

LEASING PRESENTATION

TEX VALUE MALL

Part of an 18 acre integrated
Price-less Marketplace
for B2B and B2C

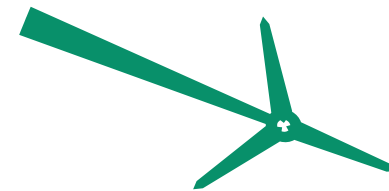
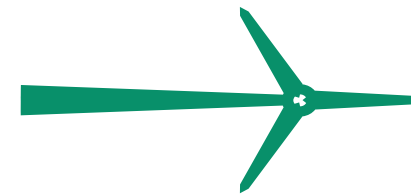
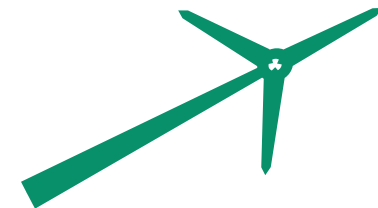


Presenting

India's Largest B2B & B2C Marketplace of 20,00,000 Sq. Ft. in a New Avatar



Texvalley Verticals

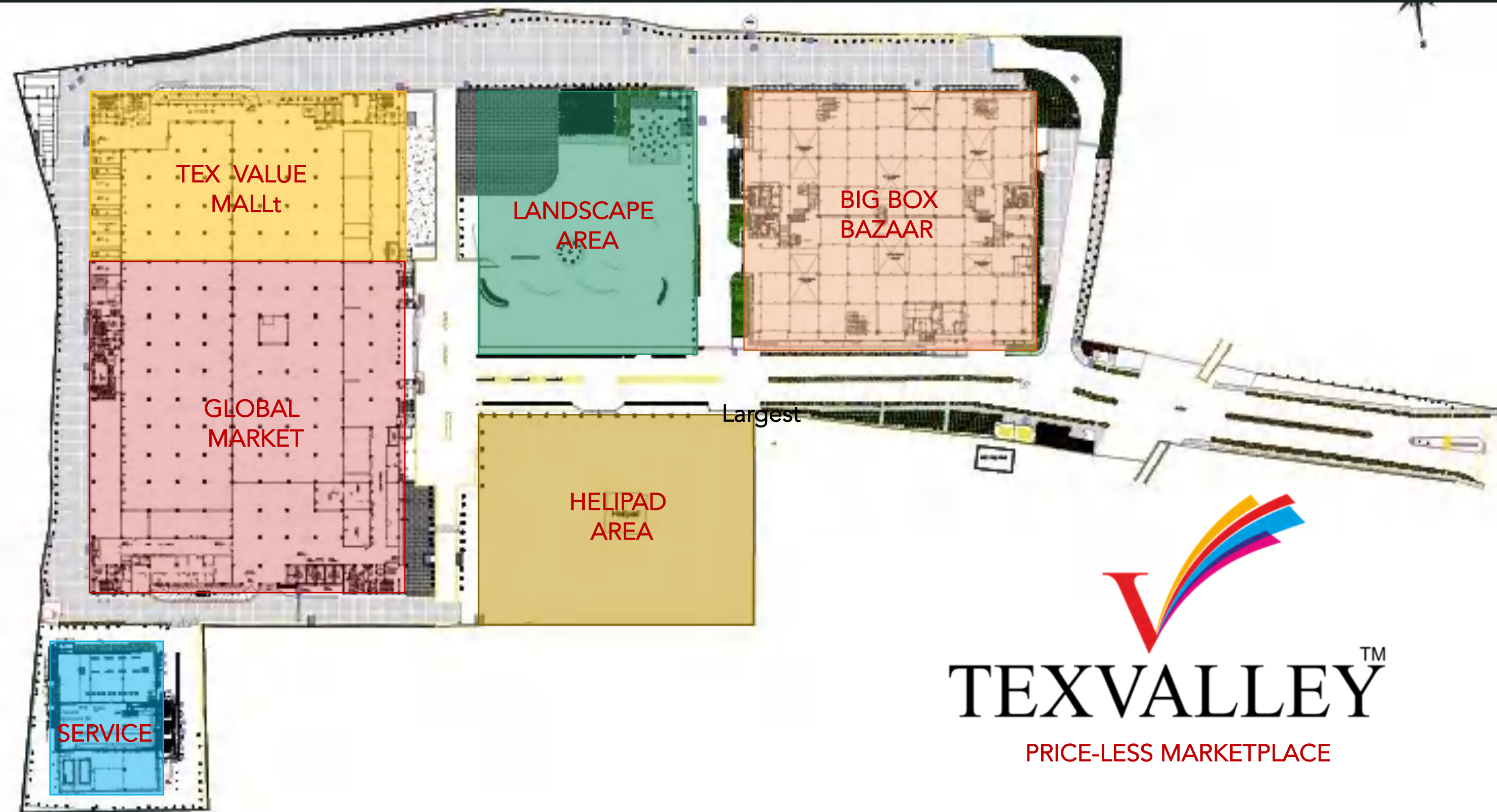


- A B2B Marketplace
- Outright / Lease Model
- Operational

- Largest "Outlet Mall"
- 100% Lease Model
- Ready for Fit-outs

- A B2B/B2C Marketplace
- Outright / Lease Model
- Operational

Texvalley Site Plan



TEXVALLEYTM
PRICE-LESS MARKETPLACE

Key USP's Of Texvalley

Catchment

It's primary catchment is 20 kms radius & secondary catchment of 50 kms radius. The B2B Marketplace attracts people from 50 kms on a regular basis.

Size

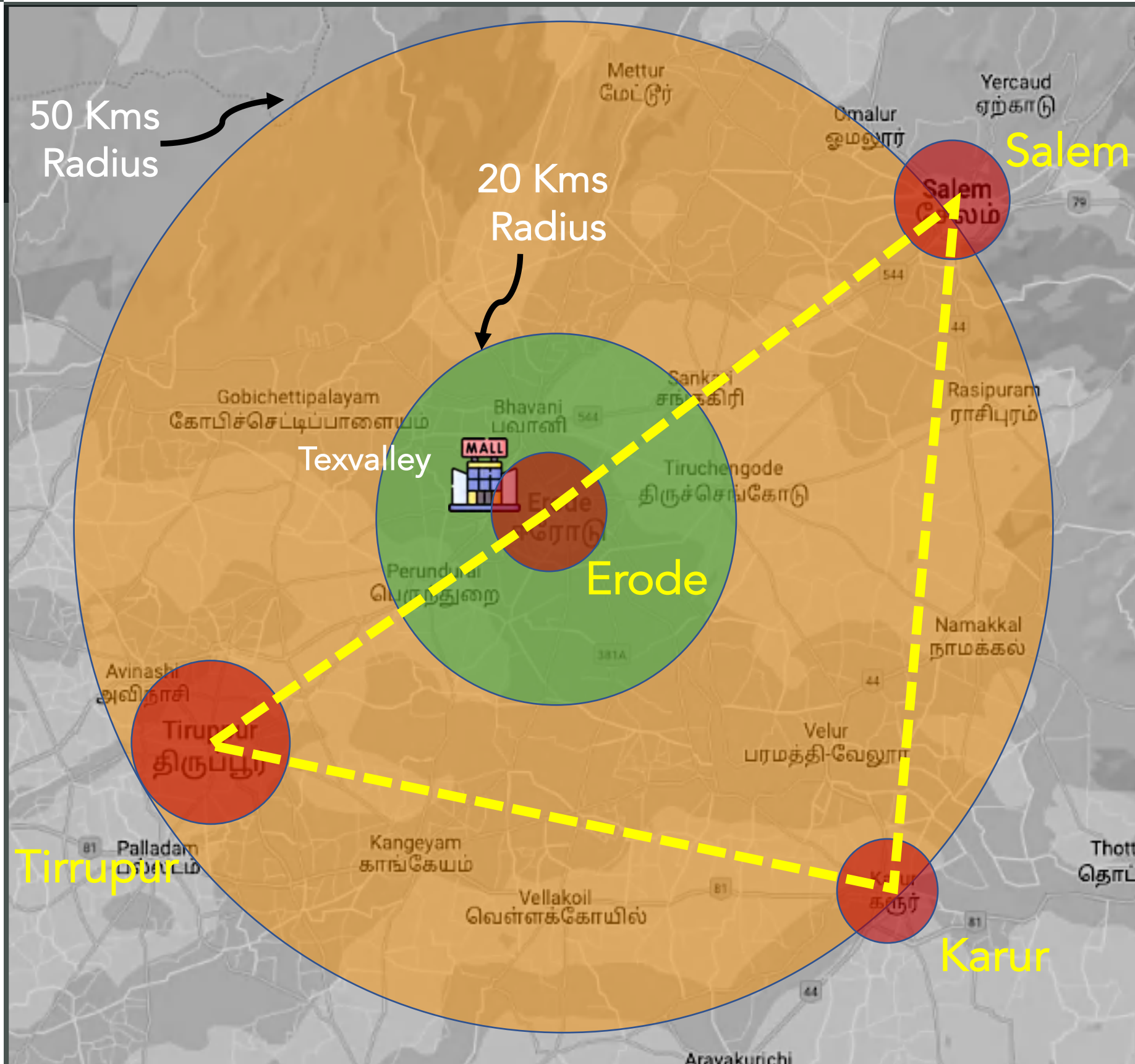
This 20,00,000 Sq. ft. magnificent development is intended to become the gleaming new destination for Erode and cities & towns nearby.

Location

It is strategically located on the Salem – Cochin highway. Giving easy access to the catchment such as Tirupur, Karur, Salem, etc.

Addition Development Potential
Proposed 1,00,000 sq. ft. International Convention Center.

Proposed amphitheater



Catchment

- ✓ The **Primary Catchment** is 20 kms as which caters to a population of about 15 Lakhs people
- ✓ The **Secondary Catchment** is 50 kms as the B2B Marketplace attracts clients in this radius on a regular basis.
- ✓ **Erode, Tiruppur, Karur & Salem** form a triangle making Erode the center point for textile.

Key Performance Indicators



750+
crores business
(20-21)

20%
YOY Business
Growth

15+
Lakh visitors
annually

73%
Conversion Rate

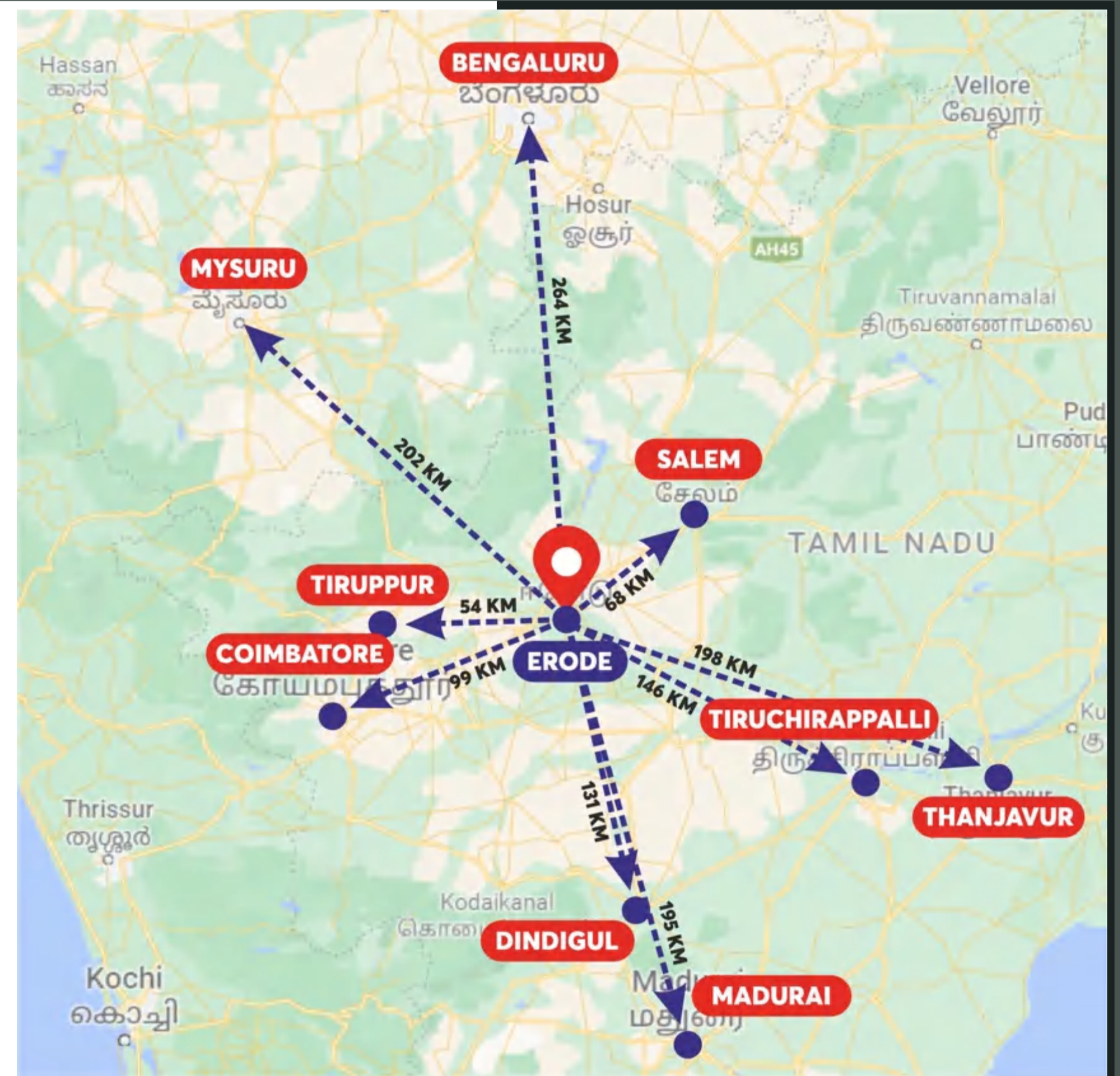
500+
Manufacturer/
Suppliers



CITY SCAPE

Distances from Key Cities

Sr. No.	Town	Distance (kms)	Duration
1	Tiruppur	54	1 hr
2	Karur	67	1hr 20 mins
3	Salem	68	1hr 20 mins
4	Coimbatore	99	1hr 40 mins
5	Dindigul	131	2hrs 30 mins
6	Tiruchirappalli	146	3hrs 10 mins
7	Madurai	195	3hrs 50 mins
8	Thanjavur	198	3hrs 50 mins
9	Mysore	202	4hrs 40 mins
10	Bengaluru	264	4hrs 10 mins



Key Considerations

- ❑ The Largest & Only Mall in 100 kms radius
- ❑ Erode contributes over 10% of Tamil Nadu's GDP
- ❑ An established and operational B2B Market
- ❑ 20,00,000 sq. ft. makes it a destination for entire region
- ❑ Lavish Mall Atriums
- ❑ 2000+ Parking
- ❑ Very encouraging Trading Density numbers
- ❑ People from all over the world visit Erode for textile sourcing.
- ❑ Developed by reputed developer of Erode



Demography

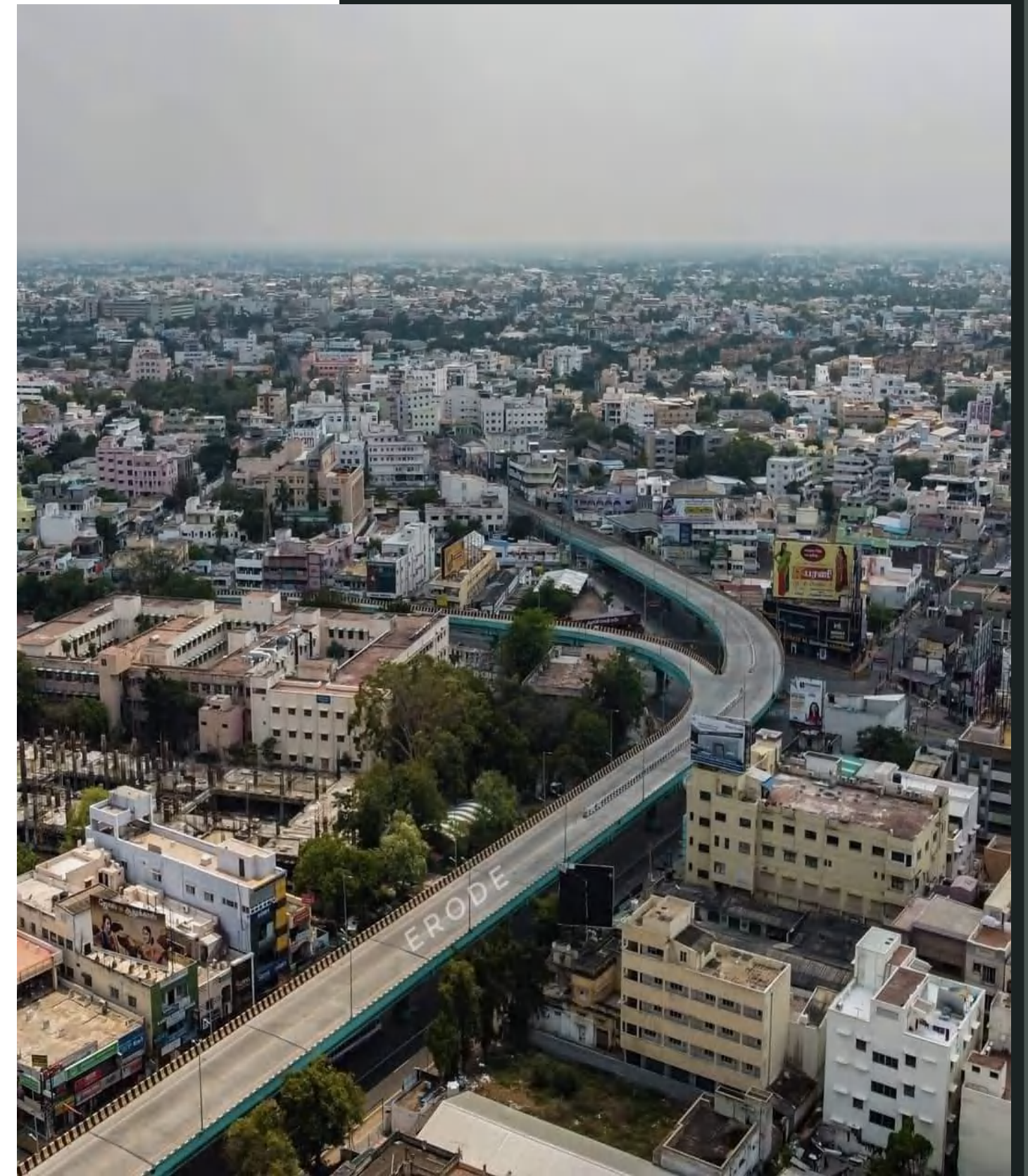
Particulars	Erode District	Erode City
➤ Area	5760 Sq. Kms	109.52 Sq. Kms
➤ Geographic Location	11.5246° N, 77.4702° E	
➤ Temperature	Winter's Min. 18° C to summer's Max. 39° C	
➤ Avg. Rainfall	833 mm	
➤ Population (Approx.)	22,51,744	4,98,121
➤ Density	391	4548
➤ Literacy	72.58	84.93

Current Erode city population is estimated to be around 7 Lakhs



City at a Glance

- Due to the abundance of the textile business, Erode is also known as the 'Loom City" or "Textile City" of India. Therefore, people from around the country travel to Erode for Textile purchase
- Erode is selected for the Smart City development.
- Erode falls under the category of highly urbanized areas, with an urbanisation level of 51%
- It is one of the most important trading and business center of South India.
- According to statistics 60% of the city owns a vehicle



City at a Glance

- ❑ It is one of the most Important Turmeric manufacturing center of India. It is also one of the largest markets in South India for Coconut and Coconut Oil.
- ❑ Many government educational institutions are present in Erode.
- ❑ Erode, Tirupur, Karur & Salem are a major hub for textile. Attracting people from around the world.
- ❑ Erode is known for its Temples, like the Thindal Murugan Temple, Periya Mariamman Temple and Natadreeswarar Temple. More tourist attractions of Erode are Vellode Sanctuary and Sankagiri Fort.



Key Brands Present in the City

pantaloons

TATA
Zudio

max

TRENDS

easybuy

WESTSIDE

Reliancedigital

SMART
SUPERSTORE

TRENDS
FOOTWEAR

DA Mart

M
MALABAR
GOLD & DIAMONDS

TANISHQ

Joyalukkas

GRT
JEWELLERS
Since 1964

KALYAN
JEWELLERS

adidas

Allen Solly
Est 1744

ARROW
USA • 1851

aurelia

BASICS
YOU'RE THE MAN

BIBA

crocs™

Bata

Babee World

fastrack

crusoe

Grasp
Clothings

INDIAN
TERRAIN

Domino's
Pizza

firstcry
.com

Key Brands Present in the City

KILLER >>

LÄTT LIV
- easy life

Lee®

Levi's®

soch

TITAN
eyeplus,

LINEN CLUB


lenskart.com

PUMA 

 METRO


VAN HEUSEN


PARK AVENUE


LOUIS PHILIPPE


Raymond


WROGN™

PETER ENGLAND


TWIN BIRDS™
Fly Everyday

THE
ARVIND
— STORE —

 SPECsMAKERS®


Manyavar®



Wrangler®


U.S. POLO ASSN.
SINCE 1890

 JOCKEY™

 WORLD of TITAN



Mall Information



TEX VALUE MALL

South India's first outlet Mall.

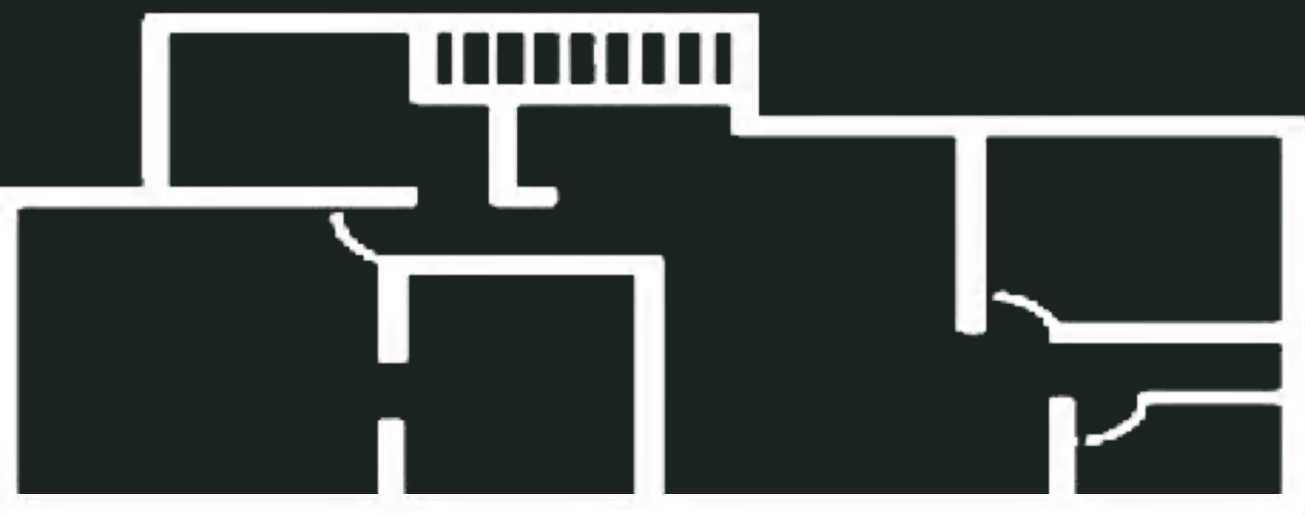
- GLA: 3,50,000 Sq.ft.
- Multiplex: 5 Screen (1500+ seats)
- Anchor: 8 Anchors & Mini Anchors
- Vanilla Shops: 75+
- Food-Court: 13 Counters (500 + seats)
- Parking: 2000+



Mall Location

Site Location

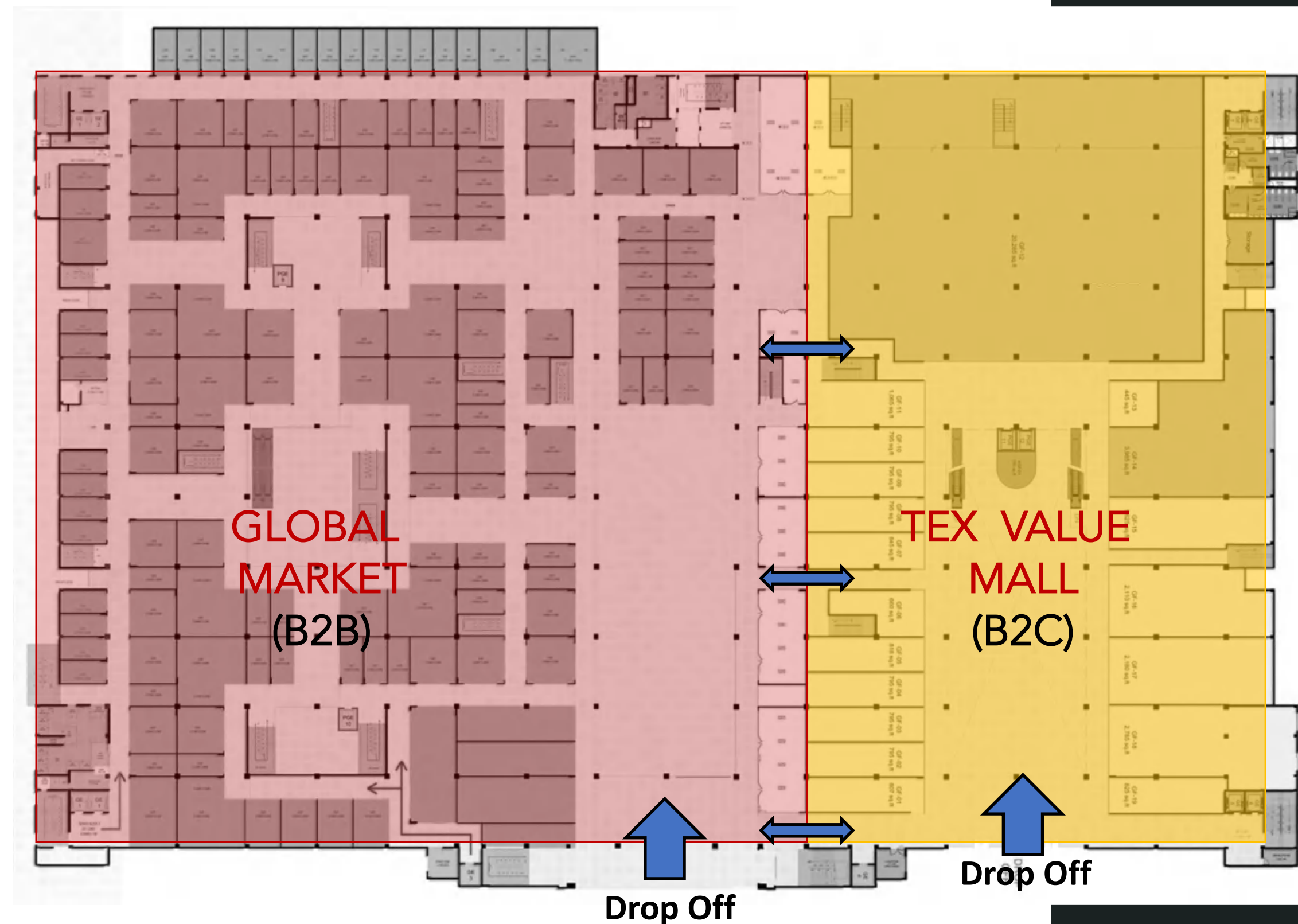




Floor Plans

Ground Floor (Full Plan)

- 2 lacks sq ft floor plate
- Global Market – 1.2 lac sq ft
- Tex Value Mall – 80k sq ft
- Seamlessly interconnected
- 6 escalators
- 16 guest elevators
- 4 service elevators
- 2 loading/unloading bays



Ground Floor



This floor shall have key categories like Hypermarket, Mixed Fashion, Sports & Fitness.

Brand Names	Proposed to brands
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First Floor

The floor plan illustrates the layout of the first floor, featuring several large retail spaces and common areas. The spaces are color-coded: yellow for retail, blue for common areas, and green for restrooms. The layout includes a central corridor and a large open area on the left side.

Room Number	Area (sq. ft.)
FF-122	2,091
FF-123	2,830
FF-124	1,345
FF-125	630
FF-126	502
FF-103	768
FF-102	796
FF-101	1,705

Men's Fashion, Sports & Fitness, Footwear & Electronics shall be dominant on this floor.



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& Fitness, Footwear &
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floor.

Brand Names	Proposed to brands
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Second Floor

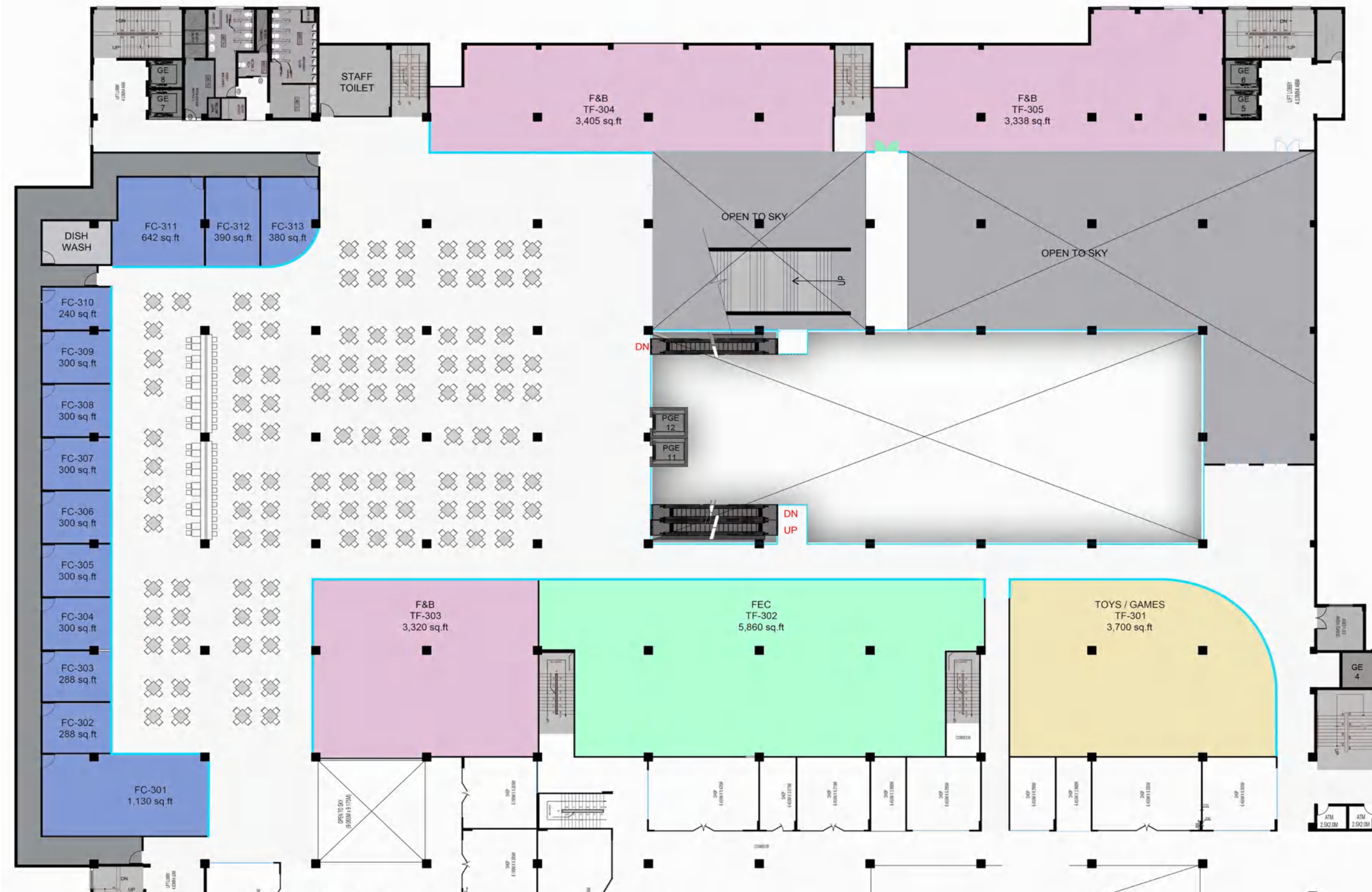


This floor shall have key categories like Home Decor & Furnishing, Women's & Kids Fashion.

Brand Names	Proposed to brands
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F& B + Gaming Floor

13 Foodcourt counters
with 500+ seater & 3
Fine Dining Restaurants



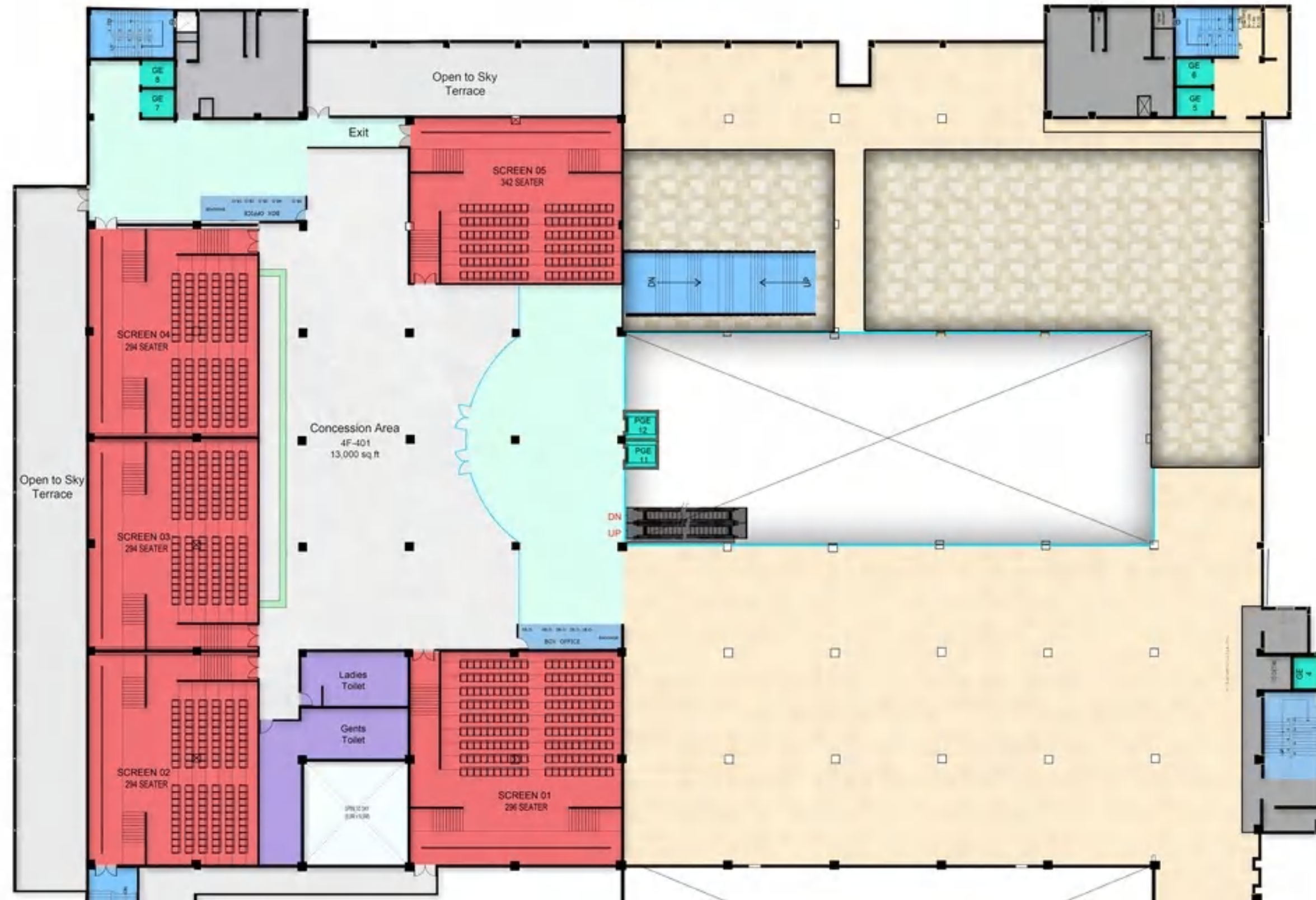
Brand Names	Proposed to brands
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www.beyondsquarefeet.com

for the Foodies..

Multiplex Floor

5 Screens with 1500+ seater Multiplex



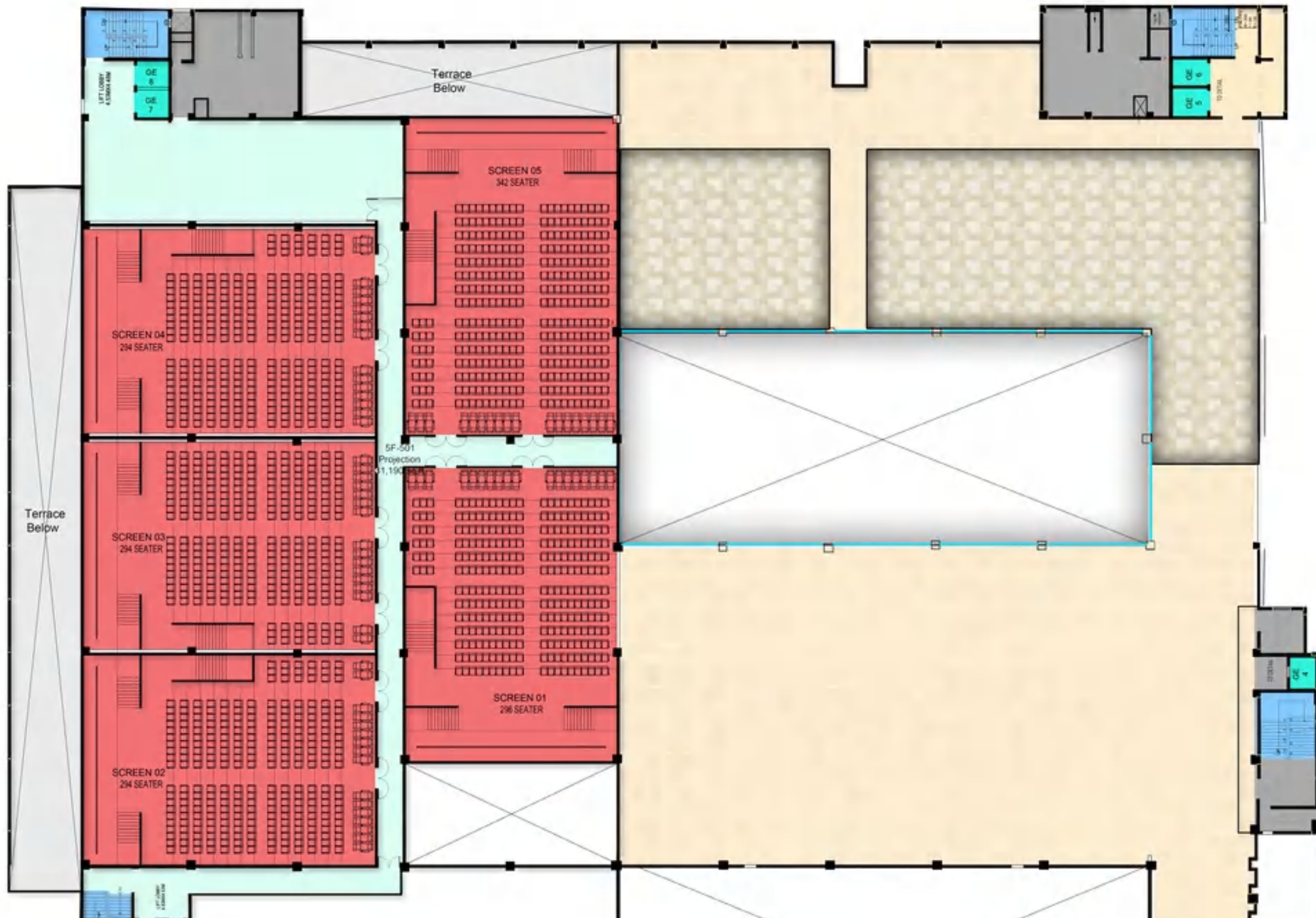
Brand Names	Proposed to brands
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www.beyondsquarefeet.com

for the Movie Buffs..

Projection Floor

5 Screens with 1500+ seater Multiplex



Concurrently Leasing



Langval Mall (Thanjavur, TN)



RK North (Bharuch, GJ)



Yen Square (Kuttiadi, KL)



Grand Galleria (Purnia, BR)



Western Mall (Junagadh)

THANK YOU

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