



OUR PROPERTIES

# Kensington, Downtown Powai, Mumbai

1.6M sf | 9.0 Acres

Kensington, located in Downtown Powai, Mumbai, is a Grade-A office complex uniquely positioned as the only private IT/ITeS SEZ in the area's landmark mixed-use development. The campus has emerged as a hub for nurturing community engagement through podium-level seating alcoves, people-scaped spaces, canopy seating with swings, and a culture street.

It offers a seamless blend of technology, elegance, and top-quality amenities, making it a preferred destination for leading corporates and an ideal choice for our tenants.

**PLANNED UPGRADES OF QUALITY AMENITIES WILL FURTHER ENABLE THE CAMPUS TO BE THE PREFERRED DESTINATION FOR THE PREFERRED DESTINATION FOR LEADING CORPORATES.**



**CASE STUDY** GREEN IS THE WAY TO GO

**K**ensington, Downtown Powai, Mumbai, embodies a truly sustainable way of life. With 100% green power in the common areas, rooftop solar panels and shared mobility options, we prioritize environmental responsibility. Our water-efficient campus features organic square-foot farming, harmonizing with nature. These sustainability-driven attributes, combined with an array of facilities and amenities, and the location, make Kensington, Downtown Powai, Mumbai the favored office destination in Mumbai.



Culture Street at Kensington, Downtown Powai, Mumbai

**GREEN POWER IN COMMON AREAS**  
100%

**LOCATION EDGE**

With its proximity to upcoming metro stations, premium residential developments, major connecting roads and bustling high-street retail, the development enjoys a significant locational advantage.

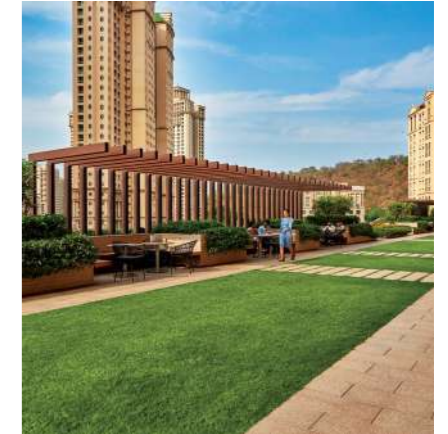
**AMENITIES EDGE**



Kensington, Downtown Powai, Mumbai offers a remarkable arrival experience with its landscape features and grand porte-cochere



(driveway with a water body). The contemporary lobby features comfortable seating, art pieces and a grand piano to add to the



ambience. The well-equipped library, with a coffee station, is a heaven for book enthusiasts.

**KEY HIGHLIGHTS**

<b>COMMITTED OCCUPANCY</b> 87%	<b>COMPLETED BUILDING</b> 1	<b>AREA LEASED</b> 1.4M sf
<b>TENANTS</b> 10	<b>WALE (YEARS)</b> 11.5	<b>MARKET VALUE</b> ₹24,288M

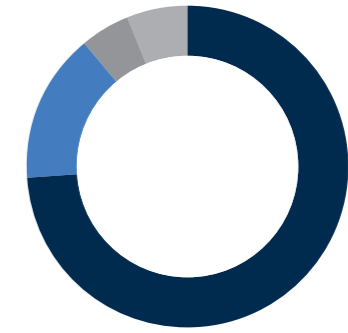
**SUSTAINABILITY EDGE**

The campus stands out with its 100% green power utilization, LED lighting for energy efficiency, bottle crusher machine for plastic waste reduction. Moreover, urban organic farming and vegetable harvesting add a self-sustaining element.





### TENANCY PROFILE



- 74% Technology
- 15% Oil & Gas
- 5% Financial Services
- 6% Others

### TOP TENANTS

(By Gross Contracted Rentals)

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