



POORTI  
— Luxurious 4 & 2 BHK Homes —

Dwellings  
With  
Heart & Soul



Project by  
**RAHUL SHAH**  
Member of Momsha Group

# The promise of true satisfaction



Our project is a direct testament to the name we have chosen for it: Poorti. Signifying boundless fulfilment and satisfaction, we aim to provide all our residents with the highest quality of life possible within the climes of Pune. Fulfilment is engineered in every brick, every piece of carefully selected material, every stroke of architectural brilliance, the choice of location and much, much more.



# Environs beyond compare



This undertaking comprises of luxurious, spacious, well-crafted 2 BHK and 4 BHK residences that radiate class and serviceability like none other. As can be seen, our homes demarcate spaces for family members, both old and young, while also having areas exclusively for poojas and other traditional rituals, if our residents wish for it.

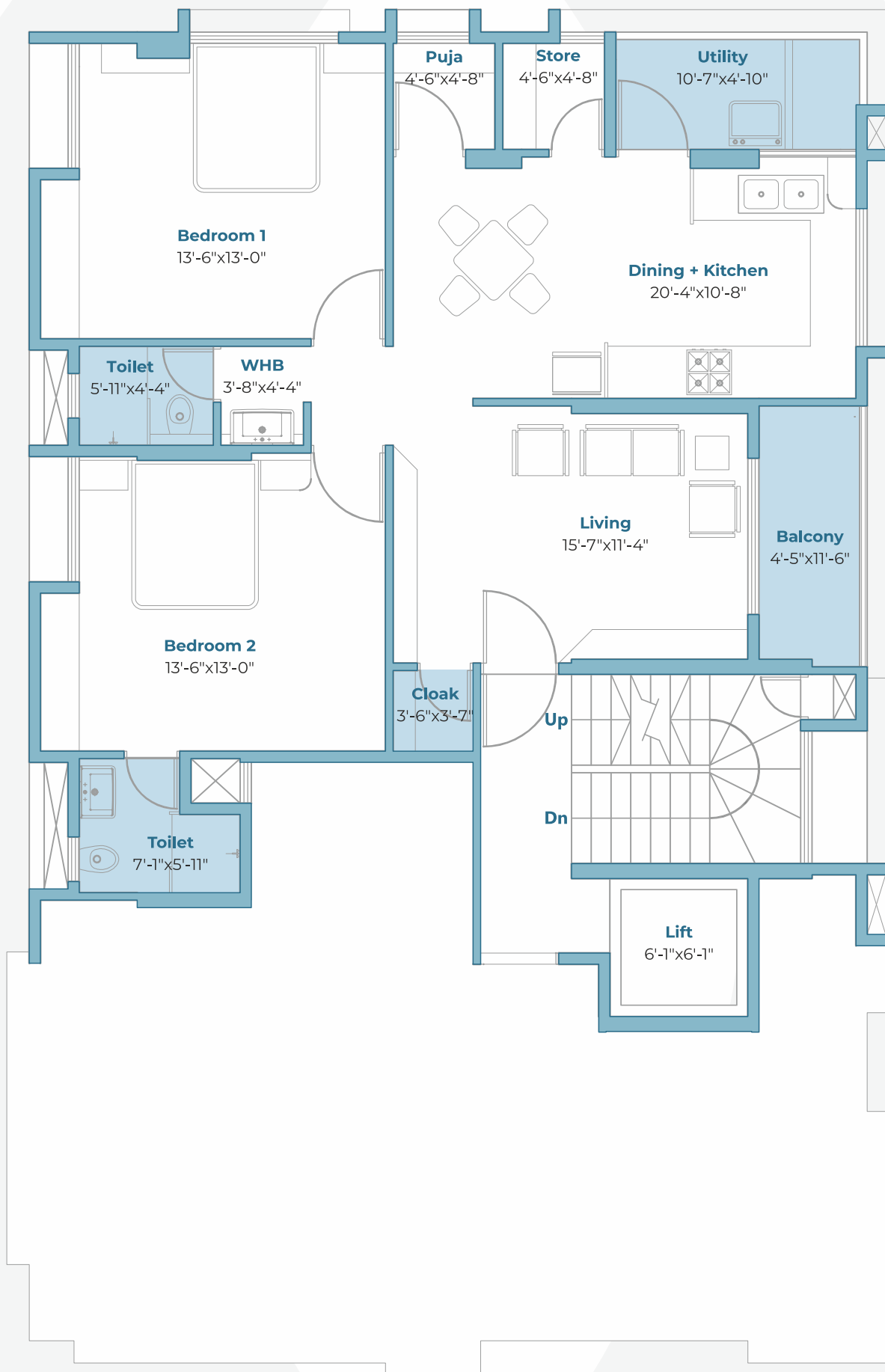
# Luxury that you truly deserve



Luxury has never been so all-permeating, as witnessed by our signature 2 BHK homes – where space has been skillfully utilized to provide the best possible configuration. Privacy, a modern need, is guaranteed; but so are the principles of family time and bonding, where our common spaces take center stage. We ensure that there's something for everybody!

# POORTI

— Luxurious 4 & 2 BHK Homes —



### AREA STATMENT

FLAT NO.	Carpet as per RERA Area Sq. Ft.	Balcony Area Sq. Ft.	Total Area Area Sq. Ft.
502	950.00	102.00	1052.00



• Subject to scale • Plan is without scale • Terms & Conditions apply



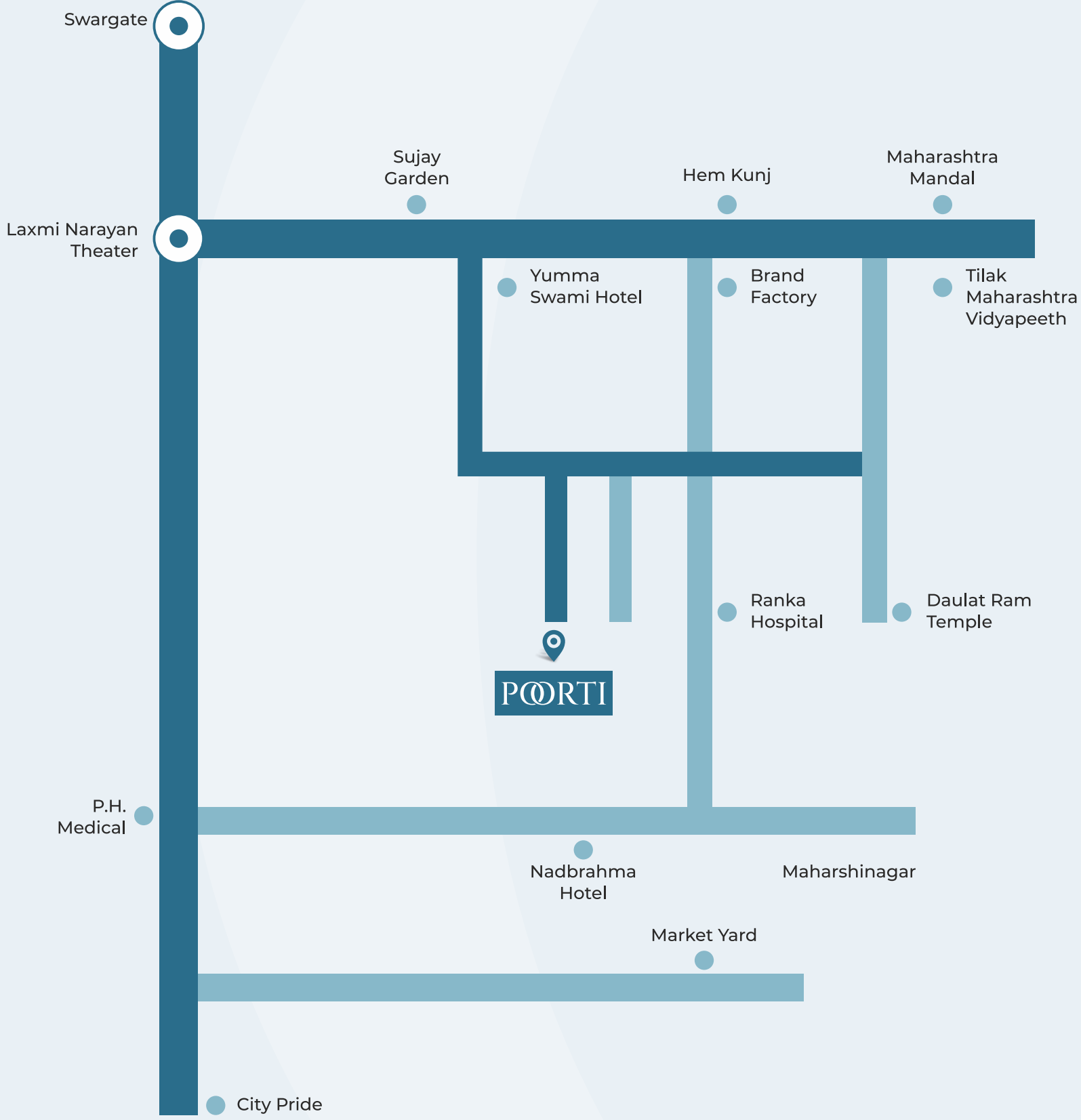
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Poorti reflects the spirit of our times: even as India marches towards modernity, we can never really forget our sense of tradition, history and culture. From airy, windswept balconies that provide impeccable views of the natural expanse outside that expose you to the bounties of nature to the modern, convenient lifestyle that cocoons you, we take nothing for granted and provide our residents with only the best.

# Blending modernity, nature and culture



# Exquisite climes



Situated within the lush, pristine locale of Mukund Nagar within the city of Pune, this address echoes the promise of commercial and emotional success, where both urbanity and nature thrive as one to give you the perfect balance of elements.

One can visit the site to gain greater clarity.  
Navigate to:

**Site Address/ Location:**

CTS No.: 8/76 To 83/3, Final Plot No.: 414/76 + 83/3,  
Shree Mukund Co. Op. Hsg. Soc., Mukund Nagar,  
Pune: 411 037.

**Key Distances:**

- Swargate 2.4 km | 10 min
- Pune Railway Station 6.7 km | 24 min
- Pune Airport 13.2 km | 44 min
  
- Sarasbaug 2.4 km | 10 min
- Deccan Gymkhana 4.6 km | 18 min
- Shivajinagar 6.6 km | 26 min
- Camp 4.8 km | 14 min

Be it the realms of safety and security, transparency and sustainability, tradition and modernity or simply luxury and utility: our eye for detail ensures that you'll be enthralled by the range of amenities on offer at Poorti. They fall under different categories, ensuring that no stone is left unturned:

**Aesthetics:**

- Attractive Entrance Lobby
- Elegant Front Gate and Compound Wall
- Artistically Designed Terrace

**Essentials:**

- Ample Parking with EV Charging Points
- One Automatic Lift for Building: Kone/ Otis/ Schiendler/ Johnson
- Power Back Up for Lift, Water Pump and Common Areas
- Underground and Overhead Water Tanks with adequate capacity and stand by Pump with Automatic Level Control System

**Security & Safety:**

- Electrical Miniature Circuit Breaker
- CCTV Cameras in ALL Common Areas
- Access Control to the Lobby Door with Video Door Phone Panel in each Flat

**Sustainability:**

- Rain Harvesting System
- Solar System with Connection to all Bathrooms

**Personalized:**

- Fabricated Safety Door for Each Flat
- Letter Box and attractive Name Plate for each Flat
- Provision for Phone/ Broadband

**Your People's care:**

- Drivers Rest Area
- Security Cabin

# Amenities... that exceed expectations



To stand by our promise of fulfilment in the form of Poorti, we have employed the best practices in the business. This encapsulates structural/space design, utility and the meticulous selection of materials that go into this undertaking; all of which will serve to be a benchmark for timeless, sturdy excellence.

### Structure :

- Earthquake Resistant RCC Frame Structure (Concrete: M20, Steel: Fe415) and as specified by RCC Consultant

### Masonry:

- External Wall 6” thick masonry work
- Internal Wall 4/6” thick masonry work

### Plastering:

- Sand faced double coat cement plaster for external walls.
- Putty finished cement plaster for internal walls

### Flooring/ Tiling :

#### (Living Room, Dining and Other Rooms)

- Passage: Vitrified White or Coloured
- Toilet: Anti-Skid Ceramic Tiles of Standard Brand
- Terrace/ Balcony: Anti-Skid Ceramic Tiles
- Parking: Paving Blocks and/ or Tre mix Concrete as per Architect’s directives
- Staircase-Riser: Anti-Skid Tiles + Tread
- Lobbies: Decorated Lobbies with Marble/ Tiles

### Dado For:

- Kitchen Platform: Wall to Wall Black Granite Top with SS Sink of Nirali or Equivalent make with 3’ fascia
- Toilet: Ceramic Tiles up to lintel tile
- Kitchen Platform: Tiles up to lintel level/ White glazed Tiles below platform of Standard Brand

### Door Frames:

- Main Door: Decorated Laminated finished flushed door with standard hardware
- Door Frame: Laminated finish Plywood frame
- Others: Laminated finished flushed door with standard hardware
- Toilets: Black Granite Frame. Water proof flushed door



# Specifications... an uncompromising approach

## Balcony Door :

- Living Room Balcony: Fabricated Powder Coated French Door with Open able Window + Mosquito Net

## Window:

- Granite Window Sill, Three track UPVC Windows (One Mosquito and Two Glass) with Box type MS Grill fitted in a way so as to prevent any rains inside

## Plumbing:

- Concealed plumbing internal PVC/ CPVC Pipes for external and CP Fittings of Jaguar make (Florentine Series or above)

## Sanitary:

- Jaguar/ Parryware or equivalent sanitary ware in all toilets

## Electrical Works :

- Electrical switches & DB of reputable make i.e. Finolex/ LeGrand or equivalent

## All Wiring of Finolex/ Equivalent Cables:

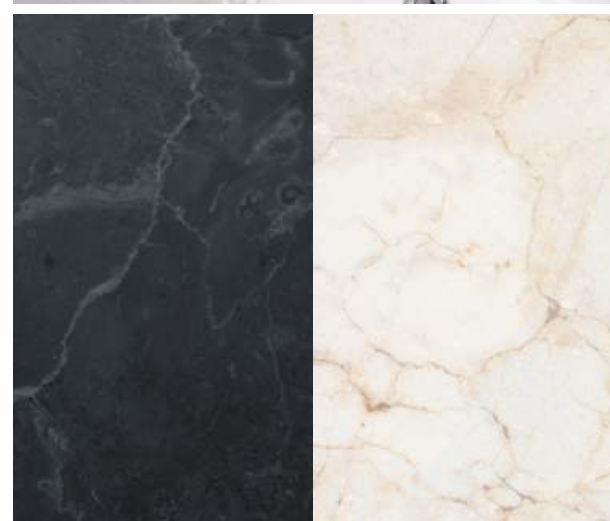
- Provision for UPS in all flat
- Standard Electrical points in entire apartment

## Painting:

- Acrylic Emulsion Paint for Internal Walls
- Oil Painted Grills
- Acrylic Paint with raincoat application for External Walls

## Balcony:

- SS Railing with Toughened Glass





## The Creators, Revealed

The Momsha Group is a complete Business House with more than 3 decades of experience that spans several verticals – both tangible and otherwise. This includes, but is not limited to: Cloth Retailing, Stockbroking & Investment Consulting, Travel, Tourism, Hospitality, Software and Construction.

Our diverse experience, combined with the exponential successes we've achieved in these individual verticals indicates our core acumen for doing business. We have continually expanded our scope and scale within these industries while maintaining quality and work ethics that are rarely witnessed.

Our future-focused approach ensures that we never get complacent as we constantly update our technology and methodologies, which extends to the real estate and construction businesses. But beyond technology, we seek to nurture the human connection, where we also focus on sustaining family bonds and traditional values through all our work. This is witnessed via targeted, regular site visits and an emphasis on keeping our clients in the loop: be it the during the selection of structural material till the finishing touches are executed.



### SITE ADDRESS

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Shree Mukund Co. Op. Hsg. Soc., Mukund Nagar, Pune: 411 037.

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### CREDITS

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MEP Consultant Mr. Subhash Patil	Legal Advisors Adv. Mr. Satish Darekar Adv. Mr. Prashant Mane	3D Rendering Lines - 3D Architectural Studio
	Brand Consultant Anunaad Creative Resonance	