



# M-SOUL STRINGS

— By Malpani Group —

BANER-PASHAN LINK ROAD



Y O U R  
W O R L D  
W I T H I N

3 & 4 BHK RESIDENCES

# MASTERING THE SKYLINE



*With a six-decade legacy of making your location a prime living experience, the **Malpani Group** always aims for the sky and beyond. As one of the leading business cartels of the nation, we have painted the skyline with our works of art, showcasing precision and boldness in every stroke.*

*With a wide portfolio in Commercial and Residential, you might as well call us the masters of the art.*

## —OUR MILESTONES —

60+

YEARS OF  
LEGACY

3L+

SQUARE MTRS.  
DEVELOPED

1K+

RESIDENT  
FAMILIES

10+

COMMERCIAL & RESIDENTIAL  
COMPLETED PROJECTS



Artistic Impression

THE CHOICE OF THE RICH



*Every space has a life of its own, every sky has a light of its own, every celebration has a music of its own, and every moment has a spirit of its own. Soul Strings brings everything with a touch of perfection, to your own.*



**35+**  
*Modern Amenities*

**27**  
*Storeys Of Luxury*



**50%**  
*Open Space*

**5.2**  
*Acres Land Parcel*



Artistic Impression

L U X U R Y E N V I S I O N E D

W I T H P R E C I S I O N

#### STRUCTURES OF STRENGTH

*Crafting the extraordinary, where unparalleled experiences rise from uncompromising quality.*

#### A TIMELESS PRIMENESS

*An address chosen to preserve the timeless allure of a lifetime.*

#### AUTHENTICALLY YOURS

*With a foundation of genuine craftsmanship, we build the world uniquely yours.*

#### 360 DEGREE OF LIFE

*Every nook and cranny infused with lifestyle, transforming everyday living into a perpetual escape.*

3 & 4 BHK  
LUXURIOUS  
RESIDENCES



Image Use For Representation Purpose Only

*A marvel of modern living, a fusion of diverse cultures, a new paradise, where extraordinary living feels like home. It is your new reality with a little bit of our touch.*

*Curated By Us, Inspired By You*



Artistic Impression

# LOCATION MAP



## LOCATION HIGHLIGHTS

### HOSPITALS

- Medi Point Hospital, Aundh - 3.8 kms
- Jupiter Hospital, Aundh - 4.2 kms
- Chellaram Hospital, Bavdhan - 4.5 kms
- Manipal Hospital, Baner - 5.3 kms
- Surya Hospital, Wakad - 8.6 kms

### HOTELS

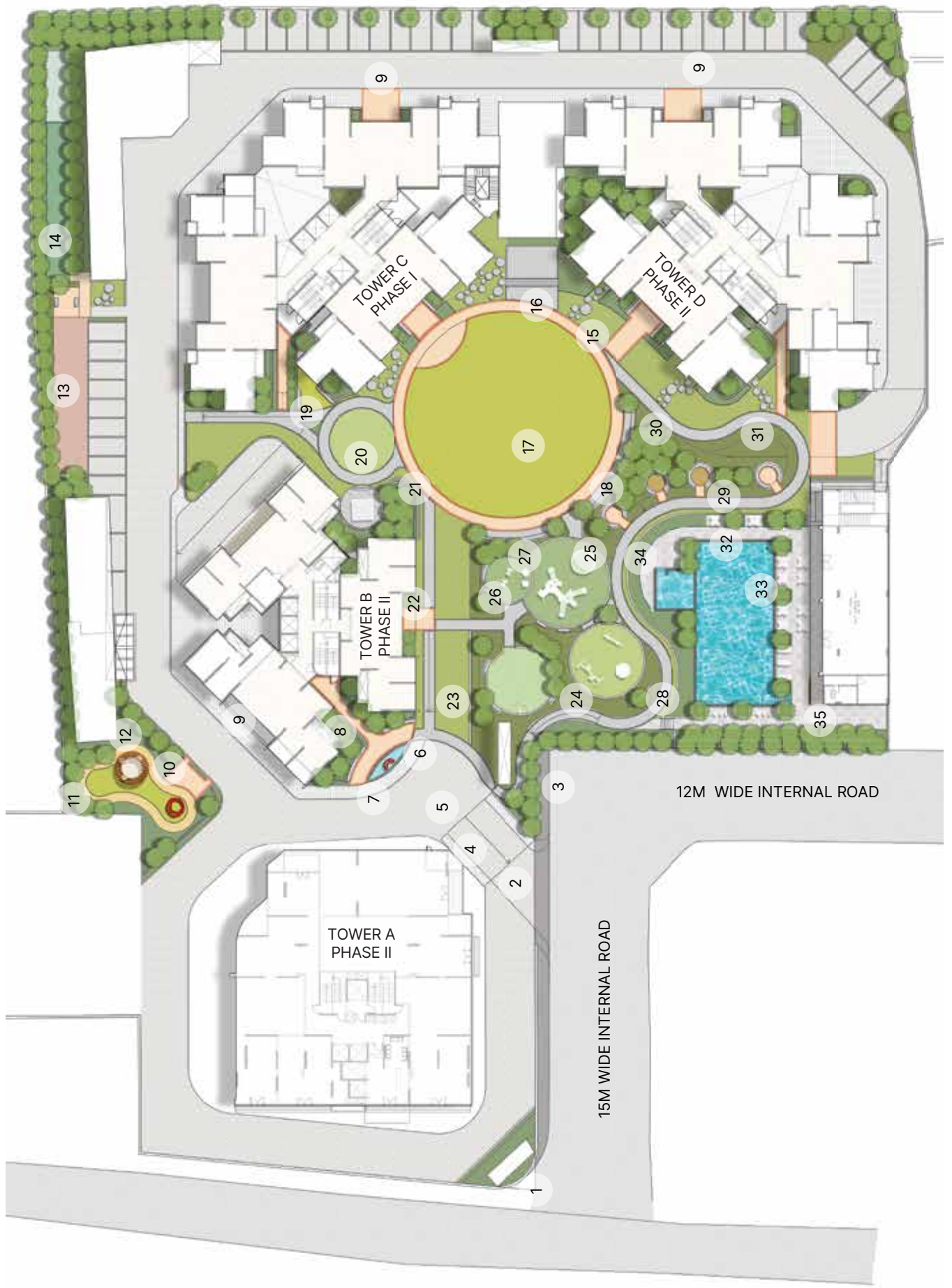
- Hotel Green Park, Baner - 3 kms
- The Orchid Hotel, Baner - 5.9 kms
- JW Marriott, SB Road - 7.4 kms
- Tip Top, Wakad - 8.8 kms
- Sayaji, Wakad - 9.4 kms

### SHOPPING & ENTERTAINMENT

- Deron Heights, Baner - 3.3 kms
- Westend Mall - 4 kms
- Balewadi High Street - 5.5 kms
- Pavillion Mall, SB Road - 7.6 kms
- Phoenix Mall Of The Millennium - 10 kms

### EDUCATION

- The Orchid School - 4 kms
- Vibgyor International School - 4.9 kms
- Rabindranath Tagore School - 5.9 kms
- Vidya Valley School - 6 kms
- Dhruv Global School - 6.8 kms



# MASTER LAYOUT



# MASTER LAYOUT

1. *Entry Branding*
2. *Entry/Exit*
3. *Bus Pick Up/Drop Off Point*
4. *Portal*
5. *Entry Court*
6. *Water Feature*
7. *Selfie Point*
8. *Chit-chat Corner*
9. *Drop Off*
10. *Reflexology Pathway*
11. *All Season Flower Garden*
12. *Swing Park*
13. *Pets Park*
14. *Net-cricket*
15. *Leisure Lawn*
16. *Flag Hoisting*
17. *Grand Multipurpose Lawn*
18. *Amphitheatre*
19. *Senior Citizen Corner*
20. *Social Island*
21. *Temple*
22. *Jogging Trail*
23. *Basketball Court*
24. *Play Park*
25. *Mound Room*
26. *Toddler Play Area*
27. *Sandpit*
28. *Forest Trail*
29. *Natures Corner*
30. *Orchard*
31. *Aromatic Garden*
32. *Pool Side Cabanas*
33. *Swimming Pool*
34. *Kids Pool*
35. *Outdoor Shower*
36. *Pickleball Court*





## AMENITIES

### STILT FLOOR

*Entrance Lobby*

*Chess Play*

*Carrom Play*

*Pool Table*

*Table Tennis*

*Dart Area*

*Arm-up Area*

*Multifitness Area*

### 16<sup>TH</sup> FLOOR

*Lounge Seating*

*Outdoor Lounge Seating*

*High Tea Counter*

*Coffee Lounge*

*Group Seating*

# AMENITIES

## STILT FLOOR

*Entrance Lobby*

*Basketball Putting Stand*

*Music Room*

*Dance Room*

*Kids Club*

*Coding Room*

*Art & Craft*

*Kids Play Area*

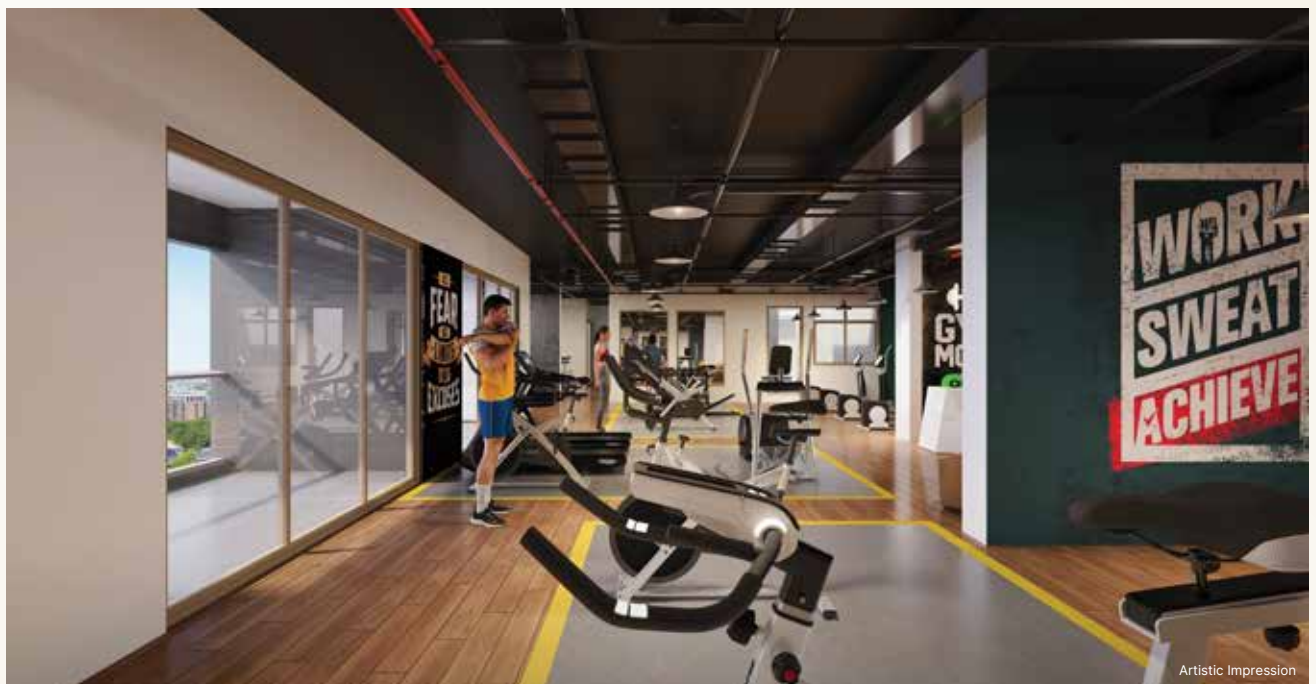
*Spa & Salon*

## 17<sup>TH</sup> FLOOR

*Gym*

*Cardio Training*

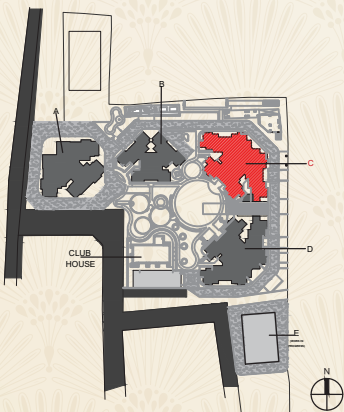
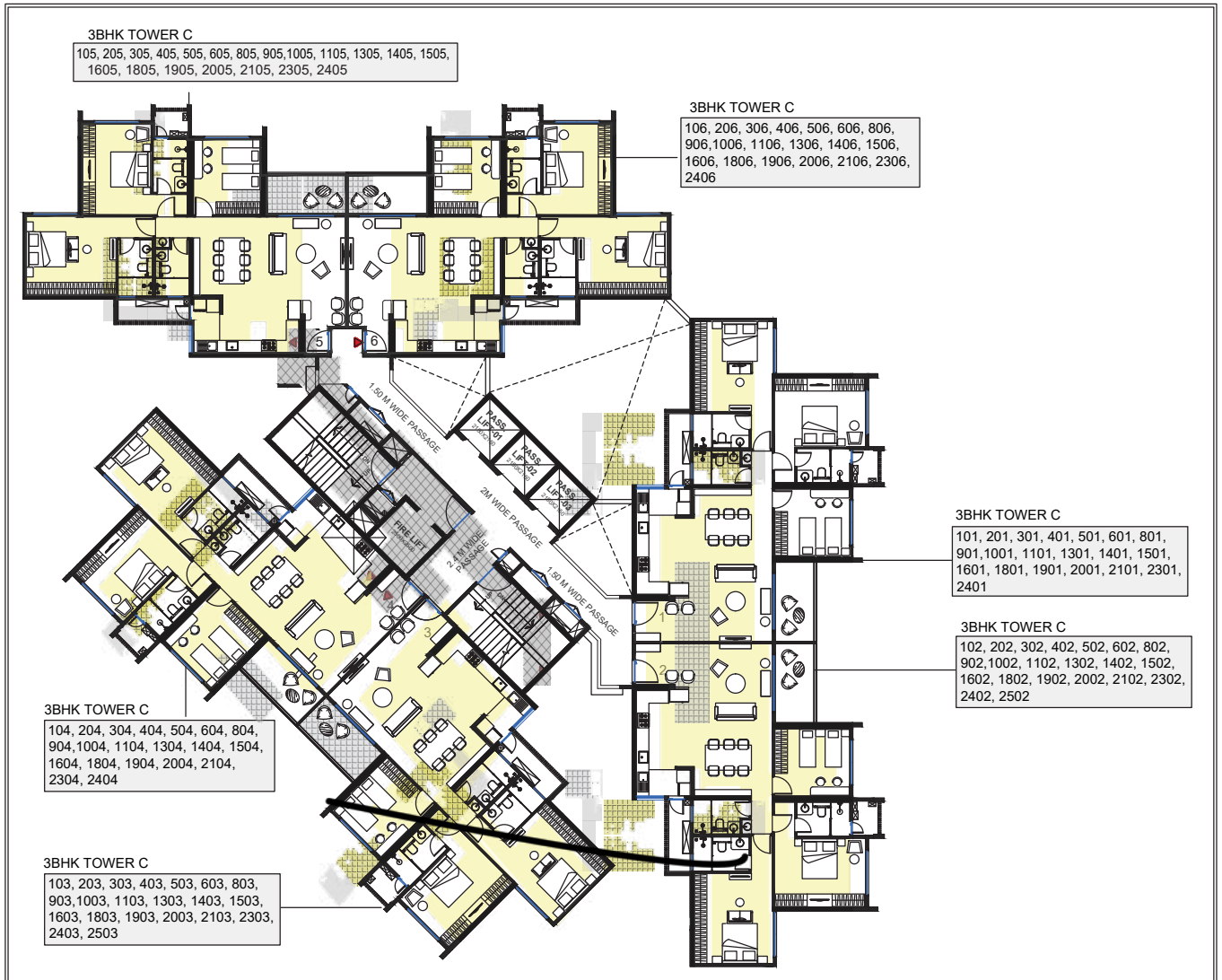
*Weight Training*





# TOWER - C

## TYPICAL FLOOR CLUSTER PLAN

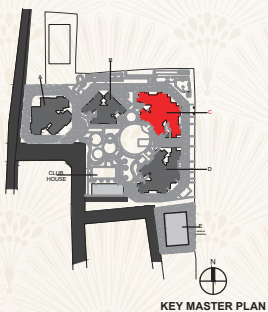
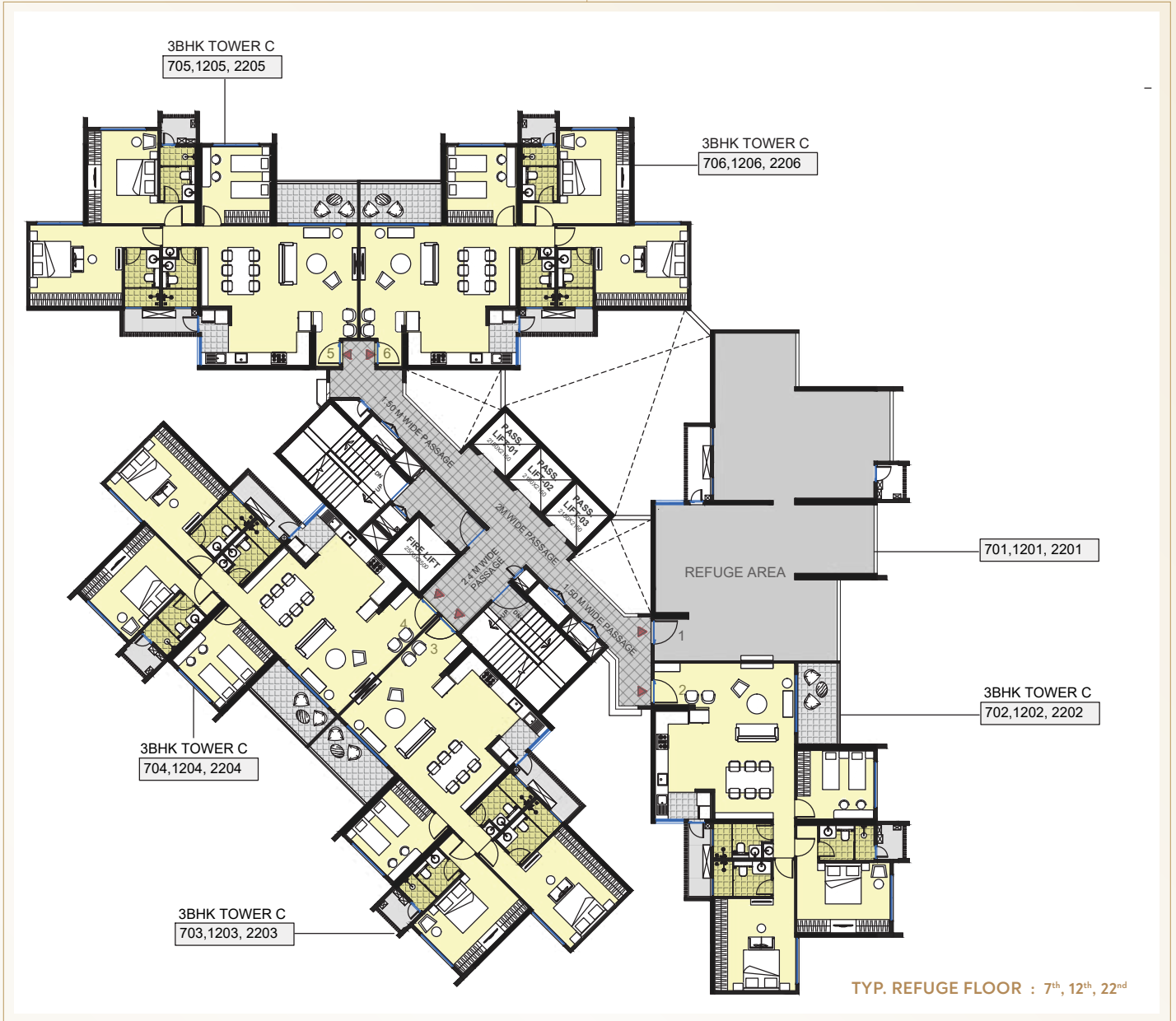


Unit Type	Carpet Area		Balcony Area		Total	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3BHK	114.07	1227.85	6.92	74.49	120.99	1302.34



# TOWER - C

## REFUGE FLOOR PLAN

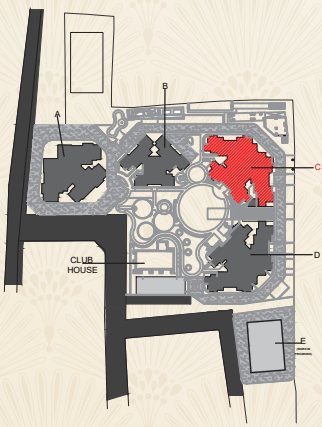
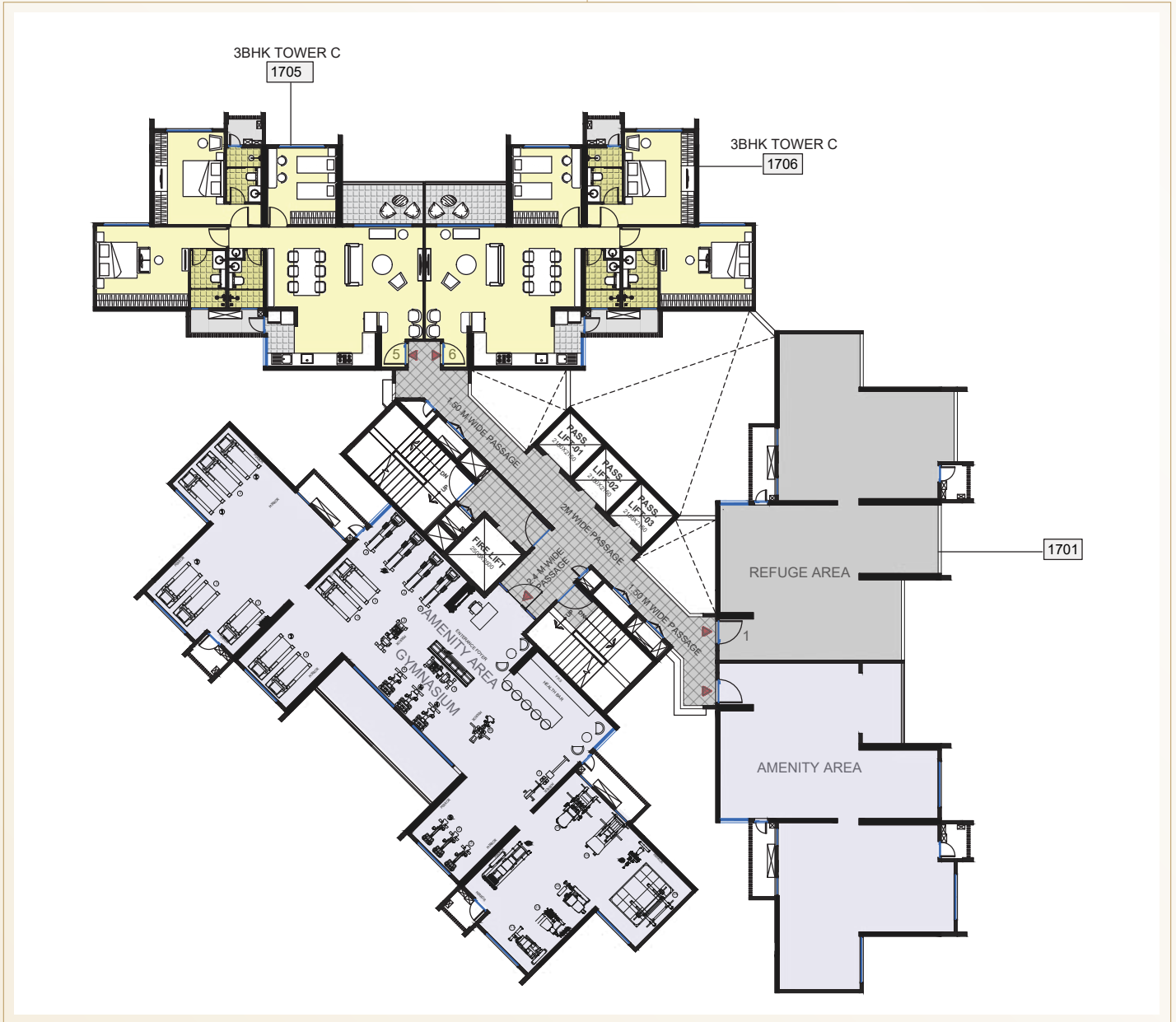


Unit Type	Carpet Area		Balcony Area		Total	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3BHK	114.07	1227.85	6.92	74.49	120.99	1302.34



# TOWER - C

## AMENITY FLOOR CLUSTER PLAN



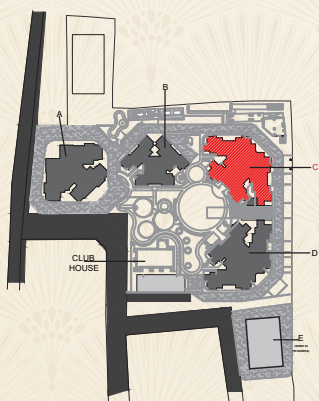
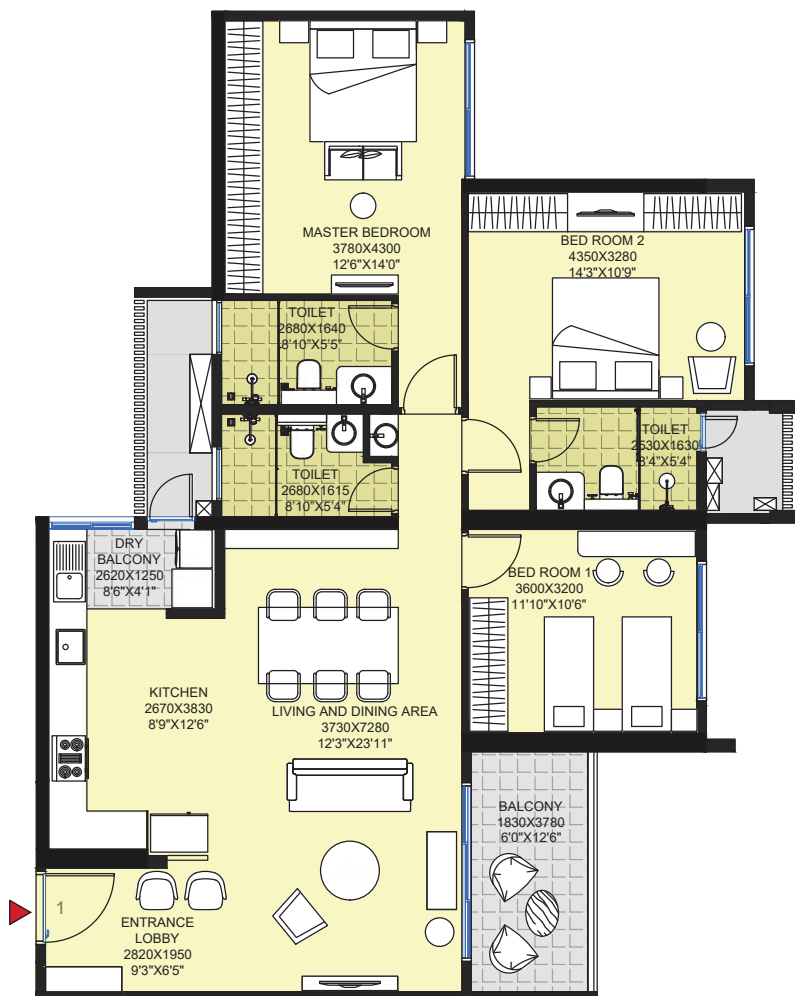
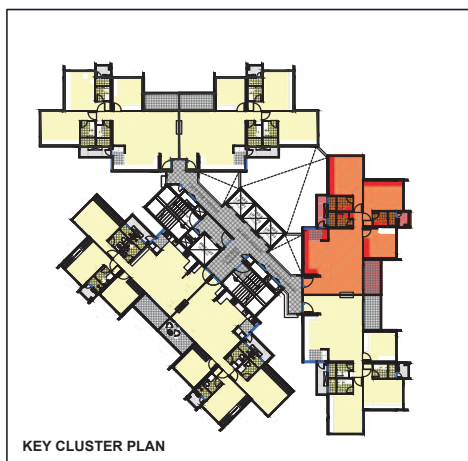
KEY MASTER PLAN

Unit Type	Carpet Area		Balcony Area		Total	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3BHK	114.07	1227.85	6.92	74.49	120.99	1302.34



# TOWER - C

## TYPICAL 3 BHK FLAT

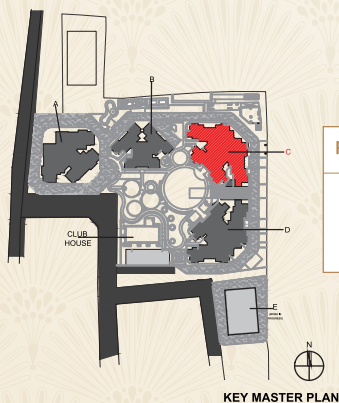
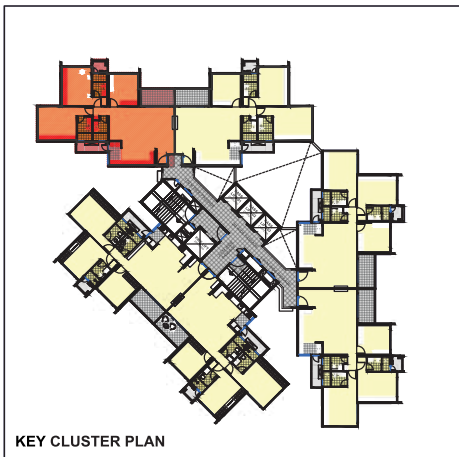
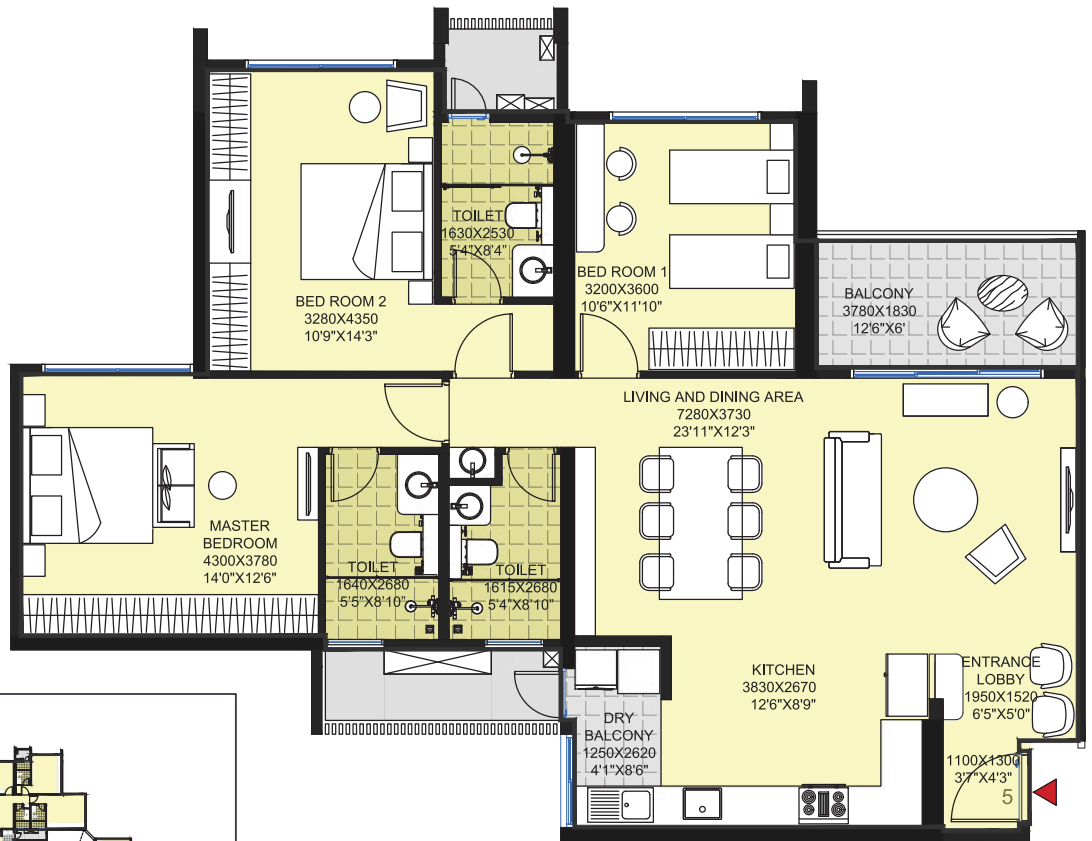


Flat Type	Flat No.	Unit Carpet Area		Balcony Carpet Area		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
3 BHK	101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401	114.07	1227.85	6.92	74.49	120.99	1302.34



# TOWER - C

## TYPICAL 3 BHK FLAT



Flat Type	Flat No.	Unit Carpet Area		Balcony Carpet Area		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
3 BHK	105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405	112.87	1214.93	6.92	74.49	119.79	1289.42



TOWER - C  
CARPET AREA  
1302.34 SQ. FT.



# TOWER - B

## TYPICAL FLOOR PLAN

### 4BHK TOWER B

103, 203, 303, 403, 503, 603, 803,  
903, 1003, 1203, 1303, 1403, 1503,  
1703

### 4BHK TOWER B

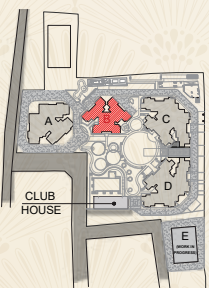
101, 201, 301, 401, 501, 601, 801,  
901, 1001, 1201, 1301, 1401, 1501,  
1701



### 4BHK TOWER B

102, 202, 302, 402, 502, 602, 802,  
902, 1002, 1202, 1302, 1402, 1502,  
1702

**TYP. FLOOR :** 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>,  
10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup>



KEY MASTER PLAN

Flat No.	Unit Type	Unit Carpet Area Sq.ft.	Balcony Carpet Area Sq.ft.	Total Carpet Area Sq.ft.
1	4 BHK	1833.32	225.72	2059.04
2	4 BHK	1834.51	225.72	2060.23
3	4 BHK	1833.32	225.72	2059.04



# TOWER - B

## REFUGE FLOOR PLAN



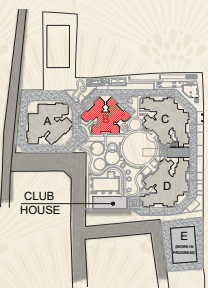
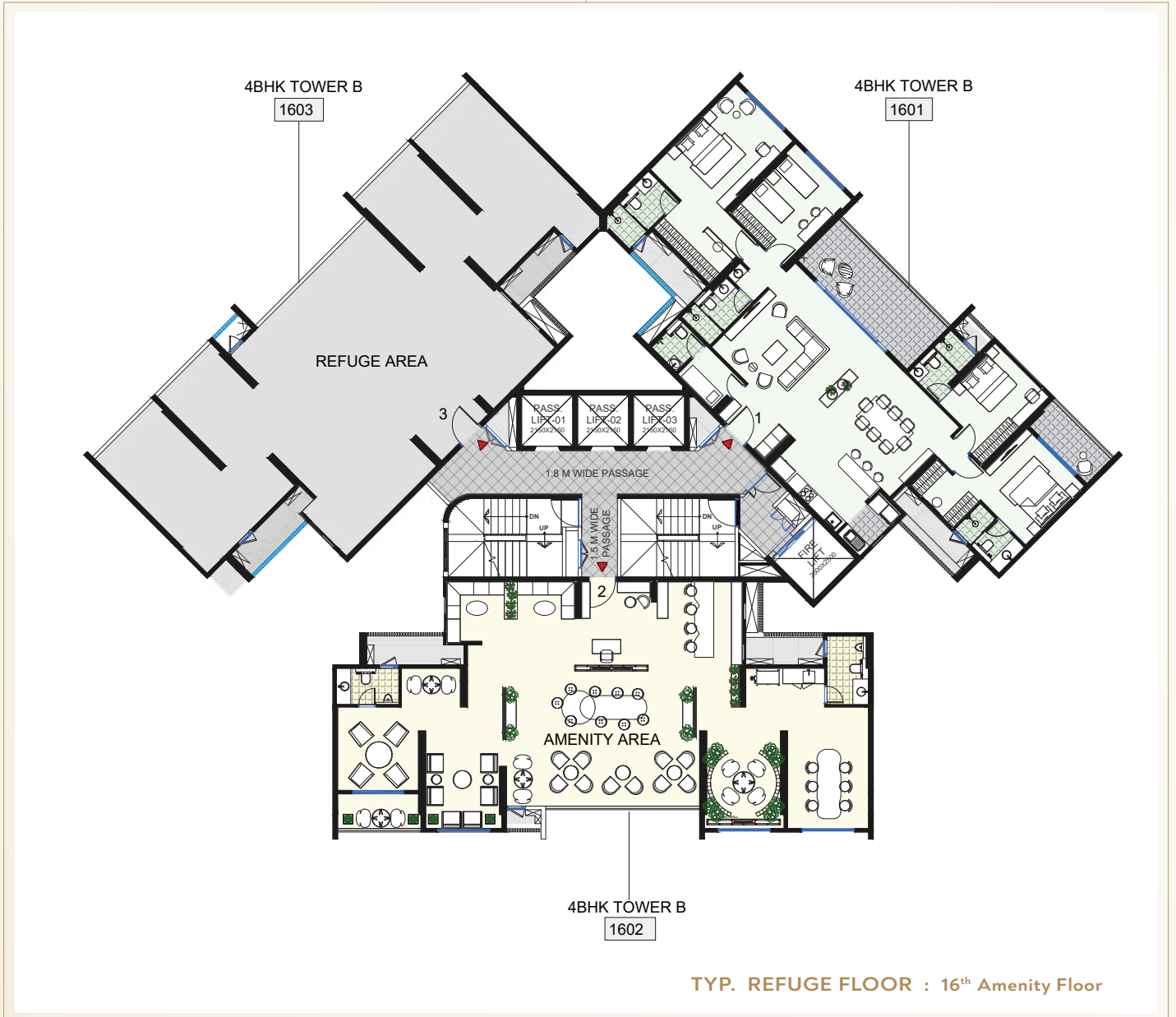
TYP. REFUGE FLOOR : 7<sup>th</sup>, 11<sup>th</sup>



Flat No.	Unit Type	Unit Carpet Area Sq.ft.	Balcony Carpet Area Sq.ft.	Total Carpet Area Sq.ft.
1	4 BHK	1833.32	225.72	2059.04
2	4 BHK	1834.51	225.72	2060.23



# TOWER - B AMENITY FLOOR PLAN

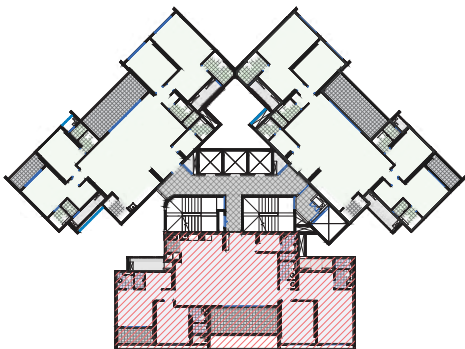


Flat No.	Unit Type	Unit Carpet Area Sq.ft.	Balcony Carpet Area Sq.ft.	Total Carpet Area Sq.ft.
1	4 BHK	1833.32	225.72	2059.04



# TOWER - B

## 4 BHK UNIT PLAN



Flat Type	Flat No's	Unit Carpet Area Sq.ft.	Balcony Carpet Area Sq.ft.	Total Carpet Area Sq.ft.
4 BHK	102, 202, 302, 402, 502, 602, 802 902, 1002, 1202, 1302, 1402, 1502, 1702	1834.51	225.72	2060.23



TOWER - B  
CARPET AREA  
2059.04 SQ. FT

# SPECIFICATIONS



## RCC

- Earthquake-resistant structure & construction with system form work
- Alu form Framework Is used
- Aluminum sheet grade- 6061T  
Wall Thickness- 100 mm minimum



## Plastering

- Internal: Gypsum plaster
- External: Texture on RCC



## Painting

- Internal Flat: Acrylic Emulsion Paint
- External: Apex Paint



## Door

- Main Door  
Two Hrs. Fire Rated 45 mm Thick factory fabricated, both side laminated flush door with frame & branded hardware
- Internal Doors  
35 mm Thick factory fabricated, both side laminated flush door with frame & branded hardware.
- Toilet Doors  
35 mm Thick factory fabricated, both side laminated flush door with frame & branded hardware.
- Attached Balcony Door  
Aluminum powder coated Sliding Door with toughened glass and mosquito net (Make - Schueco or equivalent)



## Generator Backup

- Standby generator for light in common areas, lifts & water pumps
- DG backup within apartment



## Solar Water Heating System

- Solar water connection in Master Toilet



## Rain Water Harvesting

- Rain water harvesting with recharge pits



## Kitchen

- Platform: 'L' Shape engineered marble platform,
- 2 Nos of S.S. Sinks 1 with drain board and other without drain board
- 2 feet Dado tiles above kitchen platform
- Provision for exhaust fan and aquaguard
- Washing machine water tap point in utility area



## Fire Safety

- Fire fighting systems as per the statutory requirements
- Public address and fire evacuation system
- Fire System in the Flat; Sprinkler will be in every room and it will be on wall (Make-New Edge)



## Window

- Aluminum powder-coated windows with toughened glass and mosquito net (Make - Schueco or equivalent)



## Flooring & Tiling

- Vitrified tiles for flat flooring of size 800 mm X 1200 mm
- Vitrified tiles for Balcony flooring of size 800 mm X 1200 mm
- Vitrified tiles for Toilet Dado & Flooring of size 800 mm X 1200 mm



## Toilets

- Wall Hung WC in all toilets (Make - TOTO or Equivalent)
- Over-counter Wash basins in all toilets (Make - TOTO or Equivalent)
- C.P. fittings (Make - Grohe)
- Exhaust Fan & Provision for geyser
- False ceiling in all toilets
- Glass partition in common Toilet & Children's toilet
- Glass partition with openable door in master toilet
- Flush system - Pioneer Double flush system (2 & 4 litres separate tanks provide by Gebrit)



## Security System

- Round the clock security for the project with professional security agencies
- CCTV System at Ground floor Entrance/Lobbies of all Buildings and project's main entry gate
- Main Gate with Boom Barrier System
- Digital Lock with Video Door Phone & intercom in each flat



## Lifts

- Branded lifts:  
Three Passenger lifts for 8 persons  
One service - stretcher lift
- Elegant lift lobbies



## Electrical

- Branded electrical wires & Cables (Polycab or equivalent)
- Electrical switches one miniature circuit breaker (MCB) (Make - Legrand or Equivalent)
- LED energy efficient lights for common area
- TV point in living & all bedrooms
- Earthing & Lightning arrester
- Electrical Power Riser system with Busbar



## Sewage Treatment Plant & OWC

- Sewage treatment plant as per the statutory requirements
- Organic waste composter as per the statutory requirements



## Plumbing

- Drainage - Vertical Single Stack System (Make - Geberit or Equivalent)
- Water Supply - Composite piping system (Make - Mepla or Equivalent)



Artistic Impression

# C R E D I T S

ARCHITECT - MERAKI DESIGN

RCC CONSULTANT -  whitby wood  
pritamdasani

MEP CONSULTANT -  WME  
egis  
GROUP

LANDSCAPE CONSULTANT -  GSA  
Green Space Alliance

BIM CONSULTANT -  studio  
AECO-technology

LAISONING ARCHITECT - TRIPTI GUPTA  
ARCHITECTS & DESIGNERS

IGBC CONSULTANT -  VK:e  
environmental

FACADE CONSULTANT -  ENCLOSURE  
Project Solutions

CONTRACTOR -  MILLENIUM  
ENGINEERS &  
CONTRACTORS LTD



# M-SOUL STRINGS

— By Malpani Group —

3 & 4 BHK RESIDENCES

 93555 39342

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Pashan, Pune - 411021

**OFFICE ADDRESS:**

1 Modibaug Commercial, Ganesh Khind Road,  
Shivaji Nagar, Pune - 411016

A Project By



In Association With



Pre-Certified Design  
Platinum

WING B



P52100076782

WING C



P52100055678

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