



OUR PROPERTIES

# Kensington, Downtown Powai, Mumbai

1.6M sf | 9 Acres

Kensington in Downtown Powai, Mumbai, stands out as a Grade A office complex and the sole private IT/ITeS Special Economic Zone (SEZ) within the landmark mixed-use development of Downtown Powai. It is strategically located near the upcoming metro stations and has excellent connectivity.

Nestled within a vibrant township, comprising premium residential developments, office complexes, hospitals, schools and bustling high-street retail, the campus seamlessly blends technology, sophistication and top-tier amenities, making it ideal for our esteemed tenants. Its well-designed, collaborative spaces, lively culture street and unique seating arrangements make it a hub for fostering community engagement.

**KENSINGTON SETS ITSELF APART WITH TECHNOLOGY EXCELLENCE, SUSTAINABILITY INITIATIVES AND TOP-TIER AMENITIES, MAKING IT IDEAL FOR CORPORATIONS DEDICATED TO ENHANCING THEIR EMPLOYEES' EXPERIENCES.**





**CERTIFICATIONS**

- IGBC Gold rated
- Bureau Veritas Safeguard labelled
- ISO 9001, 14001 and 45001 certified

**SALIENT FEATURES**



**Amenities for superior experiences**

- Landscaped features and a grand porte-cochere
- Double-height contemporary lobby
- Podium-level seating alcoves, people-scaped spaces, canopy seating with swings, a culture street and amphitheater to promote collaborations
- Well-equipped library, multipurpose halls and multisports area
- Amphitheater with interactive outdoor spaces

**Pioneering sustainability practices**

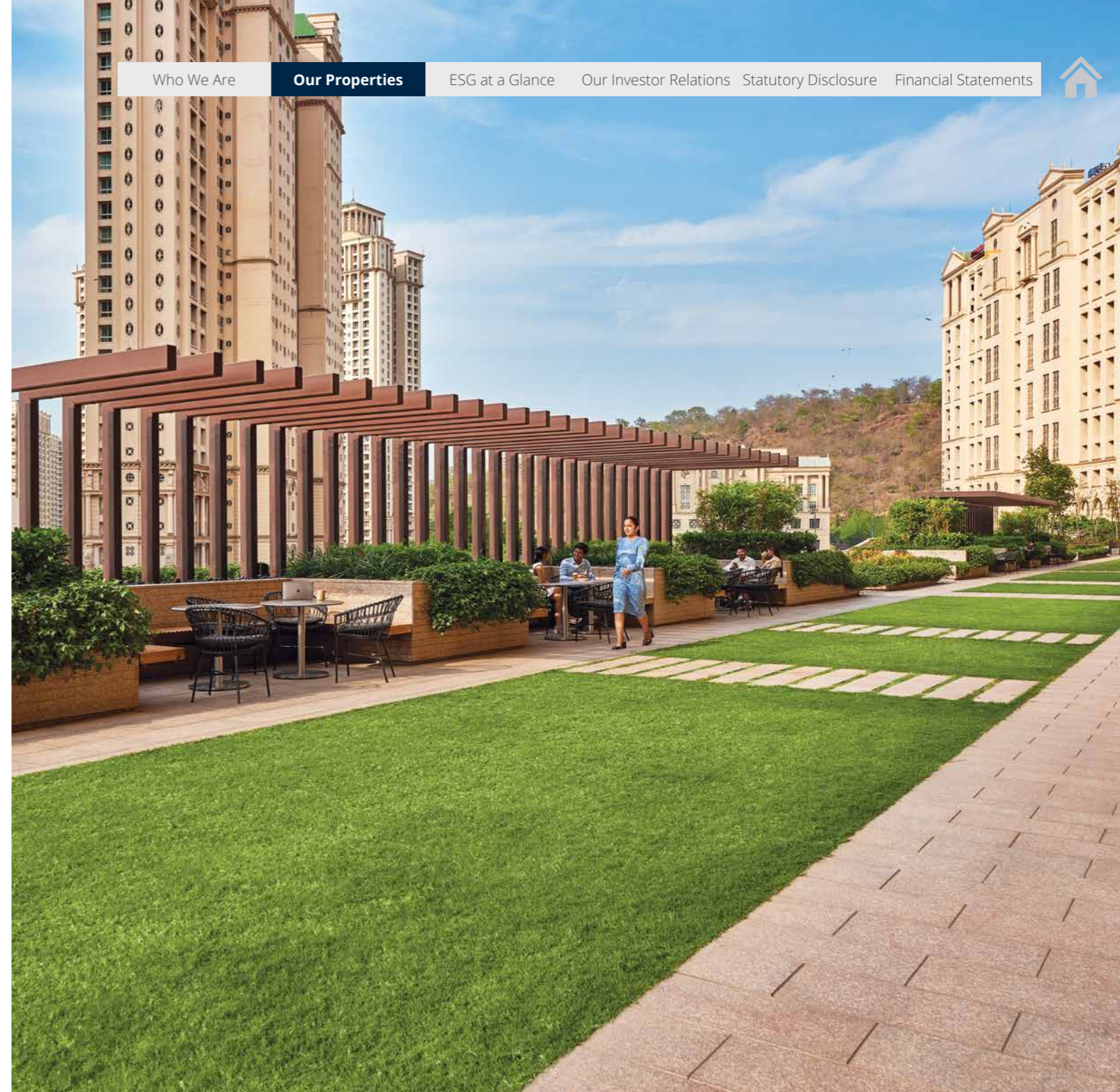
- 100% green power in common areas through Renewable Energy Guarantee of Origin
- 100% LED lighting across campus
- EV-ready campus
- Using recycled water for irrigation
- Urban organic farming

**KEY STATISTICS AND HIGHLIGHTS**

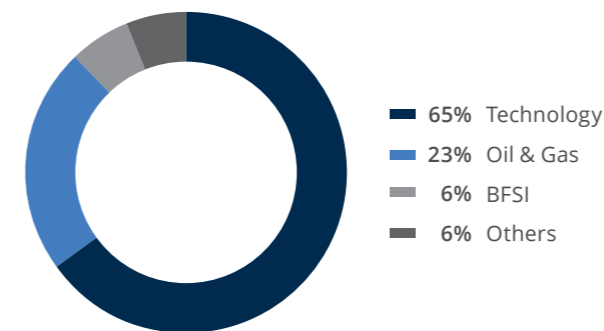
<b>COMMITTED OCCUPANCY</b> 84%	<b>COMPLETED BUILDINGS</b> 1	<b>AREA LEASED</b> 1.3M sf
<b>TENANTS</b> 10	<b>WALE (YEARS)</b> 11.7	<b>MARKET VALUE</b> ₹24,996M

**H1 FY2024 HIGHLIGHTS**

- 86.3K sf of new leases and 72.2K sf area re-leased
- ₹27.0M of ongoing asset upgrade and tenant improvement projects



**GROSS CONTRACTED RENTALS BY TENANT SECTOR**



**TOP TENANTS**

(As per Gross Contracted Rentals)

- Tata Consultancy Services Limited
- Larsen and Toubro Limited
- GE Oil & Gas India Private Limited
- XPO India Shared Services LLP
- Wipro Limited