



# 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 —

100+

YEARS OF  
SUCCESS

100K+

HAPPY  
CUSTOMERS

50+

NATIONAL &  
INTERNATIONAL CITIES

10K+

HAPPY  
EMPLOYEES

15%

ANNUAL  
GROWTH RATE





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**.*





Artistic Impression

27

Storeys Of Luxury



5.2

Acres Land Parcel



50+

Modern Amenities



50%  
Open Space



Premium  
Construction  
Quality

## LUXURY ENVISIONED WITH PRECISION

### 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*

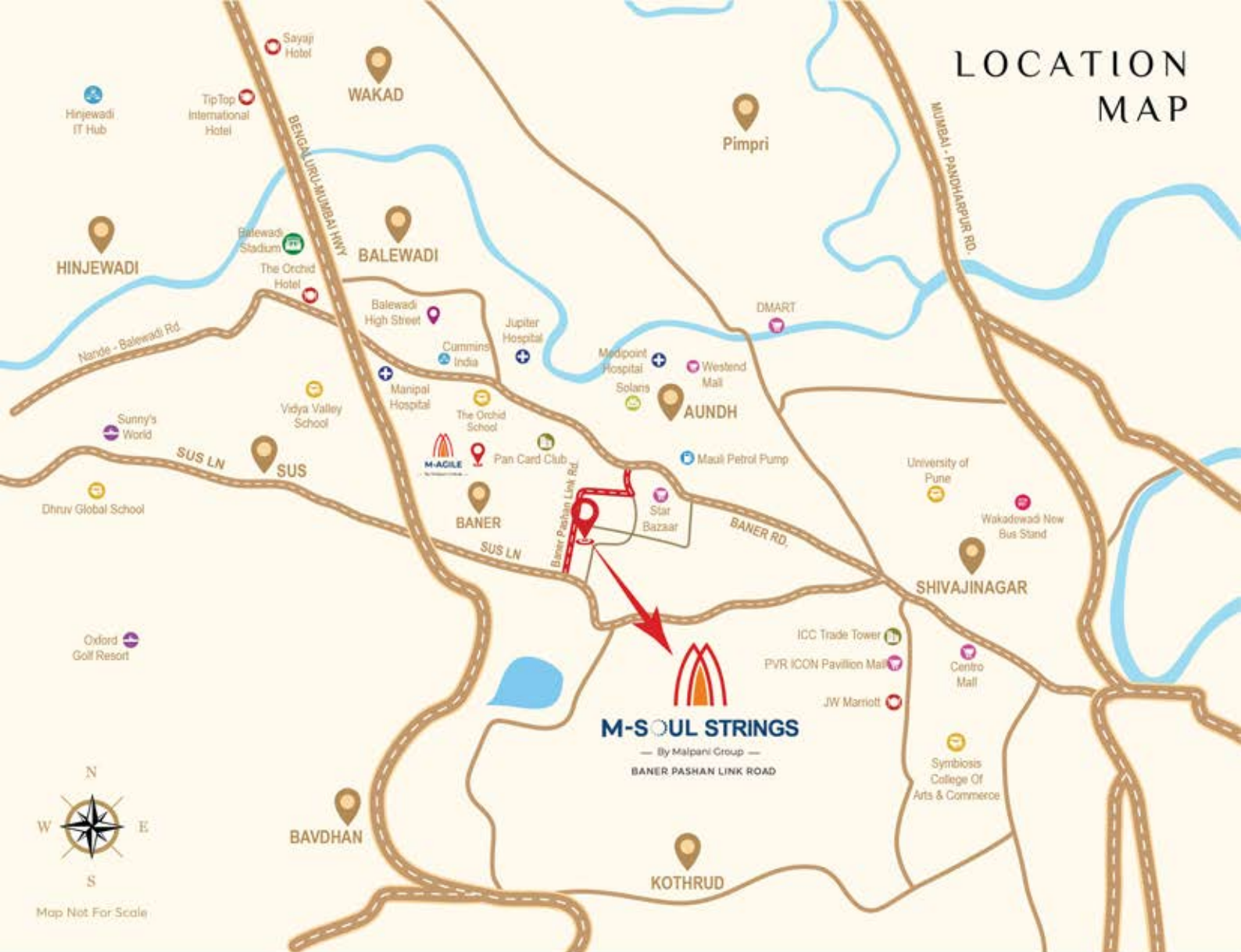




Artistic Impression



# 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. Fire Tender Exit
4. Entrance 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. Half Basketball Court
24. Play Park
25. Play Mound
26. Toddler Play Area
27. Sandpit
28. Forest Trail
29. Natures Corner
30. Orchard
31. Aromatic Garden
32. Swimming Pool
33. Kids Pool
34. Outdoor Shower
35. Badminton Court Above
36. Pickle Ball Court On Terrace
37. Parking Exit At Lower Ground

*Indoor Badminton Court*



*Indoor Games*



*Swimming Pool*





## AMENITIES

### STILT FLOOR

*Entrance Lobby*

*Chess Play*

*Carrom Play*

*Pool Table*

*Table Tennis*

*Dart Area*

*Warm-up Area*

*Multifitness Area*

## TOWER-B 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*

## TOWER-C 17<sup>TH</sup> FLOOR

*Gym:*

*Cardio Training*

*Weight Training*



Gym





A  
CONSTELLATION  
OF 50+ AMENITIES

*Play Park*



Artistic Impression



*Entrance Lobby*



Artistic Impression

EVERYTHING  
YOU LOVE  
WITH NO LIMITS

*Mini Theatre*



Artistic Impression

# TOWER - B

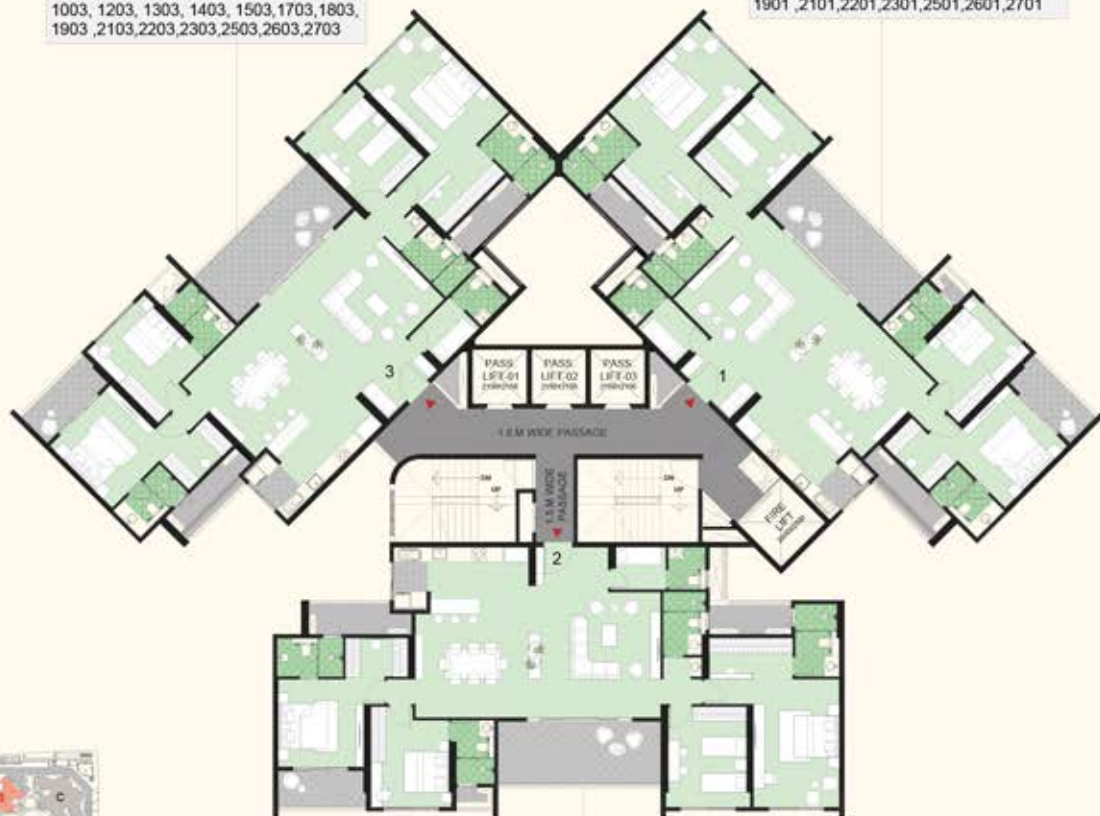
## TYPICAL FLOOR PLAN

### 4BHK TOWER B

103, 203, 303, 403, 503, 603, 803, 903,  
1003, 1203, 1303, 1403, 1503, 1703, 1803,  
1903, 2103, 2203, 2303, 2503, 2603, 2703

### 4BHK TOWER B

101, 201, 301, 401, 501, 601, 801, 901,  
1001, 1201, 1301, 1401, 1501, 1701, 1801,  
1901, 2101, 2201, 2301, 2501, 2601, 2701



### 4BHK TOWER B

102, 202, 302, 402, 502, 602, 802, 902,  
1002, 1202, 1302, 1402, 1502, 1702, 1802,  
1902, 2102, 2202, 2302, 2502, 2602, 2702

1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>,

TYP. FLOOR : 10<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>,

19<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 25<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>

Unit Type	Series No	Carpet Area		Balcony Area		Total	
		Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
4BHK	1	170.32	1833.32	20.97	225.72	191.29	2059.04
	2	170.43	1834.51	20.97	225.72	191.40	2060.23
	3	170.32	1833.32	20.97	225.72	191.29	2059.05





# TOWER - B (1 & 3 SERIES) 4 BHK UNIT PLAN



Flat Type	Series No	Unit Carpet Area		Balcony Carpet Area		Total Carpet Area	
		Sq.m.	Sq.Ft.	Sq.m.	Sq.Ft.	Sq.m.	Sq.Ft.
4 BHK	1 & 3 Series	170.32	1833.32	20.97	225.72	191.29	2059.05



# TOWER - B 102

## 4 BHK UNIT PLAN

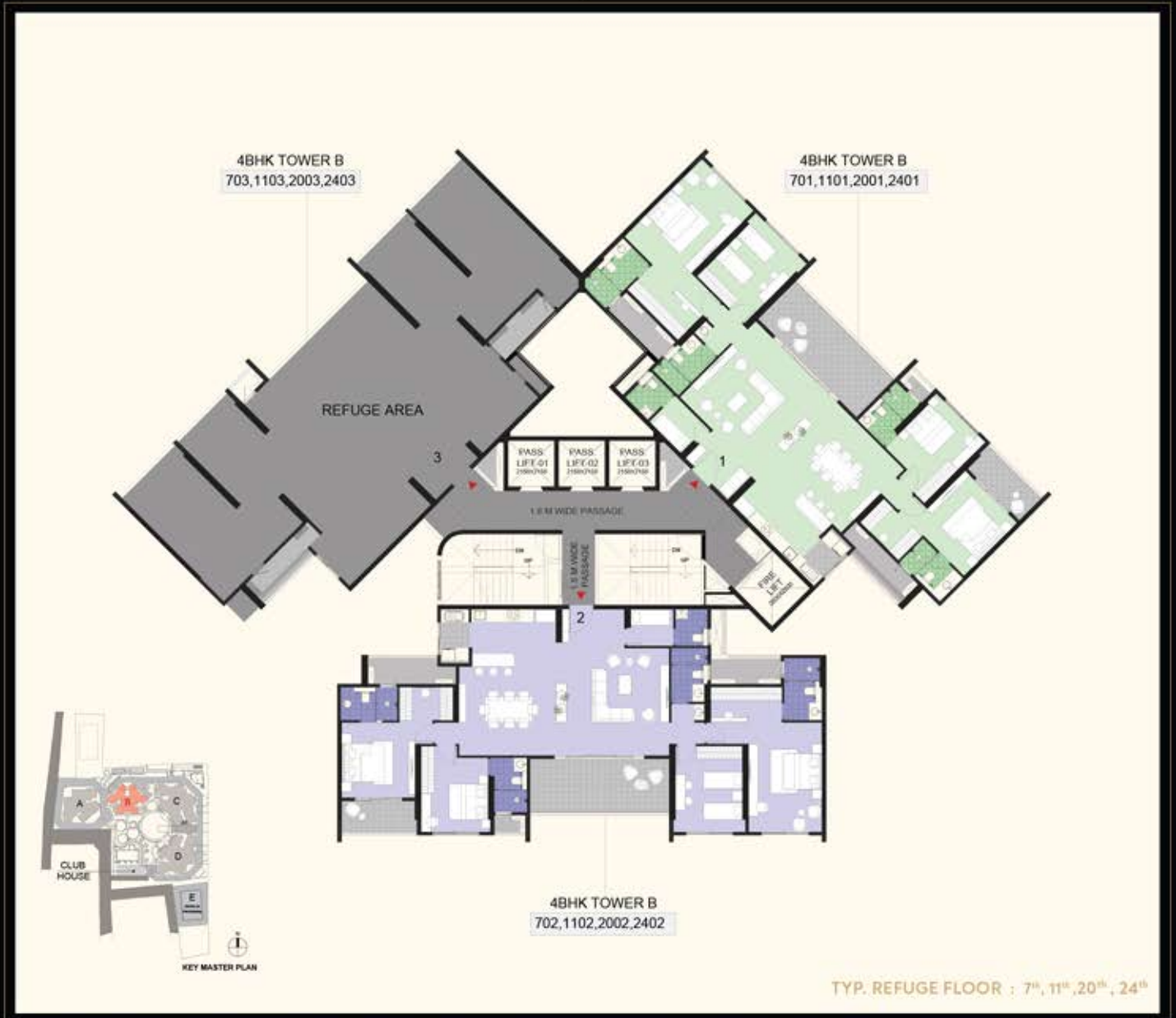


Flat Type	Series No	Unit Carpet Area		Balcony Carpet Area		Total Carpet Area	
		Sq.m.	Sq.Ft.	Sq.m.	Sq.Ft.	Sq.m.	Sq.Ft.
4 BHK	2	170.43	1834.51	20.97	225.72	191.40	2060.23



# TOWER - B

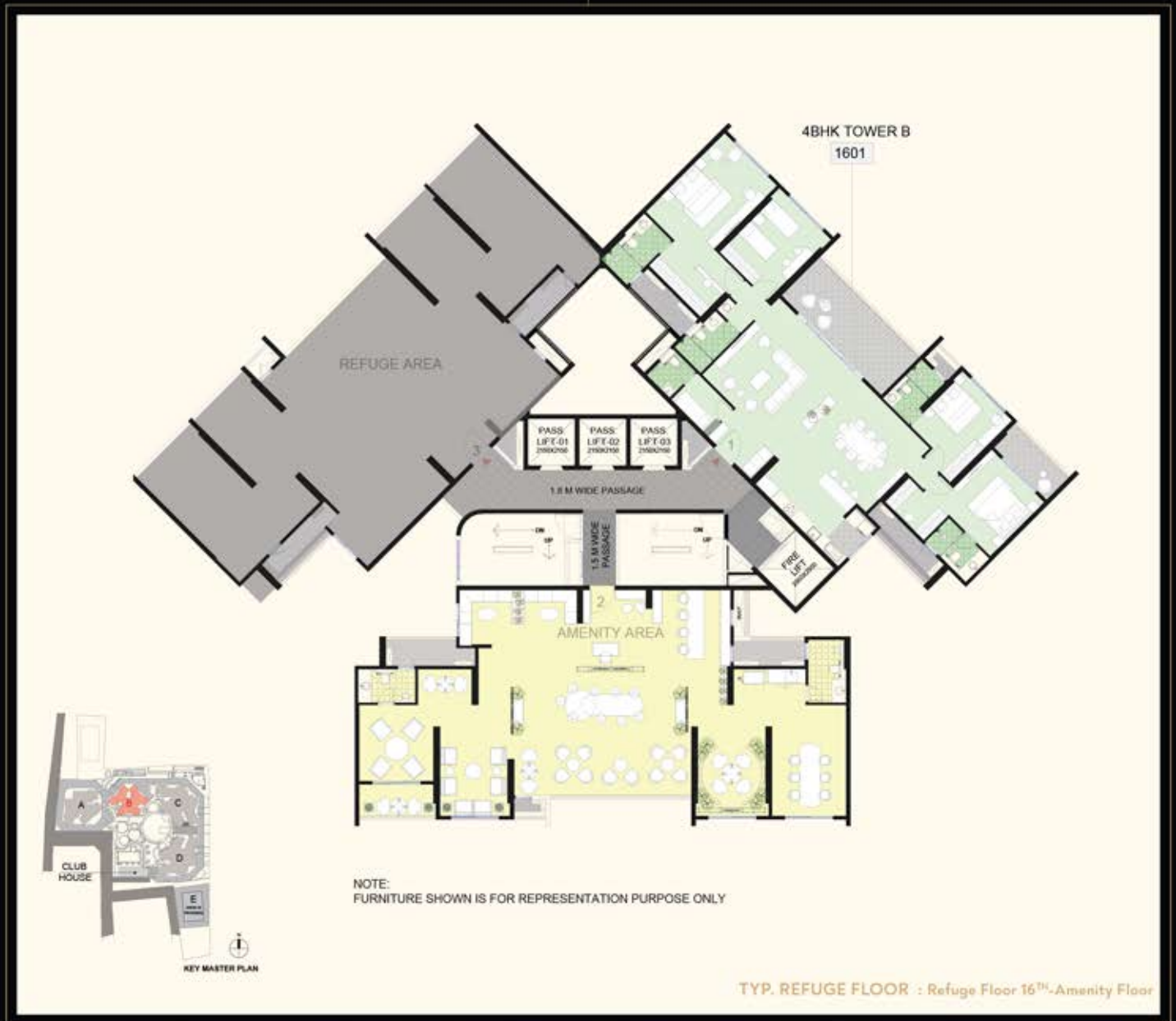
## REFUGE FLOOR PLAN



Flat No.	Unit Type	Unit Carpet Area Sq.Mt.	Unit Carpet Area Sq.Ft.	Balcony Carpet Area Sq.Mt.	Balcony Carpet Area Sq.Ft.	Total Carpet Area Sq.Mt.	Total Carpet Area Sq.Ft.
1	4 BHK	170.32	1833.32	20.97	225.72	191.29	2059.05
2	4 BHK	170.43	1834.51	20.97	225.72	191.40	2060.23
REFUGE							

# TOWER - B

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



Flat No.	Unit Type	Unit Carpet Area Sq.Mt.	Unit Carpet Area Sq.Ft.	Balcony Carpet Area Sq.Mt.	Balcony Carpet Area Sq.Ft.	Total Carpet Area Sq.Mt.	Total Carpet Area Sq.Ft.
1	4 BHK	170.32	1833.32	20.97	225.72	191.29	2059.05





# TOWER - B

## STILT AMENITY FLOOR PLAN





TOWER - B  
CARPET AREA  
2059.04 SQ. FT





# TOWER - C

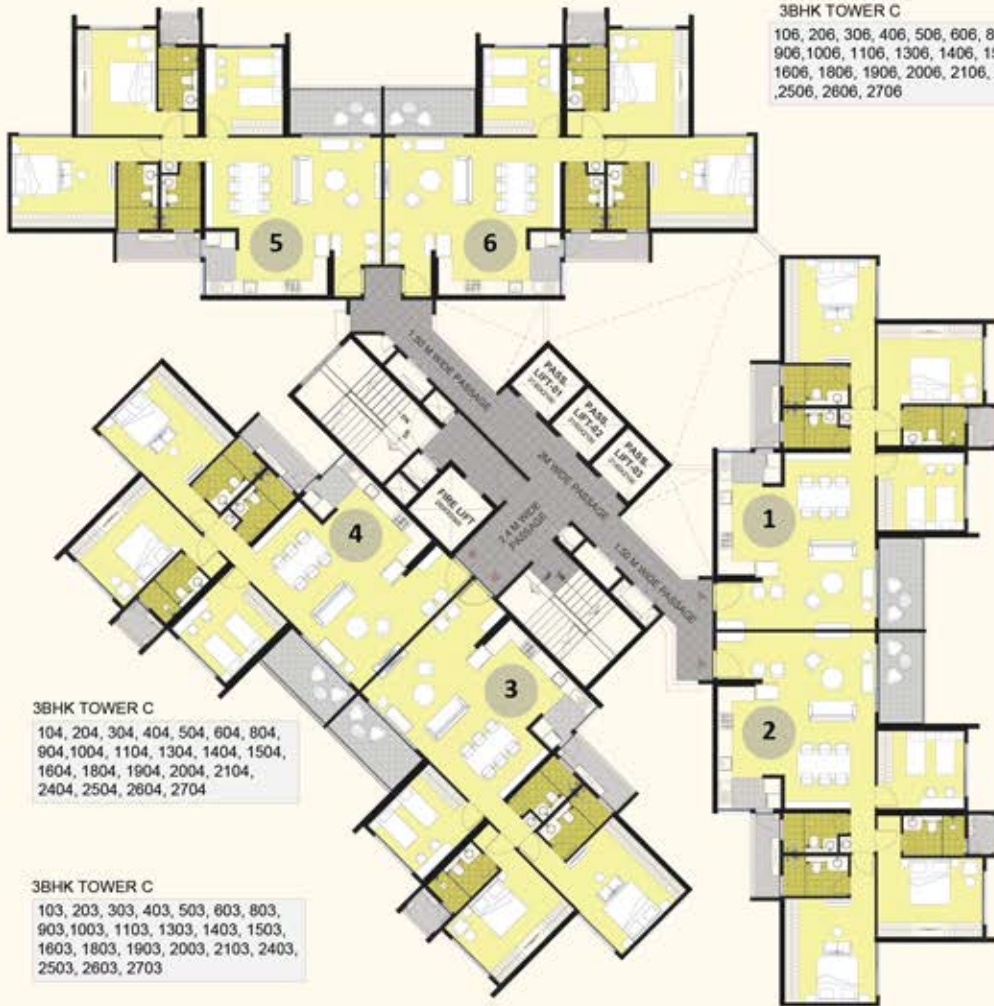
## TYPICAL FLOOR CLUSTER PLAN

### 3BHK TOWER C

105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2405, 2505, 2605, 2705

### 3BHK TOWER C

106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1806, 1906, 2006, 2106, 2406, 2506, 2606, 2706



### 3BHK TOWER C

101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2401, 2501, 2601, 2701

### 3BHK TOWER C

102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2402, 2502, 2602, 2702

### 3BHK TOWER C

104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2404, 2504, 2604, 2704

### 3BHK TOWER C

103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2403, 2503, 2603, 2703

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>, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>, 24<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>

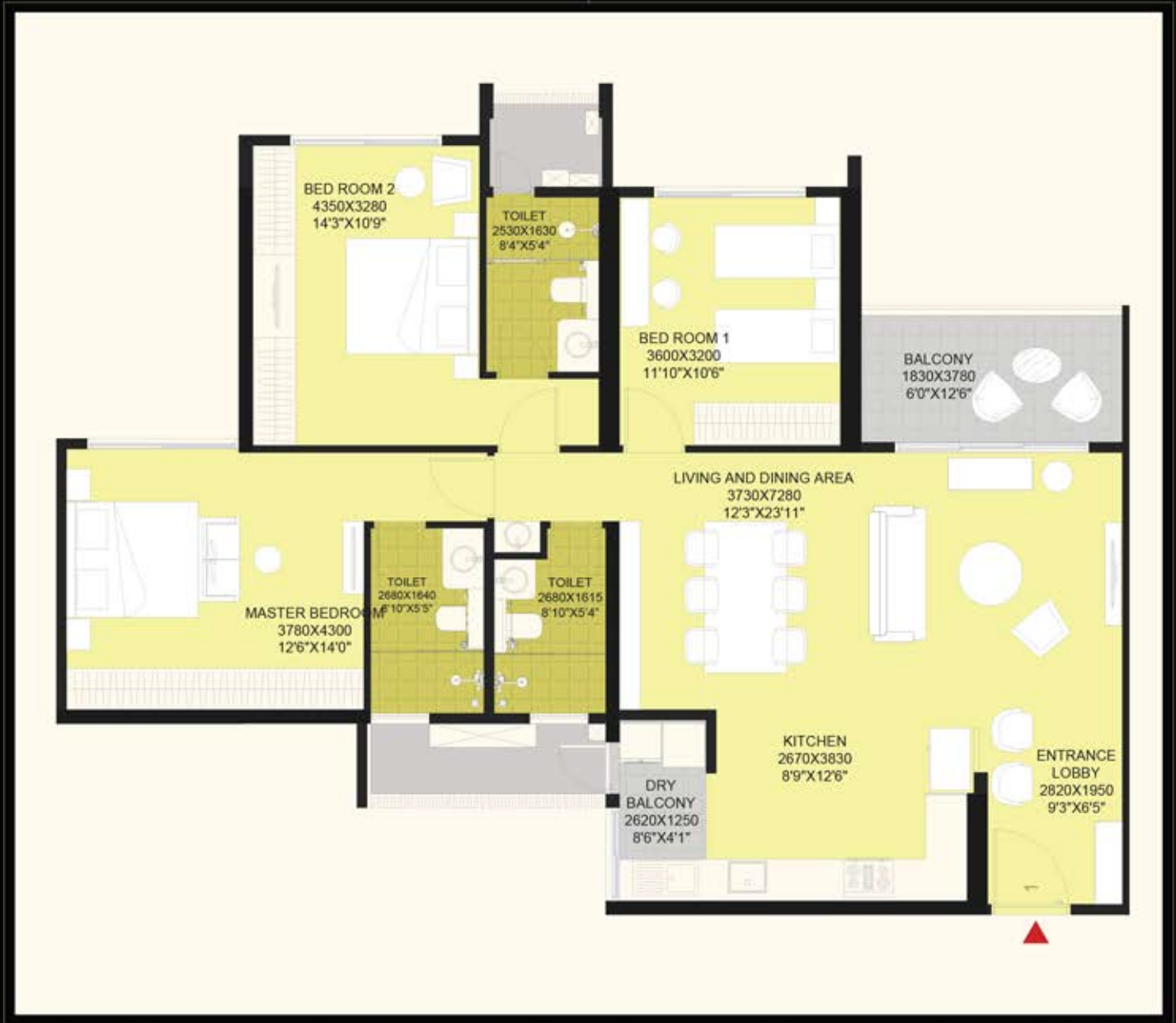


KEY MASTER PLAN

Unit Type	Series No	Carpet Area		Balcony Area		Total	
		Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3BHK	1-4	114.07	1227.85	6.92	74.49	120.99	1302.34
	5-6	112.87	1214.93	6.92	74.49	119.79	1289.42



# TOWER - C (1-4 SERIES) TYPICAL 3 BHK FLAT



KEY MASTER PLAN

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





Unit Type	Series No	Carpet Area		Balcony Area		Total	
		Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3BHK	2-4	114.07	1227.85	6.92	74.49	120.99	1302.34
	5-6	112.87	1214.93	6.92	74.49	119.79	1289.42



# TOWER - C

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



KEY MASTER PLAN

Unit Type	Carpet Area		Balcony Area		Total	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3BHK	112.87	1214.93	6.92	74.49	119.79	1289.42





# TOWER - C

## STILT AMENITY FLOOR PLAN

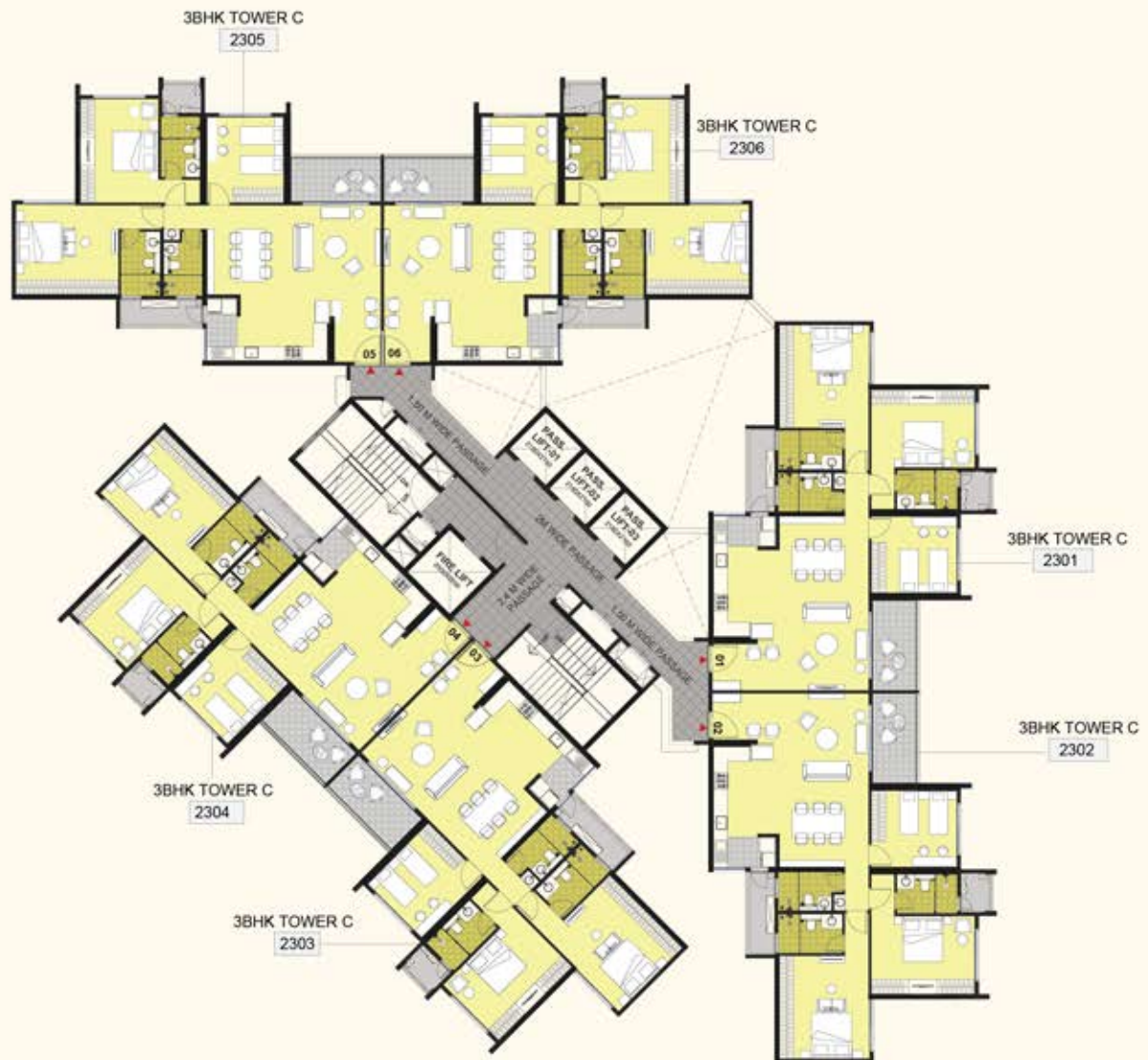


NOTE:  
FURNITURE SHOWN IS FOR REPRESENTATION PURPOSE ONLY



KEY MASTER PLAN

# TOWER - C 23<sup>RD</sup> FLOOR 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 2306. TYPICAL 3 BHK FLAT



KEY CLUSTER PLAN



KEY MASTER PLAN

Flat Type	Flat No.	Unit Carpet Area		Balcony Carpet Area		Total Carpet Area	
		Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3 BHK	2306	114.07	1214.93	6.92	74.49	120.99	1302.34

# SPECIFICATIONS



## RCC

- Earthquake-resistant Structure & construction with system form work
- Alu form Construction (Mivan Construction)
- 100% RCC Construction
- Wall Thickness - 100 mm internal & 150 mm external walls



## Plastering

- Internal: Gypsum plaster
- External: Texture on RCC



## Painting

- Internal Flat – Acrylic Emulsion Paint
- External – Weather Proof Acrylic Paint



## Door

- ▶ Main Door
  - 2 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
  - Aluminum powder coated Sliding Door with Performance Toughened Glass and mosquito net, Make – Schuco (Global leaders in system solutions for windows, doors & façades - German make)
  - WPC (Wood Plastic Composite) False ceiling
  - Elegant Glass railing with toughen sandwich glass with flashing



## Window

- Aluminum powder-coated windows with Performance Toughened Glass and mosquito net with integrated safety glass railing with flashing, Make - Schuco (Global leaders in system solutions for windows, doors & façades - German make)
- Glass Railing with Laminated safety glass
- Schuco windows with toughened glass



## Flooring & Tiling

- Vitrified tiles for flat flooring of size 800 mm X 1200 mm - 3 BHK
- Vitrified tiles for flat flooring of size 800 mm X 1600 mm - 4 BHK
- 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
- Brand – Asian Tiles



## Toilets

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



## Security System

- Round the clock security for the project with professional security agencies
- CCTV System in all typical floor lobbies, 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



## Solar Water Heating System

- Solar water connection in one of the Master Toilet



## Generator Backup

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



## Rain Water Harvesting

- Rain Water Harvesting With Recharge Pits



## Sewage Treatment Plant & OWC

- Sewage treatment plant as per the statutory requirements
- Organic waste composter as per the statutory requirements
- STP capacity & Specifications - system MBBR (moving bed biofilm reactor) - 440 KLD = 230+210
- 50% water is for irrigation and 50% Water is for Flushing



## Lifts

- Branded lifts: Mitsubishi Elevators
- Three Passenger lifts for 8 person
- One service – stretcher lift
- Elegant Lift Lobbies





## Fire Safety

- Firefighting 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)



## Kitchen

- Platform: 'L' Shape engineered stone platform in 3 BHK & Straight platform in 4 BHK
- 2 Nos of S.S. Sinks - 1 with drain board and other without drain board
- 2 feet Dado with engineered stone above kitchen platform
- Provision for exhaust fan and aqua guard
- Washing machine water tap & electrical point in utility area
- Dish washer water tap & electrical point in utility area



## 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
- Earthling & Lightning arrester:- CAPE
- Earthlings System by CAPE (mention Brand Line)
- Specialty of Earthlings System (Global Earthling System) -
  1. Installed In Foundation
  2. No Maintenance Required
  3. No Chambers & Strip Required
  4. Exothermic Welding & Copper Bounding Used
  5. Cost Effective
- Electrical Power Riser system with Busbar  
Introducing Bus riser (Legrand or equivalent) Concept in residential Project  
Benefits of Bus riser:
  1. Reduced the shaft size
  2. More durable (25 years)
  3. Got metering of flat on respective floor of that flat



## Plumbing

- The concept of vertical Single Stack Drainage System of Gebrit Also Known As Super Tube Concept  
Material Used For This System is HDP - (High Density Polyethylene), Also Known As Virgin Polymer  
Benefits of Single Stack/Super Tube:
  1. Shaft area reduced
  2. Hydraulically balance system
  3. Functional guarantees for design and Installation by Gebrit
  4. Does not have any order & noise
  5. Engineered product & Chemical Resistant
- Water Supply - Composite piping system, Make - Mepla  
Mepla Pipes are also made by Gebrit  
Benefits:
  1. Composite pipes which contains three layers: PERT-Aluminum-PERT
  2. PERT- POLYETHELYN RAISED TEMPERATURE (PURE FORM OF PLASTIC)
  3. STRENGTH- 10 Bar, Sustainability 70-95 Degree Celsius
  4. Leak Proof System
- Geberit single stag HDPE drainage system for vertical
- Geberit HDPE fusion welding pre fabricated modular system for internal under slunk
- Geberit concealed three layer water supply mepla system



## Bureau Veritas

All Quality of work certified by third party  
Bureau Veritas



## Busbars

Busbars Connect Power, Simplify Circuits,  
And Keep Energy Flowing Seamlessly



# POWERED BY GLOBAL BRANDS

## GEBERIT

### Drainage & Water Supply Systems

- *"Geberit – Swiss Precision in Water & Drainage."*
- *Founded in Switzerland in 1874, Geberit is a global leader in sanitary technology, known for efficient drainage and reliable water supply systems trusted in premium real estate worldwide.*

## SCHÜCO

### Windows & Façades

- *"SCHÜCO – German-engineered Windows for Modern Living."*
- *Established in Germany in 1951, SCHÜCO is renowned for innovative, energy-efficient, and secure window and façade systems, trusted across 80+ countries.*

## GROHE

### Premium Bath Fittings

- *"GROHE – German Innovation for Luxurious Bathing."*
- *Founded in Germany in 1936, GROHE is a world leader in bath fittings, offering precision engineering, design, and durability in over 130 countries.*

## kerakoll

### Adhesives

- *"Kerakoll – Sustainable Tile & Stone Adhesives."*
- *Founded in Italy in 1968, Kerakoll is the GreenBuilding Company, offering eco-friendly adhesives and construction solutions for durability and design excellence.*

## CAPE ELECTRIC

### Earthing & Lightning Protection

- *"CAPE – Reliable Earthing & Lightning Safety Systems."*
- *Established in India in 1994, CAPE Electricals specializes in integrated earthing and lightning protection, ensuring safety and compliance for modern construction projects.*

## TOTO

### Sanitaryware

- *"TOTO – Japanese Excellence in Sanitaryware."*
- *Since 1917, TOTO has pioneered commodes, basins, and smart hygiene solutions, setting global benchmarks in comfort, quality, and innovation.*

## MITSUBISHI

### Elevators

- *"Mitsubishi – Smooth, Safe & Reliable Elevators."*
- *Founded in Japan in 1921, Mitsubishi Electric is a global leader in elevator technology, delivering safe, efficient, and quiet vertical mobility in landmark projects worldwide.*



# CREDITS

PROJECT	M-SOUL STRINGS
CLIENT	 MALPANI ESTAES
ARCHITECT	MERAKI DESIGN
RCC CONSULTANT	
MEP CONSULTANT	
LANDSCAPE CONSULTANT	
BIM CONSULTANT	
LAISONING ARCHITECT	TRIPTI GUPTA ARCHITECTS & DESIGNERS
IGBC CONSULTANT	
FACADE CONSULTANT	
CONTRACTOR	 <b>MILLENIUM ENGINEERS &amp; CONTRACTORS LTD</b>



# M-SOUL STRINGS

— By Malpani Group —

3 & 4 BHK RESIDENCES

📞 93555 39342

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**SITE ADDRESS:**

S. No-130, 5, Baner - Pashan Link Rd,  
Pashan, Pune - 411021

**OFFICE ADDRESS:**

1 Modibaug Commercial, Ganeshkhind  
Road, Shivaji Nagar, Pune - 411016

A Project By



In Association With



Pre-Certified Design  
Platinum

WING B



PS2100076782

WING C



PS2100055678

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