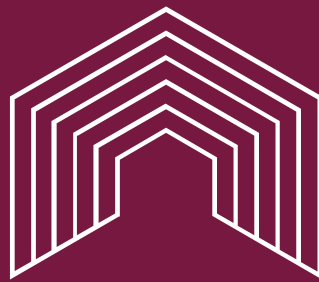


MAINLAND
BUSINESS HUB

**see opportunities
unfold at the newest
destination of
east pune**

presenting



MAINLAND
BUSINESS HUB



THE ULTIMATE WORK DESTINATION

**an international
billboard for a
distinct global
experience**

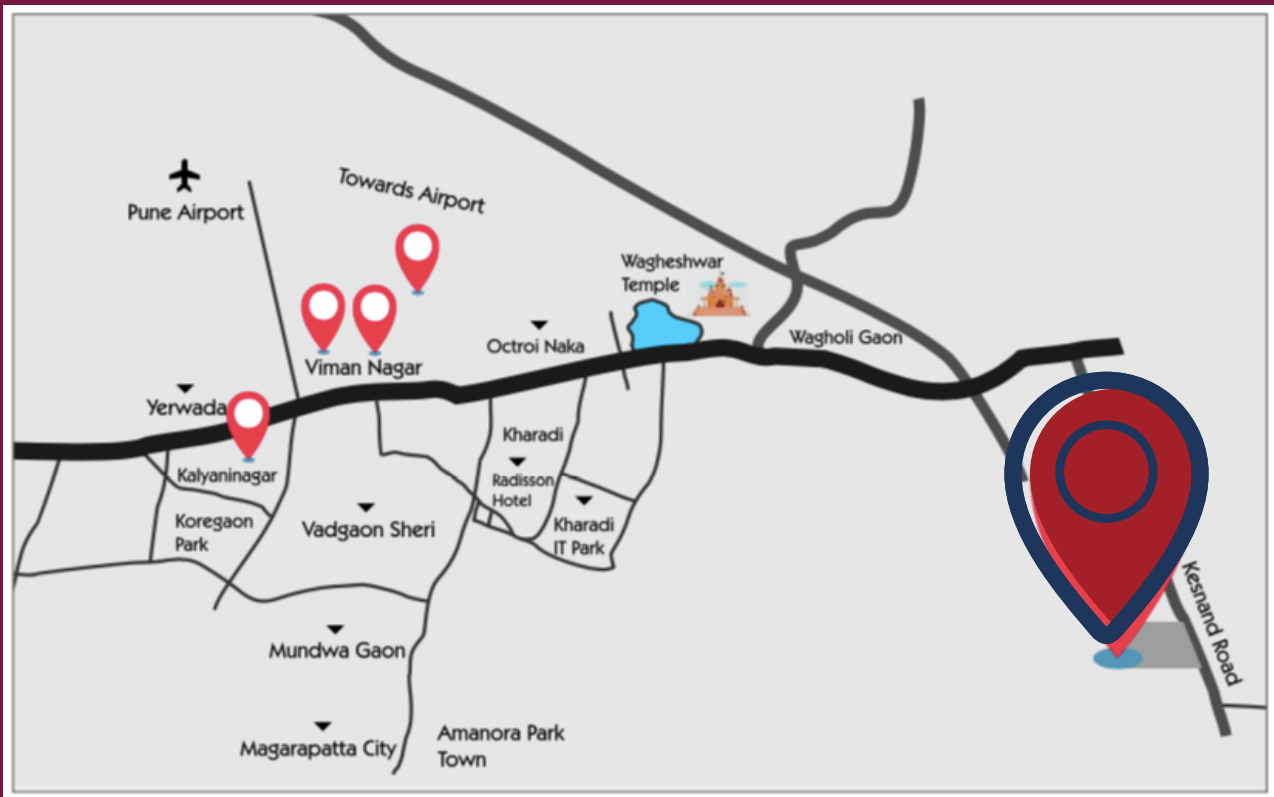
Spread over 1.5 lac sq. ft. of area, and located on Kesnand road in Wagholi, Mainland Business Hub illustrates the best mix use of retail, offices and restaurants; designed to attract people with affluent household incomes.

MBH is a sheer solution to the limited options available in Wagholi at present with limitless shopping, lavish office spaces and restaurants.



ARTISTIC REDENTION OF THE PROJECT

GOOGLE COORDINATES: 18°34'37.1"N 73°59'56.6"E



distinguished location

The creators of **MBH** have taken a thoughtful step to make shopping, working and leisure a great experience. Wagholi is well versed with connectivity from the prominent locations and famous landmarks of the city. **MBH** is an offering of luxury and lifestyle and is destined to be a landmark on the map of Wagholi.



DURATIONS MENTIONED ARE AS PER GOOGLE MAP FROM MAINLAND BUSINESS HUB

why Wagholi?

Wagholi occupies a distinctive position in Pune's residential landscape due to the exceptional development in social and civic infrastructure it has experienced in recent years. It is located close to the industrial zones and the IT hubs of Pune. The upcoming Pune metro, Ring road and bypass roads would further boost the connectivity of Wagholi with other pockets of the city by 2022.

Despite its growing popularity, there was an aching need of a world-class shopping, food and business center.

Mainland Builders has conceptualised an iconic development in Wagholi which is destined to change the lifestyle of its residents.

- big customer base seeking leisure, shopping and boutique offices
- prime location surrounded by IT hubs
- high appreciation value
- absence of a business center resulting in greater demand
- emerging market which is going to have 50,000 flats occupied in the near future

bouquet of offerings

Mainland Builders' philosophy behind **MBH** is to offer a structured commercial space which would be a nest of small and medium businesses, restaurants, boutique offices, etc. and to provide an experience of world class shopping, entertainment and work spaces.

more than	2	level parking
1.5	5	floors high
lacs sqft. area	100	feet road
	2021	year of completion



**inspirational
presence**



IMAGES USED ARE ONLY FOR REFERENCE

boutique offices

more than

90,000

sq.ft of space

81

retail spaces

3

floors

2

elevators

MBH offices will soon be a benchmark of business addresses in Wagholi and will be an ideal choice, due to its proximity to important business hubs of the city. The new under-construction riverside road connecting Wagholi to Kalyani Nagar and Koregaon Park within 15 minutes makes it a desirable and an affordable address. A common reception lobby, 2 elevators, common area power backup and wide corridors make the office spaces more desirable.

showrooms & retail spaces



IMAGES USED ARE ONLY FOR REFERENCE

more than

45,000

sq.ft of space

45

retail spaces

2

floors

1

escalator

Spaciously and thoughtfully designed showrooms at MBH will be sheer quality.

Retail spaces opening towards the atrium will be a delight to shoppers.

Spread on the ground floor and first floor, connected by the escalator and elevators, this area will have the maximum footfall. These spaces are ideal for:

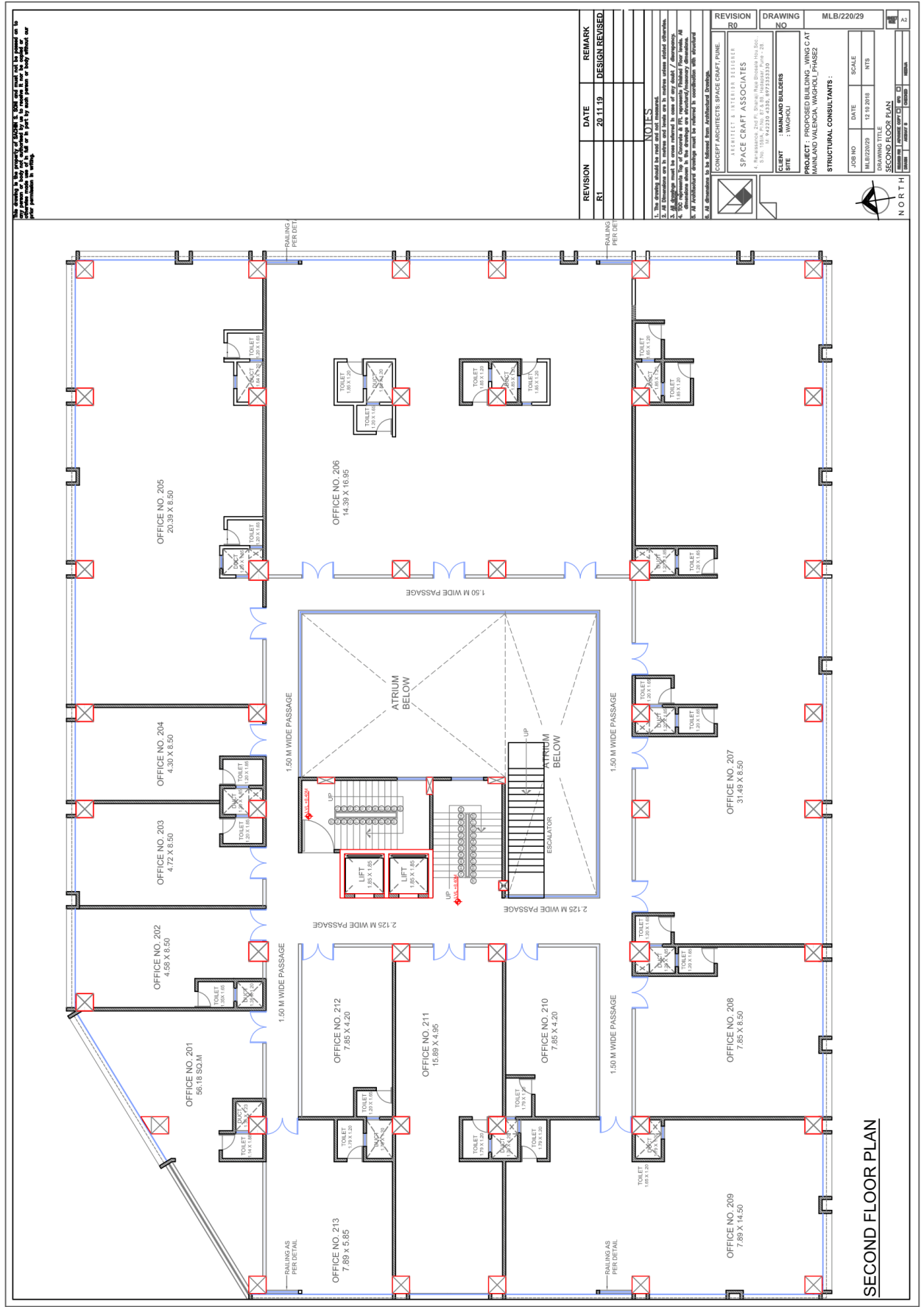
- Unisex salon
- Stationery shop
- Cafeteria & family restaurants
- Footwear store
- Hardware store
- Electrical Appliance Store
- Banks and ATM
- Day care center
- Automobile Showroom
- Mobile Shop
- Convenience shop
- Opticians
- Chemists
- Gift store
- Apparel store
- Toy store
- Home décor store

Clasp the unfolding opportunity. Invest in the finest mix use development.

know why?

- lack of good commercial options in Wagholi
- excellent location on Kesnand road due to under-construction riverside road and upcoming Ring road
- easy connectivity
- emerging market
- competitive prices
- high appreciation value

second floor



NOT TO SCALE
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 ALL WALLS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED
 ALL DOORS ARE 2000MM HIGH UNLESS OTHERWISE SPECIFIED
 ALL WINDOWS ARE 1200MM HIGH UNLESS OTHERWISE SPECIFIED
 ALL FLOOR FINISHES ARE TO BE AS PER ARCHITECT'S SPECIFICATION
 ALL CEILING FINISHES ARE TO BE AS PER ARCHITECT'S SPECIFICATION
 ALL LIGHTING IS TO BE AS PER ARCHITECT'S SPECIFICATION
 ALL MECHANICAL SERVICES ARE TO BE AS PER ARCHITECT'S SPECIFICATION
 ALL ELECTRICAL SERVICES ARE TO BE AS PER ARCHITECT'S SPECIFICATION
 ALL SANITARY SERVICES ARE TO BE AS PER ARCHITECT'S SPECIFICATION
 ALL STRUCTURAL SERVICES ARE TO BE AS PER ARCHITECT'S SPECIFICATION
 ALL OTHER SERVICES ARE TO BE AS PER ARCHITECT'S SPECIFICATION

REVISION	DATE	REMARK
R1	20 11 19	DESIGN REVISED

NOTES

- The drawing should be read and used in accordance with the notes.
- All dimensions are to face unless otherwise specified.
- All walls are 100mm thick unless otherwise specified.
- All doors are 2000mm high unless otherwise specified.
- All windows are 1200mm high unless otherwise specified.
- All floor finishes are to be as per architect's specification.
- All ceiling finishes are to be as per architect's specification.
- All lighting is to be as per architect's specification.
- All mechanical services are to be as per architect's specification.
- All electrical services are to be as per architect's specification.
- All sanitary services are to be as per architect's specification.
- All structural services are to be as per architect's specification.
- All other services are to be as per architect's specification.

CONCEPT ARCHITECTS: SPACE CRAFT PUNE.
 PROJECT: PROPOSED BUILDING - WING C AT MAINLAND VALENCIA, WAGHOLI, PHASE 2
 CLIENT: MAINLAND BUILDERS
 DATE: 12.02.2018
 SCALE: NTS
 DRAWING TITLE: SECOND FLOOR PLAN
 NORTH

REVISION	NO	DATE	SCALE
R0		12.02.2018	NTS

JOB NO: MLB/220/29
 DRAWING NO: 02
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SECOND FLOOR PLAN

A GLANCE AT *features*

HUB EXTERIOR

- Imposing entrance
- Magnificent facade with contemporary design
- Glass and composite panels on exterior facade

INTERIORS

- Large atrium with well design ceiling and lighting
- Designer false ceiling in lobby area
- Glass front for each shop
- Shops planned around atrium

PARKING

- Two level of basement parking
- Open car parking on ground floor

COMMON FACILITIES

- Generator backup for all common areas
- Toilets for every office unit
- Efficient lighting in the atrium

VERTICAL CIRCULATION

- 2 passenger lifts connecting all floors
- 1 escalator connecting ground and first floor
- 2 staircases including service staircase

BUILDING SECURITY

- 24 hours CCTV surveillance
- Security personnel

FIRE FIGHTING SYSTEM

- All areas fully equipped with latest fire fighting systems
- Fire fighting stating water sprinklers
- Fire hydrants in external areas
- Fire escape staircases

OFFICE FEATURES

- Designer ceiling in lobby area
- Ample size corridors
- Vitrified tiles in common areas
- Washroom in each office

CORPORATE OFFICE

Office 15, Building A,
City Vista, Kharadi,
Pune 411014

SITE OFFICE

890 Kesnand Road, Opp.
Sukhwani Scarlet, Wagholi,
Pune 412207

(+91) 95276 68282, WWW.MAINLANDPUNE.COM

This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the final purchase agreement/s that may be executed from time to time.

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The content of this published material is indicative and may/may not form part of the final projects.