



OUR PROPERTIES

# Downtown Powai - Commercial/IT Park

## MUMBAI

Downtown Powai - Commercial/IT Park, located in Mumbai's prime location of Downtown Powai, features a portfolio of nine commercial properties with modern infrastructure and a 'Live-Work-Play' ecosystem. Committed to the highest ESG standards, it is part of a 250-acre integrated township offering open green spaces, metro stations, hospitals, high-street retail, premium F&B options like Binge Central,

schools, hotels, and departmental stores. Well-connected via highways, railway lines, and upcoming metro routes, it symbolizes the convergence of people and places, setting a new benchmark for urban workspaces in India. The vibrant ecosystem of Downtown Powai - Commercial/IT Park, Mumbai makes it an ideal destination for our occupants to rejuvenate, collaborate, and interact.

THE FULLY INTEGRATED CAMPUS, WITH ITS MODERN INFRASTRUCTURE AND AMENITIES, IS AN IDEAL DESTINATION FOR LARGE INTERNATIONAL CORPORATIONS AND SMALL AND MEDIUM-SIZED LOCAL COMPANIES, EMPOWERING BUSINESS SUCCESS AND ENHANCED EMPLOYEE ENGAGEMENT.







**CERTIFICATIONS**

- ISO 9001, 14001 and 45001 certified
- CII 5S Excellence Certification
- IGBC Gold Rated

**ELEVATING EVERYDAY EXPERIENCES**

- Enveloped in a campus-style environment with picturesque neo-classical architecture, expansive common areas, and lush greenery
- Offering curated F&B options, fine dining restaurants, high street retail, premium cafes, food vending machines, electric bike services, bicycle docking stations and crèche
- Upgrades extend beyond landscaping to include enriched peoplescaping, fostering a culture of collaboration and prioritizing health and wellness
- Prioritizing well-being with comprehensive medical facilities, including ambulance services



**KEY STATISTICS**

**20.0 Acres**  
CAMPUS AREA

**2.7M sf**  
TOTAL LEASABLE AREA

**2.4M sf**  
AREA LEASED

**₹73,556M**  
MARKET VALUE

**PRIORITIZING SUSTAINABILITY**

**Renewable Power Initiatives**

**Rooftop solar panels**

**100%**  
Green power for common areas

**Efficient Mobility Solutions**

**Shared mobility**

**Bicycle docking**  
Stations installed

**EV charging stations** installed

**Vehicle-free** pathways

**EV shuttle**  
Services for tenants





### Water Conservation Strategies

**Organic square-foot farming**

**Water efficiency**  
Measures undertaken

### TOP TENANTS

(As per Gross Contracted Rentals)

- Deloitte Consulting India Private Limited
- Nomura Services India Private Limited
- CRISIL Limited
- TIAA Global Business Services India Private Limited

### TENANT PROFILING

**Sector-wise occupancy**



- 39% Financial Services
- 13% Consulting
- 7% Industrials and Logistics
- 6% FMCG
- 35% Others

### ON-CAMPUS DEVELOPMENTS

The lease area profile of Downtown Powai – Commercial/IT Park, Mumbai is evolving with new leases and re-leased spaces, coupled with the conversion of parking/terrace areas into retail and office spaces, and enhancements to the lobby, porte cochère, and lifts in Winchester developments, fit-outs, and DG set enhancements with PNG kits.

**168K sf**  
NEW LEASES

**57K sf**  
AREA RE-LEASED

**490K sf**  
AREA RENEWED

**₹ 326M**  
INVESTED FOR ASSET UPGRADATION