

CEO

The Chief Executive Office

CEE

HUBTOWN
SOLARIS



Index

Introduction

About the Chief Executive Office

Location

Connectivity to Andheri, Mumbai and the world

Architectural Plan

Inside Andheri East's tallest building

Grand Entrance

A 25 ft. double-height lobby that makes the right impression

Office Spaces

Spaciously designed offices, made to order

Car Park

A 90 second car retrieval, courtesy of robotic parking

Elevators & Wireless Internet

Connected, wherever you step off

Safety & Security Systems

24 hour protection for the Chief Executive Office

Landscapes & Leisure

Spaces where you can un-work and de-stress

Retail Space

Shopping that indulges every mood

Because great CEOs
aren't born in
everyday offices





Your Chief Executive Office is here

Crucial decisions will be taken here
Principal policies will be conceptualised here
The best minds will plan global strategies here
International partners will feel at home here
Success will be celebrated here

This is **HUBTOWN**

SOLARIS

Ready for the city's growth
Ready for success



The business and financial capital of India, Mumbai is a metro on the rise.

A city that offers the perfect business environment and an unrestricted potential for all kinds of businesses to grow

Home to important financial institutions such as the Reserve Bank of India, the Bombay Stock Exchange and the National Stock Exchange of India

Mumbai is fast-paced, hungry and ready for bigger dreams. Just like the CEO



The CEO is connected to tomorrow



Andheri Station: 0.2 Kms
 Jogeshwari Station: 1.5 Kms
 Vile Parle Station: 2.0 Kms
 Upcoming Metro: 0.2 Kms



Kokilaben Hospital: 2.0 Kms
 Seven Hills: 1.5 Kms
 Holy Spirit Hospital: 0.5 Kms
 ESIC hospital: 1.0 Kms



W. E. Highway: 2 Min.
 S. V. Road: 5 Min.
 East West Flyover: 1 Min.
 Andheri - Kurla Rd.: 5 Min.
 J. V. L. R.: 10 Min.

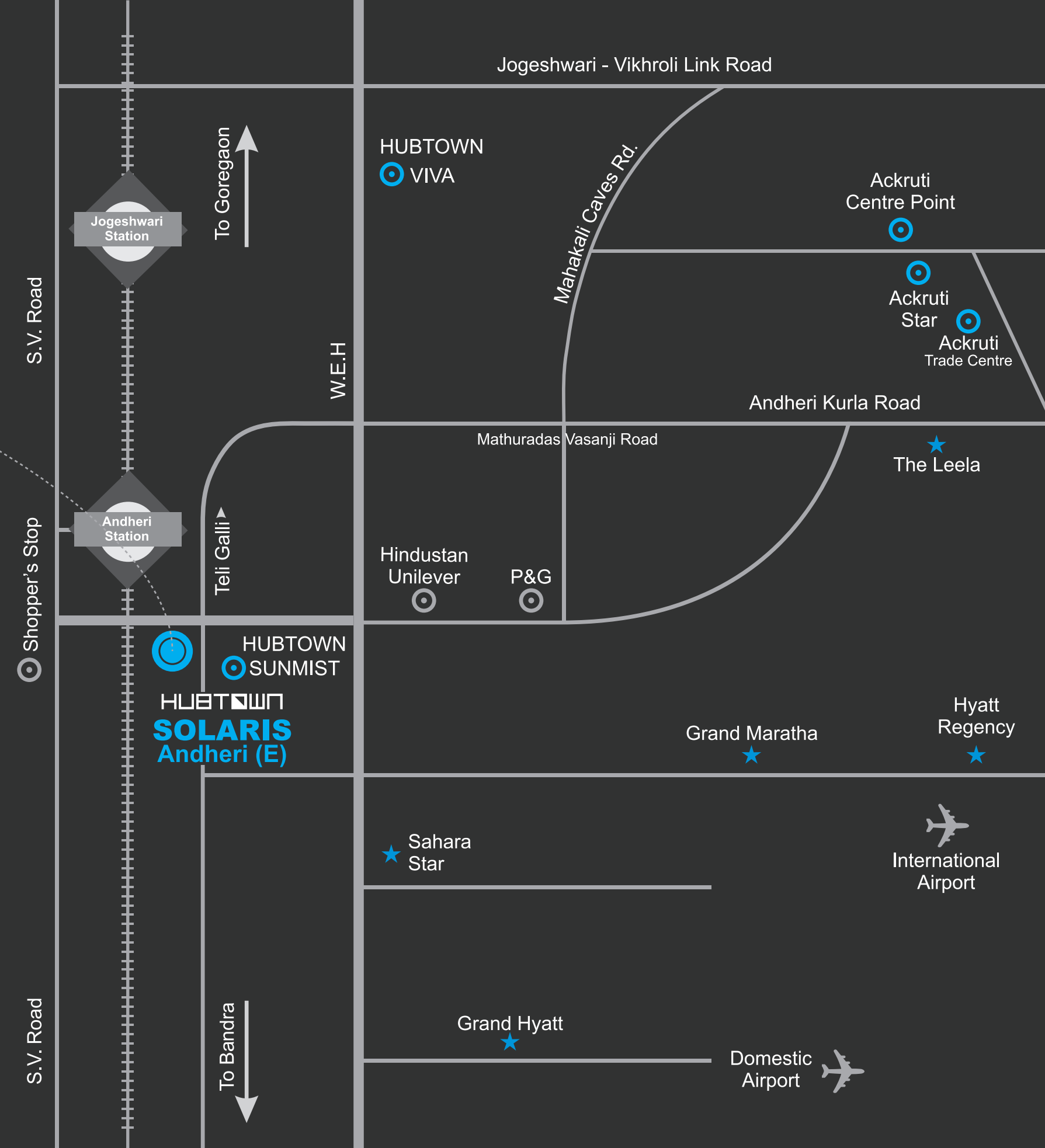


Sahara Star: 3.0 Kms
 Courtyard Marriot: 0.5 Kms
 Hyatt Regency: 1.5 Kms
 The Leela: 1.5 Kms
 Tunga International: 0.5 Kms



International Airport: 2.0 Kms
 Domestic Airport: 3.0 Kms

**Andheri East is Mumbai's next big business centre.
 And Solaris is connected to its future.**

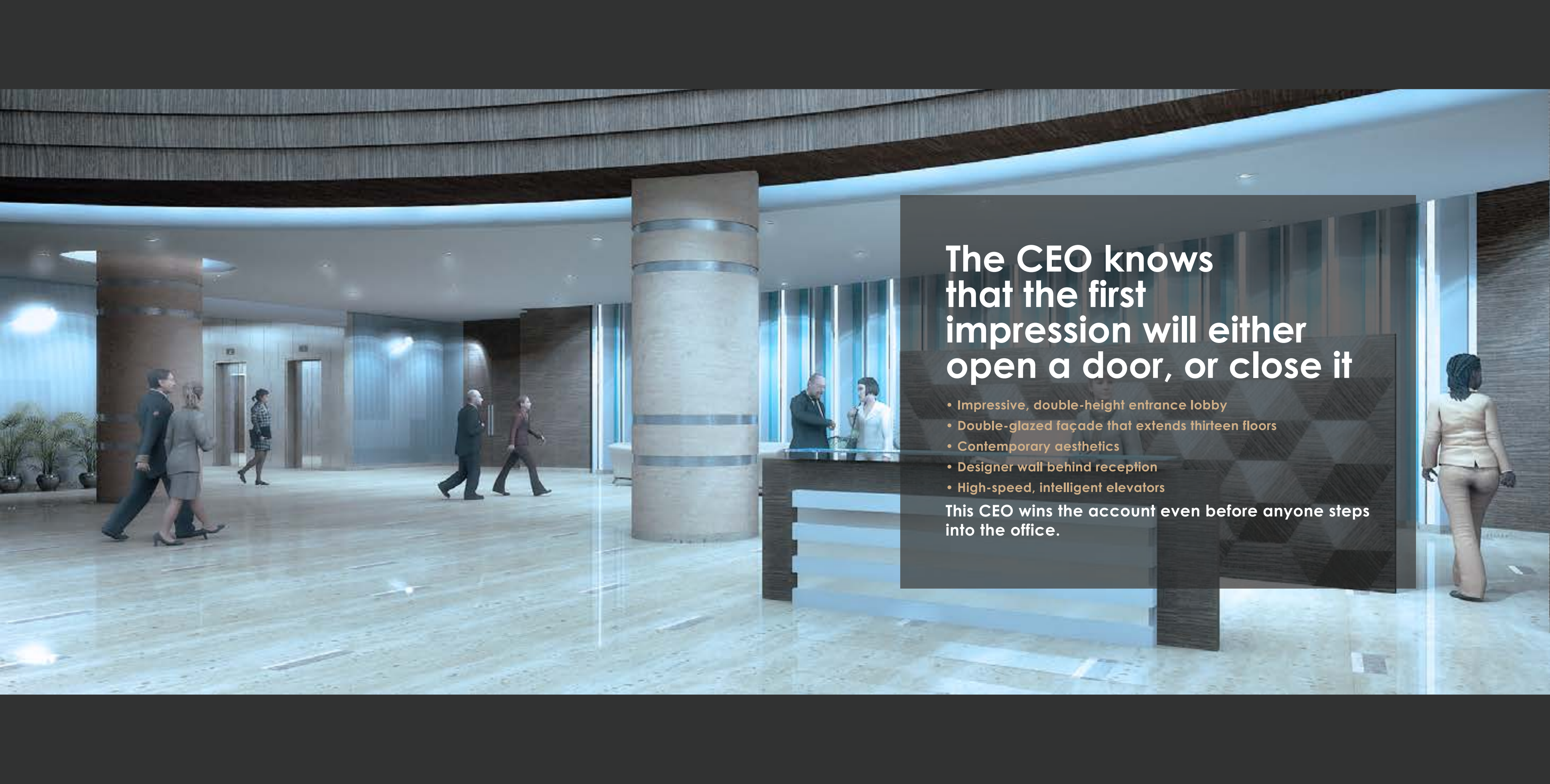


The CEO stands taller than all others

- Tallest building in Andheri East
- 13 floors of lavishly defined office space
- Designed by one of India's leading architects, Hafeez Contractor
- Anti-glare, double-glazed façade, for efficient thermal and noise insulation
- Fully automated, robotic car parking
- A one-of-a-kind, six-level basement car park
- Double-height, air-conditioned entrance lobby
- 60,000 sq. ft. of luxurious retail space
- Landscaped gardens on the 2nd floor
- A food court miles above the hustle and bustle

Solaris is the tallest building in Andheri East. It is Andheri's new business landmark.





The CEO knows that the first impression will either open a door, or close it

- Impressive, double-height entrance lobby
- Double-glazed façade that extends thirteen floors
- Contemporary aesthetics
- Designer wall behind reception
- High-speed, intelligent elevators

This CEO wins the account even before anyone steps into the office.

The CEO knows that big thinkers need big spaces

- Completely customisable
 - Extra-large floor plates starting at 66,000 sq. ft.
 - Large column grids
 - 3.6 meter high beamless ceiling
 - With open interiors and a soothing ambience
- Hubtown Solaris is ready for your success.**



The CEO is empowered by future technologies

- Two levels of manual car park
- Four levels of next generation, robotic car parking
- Parking space for 800 cars
- Radio Frequency Identification so only you can access your car
- Intelligent optical sensors to prevent scratches or dents
- 10 vertical lifts and 24 horizontal trolleys to cater to peak hour traffic
- Average car retrieval time? Just 90 seconds

Drive into the future, 6 levels in the basement.





The CEO's rise is swift and effortless

- 17 high-speed elevators that reach you to your office quickly
- Attendant operation
- Infra red curtain for door safety
- Overload safety
- Automatically controlled fan and lighting for energy saving
- LEDs for energy efficiency
- Nuisance call elimination
- Emergency lights and fireman switches
- High-speed elevators that go from ground to 10 in 20 seconds
- Gearless motoring that enables energy saving

Zip up to where you belong smoothly and efficiently.



The CEO stays sharp So the business stays strong

- Specialised, state-of-the-art security system
- CCTV coverage in basements, lift lobbies, corridors and the entrance lobby
- 180 degrees dome cameras and 360 degrees PTZ (pan, tilt, zoom) cameras in common areas
- Dedicated sprinklers in car parks
- Fully automated fire fighting system, that conforms to NBC, CFO and TAC norms
- PA system for the entire building
- 100% DG backup for lifts, car park, ventilation system and all common areas
- Energy efficient LED lighting for the entire building

Solaris ensures that every amenity stays ready for your success.





The CEO knows play is as important as work

- Fine dining restaurants that serenade your palette
- A common food court that refreshes the spirit
- A fully equipped gymnasium that lets you de-stress
- Premium retail therapy for your soul
- Green spaces to help you unwind

**Work has never been so calming,
so productive, so energising.**

The CEO has the world at his fingertips
Now, so does his team



Eat. Love. Shop. Celebrate.
At Hubtown Solaris.

- 60,000 sq. ft. of premium retail space
- Contemporary features
- Beautifully landscaped entrance square
- Well-designed retail spaces (from 3,600 sq. ft. to 60,000 sq. ft.)
- Gourmet restaurants and home-style bistros
- High fashion brands and home décor brands
- Multi-level security
- 100% power backup for the common areas

About Hubtown

Hubtown Limited (formerly known as Ackruti City Limited) is one of India's leading real estate development companies. With a presence across 7 Indian cities, Hubtown has diversified across sectors to build residential spaces, office spaces, IT parks, and Special Economic Zones (SEZs). The company has even pioneered various Social Infrastructure Development projects and PPP projects with local governments.

Hubtown has over 30 years of experience in the construction industry and has completed over 13 million sq. ft. of development in Mumbai and Pune. The Company has consistently marked its presence in Mumbai with landmark commercial projects including Ackruti Star, adjudged as Construction World's Best Commercial Property of India (West), and Hubtown Solaris, Andheri's newest landmark.

Since its listing on the Bombay Stock Exchange (BSE) and National Stock Exchange (NSE) in 2007, Hubtown has seen remarkable growth. The company has 45 ongoing projects of 72 million sq. ft. in Mumbai, Thane, Pune, Bangalore and Gujarat.

In Mumbai, Hubtown is developing a 150 acre IT SEZ and township, the only one within the city's limits. In 2010, the Government of Maharashtra awarded Hubtown with a chance to redevelop the Government Colony in Bandra, and be a part of the largest ever redevelopment project in Mumbai city.

In Gujarat, Hubtown has partnered with the Government of Gujarat to reinvent bus depots in the 4 major cities of Ahmedabad, Surat, Vadodara, and Mehsana. Hubtown will develop bus depots into modern 'busports', benefiting millions of bus travelers in the state.

Hubtown's penchant for innovation, its unique product offerings, its unyielding social commitment and integrity, together with superior construction quality and processes have ensured a strong association with companies like Tata Consultancy Services, Canara Bank and Angel Broking amongst others.

From making large-scale, affordable luxury homes, to acres of meticulously planned IT parks to lavish commercial spaces, Hubtown continues to raise the bar with world-class construction and planning.

Projects

Completed residential projects

Akruti Orchid Park, Andheri (E) | Ackruti Creations, Vile Parle (E) | Akruti Aditya, Grant Road
Akruti Aneri, Andheri (E) | Akruti Astha, Walkeshwar | Akruti Elegance, Mulund
Akruti Erica, Vile Parle (E) | Ackruti Niharika, Andheri (E) | Ackruti Laxmi, Dadar
Ackruti Sankul, Pune

Completed commercial projects

Akruti Centre Point, Andheri (E) | Ackruti Gold, BKC | Ackruti SMC, Thane (W)
Ackruti Softech Park, Andheri (E) | Ackruti Businessport, Andheri (E) | Ackruti Trade Centre, Andheri (E)
Ackruti Arcade, Andheri (W) | DLF Ackruti Info Park, Pune | Ackruti Chambers, Pune
Ackruti Orion, Vile Parle (E) | Hubtown Skybay, Mahalaxmi | Ackruti Prime, Bangalore

Ongoing residential projects

Hillcrest, Andheri (E) | Hubtown Sunmist, Andheri (E) | Hubtown Sunstone, Bandra (E)
Hubtown Shikhar, Andheri (E) | Hubtown Gardenia, Mira Road | Hubtown Redwood Rosewood, Mira Road
Rising City, Ghatkopar (E) | Hubtown Vedant, Sion | Hubtown Greenwoods, Thane
Hubtown Siddhi, Thane | Hubtown Countrywoods, Pune | Hubtown Sapphire, Lower Parel
Seasons, Chembur | Hubtown Jewell, Andheri (W) | Orchid Park - Phase II, Andheri (E)

Ongoing commercial projects

Hubtown Solaris, Andheri (E) | Ackruti Star, Andheri (E)
Hubtown Viva, Andheri (E)

Mixed-use developments

Sunstream City, Mumbai | Hubtown Central, Surat
Hubtown Central, Mehsana | Hubtown Central, Ahmedabad
Hubtown Central, Vadodara

The makings of a landmark

Hubtown projects are coveted as landmarks because of a number of elements.

- A unique focus on selecting locations that makes it easier for people to live and work in our projects
- Engaging the finest engineering and design talent globally to create a product that is truly world-class
- A zero compromise policy of selecting only the finest materials for our projects
- Building sustainable and green initiatives to ensure that our projects are in tune with the environment

The result of these attributes is that our projects create long-term value, making them a preferred choice amongst a cross-section of buyers. Infact our commitment to quality has resulted in us getting an ISO 9001:2008 certification.

We build long-term value for our customers

We bring our experience to deliver best-in-class products



We come with the experience of developing all real estate asset classes, over 30 years of our existence. Our projects cover Residential, Commercial, Retail, Technology Hubs, SEZs, Hospitality, Healthcare and Infrastructure Development. We use this wealth of knowledge to better our customer experience.

We are focused on you



Regular research and an eye on emerging trends and customer preferences provide for an unmatched understanding of the needs and aspirations of our customers. These insights help us develop custom fitted, tailor made solutions for individual customer segments.

We build specialisation into our work



We have specialised project teams that look into each of our developments. This facilitates the planning and proper implementation of the minutest of details for each project, right from the conception to the execution stage.

We deliver more than what we promise



We deal with all our customers in a professional and transparent manner. Care is taken to ensure that they understand all the elements of the sale document so that there is no gap between expectation and reality. Additionally, all our projects are approved by leading financial institutions to ensure the absence of any legal irregularities. We also provide for convenient after-sales service through our networked nodal offices.

World-class talent work with us



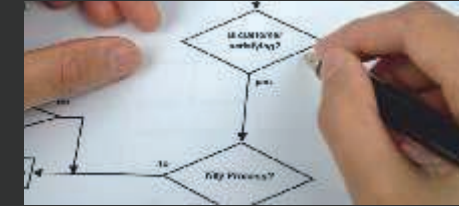
We hire some of the best engineering and design talent in the industry to work for us. This translates into the sound thought and care that go into each and every one of our developments.

We believe in maintaining what we have not created



With a commitment rooted in the Company's philosophy itself, Hubtown maintains the natural sanctity and ecology of areas being developed by laying special emphasis on low-impact development processes, environmentally-sensitive site planning and project designs with integrated sustainable features. These make our projects inherent cost-savers and also provide important benefits to our inhabitants like an abundance of natural light and air, safer and healthier interior environment among other features.

We collaborate with the best across the globe



Partnerships and collaborative ventures with the best international architecture, design and technology firms help us ensure that all our developments meet global standards.

Our biggest asset is trust



Hubtown has consistently raised the bar for quality developments in Mumbai and other parts of India. We have also received many prestigious awards for pioneering initiatives, innovations and product excellence. Our biggest satisfaction however comes from the trust our name evokes among different consumer segments.

We are focused on the fundamentals



We believe that focusing on the basics can build an enhanced experience for our customers. Due importance is given to basics like project conceptualisation, location selection, design development, engineering, construction and stringent quality-control measures, at every stage; resulting in a superior offering for our customers.

We have a process-driven work culture



The organisation stringently follows well-established, time-tested systems, processes and norms that meet the quality benchmarks globally.

Our partners

Architecture

Hafeez Contractor

One of India's leading architects, Hafeez Contractor is known for his excellence in design and architecture. He has conceptualised, designed and executed a wide range of architectural projects like hospitals, hotels, residential redevelopments, educational institutions, shopping malls amongst other architectural wonders. Some of the awards that recognise his work are: Construction World Award for Architect of the Year, Realty Plus Award for creating the Best Residential Schemes in the past 3 years and the CNBC Arabian Property Award for the Best Architecture in 2006.

Woods Bagot

With a staff of over 700, and working across three sectors: Education, Science and Health, Lifestyle and Workplace, Woods Bagot operates from Hong Kong as one global studio. Enabled by cutting-edge technology and a multi-disciplinary team across several countries, Woods Bagot is known to be an exceptional Architecture and Interior Design firm which collaborates with clients to generate authentic design solutions that satisfy every project.

Space Matrix

Founded in Singapore in the year 2001, Space Matrix has emerged as one of the fastest growing Architecture and Interior Design firms in the Asia Pacific. With over 400 Directors, architects, designers, project managers and associates, they partner with clients from around the world to create environments which inspire audiences, engage users and have long-term value for all.

Landscape Design

LSG Architects

Established in 1985, LSG Landscape Architecture is an award winning, planning and landscape architecture firm in the United States, with projects that range across such diverse interests like urban parks, memorials, scenic campuses and lively communities.

IORA Designs

Set up in November 2005, IORA Studio is a design firm specialising in Architecture, Landscape Architecture and Planning. Based out of Ahmedabad, it's known for its exclusive services in Master Planning and Urban Design, with an expertise in the fields of Urban and Regional Planning and Environmental Planning.

Consultants & Structural Design

Sterling Engineering Consultancy

Founded in 1978, Sterling Engineering Consultancy Private Limited offers engineering design services to build a healthier environment. With various projects across countries like India, United Arab Emirates, Saudi Arabia, Mauritius, Iraq and Sri Lanka. They collaborate with experts across various disciplines and countries to widen the scope of luxury hotels, shopping centres, office complexes and hospitals amongst others.

JW Consultants

Once a proprietary professional practice, Consultants LLP today is a highly reputed name in structural consultancy. Over the years, they have worked with construction companies across the country as well as with international partners in Sri Lanka, Nepal, Bhutan, Tanzania and Russia. This has enabled them to create a portfolio of projects that span the residential, commercial, industrial, retail, institutional, hospitality and healthcare sectors.

**Definite
Defining
Distinctive**

Qualities of a perfect CEO.
Qualities you will find in abundance at Solaris.
Definite in its address.
Defining in its luxuries and amenities.
Distinctive in its presence.
This is what all offices aspire to be.
This is what Solaris is.
Your Chief Executive Office is waiting for you.



HUBTOWN

SOLARIS

Architect
Hafeez Contractor

Head Office

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