



ESPERANZA<sup>TM</sup>

## ESPERANZA

IS A PLACE WHERE  
HOPE RESIDES & DREAMS BLOSSOM.

THE TRANQUILITY THAT IT  
EMBODIES MAKES IT A HEAVEN.

A HEAVEN THAT HAS ALL THE  
OPULENCE & ABUNDANCE

OF COMFORT & LUXURY  
THAT ONE DREAMS OF.

RESIDE IN THE HEAVEN

OF HOPE & FEEL THE

ETERNAL BLISS.



## ← MAKERS OF THE HEAVEN



Tejukaya Group of Companies is known for imbuing trust, uncompromising quality, and a desire to create the very best in each of their projects. Our latest development ESPERANZA is no different and thus it has been crafted with passion to provide rare and exquisite residences.

Established in the late 1880's, Tejukaya Group of Companies was founded by Late Rao Saheb Shri Teju Kaya. The sole purpose of forming this Company was to serve the motherland through various developments.

The Company was registered in 1888 and post that it has successfully completed various well-known infrastructure projects in India during the colonial era.

During the pre-independence period the demand for rental premises/apartments grew 10 folds. This is when the Tejukaya Group of Companies started building and maintaining rented properties in Bombay.

In the 1980's there was a surge in the demand for residential apartments and commercial spaces. Since then Tejukaya Group of Companies have executed numerous residential and commercial projects.

Tejukaya Group of Companies has been constructing landmarks for over 125 years with an excellent track record and constantly exceeding the expectation of our customers, associates and vendors. The Company has a unique distinction of honoring all commitments and delivering projects well on time.

The Company is now headed by the 4th Generation of Tejukaya's, all of them have rich experience in the real estate industry.

## ← OUR LANDMARKS

- Bombay's 1st underground sewage line
- Land filling and building the retaining wall on the coast line right from Radio Club to Sewree and the steps leading to Gateway of India and Marine Drive (Queen's Necklace)
- Byculla S. Bridge, Currey Road Bridge, Lokmanya Tilak Bridge, Elphinstone (Karol Bridge), Reay Road Bridge and many other rail over bridges in Bombay and all over India
- Raising the Tansa Dam (Thane)
- Arthur Road Jail and Kasturba Hospital
- Eros Theatre of Bombay and Plaza Theatre in Delhi
- Katni to Vasana Railway line
- Military Barracks across the country, the entire cantonment area of Devlali, Dehu Road, Ahmedabad, Marwa, Worli, Khadki, etc.
- The Kusum Vilas Palace of Chhota Udaipur

Old Custom House - Princess Dock, Mumbai



Mumbai Port Trust - Warehouse



Tata's House - Woodhouse Road, Mumbai



Chhota Udaipur Palace, Gujarat



Science College, Nagpur



Pumping Station, Worli



Devlali Station, Nashik





← MAKING A HEAVEN, YOU CALL IT HOME

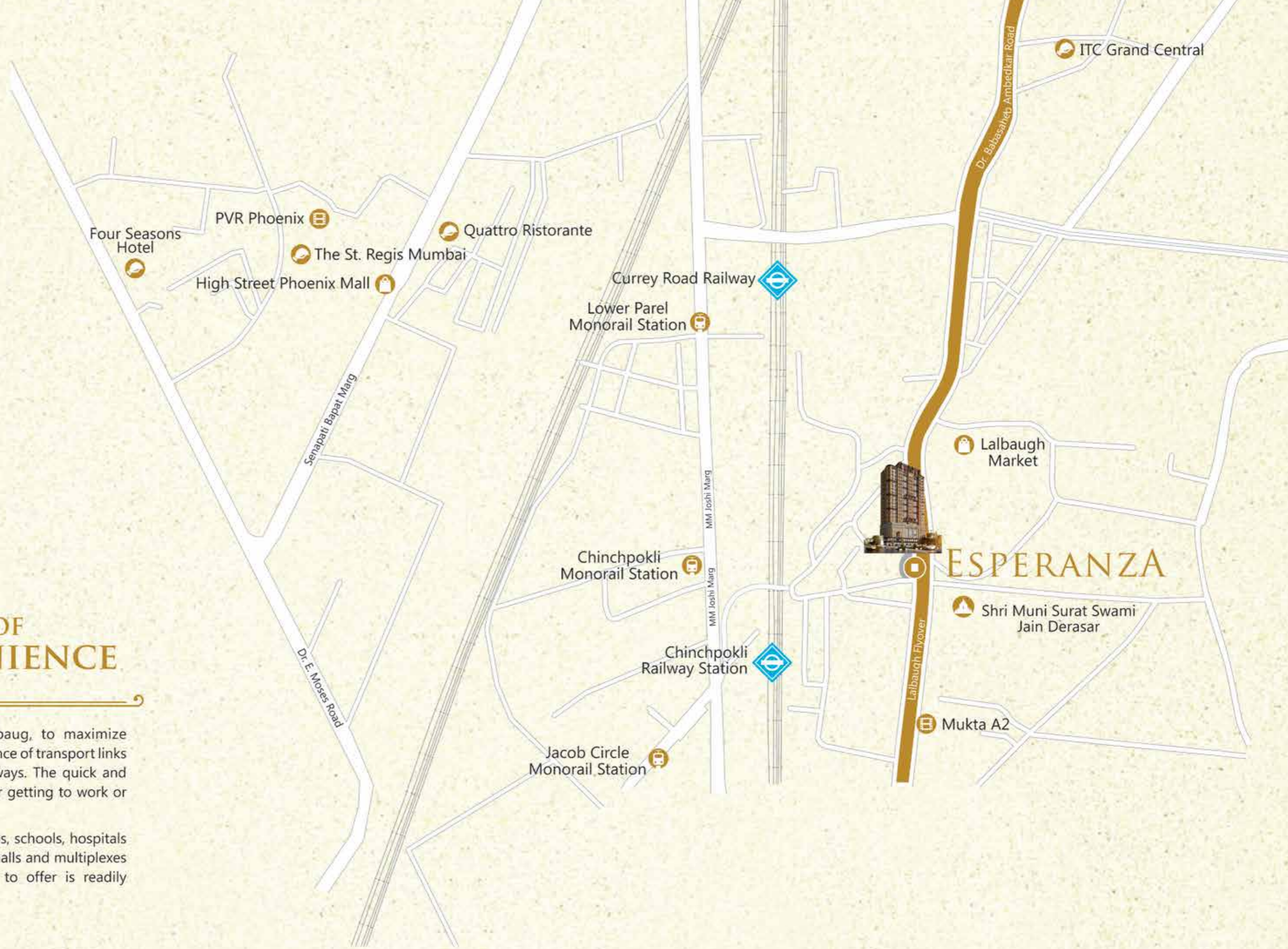


# ESPERANZA™

The rich and elegant structure is designed to create an openness which would make it feel inviting and in touch with serenity to the people who live at 'Esperanza'. A 20-storey masterpiece at Lalbaug, Mumbai is complemented with finest features and latest technology. The One and Two Bedroom Apartments spell modernity and class offering all the conveniences that make living truly effortless.

A newest landmark by Tejukaya Group of Companies in the historic place of religions and rituals is all set to grace the grandeur of a heavenly lifestyle.

Thoughtful Design ♦ Finest Finishes ♦ Coveted Location



## MAKING A HEAVEN OF BLISSFUL CONVENIENCE

ESPERANZA is ideally located at Lalbaug, to maximize the contemporary city living with abundance of transport links including Mono Rail, Highway and Railways. The quick and easy routes make them great options for getting to work or just exploring the city.

It offers places of conveniences like shops, schools, hospitals and places of interests like restaurants, malls and multiplexes ensuring that everything the city has to offer is readily available.

### HIGHWAY



Eastern Express Highway  
Eastern Freeway

### RAILWAY



CENTRAL  
Currey Road  
Chinchpokli

### MONORAIL



Lower Parel  
Chinchpokli  
Jacob Circle

### HOSPITAL



Global  
KEM  
Wadia

### SCHOOL



JBCN International  
Christ Church

### CINEMA & PERFORMING ARTS



PVR (Phoenix)  
Mukta Cinema  
Ravindra Natya Mandir

### HOTEL



ITC Grand Central  
The St. Regis  
Four Seasons

### RESTAURANT



SpiceKlub  
The Rolling Pin  
Quattro Ristorante

### SHOPPING



High Street Phoenix  
Lalbaugh Market

### TEMPLE



Shri Muni Surat Swami Jain Derasar



Drone image is taken from a height of 120 mts. approx.



ESPERANZA™  
EYE VIEW

## ✦ MAKING A HEAVEN OF HUES AND RADIANCE

Whether it is dusk or dawn, don't miss the glorious natural phenomena of sunrise and sunset. Be the seafarer of the unending skyline and bask in the beauty of sea view and creek view just from the comfort of your home.

- ✦ **RELISH CREEK VIEW**  
Enjoy the beauty of creek view
- ✦ **SAVOUR SEA VIEW**  
Revel in the serenity of sea view
- ✦ **SEED SKYLINE**  
Spend some time in the lap of skies
- ✦ **REMINISCE HOPE**  
Live a life in the heaven of hope



## ✦ MAKING A HEAVEN OF SPIRITUAL ENCHANTMENTS

The Indian tradition teaches us to always feel thankful for the Lord's mercy that showers our life every moment. It is His mercy that makes us able to achieve the unthinkable.

ESPERANZA'S extreme proximity to Jain Muni Surat Temple gives you the privilege to pay a visit to Lord's abode and feel blessed and secured and experience the spiritual protection.

- ✦ **RIGHT FAITH - (SAMYAK-DARSHAN)**  
Faith in God transcends all barriers
- ✦ **RIGHT KNOWLEDGE - (SAMYAK-JNĀN)**  
Knowledge of the ultimate keeps us grounded
- ✦ **RIGHT CONDUCT - (SAMYAK-CHARITRA)**  
Scripturally prescribed activities brings us closer to lord
- ✦ **RIGHT VOWS - (FIVE VOWS)**  
Vows that bring our conduct in accordance with our faith



## ← MAKING A HEAVEN OF AN ENVIABLE LIFESTYLE

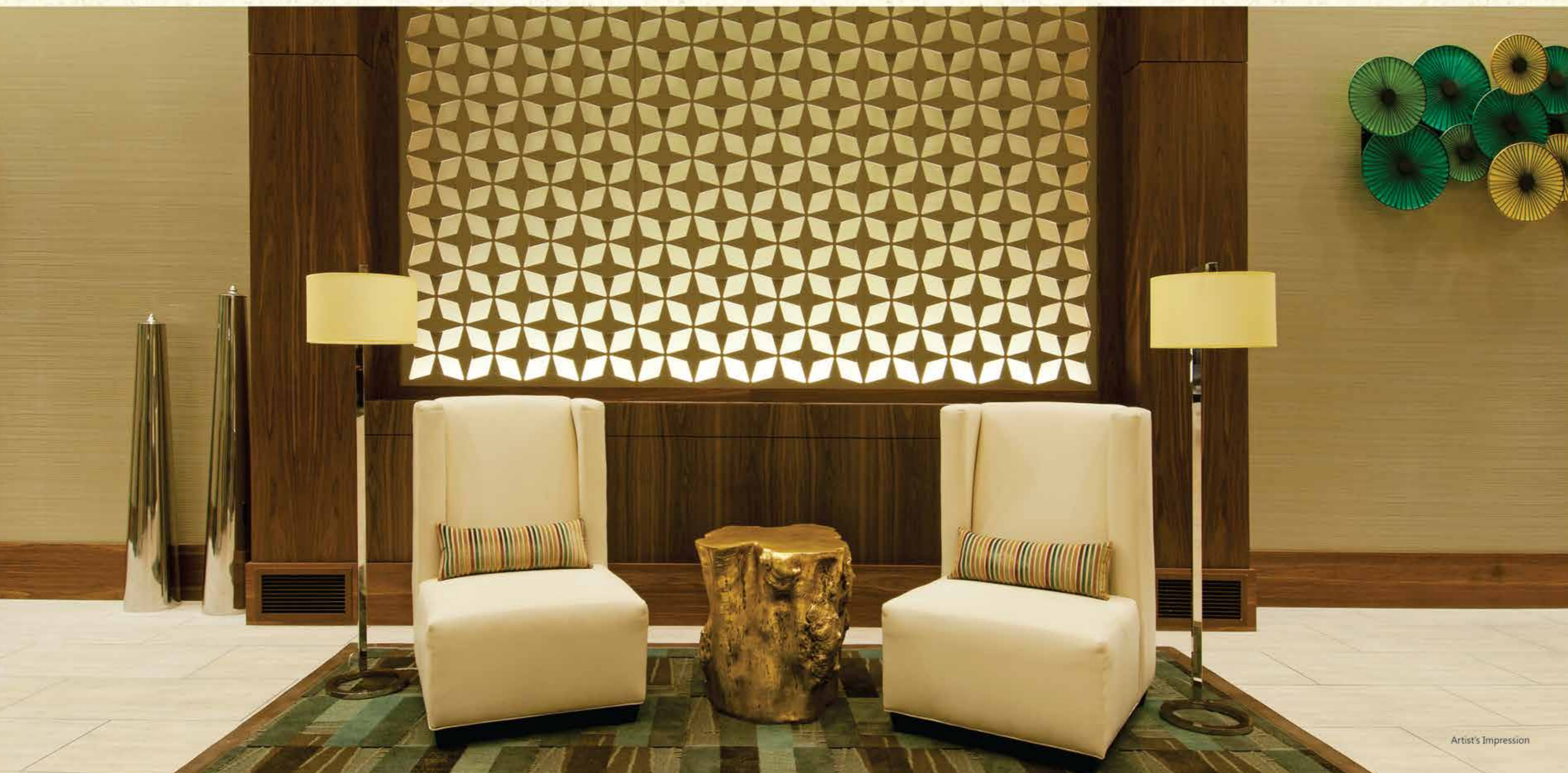
At ESPERANZA, every convenience is considered to ensure a safe environment for you and your family.

A beautifully furnished, well-designed, stylishly lit lobby captivates your imagination. The tiled walls and reflecting floors create an instant feeling of calm elegance. The stunning entrance gives you the feeling of arriving somewhere special.

A host of other privileges include 3 level car park, high-tech lift and spacious stretcher lift, separate entry and exit, servant toilets on every mid-landing and much more.

Fire fighting systems, 24x7 security service, including CCTV monitoring, provides constant peace of mind.

- ← ENCHANTING PATIO  
An area that speaks about its royalty from the porch itself
- ← ENCHANTING SECURITY FEATURES  
An area which keeps your life safe
- ← ENCHANTING FACADE  
An area that introduces itself with grandeur
- ← ENCHANTING PARKING  
An area where your cars rest





Confederation of Indian Industry



Indian Green Building Council

## Indian Green Building Council (IGBC)

certifies that

# Esperanza

Parel, Mumbai

*has achieved precertification under the IGBC Green Homes Rating. Documentation has been submitted for this project, which demonstrates an intent to design and build a high performance residential building in accordance with IGBC Green Homes criteria*

**Pre-certified Gold**

December 2015

**Sharukh Mistry**  
Chairman, IGBC Green Homes Rating

**Dr Prem C Jain**  
Chairman, IGBC

**S Raghupathy**  
Executive Director, CII-Godrej GBC



## ✦ MAKING A HEAVEN BY GOING GREEN

The growing need of environment friendly homes have been taken care by developing designs that have natural ventilation which helps in improving the indoor environment quality. The use of eco-friendly lights and paints helps a great deal in maintaining the temperature.

ESPERANZA is entirely built in accordance with the environment and helps you to remain fit and healthy.

✦ **ECO-FRIENDLY PAINTS**  
Paints that don't pollute the air

✦ **NATURAL VENTILATION**  
Natural ventilation that improves indoor environment

✦ **HI-TECH FIXTURES**  
Latest water and flushing fixtures reduce water demand

✦ **ECO-FRIENDLY PHOSPHORESCENCE**  
Lights that don't raise the temperature

## ← MAKING A HEAVEN OF RENEWING HEALTH

Whether you're in a serious training session or enjoying a leisurely stretch, we offer gym equipments and facilities that are suited for all fitness levels.

De-stress and stimulate your mind, body and spirit. If you can get here, we'll help you get fit!

← **STAY FIT**  
Remain strong by coming here

← **STAY ENERGETIC**  
Remain muscular by getting here

← **STAY HEALTHY**  
Remain beautiful by arriving here

← **STAY FINE**  
Remain hale and hearty by making it here





ACTUAL 3D RENDERING

## ↔ MAKING A HEAVEN THAT CELEBRATES YOUR STATURE

Each apartment has been carefully designed to provide a contemporary heaven. Every detail has been considered and designed to create a comfortable blend of cultural richness and an oasis of elite comfort.

The walls and floors emphasize the ambiance that fills open-plan areas. The living spaces flow seamlessly into each other creating a flexible space that you can make your own.

High-end  
Vitrified Tiles



Premium Branded  
Sanitary  
Fittings & Fixtures



Micro Coated French  
Aluminum Windows

### ↔ LIVE LAVISHLY

An edifice where all your life unfolds

### ↔ LIVE COMFORTABLY

An enclosure that embeds your life with openness

### ↔ LIVE CHARISMATICALLY

An ambiance blessed with the best colors of life

### ↔ LIVE LARGELY

An aura which shines with your life

## ← MAKING A HEAVEN OF UNSURPASSED EXPERIENCE

It's not always easy to find a private area but the bedrooms have been designed to create the perfect private spaces in which you can rejuvenate, refresh and enjoy the panoramas of the city.

Featuring premium finishes onto the bedrooms transpire rest and relaxation.

Each apartment allows ample of natural light to flow in and creates a tranquil place to enjoy your morning coffee or get some work done.

Flooring



Modular  
Switches & Plates



Antiskid Flooring  
in Bathroom

### ← EXPERIENCE COZINESS

A space where you understand new relation

### ← EXPERIENCE RELAXATION

A space where you de-stress your mind and body

### ← EXPERIENCE REFRESHMENT

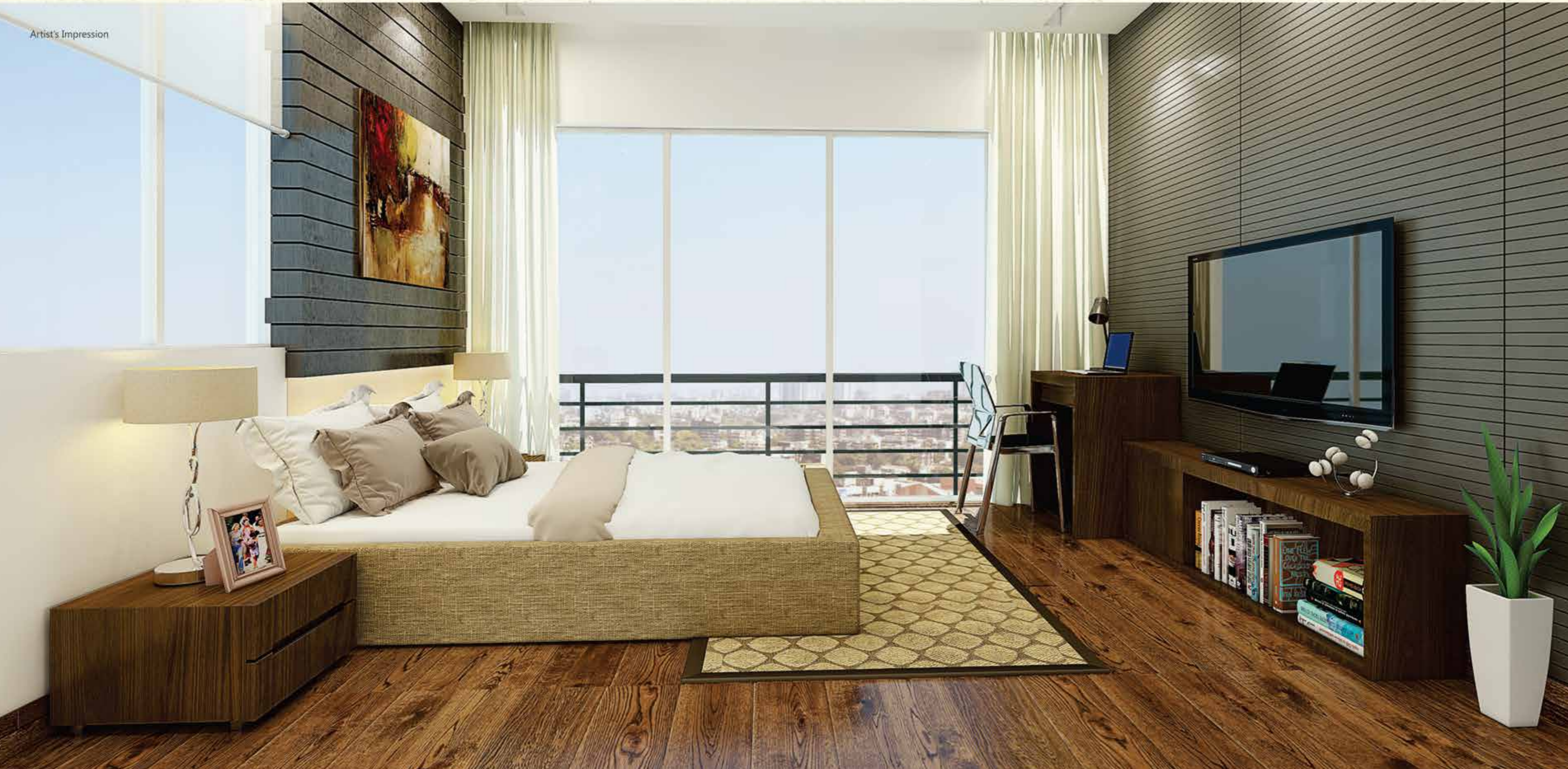
A space where you renew yourself

### ← EXPERIENCE CUDDLING

A space where you embrace the newness of life

ACTUAL 3D RENDERING

Artist's Impression





Artist's Impression

ACTUAL 3D RENDERING

## ➤ MAKING A HEAVEN OF LAUGHTER AND LULLABY'S

A room where most of your fondest memories are made have been designed in a way where you can decorate all your souvenirs. The theme of brightness has been further supported by maximizing space.

The ambience of modernity has been merged with the essence of beauty that emits endless charm which gleams and glitters on your life.

Wooden Door  
& Frames



Finished Walls  
with Paint

- **RELIVE CLOSENESS**  
See your happiness unfolding
- **RELIVE COMITY**  
See the ease of civility and respect
- **RELIVE COMFY**  
See the joviality and merriment at its best
- **RELIVE COHERENCE**  
See the utter completeness of vivacity

## ← MAKING A HEAVEN OF ABSOLUTE PERFECTION

Admired by many but a privilege for few, deliciously looking modular kitchens with all the comforts you have ever imagined. The kitchens are designed in a way that it exemplifies the smart utilization of space.

It offers style and convenience, thus making your cooking experience hassle-free and fun. Get ready to toss your delicacies and serve the guests with galore.

Exotic-Stone Platform



Concealed Plumbing Fittings

- ← **REINVIGORATE YOUR TASTE BUDS**  
A place that makes you cringe for delicious food
- ← **DEVOUR ON GREAT FOOD**  
A place where the best taste tingles your belly
- ← **DELINEATE YOUR HEALTH**  
A place that outlines your overall fitness
- ← **REPLENISH YOUR LIFE**  
A place that replenishes you and your family

ACTUAL 3D RENDERING



Artist's Imagination



← MAKING A HEAVEN OF  
AN UNMATCHED GRACE

PROJECT  
ESPERANZA

DEVELOPED BY  
Tejukaya Realty

LOCATION  
Lalbaug, Mumbai

STOREY  
3 Level Car Park + 16 Storey Residential

CONFIGURATION  
1 & 2 BHK

AMENITIES  
Gym, Grand Entrance Lobby,  
Multi-level Car Park

FACILITIES  
High speed designer 1 Stretcher Lift and 1 Passenger Lift,  
CCTV coverage for Lobby Area,  
Fire Fighting System, Servant Toilet on every mid-landing,  
Furnished Apartment (except movable furniture)

ADVANTAGES  
Certified by Indian Green Building Council,  
Surroundings have Jain Derasars like Muni Surat Swami Derasar  
Proximity to Lalbaug market and other areas of convenience





←→ MAKING A HEAVEN OF  
EXCLUSIVE LUXURIES

## THE TEAM

**DESIGNING ARCHITECT**  
M/s. Skyline Architects

**CONSULTING ARCHITECT**  
M/s. 1 Architectural Consultants

**STRUCTURAL CONSULTANT**  
M/s. Struct Bombay Consultants

**PROJECT MANAGEMENT CONSULTANT**  
M/s. Epsilon Project Management Consultants

**MEP CONSULTANT**  
M/s. Sustainable MEP

**GREEN BUILDING CONSULTANT**  
M/s. Kaizen Design Solution

**GEOLOGICAL CONSULTANT**  
M/s. Paresh Constructions & Foundations Pvt. Ltd.

**CHARTERED ACCOUNTANT**  
M/s. H & J Associates

**LEGAL CONSULTANT**  
M/s. Kanga & Co. Advocates & Solicitors

**CREATIVE CONSULTANT**  
kreaté&young





TM

Site Address:

**ESPERANZA**

14, Opp. Sardar Hotel, Dr. Babasaheb Ambedkar Road,  
Lalbaug, Mumbai – 400 012. INDIA.

Corporate Address:

**TEJUKAYA GROUP OF COMPANIES**

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Matunga, Mumbai – 400 019. INDIA.

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