



MahaRERA No.PR1260002501673  
maharera.mahaonline.gov.in

# मुद्यनिर्मल

3 & 4 BHK  
Signature Residences



# More than a home, a way of life

Every corner whispers a story  
of beauty, comfort, belonging.  
Here, walls don't just shelter they  
embrace your dreams, your bonds, your quiet joys.

A home that truly mirrors your aspirations.



मधुनिर्मल

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Signature Residences





Artist's Impression

Flat No. 1



Flat No. 2



Flat No. 3



ROAD

Flat No.	Type	Rera Carpet Area (Sq. Ft.)
1	3 BHK	1215
2	3 BHK	1215
3	4 BHK	1629



### 3 BHK View



### 4 BHK View



# Specifications

## Structure

- RCC framed structure with parking and upper floors
- Designed to be earthquake-resistant and fire-resistant
- Constructed as per IS codes and PMC-approved plans

## Walls & Finishes

- External & internal walls in 150mm/100mm brickwork / AAC

### Blockwork

- Double coat sand-faced plaster externally
- Smooth gypsum finish internally

## Painting

- Exterior: Premium acrylic emulsion (APEX)
- Interior: High-quality plastic emulsion paint

## Windows

- UPVC sliding windows with mosquito nets
- M.S. safety grills for added security

## Doors

- Main & internal doors: Both-side veneered, waterproof flush doors
- Safety door: Veneered, waterproof flush door
- Toilet doors: Both-side laminated flush doors

## Flooring

- Living, dining, kitchen & common passage: Elegant Italian marble
- Bedrooms: 1200x600mm vitrified tiles with skirting
- Master bedroom: Premium 8mm laminated wooden flooring

## Kitchen

- Artificial stone (Emcer) platform with Nirali stainless steel sink

## Bathrooms

- Sanitary fittings: Duravit (or equivalent premium brand)
- CP fittings: Jaguar Ornamix Prime single-lever fittings
- Grab bars in all toilets (near commode & shower area)
- Exhaust fans in all toilets and kitchen

## Electricals

- Concealed wiring: Polycab / Finolex
- Switches: Legrand Mylink series
- Inverter power back-up: 1 light & 1 fan point in each room

## Security & Safety

- Video door phone with intercom facility for each unit



# Common Amenities

Thoughtfully designed features to ensure comfort, convenience, and safety for every resident.

-  Secured & decorative Entrance Lobby with waiting area
-  One 8-passenger Auto-Door Elevator of a reputed make
-  One stretcher Lift 10-passenger Auto-Door Elevator of a reputed make
-  5ft-wide Staircases with Decorative railing
-  Video door phone access and Intercom Facility
-  Solar Water Heater System backed up with Heat pump
-  PV panels for reducing the load of Common area lighting (Net Metering method)
-  Genset Backup for Lift, Common Lighting and Water Pump
-  Barrier-free Accessible Common Areas for Elderly People with Provision of Wheelchair
-  Pit puzzle car parking
-  Drivers Toilet in Parking





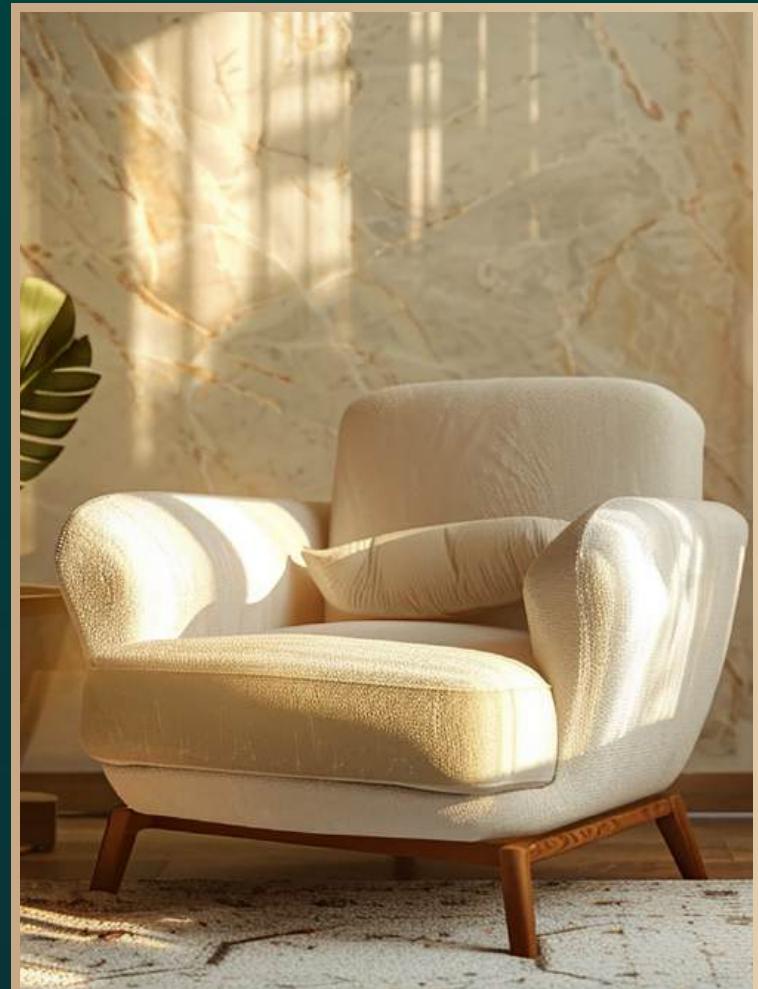
At Madhunirmal, homes are designed to give you more space, more comfort, and more ease every day. With thoughtful interiors and modern details, they're made for the way you truly want to live. And because they're set in one of the city's most sought-after neighbourhoods, you'll always be close to everything important from daily conveniences to the best the city has to offer.



# Rooftop Retreat

An elegantly designed rooftop space created for leisure, relaxation and community gatherings. The terrace amenities combine greenery, comfort, and lifestyle features.







Artist's Impression



A project by  
 **TRISHA**

*In association with*  
 **KHINVASARA  
ASSOCIATES**

**Site Address:** Plot No. 66, Ideal Colony, Kothrud, Pune- 38

**Office Address:** Aditri, 501, Plot no. 4/22, Palande courier lane, Erandwane, Pune-04

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**Project is Financed by and Mortgaged to  
Aditya Birla Housing Finance Ltd.**

NOC from Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/agreement for sale of any unit/flat in the Project



**Aditya Birla Housing Finance Ltd.**