

Agra is ready  
to hail another  
great landmark

**TEGSON**  
SHEELA  
MALL & CINEPLEX  
AGRA

**TEGSON**

✳ Residential ✳ Commercial ✳ Integrated Township ✳ Shopping Mall & Multiplexes  
✳ Hotels & Resorts ✳ I.T. Parks ✳ Entertainment

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## Vision of an Enterprise

Tegson is a trusted name in development of real estate. The promoters have a corporate mission, ingenuity and enthusiasm to enrich people's life. This philosophy is driven by management principles that aspire for surpassing customer expectations, establishing a social environment that fosters self esteem and fulfilment of responsibilities. The group derives core competency from the sound financial position, technological superiority and resource base to undertake infrastructure development projects in a multi-location environment. The bouquet of projects undertaken by the Group are rare reflections of high quality delivered well ahead of time. Tegson is the company with a guiding philosophy that acts from the customer's perspective and looks forward to further expanding its wings with number of prestigious residential, commercial and recreational projects.

- + Residential + Commercial
- + Integrated Townships
- + Shopping Malls & Multiplexes
- + Hotels & Resorts
- + I. T. Parks + Entertainment

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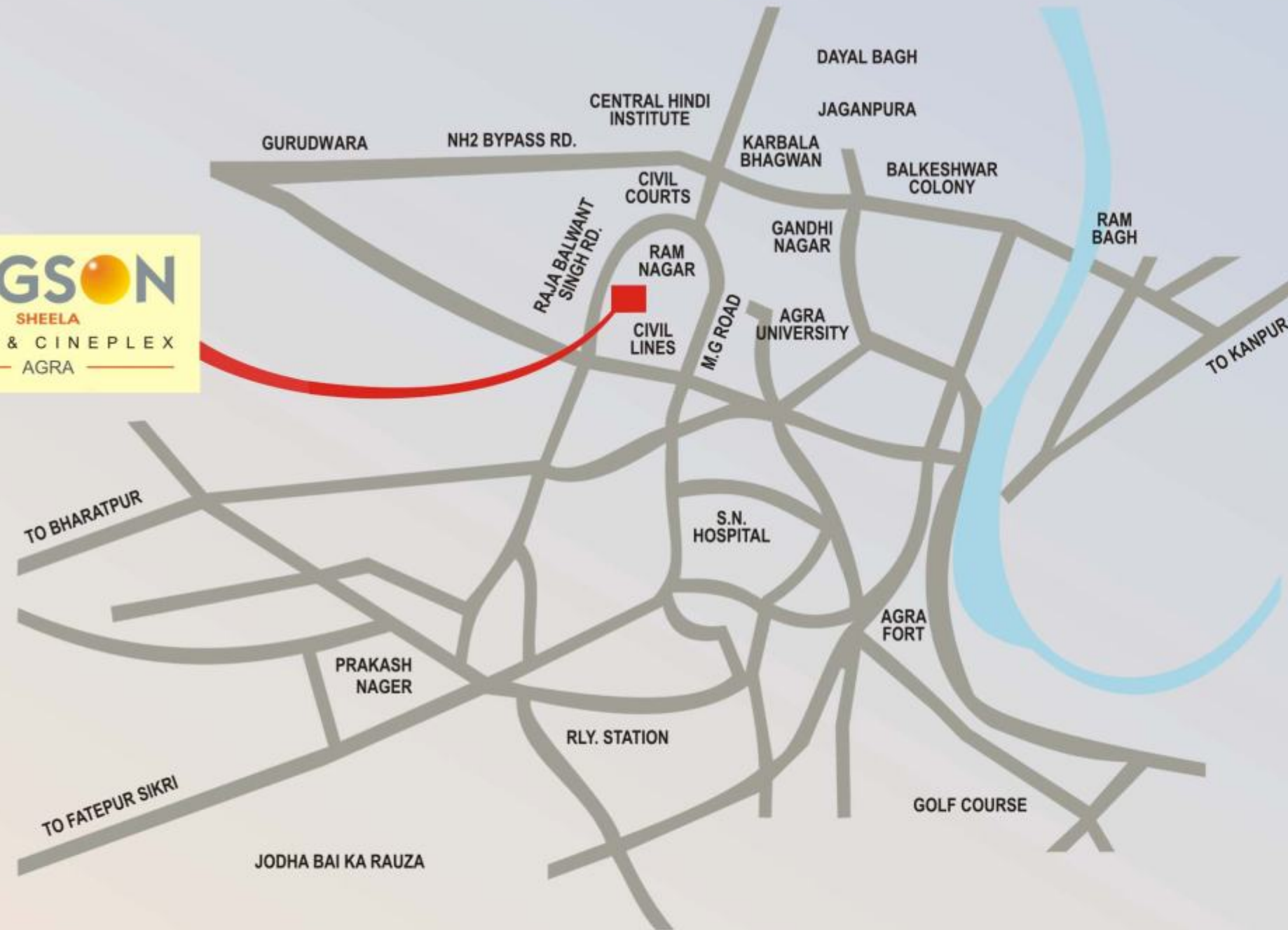




# Location Map

Agra City

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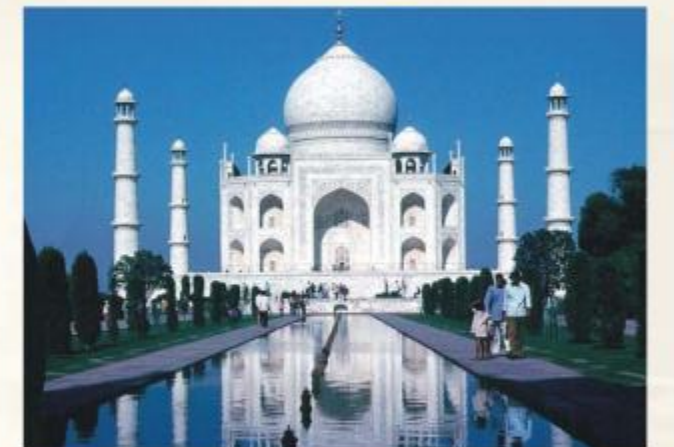
Not to scale

## A location throbbing with promise

The Tegson Sheela Mall & Cineplex is coming up right in the heart of Agra. Located near MG Road, the commercial and business epicenter of the city, it scores immediately on every parameter. A captive clientele, commuting advantages, proximity to the most buzzing areas of the city-are just some of them. In fact, there's no better place for the lifestyle brands to be in the city.

- ✦ Located at Surya Nagar
- ✦ Right next to M G Road
- ✦ Proximity to the best business and residential centers including Civil Lines, Nehru Nagar, Dayal Bagh and Gandhi Nagar
- ✦ Excellent commuting facilities

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## Grand architecture meets 21st century functionality

The Tegson Sheela Mall & Cineplex will be a unique fusion of splendour and day to day functionality. Ample care has been taken to provide all the shop fronts maximum visibility from all possible directions. The interiors have optimum space to help business carve out widest shelf space to display or arrange their products and services. A grand lobby ensures that all the establishments are near the main walkway of the mall which in turn assures footfalls. A lavish open area adds to the ambience of the mall and also assure protection against anyone feeling cramped and suffocated. Ample parking space ensures shopping convenience.

- + Ground + 5 storeys
- + Ground atrium with multi-level visibility
- + Centrally air-conditioned
- + High speed glass elevators and escalators
  - + CCTV enabled 3 tier security
  - + Advanced fire safety systems
  - + 100% power back-up
- + Piped music and public address system
  - + Multi-level basement parking
  - + Wi-Fi enabled
  - + Night Club

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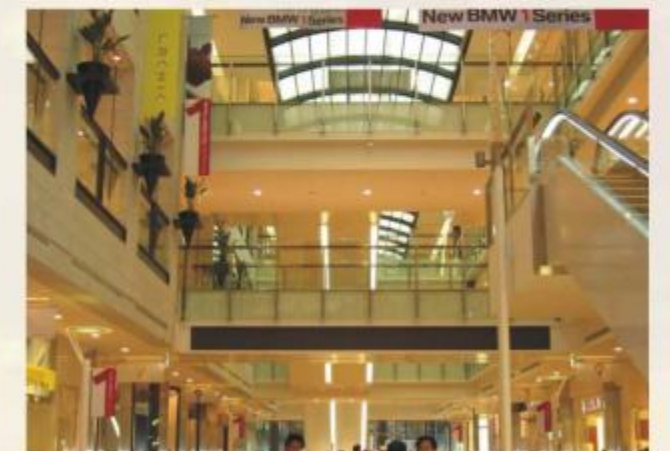


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◆ ◆ ◆ ◆ ◆  
The best that money can buy  
◆ ◆ ◆ ◆ ◆  
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The Tegson Sheela Mall & Cineplex will be the final destination for the discerning shopper of Agra. It will have the best brands in apparel, electronics, sports goods, jewellery, toys and gifts, hypermarkets and more. With some of the most affluent residential colonies of Agra nearby, it will ensure a steady flow of captive clientele for the retail biggies

- + Apparel & Fashion accessories
- + Sports goods toys & other gift items
  - + Jewellery
- + Convenience superstores
  - + Home furnishings
  - + Chemists
- + Electronic goods & more

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TEGSON

Sheela

DEVICOL'S



adidas

music

da vinci

lakme

HMT

raffle



DEVICOL'S

da vinci

cargo

reebok

sony

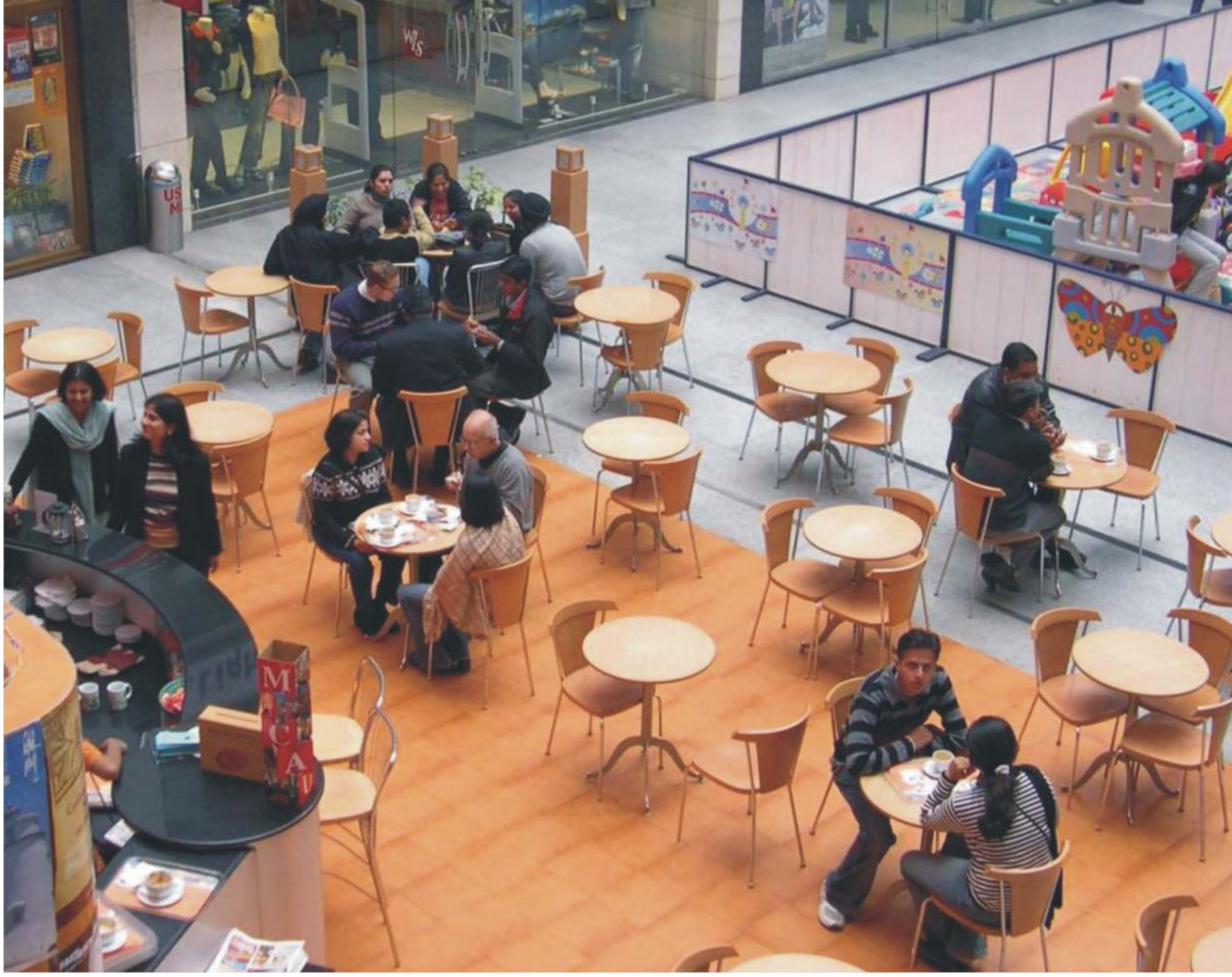
lorell

pizza hut

titan







## Perfect recipe for a day out

The Tegson Sheela Mall & Cineplex will be something more than a premium shopping destination of Agra. It will become the most-talked about leisure destination of the city. It will house Agra's first rooftop night club which will serve as the hottest hangout joint for the young. It will have a giant dance floor, strobelights, food & beverage counters and will give a beautiful view of the city. Close on its heels will be a grand 2 screen ultra-modern Cineplex, with sophisticated design inputs at par with the best in the world. A vast food court will offer the best cuisine options ranging from Indian, Mughlai, Chinese, Thai, Italian to name just a few. It will also boast of coffee, ice-cream, kulfi, pizza & parantha parlours to complete the spread.

- + Coffee shops & ice-cream parlours
- + Fast food counters
- + Speciality & multi-cuisine restaurants

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Every day is a new day here

The Tegson Sheela Mall & Cineplex will be a rocking avenue which will reverberate with thunderous acoustic waves and a spell binding cinematic reception. It will be a reincarnation of traditional cinema which has now turned into a near real life story. Supplementing the cinematic effects will be a number of food joints which will enhance the joy of watching your favorite blockbusters.

- + 2 Screen multiplex
- + Unlimited entertainment
- + Superior acoustics
- + Comfortable seating

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**Now Playing**



*Food in Film*

July 22 - August 22





## For the good times

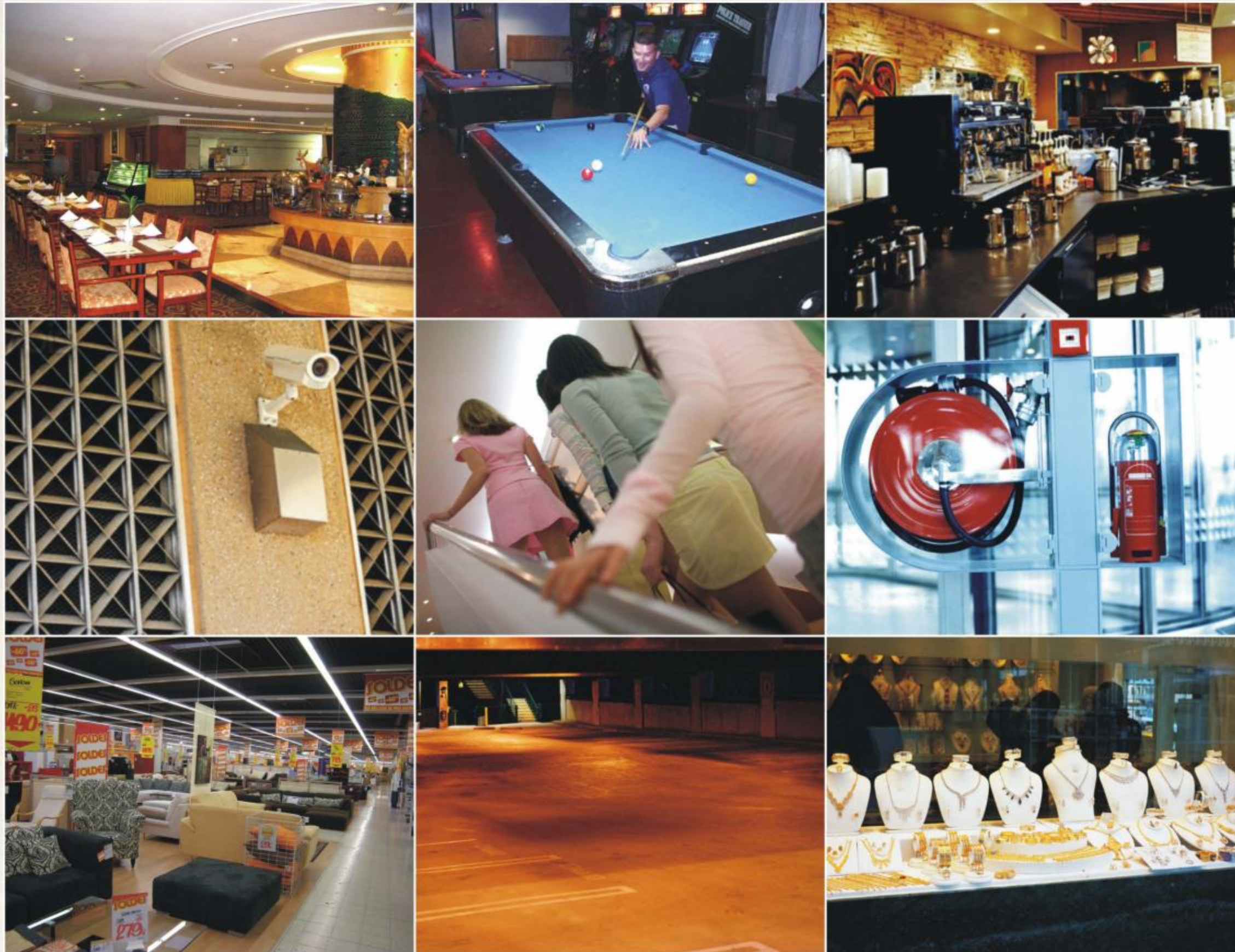
Tegson Sheela Mall & Cineplex will boast Agra's first exclusive night club with a spectacular bird's eye view of The Taj Mahal making it an ideal destination for Agra's elite and tourist alike. With an immaculate planning and right mix of indoor activities, the club will be serving to the needs of its members to their ultimate joy and pleasure. Beside a host of recreational facilities, the members and their guests will also enjoy a whole new world of sumptuous multi-cuisine delights. All these attractions are set in a highly premium class ambience and inspiring environment therefore making Tegson Sheela Mall & Cineplex a regular haunt for the upper crest, resulting a rewarding business proposition.

- ✦ Exclusive club ✦ Lounge & Bar
- ✦ Multi-cuisine dining experience
- ✦ Rich and premium ambience
- ✦ Recreational activities
- ✦ Excellent service to patrons

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