

TATA REALTY AND INFRASTRUCTURE LTD.



THE RIGHT SPACE FOR IT TO GROW

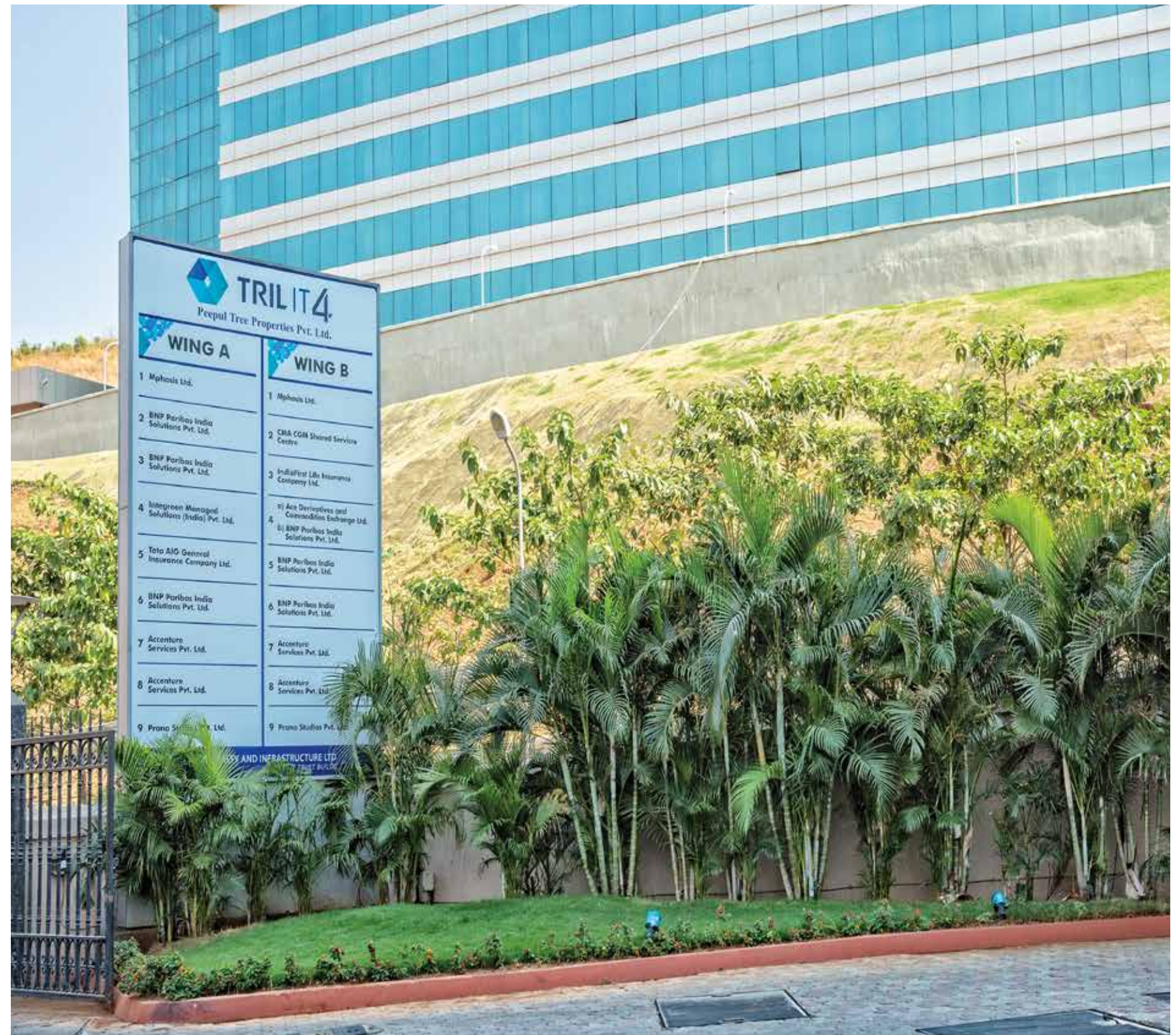
TRIL IT4 is a premium Grade 'A' IT Park strategically situated in Goregaon East, one of the most promising IT hubs in the western suburbs of Mumbai. It is a freehold building located prominently within the Infinity IT Park on a 20,500 sq.m land parcel. Spread over 7,82,160 sq. ft area across 2 wings (A&B), with stilt, podium and 9 office floor levels, with a floor plate of 99,000 sq. ft., TRIL IT4 is considered to be one of the most efficient IT buildings in the city, with over 70% efficiency.

A fully functional IT Park, TRIL IT4 is built to world-class specifications to meet international expectations for high quality office space, and is owned and operated by TATA Realty And Infrastructure Ltd (TRIL), a 100% subsidiary of Tata Sons. Offering IT/ITES companies the perfect place to grow and expand, it has already become the preferred address to a multi-tenant profile comprising well-established Multinational and Indian Companies.



TRIL IT4 – AT A GLANCE

Asset	TRIL IT4
Location	Goregaon (East)
Status	Grade 'A' IT/ITES Building - Multi-tenanted & Operational
Chargeable Area	7,81,880 sq.ft.
Structure	2 Wings - Stilt + Podium + 9 Upper Floors
Average Floor Plate	99,428.5 sq.ft. chargeable area / 69,600 sq.ft. carpet area
Efficiency	70%
Parking	850 Car Parks
Year of Completion	2008
Property Manager:	Jones Lang LaSalle Property Consultant (India) Private Limited
Key Highlights	Grade 'A' Development, Occupied by well-established companies



THE RIGHT NEIGHBOURHOOD

Location: 19°10'34.7" N 72°52'57.1" E

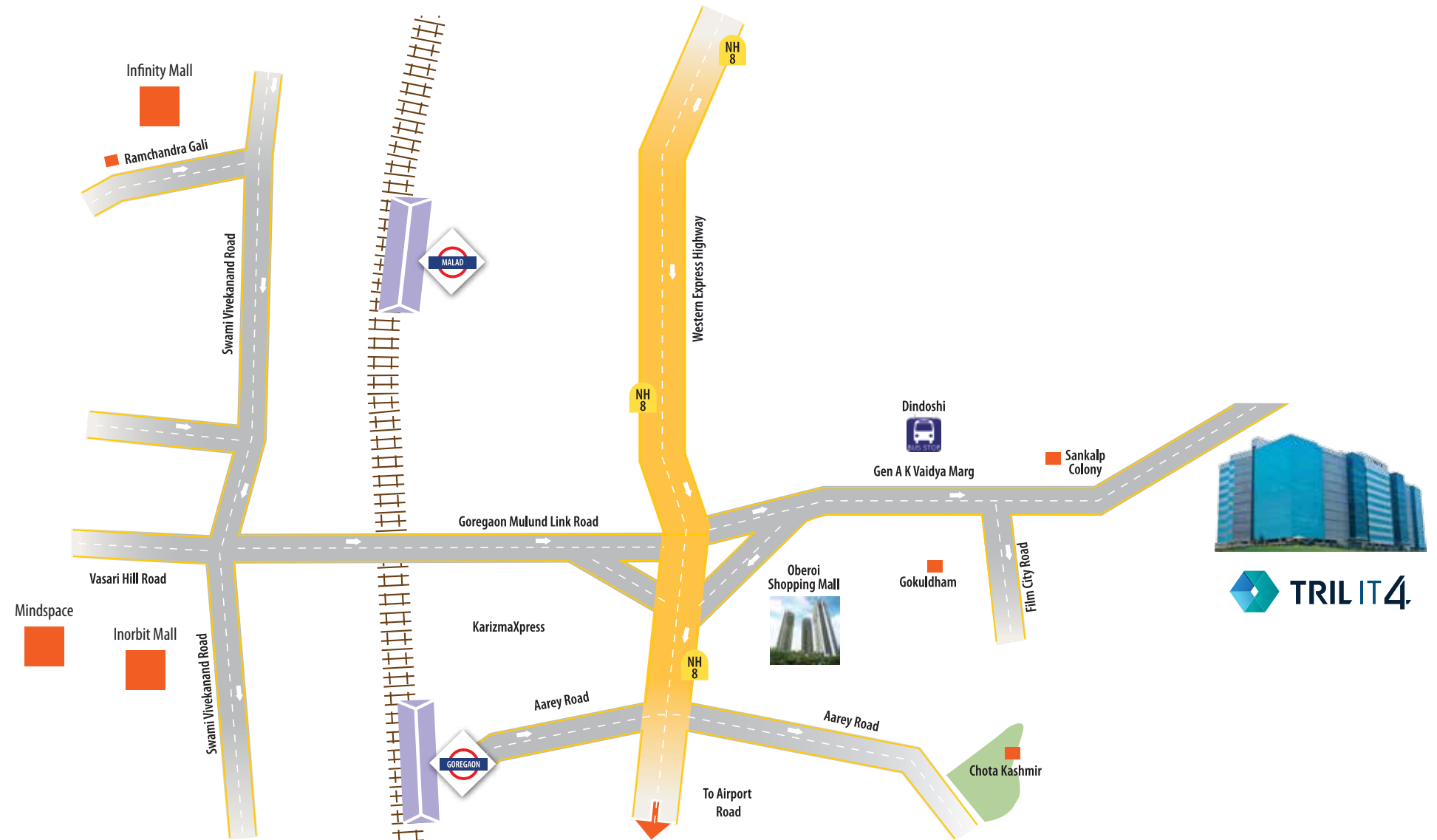
Ideally located in Goregaon East, the bustling western suburb of Mumbai, TRIL IT4 enjoys pride of place in terms of accessibility; proximity to 5-star hotels such as Westin Mumbai Garden City, Grand Sarovar Premier, JW Marriott, Hyatt Regency and The Leela, malls such as Oberoi Mall, The Hub and Infiniti Malad, exhibition centres, educational institutions and other conveniences; and easy availability of talent pool, as it is situated amidst a vast residential catchment area - Goregaon to Borivali, which is home to the mid and upper-mid working class population. Reason perhaps, Goregaon-Malad is today one of the preferred office destinations for both IT & Non-IT clients.



THE RIGHT NEIGHBOURHOOD

LOCATION ADVANTAGE

- Set in an established commercial micro-market in the Western suburbs of Mumbai which comprise Jogeshwari, Goregoan, Malad, Kandivali and Borivali.
- Traditionally a residential hub, it has transformed into a cost effective alternative to the Secondary Business District (SBD) due to improved connectivity and its proximity to a large working population
- Excellent connectivity to Western Express Highway, Railway Stations and Airports, with good social infrastructure
- The only IT park which is well within city limits but adjoining Sanjay Gandhi National Park offering lush green views and a healthier environment
- PM 2.5 - WEH 54.5
IT4 29.9



DISTANCE GUIDE

GOREGAON STATION 4.2 KM	WESTERN EXPRESS HIGHWAY 2 KM	MALAD STATION 4.3 KM	JVLR 6.3 KM	OSHIWARA STATION 7.5 KM	INTERNATIONAL AIRPORT 8 KM	ANDHERI METRO STATION 9 KM	DOMESTIC AIRPORT 13 KM	BANDRA KURLA COMPLEX (BKC) 16 KM	OBEROI MALL 3.2 KM
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THE RIGHT MIX OF AMENITIES

TRIL IT4 offers state-of-the-art office spaces fully equipped to meet the infrastructure needs of IT / ITES Companies and Corporates. Ergonomically designed, it gives you optimum flexibility to define your workplace the way you want it.

With a modular floor layout for office space and the right mix of facilities and services, IT4 provides the ideal work environment for companies and their employees.

- ◆ ATM Facility
- ◆ Food Court
- ◆ Dedicated Recreation Area



SERVICES

- ◆ Frequent Shuttle Service from Goregaon station to TRIL IT4, exclusively for TRIL IT4 employees
- ◆ Golf Cart for differently-abled people



SPECIFICATIONS



STRUCTURE

- ◆ Framed RCC building, designed as per IS codes
- ◆ Floor loading capacity: Office area - 400 kg/m², Server Room - 700 kg/m²
- ◆ Layout flexibility (distance between pillars): 10.0 m center to centre
- ◆ Floor to ceiling height: Clear height 4
- ◆ Façade: Glass curtain wall with aluminum composite panel cladding



PARKING

- ◆ Parking slots separately marked and coded
- ◆ Efficient traffic routing system, manned by traffic wardens deployed to ensure smooth traffic during peak hours
- ◆ Separate car parking area for visitors - pay & park facility



POWER

- ◆ Sanctioned demand and power on each floor available as per client's requirement
- ◆ 100% power backup for common areas and external areas which include lifts, lobbies, staircases & car parking area
- ◆ Redundancy power backup: Substation fed from two different feeders



SEWAGE TREATMENT PLANT

- ◆ A dedicated sewage treatment plant for treatment of waste water effluents
- ◆ Dedicated organic waste converter



ELEVATORS

- ◆ 12 high speed OTIS elevators (2 Service Elevators)
- ◆ Passenger capacity of the lifts: 20 passengers
- ◆ Travelling speed of lifts: 1.5 m/s



FIRE SAFETY

- ◆ Smoke detectors, fire hydrant & hose reels in common areas
- ◆ Sprinkler system provided in the lift lobbies
- ◆ Fire system of all tenants integrated in main fire system



SECURITY SYSTEMS

- ◆ 24x7 CCTV surveillance of the premises
- ◆ Physical monitoring by reputed security firm

MAINTENANCE

- ◆ 24X7 Facility Management Services by Jones Lang LaSalle
- ◆ Areas under maintenance: Common Areas

THE RIGHT MIX OF TENANTS

Over 75% of the building has already been leased to excellent Grade 'A' tenants, who enjoy unhampered operations.

CURRENT TENANT PROFILE:



BNP PARIBAS



MPHASIS



PRANA Studios



TATA AIG



IndiaFirst Life Insurance



CMA CGM

THE RIGHT ADVANTAGES AT TRIL IT4



Competitive Rentals

- ◆ TRIL IT4 has the unique advantage of offering a highly efficient floor plate and competitive rentals, thereby creating a distinct value proposition for the tenant
- ◆ TRIL IT4 rentals are lower by 25-30% compared to similar Grade A assets in the micro-market



Healthier Environment

- ◆ TRIL IT4 is located next to 104 sq.kms of natural greenery (Sanjay Gandhi National Park) and hence enjoys excellent ambient air quality
- ◆ Pollutant levels at TRIL IT4 are lower by as much as 45% compared to those at Western Express Highway, thus making the air quality significantly better, which is believed to positively impact employee productivity



Improved Productivity

- ◆ TRIL IT4 is located in an uncluttered neighbourhood with lesser noise and distractions
- ◆ It follows a systematic approach in all its operations, thus leading to improved productivity at the workplace



THE RIGHT ADVANTAGES AT TRIL IT4



Enhanced Tenant Experience

TRIL continues to invest in enhancing and upgrading the facilities and services at TRIL IT4 to ensure utmost client satisfaction. Some of the recent upgrades include:

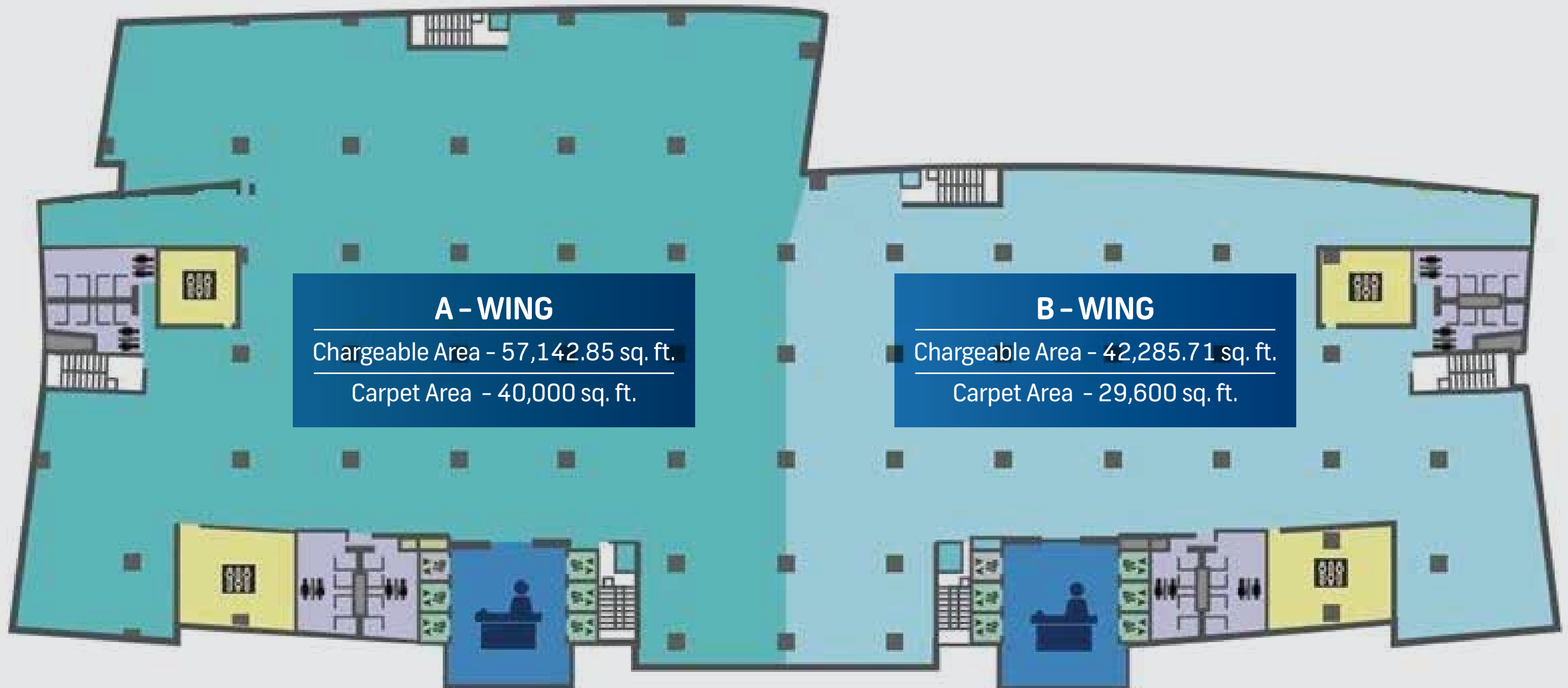
- Traffic Signal Installation at Ratnagiri Junction and deployment of additional traffic wardens to ease traffic
- Two Food Kiosks installed at the podium level
- Main Gate & Pedestrian Entry Gate widened for hassle-free movement of employees and visitors
- Landscaping enhanced within the premises and New Boom Barrier installed
- Additional CCTV cameras installed to ensure that the premises is fully secured
- Fire System upgraded to ensure better safety of occupants and property
- New Flushing/Domestic Pumps and Organic Waste Converter operational
- Lobby makeover and Lift aesthetics are underway
- Improved Client Relationship Management with monthly events, meetings and newsletter



A **TATA** Group Asset

- Transparency - Complete transparency in our operations, with audited CAM calculations provided to our tenants, and area calculations done in a transparent and unambiguous manner
- Governance - Adherence to all the government regulations and approvals, with lawful & ethical governance
- Business Continuity - Financial stability of TATA Group ensures operational continuity despite any short-term challenges
- Asset Quality - Best-in-class asset management services offered by TRIL

TYPICAL FLOOR PLAN



Toilets



Lobbies



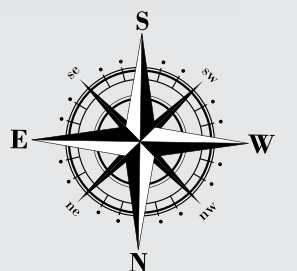
A.H.U.



Elevators



Service
Elevators



TRIL OVERVIEW

100% subsidiary of Tata Sons with focus on real estate and infrastructure development

COMMERCIAL ASSETS OWNED & OPERATED BY TRIL



Ramanujan IT City, Chennai – *Operational*



Yeshwantpur, Bangalore – *Upcoming*



TRIL Centre, Gurgaon – *Upcoming*

TRIL OVERVIEW

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OPERATIONAL ASSETS DEVELOPED BY TRIL FOR TCS



TRIL OVERVIEW

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RETAIL PROJECT



Trilium Mall, Amritsar – Operational



Trilium Mall, Nagpur – Upcoming

TRIL OVERVIEW

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RESIDENTIAL PROJECT



Tritvam, Kochi



Capitol Heights, Nagpur



TRIL IT4.

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