

FULCRUM

International Business-Class Destination



First impressions matter

FULCRUM is a tribute to the technology savvy and class conscious business world. Your office address is the first part of your business that people will encounter.

You always want to look your best when you deliver that deal clinching power-point presentation. It would surely help if your business associates enter your conference room truly impressed and dazzled by the power of your office building. Half the battle is already won even before your meeting begins.

The basement plus ground plus nine floor ultra-modern commercial landmark with its glass-fronted shimmering façade has class written all over it. The lavish and elegantly adorned entrance lobby, the high-speed elevators, the remarkable floor to ceiling height, together add-up to create an ambience to inspire and innovate business ideas. All this even before you step into your actual office. Imagine, if the exterior is so powerfully magnetic how much upscale and functionally perfect, your office will be.

Welcome to **FULCRUM**!

FULCRUM

Actual view of T2 from **FULCRUM**



Mumbai – The Powerhouse of Indian Business

Mumbai, the cosmopolitan megacity, located on the west coast of India with state-of-the-art infrastructure, has a gigantic consumer market and boasts of high quality workforce.

Home to many of India's numerous conglomerates and several Fortune Global 500 companies as well as leading blue-chip companies and major MNCs, Mumbai has a proven track record of being a powerhouse of business, trade and industry. As the financial and commercial capital of India, Mumbai contributes substantially to India's employment and industrial output generating a major chunk of the total GDP.

Known as 'the city that never sleeps', Mumbai saw a series of developments that has augmented the city's infrastructure. From India's first monorail service to the country's first double-decker flyover, the maximum city has seen many major infrastructure projects successfully being completed enhancing Mumbai's profile as an attractive and enterprising destination.

Sahar, where Fulcrum is located, is in the very heart of Mumbai's vibrant business locale.



Ideal location

International Airport -
1 km / 5 minutes by car

Domestic Airport -
5 km / 15 minutes by car

MIDC -
1.6 km

SEEPZ -
1.6 km

Hiranandani Business Park -
Powai 7 km

FULCRUM has the tremendous advantage of being located in an infrastructure-ready environment. Right in the centre of a burgeoning business centre, **FULCRUM** is close to Mumbai's transport, communications and business hubs as well as to the corridors of power. Within 1 km. of the international airport and in the vicinity of shopping malls, entertainment hubs and good restaurants, **FULCRUM's** premium location is conducive to growth of business in a comfortable and stress-free environment.



Map is not to scale.

Technical Specifications

Floor Plate Efficiency	Upto 67% of built up area for the entire floor.
Number of floors	Basement+Ground+9 upper floors
Floor to floor height	3.581 meters
Column to column spacing	10.7 X 10.7 meters maximum and 8.9 X 10.7 meters minimum
Windows	Double glazed windows
Elevators	8 high speed elevators with speed of 2.5 m per sec
Entrance hall	Fully Air-conditioned spaciouly designed large entrance lobbies.
Parking in the building	1 car park for every 1500 sq. ft.
Air Conditioning	Space for outdoor unit on the respective floor service duct area has been provided.
Security	Common security for the building at the ground floor, common areas and at the main gate.
Dish antennae	Provision for installation of antennae on the terrace.
Lift lobbies	Finished with marble/granite flooring and vitrified tiles.
Fire fighting	Underground and overhead tank for fire fighting purposes according to CFO norms. Provision for sprinklers at all the floors as per CFO norms.
Water	Water available from Municipal Corporation. Recycled water available for flushing.



Telecom connectivity

Basic telephony service providers	MTNL, Tata Indicom, Reliance Infocomm, Bharti
OFC termination within building	MTNL, Tata Indicom, Reliance Infocomm, Bharti, TATA Power, IQARA Broadband
Internet service through Cable/OFC	MTNL, Tata Indicom, Reliance Infocomm, Bharti, TATA Power, IQARA Broadband, Hathway, Sify, Local Cable-Operators
Provision of back up power	Ample space is provided surrounding the building to mount the DG sets. This space is provided at no extra cost.



Hiranandani Group

Hiranandani Group, a fast growing diversified group, with presence in education, healthcare, hospitality, entertainment & retail is one of the top developers in the country today, known for the quality construction and its commitment to customers.

Started by first generation entrepreneurs in early 1980's by Niranjan L. Hiranandani and Surendra L. Hiranandani, the group is closely held by the Hiranandani family.

Completed Projects

Powai

Residential - 5.85 million sq ft

Commercial - 5.56 million sq ft **Total - 11.41 million sq ft**

Thane

Residential - 5.84 million sq ft

Commercial - 0.58 million sq ft **Total -6.42 million sq ft**

Under Development Projects 5 million sq ft

Commercial Projects:

BG House | Prudential
Colgate-Palmolive | Lighthall

IT Projects:

Fairmont | Nomura | Delphi | Crisil

SEZ Project:

Kensington



Lighthall



Ventura



Crisil House



Transocean

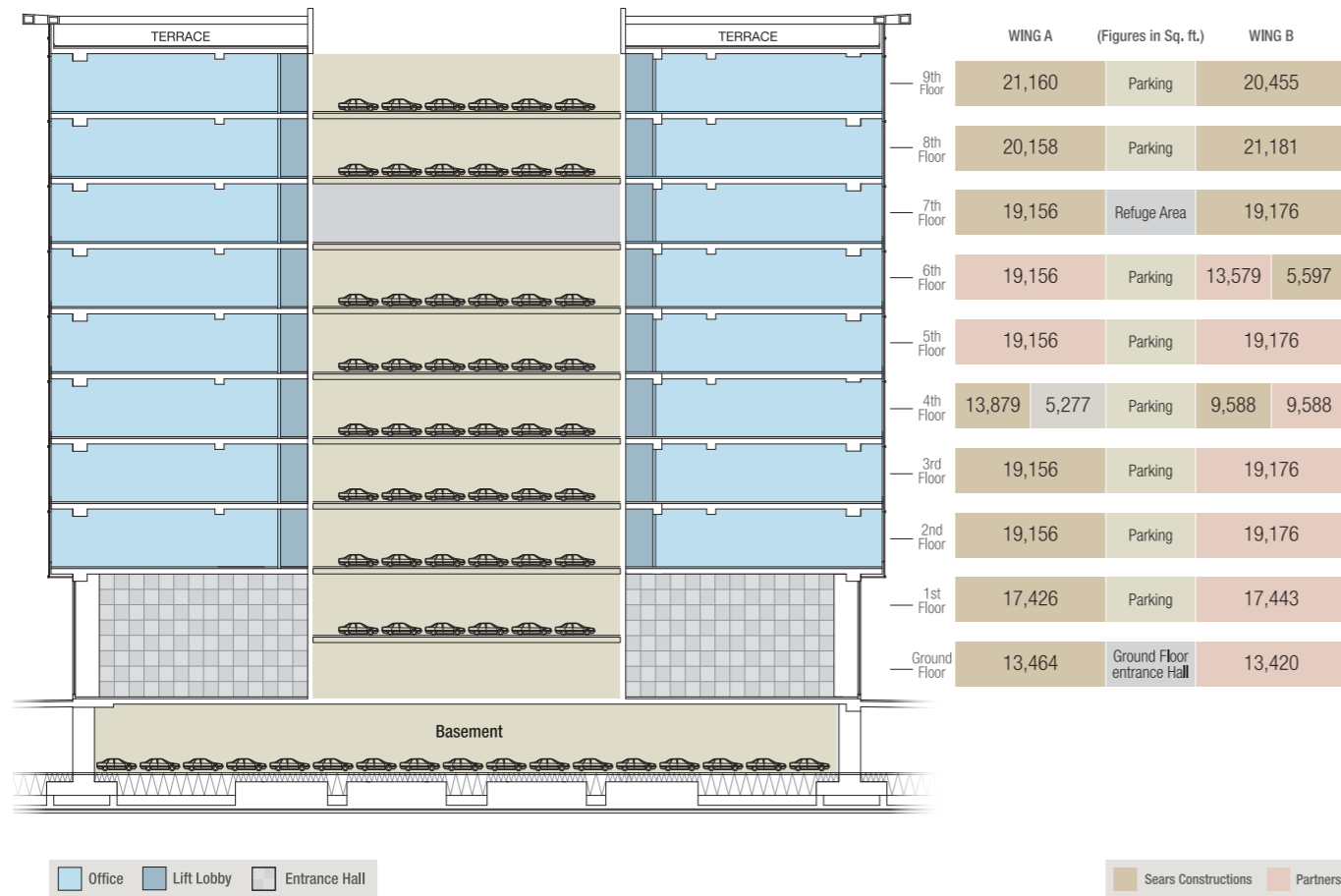


Kensington



Colgate - Palmolive

Stacking Diagram



This drawing is for representation purpose only



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*Perspectives are an artist's impression and images shown in the brochure are for representation purpose.

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