

The Chief Executive Office

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LLP

HUBTOWN  
SOLARIS

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Inside Andheri East's tallest building

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Spaciously designed offices, made to order

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A 10 second car retrieval, courtesy of robotic parking

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Connected, wherever you step off

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24-hour protection for the Chief Executive Office

### **Landscapes & Leisure**

Spaces where you can sit, work and de-stress

### **Retail Space**

Shopping that indulges every mood

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Because great CEOs  
aren't born in  
everyday offices

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**Your Chief Executive Office is here**

Crucial decisions will be taken here  
Principal policies will be conceptualized 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**

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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.

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## The CEO is connected to tomorrow



Andheri Station: 0.2 Kms  
 Jogeshwari Station: 1.3 Kms  
 Vile Parle Station: 2.0 Kms  
 Upcoming Metro: 0.2 Kms



Kalshaban Hospital: 2.0 Kms  
 Seven Hills: 1.5 Kms  
 Holy Spirit Hospital: 0.5 Kms  
 EDC hospital: 1.0 Kms



W. E. Highway: 3 Min.  
 S. V. Road: 5 Min.  
 East West Flyover: 1 Min.  
 Andheri - Kuria Rd.: 5 Min.  
 J. V. L. R.: 10 Min.



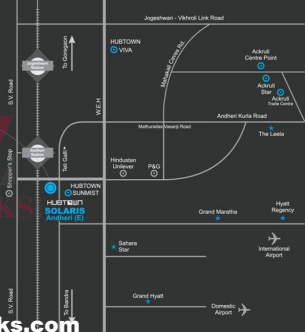
Sahara Star: 3.0 Kms  
 Courtyard Marriott: 0.5 Kms  
 Hyatt Regency: 1.5 Kms  
 The Leela: 1.5 Kms  
 Tunga International: 0.3 Kms



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.

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## 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 facade, 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
- 40,000 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.

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## 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 44,000 sq. ft.
- Large column grids
- 3.4 meter high beamless ceiling
- With open interiors and a soothing ambience.

Hubtown Solaris is ready for your success.



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## 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 flow traffic
- Average car retrieval time? Just 90 seconds

Drive into the future, 6 levels in the basement.

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## 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.**

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## 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 degree dome cameras and 360 degree PTZ (pan, tilt, zoom) cameras in common areas
- Dedicated sprinklers in car park
- Fully automated fire lighting system, that conforms to NBC, CFS 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

**Totals ensures that every amenity stays ready for your success.**



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## The CEO knows play is as important as work

- Fine dining restaurants that serenade your palate
- 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 energizing.

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



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

- 40,000 sq. ft. of premium retail space
- Contemporary features
- Beautifully landscaped entrance square
- Well-designed retail spaces (from 3,600 sq. ft. to 40,000 sq. ft.)
- Gourmet restaurants and home-style bistros
- High fashion brands and home-decor brands
- Multi-level security
- 100% power backup for the common areas

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# About Hubtown

Hubtown Limited (formerly known as Akruti 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 35 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 Akruti Star, adjudged as Construction World's Best Commercial Property of India (twice), 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 130-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 unwavering social commitment and integrity, together with superior construction quality and processes have ensured a strong association with companies like Tata Consultancy Services, Citicore 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) | Akruti Creations, Vile Parle (E) | Akruti Adhya, Grant Road  
Akruti Anel, Andheri (E) | Akruti Adhya, Mahabeshwar | Akruti Elegance, Mulund  
Akruti Ecos, Vile Parle (E) | Akruti Nihalka, Andheri (E) | Akruti Lokmi, Dadar  
Akruti Sankul, Pune

## Completed commercial projects

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

## Ongoing residential projects

Harbor, Andheri (E) | Hubtown Summit, Andheri (E) | Hubtown Sunstone, Bandra (E)  
Hubtown Skishar, Andheri (E) | Hubtown Gardens, Mira Road | Hubtown Redwood Rosewood, Mira Road  
Ring City, Charkopar (E) | Hubtown Vedant, Son | Hubtown Greenwood, Thane  
Hubtown Sachi, Thane | Hubtown Countrywoods, Pune | Hubtown Sapphires, Lower Parel  
Seasons, Chembur | Hubtown Jewell, Andheri (W) | Orchid Park - Phase II, Andheri (E)

## Ongoing commercial projects

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

## Mixed-use developments

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



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# The makings of a landmark

Hutown projects are covered 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. In fact 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, SOs, Hospitality, Healthcare and Infrastructure Development. We use the 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-tailored, 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 site document so that there is no gap between expectations 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, Hutown 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 cool-spaces 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**



Hutown 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 conceptualization, location selection, design development, engineering, construction and stringent quality control measures, of 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.

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## Our partners

### Architecture

#### Holzer Contractor

One of India's leading architects, Holzer 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.

#### IOBA Designs

Set up in November 2005, IOBA 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

#### Mering Engineering Consultancy

Founded in 1978, Mering 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.

#### JN 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.

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EST. 1988

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HUBTOWN

SOLARIS

Architect  
Hafeez Contractor

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