



PREMIUM BUSINESS SPACES
CENTRAL HADAPSAR



**PUNE  IS THE
NEW HUB**

#THELEGACY

INNOVATION • TRUSTWORTHY • SOCIALLY RESPONSIBLE

21+

YEARS OF
EXPERIENCE

15L+

SQ. FT. AREA
DEVELOPED

18+

COMPLETED
PROJECTS

1M+

SQ. FT. AREA
UNDER
DEVELOPMENT



With 21+ years of extensive experience in delivering superior quality homes and innovative construction solutions, we have created a name to be reckoned with. Despite tough competition, our transparency and consistency have made us the preferred developers in the city. With over 15 Lakh sq. ft. of construction, we are all set to surpass many milestones ahead.

Come, join us in our success!



Conceptual Image

#OURACCOLADES



CENTRAL HADAPSAR

With Kharadi, Mundhwa, Koregaon Park and Viman Nagar as neighbours, you know that you are located in one of the most vibrant and bustling locations of Pune. Already home to some of the biggest brands and commercial hubs of Pune, Hadapsar is sure to add convenience and glamour to your business at **41 CityHub**. Give your business the prominence it deserves at **41 CityHub**, Hadapsar.

KEY DISTANCES

WITHIN 2 KMS

- » Noble Hospital (6 mins)
- » Sahyadri Hospital (5 mins)
- » Amanora Parktown (7 mins)
- » Keshav Nagar (7 mins)

WITHIN 4 KMS

- » Magarpatta (12 mins)
- » SP Infocity (12 mins)
- » Seasons Mall (10 mins)
- » Phursungi (15 mins)

WITHIN 10 KMS

- » World Trade Centre (23 mins)
- » EON IT Park (29 mins)
- » Cerebrum IT Park (23 mins)
- » Global Business Hub (22 mins)
- » Pune Railway Station (28 mins)
- » MG Road (22 mins)
- » Pune Airport (30 mins)
- » Columbia Asia Hospital (20 mins)
- » Koregaon Park (20 mins)
- » Manjri (19 mins)



HADAPSAR

FATIMA
NAGAR

MEGA
CENTRE

CAMP

KOREGAON
PARK

41 CITY
HUB

#THE HUB OF DREAMS

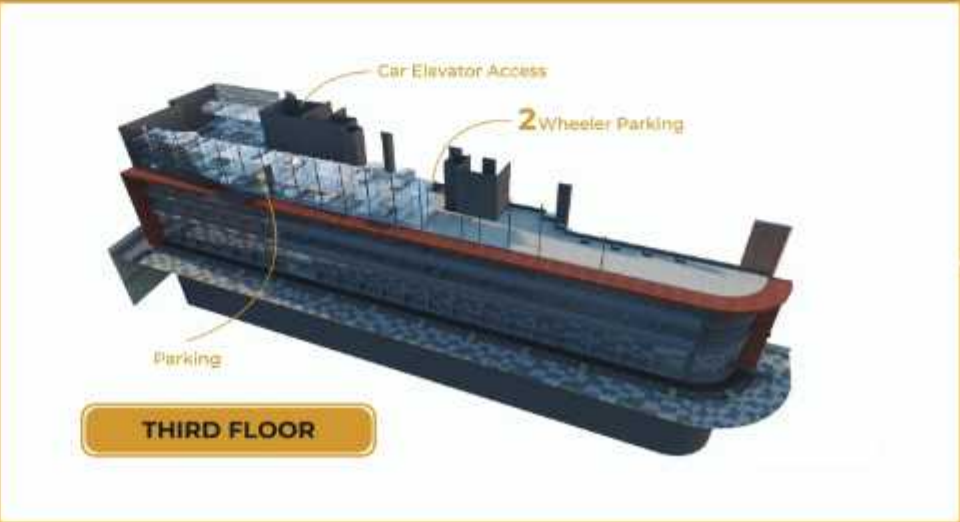
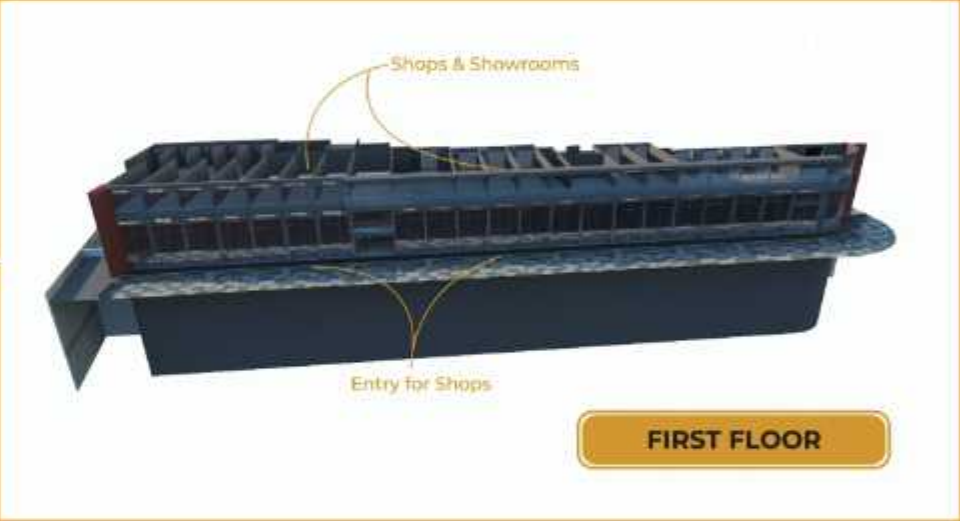
It is a dream that ignites the drive to excel and succeed. A dream to carve a name for yourself and to rub shoulders with the best. We introduce **41 CityHub**, a hub that's designed to boost productivity and enhance visibility. **41 CityHub** offers iconic office and retail spaces that have been meticulously planned and crafted to offer a superlative experience. Located in Hadapsar, **41 CityHub** is sure to add to the pulse of the location. Welcome to **41 CityHub**; a hub where dreams come to life!

#WHY 41 CITYHUB



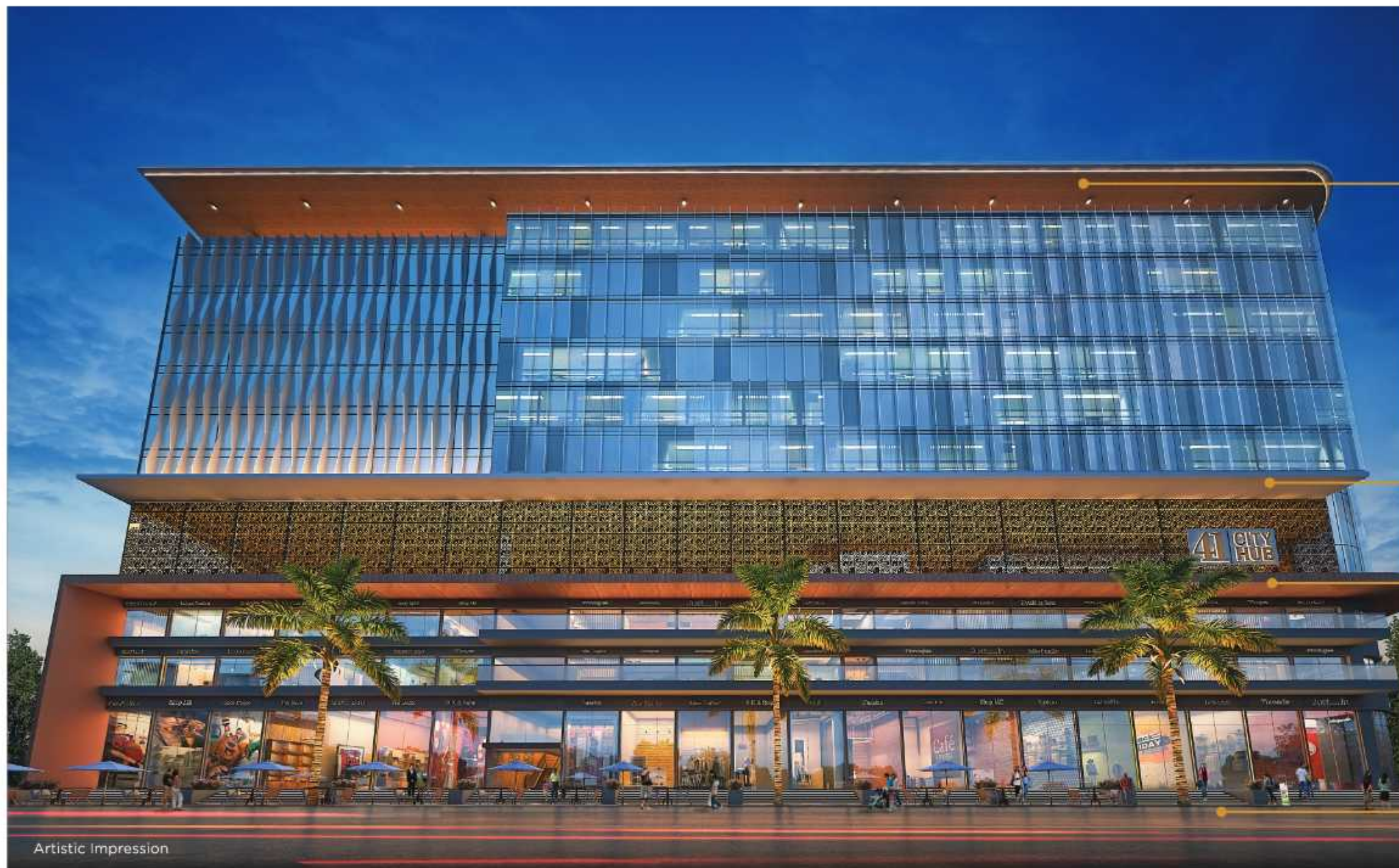
Ample Parking
Space for
Greater
Convenience

Double Height
Shops and
Showrooms for
Enhanced Utility



Approx. 350 ft.
Visibility So You
Don't Miss a Single
Eyeball

41 CITY HUB



Artistic Impression

OFFICES

PARKING

RETAIL

PREMIUM OFFICE SPACES

SCALABLE FROM 285 TO 15000 SQ.FT.

You aim to succeed. We aim to help you. At **41 CityHub**, our spaces are designed to help you expand your dreams. Our spaces adapt as per your business needs. With our individually tailored spaces, you will never have empty or dead-space, burning a hole through your pocket. You will never need to worry about growing your business. And most importantly you can be rest assured that your aspirations will always be fuelled by us.

IDEAL FOR



Bank/NBFCs



IT Offices



BPO / KPO



Law
Professionals



Chartered
Accountant
Professionals



Medical
Professionals



Co-working
Spaces



Clinics



Pathology Labs



Design &
Architect Studios



Freelancer
Spaces

And Much
More...



Artistic Impression

41 CITY
HUB

PREMIUM RETAIL SPACES

MAIN ROAD FRONTAGE OF APPROX. 350 FT.

The retail spaces at 41 CityHub not only come with an enviable address but also a massive 350 ft. frontage to ensure that your brand never misses an eyeball.



Premium HQs



Furniture
Showrooms



Shopping
Marts



Retail Brands



Lifestyle Brands



Restaurants &
Food Chains

And Much More...

#THEELEVATEDOFFERING

OFFERINGS



Glass Facades
for Natural
Ventilation

3 Automatic
Lifts for
13 Passengers
and 1 Automatic
Lift for 8
Passengers

Automatic
Escalators for
Shopping
Floors

Conference
Room in Every
Alternate Lobby

Provision for
Breakout Space /
Café / Canteen
for Owners &
Employees on the
Rooftop

Lifestyle
Elevation

LED &
Spotlights
from the Top

Rolling
Shutters for
Shops

Provision for
ODU
(Outdoor Units)

Intercom for
All Offices

MDU
Provider

Fiber Optic
Cables for
Fast Internet
Connectivity



PARKING



4 Floors Dedicated
Parking Area

2 Dedicated Car
Lifts with 24 Hour
Generator Backup

Dedicated Space
for 2 Wheeler
Parking

Parking
Management
System



FACT FILE

- » Italian Marble Finished Lobby with Chandelier
- » 3 Lifts with 13 Passengers and 1 Lift with 8 Passengers for Smooth Traffic and Automated Rescue Device for Safety
- » Generator Back-up for Entire Building Including Air - Conditioners - Up to the MSEB Permissible Limit
- » Dedicated Space and Easy Access to AC Outdoor Units
- » Provision for Fibre Cable Lease Line for Internet and Data Connection
- » Automated Escalator for Smooth Access from Shopping Floor
- » Common Washroom on Dedicated Floors & Dedicated Washroom Provision for Shops & Offices
- » Big Passages for Light Ventilation and Easy Movement
- » Ample Space for Parking - 4 Dedicated Parking Floors
- » Flooring - Vitrified Double Charge 2'X2' as Per Selection
- » All Office Fronts in Toughened Glass with Glass Doors and Branded Patch Fitting
- » All Shop Fronts with Mechanical MS Rolling Shutters

ESSENTIALS

- » Smoke Detectors
- » Fire Alarm
- » Sprinklers
- » CCTV Coverage Over Campus & Internal Areas
- » Common Washroom on Dedicated Floors & Dedicated Washroom Provision for Shops & Offices
- » Godown / Storage for Retail Spaces*
- » Loading & Unloading Corridor
- » STP
- » Complete Generator Backup (MSEB Permissible Load)
- » Internal Tremix Concrete / Pavers for Driveway
- » Italian Marble Finish Lobby

FACILITY MANAGEMENT

- » Top Parking Management System
- » Top Housekeeping Management System
- » 24x7 Security Guard
- » Corpus Fund to Maintain the Building
- » Maintenance Management System

ECO FEATURES

- » Water Conservation - Water Level Controller with Auto Shut-off to Prevent Overflow and Wastage
- » Use of Aerated Blocks for Low Thermal Conductivity to Save Electricity
- » Energy Conservation:
 - Auto Shut-off Pumps
 - Auto Shut-off Generator Backup
 - Use of Led Lights in Common Areas to Reduce Energy Consumption
 - Low Flow Taps in Common Washroom
 - Motion Sensor Lights in Common Washroom
 - OWC

VIP FEATURES

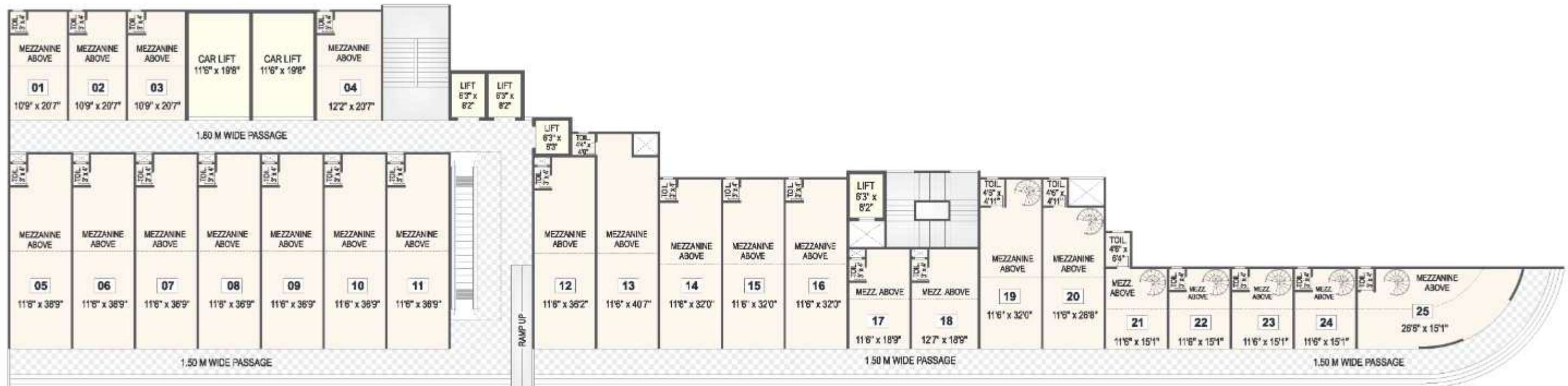
- » Rent Assistance*
- » Logistic & Transport Assistance
- » Pest Control Services
- » Sanitisation Services
- » House Keeping Services
- » MDU Provider
- » STP Operator
- » Warranty After Possession (WAP)*
- » 41 Cash Connect Programme

Disclaimer: The above mentioned services are provided by the Developer with the help of third party providers. However, warranty after possession is in accordance with the warranty provided by the manufacturer and is limited only to a few products installed and the developer cannot be held accountable for any discrepancies/commitments from 3rd party vendors.

GROUND FLOOR PLAN SHOPS & SHOWROOMS



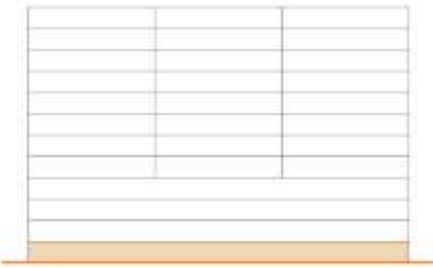
GROUND FLOOR



SHOP NO	CARPET AREA	MEZZANINE AREA	STORE 50%	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
1,2,3	20.52	10.26	0	30.78	331	497
4	23.22	11.61	0	34.83	375	562
5, 6, 7, 8, 9, 10, 11	38.60	19.00	0	57.60	620	930
12	37.99	18.70	0	56.69	610	915
13	43.02	23.73	0	66.75	718	1078
14, 15, 16	34.13	17.06	0	51.19	551	827
17	19.44	9.42	0	28.86	311	466

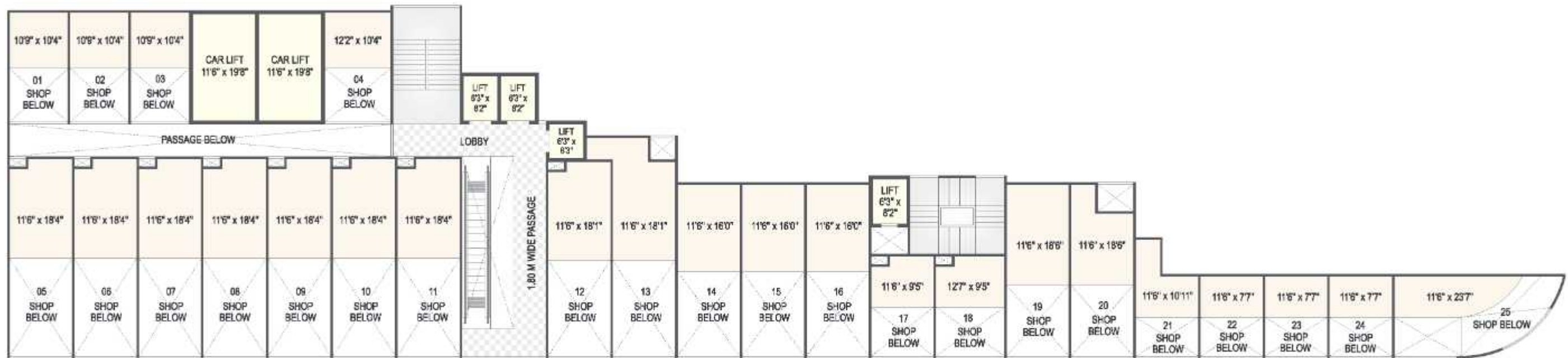
SHOP NO	CARPET AREA	MEZZANINE AREA	STORE 50%	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
18	21.33	10.37	0	31.70	341	512
19	34.13	19.78	16.84	70.75	762	1142
20	30.66	16.31	15.11	62.08	668	1002
21	18.91	10.85	9.23	38.99	420	630
22, 23, 24	16.10	8.04	7.83	31.97	344	516
25	36.70	13.97	17.91	68.58	738	1107



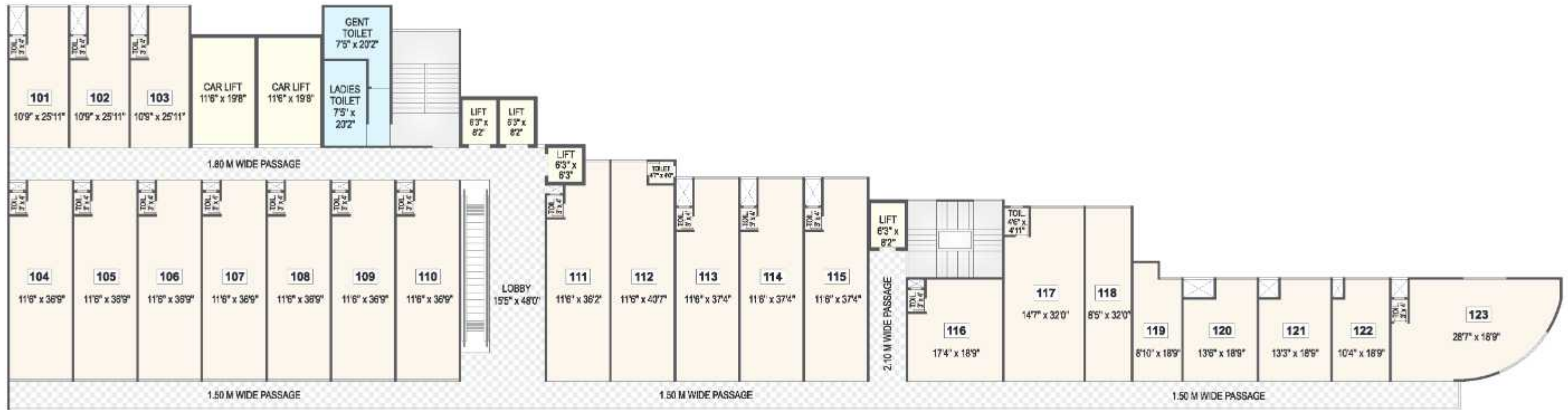


MEZZANINE FLOOR

MEZZANINE FLOOR PLAN



1ST FLOOR PLAN SHOPS



SHOP NO	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
101, 102, 103	20.85	3.36	24.21	261	391
104, 105, 106, 107, 108, 109, 110	38.48	0.00	38.48	414	621
111	39.73	0.00	39.73	428	641
112	43.25	0.00	43.25	466	698
113, 114, 115	34.43	3.70	38.13	410	616
116	29.63	0.00	29.63	319	478

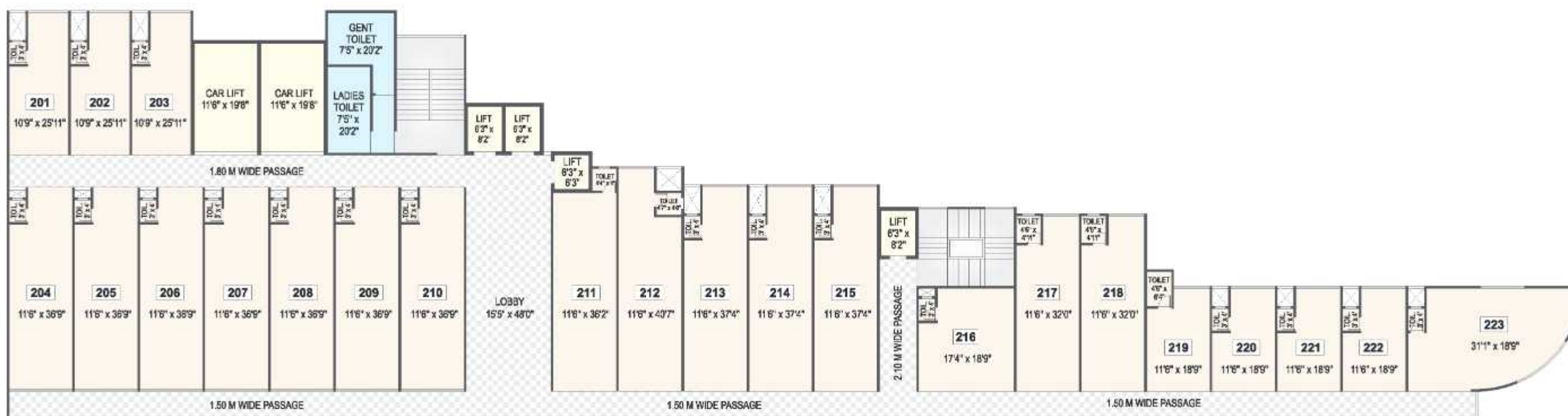
SHOP NO	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
117	43.29	0.00	43.29	466	699
118	24.96	0.00	24.96	269	403
119	16.75	0.00	16.75	180	270
120	21.47	0.00	21.47	231	347
121	21.68	0.00	21.68	233	350
122	14.84	2.47	17.31	186	279
123	37.31	8.44	45.75	492	739



2ND FLOOR PLAN SHOPS



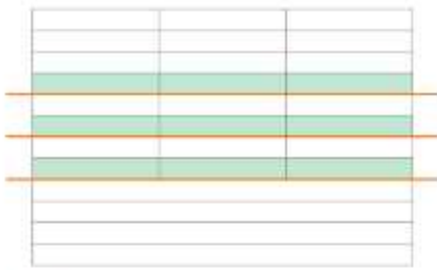
2ND FLOOR



SHOP NO	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
201, 202, 203	20.85	3.36	24.21	261	391
204, 205, 206, 207, 208, 209, 210	38.48	0.00	38.48	414	621
211	40.33	0.00	40.33	434	651
212	41.21	0.00	41.21	444	665
213, 214, 215	34.43	3.70	38.13	410	616

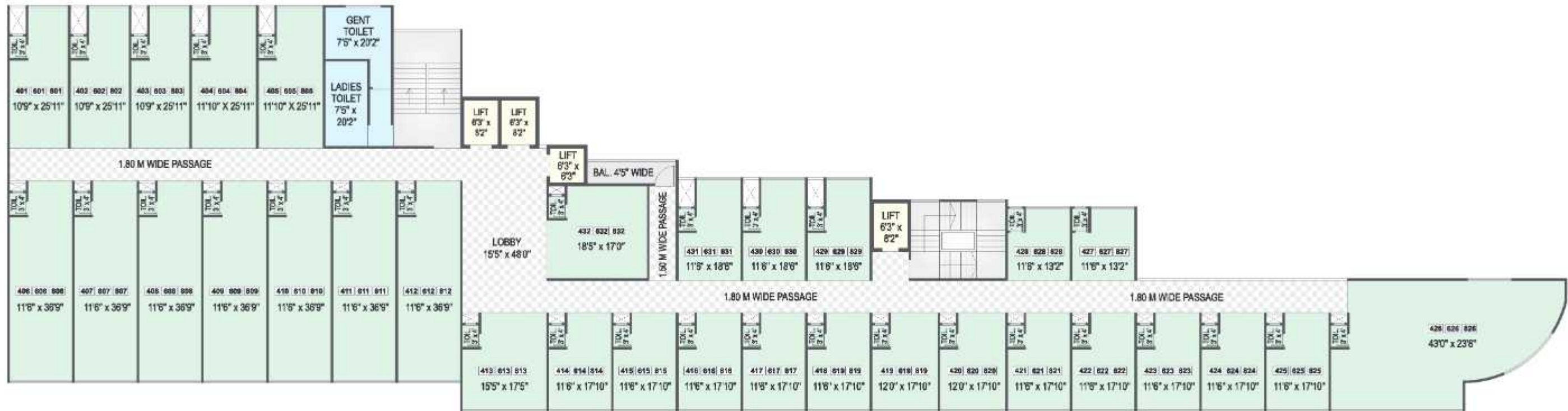
SHOP NO	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
216	29.63	0.00	29.63	319	478
217	34.13	0.00	34.13	367	551
218	30.93	3.01	33.94	365	548
219	19.17	2.01	21.18	228	342
220, 221, 222	18.41	2.47	18.87	203	305
223	37.32	8.44	45.76	493	739





4TH, 6TH & 8TH FLOOR

TYPICAL FLOOR PLAN 4TH, 6TH & 8TH OFFICES



OFFICE NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
401, 601, 801 / 402, 602, 802 / 403, 603, 803	20.85	3.36	24.21	261	378
404, 604, 804 / 405, 605, 805	22.94	3.86	26.80	288	418
406, 606, 806 / 407, 607, 807 / 408, 608, 808 409, 609, 809 / 410, 610, 810 / 411, 611, 811 412, 612, 812	38.48	0.00	38.48	414	601
413, 613, 813	25.06	0.00	25.06	270	391
414, 614, 814 / 415, 615, 815 / 416, 616, 816 417, 617, 817 / 418, 618, 818 / 421, 621, 821 422, 622, 822 / 423, 623, 823 / 424, 624, 824 425, 625, 825	18.26	0.00	18.26	197	285

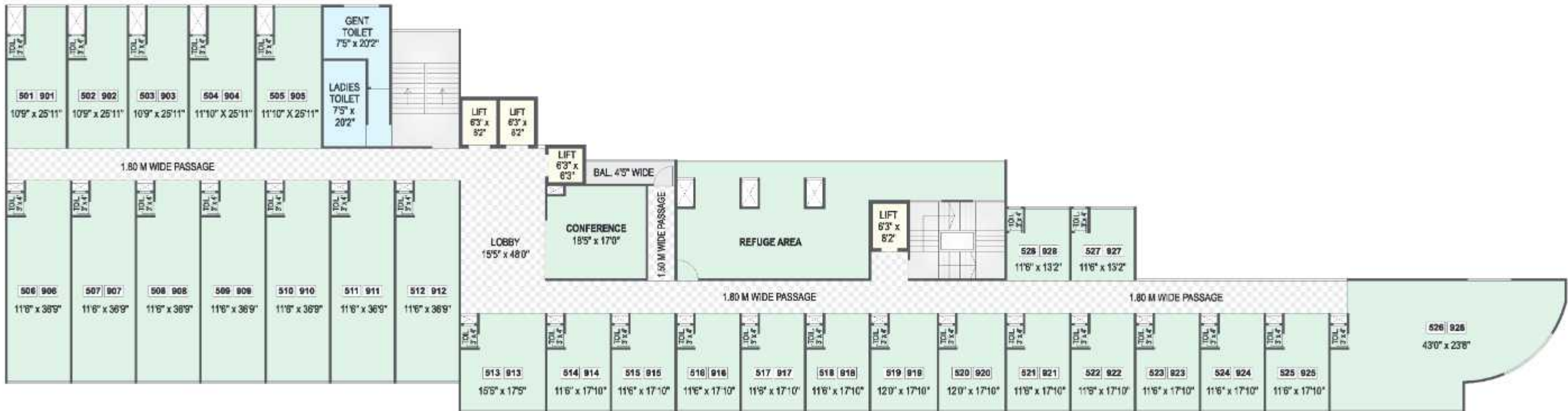
OFFICE NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
419, 619, 819 / 420, 620, 820	19.16	0.00	19.16	206	299
426, 626, 826	76.42	0.00	76.42	823	1193
427, 627, 827 / 428, 628, 828	14.09	0.00	14.09	152	220
429, 629, 829 / 430, 630, 830	14.40	3.70	18.09	195	282
432, 632, 832	28.28	0.00	28.28	304	441



5TH & 9TH FLOOR PLAN OFFICES



5TH & 9TH FLOOR

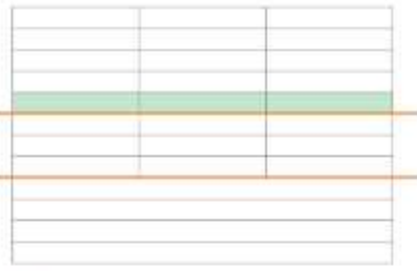


OFFICE NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
501, 901 / 502, 902 / 503, 903	20.85	3.36	24.21	261	378
504, 904	22.97	3.86	26.82	289	419
506, 906 / 507, 907 / 508, 908 / 509, 909 510, 910 / 511, 911 / 512, 912	38.48	0.00	38.48	414	601
513, 913	25.06	0.00	25.06	270	391
514, 914 / 515, 915 / 516, 916 / 517, 917 / 518, 918 521, 921 / 522, 922 / 523, 923 / 524, 924 / 525, 925	18.26	0.00	18.26	197	285

OFFICE NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
519, 919 / 520, 920	19.16	0.00	19.16	206	299
526, 926	76.42	0.00	76.42	823	1193
527, 927 / 528, 928	14.09	0.00	14.09	152	220
CONFERENCE	28.28	0.00	28.28	304	441



7TH FLOOR PLAN OFFICES



7TH FLOOR



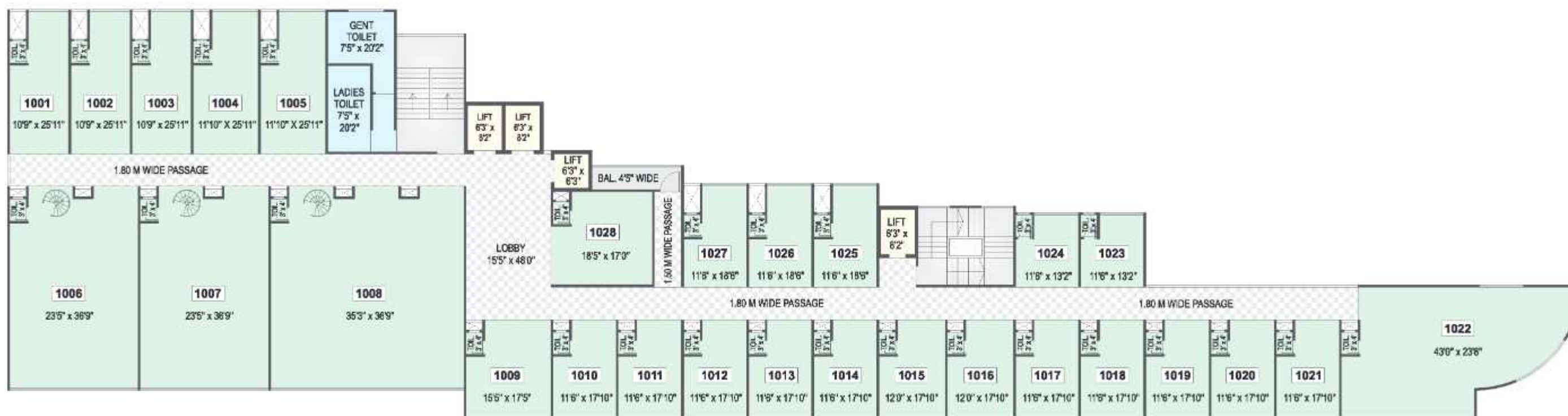
OFFICE NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
701, 702, 703	20.85	3.36	24.21	261	378
704, 705	22.94	3.86	26.80	288	418
706, 707, 708, 709, 710, 711, 712	38.48	0.00	38.48	414	601
713	25.06	0.00	25.06	270	391
714, 715, 716, 717, 718, 721, 722, 723, 724, 725	18.26	0.00	18.26	197	285

OFFICE NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
719, 720	19.16	0.00	19.16	206	299
726	76.42	0.00	76.42	823	1193
727, 728	14.09	0.00	14.09	152	220
729, 730, 731	14.40	3.70	18.09	195	282
CONFERENCE	28.28	0.00	28.28	304	441



[illegible]

10TH FLOOR



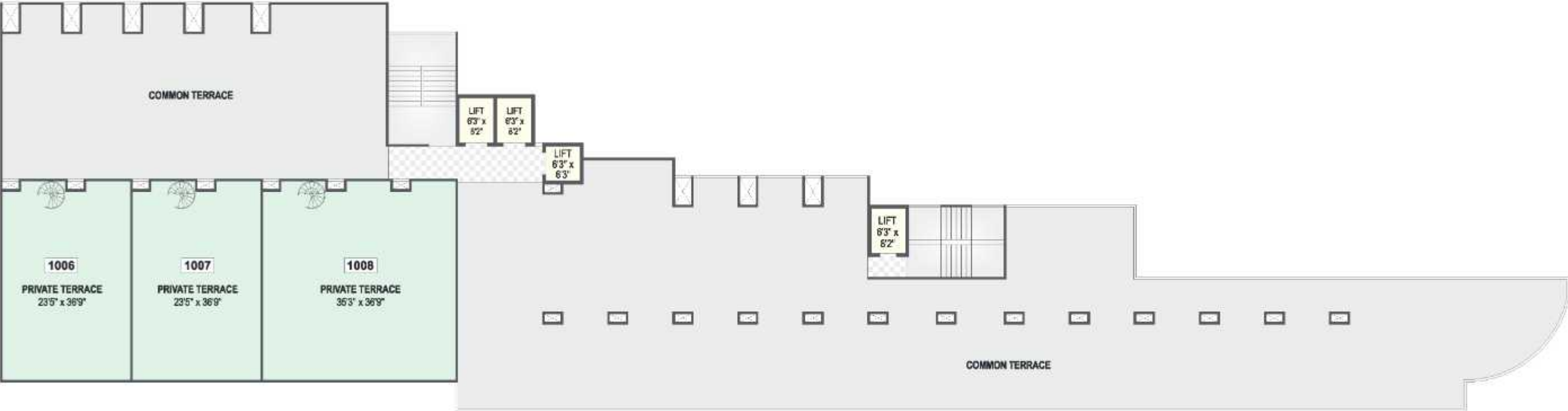
OFFICE NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
1001, 1002, 1003	20.85	3.36	24.21	261	378
1004, 1005	22.94	3.86	26.80	288	418
1006, 1007	78.26	0.00	78.26	842	1222
1008	118.05	0.00	118.05	1271	1843
1009	25.06	0.00	25.06	270	391
1010, 1011, 1012, 1013, 1014	18.26	0.00	18.26	197	285

OFFICE NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
1017, 1018, 1019, 1020, 1021	18.26	0.00	18.26	197	285
1015, 1016	19.16	0.00	19.16	206	299
1022	76.42	0.00	76.42	823	1193
1023, 1024	14.09	0.00	14.09	152	220
1025, 1026, 1027	14.40	3.70	18.09	195	282
1028	28.28	0.00	28.28	304	441



TERRACE FLOOR

TERRACE FLOOR PLAN



OFFICE NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET (SQ.M) (50%)	TOTAL CARPET (SQ.FT)	SALEABLE (SQ.FT)
1006	78.26	0.00	39.13	421	610
1007	78.26	0.00	39.13	421	610
1008	118.05	0.00	59.02	635	921



OUR PROJECTS

WONDER
CITY



41
ESTERA

Punawale

41
EVOKE

Ravet

41
COSMO

Tathawade