



# OPPORTUNITY TO ACQUIRE PRIME COMMERCIAL SPACE

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KOHINOOR SQUARE

*DADAR, MUMBAI*

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## OPPORTUNITY BRIEF

- Opportunity to acquire prime office space owned by **IL&FS Financial Services Limited (IFIN) and IL&FS Transportation Network (ITNL)** in **Kohinoor Square** located in **Dadar**, Mumbai
- Kohinoor Square is an ongoing **mixed-use project**, envisaged as a Integrated Complex Development with high end retail, office, hotel and residences
- The total **saleable area** of the units owned by IFIN & ITNL is ~ **2,78,846 sq.ft** spread across multiple floors in **Wing B** of the project
- The space is available for sale on an **as is where is basis**:
  - Space owned by IFIN provides an option to acquire **single unit (floor) admeasuring above 18,000 sq.ft** of saleable area or **multiple units**
  - Space owned by ITNL provides an option to acquire a **single unit** or **multiple units**
- The project enjoys **excellent road and rail connectivity**, easily accessible from both Eastern and Western Express Highway. Dadar railway station is at walking distance while the **upcoming metro station** will be just **across the road**
- **CBRE South Asia Private Limited (CBRE)** has been **exclusively appointed** as the transaction advisor for divestment of the property

# ABOUT KOHINOOR SQUARE

- Kohinoor is a mixed used skyscraper, one of the first in India to receive LEED\* gold rating for environmental sustainability
- The project enjoys panoramic views of South Mumbai, the Arabian Sea, the Northern Suburbs and the Eastern Port
- Built on a land admeasuring ~5 acres, Kohinoor Square project has three wings (A,B,C)
  - Wing A: 3 basement + Ground floor+5 upper floors
  - Wing B : 3 basement +Ground floor +48 upper floors
  - Wing C: 3 basement + Ground floor + 32 upper floors
- The complex comprises of a main skyscraper (Wing B) and a residential skyscraper (Wing C)
- Wing B has been developed as a Commercial Tower
  - Occupation Certificate(OC) has been received upto the 20<sup>th</sup> floor, and for the remaining floors OC is expected soon

## Technical Specification for Wing B –Commercial Tower

|                     |                                     |
|---------------------|-------------------------------------|
| Type of structure   | RCC & steel frame structure         |
| Roofing             | RCC slab                            |
| External wall       | Glass Façade                        |
| Type of property    | Commercial                          |
| No. of lifts        | Eight                               |
| Typical floor plate | ~ 20,000 sq.ft                      |
| Architect           | Sandeep Shikre and Associates (SSA) |

\*LEED: Leadership in Energy and Environmental Design

## INVESTMENT OPPORTUNITY DETAILS

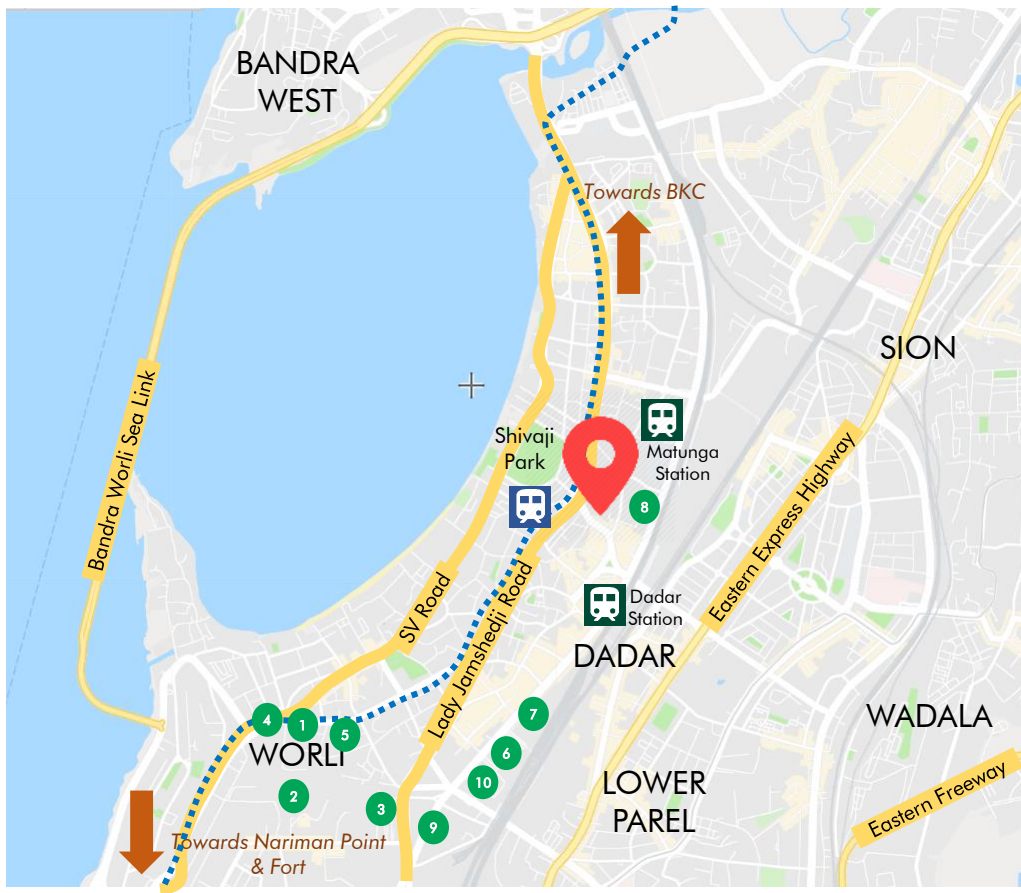
Option available to acquire a single or multiple units from the list mentioned below

| Area available for sale owned by ILFS Financial Services Limited (IFIN) |          |                       |                     |
|---|----------|-----------------------|---------------------|
| Floor   | Unit No. | Saleable Area (Sq.ft) | Carpet Area (Sq.ft) |
| 21  | B - 2100 | 21,719.44             | 11,863.76           |
| 22  | B – 2200 | 20,345.25             | 11,589.28           |
| 23  | B – 2300 | 21,670.08             | 11,876.03           |
| 24  | B – 2400 | 20,475.39             | 11,681.74           |
| 25  | B – 2500 | 21,687.95             | 11,848.37           |
| 26  | B – 2600 | 20,232.88             | 11,526.09           |
| 30  | B – 3000 | 20,705.15             | 11,604.99           |
| 32  | B – 3200 | 20,389.65             | 11,397.78           |
| 33  | B – 3300 | 21,745.92             | 11,807.57           |
| 34  | B – 3400 | 20,648.64             | 11,563.66           |
| 40  | B - 4000 | 19,726.38             | 10,984.66           |

| Area available for sale owned by ILFS Transportation Network (ITNL) |          |                       |                     |
|---|----------|-----------------------|---------------------|
| Floor   | Unit No. | Saleable Area (Sq.ft) | Carpet Area (Sq.ft) |
| 4   | B-408    | 2,385                 | 1,349.81            |
| 5   | B-506    | 1,832.60              | 1,036.79            |
| 5   | B-507    | 2,135.88              | 1,208.37            |
| 6   | B-601    | 1,422.97              | 805.04              |
| 6   | B-602    | 1,612.47              | 912.25              |
| 30  | B-3600   | 19,847.52             | 11,228.68           |
| 38  | B-3800   | 20,262.67             | 11,463.55           |

Note: **OC has been received** for units 408,506, 507, 601,602

# LOCATION MAP



- The project is located in Dadar, an established commercial and residential hub
- The location is extremely well connected by road and has access to both western and central railway network
- Upcoming metro line 3 will further enhance connectivity, nearest station will be across the road from Kohinoor Square

## Map Legends

- Commercial Developments
  1. Birla Aurora
  2. Birla Centurion
  3. Wadia International Center
  4. CG House
  5. Energy
  6. Naman Midtown
  7. Sunshine Tower
  8. The Ruby
  9. One Indiabulls
  10. Indiabulls Finance Centre
- 📍 Kohinoor Square
- ..... Upcoming metro line 3: Colaba to SEEPZ
- 🚆 Dadar metro station (upcoming)



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# THANK YOU

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