M-SOUL STRINGS

— By Malpani Group —

BANER-PASHAN LINK ROAD

YOUR WORLD WITHIN

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+	3L+	1K+	10+
YEARS OF LEGACY	SQUARE MTRS. DEVELOPED	RESIDENT FAMILIES	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

LUXURY ENVISIONED WITH PRECISION

STRUCTURES OF STRENGTH

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

AUTHENTICALLY YOURS

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

A TIMELESS PRIMENESS

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

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



Artistic Impression



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


Artistic Impression


Artistic Impression


Artistic Impression


Artistic Impression

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

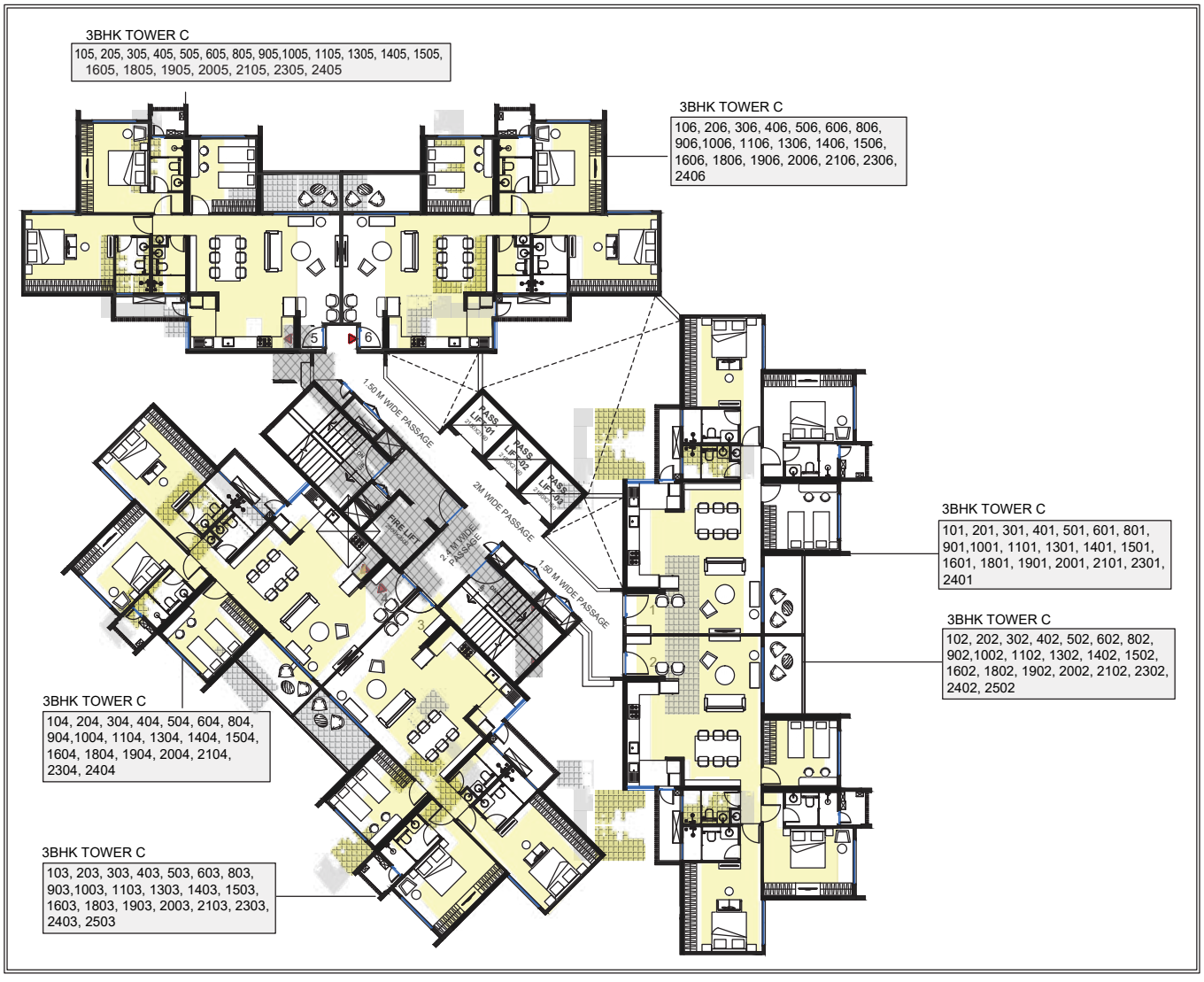
Cardio Training

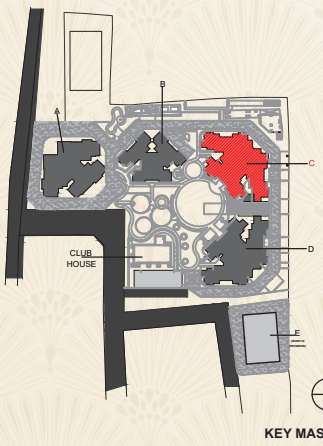
Weight Training



Artistic Impression

TOWER - C
TYPICAL FLOOR CLUSTER PLAN

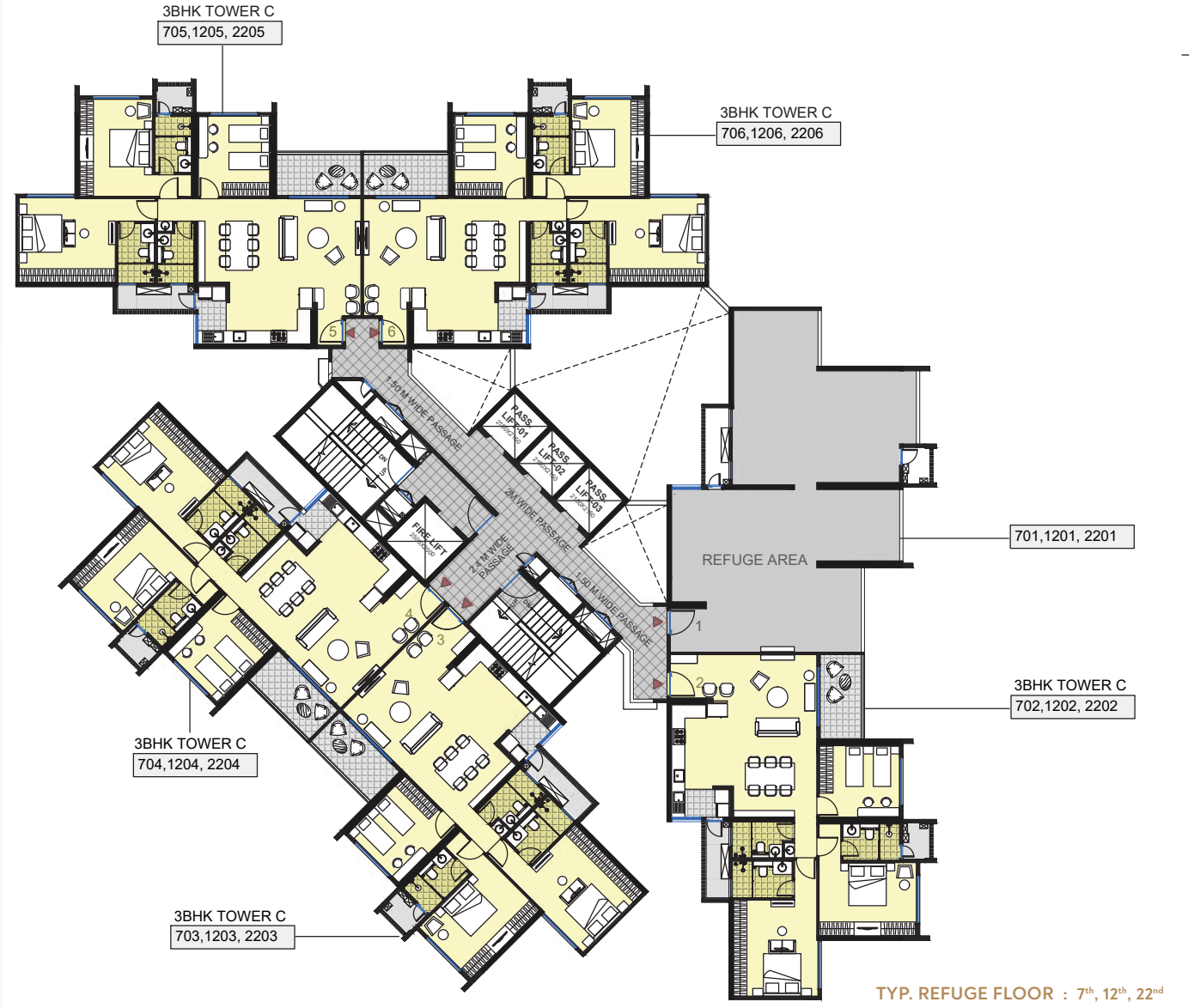


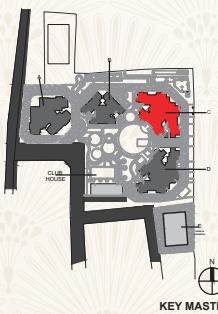


KEY MASTER PLAN

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

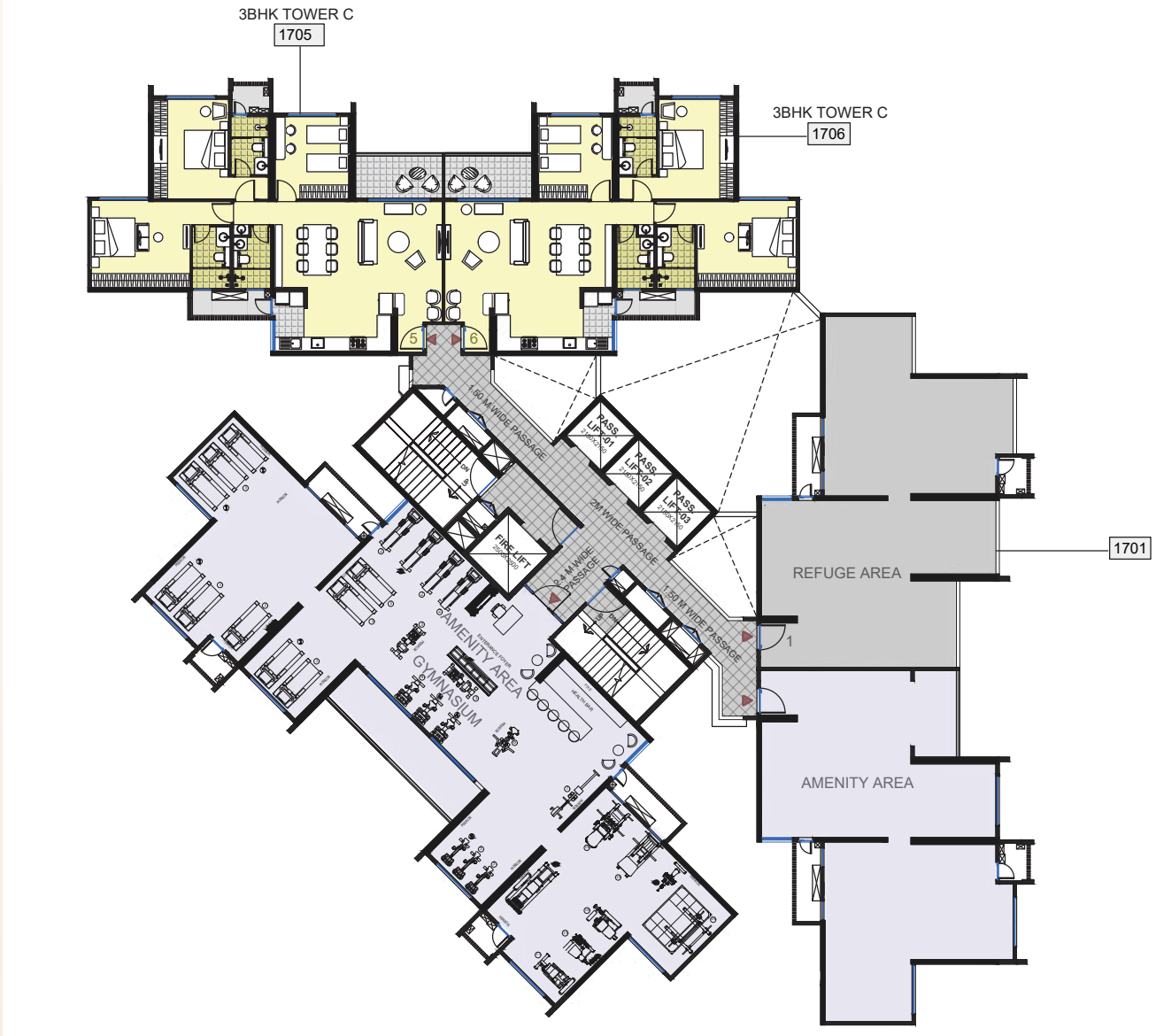
TOWER - C
REFUGE FLOOR PLAN

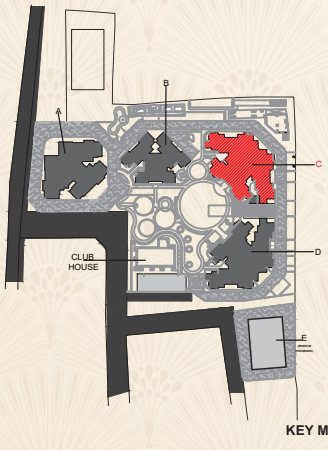




Unit Type	Carpet Area		Balcony Area		Total	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3BHK	114.07	1227.85	6.92	74.49	120.99	1302.34

TOWER - C
AMENITY FLOOR CLUSTER PLAN

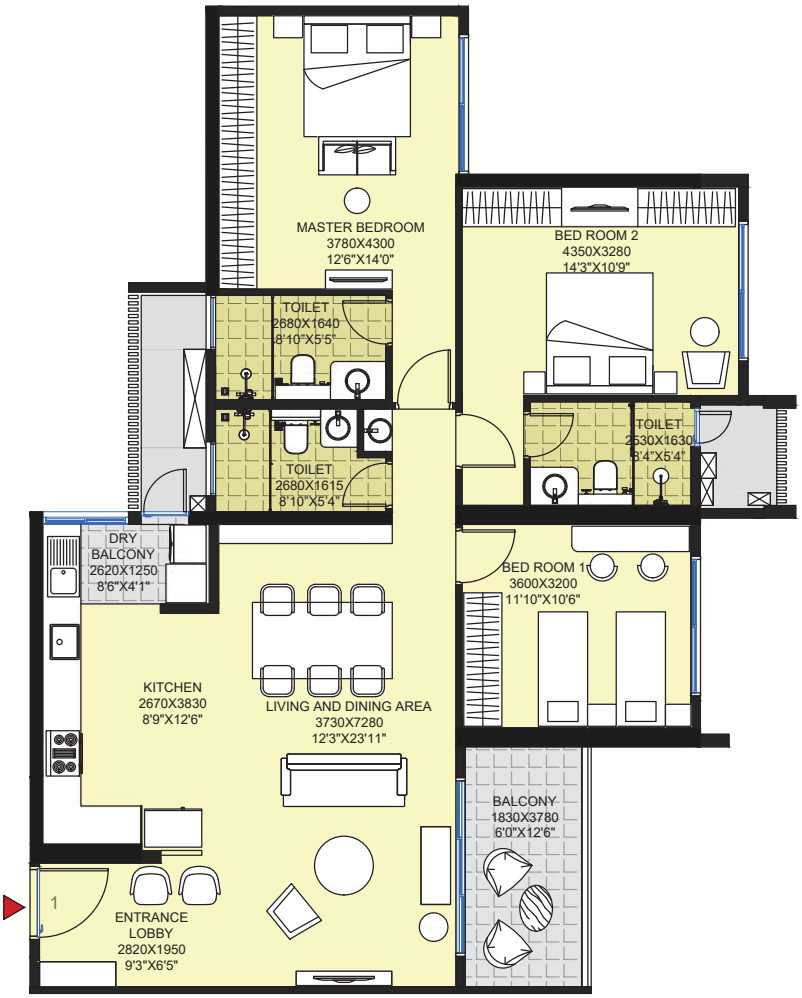


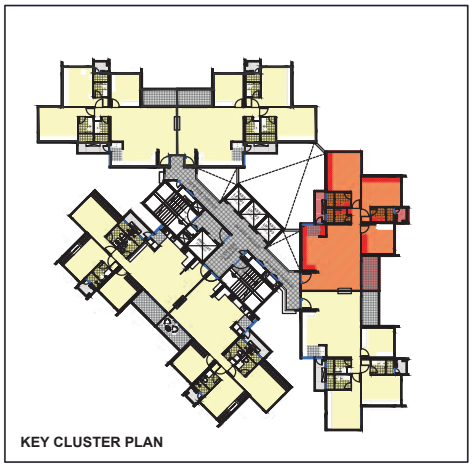


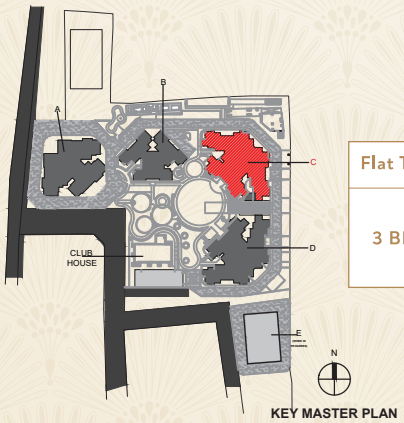
KEY MASTER PLAN

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

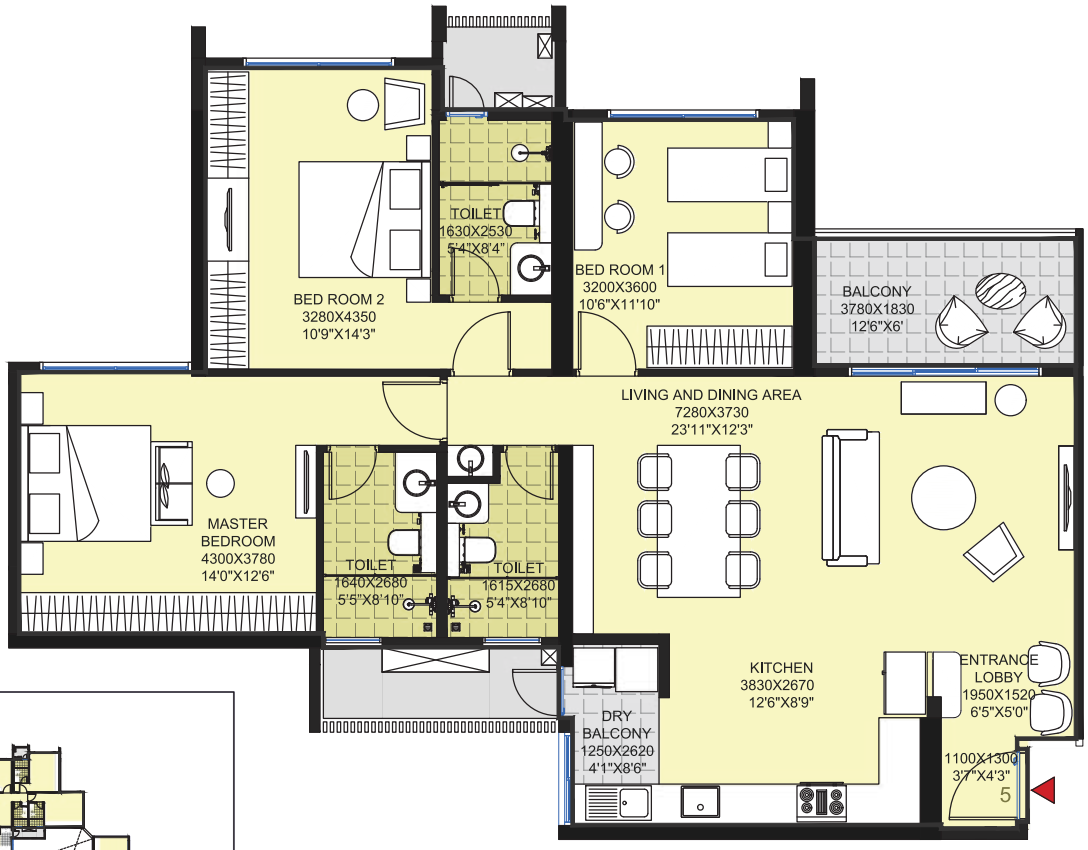


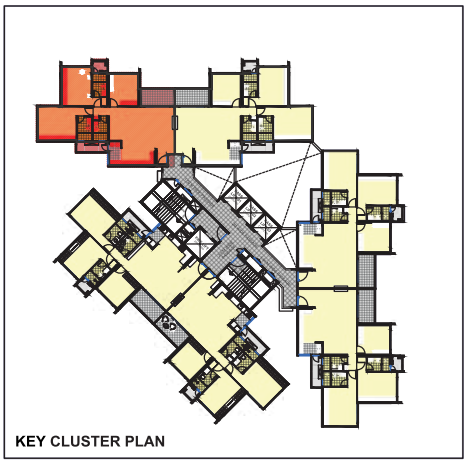




Flat Type	Flat No.	Unit Carpet Area		Balcony Carpet Area		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
3 BHK	101, 201, 301, 401, 501, 601, 701, 801 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401	114.07	1227.85	6.92	74.49	120.99	1302.34

TOWER - C
TYPICAL 3 BHK FLAT




KEY CLUSTER PLAN



KEY MASTER PLAN

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 : 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



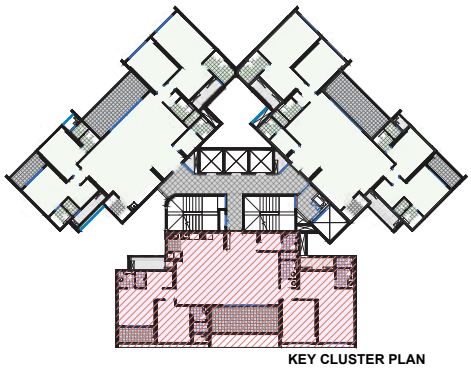
TYP. REFUGE FLOOR : 16th Amenity Floor



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





KEY CLUSTER PLAN



KEY MASTER 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 & Lightening 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

CREDITS

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 FACADE SOLUTIONS

CONTRACTOR - MILLENIUM ENGINEERS & CONTRACTORS LTD

M-SOUL STRINGS

— By Malpani Group —

3 & 4 BHK RESIDENCES

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A Project By

MALPANI

In Association With

KALCON Infrastructure | YUVRAJ DHAMALE CORP

Pre-Certified Design
Platinum

WING B

P52100076782

WING C

P52100055678

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