



Bhandari[®]
associates
celebration of space

1602, Near Sakal Nagar, Baner Road, Aundh, Pune - 411 007.
T : 020 3010 2200
W : www.bhandariassociates.co.in

info@ideamonkindia.com

**EVERY BUSINESS NEEDS A
GO,OO,OO,OOD
STRATEGY**





www.bhandariassociates.co.in

Over the years, Bhandari Associates has become the very definition of success and entrepreneurial finesse. One of the most trusted builders in Pune, Bhandari Associates is one of the most renowned name in the construction industry for over 30 years.

A closer look at the completed and ongoing projects by the company in the last few years reveals their strong focus on quality and innovation. The numerous projects executed by Bhandari Associates have been appreciated not just for the foresight and attention to detail, but also for the crisp and clear legal processes and minimum hassle for the customers.

Bhandari Associates' projects have been immensely successful because of the combination of their strategic location, futuristic design and modern features. A string of residential projects are under construction and many more on the anvil.

These numerous projects have become "homes" to hundreds of happy and satisfied families. Prominent among these are 43 Privet Drive, 7 Plumeria Drive, B.A. Vermont, Swaraj, Greenfield, Nea, Aura, Latitude.

Bhandari Associates has received many awards and recognition for excellence in all spheres of the real estate business - from planning and strategy, to execution of projects to marketing after sales services.

With this expertise and the zest of customer satisfaction, Bhandari Associates is launching B.A. Hub, a commercial project located in Wagholi.



GOOD BUSINESS NEIGHBOURHOOD

4000+
STUDENTS

10,000+
PROFESSIONALS

7000+
FAMILIES

Pune has grown manifolds over the past two decades in terms of population, area and habitation. The city limits have increased and areas around which were almost uninhabited a decade back stand as one of the fastest growing suburbs. Today, Pune is a large city and one of the fastest growing ones in India.

Wagholi is an important suburb of Pune. Located to the east, Wagholi has grown from a peripheral suburb to an important industrial and I.T hub of Pune. There are a few distinct localities in Wagholi that makes it gain prominence.

An attractive and captive customer base of numerous schools, multiple ongoing residential projects and 5 million sq. ft. of booming IT industry, it assures continuous footfall not only from people residing in Wagholi but also the neighbouring areas like Hadapsar and Manjri.



GOOD BUSINESS STRATEGY

Give your business a touch of contemporary class in spaces designed for appreciation. With its central location, stylish facade and shopper friendly features, B.A. Hub promises to turn shopping into a rewarding experience for both business-owners and customers.

B.A. Hub will cater to the growing needs of a large section of the population residing in Wagholi and neighbouring areas like Hadapsar and Manjri, giving them a unique and much needed shopping complex. Positioned in Wagholi, one of the upcoming suburbs, it surely will be a useful and satisfying experience for the visitors.

An auspicious opportunity hence awaits the expansion of your business.



GOOD BUSINESS ELEVATING STANDARDS

With its modern glass and chrome facade, B.A. Hub exudes an irresistible aura of style, ensuring it stands out. Its eye-catching frontage, double height lobbies and spacious layouts make it the perfect place for the people residing in Wagholi and neighbouring areas to shop, eat or simply hang-out.



EVERY BUSINESS NEEDS A MARKET TO GROW

Business enterprises with growth on their mind will feel right at home at B.A. Hub. Commercial and restaurant spaces, which stretch from a sizeable 450 sq. ft. to 4,500 sq. ft., seem even larger thanks to wide-spaced columns that make for clutter-free interiors.

B.A. Hub's spaciousness combined with its ample frontage make its showrooms and shops perfect for up-market businesses like restauranats, jewellery stores, boutiques, gymnasiums, coaching classes,nursing homes, maternity clinics, home and electronics and auto-showrooms as well as path labs and supermarkets.



A novel concept exceeding the in talk commercial area of modern times that will leave you rambling in a web of some splendid business spaces in the form of extraordinarily designed offices and retail spaces. B.A. Hub is going to be a first-of-its kind 360 degree world-class business hub that is set to add a new commercial skyline to the environs of Wagholi invigorating a new work-eat-shop-fun culture.

GOOD SPECIFICATIONS FOR A GROWING BUSINESS



Planned for productivity and profitability

- Rain water harvesting
- Sewage treatment plant
- Quality tested material with test reports
- Maximum light and ventilation
- Wide passages
- Walkway and sit outs
- Roof top restaurants
- Branded gymnasium
- Toilets on each floor
- Housekeeping service
- 3 phase meter to each shop
- Adequate electrical points
- DG backup for common area

RCC

- Earthquake resistant as per seismic design

Brick work & Plaster

- Siporex/ Ecolite ACC blocks
- External-double sand faced finish
- Internal walls with smooth gypsum / pop finish of Saint Gobain / Buildon

Paint

- External-Superior crack resistant, weather proof paint

- Internal Jotun or Equivalent premium emulsion paint

Plumbing

- UPVC /CPVC Astral or equivalent make pipes and fittings
- Water connection to each shop

Terraces

- S.S. Railings
- Ceiling with light fittings
- Drain channels

Toilets

- Designer dado tiles (RAK or Equivalent)
- Concealed plumbing
- Mirrors for all bathrooms
- False ceiling with grid panels
- Grohe or equivalent chromium plated fittings

Flooring

- Vitrified Tiles - 2' x 2'

Electrification

- Concealed copper wiring with circuit breakers
- Adequate electrical points for electrical appliances
- Provision for inverter backup
- 3-Phase connection to all shops

Others

- Fire fighting equipments
- Internal concrete/Paved roads.
- 100 % DG backup for complete common load
- Premium automatic elevators
- Classy ambience
- CCTV surveillance
- Maximum shutter opening for each shop (14 ft)
- Adequate basement parking.





GOOD FLOW FOR A GROWING BUSINESS

The flow of business at B.A. Hub is always smooth, with a slew of features designed to ease movement into and within the premises.

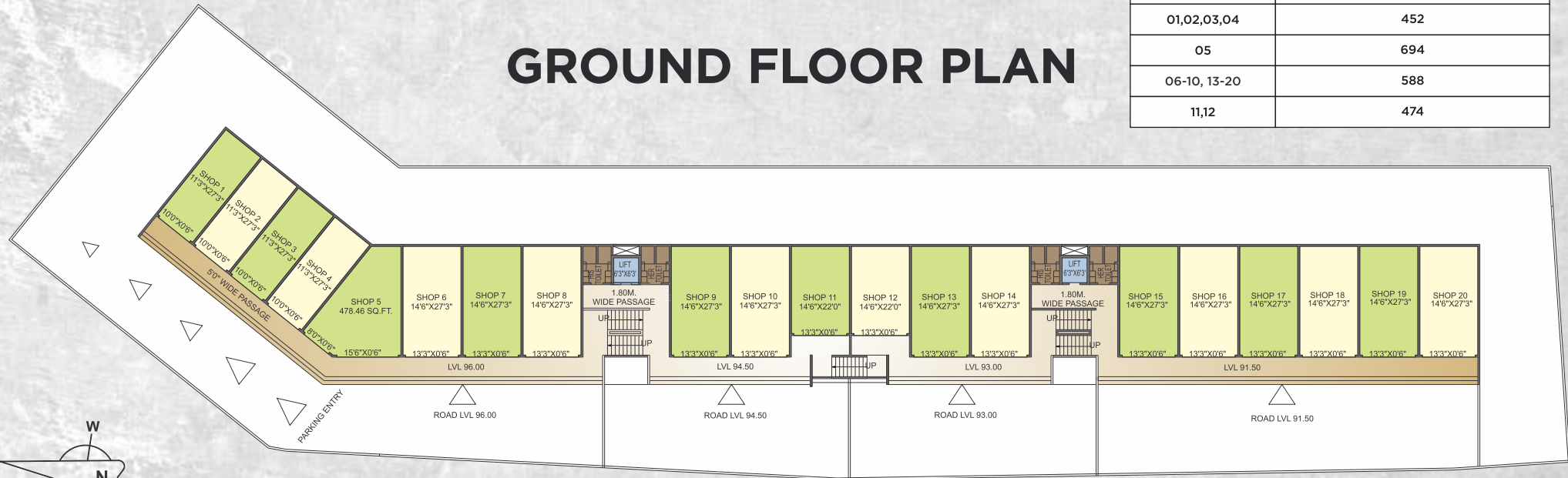
The large parking bay provides ample parking for business owners and customers, and complements the discrete exits and entrances.



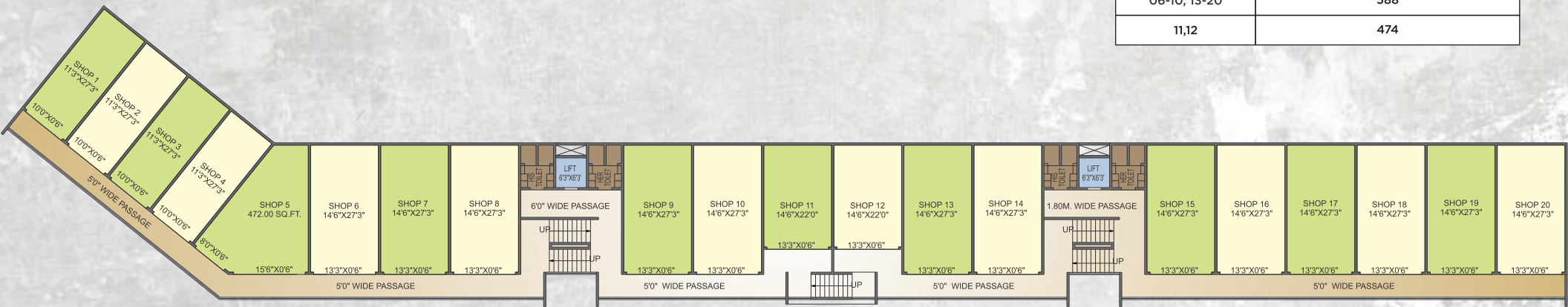
PARKING LEVEL PLAN

SALABLE AREA STATEMENT (ALL AREAS ARE IN SQ.FT)		
SHOP NO	SALABLE AREA (1.45X ACTUAL CARPET)	
01,02,03,04	452	
05	694	
06-10, 13-20	588	
11,12	474	

GROUND FLOOR PLAN

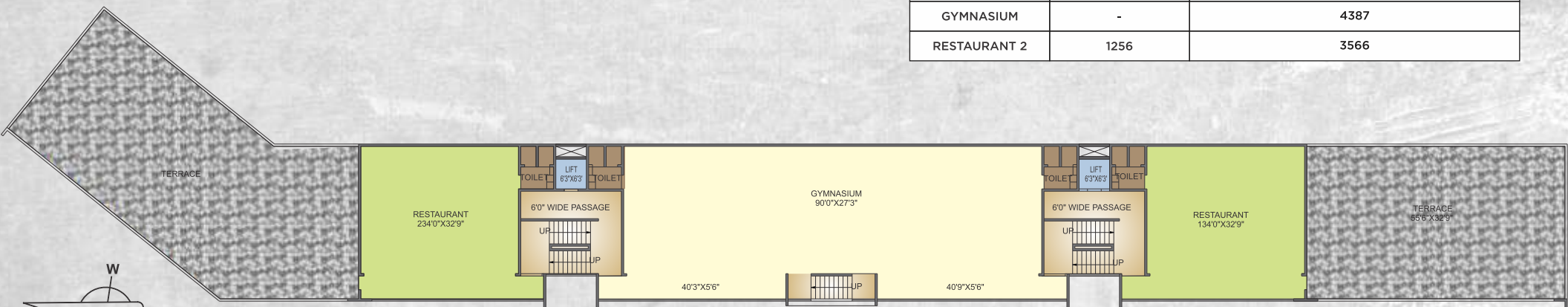


FIRST FLOOR PLAN



SALABLE AREA STATEMENT (ALL AREAS ARE IN SQ.FT)		
SHOP NO	SALABLE AREA (1.45X ACTUAL CARPET)	
01,02,03,04	452	
05	694	
06-10, 13-20	588	
11,12	474	

SECOND FLOOR PLAN



SALABLE AREA STATEMENT (ALL AREAS ARE IN SQ.FT)		
SHOP NO	50% TERRACE	SALABLE AREA (CARPET+[50%]TERRACEX1.45)
RESTAURANT 1	910	3065
GYMNASIUM	-	4387
RESTAURANT 2	1256	3566

GOOD BUSINESS LOCATION

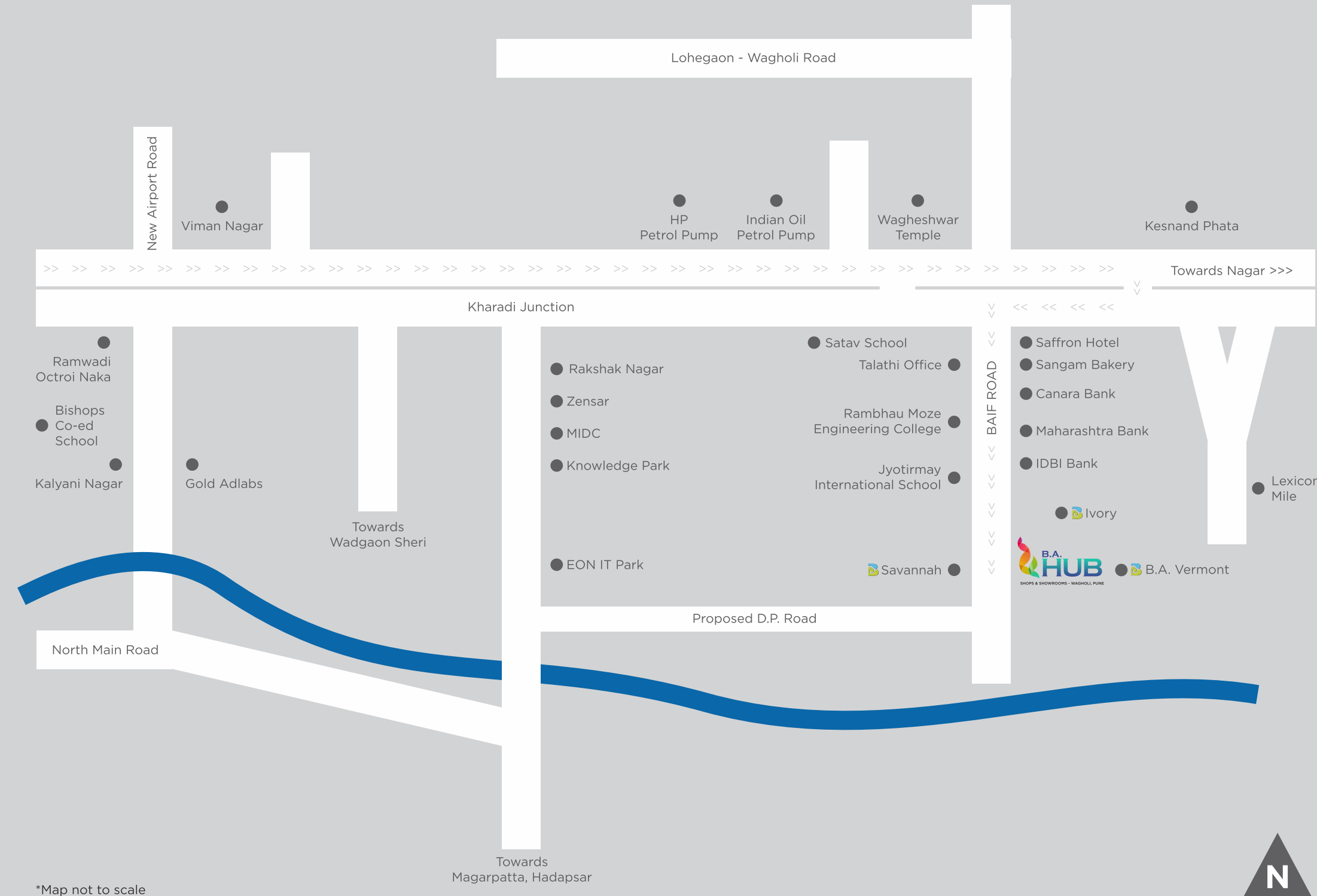
EON IT Park : 10 mins
Koregaon Park : 25 mins
Magarpatta City : 15 mins

Kharadi : 15 mins
Viman Nagar : 25 mins
Amanora Park Town: 15 mins

Kalyani Nagar : 25 mins
Airport : 25 mins
Ranjangaon : 30 mins

BA Hub, Opp. Wagheshwar Temple, BAIF Road, College, Wagholi, Pune.

T: +91 73 5050 2121 / +91 20 3010 2200 | E: sales@bhandariassociates.co.in | W: www.bhandariassociates.co.in





43 Privet Drive

2 BHK, 3 BHK Supreme

Baner - Balewadi, Pune

7 Plumeria Drive

2, 3 & 4 BHK Luxury Homes

Tathawade, Pune

B.A. Vermont

1 - 2 BHK Luxurious Apartments

Wagholi, Pune

Swaraj

1 & 2 BHK Residential Township

Moshi, Pune

Greenfield

2 BHK Luxurious Apartments

Hadapsar, Pune

Nea

1 - 2 BHK Luxurious Apartments

Sus Road, Pune

Aura

3 BHK Luxurious Apartments

Baner - Balewadi, Pune

Latitude

2 - 3 BHK Luxurious Apartments

Wakad, Pune



Architect : Vikas Achalkar & Manoj Tatooskar

Structural Consultant : Matrix Engineers

Electrical Consultant : Vidyut Sallagar

Landscape Architect : Mahesh Chinchalkar

Plumbing Consultant : Rahul Dhadphale

Branding Consultant : Ideamonk

Note : This brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be a part of any agreement. Photographs are not necessarily comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, units, amenities, specifications, floors, roads, open space etc. may be revised.

Promoters reserve the right to amend layouts, plans, elevations, designs, specifications, amenities, areas etc. without prior notice.