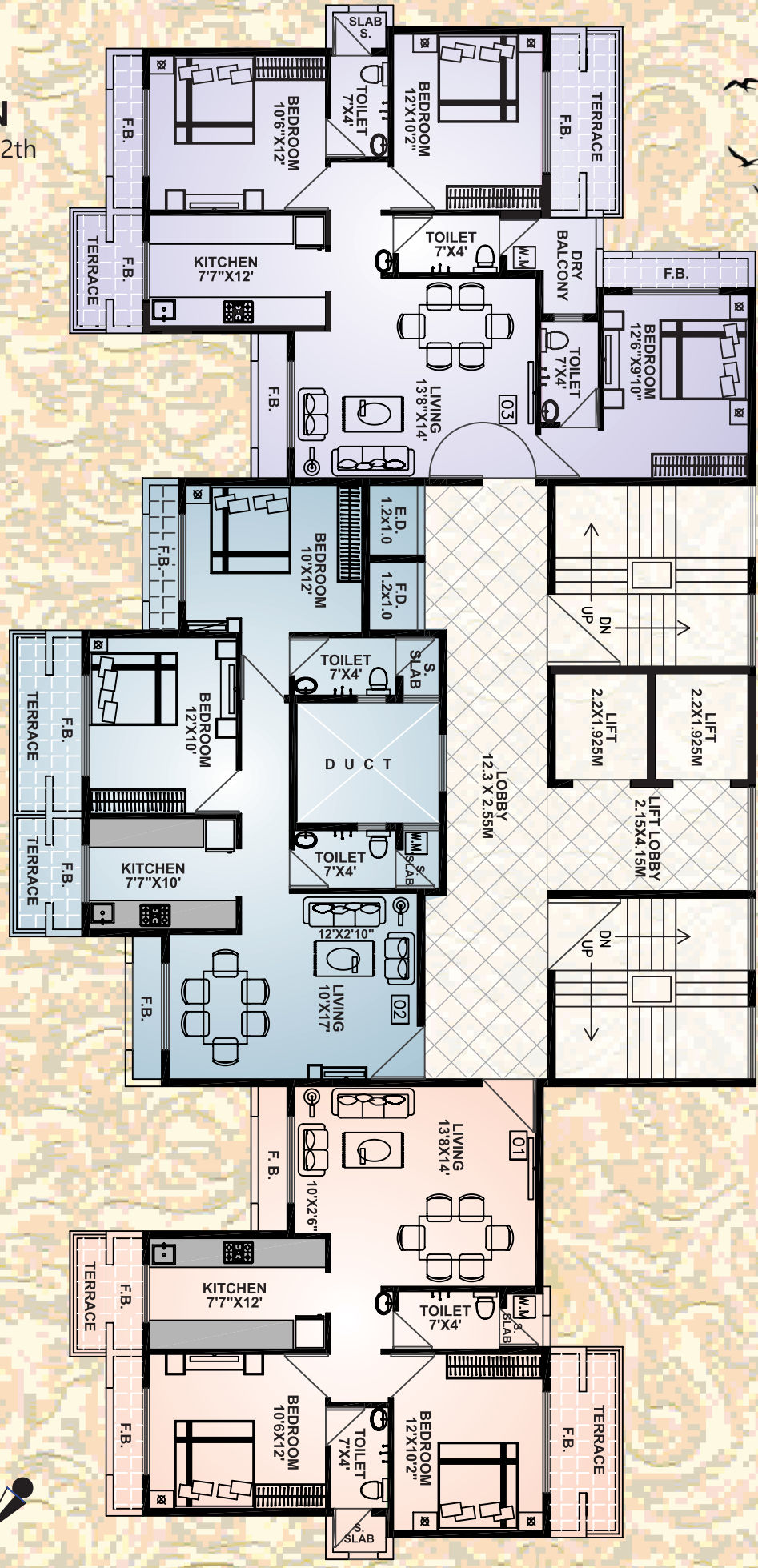
M S GATE



EVEN FLOOR PLAN

2nd, 4th, 6th, 8th, 10th & 12th

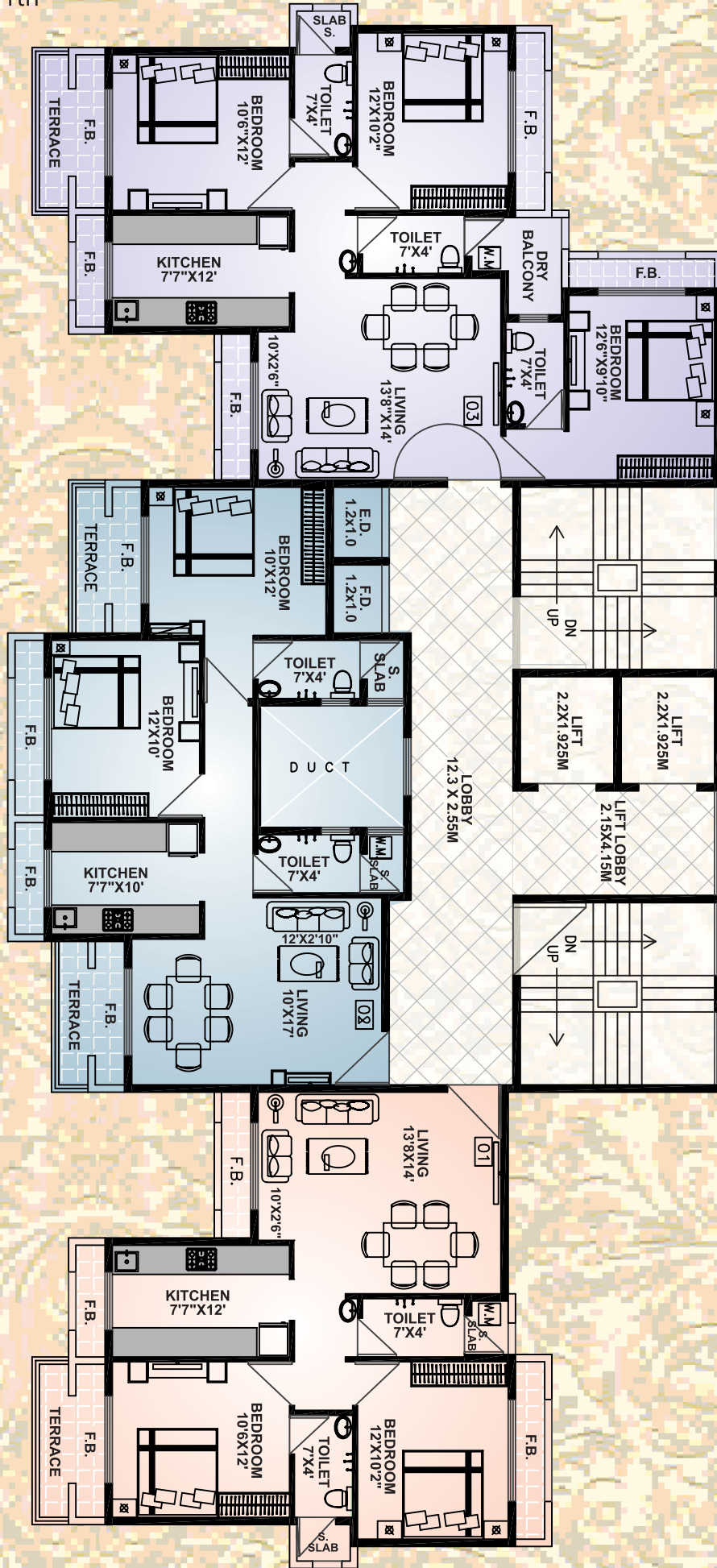
15.0M WIDE ROAD



ODD FLOOR PLAN

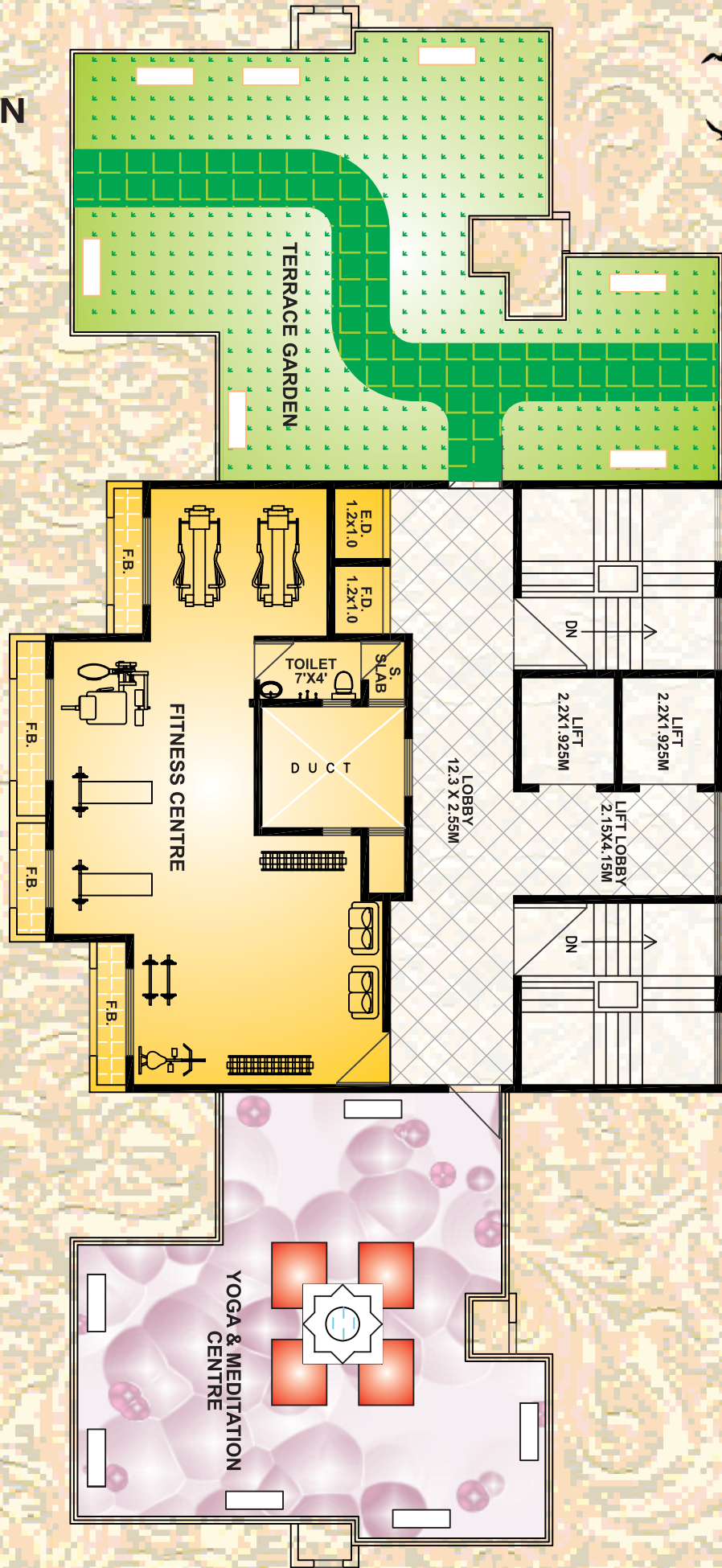
1st, 3rd, 5th, 7th & 11th

15.0M WIDE ROAD



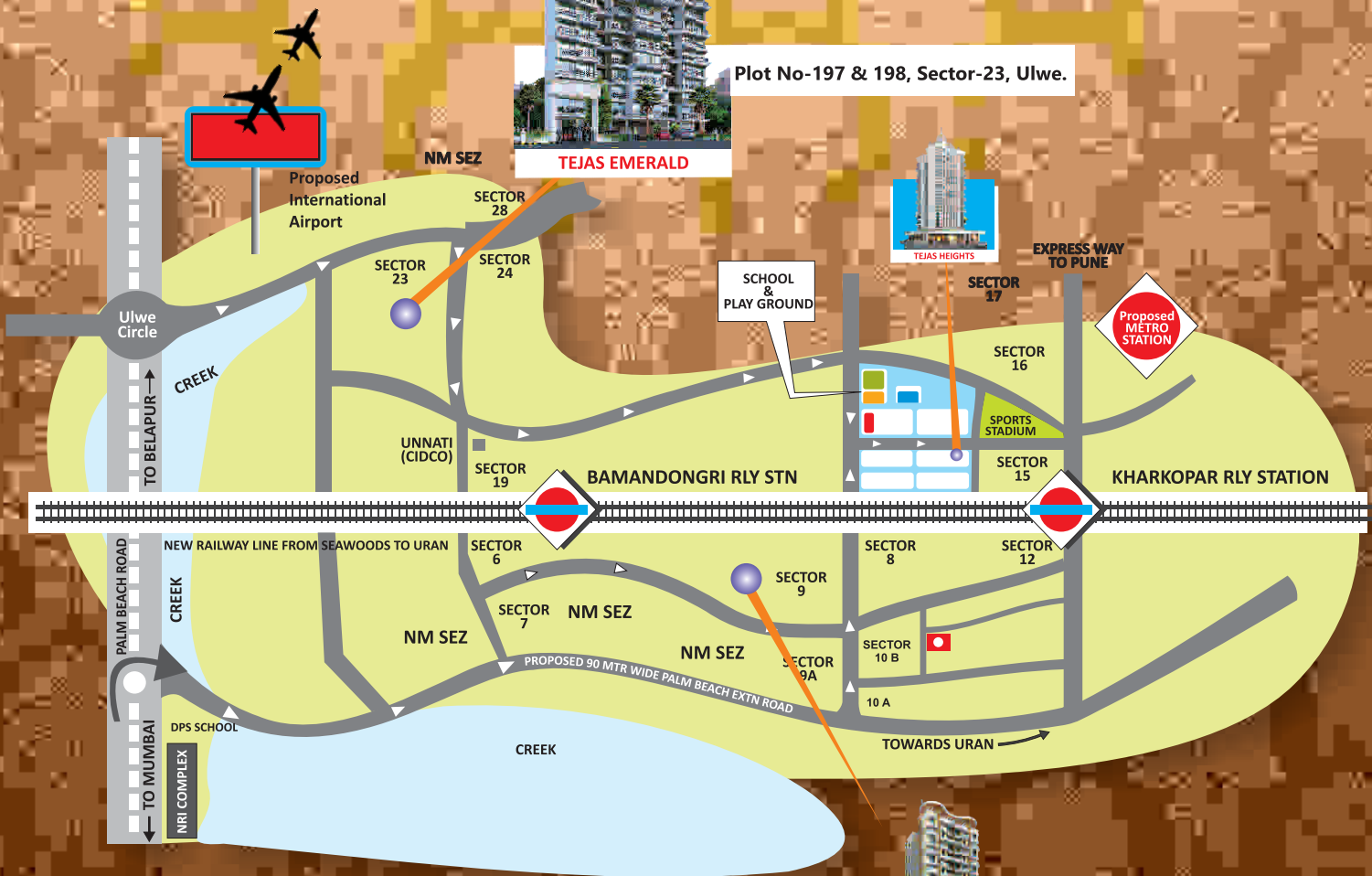
TERRACE FLOOR PLAN

15.0M WIDE ROAD





Plot No-197 & 198, Sector-23, Ulwe.



TEJAS HEIGHTS



Tejas Symphony, Plot 25, Sec-9, Ulwe



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 Web : www.tejasinftratech.com Email: admin@tejasinftratech.com

SITE OFFICE (A): Tejas Heights, Plot No, 19, Sec.17, Ulwe, Navi Mumbai - 410206
 SITE OFFICE (B): Tejas Emerald, Plot No. 197 / 198, Sector - 23, Ulwe, Navi Mumbai - 410206.

Contact
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RCC Consultant Vinit Consultant Architect Dessin 2000

Dr. Raviraj Vastu Spiritual Services (P) Ltd.
 VastuShastra Consultants & Remedial Experts 180 9601 2008

VASTURAVIRAJ CERTIFICATION FOR A PROJECT BY M/s TEJAS ENTERPRISES

*This is to Certify that a housing project to be developed by M/s Tejas Enterprises as **Tejas Emerald**, Plot no. 197 & 198, Sector No. 23, Ulwe, Navi Mumbai, is totally complied as per Indian VastuShastra with due respect to the principles of Architecture and government bye-laws.*

Apart from planning & designing, all micro Vastu-defects are taken care thoroughly through proper VastuShastra remedies. This will enable smooth completion of project as well as best possible effects to inhabitants

For Dr. Raviraj Vastu Spiritual Services Pvt. Ltd.

Authored Signature

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*This communication is conceptual and is not a legal offering. All drawings, amenities, facilities etc. shown in this brochure are subject to change. The final discretion remains with the developers. *