

# DOWNTOWN POWAI

## Commercial/ IT Park, Mumbai

Downtown Powai – Commercial/IT Park is a prominent business address of ten commercial properties within one of Mumbai’s most well-connected and self-sufficient neighborhoods. Surrounded by a thriving ecosystem of residences, high-street retail, and social infrastructure, the destination fosters a seamless integration of professional and lifestyle needs. Its contemporary design and integrated campus experience offer occupiers a dynamic environment with enhanced workplace functionality. Easy access to major arterial routes and transit options further reinforces its appeal among global and domestic enterprises.

■ ■ ■  
*Designed to evolve with the needs of forward-thinking enterprises, the park enables agility, innovation, and collaboration within a vibrant community fabric.*







KEY STATISTICS

20.0 Acres  
CAMPUS AREA

~2.7M sf  
COMMERCIAL IT/ITeS SEZ,  
CO-WORKING SPACE

2.6M sf  
AREA LEASED

₹ 78,270M  
MARKET VALUE

PROPERTY HIGHLIGHTS



Campus-style development with **neo-classical design**, part of an **integrated live-work-play ecosystem**



Landscaped zones promoting **collaboration, wellness, and community engagement**



Curated amenities including **F&B options, high-street retail, cafés, and gourmet dining**



**EV shuttle services** for emission-free mobility



**On-site medical facilities** to support occupant well-being



Transforming underutilized spaces and rooftops into **productive, sustainable environments**



Upgraded **lobby, canopy, porte-cochère, and podium** enhancing arrival experience



**On-site crèche facilities for employees** to support work-life balance



Inclusive campus design with accessibility features like **wheelchair access, tactile cues, Braille signages, and automated lift access**

NEW DEVELOPMENTS

370K sf  
NEW LEASES

353K sf  
AREA RE-LEASED

144K sf  
AREA RENEWED





APPROACH TO SUSTAINABILITY

**IGBC GOLD**  
Existing Building Rating

**4 STAR RATING**  
National Safety Council

**100%**  
Green power for common areas

**LOW FLOW, EFFICIENT WATER FIXTURE**  
To reduce water consumption

**EV CHARGING**  
Facility integrated

**ORGANIC SQUARE FOOT**  
Farming

**INDOOR AIR QUALITY (IAQ)**  
Monitoring in common areas

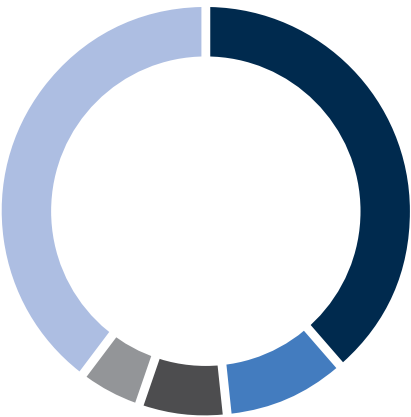
**100%**  
Wastewater Recycled\*

**100%**  
Organic Waste Treatment

\*Through central township STP



TENANT PROFILING  
Sector-wise occupancy



- 39% Financial Services
- 10% Consulting
- 7% Industrials and Logistics
- 5% Technology
- 39% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Hashedin Technologies Private Limited
- Crisil Limited
- A Leading International Bank\*
- General Mills India Private Limited
- Nomura Structured Finance Services Private Limited

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





# DOWNTOWN POWAI SEZ

## Mumbai

Downtown Powai – SEZ is a thoughtfully designed commercial development located in a well-connected urban zone. It offers a modern workspace environment that integrates dynamic seating formats, collaboration zones, and a vibrant cultural spine. The campus fosters a holistic approach to workplace design, enriching productivity and supporting evolving employee needs. Seamless access to transportation links and vital social infrastructure further enhances its appeal as a contemporary corporate destination.



*The campus sets the tone for progressive work environments through its blend of modern infrastructure, vibrant Communities, and state-of-the-art amenities.*





PROPERTY HIGHLIGHTS



Grand arrival experience with a landscaped **porte-cochère**, **water feature**, and refined **drop-off zones**



Well-being and engagement spaces include a **green sit-out**, **library**, and **amphitheater-style seating**



Community-focused design with a **cultural street**, **canopy swings**, and **interactive pedestrian pathways**



Rejuvenating campus environment featuring **podium-level alcoves** and thoughtfully **people-scaped zones**



Inclusive campus design with accessibility features like **wheelchair access**, **tactile cues**, **Braille signages**, and **automated lift access**

KEY STATISTICS

9.0 Acres  
CAMPUS AREA

1.6M sf  
TOTAL LEASABLE AREA

1.5M sf  
AREA LEASED

₹ 29,168M  
MARKET VALUE

NEW DEVELOPMENTS

97K sf  
NEW LEASES

57K sf  
AREA RE-LEASED





APPROACH TO SUSTAINABILITY

**IGBC GOLD**  
Existing Building Rating

**100%**  
Green energy in common areas

**ROOF-TOP SOLAR PANELS**  
For on-site generation of green power

**LOW FLOW, EFFICIENT WATER FIXTURE**  
To reduce water consumption

**EV CHARGING**  
Facility

**ORGANIC SQUARE FOOT**  
Farming

**INDOOR AIR QUALITY (IAQ)**  
Monitoring in common areas

**100%**  
Waste Water Recycled\*

**100%**  
Organic Waste Treatment

\*Through central township STP



**TENANT PROFILING**  
Sector-wise occupancy



- 59% Technology
- 13% Financial Services
- 5% Industrials and Logistics
- 23% Others

**MARQUEE TENANTS**

(As per Gross Contracted Rentals)

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



# WORLDMARK DELHI

Worldmark, located in Delhi's upscale Aerocity district, is a flagship mixed-use development comprising Worldmark 1 and Worldmark 2&3. It offers high-end office spaces, including flexible workspaces such as COWRKS and premium office suites at Atelier. The campus is anchored by curated retail and lifestyle zones like 'The Food Capital' and 'The Walk', creating a vibrant all-day environment. Landscaped areas and state-of-the-art infrastructure enhance its modern design. With proximity to Delhi's key business and hospitality hubs, the integrated campus effectively meets both professional and social aspirations, making it one of the most sought-after work destinations in Delhi-NCR.

Worldmark brings together premium workspaces, vibrant retail, and a 9x9 lifestyle – creating an exceptional setting with seamless connectivity via NH-48, Aerocity Metro Station, and proximity to Indira Gandhi International Airport.





PROPERTY HIGHLIGHTS



Premium retail outlets paired with gourmet fine dining for an elevated commercial experience



Proximity to the Airport and public transport facilities like airport express line



Atelier delivers **ready-to-move-in office suites** that combine **elegance, technology, and flexibility** through **private offices, boardrooms, and shared zones**



Premier lifestyle experience with high-end retail and dining options, anchored by **'The Food Capital'** – a vibrant 550-seats culinary destination



Thoughtfully designed **open spaces** enhancing well-being and productivity



Inclusive campus design with accessibility features like **wheelchair routes, tactile cues, Braille signage, and automated lift access**



Integrated **RFID access, CCTV surveillance**, and rapid emergency response ensure a secure and prepared environment



On-site **wellness center, pharmacy, crèche and ambulance services**

KEY STATISTICS

7.6 Acres  
CAMPUS AREA

1.5M sf  
GROSS LEASABLE AREA

1.4M sf  
AREA LEASED

₹ 42,026M  
MARKET VALUE

NEW DEVELOPMENTS

160K sf  
NEW LEASES

119K sf  
AREA RE-LEASED

216K sf  
AREA RENEWED

MIXED-USE DEVELOPMENTS

1.3M sf  
OFFICE SPACES

0.2M sf  
RETAIL AND F&B AREAS





APPROACH TO SUSTAINABILITY

**LEED PLATINUM**  
Core and Shell

**BEE 5 STAR**  
Rated

**WELL EQUITY**  
Rated

**43%**  
Green powered for tenant spaces

**ELECTRO STATIC (ES) FILTERS**  
For enhanced energy efficiency and improved air quality

**RAINWATER HARVESTING**  
For groundwater recharge

**LOW FLOW, EFFICIENT WATER FIXTURES**  
To reduce water consumption

**EV CHARGING**  
Facility

**INDOOR AIR QUALITY (IAQ)**  
Monitoring in common areas

**100%**  
Wastewater Recycled and Reused

**ON-SITE ORGANIC WASTE TREATMENT**

**TENANT PROFILING**  
Sector-wise occupancy



- 21% Industrials and Logistics
- 16% Financial Services
- 15% Retail
- 14% Consulting
- 34% Others

- MARQUEE TENANTS**  
(As per Gross Contracted Rentals)
- Ernst and Young Services Private Limited
  - Mitsui & Co. India Private Limited
  - COWRKS India Private Limited
  - SAEL Industries Limited
  - DCM Shriram Limited



# CANDOR TECHSPACE G1

## Gurugram

Candor TechSpace G1 is a premier Grade-A SEZ office campus located in Gurugram's thriving micro-market near NH-48. It is strategically developed to cater to the IT/ITeS sector, offering efficient floor plates and premium building structures that align with international quality standards. The campus includes a vibrant amenity mix that enhances tenant experience. With 60% of the area dedicated to open green spaces, it includes outdoor zones, event lawns, and seating areas that foster engagement and well-being. The development enjoys seamless connectivity to the Indira Gandhi International Airport, metro corridors, and the Dwarka Expressway, making it a preferred choice for leading global and domestic occupiers.



*An intentionally designed campus environment featuring open spaces, event lawns, and shaded seating – built to support productivity, collaboration, and wellness.*





KEY STATISTICS

25.2 Acres  
CAMPUS AREA

3.8M sf  
GRADE-A COMMERCIAL  
OFFICE SPACE

3.0M sf  
AREA LEASED

₹ 55,985M  
MARKET VALUE

PROPERTY HIGHLIGHTS



Thoughtfully planned **amphitheater, central green, and sit-out areas** serve as key enablers of vibrant placemaking initiatives



Campus amenities include a **gym, outdoor sports zones, and premium fine dining**



Inclusive campus design with accessibility features like **wheelchair routes, tactile cues, Braille signage, and automated lift access**



Tech-enabled campus with **RFID/ restricted entry and 24x7 CCTV surveillance** for enhanced safety



**Strategic landscape design** incorporates tranquil **green environments** that facilitate collaboration



Dedicated facilities such as a **food court, clubhouse, and banquet halls** support leisure and social gatherings

NEW DEVELOPMENTS

459K sf  
AREA RE-LEASED

21K sf  
AREA RENEWED





APPROACH TO SUSTAINABILITY

**IGBC PLATINUM**  
Existing Building Rating

**BEE 5 STAR**  
Rated

**BRITISH SAFETY COUNCIL**  
5 star

**40% GREEN POWER SUPPLY**  
For occupied areas

**ROOF-TOP SOLAR PANELS**  
For on-site generation of green power

**LOW FLOW, EFFICIENT WATER FIXTURES**  
To reduce water consumption

**EV CHARGING**  
Facility

**ORGANIC SQUARE FOOT Farming**

**INDOOR AIR QUALITY (IAQ)**  
Monitoring in common areas

**100%**  
Wastewater Recycled and Reused

**ON-SITE ORGANIC WASTE TREATMENT**

TENANT PROFILING  
Sector-wise occupancy



- 40% Technology
- 21% Financial Services
- 6% Consulting
- 6% Healthcare
- 27% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Capgemini Technology Services India Limited
- FIL India Business & Research Services Private Limited
- Wipro HR Services India Private Limited
- Cognizant Technology Solutions India Private Limited
- Evalueserve SEZ (Gurgaon) Private Limited





# CANDOR TECHSPACE G2

## Gurugram

Candor TechSpace G2 is a Grade-A SEZ office campus located in Gurugram's south business corridor. It features efficient workspaces and a universally accessible campus design, supported by robust digital infrastructure and ongoing upgrades. The development includes a blend of amenities and retail options that enhance workplace engagement and overall experience. Green energy is used to support sustainable operations across the campus. With convenient access to NH-48, 30 minute drive to the Indira Gandhi International Airport, and the metro network, the campus offers seamless connectivity, making it a preferred address for global and domestic IT/ITeS players.



*Smart infrastructure, green design, and urban connectivity – crafted to create an environment that delivers beyond conventional workspaces.*





KEY STATISTICS

28.5 Acres  
CAMPUS AREA

4.0M sf  
GRADE-A COMMERCIAL  
OFFICE SPACE

2.9M sf  
AREA LEASED

₹ 44,637M  
MARKET VALUE



PROPERTY HIGHLIGHTS



Campus-style development with **60% open areas** and **multiple access points** for seamless movement



Diverse amenities include a **gym, badminton, Multi purpose sports courts**, and **indoor sports**, along with a **crèche**



Inclusive campus design with accessibility features like **wheelchair routes, tactile cues, Braille signage**, and **automated lift access**



Tech-enabled campus with **RFID/restricted entry** and **24x7 CCTV surveillance** for enhanced safety



Robust safety infrastructure with dedicated **emergency services, wellness center**, and **advanced fire safety** systems



Featured with **vibrant dining options**, a **dedicated cafeteria**, and a standalone **retail** block to cater to all needs

NEW DEVELOPMENTS

121M sf  
NEW LEASES

72M sf  
AREA RE-LEASED

54M sf  
AREA RENEWED



APPROACH TO SUSTAINABILITY

**IGBC PLATINUM**  
Existing Building Ratings

**BEE 5 STAR**  
Rated

**BRITISH SAFETY COUNCIL**  
5 star

**40%**  
Green power supply for occupied areas

**ROOF-TOP SOLAR PANELS**  
For on-site generation of green power

**LOW FLOW, EFFICIENT WATER FIXTURES**  
To reduce water consumption

**EV CHARGING**  
Facilities

**ORGANIC SQUARE FOOT**  
Farming

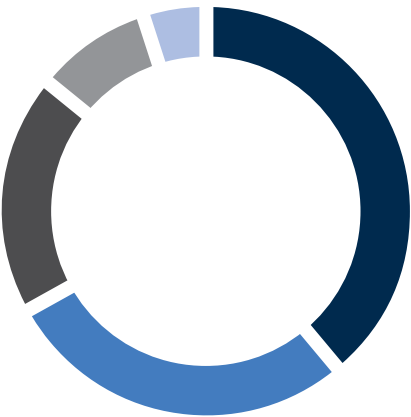
**INDOOR AIR QUALITY (IAQ)**  
Monitoring in common areas

**100%**  
Wastewater Recycled and Reused

**ON-SITE ORGANIC WASTE TREATMENT**



TENANT PROFILING  
Sector-wise occupancy



- 39% Consulting
- 28% Financial Services
- 19% Technology
- 9% Healthcare
- 5% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Accenture Solutions Private Limited
- Natwest Digital Services India Private Limited
- Amdocs Development Centre India LLP
- TLG India Private Limited
- Carelon Global Solutions India LLP



# WORLD MARK

## Gurugram

Worldmark Gurugram is a curated mixed-use development located in Sector 65, seamlessly blending business, retail, and lifestyle within a thoughtfully designed urban campus. It offers contemporary office spaces alongside dynamic public zones, enhanced by landscaped greens and water features. The development integrates diverse amenities that contribute to a holistic occupier and visitor experience. Its sustainable design philosophy and integrated smart technologies support modern workplace needs. With excellent connectivity to NH-48 metro networks, Worldmark Gurugram stands out as a prominent destination in the city's secondary business district.

■ ■ ■  
*An integrated urban ecosystem where connectivity, sustainability, and curated experiences converge to elevate everyday work and play.*





KEY STATISTICS

6.7 Acres  
CAMPUS AREA

0.8M sf  
GRADE-A COMMERCIAL  
OFFICE SPACE

0.7M sf  
AREA LEASED

₹ 10,345M  
MARKET VALUE

PROPERTY HIGHLIGHTS



Strategically **located near premium residential neighborhoods**, ensuring ease of access for professionals and patrons



Contemporary mixed-use development integrating **premium offices, high street retail**, and a **buzzing F&B zone** at Central Plaza, along with a **multiplex**



**Multi-level basement parking** for added convenience



Tech-enabled campus with **RFID/restricted entry** and **24x7 CCTV surveillance** for enhanced safety



Features a **picturesque waterbody** and **thoughtfully designed landscaping**



Inclusive campus design with accessibility features like **wheelchair routes, tactile cues, Braille signage**, and **automated lift access**

NEW DEVELOPMENTS

98M sf  
NEW LEASES





APPROACH TO SUSTAINABILITY

LEED PLATINUM

Core and Shell

BEE 5 STAR

Rated

WELL EQUITY

Rated

ROOF-TOP SOLAR PANELS

Solar panels for on-site generation of green power

ELECTRO STATIC (ES) FILTERS

For enhanced energy efficiency and improved air quality

RAINWATER HARVESTING

For groundwater recharge

LOW FLOW, EFFICIENT WATER FIXTURES

To reduce water consumption

EV CHARGING

Facility

INDOOR AIR QUALITY (IAQ)

Monitoring in common areas

100%

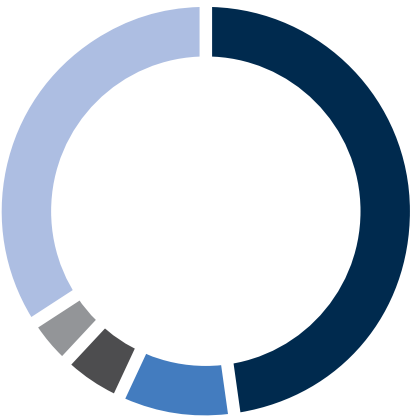
Wastewater Recycled and Reused

ON-SITE ORGANIC WASTE TREATMENT



TENANT PROFILING

Sector-wise occupancy



- 48% Retail
- 9% Technology
- 5% Industrials and Logistics
- 4% Financial Services
- 34% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Airtel International LLP
- HL Mando Softtech India Pvt. Ltd.
- PVR Limited
- Yum Restaurants India Pvt. Ltd.
- PNB Metlife India Insurance Company Limited



# AIRTEL CENTER

## Gurugram

Airtel Center is a landmark Grade-A office campus and the headquarters of Bharti Airtel. This built-to-suit campus combines intelligent planning, contemporary aesthetics, it offers a refined work environment supported by lifestyle amenities that foster well-being and collaboration. Strategically located near NH-48 and Indira Gandhi International Airport, the campus ensures seamless connectivity and reflects the sophistication of a modern workplace.



*Airtel Center reflects a considered approach to workplace architecture – blending efficiency, elegance, and everyday functionality in a seamless experience.*





KEY STATISTICS

4.7 Acres  
CAMPUS AREA

0.7M sf  
TOTAL LEASABLE AREA

0.7M sf  
AREA LEASED

₹ 12,701M  
MARKET VALUE

PROPERTY HIGHLIGHTS



Natural light optimization through thoughtful **courtyard-style architecture**



Sustainable **design with lifestyle amenities** that enhance **work-life vibrancy**



Grand arrival zone with **lush landscaping** and **generous spatial proportions**



Central hub featuring **retail, food courts, and seating zones** for daily engagement



Wellness-oriented spaces with **fitness infrastructure** for **physical and mental health**



Tech-enabled campus with **RFID/restricted entry** and **24x7 CCTV surveillance** for enhanced safety





APPROACH TO SUSTAINABILITY

LEED PLATINUM

Core and Shell

BEE 5 STAR

Rated

WELL EQUITY

Rated

ON-SITE SOLAR PANELS

To produce green energy

ELECTRO STATIC (ES) FILTERS

For enhanced energy efficiency and improved air quality

RAINWATER HARVESTING

For groundwater recharge

LOW FLOW, EFFICIENT WATER FIXTURES

To reduce water consumption

EV CHARGING

Facility

INDOOR AIR QUALITY (IAQ)

Monitoring in common areas

100%

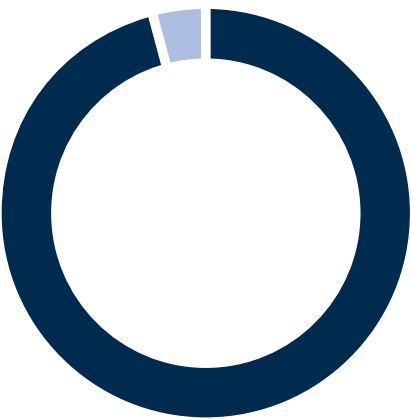
Wastewater Recycled and Reused

ON-SITE ORGANIC WASTE TREATMENT



TENANT PROFILING

Sector-wise occupancy



■ 96% Telecom

■ 4% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Bharti Airtel Limited
- Beetel Teletech Limited
- Bharti Foundation
- Nxtra Data Limited





# CANDOR TECHSPACE N1

## Noida

Candor TechSpace N1 is a landmark campus-style mixed-use development located in Noida's Sector 62, offering premium Grade-A office spaces within a thoughtfully master-planned environment. Designed by the globally renowned Ricardo Bofill Taller de Arquitectura (RBTA), the campus features striking double-height lobbies and vibrant social hubs that enhance the workplace experience. The development is anchored by a standout high-street retail concept and curated amenities, including Binge Central, an experiential F&B destination with diverse culinary options. Landscaped zones and architectural detailing contribute to a vibrant and engaging setting. With direct access to NH-24, metro stations and the airport, and its proximity to the national capital, the campus provides seamless connectivity across key nodes of the NCR.



*A distinct destination with its immersive arrival zones, lifestyle-led retail promenade, and leisure spaces that energize the everyday workplace experience.*







KEY STATISTICS

19.3 Acres  
CAMPUS AREA

~2.0M sf  
GRADE-A COMMERCIAL  
OFFICE SPACE

2M sf  
AREA LEASED

₹ 27,413M  
MARKET VALUE

PROPERTY HIGHLIGHTS



Vibrant **outdoor zones** and **collaborative hubs** designed to enhance interaction and workplace energy



Flexible workspaces with **seamless floor integration** and **built-in coworking options** via COWRKS



Premium lifestyle amenities include an **amphitheater**, **multi-cuisine cafés**, **lounges**, **restaurants**, and **Binge Central**



Comprehensive on-site services such as **banking**, **daycare**, **medical support**, **salon**, **retail outlets**, and **food courts**



Round-the-clock campus safety and mobility enabled through **24/7 security**, **traffic coordination**, **shared transport**, and **power backup**



Inclusive campus design with accessibility features like **wheelchair routes**, **tactile cues**, **Braille signage**, and **automated lift access**

NEW DEVELOPMENTS

136.9K sf  
NEW LEASES

94K sf  
AREA RE-LEASED

289K sf  
AREA RENEWED





APPROACH TO  
SUSTAINABILITY

IGBC PLATINUM

Existing Building Ratings

BEE 5 STAR

Rated

BRITISH SAFETY COUNCIL

5 star

40% GREEN POWER  
SUPPLY

For occupied areas

ROOF-TOP SOLAR  
PANELS

For on-site generation of  
green power

LOW FLOW, EFFICIENT  
WATER FIXTURES

To reduce water  
consumption

EV CHARGING

Facility

INDOOR AIR  
QUALITY (IAQ)

Monitoring in common areas

100%

Wastewater Recycled  
and Reused

ON-SITE ORGANIC  
WASTE TREATMENT



TENANT PROFILING

Sector-wise occupancy



- 23% Technology
- 20% Financial Services
- 9% Industrials and Logistics
- 7% Healthcare
- 41% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Barclays Global Service Centre Private Limited
- ION Trading India Private Limited
- LTIMINDTREE Limited
- Landis Gyr Limited
- Amazon Development Centre (India) Private Limited



# CANDOR TECHSPACE N2

## Noida

Candor TechSpace N2 is a thoughtfully developed campus located on Noida-Greater Noida expressway. It offers modern, functional office spaces designed to support the IT/ITeS ecosystem. The campus is anchored by a vibrant central courtyard and enriched with native landscaping and tranquil green zones that foster interaction and rejuvenation. While retail details are not specified, the environment is shaped by a seamless blend of design and nature. With excellent connectivity to metro lines, arterial roads, and the city's central business district, the development provides an inspiring and well-connected workplace destination.

■ ■ ■  
*The campus cultivates a serene rhythm of work through tree-lined pathways, shaded courtyards, and immersive green buffers soften the built environment.*







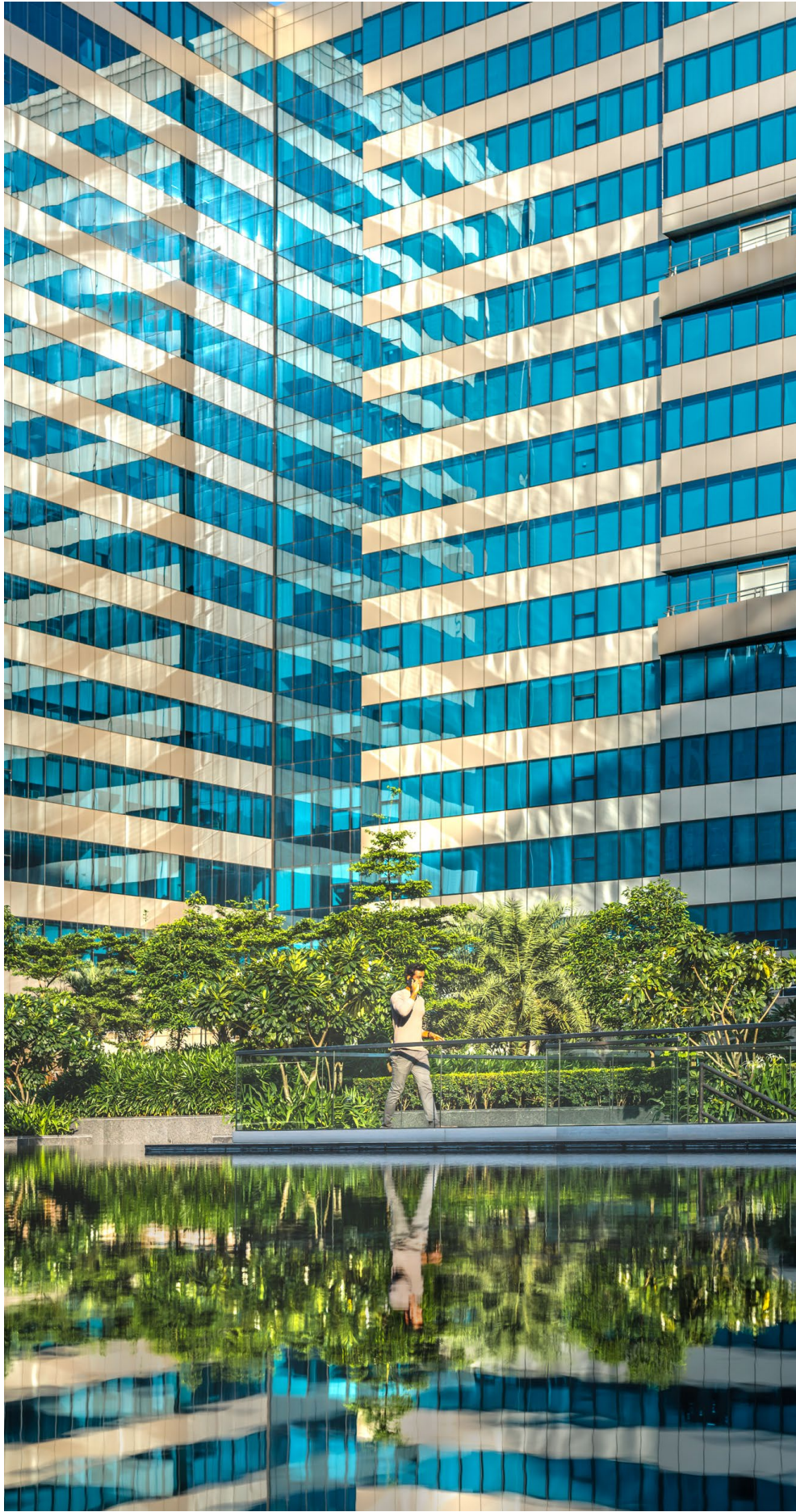
KEY STATISTICS

29.7 Acres  
CAMPUS AREA

3.9M sf  
GRADE-A COMMERCIAL  
OFFICE SPACE

3.2M sf  
AREA LEASED

₹ 45,226M  
MARKET VALUE



PROPERTY HIGHLIGHTS



Thoughtfully designed areas for **relaxation, collaboration,** and **revitalization** foster daily **engagement** across the campus



Well-rounded mix of **Sports ground, badminton courts, gymnasium facilities,** and landscaped areas like a **picturesque waterbody,** shaded cabanas for relaxation



Tech-enabled campus with **RFID/restricted entry** and **24x7 CCTV surveillance** for enhanced safety



Inclusive by design, the campus ensures seamless mobility with **wheelchair** access, **tactile paths,** **automated lifts,** and **Braille signage**



**Ample community spaces** to support place making initiative



Curated retail, diverse **F&B options,** amenity blocks, curated retail, dedicated **childcare** enhance **workplace convenience**

NEW DEVELOPMENTS

374K sf  
NEW LEASES

332K sf  
AREA RE-LEASED

49K sf  
AREA RENEWED



APPROACH TO SUSTAINABILITY

IGBC PLATINUM

Existing Building Ratings

BEE 5 STAR

Rated

BRITISH SAFETY COUNCIL

5 star

40% GREEN POWER SUPPLY

For occupied areas

ROOF-TOP SOLAR PANELS

For occupied areas

LOW FLOW, EFFICIENT WATER FIXTURES

To reduce water consumption

EV CHARGING

Facility

INDOOR AIR QUALITY (IAQ)

Monitoring in common areas

100%

Wastewater Recycled and Reused

ON-SITE ORGANIC WASTE TREATMENT



TENANT PROFILING

Sector-wise occupancy



- 40% Technology
- 21% Technology Hardware
- 16% Consulting
- 10% Telecom
- 13% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Samsung India Electronics Private Limited
- Xavient Software Solutions India Private Limited
- Qualcomm India Private Limited
- Cognizant Technology Solutions India Private Limited
- Sopra Steria India Limited





# PAVILION MALL

## Ludhiana

Pavilion Mall is a premier mixed-use retail destination in Ludhiana, offering a vibrant blend of retail, leisure, and entertainment experiences. It houses a diverse mix of global and homegrown brands that cater to the evolving tastes of the city's urban population. The mall features fashion-forward stores and engaging entertainment zones, thoughtfully curated to reflect Ludhiana's vibrant spirit and entrepreneurial culture. Contemporary design principles are seamlessly integrated with sustainability features to create a refined, energy-efficient environment. Strategically located near key transit points like Ludhiana Railway Station and the Airport, the mall enjoys strong connectivity and consistent footfall.



*Pavilion Mall brings together top-tier retail, leisure, and lifestyle in a sustainably designed, well-connected destination at the city's core.*







KEY STATISTICS

2.5 Acres  
CAMPUS AREA

0.4M sf  
TOTAL LEASABLE AREA

0.3M sf  
AREA LEASED

₹ 3,077M  
MARKET VALUE



PROPERTY HIGHLIGHTS



Home to **Ludhiana’s first 7-screen multiplex**, offering a premium cinematic experience



Features the region’s **largest dedicated play area for children**, enhancing family engagement



Equipped with a **state-of-the-art gaming zone** and modern **gymnasium** for active recreation



Houses a **spacious food court** with **over 450 seats**, providing diverse dining options in a vibrant setting



Hosts a **curated selection of international retail brands**, delivering a luxury shopping experience



APPROACH TO SUSTAINABILITY

LEED GOLD PRE-CERTIFIED

First mall in India

BEE 5 STAR

Rated

WELL EQUITY

Rated

ELECTRO STATIC (ES) FILTERS

For enhanced energy efficiency and improved air quality

RAINWATER HARVESTING

For groundwater recharge

LOW FLOW, EFFICIENT WATER FIXTURES

To reduce water consumption

EV CHARGING

Facility

INDOOR AIR QUALITY (IAQ)

Monitoring in common areas

100%

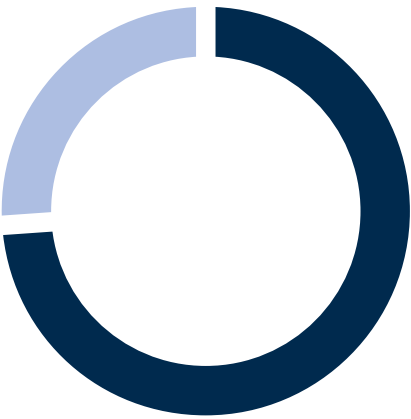
Wastewater Recycled and Reused

ON-SITE ORGANIC WASTE TREATMENT



TENANT PROFILING

Sector-wise occupancy



- 74% Retail
- 26% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Shoppers Stop Limited
- PVR Limited
- Fun Gateway Arena Private Limited
- Timezone Entertainment Private Limited
- Aditya Birla Fashion and Retail Limited



# CANDOR TECHSPACE K1

## Kolkata

Candor TechSpace K1 stands as the largest campus-style development in Eastern India, anchored in Kolkata's high-growth IT/ITeS hub of Newtown. This Grade-A office park blends expansive green landscapes and tranquil water bodies with collaborative zones, offering a work environment that inspires connection and well-being. Strategically positioned with excellent connectivity to thriving social infrastructure and in proximity to metro stations and the international airport, the campus ensures unmatched commuting convenience. With future-ready provisions for mixed-use expansion, it creates a compelling setting for modern enterprises focused on scale and sustainability.

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*With 100% green power and eco-conscious planning, Candor TechSpace K1 transforms the workspace into an immersive experience – where lush landscapes, vibrant water elements, and social zones define sustainable workspace.*





PROPERTY HIGHLIGHTS



State-of-the-art **health club, gym, crèche, sports grounds, banquet hall, temperature-controlled indoor pool**, and varied **F&B options**



A wide array of **retail outlets, banking services, dining options, and salons** to cater to various lifestyle needs



**Engaging outdoor areas and collaborative hubs** designed to inspire **interaction and creativity**



On-site healthcare support including a **pharmacy** and round-the-clock **paramedic services** for occupant well-being



Thoughtfully designed for all with **wheelchair access, tactile indicators, Braille signage, and automated lifts**



Tech-enabled campus with **RFID/restricted entry** and **24x7 CCTV surveillance** for enhanced safety

KEY STATISTICS

48.4 Acres  
CAMPUS AREA

3.2M sf  
COMPLETED AREA

3.1M sf  
AREA LEASED

₹ 31,031M  
MARKET VALUE

NEW DEVELOPMENTS

~387K sf  
GRADE-A COMMERCIAL USE

561K sf  
MIXED USE





APPROACH TO SUSTAINABILITY

**IGBC GOLD**  
Existing Building Ratings

**BEE 5 STAR**  
Rated

**BRITISH SAFETY COUNCIL**  
5 star

**100%**  
Green powered campus

**ROOF-TOP SOLAR PANELS**  
For on-site generation of green power

**LOW FLOW, EFFICIENT WATER FIXTURES**  
To reduce water consumption

**EV CHARGING**  
Facility

**6,000+ TREES**  
Creating a biodiverse microclimate

**INDOOR AIR QUALITY (IAQ)**  
Monitoring in common areas

**ON-SITE ORGANIC WASTE TREATMENT**



TENANT PROFILING  
Sector-wise occupancy



- 75% Technology
- 11% Financial Services
- 9% Consulting
- 1% Industrials and Logistics
- 4% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Cognizant Technology Solutions India Private Limited
- Tata Consultancy Services Limited
- Capgemini Technology Services India Limited
- HDFC Bank Limited
- Accenture Solutions Private Limited