



# EKUNJ

## THE NEST

Defined as a place that is made or chosen by a bird for laying eggs and sheltering its young.

One of nature's most efficient evolutionary perfections is the Nesting Instinct. The unconscious, essential desire to care for and provide security for those most dear to us. This divinely natural manifestation exists everywhere around us, in any and all beings, and it is this instinct, that is the foundation on which the seed of Ekunj was planted and is nourished upon.

Ekunj defines itself as a product of this instinctive nature to care and protect, to nourish and nurture. It acts in the spirit of a guardian, a safe-haven for the new-home seeker, acting only with their best interests as inspiration and with the motive of making this life-changing experience the most effortless and peaceful transition it can be.





## THE FORM

Splendidly designed as a magnificent standalone building, Ekunj serenely rests itself in the up and coming Balewadi area.

The construction offers 10 floors of warm and lively 2 and 3 BHK apartments, with a meticulously planned structure that allows maximum use of space and light, creating calm and restful homes. The building offers a total of 49 apartments.

With a location that is well-connected to the rest of Pune, the city's major nerve centres are now only a few minutes' drive away.

The Mumbai-Pune express-way and the Pune-Bangalore Highway are in close proximity to the building location, making it even more appealing for its convenience and connectivity.

Other well-populated and developed areas like Baner, Aundh and Pashan are also within close proximities .





## Amenities & Specifications

At Madhuban we understand that a home is not just a place, but an emotion, and it is with this sentiment that we gave birth to the concept of the Ekunj project.

When genuine care and attention to detail are the necessary grounds for safe and comfortable living, these prerequisites must be met in the sanctuary of the home.

This is why at Ekunj, we go to extraordinary lengths to ensure the highest quality and most reliable equipment and accessories are used to create sound, faith-inspiring homes.

## CHILDREN PLAY AREA







## AMENITIES

Party Lawn

Senior Citizen Area

Kids Play Area

Library

Barbeque Pit

Sky Viewing Deck

Bon Fire Area



## Common Specifications

## Building Features

- RCC framed structure confirming to latest Indian Standard Code of Earthquake resistance
- 6 " thick brick masonry & AAC block walls externally & internally
- Automatic elevators of standard make
- MS fabricated railing for all service areas
- IPS water proofing and ceramic tiles flooring for roof terrace
- Entrance lobby with good quality finishes
- Electrically operated compound gate
- Electrical back up for all common lights and elevator
- Acrylic based dust resistant external paint

GARDEN AREA





## Environment Friendly Features

- Landscaping with lush lawns and plantation at ground floor and open space
- Water saving flush valves
- Rain water harvesting system
- Common solar water heating for master bedrooms





## Doors & Windows

- Laminate finished doors to all flats
- Durable plywood door frames
- Heavy duty aluminium powder coated glazed doors for terrace
- Heavy duty aluminium powder coated sliding windows
- Mosquito net provided in windows
- All internal & external window sills in granite

## Wall Finish & Ceiling Finish

- Plaster of Paris / gypsum finish to all internal walls
- High quality luster paint finish to internal walls

## Security Features

- 24 X7 security guards & CCTV surveillance system with backup
- Video door phones & intercom facility in flat

## Electrical Works

- Concealed copper wiring with high quality modular switches

## Other Services

- Water purifier provided as standard in each flat
- Common dish antenna for all (Tata Sky)





## Specifications of a Flat

### Flooring

- 800 x 800 High quality Vitrified tile flooring in Flat
- 800 x 800 Designer Vitrified Flooring in all Bedrooms
- Designer Rustic Finish Vitrified tile flooring in Toilet
- Designer Ceramic tiles for Dado

### Kitchen Platform

- Polished granite kitchen platform
- Glazed tile dado for area under kitchen platform
- Stainless steel sink with SS finish fittings and fixtures
- Designer ceramic tile dado for kitchen platform

### Toilet Fittings

- High quality water supply fittings, Jaguar or equivalent
- High quality Indian make sanitary ware

### Electrical Works

- Modular switches





## 3D VIEW OF 2BHK



C-104/504/904

The above is a 3D rendering intended for representational purposes only

## 3D VIEW OF 3BHK

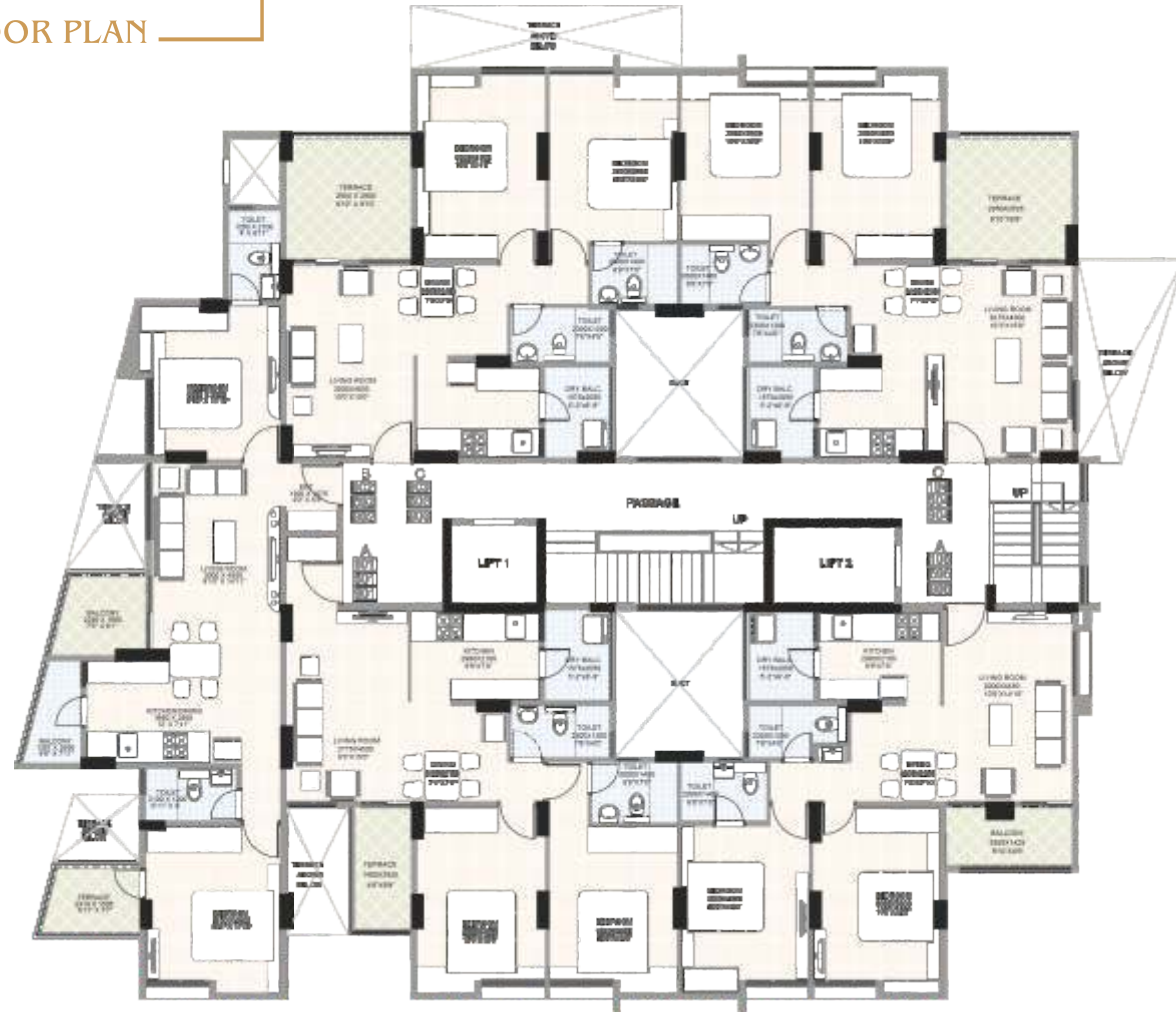


A-801

The above is a 3D rendering intended for representational purposes only



1st, 5th & 9th  
FLOOR PLAN

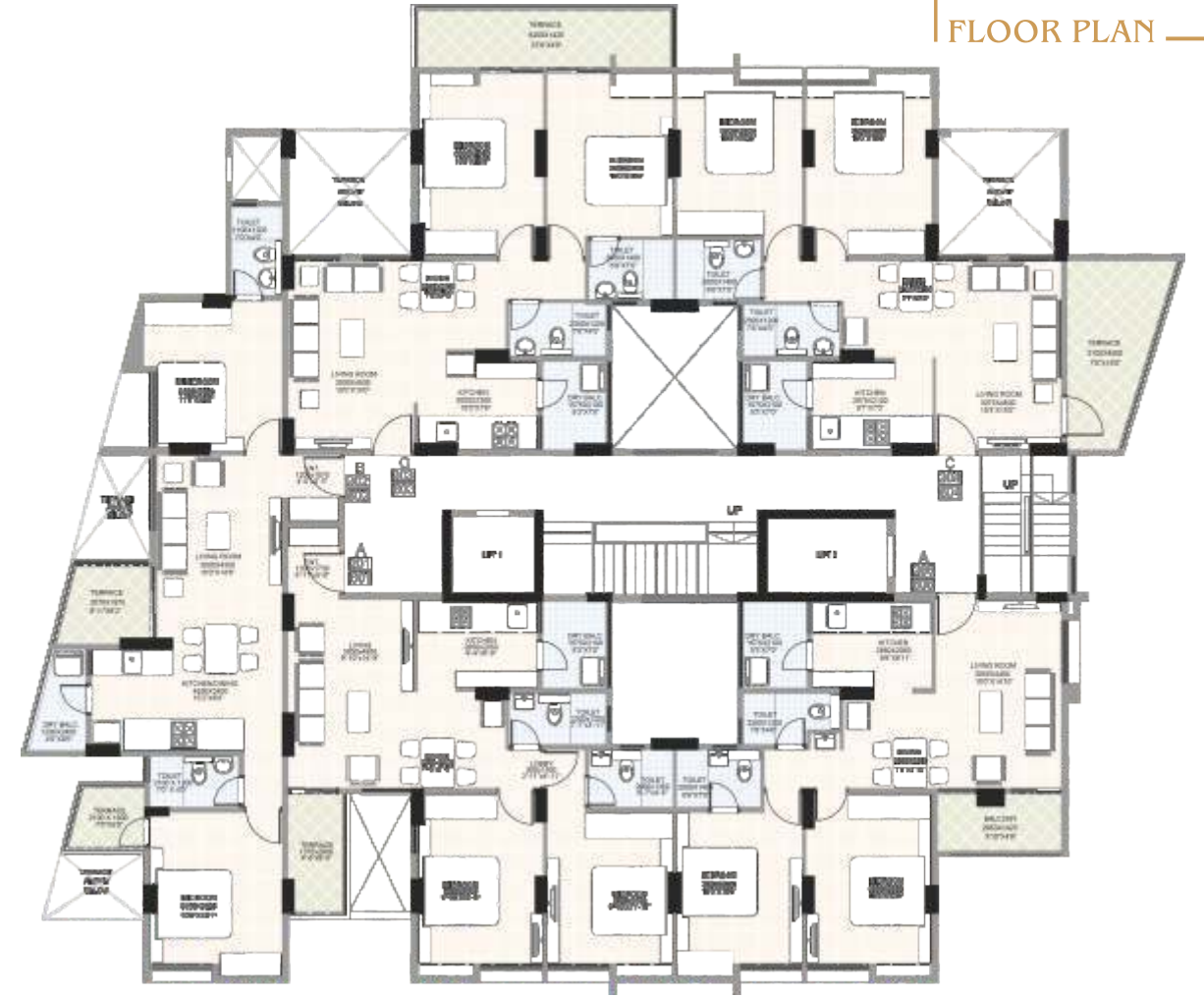


Flat Number	Carpet Area	Terrace Area	Saleable Area
101/501/901	621	61	922
102/502/902	607	104	960
103/503/903	598	108	953
104/504/904	598	108	953
105/505/905	598	61	890

Area in Sq.ft



2nd & 6th  
FLOOR PLAN



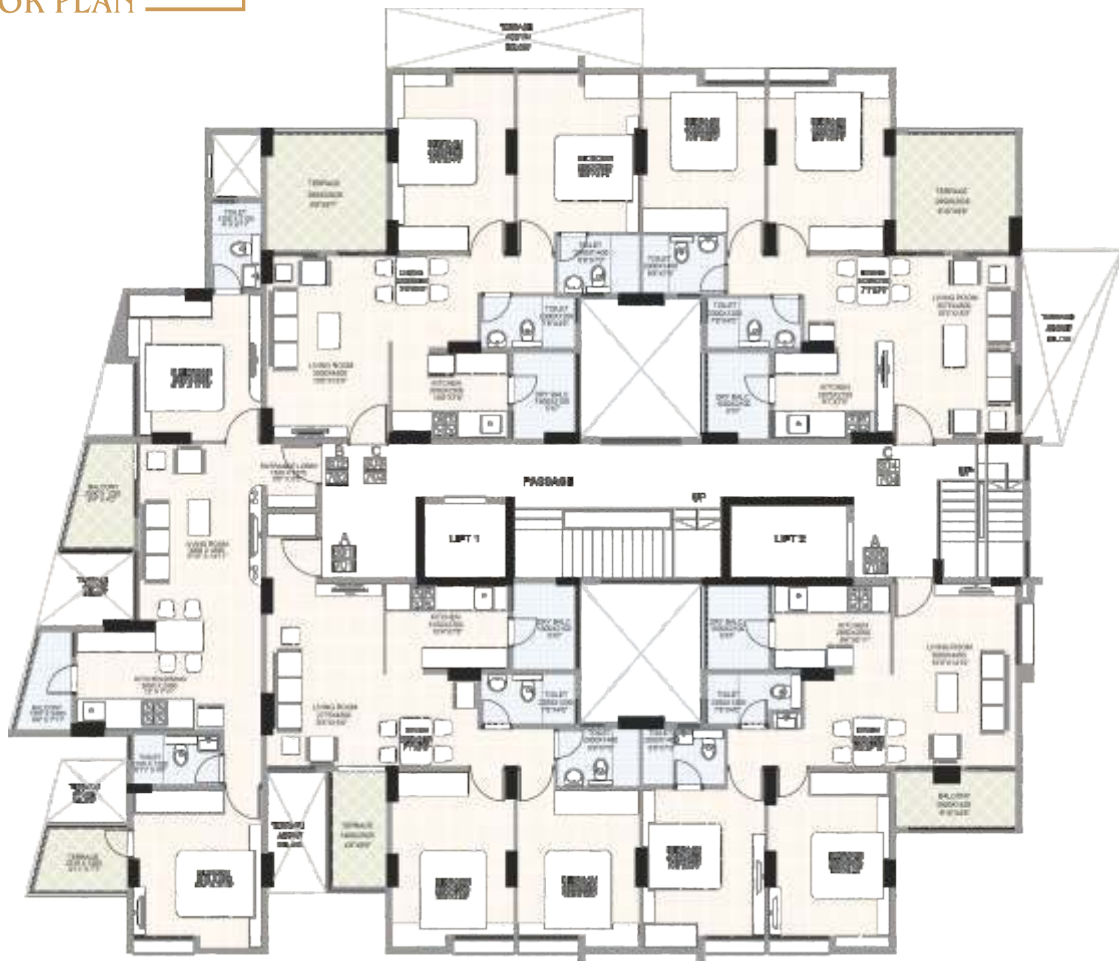
Flat Number	Carpet Area	Terrace Area	Saleable Area
201/601	622	60	921
202/602	610	97	955
203/603	599	109	955
204/604	599	109	955
205/605	599	60	891

Area in Sq.ft





# 3rd & 7th FLOOR PLAN



Flat Number	Carpet Area	Terrace Area	Saleable Area
301/707	621	61	922
302/702	607	104	960
303/703	598	108	953
304/704	598	108	953
305/705	598	61	890

Area in Sq.ft



# 4th & 10th FLOOR PLAN



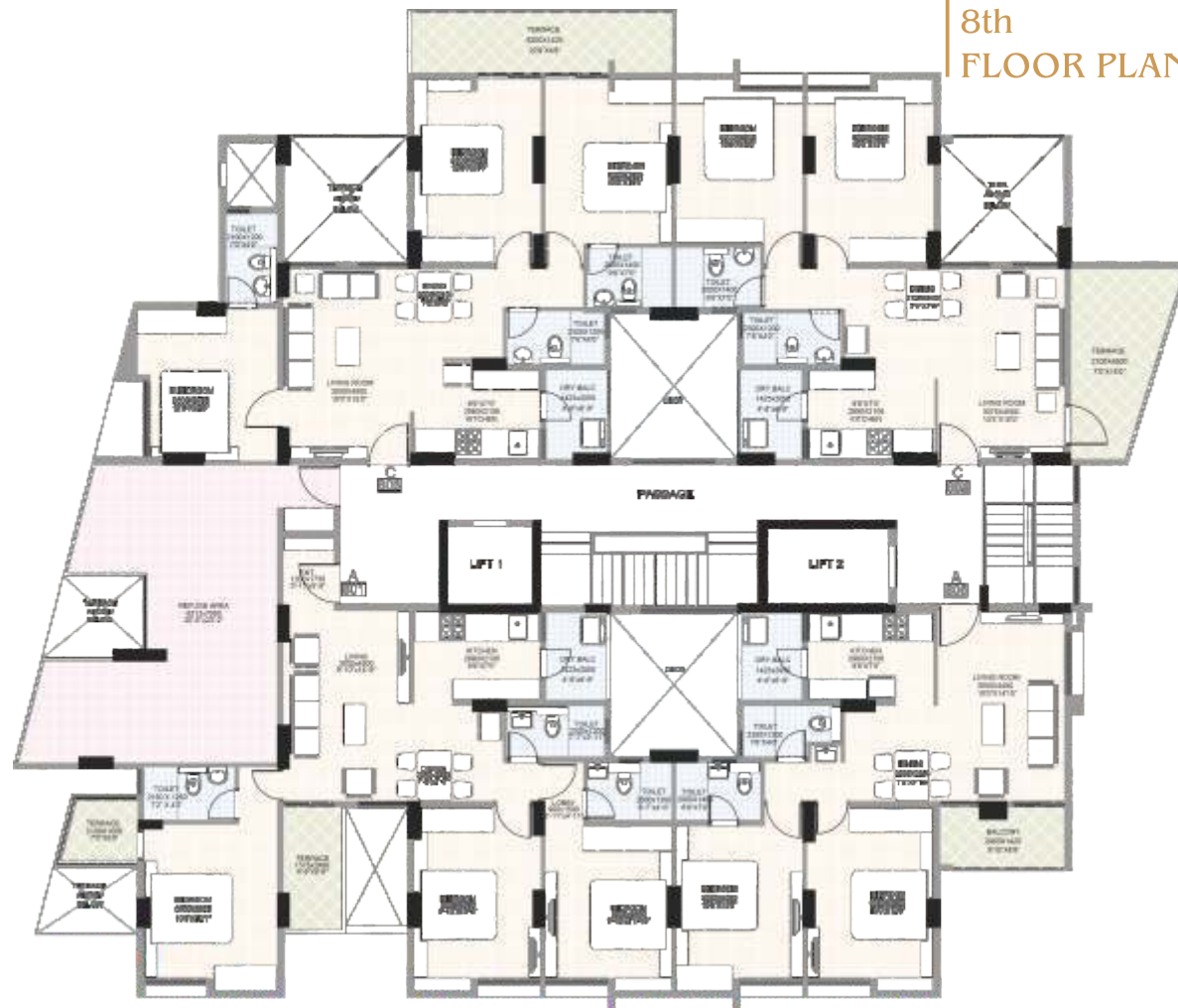
Flat Number	Carpet Area	Terrace Area	Saleable Area
401/ 1001	622	60	921
402/1002	610	97	955
403/1003	599	109	955
404/1004	599	109	955
405/1005	599	61	891

Area in Sq.ft





## 8th FLOOR PLAN



Flat Number	Carpet Area	Terrace Area	Saleable Area
801	789	88	1,184
803	748	109	1,156
804	599	109	955
805	599	60	891

Area in Sq.ft



## DAY VIEW ELEVATION





## About The Director

A business leader and an entrepreneur with many years of experience, Shri Anil Dhawale is the founder, promoter and leader of the Madhuban Group. Being an expert in all aspects of business including sales, business development and operations, has only helped him maintain highly motivated teams which have consistently surpassed customers commitments.

An entrepreneur by profession and a learner for life he firmly believes in his Management Mantra: 'What counts is not the number of hours you put in, but how much you put in those hours' and uses it to inspire and drive his team; guiding them to innovate and build world-class residential and commercial projects in Pune and beyond.

Prarthi Dhawale, Chartered Accountant, has now joined Shri. Dhawale as CEO of Madhuban Business Group and is vigilantly carrying forward her father's legacy for the fruitful future of Madhuban.

## Platinum Buildcon

Partner to Madhuban, Platinum Buildcon entered the business of residential, commercial and industrial construction in 2008. So far they have completed approximately 200,000 ft of construction. Company proprietor, Mr. Manoj Yeole (B.Tech, PGDM) works closely with Madhuban and Mr. Dhawale. Together, their achievements are indicated in the Ekunj project as well as other collaborative works.







## Madhuban

Going the extra mile. And more.

Originating as the brainchild of Shri. Anil Dhawale, director of Madhuban Group, Ekunj is a developing real estate project that is coming soon to one of Pune's most desirable locations.

Madhuban Group, which began business in the hospitality sector, functions strongly on the principle that the customer is at the heart of everything we do. We carry this thought forward to all of our endeavours and strive to ensure that the specific needs of our customers are carefully catered to, in every segment of our services.

## Projects

With the launch of our Real Estate vertical, we have taken our core philosophy to the next level, where we strive to provide the best services to our customers by offering them premium as well as affordable projects that are an extension of the people residing in them.

We understand that apart from the basic amenities, a crucial element in setting our projects apart from our competition is the location. Knowing this, we ensure that we undergo a thorough location study and analysis of socio-economic factors.

### 7 Avenues

Located in Baner, 7 Avenues is chic and contemporary project offering 2 and 3 BHK apartments with a clubhouse and several luxurious amenities.

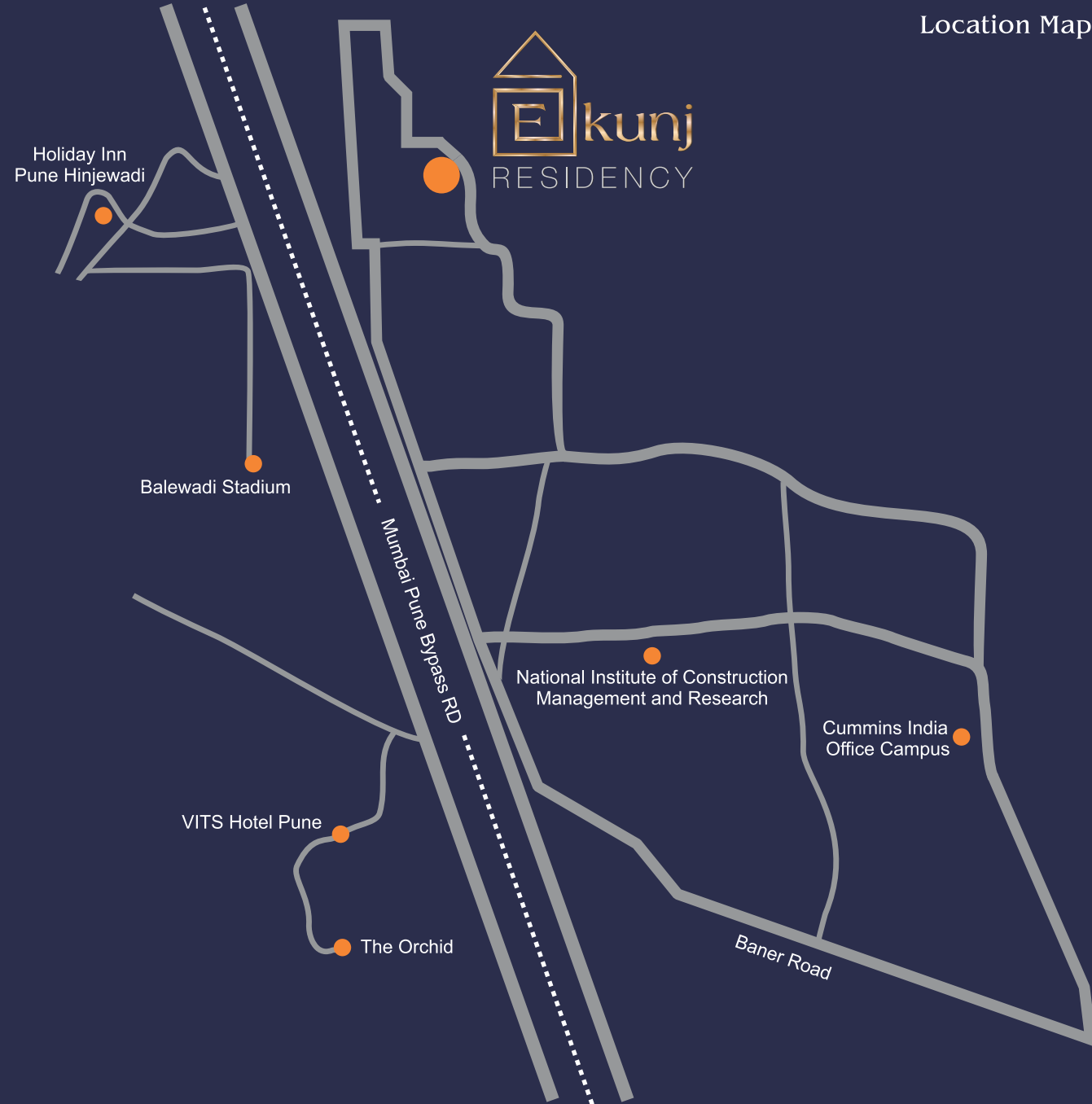
It benefits from being well-connected to Pune city, the facilities of the rapidly growing Baner area, as well as its proximity to the highway and Hinjewadi intersection.

### Life Melange

A world-class township is in its conception as a partnership venture in Bhugaon. Nestled on top of a hill, the project will offer residents a splendid view of Manas Lake. The location is surrounded by green spaces, and comes with a range of amenities for an exemplary living experience. With 1, 2 and 3 BHK homes available, the project will offer a wide choice to customers and will be ideal for young professionals and families.



## Location Map



## Significant Landmarks

### Hospitals

- Lifepoint Multispeciality Hospital – 9 minutes
- Aditya Birla Hospital- 15 minutes
- Medi Point Hospital – 20 minutes

### Education

- Vibgyor High School – 15 minutes
- Mitcon Institute of Management – 5 minutes
- Vidya Valley School – 18 minutes
- Indira College of Management – 10 minutes
- Symbiosis Institute of Business Management – 25 minutes
- Flame University – 25 minutes

### Hotels

- Vits Hotel – 5 minutes
- Sadanand Hotel – 10 minutes
- Holiday Inn – 5 minutes
- Pan Card Club – 10 minutes

### Other Major Landmarks

- Other Major Landmarks
- Mercedes Benz Showroom- 12 minutes
- Shiv Chatrapati Stadium, Balewadi – 8 minutes
- D Mart (Grocery Shopping) – 10 minutes
- Hinjewadi Information Technology Park- 15 minutes
- Cummins India Office Campus – 5 minutes
- Chandani Chowk – 20 minutes
- E Square (multiplex and Restaurants) – 15 minutes
- City Centre – 20 minutes
- Airport – 20 minutes
- New Mumbai – 90 minutes





## Contact

Site Address : Ekunj Residency, Sr. No. 29/5, Near by MITCON,  
Next to Kool Homes, Balewadi, Pune - 411045  
Corporate Address : Shiv Residency, Prabhat Road, Lane No.6,  
Erandwane, Pune 04.  
Contact number : 9823162999  
Email ID : contact@madhuban.biz  
Website : ekunj.madhuban.biz

## Credits

Project by Madhuban Infracon & Developers | Project Architect - A Design Studio  
Project Design & Execution - X Design | RCC Consultant - Spectrum Consultants



JV Partner:



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