



OUR PROPERTIES

Downtown Powai - SEZ

MUMBAI

Situated in the township of Downtown Powai, Mumbai, Downtown Powai - SEZ stands as an exclusive private IT/ITeS Special Economic Zone. Strategically positioned near upcoming metro stations, it boasts excellent connectivity to essential social infrastructure such as hospitals and

schools. The campus seamlessly integrates technology, sophistication, and premium amenities, making it an ideal choice for corporates. With well-designed collaborative spaces, a vibrant culture street, and distinctive seating arrangements, Downtown Powai - SEZ serves as a hub for fostering community engagement.

DOWNTOWN POWAI - SEZ HAS SET A NEW BENCHMARK FOR THE MODERN WORKPLACE, EMPOWERING BUSINESSES AND INDIVIDUALS TO FLOURISH, MAKING IT AN IDEAL CHOICE FOR TENANTS COMMITTED TO ENHANCING STAKEHOLDER EXPERIENCES.





CERTIFICATIONS

- IGBC Gold Rated
- ISO 9001, 14001 and 45001 certified

ELEVATING EVERYDAY EXPERIENCES

- Landscaped features and a grand porte cochère enhance the aesthetic appeal, impressiveness, and relaxation opportunities within the office space
- A double-height contemporary lobby creates a grand entrance and uplifts the ambience of the workspace
- Podium-level seating alcoves, people-scaped spaces, canopy seating with swings, a culture street, and amphitheater promote collaboration, creativity, work-life balance, and community building
- Well-equipped library, multi-purpose halls, and multi-sports areas support learning and development, versatility in space utilization, and employee health and wellness



PRIORITIZING SUSTAINABILITY

- 100%** Green power in common areas through Renewable Energy Guarantee of Origin
- 100%** LED lighting across campus
- EV-ready** campus
- Using **recycled water** for irrigation
- Urban organic farming**

KEY STATISTICS

9 Acres
CAMPUS AREA

1.6M sf
TOTAL LEASABLE AREA

1.5M sf
AREA LEASED

₹ 26,998M
MARKET VALUE



ON-CAMPUS DEVELOPMENTS

The evolving lease area profile and asset upgrades at Downtown Powai – SEZ are constantly raising the bar. Higher occupancy rate and enhanced property value are further ensured by attracting a diverse range of tenants and boosting community engagement initiatives.

286K sf
NEW LEASES

128K sf
AREA RE-LEASED

₹ 164M
INVESTED FOR ASSET UPGRADATION

TOP TENANTS

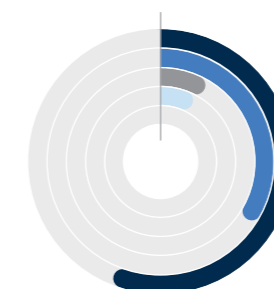
(As per Gross Contracted Rentals)

- Tata Consultancy Services Limited
- Larsen & Toubro Limited
- GE Oil & Gas India Private Limited

- ERGO Technology & Services Pvt Ltd
- XPO India Shared Services LLP

TENANT PROFILING

Sector-wise occupancy
Tenant profiling



- 55% Technology
- 33% Oil & Gas
- 7% Financial Services
- 5% Others