



OUR PROPERTIES

Kensington, Powai, Mumbai

1.6 M sf | 9.0 Acres

Kensington is a Grade-A office complex, positioned uniquely as the only private IT/ITeS Special Economic Zone (SEZ) in the island city of Mumbai. Designed with a 'Live-Work-Play' ecosystem, the campus is located in the landmark mixed-use development of the Powai Business District. Proximity to upcoming metro stations, residential areas and major roads make the campus easily accessible to the tenants. The office park is also located in easy distance of high street retail. Planned upgrades of quality amenities will further enable the campus to be the preferred destination for some of the best brands and leading corporates.





THE DESIGN OF THE CAMPUS IS A BLEND OF TECHNOLOGY AND ELEGANCE, OFFERING A PERFECT DESTINATION FOR TENANTS SEEKING AN IDEAL CHOICE FOR THEIR EMPLOYEES.





OUR PROPERTIES

AMENITIES & ASSET UPGRADES

- Best-in-class arrival experience, with landscape features and a grand porte cochère
- Impressive double-height contemporary lobby with a seating lounge
- Seating alcoves at the podium level and people-scaped spaces to stimulate community engagement and collaboration
- Multipurpose hall and multi sports area
- Amphitheater with interactive outdoor spaces serving as an activity hub





KEY HIGHLIGHTS

90%

COMMITTED OCCUPANCY

1

COMPLETED BUILDING

1.4 M sf

OF AREA LEASED

11

TENANTS

2.1

WALE (YEARS)

₹27,258M

MARKET VALUE

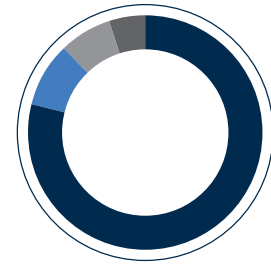
SUSTAINABILITY FEATURES

- Operating with 100% green power through Renewable Energy Guarantee of Origin (REGO) Certificate for common areas
- Reverse Vending machine for plastic free experience
- Urban organic square foot community farm
- Recycled water sourced from Powai community sewage treatment plant for irrigation
- 100% LED lighting across the campus
- Climate resilient architecture
- EV ready campus

TOP TENANTS (BY GROSS CONTRACTED RENTALS)

- Tata Consultancy Services Ltd.
- Wipro Ltd.
- Cognizant Technology Solutions India Private Limited
- GE Oil & Gas India Private Limited
- XPO India Shared Services LLP

TENANCY PROFILE



- 79% Technology
- 9% Oil & Gas
- 7% Financial Services
- 5% Others

