



M-SOUL STRINGS

— By Malpani Group —

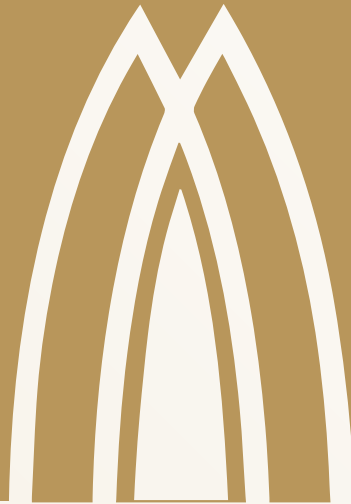
BANER-PASHAN LINK ROAD



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

3 & 4 BHK RESIDENCES

M A S T E R I N G T H E S K Y L I N E



*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



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



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

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

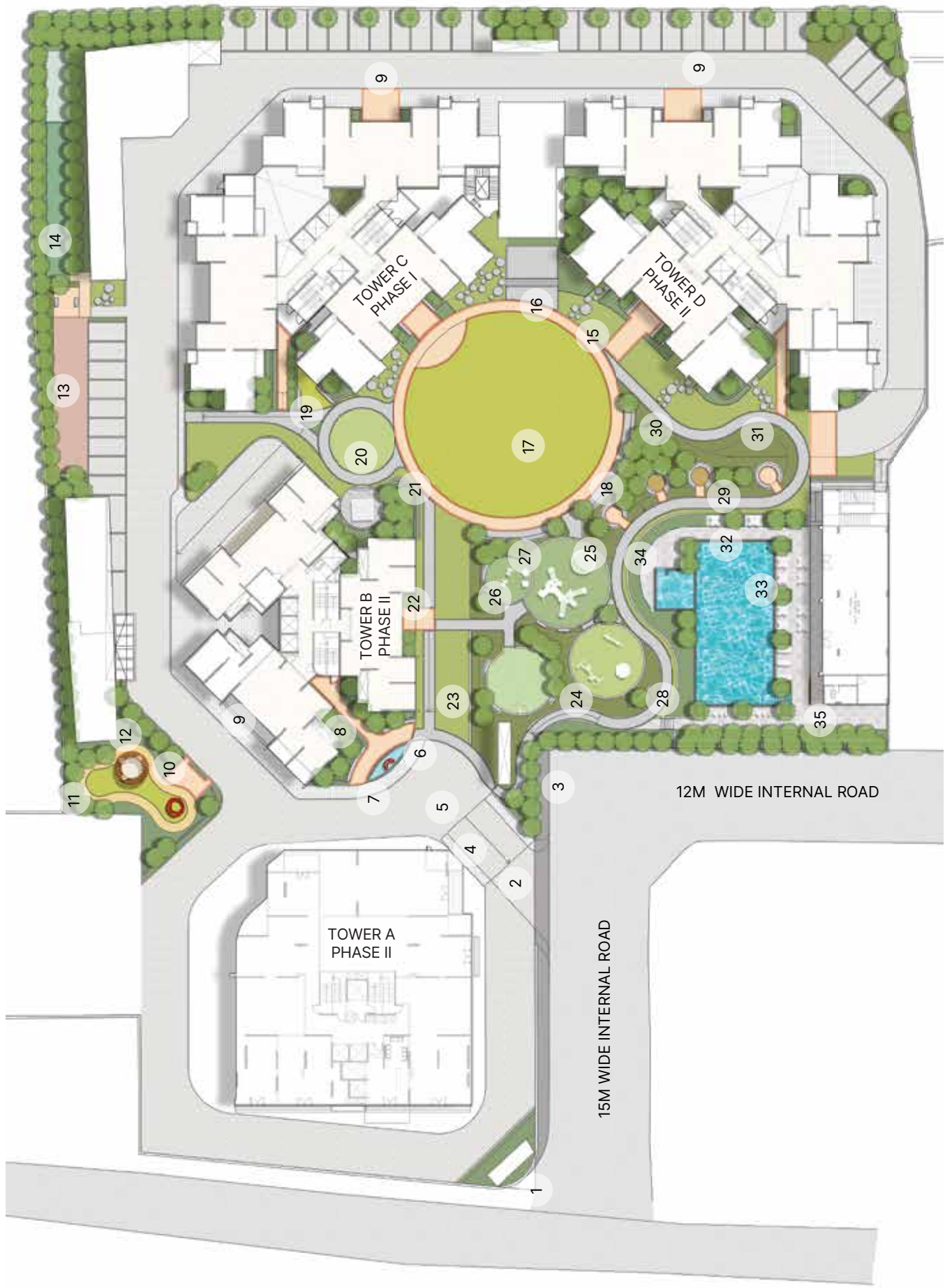
- *Hotel Green Park, Baner - 3 kms*
- *The Orchid Hotel, Baner - 5.9 kms*
- *JW Marriott, SB Road - 7.4 kms*
- *Tip Top, Wakad - 8.8 kms*
- *Sayaji, Wakad - 9.4 kms*

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*





AMENITIES

STILT FLOOR

Entrance Lobby

Chess Play

Carrom Play

Pool Table

Table Tennis

Dart Area

Arm-up Area

Multifitness Area

16TH 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

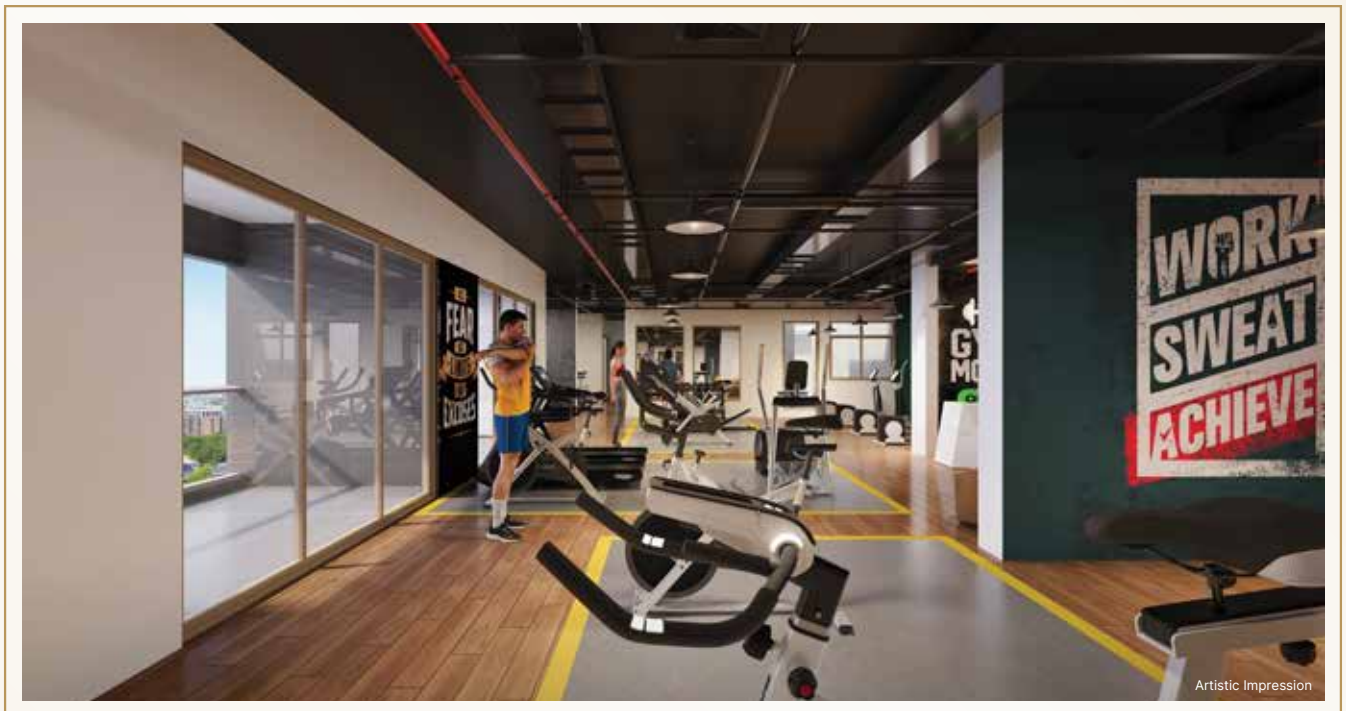
Spa & Salon

17TH FLOOR

Gym

Cardio Training

Weight Training





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 : 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th,
10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th,



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



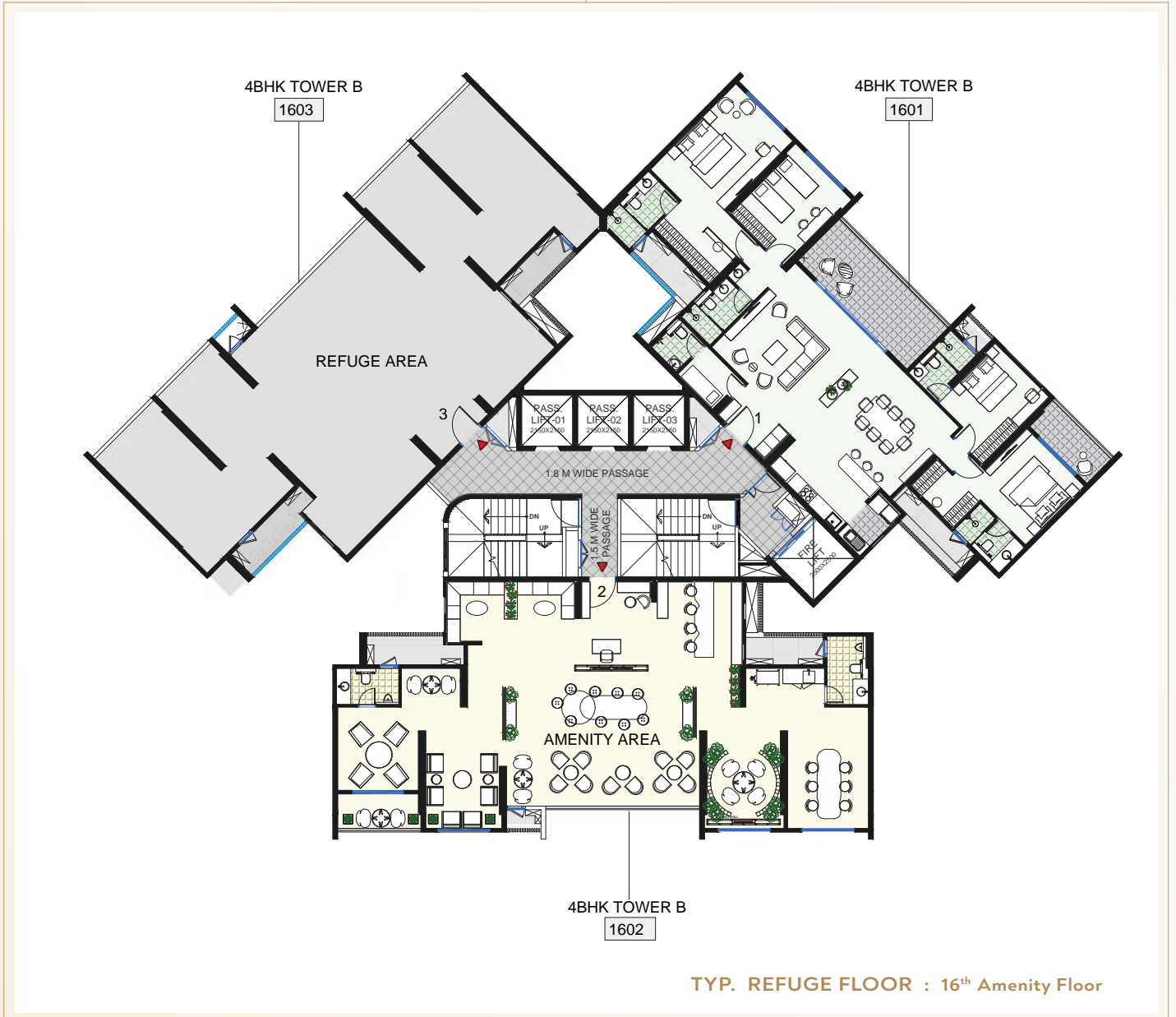
TYP. REFUGE FLOOR : 7th, 11th



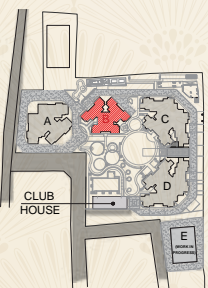
Flat No.	Unit Type	Unit Carpet Area Sq.ft.	Balcony Carpet Area Sq.ft.	Total Carpet Area Sq.ft.
1	4 BHK	1833.32	225.72	2059.04
2	4 BHK	1834.51	225.72	2060.23



TOWER - B AMENITY FLOOR PLAN



TYP. REFUGE FLOOR : 16th Amenity Floor



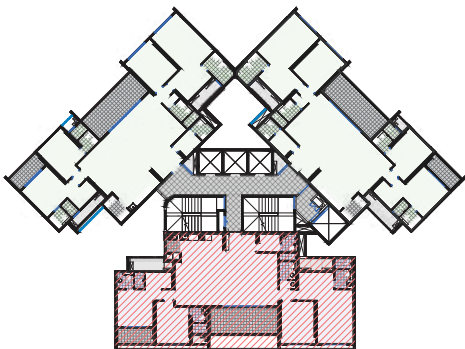
KEY MASTER PLAN

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



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

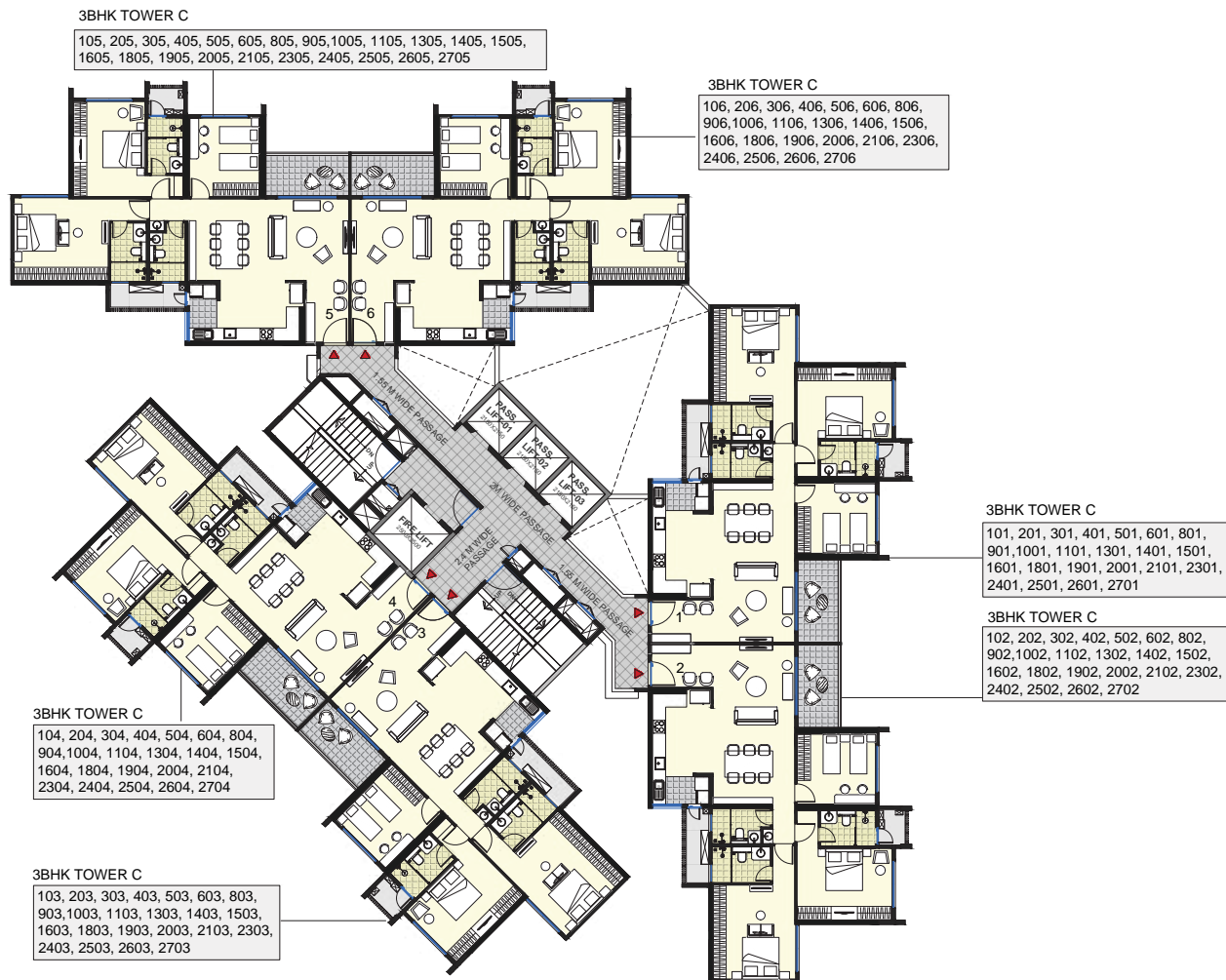


TOWER - B
CARPET AREA
2059.04 SQ. FT

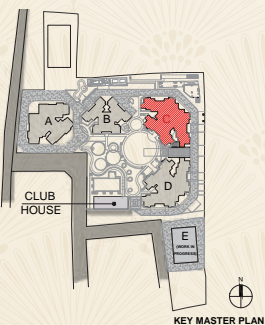


TOWER - C

TYPICAL FLOOR PLAN



1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th,
TYP. FLOOR : 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th,
 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th

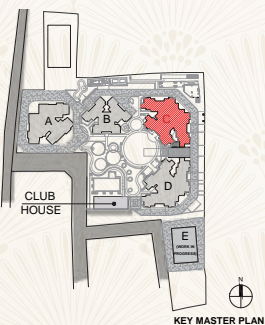
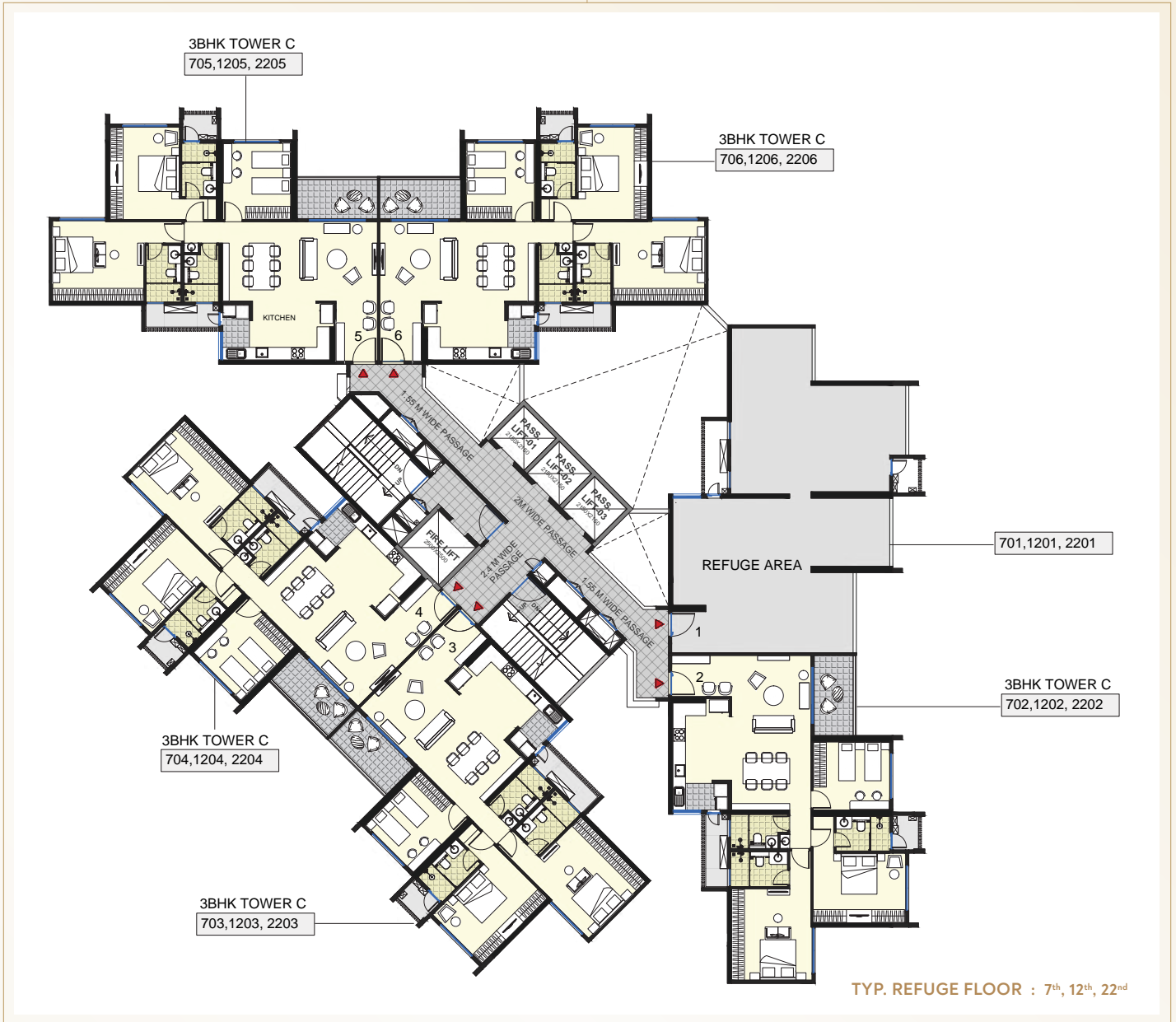


Unit Type	Carpet Area		Balcony Area		Total	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3BHK	114.07	1227.85	6.92	74.49	120.99	1302.34



TOWER - C

REFUGE FLOOR PLAN

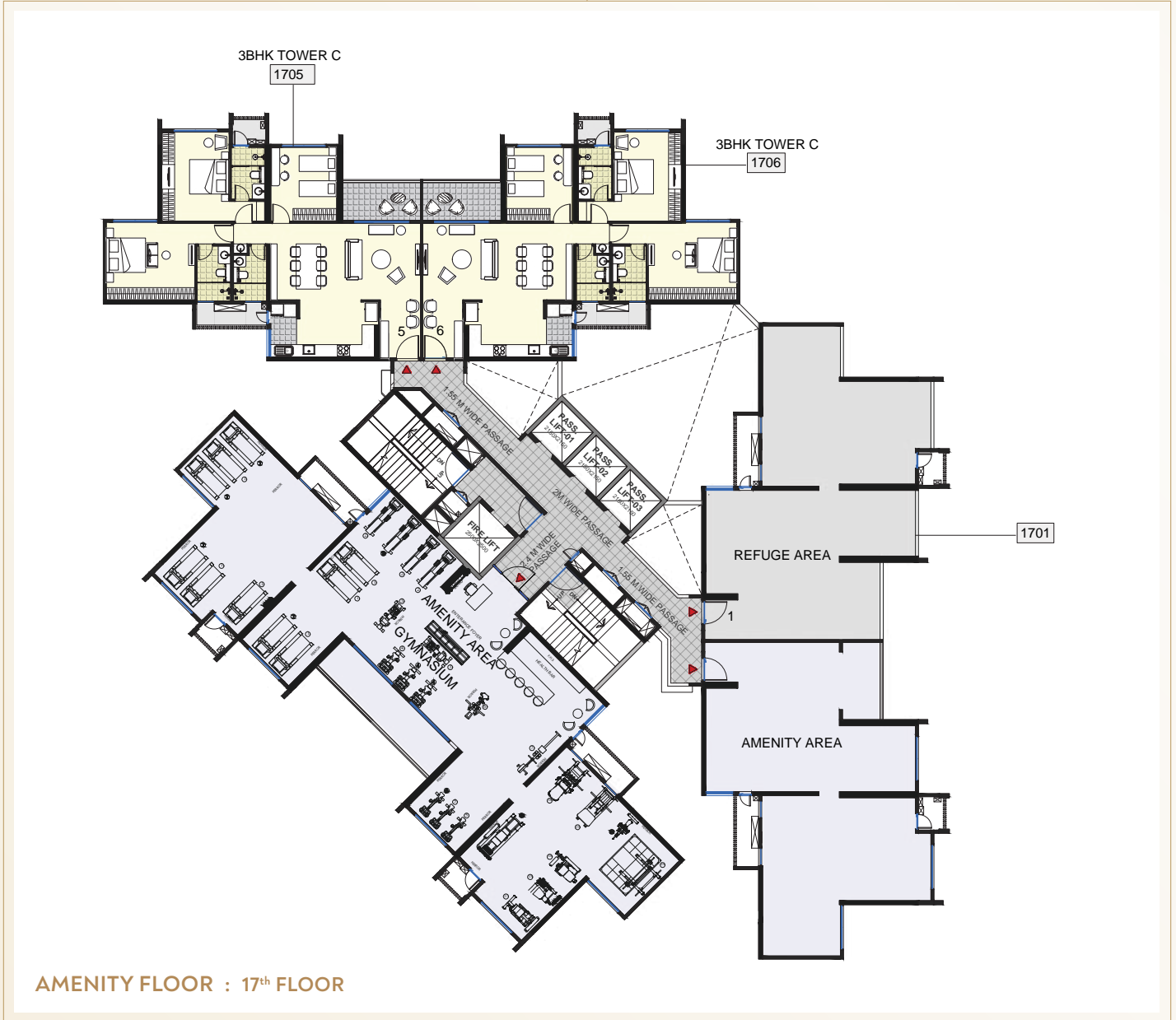


Unit Type	Carpet Area		Balcony Area		Total	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3BHK	114.07	1227.85	6.92	74.49	120.99	1302.34

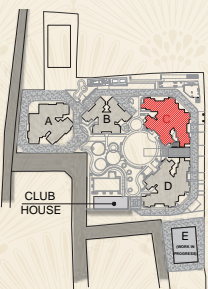


TOWER - C

AMENITY FLOOR PLAN



AMENITY FLOOR : 17th FLOOR



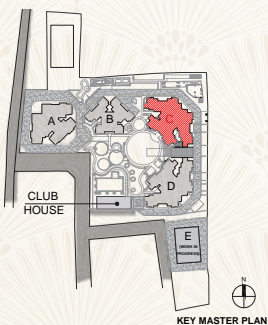
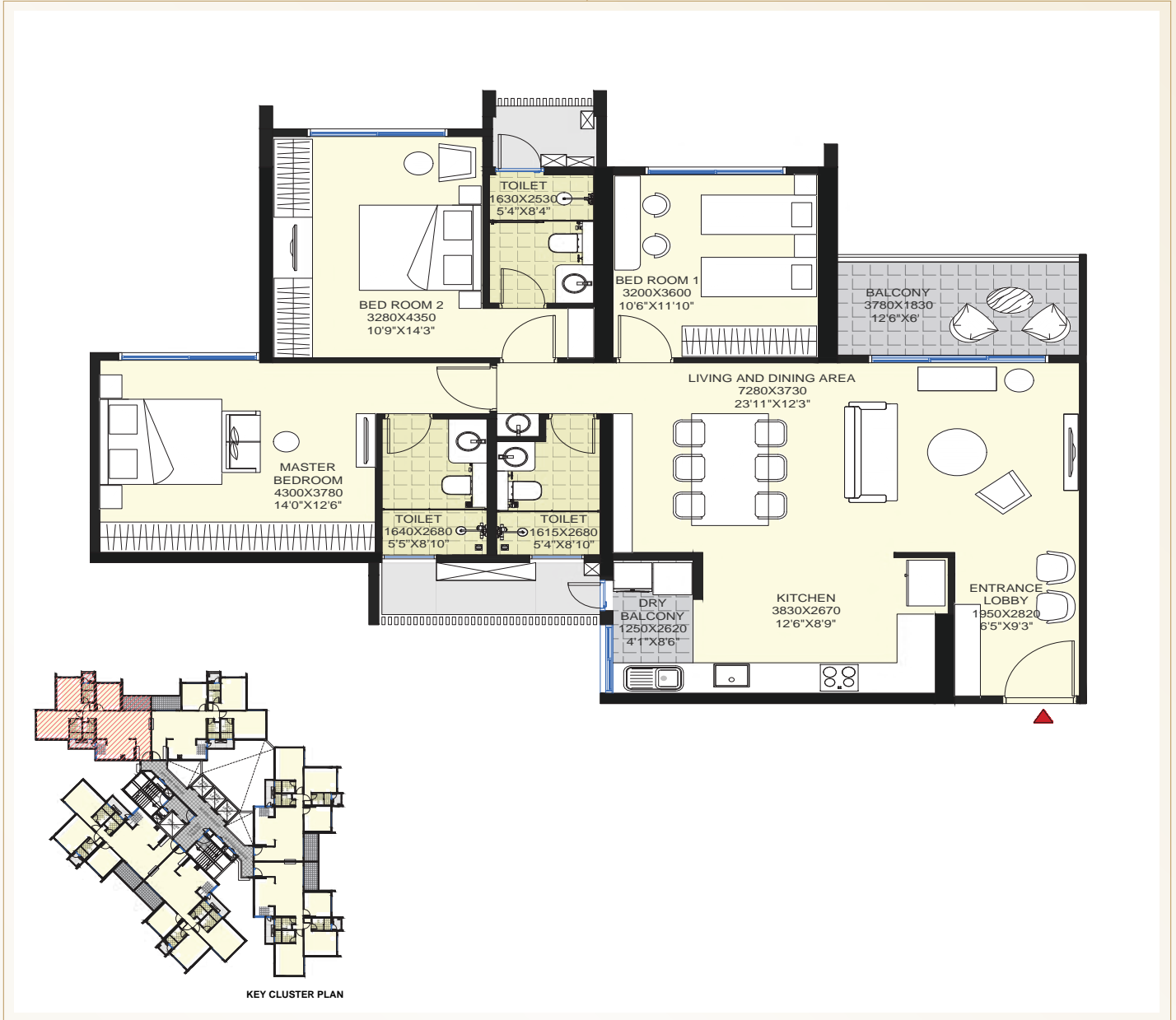
KEY MASTER PLAN

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

3 BHK UNIT PLAN



Flat Type	Flat No's	Carpet Area		Balcony Area		Total	
		Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3 BHK	105, 205, 305, 405, 505, 605, 805 905, 1005, 1205, 1305, 1405, 1505, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705	114.07	1227.85	6.92	74.49	120.99	1302.34



TOWER - C
CARPET AREA
1302.34 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



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 - Gebrit or Equivalent)
- Water Supply - Composite piping system (Make - Mepla or Equivalent)



M-SOUL STRINGS

— By Malpani Group —

3 & 4 BHK RESIDENCES

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SITE ADDRESS:

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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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