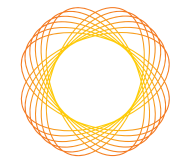
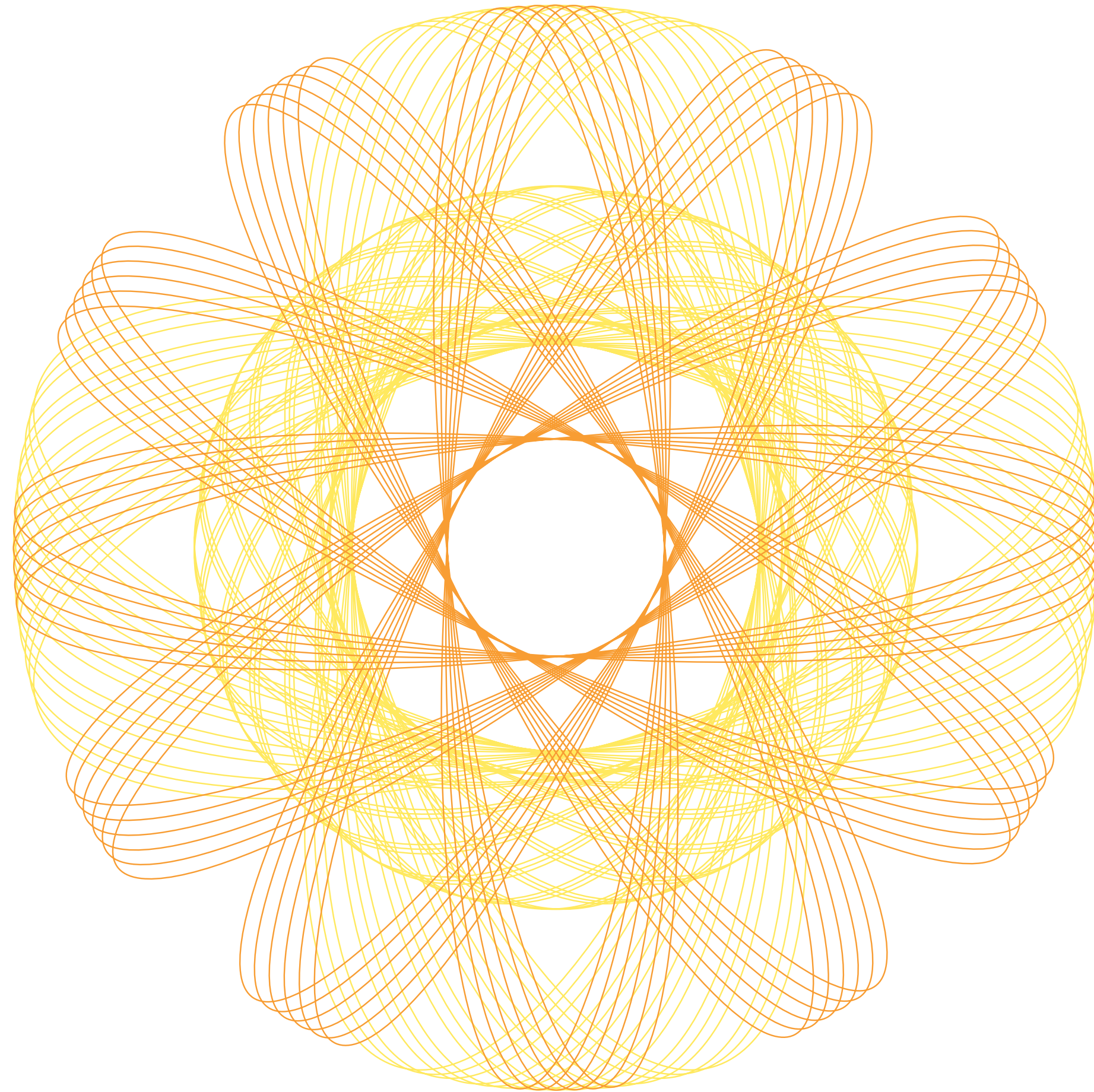


**AGASTYA**

CORPORATE PARK

# Going beyond expectations



AGASTYA  
CORPORATE PARK

MINUTES FROM THE CITY, YET A WORLD APART: AGASTYA,  
A PLACE WHERE THE BEST OF ALL WORLDS COMES TOGETHER.  
BRINGING NATURE INTO THE OFFICE TO ENHANCE THE  
WORKING ENVIRONMENT, INTEGRATING THE WORK SPACE  
INTO INSPIRING NATURAL SURROUNDINGS, IN PERFECT  
HARMONY WITH THE OUTSIDE WORLD.



# The Piramal Group: achieving more by aiming higher.

THE PIRAMAL GROUP IS COMMITTED TO BETTERING THE LIVES OF INDIVIDUALS THROUGH A WIDE RANGE OF ACTIVITIES.

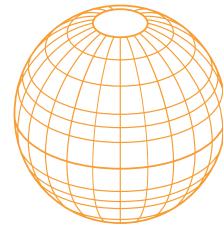
From healthcare to information management, financial services, specialty packaging and real estate... the wide scope of the Piramal Group's activities affords a unique opportunity. To make a positive contribution to the health and happiness of individuals, by fostering strong growth with an equally strong grasp on the human impact of each and every one of our endeavours.

Originally active in the textiles industry, the Piramal Group's focus shifted under the leadership of Mr Ajay Piramal and Dr Swati Piramal in the 1980s to become a truly diversified conglomerate with operations in over 30 countries and a strong presence in more than 100 markets around the world. Developing and consolidating an international business network that spans the globe, the Piramal Group now generates over 70 per cent of its revenue from outside India.

Though the groups activities are broad in scope, they are linked by a comprehensive commitment to excellence and a continued promise to improve quality of life. Whether it be through better access to quality healthcare; architecturally innovative homes and offices that enhance the lives of residents and employees; new packaging solutions for safer food, medicine and consumer goods; or financial services that contribute to a stronger India... the Piramal Group's commitment to achieving more by aiming higher lies at the basis of everything we do.

Operational in  
**30+**  
COUNTRIES

Globally  
**10,000+**  
EMPLOYEES



Brand presence in  
**100+**  
COUNTRIES

Approx.  
**\$5bn**  
GROUP BALANCE SHEET

Piramal Group  
& Shriram Group  
**\$10bn**  
MARKET CAP



Since 1988  
**24%**  
CAGR

Generated revenues  
**70%**  
FROM OUTSIDE INDIA

**Success is not built on numbers; it's about value.**

At the Piramal Group, our core values of Knowledge, Action and Care have been an integral part of our guiding philosophy for nearly 150 years. They have driven growth and steered the company's outlook across all its activities, forging an enduring legacy of responsible stewardship of individual and community growth. As such, Piramal Healthcare has grown to become India's fifth largest pharmaceuticals company. Piramal Glass has developed into Asia's only specialty glass packaging producer. And Piramal Realty has earned a solid reputation for ground-breaking design with a positive community impact.

At the Piramal Group, however, we also acknowledge that strong growth has its roots in strong communities. Which is why our philanthropic arm, the Piramal Foundation fosters a wide range of initiatives to help improve access to healthcare, education and clean water while empowering women and young people to contribute to building stronger communities across 19 states in India. The Piramal Art Foundation, on the other hand, helps bolster the cultural and artistic legacy of those communities, making art more accessible to a broader audience and promoting Indian art on the global stage.

# Piramal Realty: developing possibilities.

PIRAMAL REALTY ENGINEERS WORLD-CLASS ARCHITECTURE  
FOR STRONGER COMMUNITIES.

No other industry has such an immediate and significant impact on quality of life as that of real estate. At Piramal Realty, we consider it a privilege to play a role in enriching lives through world-class architecture that sets new standards for customer centricity, architectural design, quality and safety.

Piramal Realty's approach is backed up by ongoing research, developing insights into the importance of natural elements, light, fresh air and space and of the connections between every project and its surrounding community. This customer centricity is a critical factor in the success of Piramal Realty, measured not just in terms of scale and profits but also in quality of life.

**Expand business. Broaden horizons.**

The expertise and experience embodied by our global partners and Board of Advisors enable us to proceed with a clear vision, whilst constantly looking for new opportunities. Since the company's foundation, Piramal Realty has acquired a number of prime properties in and around Mumbai including Byculla, Kurla, Mulund and Thane. In fact, Piramal Realty's sustained growth has attracted one of the largest foreign investments in Indian real estate from Warburg Pincus and Goldman Sachs. Together we aspire to shape the future of real estate in Mumbai.

GLOBAL  
EXPERTS  
ASSOCIATIONS

2012

FOUNDED

Team of  
150+  
PEOPLE

Largest FDI in the Indian  
real estate sector since 2008

\$434mn

SECURED INVESTMENT





Residential/commercial  
projects

**10mn** sq.ft.

DEVELOPMENT



Upto

**75%**

RESIDENTIAL

Upto

**25%**

COMMERCIAL

> **Piramal Aranya, Byculla**

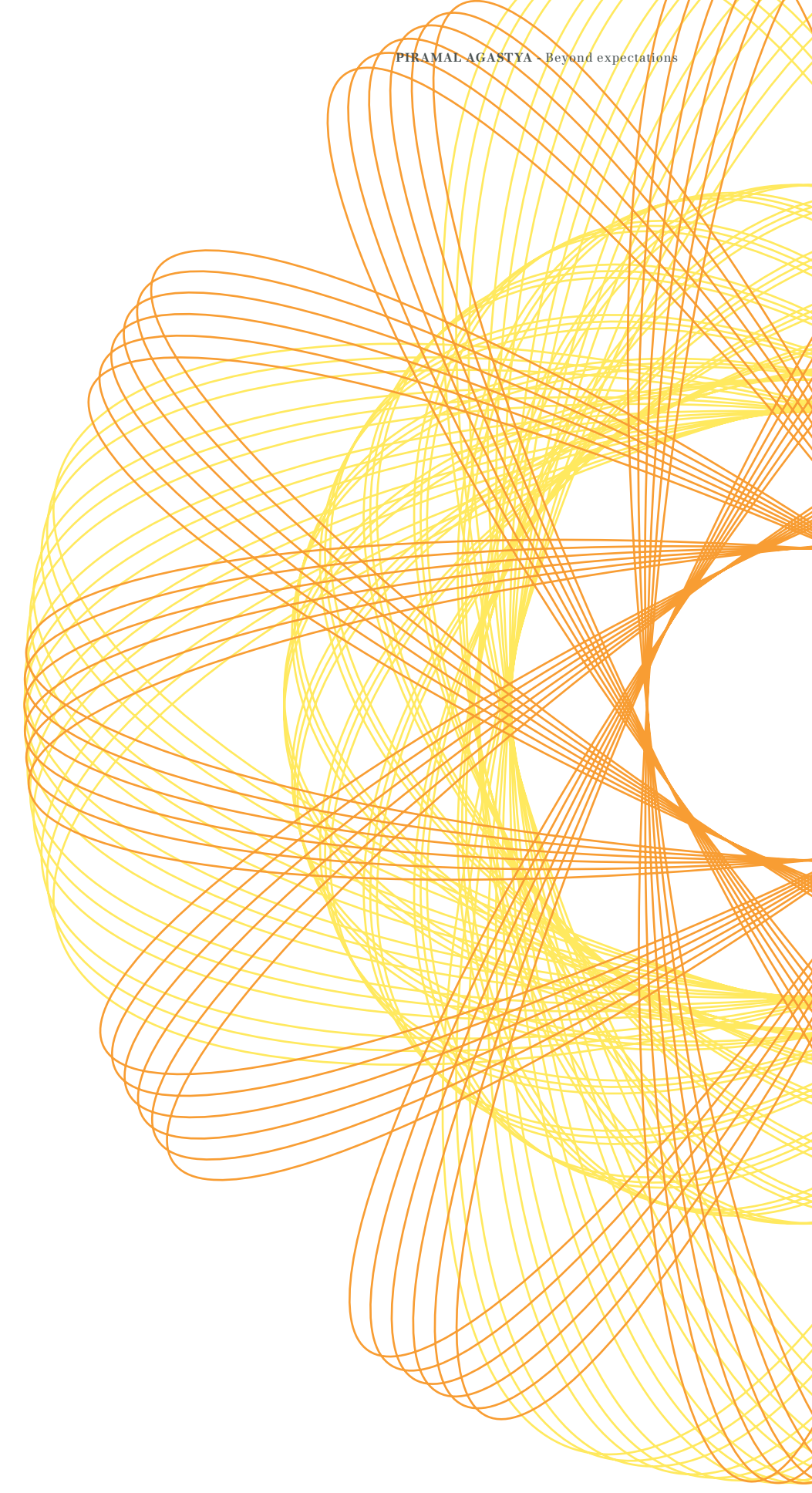
With up to 70 storeys of world-class architecture carefully embedded in the pristine surroundings, the Aranya Tower residences offer a sensational experience for those who treasure a luxurious lifestyle.

> **Piramal Vaikunth, Thane**

Blending luxury living with nature's tranquillity, the Piramal Vaikunth dual aspect homes make way for a vibrant community life in a location that ensures excellent connections to Greater Mumbai.

> **Piramal Revanta, Mulund**

In the rapidly developing Mulund West area, Piramal Revanta promises a sophisticated lifestyle with a variety of spacious apartments in a design that is dedicated to both elegance and sustainability.



> Piramal Aranya, Byculla





> Piramal Vaikunth, Thane





# Piramal Agastya: inspiring growth.

PIRAMAL AGASTYA BREAKS NEW GROUND AS THE BUSINESS ENVIRONMENT OF THE FUTURE.

As one of Mumbai's premier commercial addresses, Piramal Agastya offers premium office spaces that lay solid foundations for a unique business culture.

Piramal Agastya was built according to the principles of biophilic design, with respect and sensitivity for the connections between human life and nature. The result is a truly harmonious habitat which integrates the elements of life – air, light and water – to transform the urban landscape into a vibrant environment and a prosperous ecosystem. One that not only enhances the health and wellbeing of all who use it but also stimulates a deeper engagement with their surrounds while expanding possibilities beyond expectations.

#### **Minutes from the city, yet a world apart.**

Piramal Agastya is located in the Kurla district and is accessible from all parts of the city by road and rail. This area is rich in vitality and plays host to numerous landmarks and key commercial developments.





Image for reference only.



Image for reference only.

### PIRAMAL AGASTYA

- Independent buildings and multi-format office spaces
- Total land parcel of 16.25 acres with over **50,000 sq ft of landscaped greenery**
- Easily accessible and **well connected** via public transport and arterial roads
- Close to domestic and international airports, catering to a globalized business environment
- Modern retail spaces at ground floor level to cater to culinary requirements of a bustling corporate park, ranging from fine dining to quick service restaurants (QSRs)

Approx.  
**1 million** sq.ft.  
 LEASABLE AREA

Over  
**50,000** sq.ft.  
 LANDSCAPED GREENERY

# So many roads to a new way of thinking.

YOUR TARGETS SHOULD BE CHALLENGING TO REACH, BUT NOT YOUR OFFICES. PIRAMAL AGASTYA IS **EXCEPTIONALLY WELL CONNECTED FROM EVERY DIRECTION**. SEVERAL MOTORWAYS AND RAILWAYS SMOOTHLY LEAD LOCAL COMMUTERS TO THEIR DESTINATION WHILE INTERNATIONAL VISITORS ONLY NEED A 20-MINUTE DRIVE FROM THE INTERNATIONAL AIRPORT.

## Where connections come naturally.

Piramal Agastya offers unique competitive advantages thanks to its superlative location in the heart of one of Mumbai's most affluent commercial districts. The Bandra Kurla Complex and Powai business district are both within a 5 mile radius while Phoenix Market City and R City Mall offer premium retail opportunities with brands such as Calvin Klein, Tommy Hilfiger and Steve Madden. The complex is also within a stone's throw of the Grand Hyatt and other 5-star hotels.

## KURLA

Kurla is a rapidly changing urban blend of residential colonies, industrial estates and commercial enclaves. The industrial estates are being transformed into upmarket residential enclaves and corporate parks. Some major infrastructure projects are already completed and more are expected in the near future.

## PIRAMAL AGASTYA KURLA, MUMBAI

- Bandra Kurla Complex - 10 min
- Kurla Railway Station - 10 min
- International Airport - 20 min
- Bandra Worli Sea Link - 20 min
- Eastern Express Highway - 20 min
- Western Express Highway - 20 min
- Bandra Railway Station - 20 min
- Santacruz Chembur Link Road - 7 min
- Vidyavihar Railway Station - 10 min
- Domestic Airport - 20 min



## Beyond 'business as usual'.

HIGH-LEVEL QUALITY LEADS TO FIRST-CLASS RESULTS.

Piramal Agastya phase 1 consists of 3 independent buildings, connected by beautifully landscaped greenery. However captivating the architectural design, functionality is key in every aspect. The state-of-the-art technology and generous conveniences in these office spaces empower professionals to excel at their jobs. The headquarters of Piramal Enterprises Limited, one of the largest business conglomerates with an estimated value of \$5 billion, will be established at the Agastya Corporate Park.



## Facilities that make hard work easy.

PIRAMAL AGASTYA IS A PERFECT ANTIDOTE TO THE HECTIC ATMOSPHERE OF MOST OF TODAY'S URBAN DEVELOPMENTS.

Designed to inspire and stimulate the mind while facilitating productivity, it provides the harmonious backdrop we believe is the bedrock of any successful business. Coupled, of course, with world-class facilities such as centralized air-conditioning, multi-level parking, food and beverage retailers and ATMs.





Image for reference only.

#### FAÇADE

Piramal Agastya's striking glass façade was designed by the renowned architectural bureau CallisonRTKL. It scales the full height of the building, bathing the interior spaces in natural daylight, while the high-performance, laminated double glazing shields the offices from exterior sound and heat.

#### GROUND FLOOR

The iconic green walls of the main entrance and double-height ceilings, imported materials and high-grade finishings of the respective lobbies create a luxurious first impression. On the concourse employees can enjoy quality catering from premium food and beverage brands.

#### PARKING

Two basement levels cater for all car parking needs. Separate ramps, lanes and gates guarantee secure entry and exit while elevators provide direct access to the ground floor.



Image for reference only.

**ELEVATORS**

All passenger elevators are fitted with destination control, allowing easy access to all office floors from the ground floor while service elevators provide additional access to all levels.

**SECURITY**

State-of-the-art surveillance ensures the highest levels of security and access control. At the ground-floor level, all elevators are equipped with access control while all office spaces are fitted with biometric scanners. Employee vehicles are fitted with RFID tags as standard. In addition, all access routes are fitted with boom barriers. A 2-tier Visitor Management System at the concierge desk monitors all incoming and outgoing traffic.

**SAFETY**

Piramal Agastya complies with stringent MCGM CFO norms and NBC 2005 code. The structure is engineered and built to resist heavy seismic activity. Advanced systems immediately detect and automatically extinguish fires while the building management systems have direct connections to the respective emergency services.

**POWER**

Tata Power supplies dual feed energy 24/7 while a generator guarantees backup for life safety services. Substantial investments in energy-efficient technologies ensure a sustainable office park. The buildings' envelope, for example, helps regulate the inside temperature while filtered fresh-air units reduce the need for cooling. An on-site sewage treatment plant with zero water discharge, a chiller plant and a waste compactor also contribute to lowering Piramal Agastya's ecological footprint.







## Exceptional vision; unique perspective.

HUMAN EVOLUTION IS DEEPLY CONNECTED TO THAT OF NATURE.  
STEMMING FROM AN INNATE URGE TO INTERACT WITH OTHER  
FORMS OF LIFE.

This insight lies at the core of biophilic design: the conscientious attempt to integrate our innate affinity for natural systems and processes into the design of our built environment. In order to breathe new life into our urban environment while striking the perfect balance between the constraints of business, culture, community, history and the environment.



Image for reference only.



Image for reference only.

Piramal Agastya, in turn, has a natural affinity for biophilic design, which is proving to be a significant differentiator on the Mumbai real estate market. Keen attention for the interaction of light and space, the use of natural materials, the enhancement of connections to local historic, cultural and geographic features,

and the integration of natural shapes, patterns and processes all build on and enhance the spiritual and aesthetic relationships between users and the surrounding space. Blurring the boundaries between indoors and out, providing spaces to reconnect and explore or to retreat, reflect and restore the inner balance.



Image for reference only.



## The added value of great teamwork.

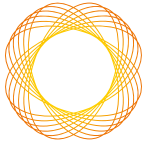
PIRAMAL REALTY HAS FORGED A NUMBER OF HIGH-VALUE PARTNERSHIPS WITH OTHER RENOWNED AND INNOVATIVE COMPANIES, COLLABORATING IN THE FIELDS OF DESIGN, CONSTRUCTION AND PROPERTY MANAGEMENT. TO DELIVER THE HIGHEST STANDARDS OF QUALITY AT EVERY LEVEL.



Image for reference only.

- **CALLISON USA**  
Lead architect, design and creative services organization
- **SSA ARCHITECTS INDIA**  
Associate architecture, one of India's largest full-service architectural firms providing cutting-edge, world-class services.
- **BURO HAPPOLD INDIA**  
Structural and MEP design services, specializing in sustainable solutions
- **BELT COLLINS SINGAPORE**  
International planning, design and consulting firm
- **ARUP ACOUSTICS SINGAPORE**  
Global leader in acoustic consulting for diverse environments
- **L&T INDIA**  
World-class quality in construction, engineering, technology and manufacturing
- **TURNER INDIA**  
Construction management firm
- **MAX SECURITY INDIA**  
Risk management solutions ensuring safety by proactively reducing threats
- **LERCH BATES INDIA**  
Vertical transportation expertise spanning planning, design, implementation and maintenance of elevators and escalators





**AGASTYA**  
CORPORATE PARK

**Site Office**

PRL Agastya Private Limited  
109A, 109A/1 to 109A/21A, 111, and 110, 110/1 to 110/13,  
Opposite Fire Brigade, Kamani Junction,  
Kurla (West), Mumbai - 400070. Maharashtra, India.

+91 22 62166216  
piramalagastya.com



**Corporate Office**

PRL Developers Private Limited  
8th floor, Piramal Tower, Peninsula Corporate Park,  
Lower Parel, Mumbai - 400013.  
Maharashtra, India.

+91 22 33514000  
info@piramalrealty.com  
piramalrealty.com

**DISCLAIMER:** The information contained in this document is indicative and an artistic conception of the proposed development, which may or may not form part of the actual offering. All plans, drawings, amenities, facilities etc, are subject to the approval of concerned authorities and the developer reserves the right to amend the same at any time without notice.