



Life. Curated.

Welcome to

Rubi  
Mangalam  
Niyoshi Park



Live in an environment  
where each element  
has been hand-picked,  
just for you.

Come to a home like you  
have never seen before,  
we welcome you to  
Niyoshi Park.

A Redevelopment Project By

Ruhi  
**Mangalam**  
ASSOCIATES  
‘LIVE’ Mangalam Life



\*Artistic Rendition

## A perfectly selected location for a picturesque life

**Aundh, a suburb of Pune, India, offers several location benefits.**

**Proximity to IT Hubs:** Aundh is located close to the major IT hubs in Pune, providing easy access to job opportunities in the technology sector.

**Excellent Connectivity:** Aundh has good road and public transport connectivity to other parts of Pune, making it convenient for residents to travel around the city.

**Growing Real Estate Market:** Aundh has seen a rise in real estate development in recent years, with many new residential and commercial projects coming up.

**Good Social Infrastructure:** Aundh is home to several shopping malls, supermarkets, schools, hospitals, and other essential amenities, providing a high quality of life for its residents.



Rubi  
Mangalam  
Niyoshi Park

Apartments that redefine  
the language of luxury





Sculpted for the  
pioneers of tomorrow



Project By  
**Rubi Mangalam**  
ASSOCIATES  
"LIVE" Mangalam Life

**ENTRANCE LOBBY**



Top Terrace Plan

Rabi Mangalam  
**Niyoshi Park**

2, 3 & 4 BHK Luxurious Homes

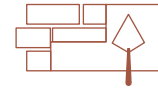
@ Parihar Chowk, Aundh

## Specification & Amenities



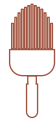
### RCC

- Earthquake resistant RCC framed structure conforming to relevant code.
- Anti termite treatment.



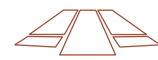
### Plaster

- External walls – Double coat sand faced finish with waterproofing compound
- Internal walls – With superfine POP surface.



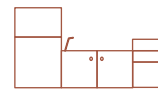
### Paint

- External – Weatherproof superior acrylic paint (APEX)/Texture paint.
- Internal– Premium Oil Bond Distemper paint on walls.



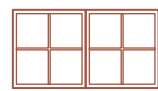
### Flooring & Tiling

- Premium Quality VITRIFIED TILES.
- Ceramic tiles dado up to lintel in bathroom.
- Anti skid ceramic flooring (matt finish tiles) in bathroom.



### Kitchen

- Premium Granite kitchen platform.
- Stainless steel sink.
- Provision for water purifier
- Provision for refrigerator and microwave oven.
- Provision for Washing machine and Dish Washer.
- Dry Area



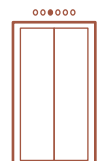
### Windows

- UPVC 3 track sliding windows with mosquito net.
- M.S Safety grills to all windows.



### Doors

- Main entrance door with 35mm thickness, laminated finish, safety lock, Night latch, tower bolt, magic eye & Door stopper.
- Wooden safety door for main door.



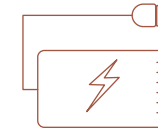
### Lift

- High Speed Automatic Lift (OTIS / KONE / Equivalent)



### Bathroom

- Premium Quality CP bathroom fixtures. (Jaguar / Grohe / Equivalent)
- Superior sanitary ware fittings.
- Wall hung commodes.
- Overhead showers in all bathrooms.
- Provision for boiler in all the bedroom toilets.



### Electrification

- Solar electric Unit on terrace for electricity generation to be used for common lighting and lifts in the building.
- Provisions for split AC in living and bedrooms.
- Foot light in all bedrooms.
- Provision of Inverter for each apartment
- 3 Phase meter connections to each flat
- Wi Fi Connectivity provision in each flat
- Electric Vehicle charging points in car park area.



### Special provisions for senior citizens

- Special ramp at entrance lobby and parking level for east movement of wheel chairs, stretchers etc
- Seating arrangements for senior citizens in lobby near lift area at ground level



### Lobby

- Elegant/Designer entrance lobby
- Card access entry to main entrance lobby



### Back Up

- Generator backup for lift, water pump, staircase and common areas.
- Generator backup of One fan and One light connection in Living room and Kitchen.



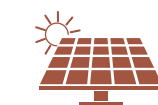
### Convenience

- Attractive name plate at the entrance lobby, on the parking floor



### Additional Security

- Video door phone with intercom facility to each apartment



### Water Supply & Conservation

- Solar Water System for bathroom.
- Solar electric Unit for common lighting.
- Water harvesting connected to Bore Well for eco-friendly water conservation.
- Separate compartments for underground water tank for PMC & Bore well water supply.

## 2 BHK | Typical Unit Floor Plan

- LOBBY  
5'0"X5'0"
- LIVING/DINING  
10'6"X19'3"
- BEDROOM-1  
12'0"X10'0"
- TOILET  
4'9"X6'0"
- BEDROOM-2  
15'3"X10'0"
- TOILET  
4'6"X7'6"
- KITCHEN  
8'3"X7'6"
- UTILITY  
3'3"X7'6"
- OPEN BALC.  
9'0"X6'9"



Area Statement

Type	Total sq.m.	Total sq.ft.
<b>2 BHK</b>	<b>71.83</b>	<b>773</b>

\*For Presentation Purpose only

## 3 BHK | Typical Unit Floor Plan

- LOBBY  
9'3"X5'9"
- LIVING/DINING  
21'0"X13'0"
- BEDROOM-1  
10'0"X11'3"
- WALK-IN WARDROBE  
4'9"X5'0"
- TOILET  
4'9"X8'0"
- OPEN BALCONY  
7'6"X11'6"
- BEDROOM-2  
9'0"X11'3"
- TOILET  
4'6"X6'0"
- KITCHEN  
10'3"X7'9"
- UTILITY  
4'9"X7'9"
- BEDROOM-3  
12'9"X11'0"
- TOILET  
6'0"X6'0"



Area Statement

Type	Total sq.m.	Total sq.ft.
<b>3 BHK</b>	<b>104.22</b>	<b>1122</b>

## 3 BHK | Typical Unit Floor Plan



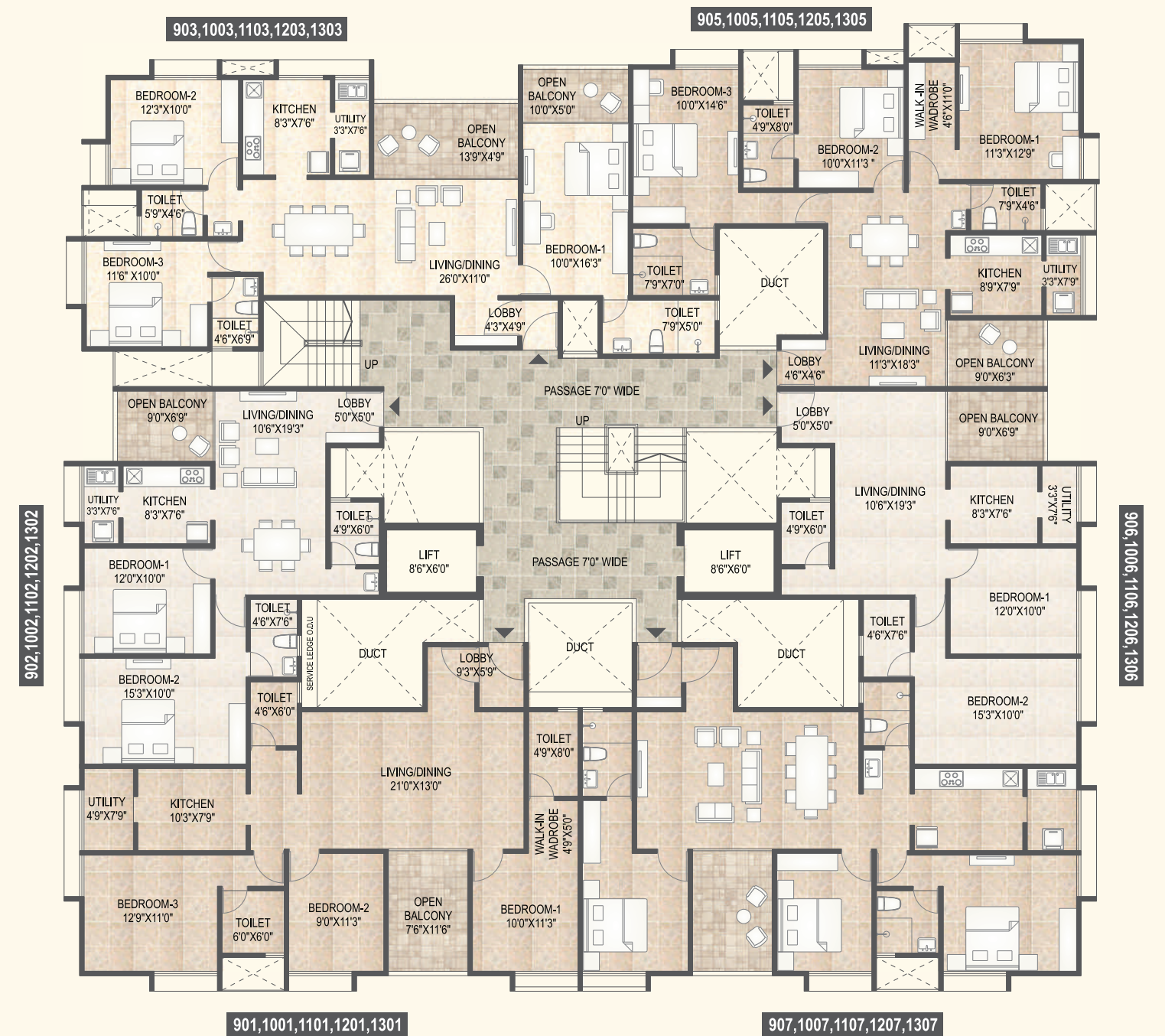
Area Statement		
Type	Total sq.m.	Total sq.ft.
<b>3 BHK</b>	<b>107.47</b>	<b>1157</b>

LOBBY 4'3"X4'9"	LIVING/DINING 26'0"X11'0"	OPEN BALCONY 13'9"X4'9"	KITCHEN 8'3"X7'6"	UTILITY 3'3"X7'6"	BEDROOM-2 12'3"X10'0"	TOILET 4'6"X6'9"	BEDROOM-3 11'6" X10'0"	TOILET 4'6"X6'9"
OPEN BALCONY 10'0"X5'0"	BEDROOM-1 10'0"X16'3"	TOILET 7'9"X5'0"	OPEN BALCONY 10'0"X5'0"	BEDROOM-1 11'6" X10'0"	TOILET 4'6"X6'9"			

\*For Presentation Purpose only

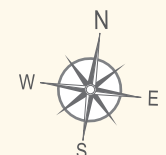


### Typical 9th, 10th, 11th, 12th, 13th Floor Plan



#### Area Statement

Flat No.	Type	Total sq.m.	Total sq.ft.
901,1001,1101,1201,1301	3 Bhk	104.22	1122
902,1002,1102,1202,1302	2 Bhk	71.83	773
903,1003,1103,1203,1303	3 Bhk	107.47	1157
905,1005,1105,1205,1305	3 Bhk	95.54	1028
906,1006,1106,1206,1306	2 Bhk	71.83	773
907,1007,1107,1207,1307	3 Bhk	104.22	1122





\*Artistic Rendition

## CREDITS

**Principal & Liasoning Architect**  
Ar. Rupesh Jamkhindikar  
(Arckitude Studio)

**RCC Consultant**  
Ajay Bhilare and Associates

**Fire Consultant**  
Worby Solutions Pvt. Ltd.

**Legal Consultant**  
Adv. Sanjay Dahibhate

**MEP Consultant**  
Siddhivinayak MEP Consultants

**Brand Consultant**  
Promising Designs Pvt. Ltd.

## COMPLETED PROJECTS



at Moshi



at Dudulgaon



at Wakad



at Moshi



at Aundh



at Aundh

## ONGOING PROJECTS



at Moshi



at Moshi



at Moshi - Alandi Road



at Moshi - Alandi Road



at Sanewadi, Aundh



at Dhankawadi



at Ravet



at Rahatni



at Pradhikaran

# Location Map



A Redevelopment Project By

**Ruhi Mangalam**  
ASSOCIATES  
'LIVE' Mangalam Life

## Sister Concerns

**D&T PROPERTIES**  
Redefining Excellence



## Office Address

401, Gayatri Apartment, Gulmohor Park,  
ICICI Bank Lane, Lane Opp Mithas Sweet,  
ITI Road, Aundh, Pune 411007

## Site Address

Plot No. 18, Survey No. 150, 151,  
Sanghvi Nagar, Parihar Chowk  
Ward No. 8, Aundh, Pune 411027.

Email : [ruhimangalam@gmail.com](mailto:ruhimangalam@gmail.com)

Call : 77 98 144 144 / 88 05 169 999

Disclaimer: This brochure is purely conceptual and not a legal offering, nor will it be part of the agreement. All images displayed here are artistic impressions. Developer has the right to amend any specifications or amenities without any prior notice.