

HOME JUST GOT A NEW DEFINITION @TULASI

Techno Group brings you an opportunity to own a flat in the upcoming TULASI towers, built with state of the art technology, ensuring quality, precision, finish & modern amenities.

The icing on the cake is the reputation of TECHNO GROUP for timely possession that preceeds this project.

Come make it your HOME!



A PROJECT BY
TECHNO GROUP





LOCATIONAL CONVENIENCES

SHOPPING / ENTERTAINMENT

PVR MULUND 1.4 KM / 5 MIN
 MAHAKAVI KALIDAS AUDITORIUM 1 KM / 3 MIN
 R MALL 2.5 KM / 10 MIN
 KORUM MALL 5.3 KM / 20 MIN
 D'MART READY 3 KM / 12 MIN

CONVEYANCE / TRAVEL

MULUND RAILWAY STATION 1.9 KM / 12 MIN
 EASTERN EXPRESS HIGHWAY 2.5 KM / 11 MIN
 NAHUR RAILWAY STATION 2.0 KM / 7 MIN
 L.B.S. MARG 1.3 KM / 7 MIN

SCHOOLS

ST. PIUS X HIGH SCHOOL 300 M / 2 MIN
 ST MARY'S CONVENT HIGHSCHOOL 350 M / 2 MIN
 SRI SRI RAVISHANKAR VIDYAMANDIR 200 M / 1 MIN

SPORTS - CLUB

PRAVIN TAMBE CRICKET ACADEMY 950 M / 3MIN
 SHRI DATTA KRIDA PRABODHINI 1 KM / 4 MIN
 PRIYADARSHINI KRIDA BHAVAN 950 M / 3 MIN

RELIGION

SAIBABA TEMPLE 60 M / 1 MIN
 CHRISTOS MARTHOMA CHURCH 850 M / 3MIN
 SARVODAYA PARSHVANATH JAIN TEMPLE 600 M / 2 MIN
 VITTHAL RUKHMINI TEMPLE 1 KM / 4 MIN

HOSPITALS

FORTIS HOSPITAL 1.2 KM / 5 MIN
 APEX HOSPITAL 2.9 KM / 12 MIN
 HIRA-MONGI NAVNEET HOSPITAL 1 KM / 4 MIN
 WORKERS HOSPITAL 2 KM / 9 MIN

RESTAURANTS & BANQUETS

SAMRIDDHI BANQUETS 850m / 3min
 QUEENS KITCHEN & MOCKTAILS 350m / 1min
 THE BAKE ROOM 2.1 km / 8min
 MAVSHI'S MISAL PAV CENTRE 500m / 2min
 GOPURAM HALL 2km / 7 min
 INDRAPRASTHA HALL 2.6 KM / 11 MIN
 JUPITER HALL 1.5 KM / 7 MIN
 SHAGUN BANQUET HALL 1.5 KM / 7MIN
 GOLDEN STAR BANQUET HALL 2.1.KM / 9MIN
 THE BAKING HUB 1.6 KM / 8 MIN
 CHAYOS 1 KM / 5 MIN
 NISARG RESTAURANT 2.6 KM / 10 MIN



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TULASI – YOUR HABITAT AT A SERENE LOCATION.

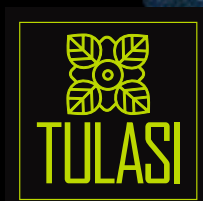
HOME is where PEACE is.

It is a place that every individual wants to return to after a day's hard work. It is a place where a person expects to find serenity and tranquility. It is a place where a person is sure of getting an atmosphere conducive to de-stress and recharge oneself physically and emotionally. Nothing expresses THIS more perfectly than a home at TULASI. Every apartment at TULASI is created to meet these very expectations in your mind.

The 'raison d'être' is of course its remarkable location. Situated in MULUND (WEST), next to the famous BHAKTASANGAM TEMPLE, it is centrally located & well connected with roads, railways & upcoming Metro networks.

The location is recognized for its proximity to temples, schools, railway stations, bus routes, entertainment options, and convenience stores. Among other landmarks, it is close to the legendary MAHAKAVI KALIDAS NATYAMANDIR & SARVODAYA PARSHWANATH JAIN TEMPLE.

TULASI is set in a well-planned suburb having inbuilt vibrancy and aura of Traditions, Art, Culture & Heritage, which makes a residence a peaceful HOME.



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TECHNO GROUP

A LEGACY OF LANDMARKS, BUILT ON TRUST.

Man's continuous quest for better living conditions has always found creative expression in constructing impressive residences, one better than the other. TECHNO REALTORS PVT.LTD. is a part of TECHNO GROUP that strongly believes in this evolution and their corpus of work over the last twenty years bear eloquent testimony to this conviction. The Group is led by the vision of Shri. Jaydeep Mehta, a qualified rank-holder Chartered Accountant with sharp business acumen and vast experience in the field of Finance & Construction. He is ably supported by his brother Shri Nikhil Mehta, a qualified Chemical Engineer and MBA (Finance), and Shri Rajesh Loya, a qualified Chartered Accountant. The Group enjoys solid support in terms of its dynamic team of experienced and highly qualified Engineers. Over the years, the Group has painstakingly nurtured in-depth skills of planning, designing and execution capabilities, which make their projects conform to the

highest standards of quality, integrity, and reliability that translate amazing designs into a living reality. One of its spectacular successes is the construction of the state of the art CLUB EMERALD SPORTS COMPLEX, a 'Premier Lifestyle Club' at Chembur. With this vibrant symbol of contemporary construction, the group has certainly carved a niche in its segment and has added a glorious chapter to its diverse portfolio. The group's integral strength lies in its penchant for specialization in every aspect of the project. Starting with site selection, developing, planning, designing, and systematic execution, the group always strives to meet the highest standards, thereby ensuring a list of happy clients or customers. One of the main reasons for its amazing success is that the group not only conceives and executes projects with a flair for creativity but also ensures timely delivery while offering true value for money to the ultimate buyer.

PROJECT HIGHLIGHTS

BEAUTIFULLY DESIGNED GRAND ENTRANCE LOBBY

SOLID RCC STRUCTURE BUILT WITH **MIVAN TECHNOLOGY** GIVING PRECISION CASTING & SMOOTH FINISH

HIGH SPEED PREMIUM ELEVATORS FROM **MITSUBISHI**

STATE OF THE ART AUTOMATIC CAR PARK TOWER

EARTHQUAKE RESISTANT STRUCTURE CONFORMING TO IS-1893-1984 & IS-456-2000

CCTV IN ENTRANCE LOBBY

DEDICATED SPACE FOR SOCIETY OFFICE

INTERCOM FACILITY AT EACH FLAT

WELL DESIGNED ROBUST COMPOUND WALL

ELEGANT BUT STRONG SECURITY GATE WITH SECURITY CABIN

FLATS DESIGNED TO ENABLE CROSS VENTILATION

SMOKE ACTIVATED SPRINKLER IN EACH FLAT

FIRE FIGHTING EQUIPMENT ON EACH FLOOR

FULLY AUTOMATED CAR PARKING TOWER

LANDMARK PROJECTS OF THE GROUP



COMPLETED PROJECTS

**CLUB EMERALD
SPORTS COMPLEX**
SWASTIK PARK, CHEMBUR

**PEARL HOUSING
COMPLEX**
VICHUMBE – PANVEL

**TECHNO
RESIDENCY**
HINDU COLONY, DADAR

TECHNO HEIGHTS
HINDU COLONY, DADAR

MANO-KAAMANA
SANDU GARDEN, CHEMBUR



MODY KUNJ
KINGS CIRCLE



RESTORATION OF HERITAGE PREMISES

MANU MANSION
FORT MUMBAI

MODI BUILDING
11, FORT MUMBAI

TECHNO HERITAGE
MODI BUILDING -2
FORT MUMBAI



ONGOING PROJECT

SUKRUT
SHIVAJI PARK, DADAR

UPCOMING PROJECTS

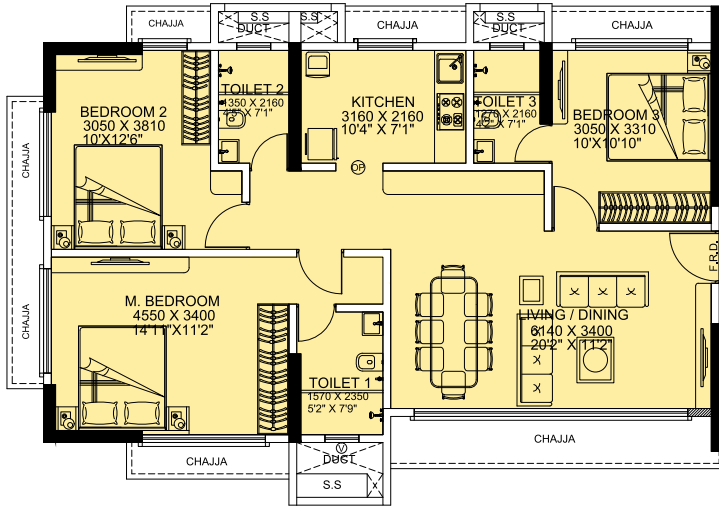
TECHNO SOLITAIRE
KINGS CIRCLE

**CLUB EMERALD
SPORTS COMPLEX**
PHASE II - CHEMBUR

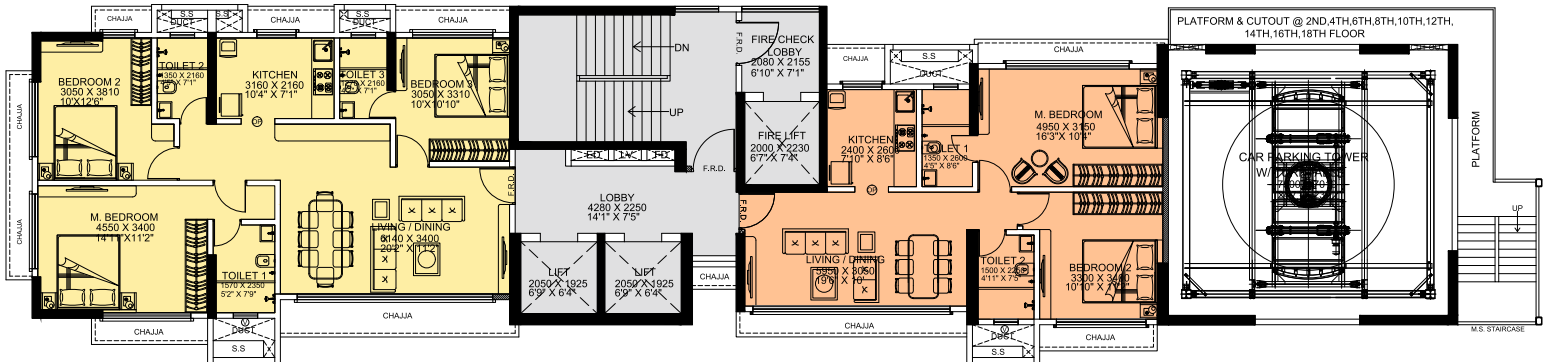
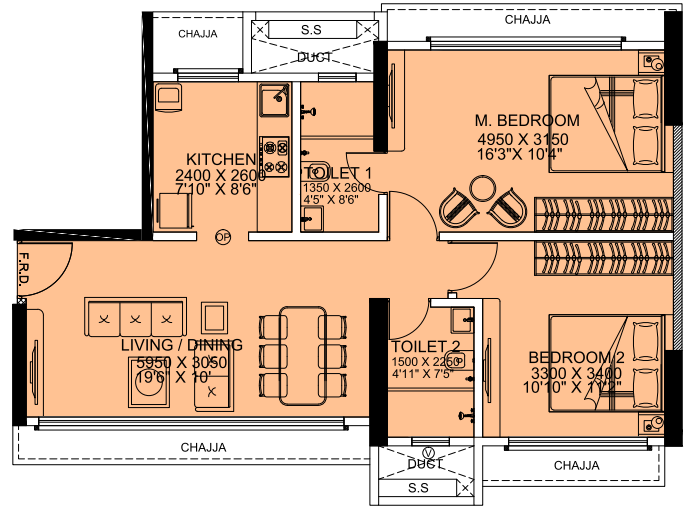


APARTMENT LAYOUT

3BHK



2BHK



TYPICAL FLOOR PLAN

3 BHK
RERA : 90.02 SQ.M/ 969 SQ.FT

3 BHK	
LIVING/DINING	20'2" X 11'2"
M. BEDROOM	14'11" X 11'2"
BEDROOM 02	10' X 12'6"
BEDROOM 03	10' X 10'10"
TOILET 01	5'2" X 7'9"
TOILET 02	4'5" X 7'1"
TOILET 03	4'2" X 7'1"
KITCHEN	10'4" X 7'1"

2 BHK
RERA : 63.51 SQ.M/ 684 SQ.FT

2 BHK	
LIVING/DINING	19'6" X 10'
M. BEDROOM	16'3" X 10'4"
BEDROOM 02	10'10" X 11'2"
TOILET 01	4'5" X 8'6"
TOILET 02	4'11" X 7'5"
KITCHEN	7'10" X 8'6"



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DISCLAIMER

The furniture, equipment, fixtures, fittings, etc... shown in the attached pictures / 3D images/photos, etc. are for representational purposes only and the same do not form part of the standard amenities provided by the Developer along with the Flat / premises.

AMENITIES AND FEATURES

DOOR

QUALITY FLUSH DOORS WITH
VENEER/LAMINATE FINISH.
ROBUST DOOR FRAMES WITH ARCHITRAVE.
FRP DOORS IN ALL BATHROOMS.
FIRE RETARDANT SAFETY DOOR AT
MAIN ENTRANCE.

DOOR FITTINGS

ELEGANT FITTINGS WITH S.S. FINISH.
SAFETY LOCK.
INSIDE TOWER BOLT.
DOOR STOPPER.
QUALITY HINGES.

WINDOWS

PU WINDOWS OF **FENESTA** BRAND.
ONE MOSQUITO NET PANEL ON
EACH WINDOW.
FIXED + SLIDING COMBINATION FOR
OPTIMUM VIEW & VENTILATION.

FLOORING WALL TILES & DADO

FULL BODY GLAZED VITRIFIED TILES OF
REPUTED BRAND.
WOODEN FINISH VITRIFIED TILES IN MASTER BEDROOM.
ANTI-SKID VITRIFIED TILES IN BATHROOM.
CONTEMPORARY DESIGNED FULL HEIGHT
WALL TILES IN BATHROOM.

KITCHEN

GRANITE PLATFORM.
STAINLESS STEEL SINK WITH DRAINBOARD.
C. P. FITTINGS OF REPUTED BRAND.
CONTEMPORARY DESIGNED FULL HEIGHT
VITRIFIED WALL TILES.

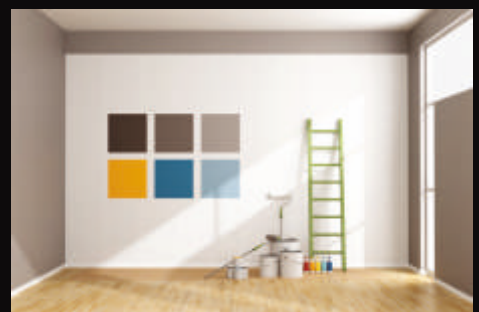
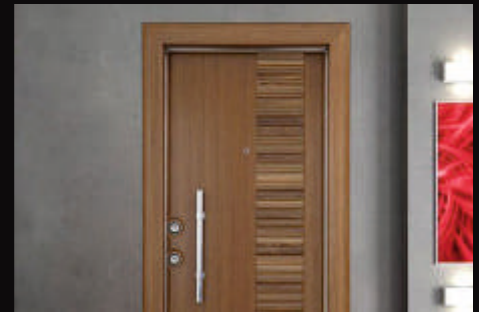
BRANDED SANITARY WARE & GEYSER

ELECTRICAL FITTINGS

BRANDED MODULAR SWITCHES.
CONCEALED COPPER WIRING OF REPUTED BRAND.
PROVISION OF MCB & ELCB OF REPUTED BRAND.
AC POINT IN LIVING ROOM AND BEDROOM.
INTERCOM IN LIVING ROOM.
PRE WIRED INTERNET CONNECTIVITY IN
LIVING ROOM.

WALL FINISH & PAINT

ALL WALLS WILL BE GYPSUM FINISHED FROM INSIDE.
INTERNAL WALLS WILL BE PAINTED WITH SATIN FINISH.
EXTERNAL WALLS SHALL BE FINISHED WITH
TEXTURE PAINT.



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LOCATION MAP



STAR ATTRACTION



**CLUB@
EMERALD**
"Where Dreams Come Alive"
Premier Leisure Club
CLUB EMERALD SPORTS COMPLEX

- **MEMBERSHIP**
- **SPORTS**
- **BANQUETS**
- **WELLNESS**
- **ROOMS**



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RERA Registration Number : P51900027143

SITE ADDRESS : C.T.S. No. 551- 63, Tulasi, Next To Bhaktasangam Temple, Purushottam Kheraj Marg, St. Pius Colony, Near St. Mary's School, Mulund (West), Mumbai 400080.

OFFICE ADDRESS : Techno Realtors Pvt. Ltd. Techno Group, Manu Mansion, 16, SBS Marg, Fort, Mumbai 400 001.
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