

DOWNTOWN POWAI

Commercial/IT Park, Mumbai

Downtown Powai – Commercial/IT Park is a landmark business hub comprising a portfolio of 10 commercial properties across three clusters in one of Mumbai's most connected neighborhoods. Set within a large integrated township, it combines office spaces with high-street retail, housing, and social infrastructure, creating a complete urban ecosystem. It captures the essence of a modern city within itself – a place to live, work and play, where enterprise and everyday life move in seamless rhythm. The park brings together modern buildings, efficient layouts, and green surroundings that support today's enterprise needs. Its location offers direct access to highways, rail, and upcoming metro connectivity, making daily commutes convenient and reliable. Supported by ongoing infrastructure upgrades and a marquee occupier base that includes global institutions, Downtown Powai offers enterprises scale, stability, and an environment that aligns work with lifestyle.



A destination that blends business efficiency with community living, offering enterprises a workplace designed for growth and long-term value.





KEY STATISTICS

20 Acres
CAMPUS AREA

2.8M sf
COMMERCIAL IT/ITES SEZ,
CO-WORKING SPACE

2.7M sf
AREA LEASED

₹81,225M
MARKET VALUE

PROPERTY HIGHLIGHTS



Campus-style development with **neo-classical design**, part of an **integrated live-work-play ecosystem**



Landscaped zones promoting **collaboration, wellness, and community engagement**



Curated amenities including **F&B options, high-street retail, cafés, and gourmet dining**



EV shuttle services for emission-free mobility



On-site medical facilities to support occupant well-being



Transforming underutilized spaces and rooftops into **productive, sustainable environments**



Upgraded **lobby, canopy, porte-cochère, and podium** enhancing arrival experience



On-site crèche facilities for employees to support work-life balance



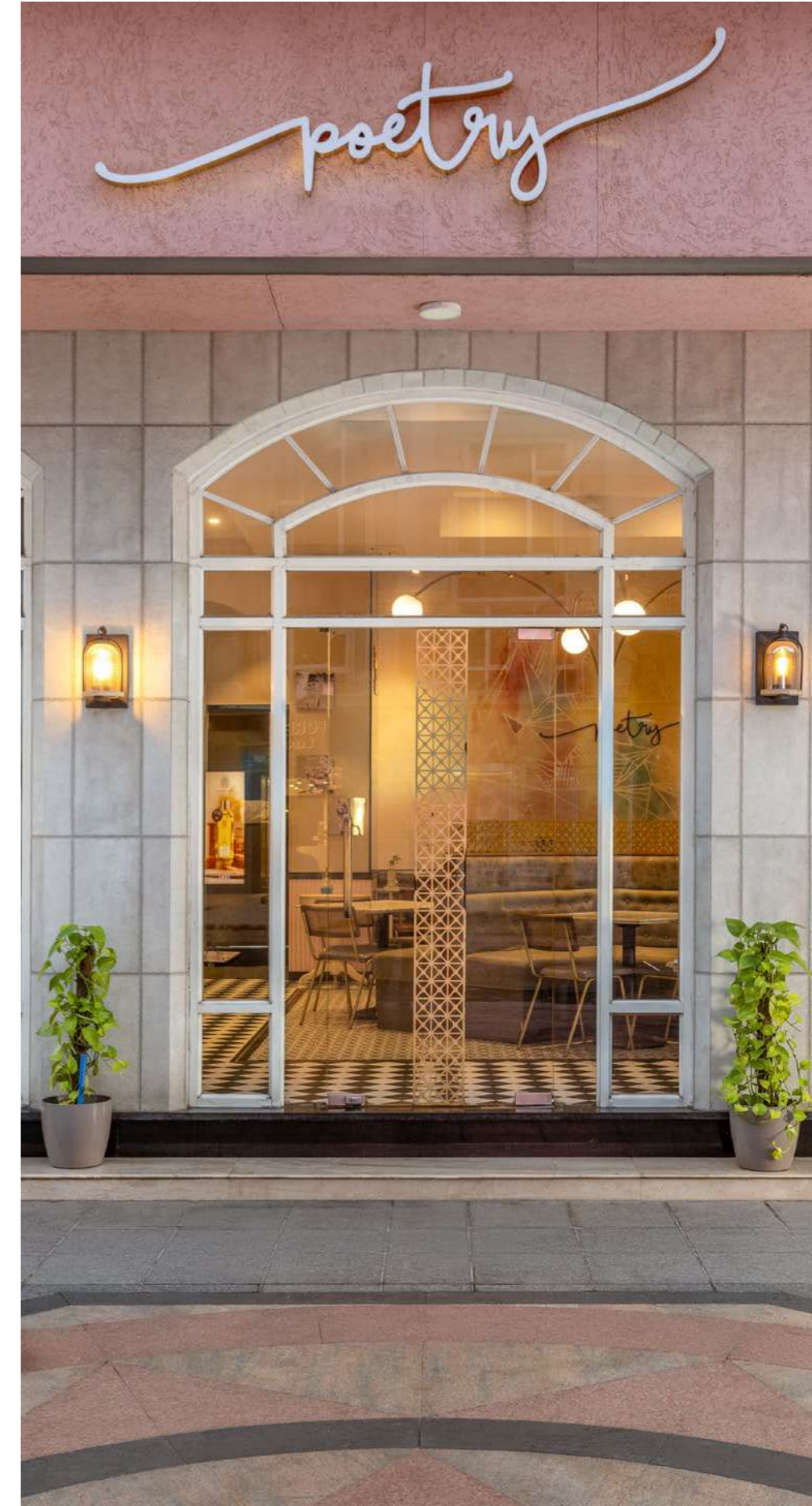
Inclusive campus design with accessibility features like **wheelchair access, tactile cues, Braille signages, and automated lift access**

NEW DEVELOPMENTS

405.4K sf
NEW LEASES

405.4K sf
AREA RE-LEASED

16.5K sf
AREA RENEWED



APPROACH TO SUSTAINABILITY

IGBC GOLD
Existing Building Rating

4 STAR RATING
National Safety Council

100%
Green power for common areas

LOW FLOW, EFFICIENT WATER FIXTURE
To reduce water consumption

EV CHARGING
Facility integrated

ORGANIC SQUARE FOOT
Farming

INDOOR AIR QUALITY (IAQ)
Monitoring in common areas

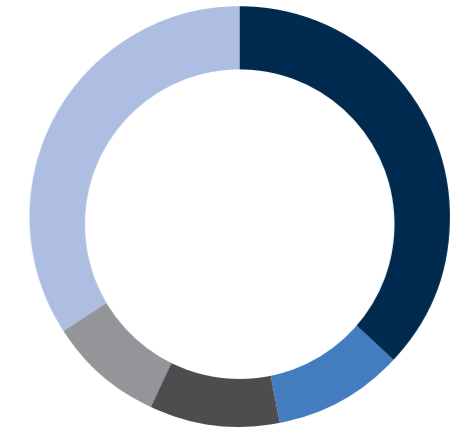
100%
Wastewater Recycled*

100%
Organic Waste Treatment

*Through central township STP



TENANT PROFILING
Sector-wise occupancy



- 37% Financial Services
- 10% Consulting
- 10% Retail
- 9% Industrials and Logistics
- 34% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- A leading International bank
- Hashedin Technologies Private Limited
- Nomura Structured Finance Services Private Limited
- General Mills India Private Limited
- TIAA Global Business Services India Private Limited