



OUR PROPERTIES

Downtown Powai – SEZ Mumbai

Within Powai’s well-established commercial ecosystem, Downtown Powai SEZ offers a combination of technology, convenience, and high-quality social infrastructure for global enterprises seeking scale, flexibility and a high-quality workplace environment. The development integrates collaborative zones, modern workplace formats and curated social spaces that foster interaction and innovation, complemented by landscaped greens and employee-centric amenities that enhance the everyday experience and wellbeing. Its SEZ status makes it a natural fit for corporates seeking regulatory advantages while naturally complementing the social richness of a fully established, amenity-dense urban address.

Key Statistics

Campus Area

9 Acres

Total Leasable Area

1.6M sf

Area Leased

1.5M sf

Market Value

₹ 31,981M



Thoughtfully curated, experience-led environment fosters collaboration, well-being, and sustained performance. Backed by IGBC Gold-rated sustainable infrastructure, the sustainable infrastructure strengthens ESG outcomes while enhancing long-term asset value and operational efficiency.

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Property Highlights



Convenience

- Proximity to national highway, metro and airport connectivity enables seamless daily movement
- Live-work-play setting with hotels, hospitals, schools and retail close by



Experience

- Culture street, canopy swings, interactive pathways and community-focused design for lively active hours
- Water feature, library, amphitheater seating and sit-out areas create restorative spaces during the workday



Features

- Porte-cochère, drop-off zones and podium alcoves create a vibrant arrival experience
- Wheelchair access, tactile cues, Braille signage and automated lifts, ensuring inclusive design



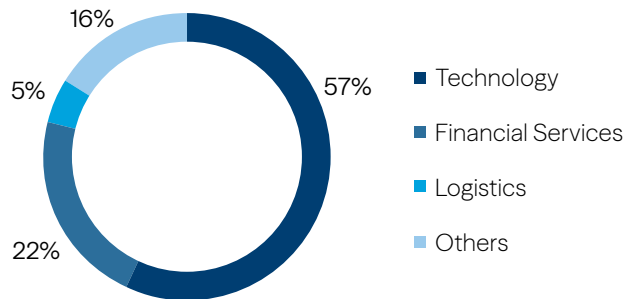
Sustainability

- IGBC Gold-rated campus with rooftop solar, low-flow water fixtures, EV charging, organic square-foot farming and indoor air quality monitoring
- Township STP, on-site organic waste treatment and sustainability commitments supporting portfolio-level Net Zero by 2040 or sooner



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Tata Consultancy Services
- Nomura Services India Private Limited
- Larsen and Toubro Limited
- ERGO Technology & Services Private Limited
- GE Oil & Gas India Private Limited

