



OUR PROPERTIES

Downtown Powai – Commercial/ IT Park Mumbai

Strategically located in Mumbai’s well-established Downtown Powai micro-market, Downtown Powai – Commercial/IT Park comprises a portfolio of nine Grade-A office assets designed to meet the evolving requirements of modern enterprises. The campus is developed and operated with a strong focus on sustainability, operational excellence, and occupier experience.

Part of a vibrant mixed-use ecosystem, the park benefits from extensive social and civic infrastructure, including landscaped open spaces, educational institutions, healthcare facilities, hospitality venues, retail destinations, and a diverse range of food and beverage offerings. Its seamless connectivity through key road networks, suburban rail corridors, and expanding metro infrastructure enhances accessibility, further reinforcing its position as a preferred destination for leading enterprises in one of Mumbai’s most prominent commercial hubs.

Key Statistics

Campus Area

20 Acres

Total Leasable Area

2.9M sf

Area Leased

2.7M sf

Market Value

₹ 85,750M



This development exemplifies business impact by integrating convenience, curated experience, and modern amenities that enhance collaboration, inclusivity, and efficiency. With strong sustainability credentials, embedded innovation, and a clear Net Zero trajectory by 2040, it reinforces resilience, ESG leadership, and long-term value creation.

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Property Highlights



Convenience

- Close connectivity to highway, nearby metro stations and airport
- Easy access to hospitals, schools, hotels and retail, enhancing work-life balance



Experience

- Landscaped zones, F&B options, high-street retail, cafés and gourmet dining support collaboration, wellness and community engagement
- Crèche, medical facilities and year-round community events



Features

- Upgraded lobby, canopy, porte-cochère along with EV shuttle services
- Wheelchair access, Braille signage, tactile cues and automated lift



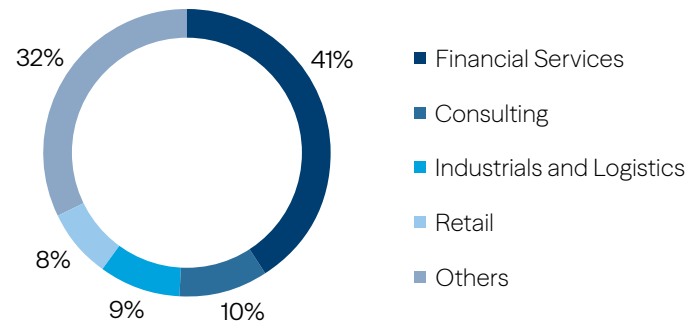
Sustainability

- IGBC Gold-rated, rooftop solar, low-flow water fixtures, EV charging, organic square-foot farming and on-site organic waste treatment
- Indoor air quality monitoring, wastewater recycling and a decarbonization trajectory aligned to portfolio-level Net Zero goals by 2040 or sooner



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- A leading International bank*
- General Mills India Private Limited
- Nomura Services India Private Limited
- TIAA Global Business Services India Private Limited
- Deloitte Consulting India Private Limited

*As per the agreement with the International Bank, we cannot disclose the name of the Bank

