



**CIGNUS**<sup>®</sup>  
**POWAI** Bespoke office spaces  
nestled in serenity

# A LEGACY OF BUILDING PREMIUM REAL ESTATE.

30 MSF of office projects | 2.5 MSF of mall areas | 2,000+ residential projects | 2,700+ leading hotel keys

## CORPORATE

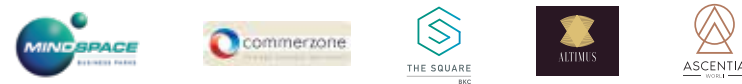
The ORB, Andheri, Mumbai  
The Cignus, Whitefield Bangalore

## HOSPITALITY

JW Marriott Hotel, Sahar-Mumbai  
JW Marriott Hotel, Juhu-Mumbai  
The Resort, Mumbai  
Marriott Hotel Whitefield, Bengaluru  
Four Points by Sheraton, Vashi-Navi Mumbai  
The Westin Mindspace, Hyderabad  
The Westin, Powai - Mumbai  
Marriott Executive Apartments, Powai-Mumbai

## COMMERCIAL

Our commercial verticals power business conglomerates to achieve their vision.



## RESIDENTIAL

From premium homes to bespoke residences, we offer the finest living spaces.



## HOSPITALITY

We are known as much for our hospitality, as for our homes.

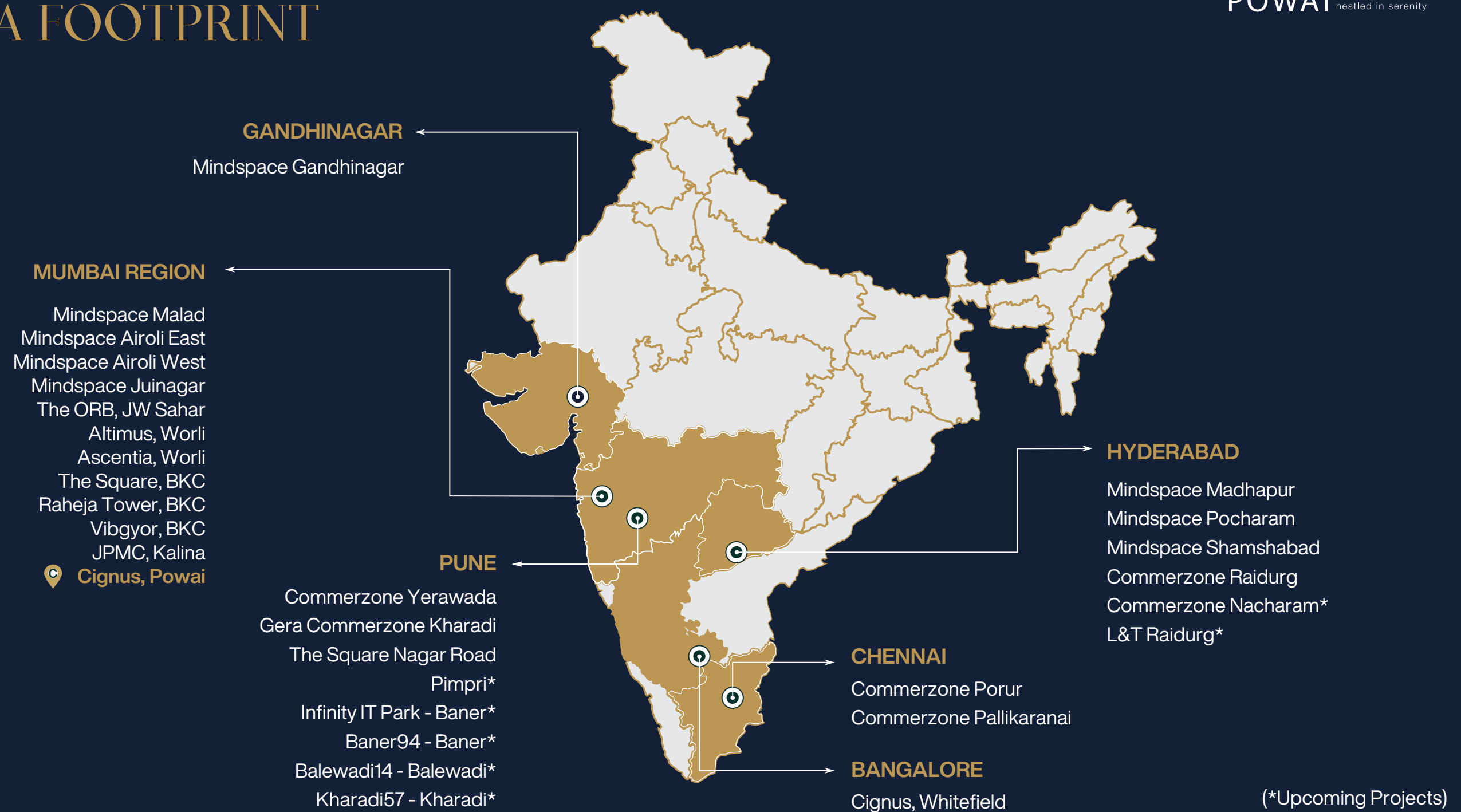


## RETAIL

The biggest names in retail have one name in common - K Raheja Corp.




# K. RAHEJA OFFICE SPACES: INDIA FOOTPRINT



## MUMBAI REGION

- Mindspace Malad
- Mindspace Airoli East
- Mindspace Airoli West
- Mindspace Juinagar
- The ORB, JW Sahar
- Altimus, Worli
- Ascentia, Worli
- The Square, BKC
- Raheja Tower, BKC
- Vibgyor, BKC
- JPMC, Kalina

 **Cignus, Powai**

## GANDHINAGAR

Mindspace Gandhinagar

## PUNE

- Commerzone Yerawada
- Gera Commerzone Kharadi
- The Square Nagar Road
- Pimpri\*
- Infinity IT Park - Baner\*
- Baner94 - Baner\*
- Balewadi14 - Balewadi\*
- Kharadi57 - Kharadi\*

## CHENNAI

- Commerzone Porur
- Commerzone Pallikaranai

## BANGALORE

Cignus, Whitefield

## HYDERABAD

- Mindspace Madhapur
- Mindspace Pocharam
- Mindspace Shamshabad
- Commerzone Raidurg
- Commerzone Nacharam\*
- L&T Raidurg\*

(\*Upcoming Projects)

# PIONEERS AND EXPERIENCED WITH OUR TRUSTED LEGACY IN THE REAL ESTATE BUSINESS WHICH

- § Enables seamless business
- § Garner trust through numerous successful projects
- § Offers unsurpassed experience



# WHEN AESTHETIC GRACE INTERSECTS WITH ECO-CONSCIOUS SENSIBILITIES.

Cignus Powai exhibits an impressive fusion of bespoke modernism and functionality because of its state-of-the-art amenities and prime location close to Mumbai's Western, Eastern and Central areas.

Moreover, the swan in our name is a powerful symbol of elegance, and represents the ideals of transformation and timelessness.





## WORK FROM A STRATEGIC HOTSPOT AMIDST CAPTIVATING HUES OF BLUE.

With a location that is well connected yet separated from the chaos of the city, the visionary Cignus Tower brings you the best of both worlds. Prepare for accelerated professional growth in this avant-garde commercial tower that surpasses imagination with an uninterrupted lake view.












# LOCATION MAP



# LOCATION MAP

-  UPCOMING METRO STATION ..... 1.2 KMS (RAMBAUG)
-  UPCOMING METRO STATION ..... 1.2 KMS (SAKI VIHAR)
-  SAKINAKA METRO STATION ..... 3.8 KMS
-  JVLR ..... 2.9 KM
-  INTERNATIONAL AIRPORT ..... 6 KM
-  EASTERN EXPRESS HIGHWAY ..... 7.2 KM
-  WESTERN EXPRESS HIGHWAY ..... 8.3 KM

**CHHATRAPATI SHIVAJI  
 INTERNATIONAL AIRPORT  
 (MUMBAI AIRPORT)**





## STEP INTO THE CENTER STAGE OF PROFESSIONAL LANDSCAPE.

Cignus is in the heart of Powai, near the Westin complex, surrounded by luxury residences, premium hotels, restaurants and a wide range of outstanding amenities.

This project lies in the commercial epicenter and is accessible through multiple options, aiding utmost convenience.

- § Close to the Kanjurmarg Railway Station
- § Near the upcoming Pawan Udhyan and Saki Vihar metro stations
- § Shared rickshaw services enabling superior road connectivity
- § Zero Mile connectivity further enabled by EV shuttles to the nearest metro stations

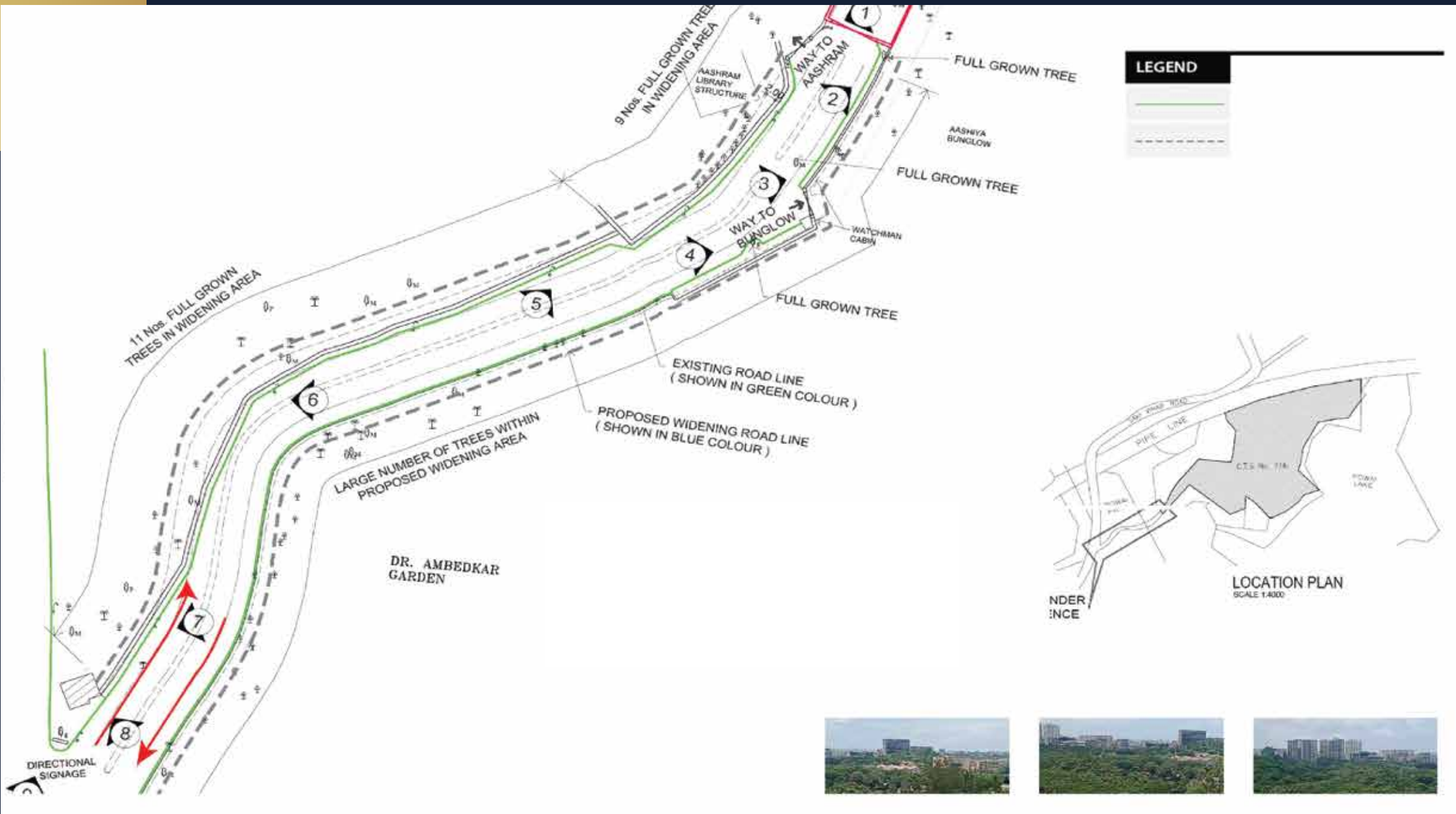
Project Name	Location (s)	Distance (km)
Mumbai Metro Line 2A Ph 1 Dahisar-Dahanukarwadi & 2B (Mandale - D N Nagar)	Dahisar - D N Nagar - Mandale	2A - 18.5 2B - 23.6
Mumbai Metro Line 3	Colaba to SEEPZ, Andheri	33.5
Mumbai Metro Line 4	Wadala to Thane	32.3
Mumbai Metro Line 5	Thane to Kalyan	24.9
Mumbai Metro Line 6	Lokhandwala to Vikhroli (E)	15.3
Mumbai Metro Line 7 (Ph I, Dahisar-Aarey is operational)	Dahisar to Andheri (E)	15.3
Mumbai Metro Line 8	CSIA - NMIA (Airport Connector)	35
Mumbai Metro Line 9	Dahisar to Mira Road	13.5
Metro Line 10	Gaimukh to Amar Palace	9.2
Metro Line 11	Wadala to CST	12.7
Metro Line 12 (Extn Line-5)	Kalyan to Taloja	20.7
Navi Mumbai Metro Line 1	Belapur to Taloja	11.1
Navi Mumbai Metro Line 2	Taloja MIDC - Pendhar	7.1
Navi Mumbai Metro Line 3	Pendhar - Khandeshwar	7.1
Navi Mumbai Metro Line 4	Khandeshwar - NMIA	7.1



- Yellow Line (Line-2)  
Dahisar - Bandra - Mankhurd
- - - Green Line (Line-4)  
Wadala - Ghatkopar - Thane - Kasarvadavali
- Gold Line (Line-8)  
CSI Airport - NMI Airport (Express Line)
- Blue Line (Line-1)  
Versova - Ghatkopar
- - - Orange Line (Line-5)  
Thane - Bhiwandi - Kalyan
- - - Magenta Line (Line-14)  
Vikhroli - Badlapur
- - - Pink Line (Line-6)  
Lokhandwala - Vikhroli
- Red Line (Line-7)  
Bandra (E) - Dahisar

# MMR - METRO ROUTE





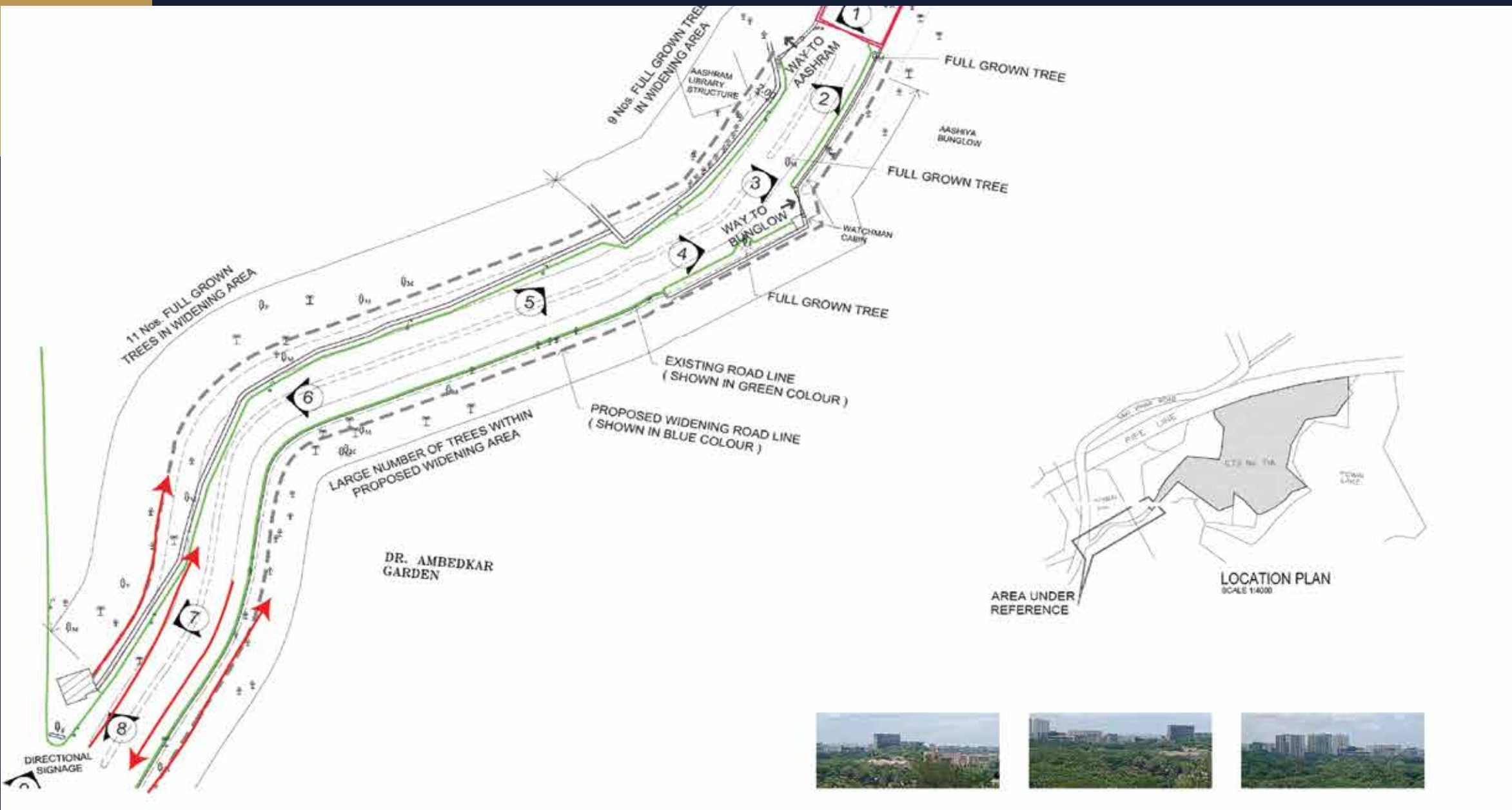
# CURRENT SITE - ENTRANCE ROAD

Current width 12 meters



# PROPOSED SITE - ENTRANCE ROAD WIDENING

Proposed width 18 meters



# PROJECT HIGHLIGHTS



Convention  
Centre



Spacious  
land parcel



24/7  
security



Serviced  
Residences



12 Levels of  
Car Parking



Multiple Fine  
Dining options



Landscaped Terrace  
with Amenities



Picturesque  
vistas



Premium recreational  
facilities



## BUILDING FACT FILE



Total 15 acres  
Land Area



Tower configuration:  
3 Basement + Ground Floor  
+ 9 Podium Parking  
Floors + 1 Amenity Floor  
+ 16 Office Floors



Efficiency:  
68%



Car parking ratio:  
1:1000 on Chargeable Area



Sustainability:  
IGBC & WELL "PLATINUM"





# MASTER PLAN

# SITE MASTER PLAN



- Cignus Office Tower
- Westin Hotel
- Lakeside Chalet – Marriott Executive Apts.





# PROJECT VIEWS

DAY VIEW  
FROM  
FIRST  
OFFICE  
LEVEL





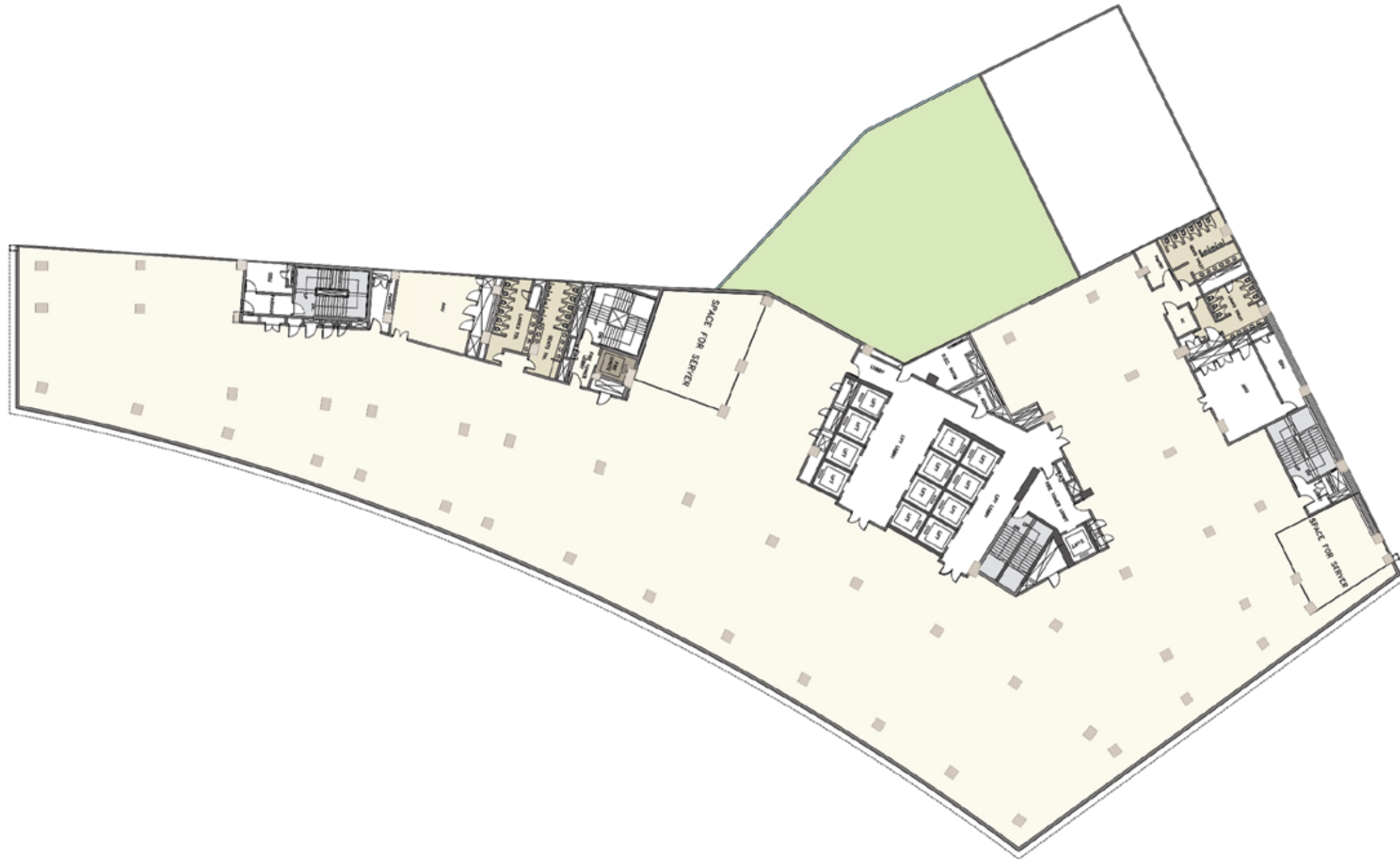
# PODIUM 2 LOBBY PLAN



PODIUM LOBBY – 2



# TYPICAL FLOOR PLAN



## TYPICAL FLOOR PLAN

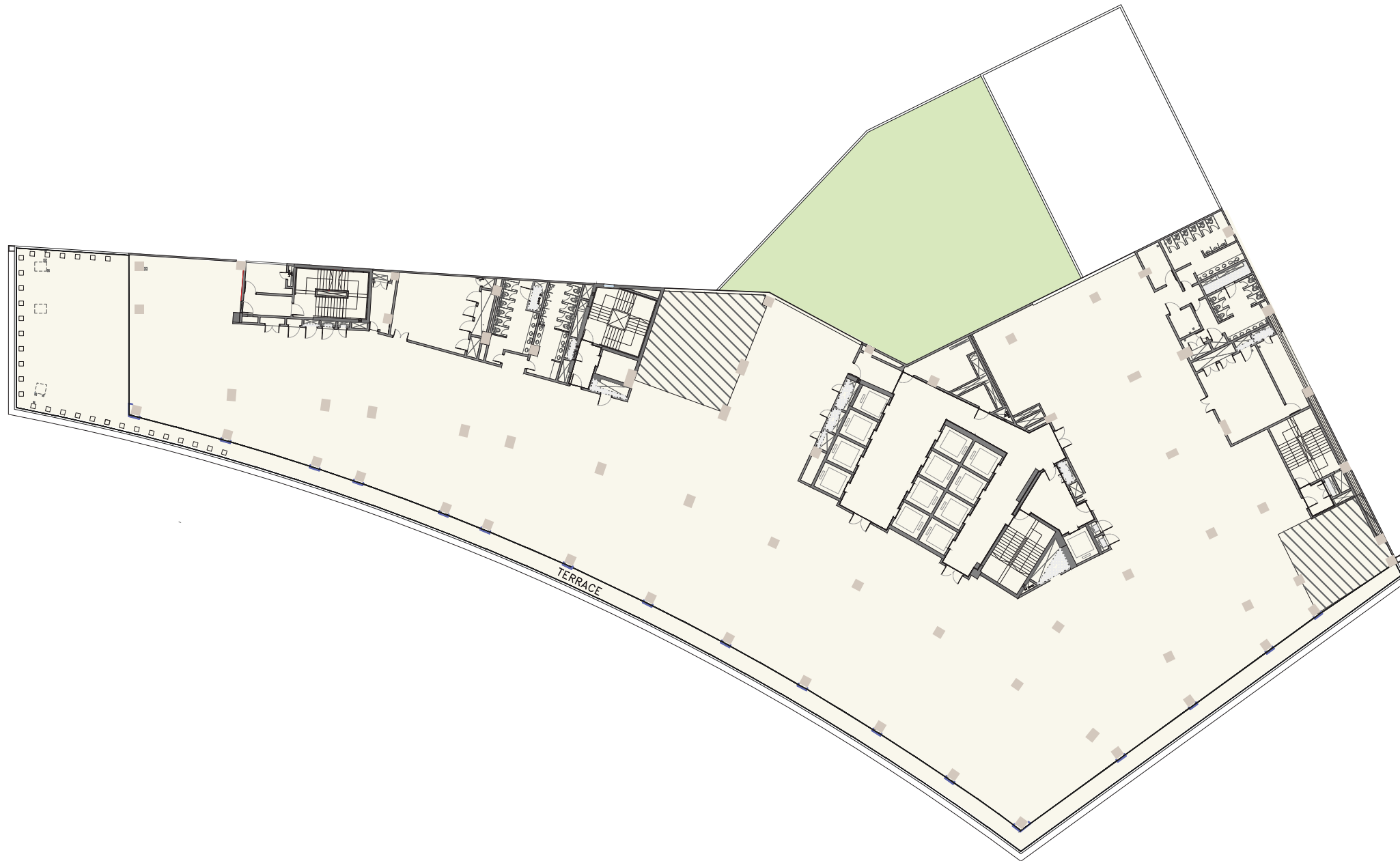
- Chargeable Area – ~ 60,200 – 38,300 Sq. Ft
- Carpet Area - ~ 41,000 – 26,800 Sq. Ft





# TYPICAL - MULTIPLE OFFICE FLOOR PLAN





# 16<sup>TH</sup> FLOOR PLAN WITH AN EXCLUSIVE TERRACE





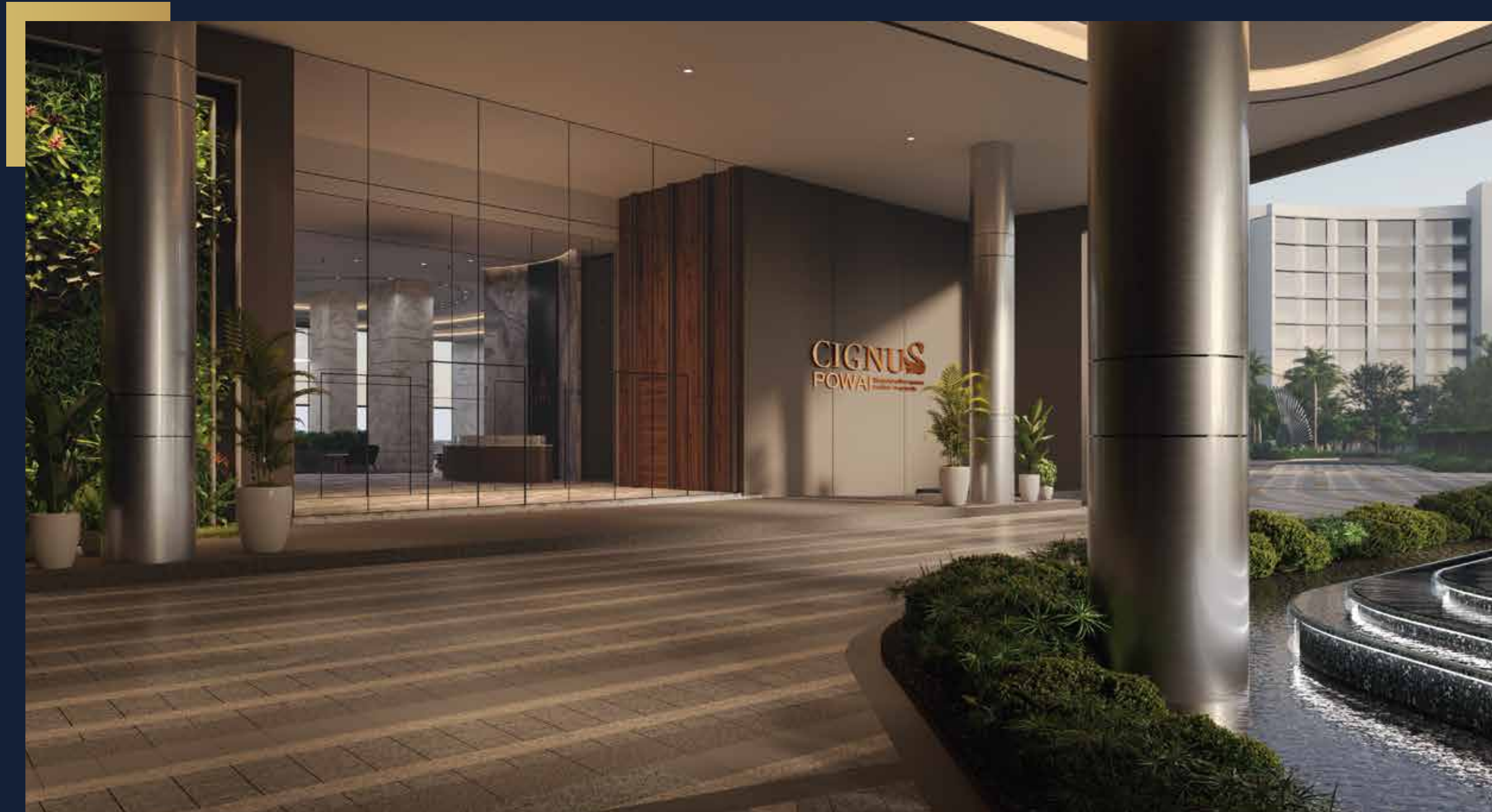


# REFUGE FLOOR PLAN





# PERSPECTIVE RENDERS





SECURE CAMPUS AND SAFE DRIVEWAY



EXQUISITE LOBBY AREA



BIOPHILIC ELEMENTS ACROSS PARKING LEVELS





STRIKING OUTDOOR WITH TOWERING ELEVATION





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POWAI | Bespoke office spaces  
nestled in serenity

AMENITIES

# PLANNED AMENITIES

WORLD-CLASS AMENITIES TO KEEP YOU DRIVEN.



Food Court



F & B options - Deli,  
Cafe



Game zone



Bank ATM



Creche



Business Centre



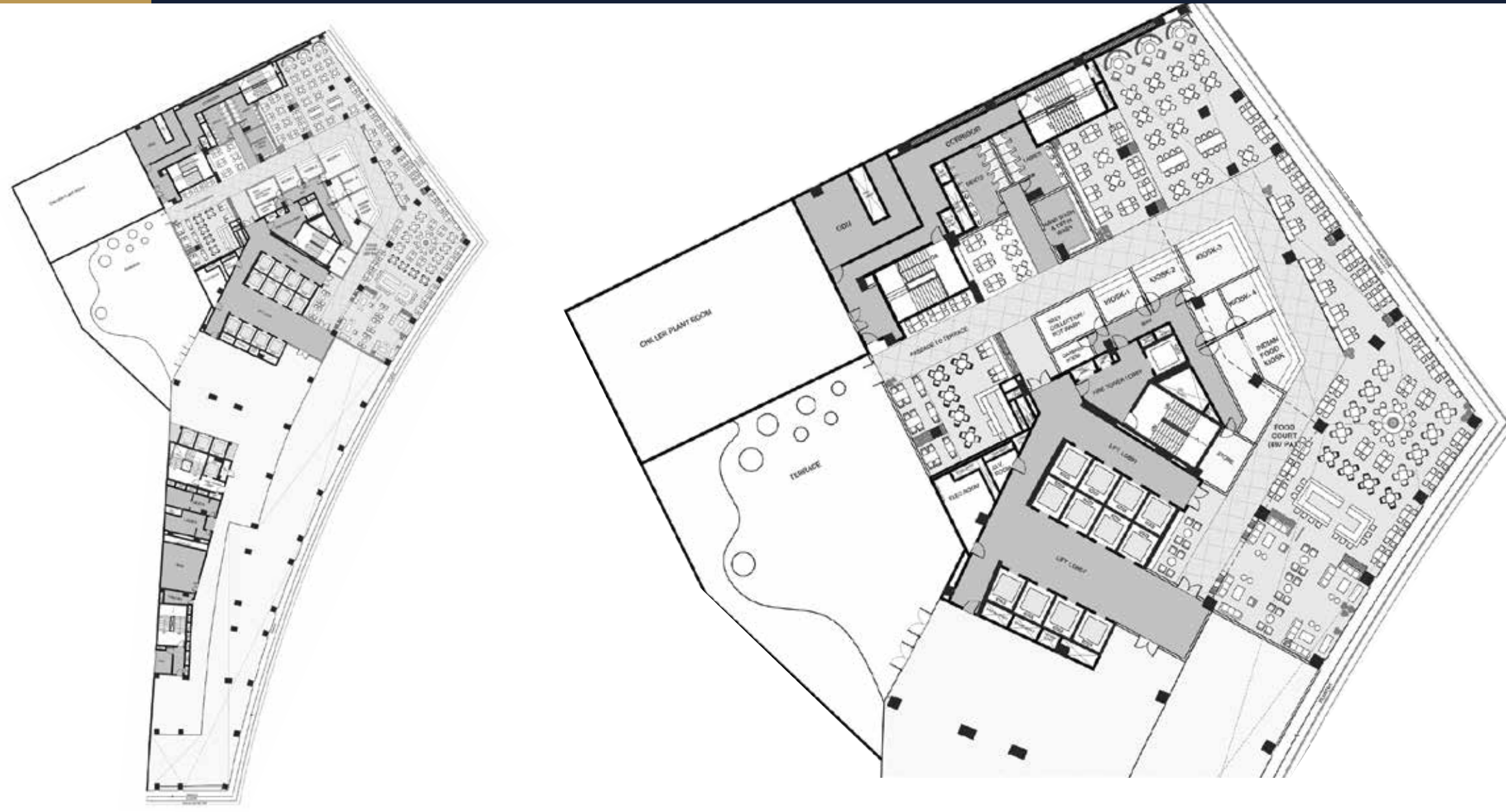
Library /  
Reading room



Public art  
walk / Galleria  
(Outdoor amenity)



24/7 security



# FOOD COURT PLAN





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PARTNERS

# PARTNERING WITH GLOBAL GIANTS.

The finest names in the industry have come together to create this business landmark in the heart of Powai. A fact you will discover in the finer details. From the façade, to the interiors. From the arrival lounge, to the landscaped areas. Here, you will discover a world that is tailor made for success.



CONSTRUCTION CONSULTANT



LANDSCAPE CONSULTANT



ARCHITECTURE CONSULTANT





# ESG INITIATIVES



## RAISING THE BAR ON SUSTAINABLE DEVELOPMENT

IGBC New Building Platinum Rating pre-certification from  
CII-Indian Green Building Council

- Enhancing the integrated utilisation of sustainable energy, we make it possible for our clients to fulfil their GHG emission targets and ESG goals
- Through efficient materials and strategic reuse of materials, the carbon footprint is considerably reduced on every level thereby making this a Net Zero energy building

WELL Rating Certification by International Well Building  
Institute (IWBI) US

- WELL Core and Shell certified building ensures excellent indoor environmental quality and lighting experience in common areas
- Quality drinking water through the implementation of advanced filtration techniques and regular testing

Our Planet,  
Our Home.

Be the change.

## FUTURE-READY AND INCLUSIVE SPACES

- § EV Charging Stations: Will amount to 5 to 10% of the total parking capacity
- § Accessible Design All the differently abled guidelines given by IGBC that are based on the National Building Code of India directives are met for the convenience of the differently abled and senior citizens



## DURING OCCUPANCY: WATER EFFICIENCY

There will be water savings of 30-50% with the implementation of the following measures:

- § Rainwater harvesting system for roof and non roof runoff
- § Use of drought tolerant fixtures like water-efficient sprinklers and drip irrigation system
- § MBR technology and efficient IBMS systems, we aim to recycle 90% of treated water.





**Office Address:** Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (E), Mumbai, Maharashtra 400 051, India.

Site Address: Plot Bearing Survey C.T.S. No. 71A, Kailash Nagar, Mayur Nagar, Passpoli, Powai, Mumbai, Maharashtra 400 087.

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