

Investment opportunities in prime commercial assets in

HEART OF MUMBAI



BOOMERANG

Powai, Mumbai

Boomerang Co-op Premises Society Ltd,
Office no. B1, 301, Chandivali Farm Road,
Near Powai, Andheri (East), Mumbai-400 072.



Summary

- *It's do known for Power consumption, Green building certified by Leed, Sewerage water treatment plan, Recycled water in chillers and cooling towers, Rainwater Harvesting and High-Performance advanced Air conditioning Technology.*
- *Boomerang is one of the well-known commercial hubs. This property delivers power-saving and efficiency, mega structural space, and many classic facilities.*
- *Excellent social infrastructure including medical, hospitality, education & wide array of dining/entertainment options*
- *Proximity to residential hubs with concentration of employee demographics*
- *Upcoming metro rail network to further enhance connectivity*
- *Established office micro-marke*

Essentials for your Comfort & Safety



 LAVISH LOBBY

 COMMON RESTROOMS

 SECURITY SYSTEM

 CAR LIFT FOR PARKING

 FIRE SYSTEM

 AMPLE PARKING



Unparalleled Connectivity



Sakinaka Metro Station (Line 2)
0.4 KM



Vikhroli Railway Station
7 KM



Chhatrapati Shivaji International Airport
3.4 KM

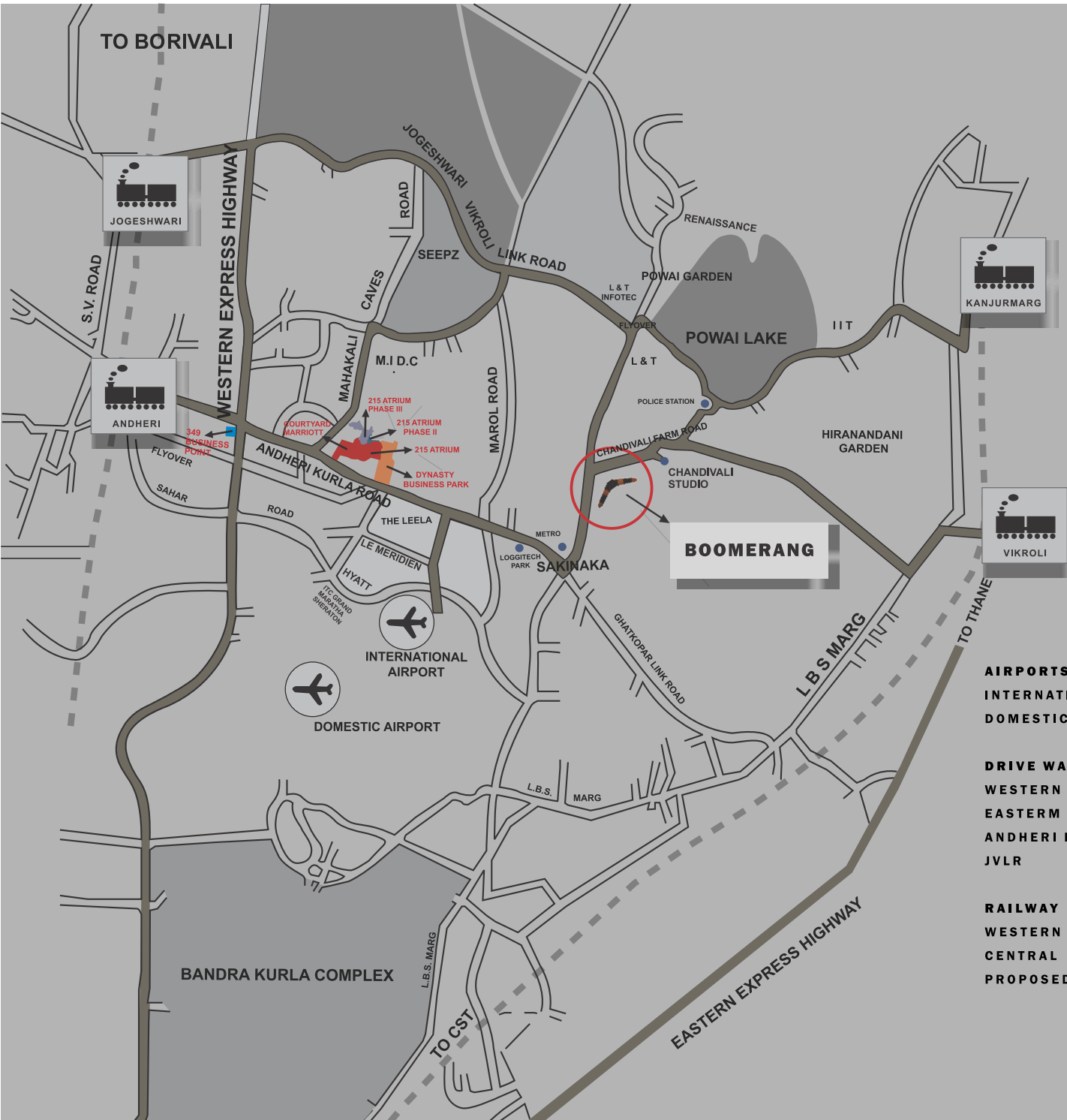


Andheri Railway Station
5 KM



Vikhroli Railway Station
1.5 KM

LOCATION MAP



AIRPORTS	
INTERNATIONAL	: 3 KMS
DOMESTIC	: 6.5 KMS
DRIVE WAYS	
WESTERN EXPRESS HIGHWAY	: 4 KMS
EASTERN EXPRESS HIGHWAY	: 2 KMS
ANDHERI KURLA	: 1 KM
JVLR	: 0.5 KM
RAILWAY	
WESTERN	: 5 KMS
CENTRAL	: 1.5 KMS
PROPOSED METRO JUNCTION	: 0.5 KM

Asset Highlights



2 Basement + 1 Ground
+ 8 Upper Floors
Building Structure



Signage Rights on the
building façade



Grand Entrance
Lobby



Ample of Car Parking



Great Connectivity via
Road, Rail and Metro



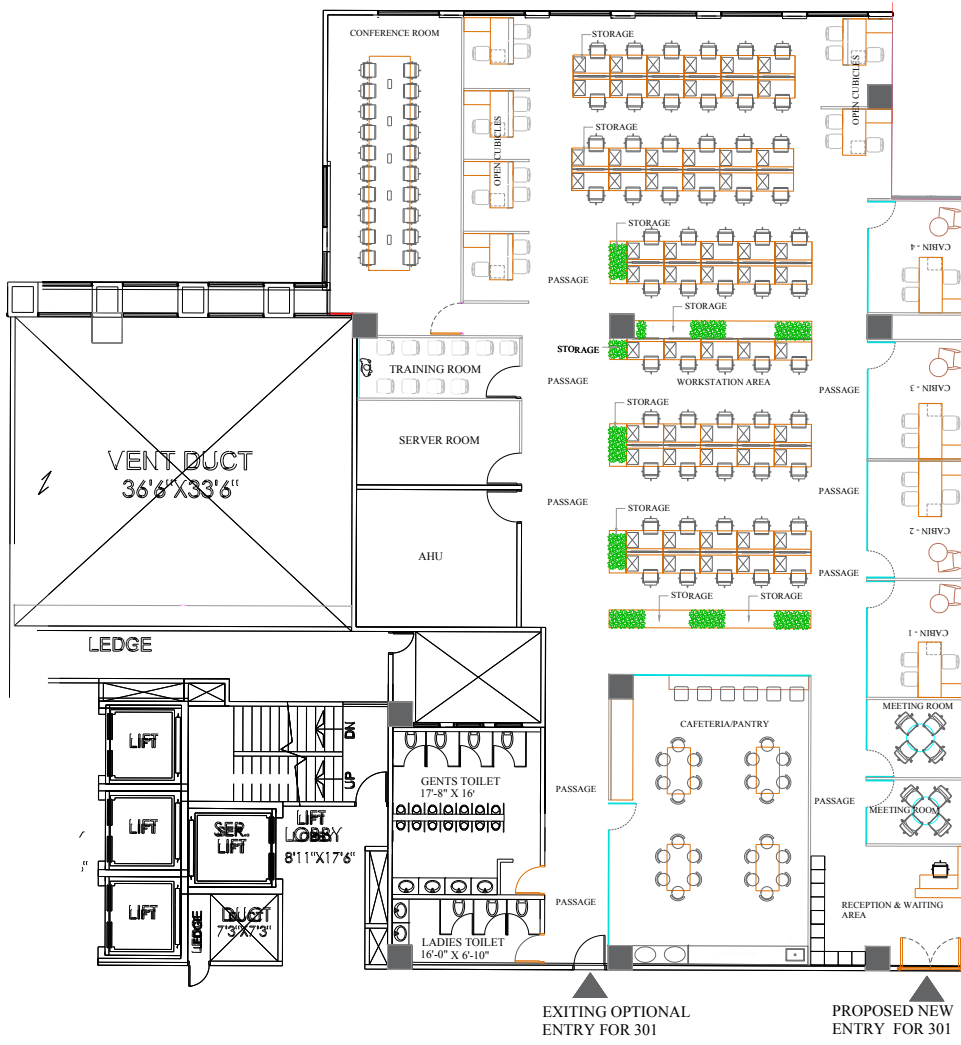
Awards

- Leed gold certifacte
- Gen Sustainability Certifacte



24/7 CCTV Surveillance
& Security

PROPOSED PLAN



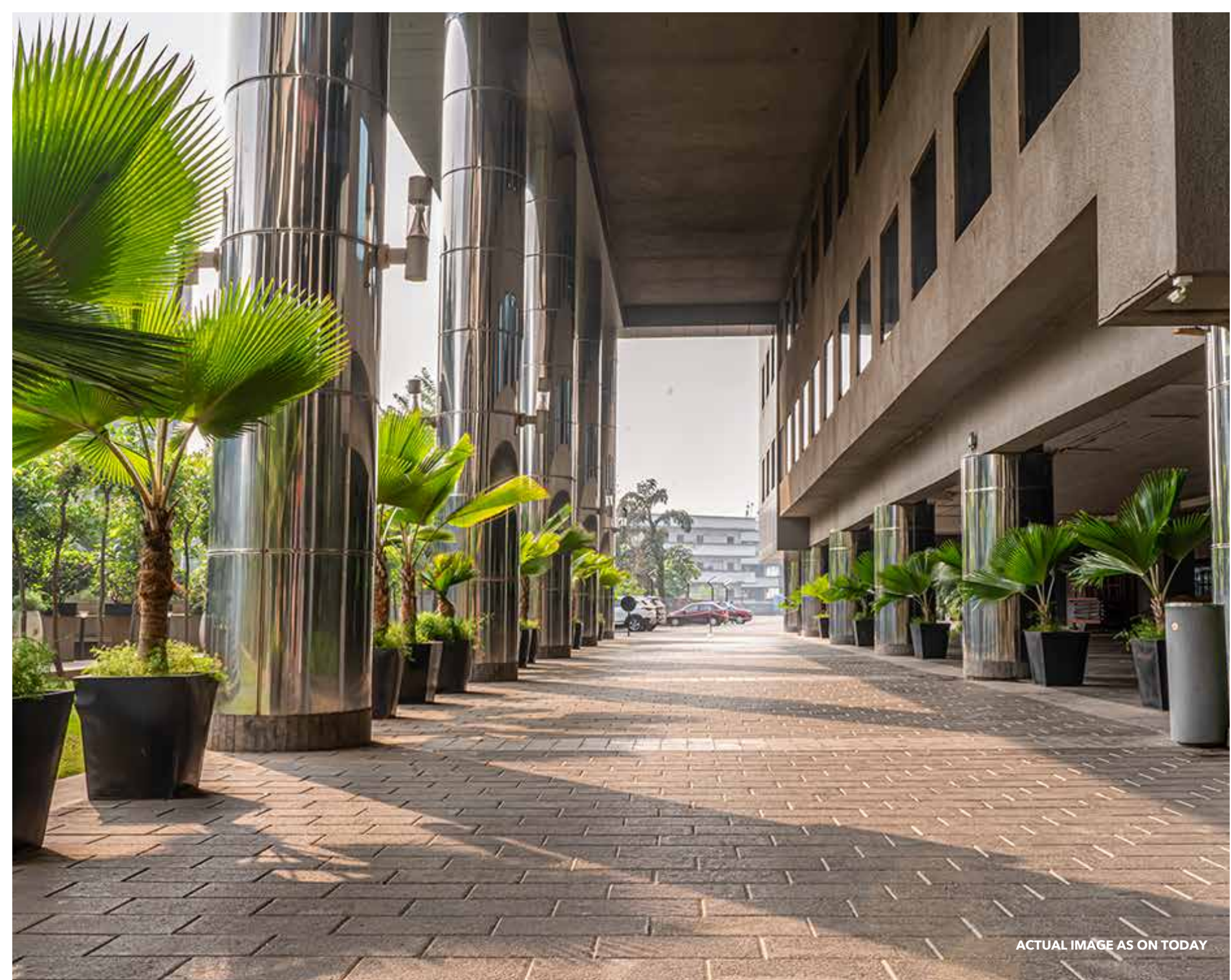
LEGEND :

1.	RECEPTION AREA	01
2.	CONFERENCE ROOM (20S)	01
3.	MEETING ROOM (6S)	02
4.	MEETING/DISCUSSION ROOM (4S)	01
5.	CABIN'S	04
6.	OPEN CUBICLE	06
7.	WORKSTATION	60
8.	PANTRY + CAFETERIA - (20S)	01
9.	EXISTING GENTS TOILET	01
10.	EXISTING LADIES TOILET	01
11.	AHU	
12.	SERVER	

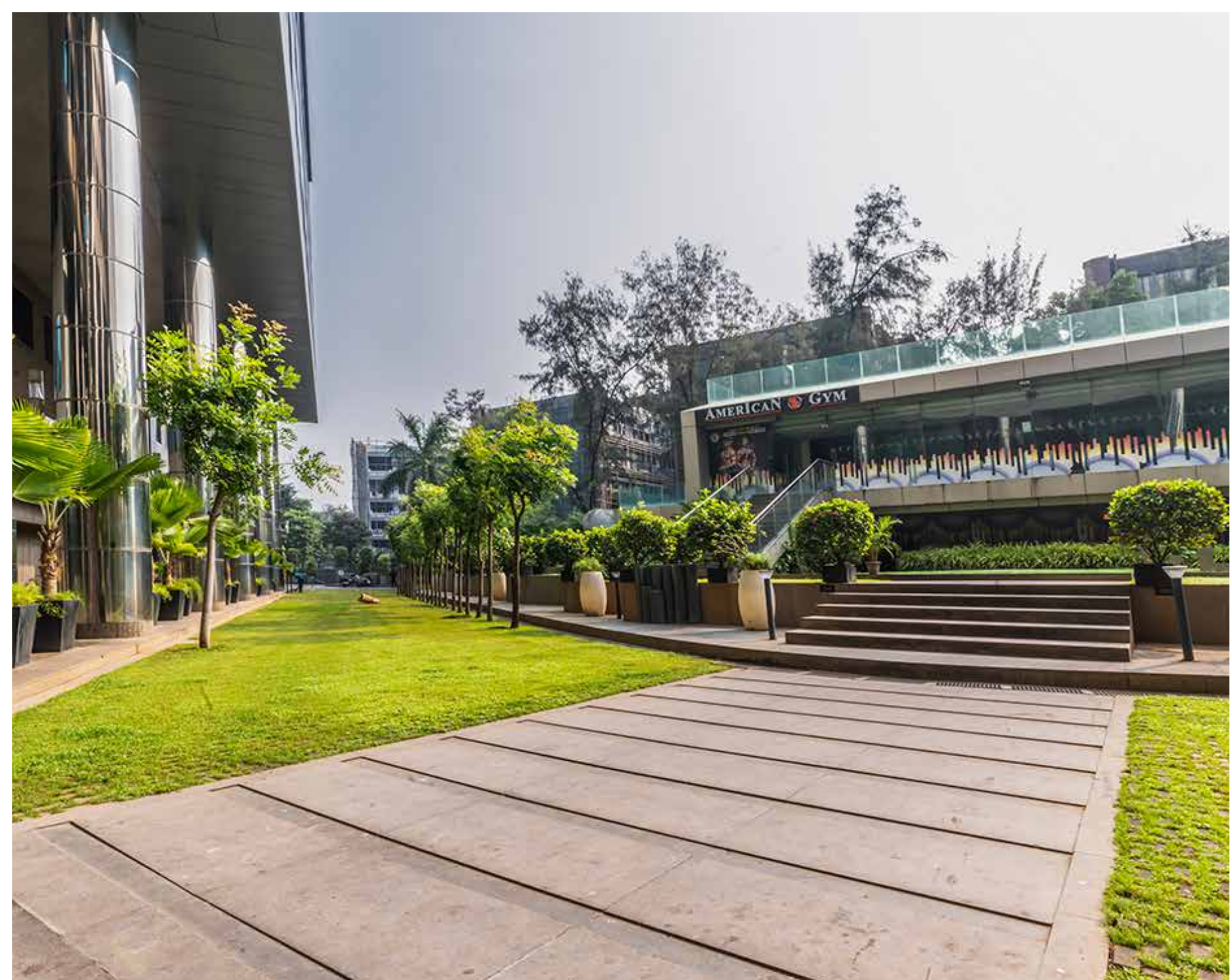
PROPOSAL DETAILS

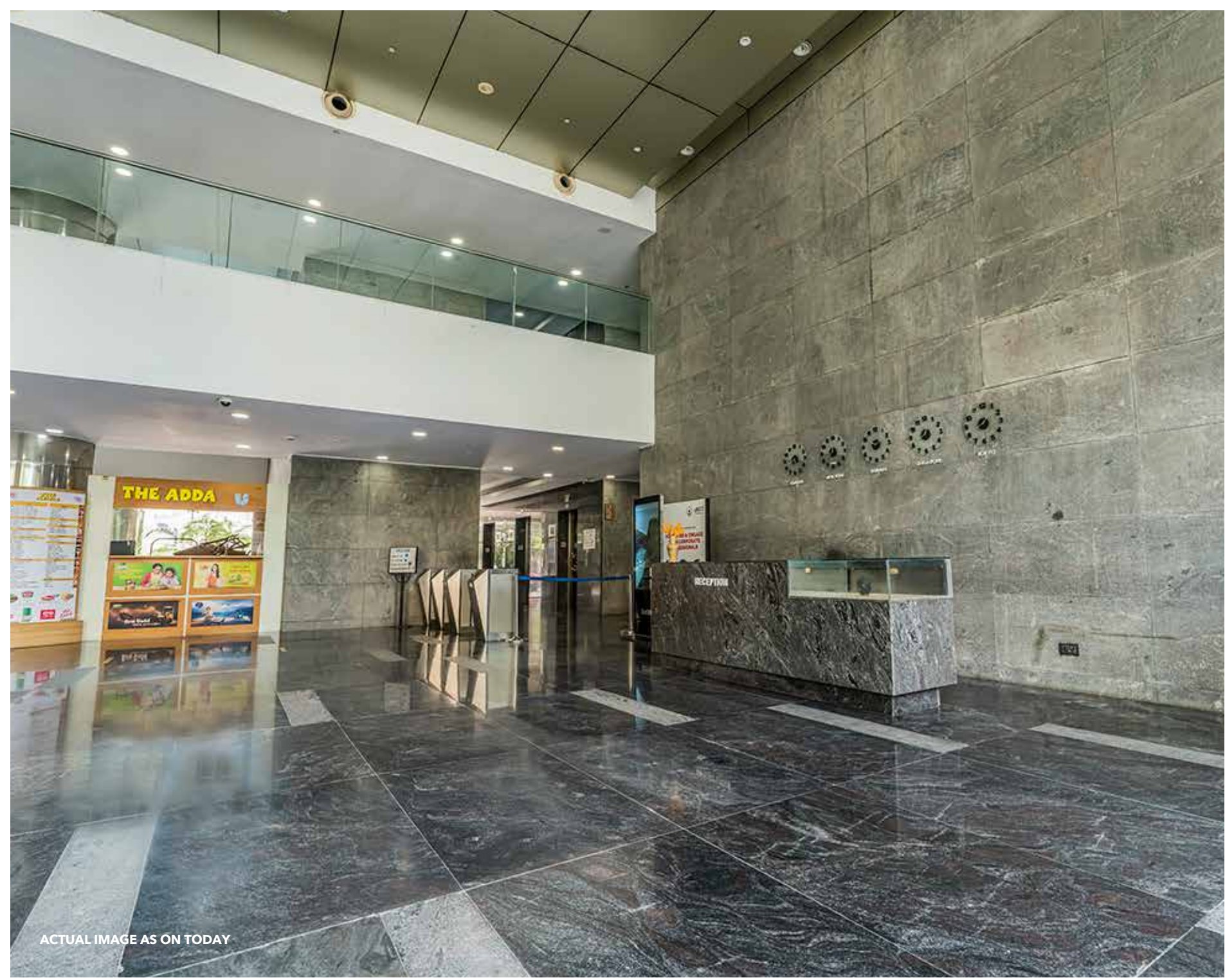
Chargeable Area SF	11017
Carpet Area SF	6451
Quoted Rent Price - (Negotiable)	1211870
Lock in Expiry	3 years





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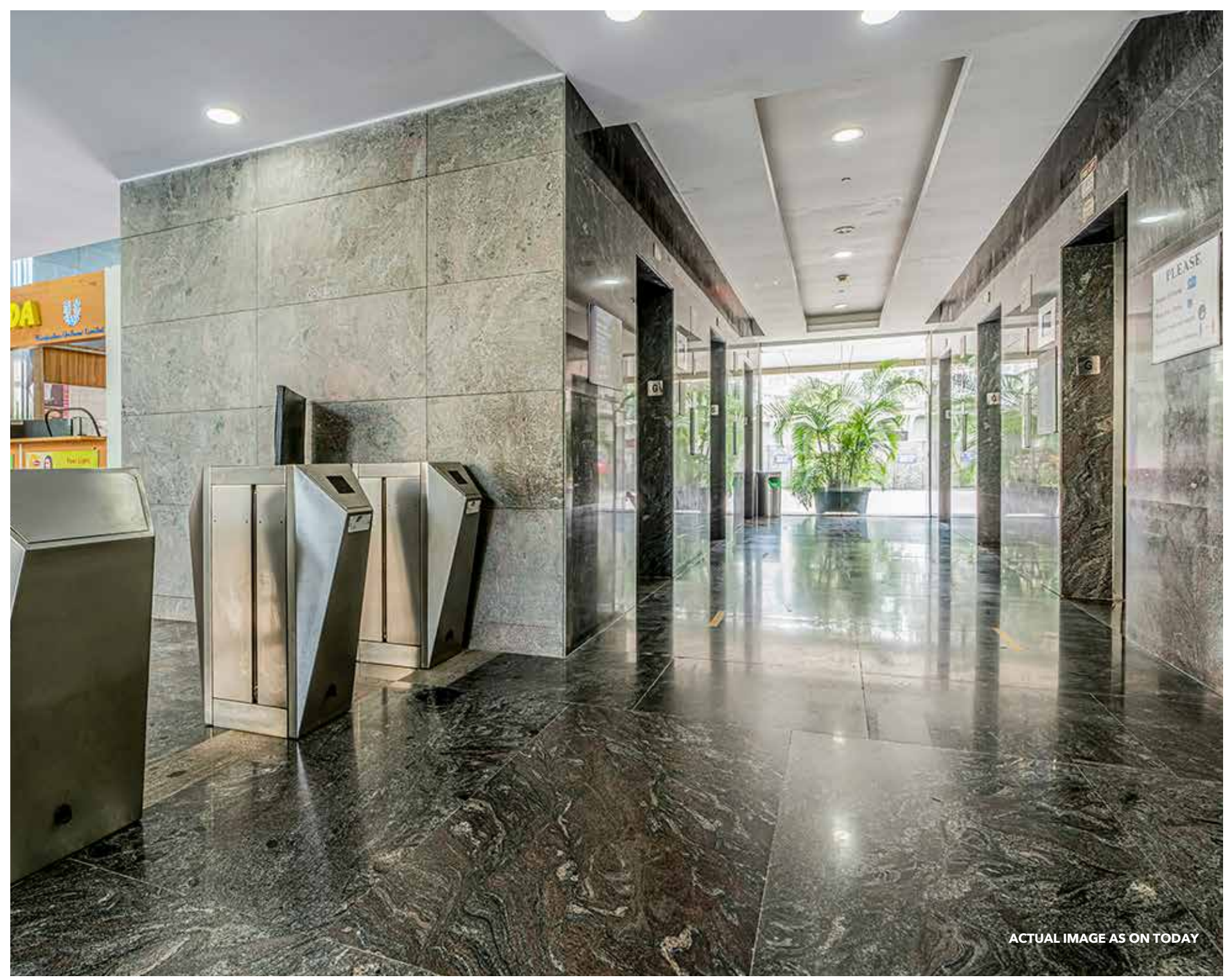




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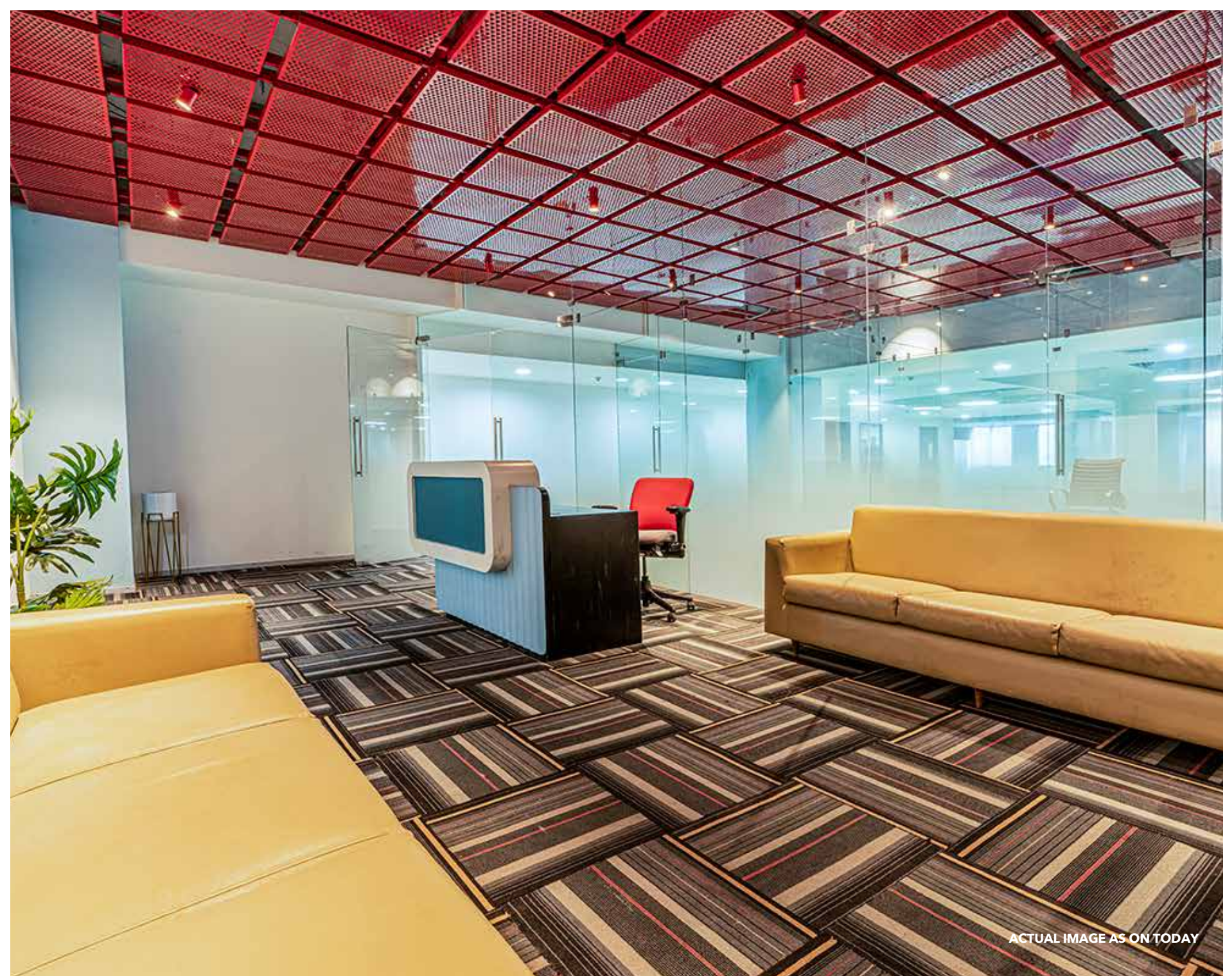
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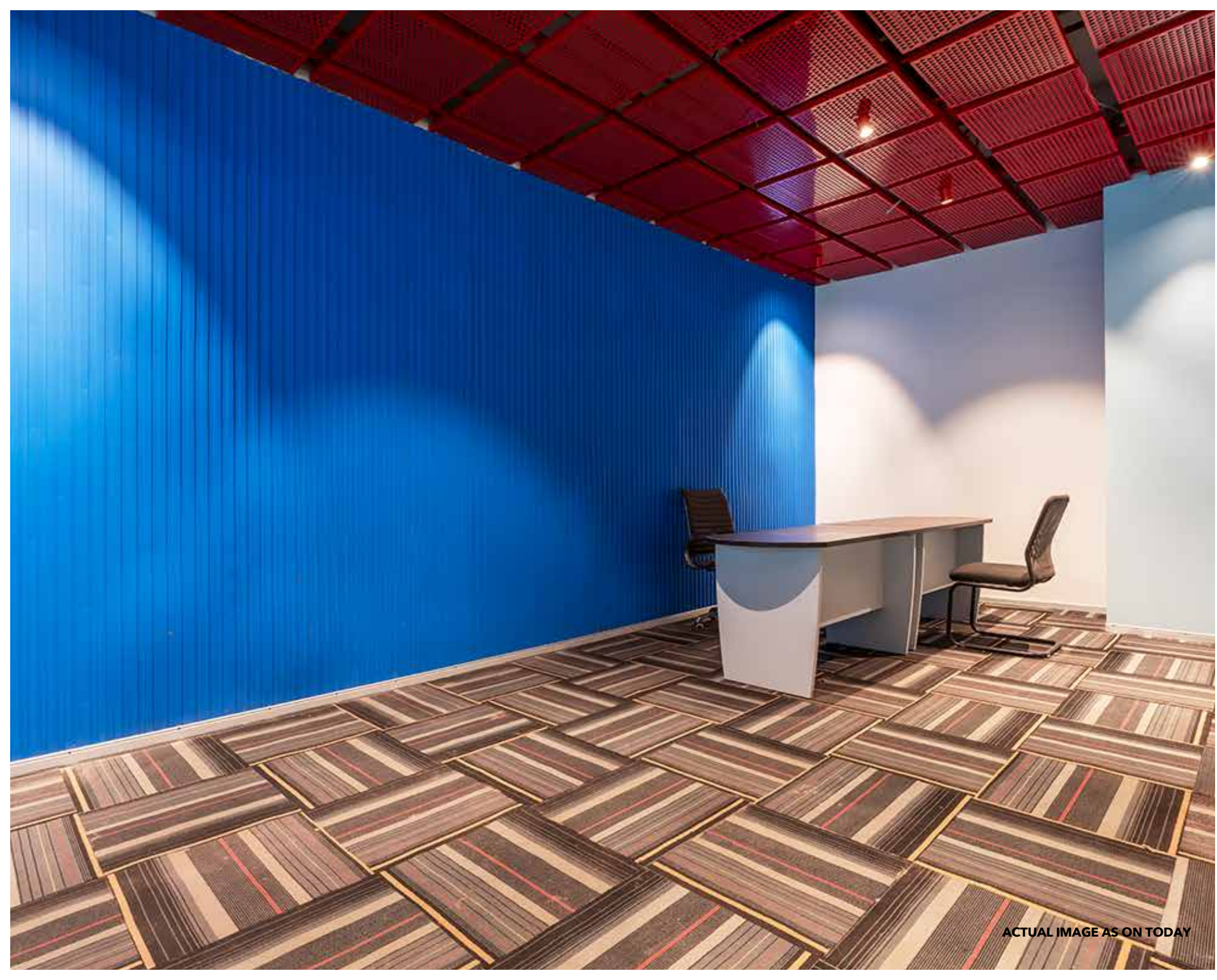
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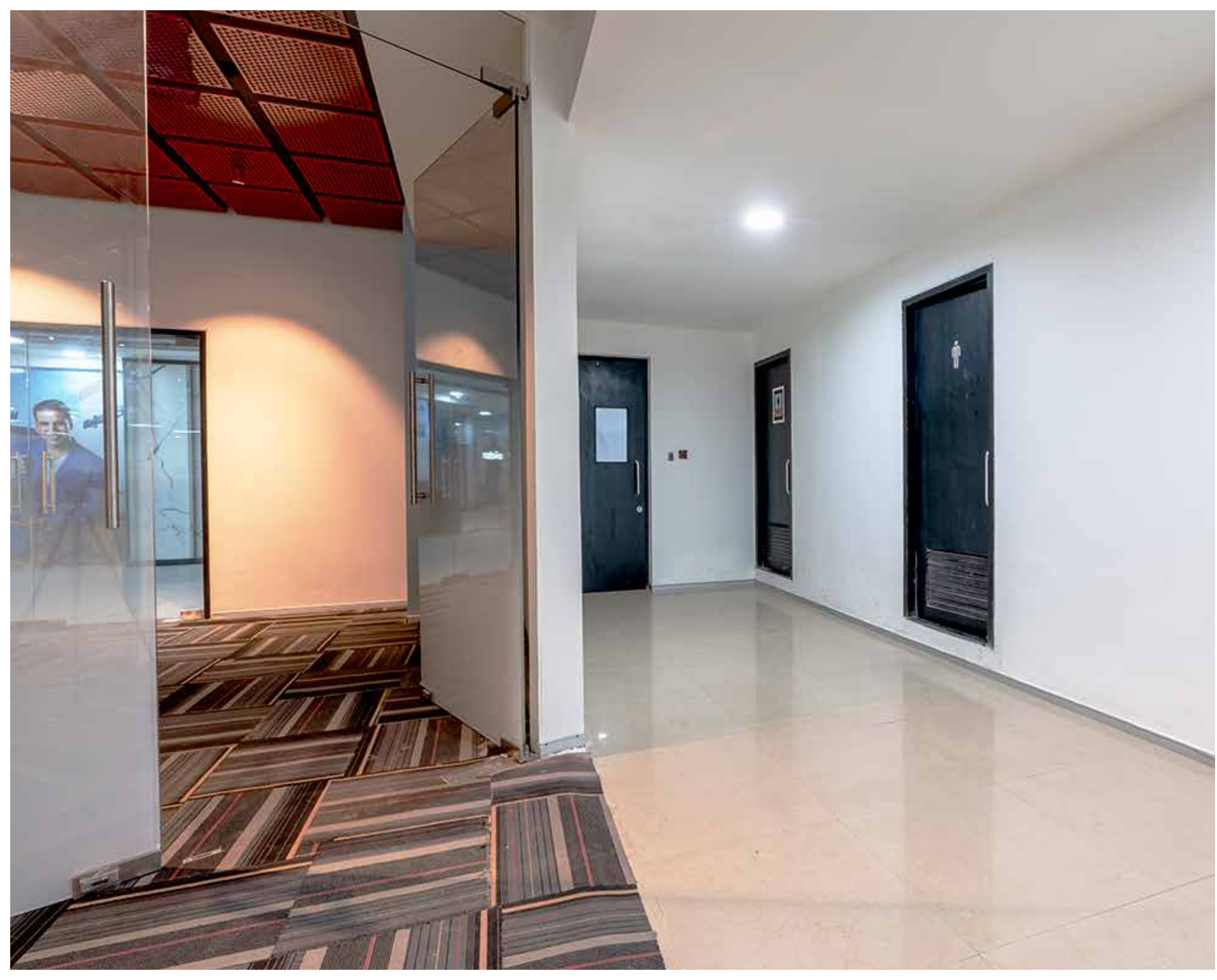
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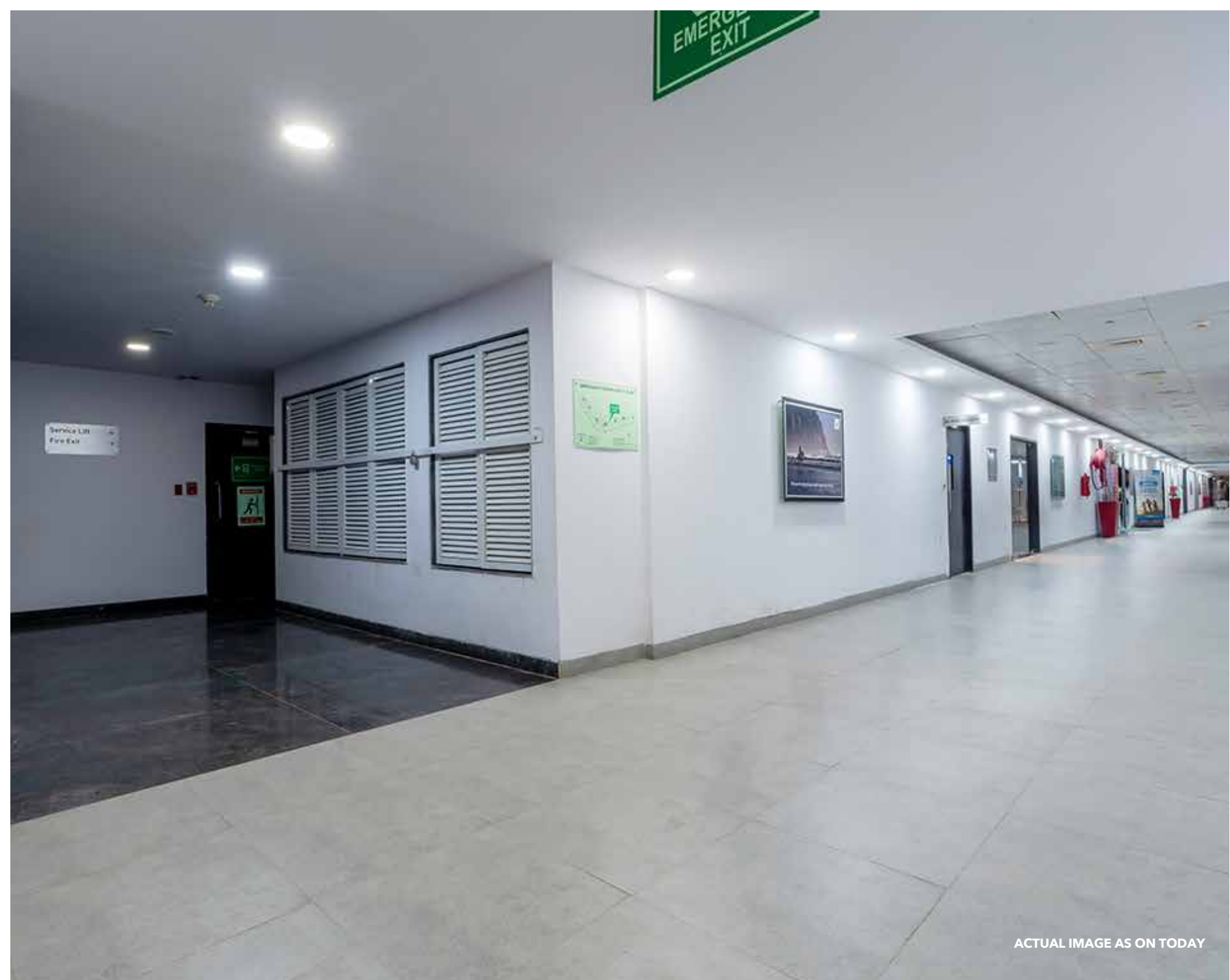


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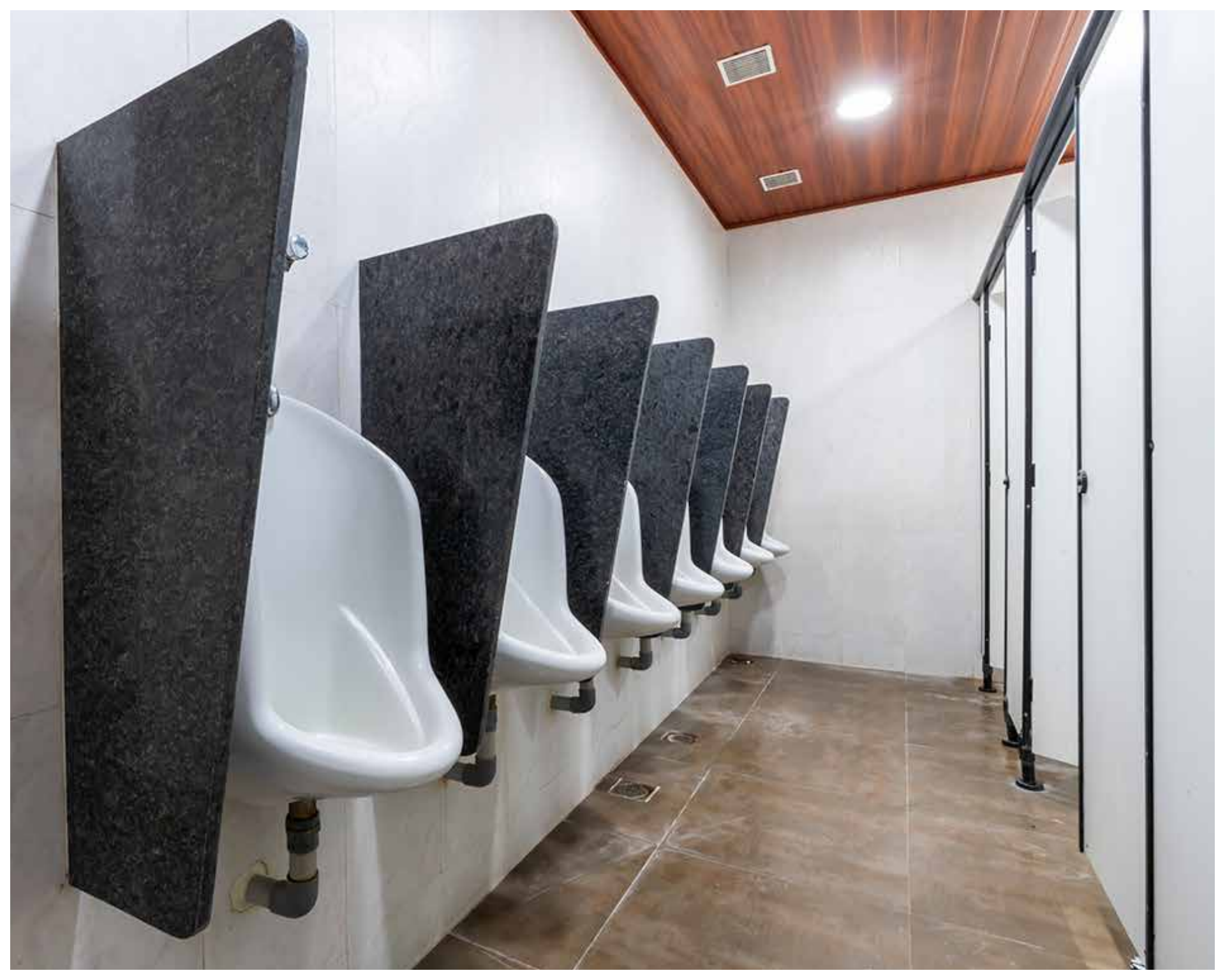


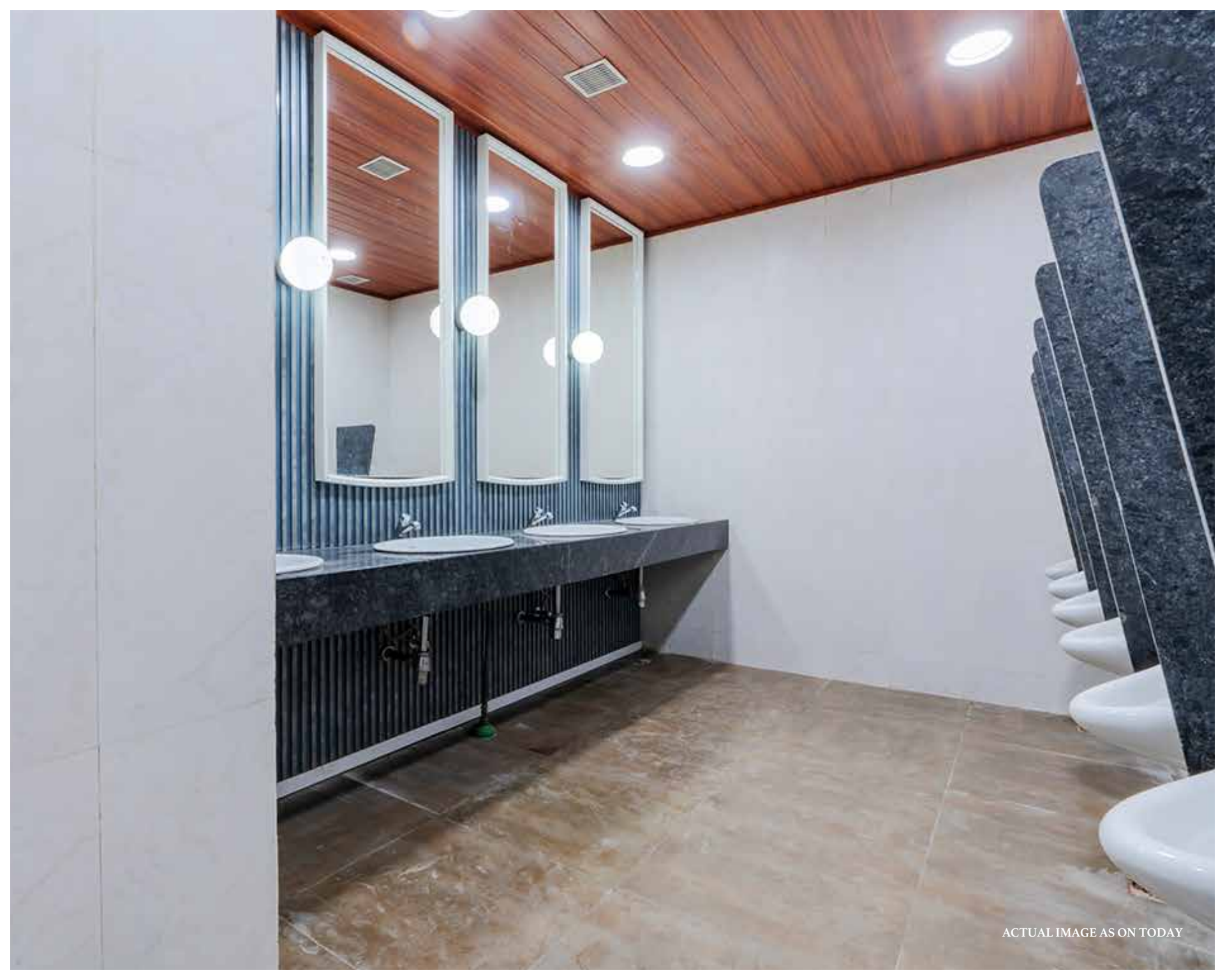
Service Lin
Fire Exit

EMERGENCY
EXIT

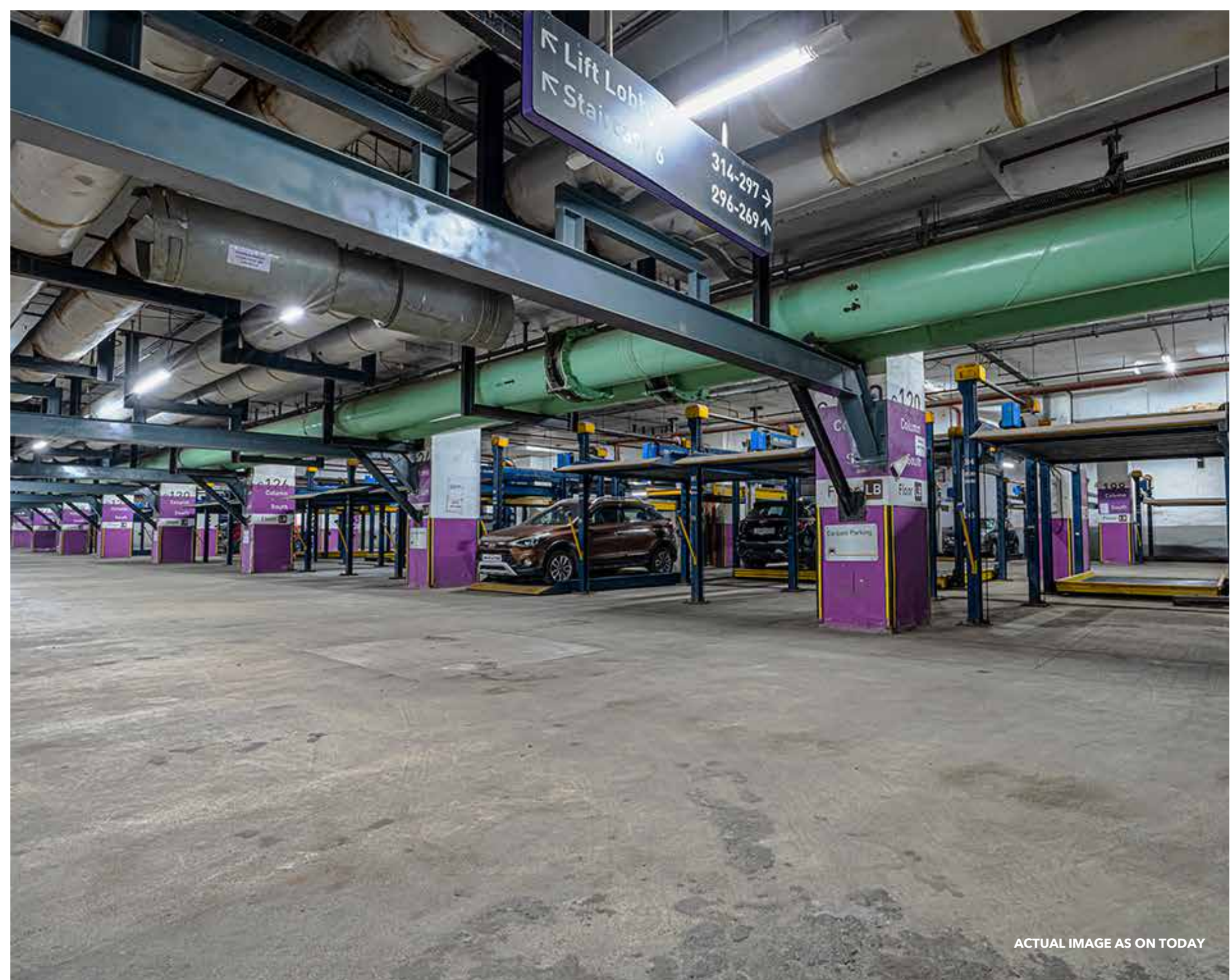
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