

ALTIMUS

THE NEW BUSINESS CAPITAL.



## A SIGHT THAT WILL TRANSCEND YOUR BUSINESS PRESENCE

Thank you for your interest in our property.

It was our utmost pleasure to host you at the guild of what's shaping into a true marvel. Rising Aboriginal personve the skyline with a sweeping vision to become the future of luxurious workspaces, a prestigious landmark of disruptive innovation and grandeur – Altimus.

Spread over 1.3 million sq. ft. in the centrum of Worli, our Platinum-IGBC certified structure offers thoughtfully crafted office settings with stunning vistas of Mumbai and the Arabian Sea. Standing tall on the partnership of K. Raheja Corp and Government of Singapore Investment Corporation, Altimus is set to offer world-class business environment complemented with an array of immaculately selected entertainment, retail and wellness amenities.

Please turn over to find our offer, specially curated for you!

# ASSET HIGHLIGHTS



## SLAB-TO-SLAB HEIGHT

Entrance Lobby – 7.35 m  
Office Levels – 4 m



## TYPICAL FLOOR CARPET AREA/CHARGEABLE AREA

~25,619 sq. ft./~42,698 sq. ft.– Typical Floor  
~19,500 sq. ft./~32,500 sq. ft.– Refuge Floor



## COLUMN GRIDS

Office – 11.4 m x 9 m

## ELEVATORS

16 Passenger Elevators



## SERVICE ELEVATORS

3 Elevators (including a Fireman's Elevator)

## JUMP ELEVATORS

3 Elevators



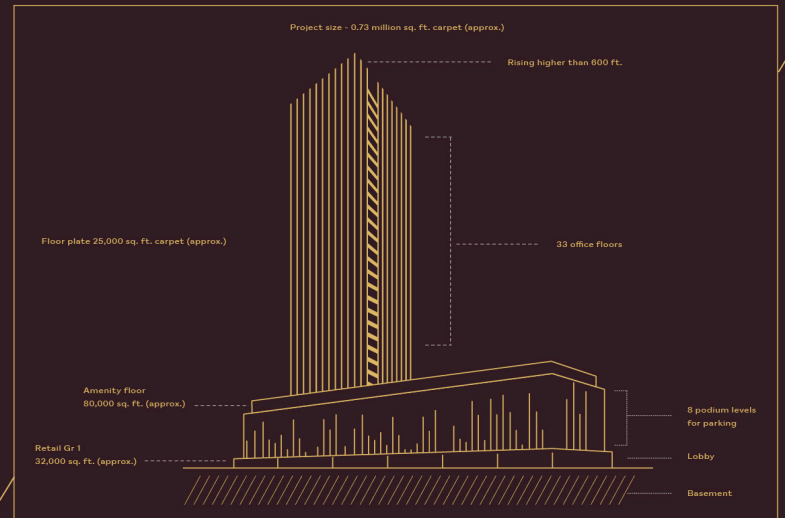
## FAÇADE GLAZING

Double Glazing Units (DGU)



## FLOORING

Indian Patent Stone (IPS)



IGBC Platinum and  
WELL (IWBI)  
certified project.



Electric-Vehicle  
friendly parking spaces.



Curated F&B and  
retail experience zone  
of over 32,000 sq. ft.

## WORLD-CLASS AMENITIES TO KEEP YOU DRIVEN.



LEED-platinum  
(Pre-certified)



Multi-format  
office spaces



High-street  
retail zone



Meeting spaces



Integrated building  
management systems



Multiple levels of  
parking spaces



Games zone



Pocket terraces



High-speed destination  
controlled elevators



Biophilic  
landscape design



Crèche



WELL rating  
certification by  
IWBI, US



Concierge desk



ATM



Centralised  
air-conditioning



Sky deck



More than 1 acre of  
open green spaces



Gymnasium



Cafeteria



Jogging track

PARTNERS



Martha  
Schwartz  
Partners **MSP**



TECHNICAL DETAILS

| TECHNICAL INFORMATION                         |                                   |
|---|-----------------------------------|
| Carpet Area Definition & Estimated Efficiency | Testing Carpet area for premises  |
| Type of Premises                              | Testing the premises offered      |
| Warm Shell Definition                         | Testing the warm shell definition |

COMMERCIAL TERMS

| COMMERCIAL TERMS                   |   |
|------------------------------------|---|
| Proposed Chargeable Area (sq. ft.) | 42700.00 (sq. ft.)                          |
| Proposed Carpet Area (sq. ft.)     | 25620.00 (sq. ft.)                          |
| Proposed Floor/s                   | PS-39thFloor,30th Office Level,Alimus Worli |
| Type of Agreement                  | Testing type of agreement                   |

|  |                          |
|--|--------------------------|
| Chargeable Area)   |                          |
| License Term   | Testing License term     |
| Lock-in Period for Premises                                | 10 years                 |
| Escalation in Warm Shell License Fee                       | 12 % yoy                 |
| Termination Option Notice Period                           | 10 months notice period  |
| Car Parking Ratio  | Testing car park ratio   |
| Car Parking Charges / slot / month                         | Car parking charges      |
| Interest Free Refundable Security Deposit                  | Interst free 7 months    |
| Interest Free Refundable Security Deposit payment schedule | 10 % on execution of LOI |

Continued

COMMERCIAL TERMS

| COMMERCIAL TERMS                               |                              |
|--|------------------------------|
| Signage  | Testing signage              |
| Municipal Taxes                                | Testing Municipal Taxes      |
| Other Taxes                                    | Testing Other Taxes          |
| Building Maintenance Charges / sq. ft. / Month | Testing Building maintenance |
|  |                              |

|                                 |                                |
|---------------------------------|--------------------------------|
| Access Date                     | Testing access date            |
| License Fee Free Fit-out Period | 50 days from access date       |
| License Commencement Date       | on expiry of commencement date |

• All dates related to handover for fitouts and/or Occupation Certificate are subject to Force Majeure

COMMERCIAL TERMS

|                                     |                              |
|-------------------------------------|------------------------------|
| UTILITY CHARGES                     |                              |
| Electricity & AC Charges            | Testing electricity charges  |
| DG Charges                          | Testing DG charges           |
| Water Consumption Charges           | Water consumption charges    |
| STATUTORY / LEGAL EXPENSES          |                              |
| Stamp Duty And Registration Charges | Testing Registration charges |
| Legal Costs                         | Testing legal costs          |
| VALIDITY                            |                              |
| Validity is 10 days                 |                              |
| CONFIDENTIALITY                     |                              |
| testing Confidentiality             |                              |





## A LEGACY THAT STANDS TALL.

K Raheja Corp is one of India's leading developers with a legacy spanning over four decades. Our landmark hospitality ventures have gone on to construct some of the country's most luxurious hotels, convention centres and exclusive retail destinations.

K Raheja Corp has redefined modern-day living by entering the world of exquisite residences and adaptive workplaces. The group's presence is prominent across business verticals ranging from commercial, residential, retail and hospitality. Engineered to the tastes of an evolving generation, each project reflects an enduring legacy that continues to inspire millions.



## COMMERCIAL



## RETAIL & MAIL



## RESIDENTIAL



QUIESCENT HEIGHTS

## HOSPITALITY

JW MARRIOTT  
HOTELS & RESORTS  
(Co-owned)

THE WESTIN



LAKESIDE CHALET  
MUMBAI, INDIA  
MARRIOTT EXECUTIVE APARTMENTS.

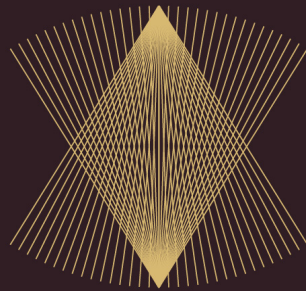
R  
RENAISSANCE®  
MUMBAI CONVENTION CENTRE HOTEL

M  
MARRIOTT  
BENGALURU  
WHITEFIELD

THANK  
YOU  
FOR YOUR PATRONAGE!

We value your precious time and interest for Altimus.

Here's to a long-standing association  
of rising to the top!



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