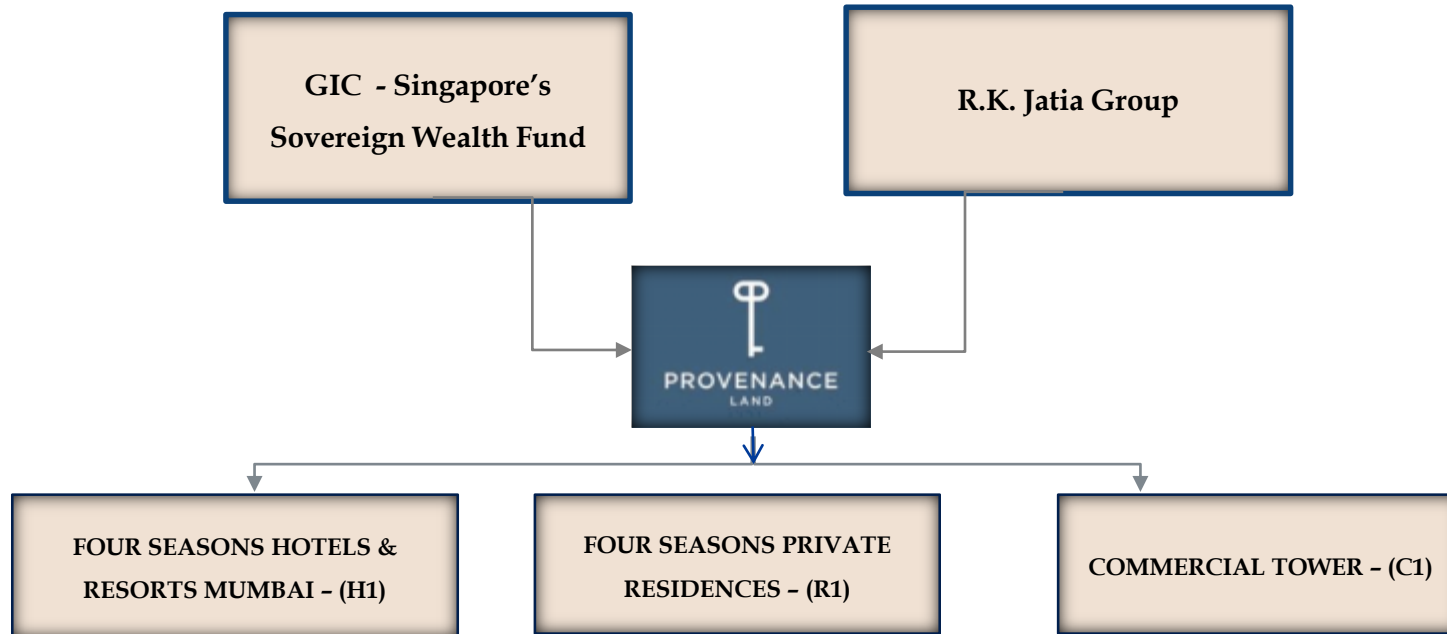


Four Seasons Private Residences Mumbai – Overview



Group Structure & Assets Overview



Description	<ul style="list-style-type: none"> ▪ Luxury 5 star hotel 	<ul style="list-style-type: none"> ▪ Four Seasons branded Residential Tower 	<ul style="list-style-type: none"> ▪ Grade A Commercial Tower
Status	<ul style="list-style-type: none"> ▪ Operational since 2008 	<ul style="list-style-type: none"> ▪ Full OC Received 	<ul style="list-style-type: none"> ▪ To be announced

About Provenance Land

One of India's oldest hospitality groups with over 30 years of experience in developing luxury assets

GROUP OVERVIEW

- Provenance Land is a joint venture between GIC, Singapore's Sovereign Wealth Fund and RK Jatia Group.
- Was founded by Mr. R.K. Jatia, Group Chairman and is currently helmed by Mr. Adarsh Jatia, Managing Director.
- The First to bring an international hotel operator, Hyatt to India in 1980 and subsequently the first to bring Four Seasons to India in 2003.
- Having delivered a portfolio of five iconic greenfield hospitality projects across India, Provenance Land now forays into diversified mixed used developments.
- The company is further investing US\$ 250 million on development of its existing 4.5 acre land in Worli Mumbai, adjacent to the Four Seasons Hotel.
- Core strength lies in identifying opportunities and creating landmark properties with the highest attention to detail and design.

PROMOTER BIOS



Raj Kumar Jatia, Chairman

- Successfully built businesses in various industries including textiles, ceramics and safety matches, before venturing into hospitality in 1980s
- Established India's first Hyatt Regency Hotel, thereafter constructed three more hotels in Mumbai, Kolkata and Pune which operate under the Hyatt Regency brand



Adarsh Jatia, CEO & Managing Director

- Led the planning and execution of the Four Seasons Mumbai and Hyatt Regency in Pune
- Prior to this, he worked at Arthur Anderson and Ernst & Young in their Business Risk Consulting practice
- He graduated from University of Sheffield, U.K

HOTEL ASSETS DEVELOPED BY THE JATIA GROUP



Hyatt Regency, New Delhi
Keys: 507



Hyatt Regency, Kolkata
Keys: 233



Hyatt Regency, Mumbai
Keys: 401



Four Seasons, Mumbai
Keys: 202



Hyatt Regency, Pune
Keys: 222
Apartments: 88

Four Seasons - Location

Centrally located in Worli Mumbai's most exciting district. With the Mahalaxmi Race Course on it's South and the Arabian Sea in front of the Tower (West).

Centrally located **connecting both South & North Mumbai**

Distances from Key Areas

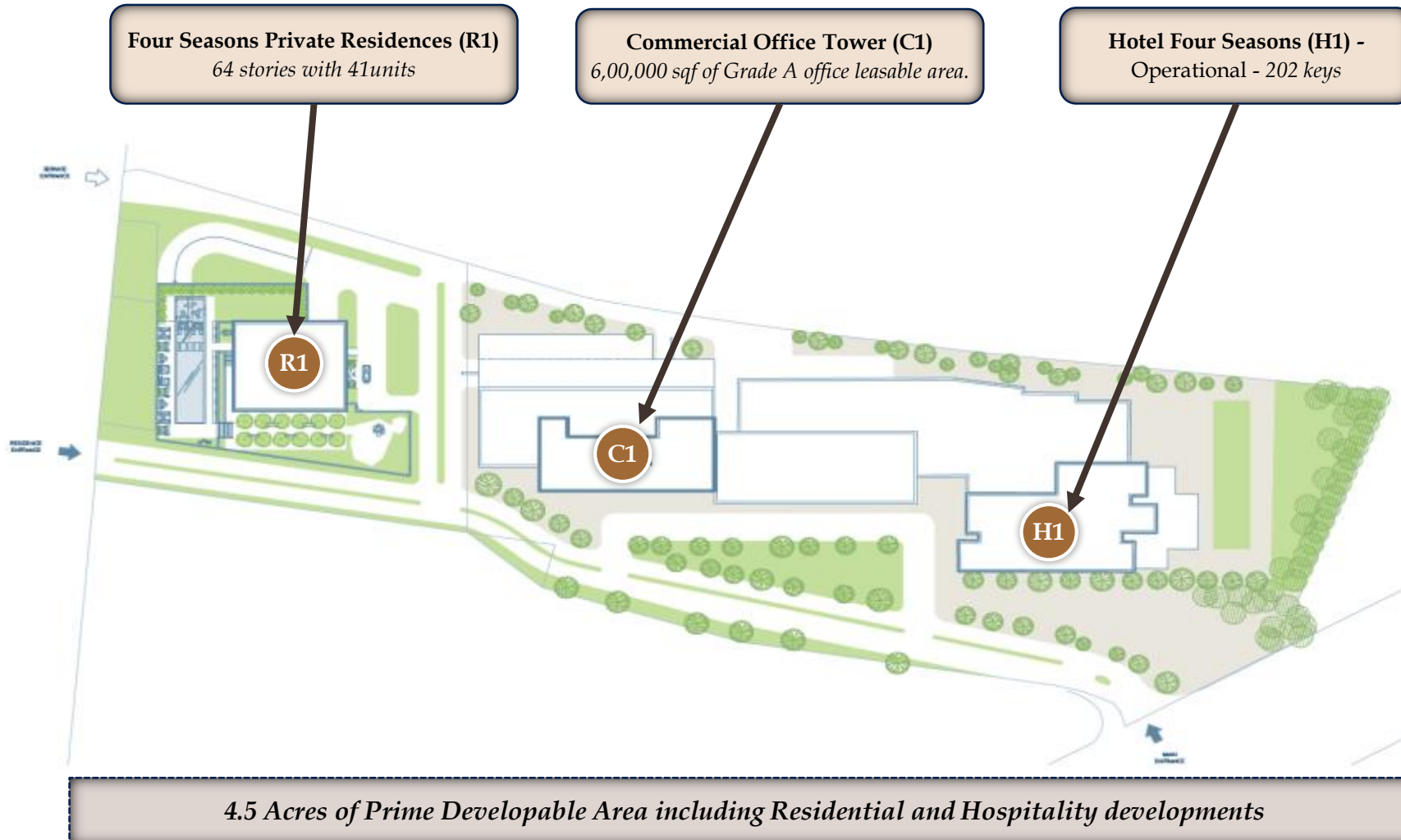
- Airport (12 Kms) 40 minutes drive
- Bandra Kurla Complex (7 Kms) 30 minutes drive
- Nariman Point (7.6 Kms) 30 minutes drive



* Distance is approx. & time taken is indicative and varies according to traffic conditions

Iconic Luxury Destination in Prime Location in Mumbai

Project Layout



About Four Seasons Hotels & Resorts

“The reason for our success is no secret. It comes down to one single principle that transcends time and geography, religion and culture. It’s the Golden Rule – the simple idea that if you treat people well, the way would like to be treated, they will do the same”

Isadore Sharp



- Founded by Canadian businessman Isadore Sharp in the year 1960
 - Since 2007, **Bill Gates and Prince Al-Waleed bin Talal** have been majority owners of the company
 - Opened it's First Hotel in 1961 at Toronto, Canada
 - Forayed into Branded, Serviced & Managed Residences in the year 1982
-
- **Now numbering 111 hotels and resorts in 47 countries** – including recent openings in Desroches Island, Seychelles; Kuala Lumpur, Malaysia; and São Paulo, Brazil
 - More number of five star ratings earned than any other hotel brand since its inception
 - First property in India opened in 2008 at Mumbai

About Four Seasons Private Residences – Mumbai



- Four Seasons continues to expand it's current portfolio of the Four Seasons Private Residences and currently manages **56 residential properties..**
- **Mumbai's First Branded, Serviced & Managed Residences** by the Four Seasons Hotels and Resorts, located at Worli, adjacent to the Hotel.
- **Freehold Land** - The entire development is on a land of 4.5 acres and will be the first mixed used development with the residences, an "A grade" commercial development and the Four Seasons Hotel.
 - Clear title Freehold land parcel, no additional FSI Govt. Schemes of SRA or Public parking utilized.
 - Proposed 64 storey tower with **only 41 Limited Edition Ownership Residences**
- **Hassle free ownership experience** with peace of mind and assurance of Four Seasons with regards to **asset management**
 - **Services** : Outside the Residence , Property Managed by Four Seasons Within your home , option of seemingly endless a la carte services
 - **Private amenities** that are extensions of your home
- **World renowned pool of consultants** - Principal Architects, **Gensler** (responsible for the Shanghai Tower), New York based interior design firm, **Yabu Pushelberg** and Bangkok based landscape architecture studio, **P Landscape** to name a few.

About Four Seasons Private Residences – Mumbai



- **Single Residence Per Floor** ranging from 3200 - 3400 square feet for a single floor and between 5800 - 6500 for a duplex
- Option of **Bareshell & Finished Residences** with 4 different palette options curated by Yabu Pushelberg
- High Levels of Security – within the entire premises managed by Four Seasons

Private Amenities

Almost **50,000 Square Feet of Amenities** across three levels all exclusively for the 41 residents and their families.



- Gradient Level: Garden with a **Citrus Orchard**, 70 feet **Swimming Pool**, **Private Tea Rooms**, **Open Air Dining**, **Children Play Area**
- **Residents' Club** which houses a **Fully Equipped Gym**, **Media and Meeting Rooms incl. a Board/Dining Room** to entertain people for your personal or business needs
- The **Roof Top** that offers a **Lounge**, bar and dining area with an **open to Air Cinema**

- **Single-Floor Residences:**

- Size: 3,200 - 3,400 sq. ft. ([4+1 BHK](#), [3 BHK](#))
- Configuration: Entire living space on a single level.

- **Duplex Residences:**

- Size: 5,000 - 6,500 sq. ft. ([North Duplex](#), Penthouse, [Garden Duplex](#) Lower Level, [Garden Duplex Upper](#) Level)
- Configuration: Spread across two levels (duplex style).

[Click For The Details](#)

Available Inventory at Four Seasons Private Residences Mumbai

1. **Below 10th Floor:**
 - Simplex Apartment with a carpet area of **3,171 sq. ft..**
2. **15th Floor:**
 - Simplex Apartment with a carpet area of **3,221 sq. ft..**
3. **30th Floor:**
 - Simplex Apartment with a carpet area of **3,313 sq. ft..**
4. **Duplex Apartments:**
 - **33rd & 34th Floors (North Duplex):** Carpet area of **5,027 sq. ft..**
 - **35th & 36th Floors:** Carpet area of **5,758 sq. ft..**, extending to **6,515 sq. ft..**
 - **Garden Duplex (60th & 61st Floors):** Carpet area of **6,313 sq. ft..**

Gentry Mix, Associate Partners & Elite Membership Benefits

ELITE BENEFITS

Enjoy exclusive benefits to enrich your Four Seasons stay

Elite Mornings

Start each day with a complimentary breakfast, served in a hotel restaurant or through In-Room Dining – for two people per bedroom.

Elite Welcome Credit

Use your credit¹ towards your choice of experiences – from spa and dining to recreation. Receive USD 100 per stay for Guest Rooms, USD 200 for Suites and Specialty Suites, or USD 200 per bedroom for Private Retreats².

Extended Check-Out

Stay as late as 4:00 pm, so you can make the most of your time with us.

Stay Upgrade

Enjoy a complimentary accommodation upgrade³ for your first visit to any property, and for your return visits based on availability at time of check-in.

Dedicated Elite Contact

Your Elite Contact will help you or your travel professional make all your reservations and ensure you receive the highest level of recognition and personalized care wherever you travel.

Exclusive Elite Experiences

Our properties curate the most iconic experiences on property that are available exclusively to Elite guests.

Last-Minute Access

As an Elite guest, you have access to rooms at any Four Seasons location – up to 48 hours prior to arrival at city hotels and 72 hours at resorts.

Priority Dining Reservations

Enjoy a seat at the table every time – as an Elite guest, you are always at the top of the list for reservations at our restaurants⁴.

Elite benefits do not apply for more than 30 consecutive nights at a single property, or for Private Residences owners staying at their Four Seasons home residence. Elite benefits do not apply while travelling on the Four Seasons Private Jet. Elite guests receive a unique set of benefits as part of the Four Seasons Private Jet Journey. Engage your Elite Contact for more details. Four Seasons reserves the right to discontinue the Elite Service or your benefits at any time. 1. Hotel/Resort credit may be applied to select incidental charges incurred at the Hotel/Resort. Must be used in conjunction with the initial stay and will be applied at check-out. May not be applied towards the room rate, taxes, resort fees, service charges, conference fees, or any outside vendors' charges. Exclusions may apply; contact the Hotel/Resort for more details. 2. The Private Retreats credit only applies to Villas and Residences with a minimum average rate per night (before Resort fees and taxes) of USD 1,000. 3. Category room upgrade excludes Specialty Suites, Villas and the Private Retreats collection of Villas and Residences. 4. Subject to availability.



Gentry Mix

- 1) *Savitri Jhunjhunwala* :- One Unit.
- 2) *Alkem Family:-* 4 units
- 3) *Chaturvedi : Provogue* owner:- 2 units.
- 4) *Taparia: Taparia tools/ health care* :- 2 Units.
- 5) *Tarang Jain: Varroc engineering:-* 1 unit.
- 6) *Rajiv Ghatikar: Asia head of siemens:-* 1 unit.

Principal Architects Gensler, San Francisco

Interior Design Yabu Pushelberg, New York

Landscaping Design P Landscape, Bangkok

Structural consultants Magnusson Klemencic Associates, Seattle

Engineering consultants J Roger Preston, Hong Kong

Lighting design consultants Project Lighting Design Pte, Singapore

Façade design consultants Priedemann, Berlin

Construction Partner Capaci'te Infraprojects Ltd, Mumbai

Residential Services



Dedicated
Director of
Residences



24-hour security



Bellman services



Courier and mail
service



Four Seasons
Private Residence
mobile application
to access Hotel
and Concierge
services



Common area
cleaning,
maintenance and
landscaping



Quarterly exterior
window cleaning



Elevator
maintenance



Fire and life safety
systems



Quarterly
air-conditioning
filter change and
balcony
inspections



Pool and fitness
centre services



Pest control
services



Valet parking



Property
management
services



Access to facilities
at adjoining Four
Seasons Hotel

A-la-carte Services

- | | | | | |
|--|---|--|---|---|
|  In-residence dining |  Catering and event planning services |  Meals prepared in-residence by a Four Seasons chef |  Pre-arrival provisioning, grocery shopping, delivery & stocking |  Spa Services |
|  Personal training services |  On call/24 hour doctor |  On demand limousine services |  Housekeeping and turn-down service |  Linen provision & processing |
|  Laundry and dry cleaning services |  Garbage and recycling collection |  Household maintenance, minor repairs and painting |  Interior window cleaning services |  24 hour on-call emergency repair |
|  Plant care |  Florist services |  Dog groomers/walkers |  Technology assistance |  Business support services |
|  Business equipment rentals |  Newspaper and magazine delivery to door |  Butler Services | | |

THANK YOU

Four Seasons Private Residences, Mumbai

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