

PRESS RELEASE**Piramal Realty Launches Mumbai's Largest Non-IT Commercial Development:
Agastya Corporate Park**

- *Agastya Corporate Park marks Piramal Realty's first commercial development – total investment pegged at **INR 2,400 crores***
- *Piramal Enterprises to consolidate operations at Piramal Ananta in Agastya Corporate Park*
- *Agastya Corporate Park to offer occupants 50,000 sq. ft. of landscaped greenery in a state-of-the-art environment*

Mumbai, India; Thursday, August 03, 2017: Piramal Realty, the real estate arm of India's leading diversified global conglomerate, the Piramal Group, has completed Phase 1 of its commercial project in Kurla – Agastya Corporate Park.

With a **total investment of INR 2,400 crores**, including land and project execution costs, Agastya Corporate Park sprawls over **16.25 acres**, and offers its occupants **50,000 sq. ft. of landscaped greenery** amidst a dynamic, state-of-the-art environment, in Kurla. Piramal Enterprises, one of India's large diversified companies, will anchor its offices at Piramal Ananta in Agastya Corporate Park. The company will consolidate over 800 employees and their operations at the commercial hub.

Constructed in a **record 19 months**, the forecasted revenue of the total leasable area of **1.9 million square feet (Phase 1 & Phase 2)**, Agastya Corporate Park will record **INR 5,300 crore in revenue** – the summation of net rentals and sale.

Anand Piramal, Executive Director, Piramal Group, said: "Agastya Corporate Park is a representation of the future of Mumbai's commercial real estate industry. A destination where organisations can thrive amidst the outdoors, Agastya Corporate Park is envisaged to become a workspace of the future. With world-class amenities, stunning and stimulating décor and interiors, and a state-of-the-art façade, this commercial district will enable companies, employees, and retailers to be part of a truly dynamic and collaborative environment."

The campus design, based on the principle of Biophilia, which seeks to connect human life and nature, integrates natural elements of light and ventilation to create a harmonious work environment that promotes well-being and efficiency within a progressive office campus with timeless architecture. The blend of articulated long elevations, aesthetic terracotta panels and glass is a conscious mix of modern and tradition to create a striking building façade and high performance values. The double glazed units with acoustic interlayer façade provides excellent thermal and noise insulation. Low rise buildings framing a large central garden, provide the perfect interplay between work and nature.

Occupants of Agastya Corporate Park will be able to take advantage of a slate of amenities, including: a 600-plus seater contemporary Food Hall, Fine Dining and Grab & Go eateries, bar & lounge, cafes, bakery, a variety of stores, ATMs, entertainment spaces, ample parking facilities, state-of-the-art surveillance, among others.

Phase 1 of Agastya Corporate Park comprises three independent buildings that are connected by greenery. The project features premium multi-format office space, key retail and F&B offerings, plenty of green open spaces, and spectacular outdoor terraces for gatherings and events.

Designed by leading industry players in the global commercial real estate space, Agastya Corporate Park offers warm-shell office premises, finished common areas, open spaces, centralised air-conditioning, dedicated passenger & service elevators and staircases, conference/board room

facilities for meetings, dedicated service yard for smooth functioning, ample car parking, integrated building management system, and visitor management at the concierge's desk.

Agastya Corporate Park has been designed by Seattle-based Callison USA. BuroHappold managed the Structural & MEP Design services, while Belt Collins Singapore assisted in planning and design. L&T India and Turner India worked together on the construction of Agastya, while Lerch Bates oversaw vertical transportation.

A destination within itself, Agastya Corporate Park will attract office-goers and visitors from surrounding locales, where retailers can gain access to the right crowd. Designed to be a one-stop-shop for all needs, Agastya Corporate Park will seek the best retailers to provide quality products and services that live up to the expectations of today's increasingly savvy consumers.

The interiors of the PEL offices were organized around the concept of how we live culturally and how the whole village is organized around the large central square, where there would be a well where people have a reason to come and meet. Then there are smaller street squares or nodes where people of different age groups would come to meet and mingle with each other. These are opportunities where people come to meet and build relationships. These would then lead to greater bonding among people and help to resolve bigger challenges of their daily life.

This metaphor had been captured on every floor, with a large central meeting space and smaller pantry areas scattered along the floor. The privilege of light and ventilation is given to all with all meeting rooms distributed to the central core. Since people travel long to reach workplaces in Mumbai, enough resting spaces, shower rooms, crèche facilities and Food provisions have been addressed at strategic locations. The facility is centrally air-conditioned to allow for energy efficiency and to create more pleasant work atmosphere. Carefully integrated greenery, colors, art and graphics create a soulful modern workplace. The PEL offices will also house all new age office facilities that include a creche, gymnasium, games room, massage room and large terraces that enhance employee experience.

Agastya Corporate Park offers seamlessly connectivity to the International and Domestic Airports, Bandra Worli Sea Link, Bandra Railway Station, and the Eastern and Western Express Highways. Additionally, the development is within 7 to 10 minutes from Bandra Kurla Complex, Kurla Railway Station, Vidyavihar Railway Station, and the Santacruz Chembur Link Road.

For more information, please visit piramalagastya.com, or call: +9122 6216 6216. For updates, follow us on [Facebook](#), [Twitter](#) and [Instagram](#)

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About Piramal Group:

Piramal Group is one of India's leading conglomerates with interests in pharmaceuticals, financial services, information management, glass packaging and real estate. It is founded by Ajay Piramal and has a market value in excess of US\$9.5 billion. Driven by its core values of knowledge, action and care, the group's mission is "Doing Well and Doing Good." Piramal Foundation, the Group's philanthropic arm, has initiatives in healthcare, water and education across 21 states of India.

About Piramal Realty:

Piramal Realty is the real estate development arm of Piramal Group. Recently, Goldman Sachs and Warburg Pincus, two international equity partners, have invested approx. US\$434 million in the company, at the entity-level, which is the largest private equity commitment to Indian real estate.

The company aims to be the gold standard in design, quality, safety and customer centricity in both residential and commercial real estate. Piramal Realty's developments, while being cutting edge and contemporary, focus on embracing a more intuitive definition of luxury, which celebrates nature, greenery, space, light, ventilation, art, culture and community living.

Piramal Realty's board includes Deepak Parekh (Chairman of HDFC), Nitin Nohria (Dean of Harvard Business School), Robert Booth (former CEO of Emaar Properties PJSC, Dubai), Subbu Narayanswamy (Director of McKinsey & Co. and head of the real estate/infrastructure practice in Asia), Niten Malhan (Managing Director & Co-Head of Warburg Pincus), and Ankur Sahu, (Managing Director & Co-Head of Private Equity – Asia Pacific, Goldman Sachs Inc.). The company collaborates with



the world's leading architectural practices, including HOK, KPF, and Make and partners with world-class contractors, such as L&T and Eversendai.

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