

# Leasing Presentation



## WESTERN MALL

— Jewel of Saurashtra —

*(Junagadh, Gujarat)*



NSIC - CRISIL  
SE 3A



MEMBER OF  
MIDDLE EAST  
COUNCIL OF  
SHOPPING CENTRES



Member of  
International Council  
of Shopping Centers

beyond  
**squarefeet**  
shopping mall specialist™

India | Iran | Nepal | Nigeria | Oman | Qatar



# Presenting the First Mall in Junagadh District & the Biggest in Saurashtra !!



*The most happening place to be in the entire region..!!!*



Note: 3D Perspective View under revision



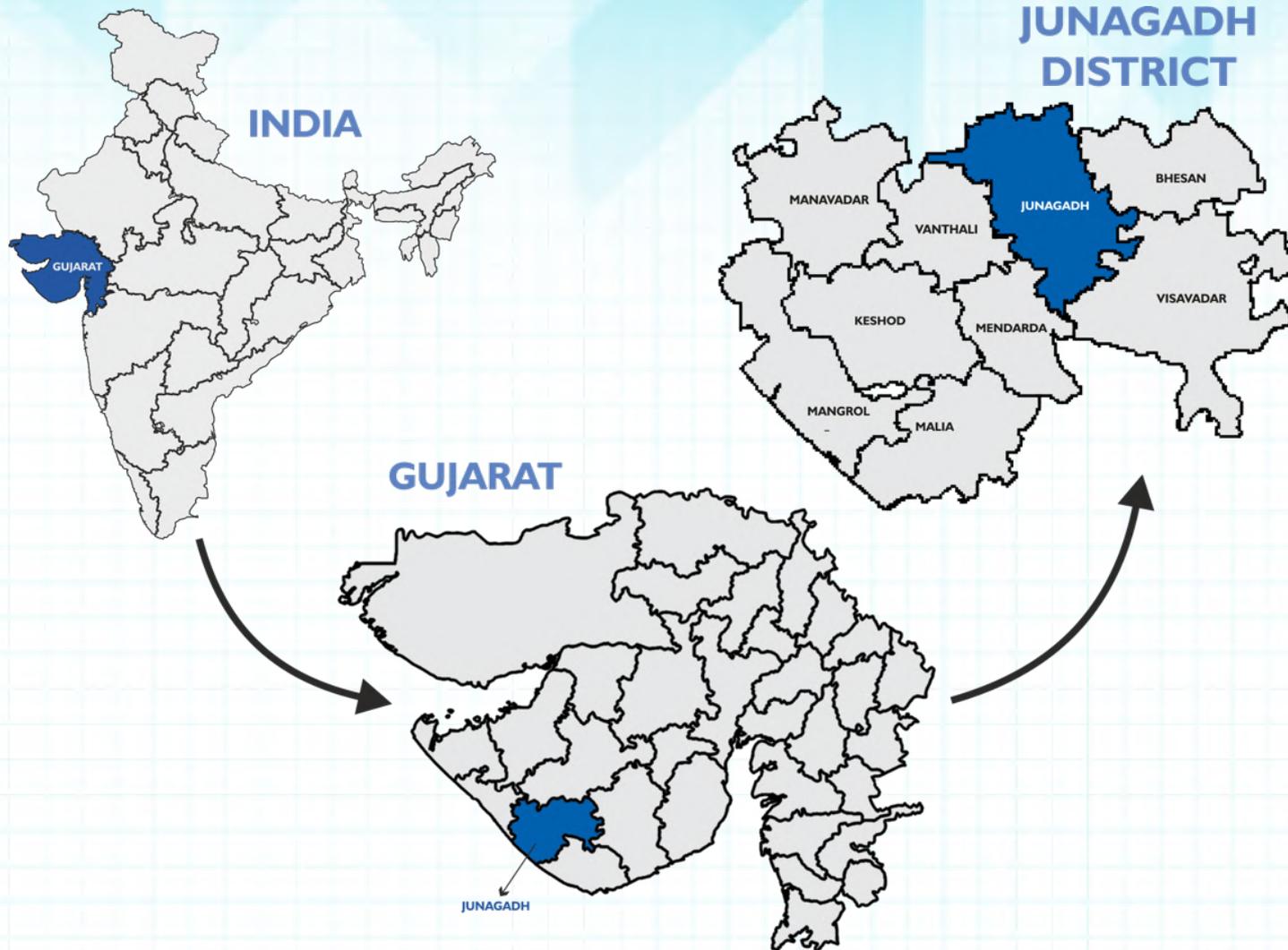
WESTERN MALL



# CITY SCAPE

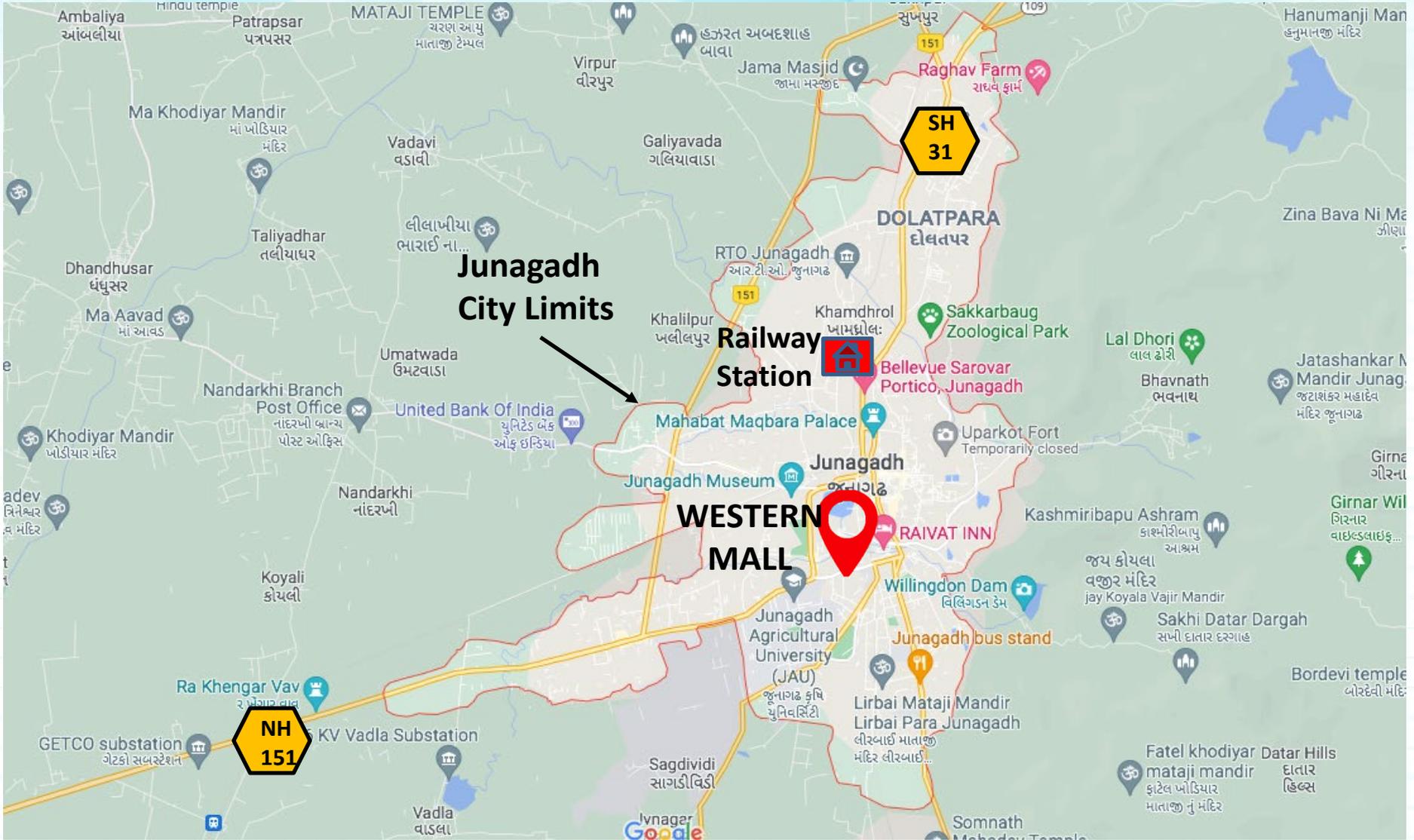


# Location of Junagadh





# City Map



**Junagadh City Limits**

**Railway Station**

**WESTERN MALL**

- **Only Mall** in about 100 kms radius.
- **100% Lease Model** Mall.
- **Largest mall** in the entire **Saurashtra Region**.
- **Prime Location** – right in the heart of **Junagadh city**.
- **Very Encouraging Trading Density** Numbers
- **Over 50 National & Regional Brands** already present in the city.
- Rapidly developing as an **Educational Hub** in the region
- Developed by **Reputed Developer** of Junagadh (Jewel Infrastructure)

Particulars	Junagadh District	Junagadh City
<b>Area</b>	8831 Sq.Km	53.40 Sq.Km
<b>Temperature</b>	Max. 43.4° C Min 8° C	
<b>Avg. Rainfall</b>	1106mm	1000mm
<b>Population</b>	27,43,082	3,19,462
<b>Density</b>	311 persons/Sq.Km	5,982 persons/Sq.Km
<b>Literacy</b>	75.80%	88%
<b>Sex Ratio</b>	953	955

The population of Junagadh as per census 2011 was about 3.19 lakhs which as per local estimates would be **about 5 lakhs** now.

- Junagadh means “**Old Fort**” is located at the foot of the Girnar hills
- **Junagadh Municipal Corporation** is the headquarter of **Junagadh District**.
- Junagadh is surrounded by **Arabian sea** (Southwest), **Porbandar** (North) & **Amreli** (East). To the West is the **Gulf of Khambhat**.
- Junagadh is **connected** to Rajkot, Ahmedabad & Veraval by National Highway 8D (NH8D).
- Junagadh’s main economic sectors are **Mineral**–based Cement industry, **Agriculture**-based industry & **Power** sector. The presence of large reserves of limestone makes the **Cement industry** a thriving industrial sector. Major crops produced are wheat, oilseeds, cotton, mangoes, bananas & brinjal.

- Junagadh has Asia's largest ground-nut research laboratory. Some of the large-scale industry present in Junagadh are **Mother Dairy Fruit & Vegetable Pvt Ltd, Agro Marine Exports, Creative Castings Ltd & Austin Engineering** .
- Junagadh boasts of some of the **best tourist destinations** in the state. Girnar Junagadh Ropeway is one of the longest ropeway of Asia
- Junagadh's Sakkarbaug Zoological Garden also known as the **Sakkarbaug Zoo** is around 210 acer in size. In houses Asiatic lions & is the only zoo in the country to house African cheetahs.
- 72km south east of Junagadh is the very famous **Gir National Park & Wildlife Sanctuary**.
- Junagadh is an education hub for people from nearby towns and villages. The city is home to **Junagadh Agricultural University**.

# Key Brands in the City







# Typical Residential & Commercial Bldgs.





# Educational Institutions in the City

N.P High School



Eklavya High School



Bahauddin Arts College

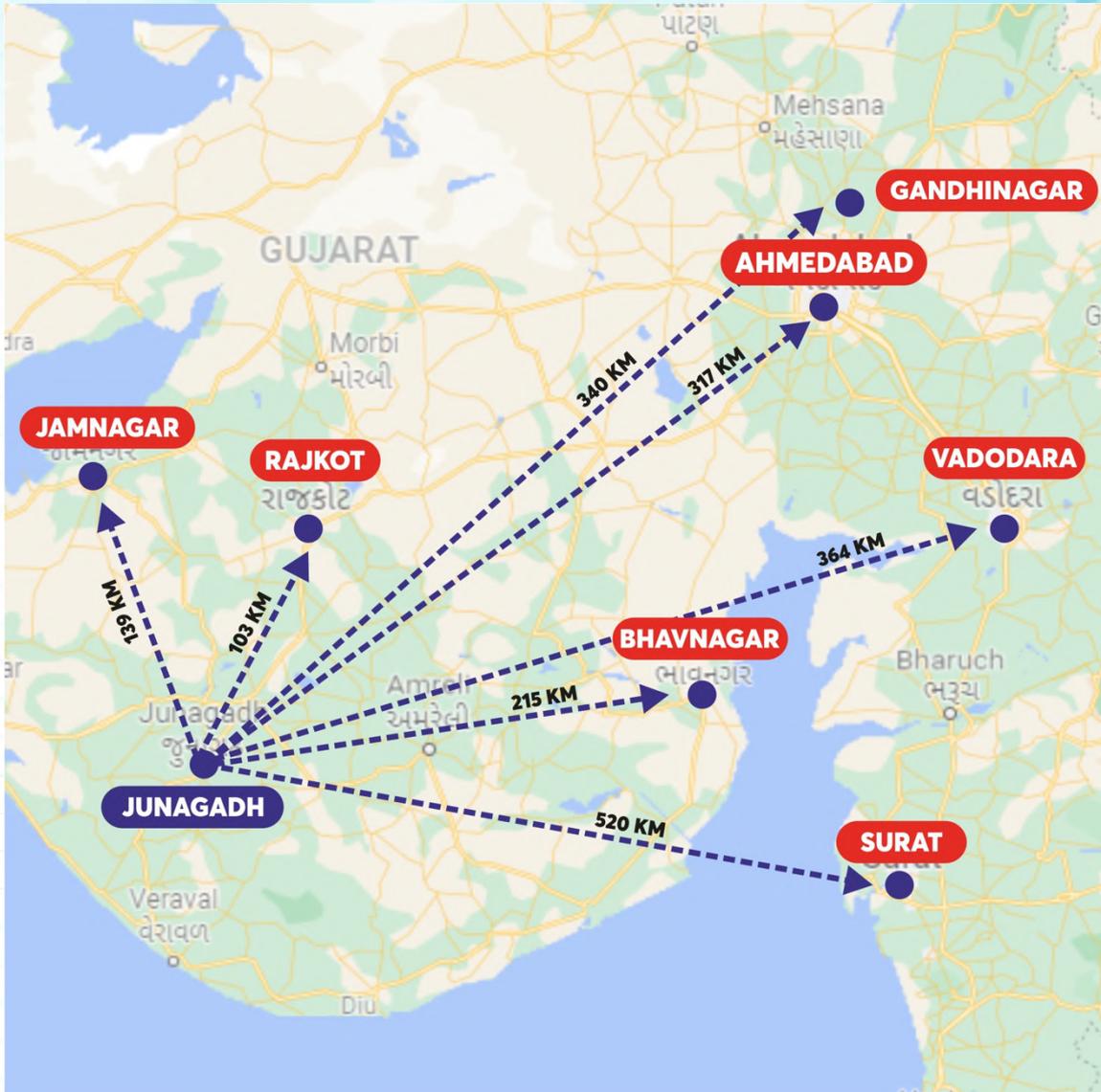


Narsinh Mehta University





# Distance from Few Major Cities

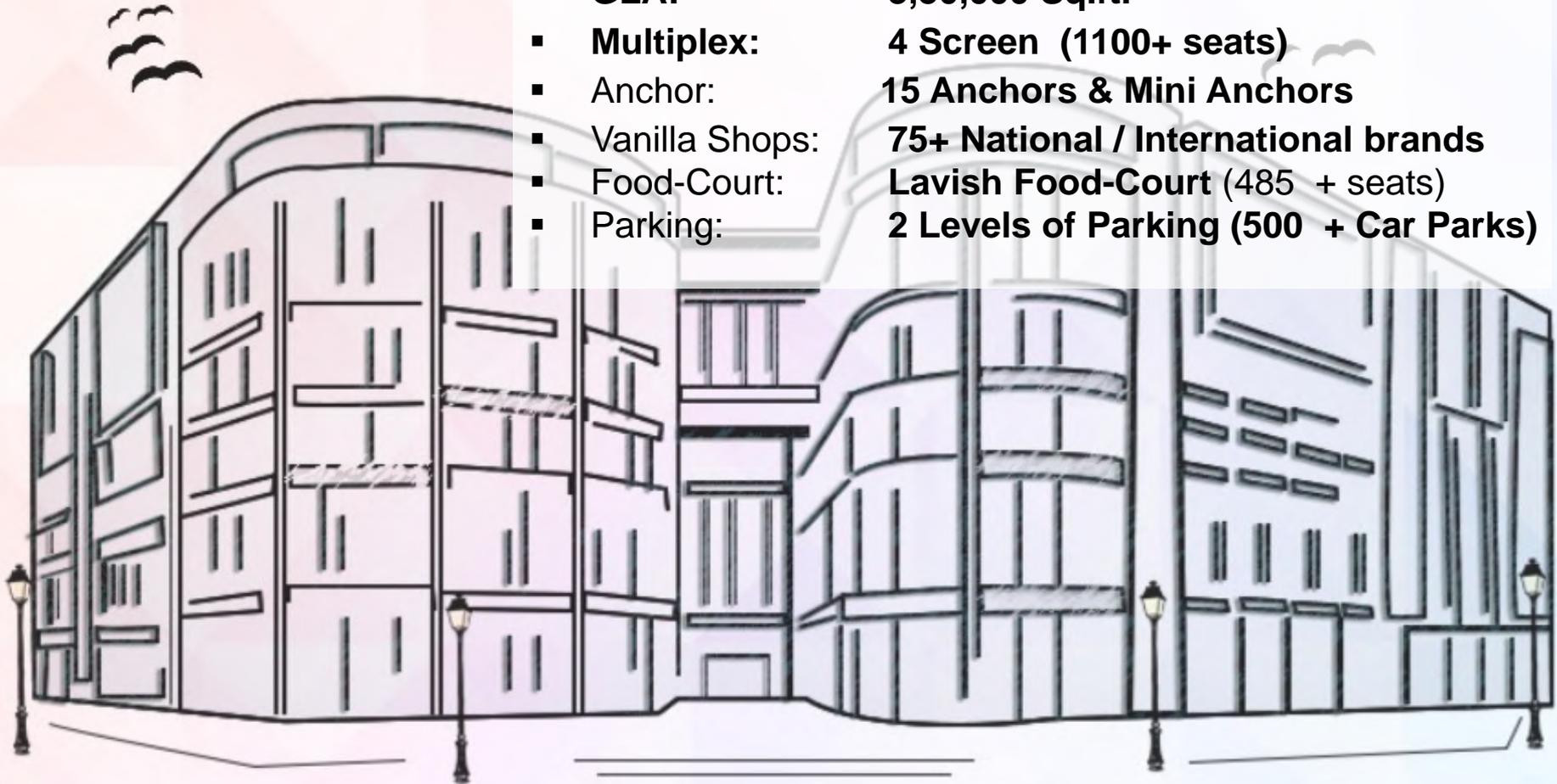


Sr. No.	Town	Distance (kms)	Distance in Time (Hrs)
1	Rajkot	103	2
2	Jamnagar	139	3
3	Bhavnagar	215	5
4	Ahmedabad	317	6
5	Gandhinagar	340	6.5
6	Vadodara	364	7.5
7	Surat	520	10.5



# MALL INFORMATION

- **GLA:** 3,50,000 Sq.ft.
- **Multiplex:** 4 Screen (1100+ seats)
- **Anchor:** 15 Anchors & Mini Anchors
- **Vanilla Shops:** 75+ National / International brands
- **Food-Court:** Lavish Food-Court (485 + seats)
- **Parking:** 2 Levels of Parking (500 + Car Parks)



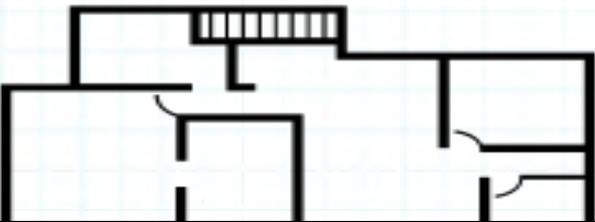


# LOCATION OF MALL



# Location Map





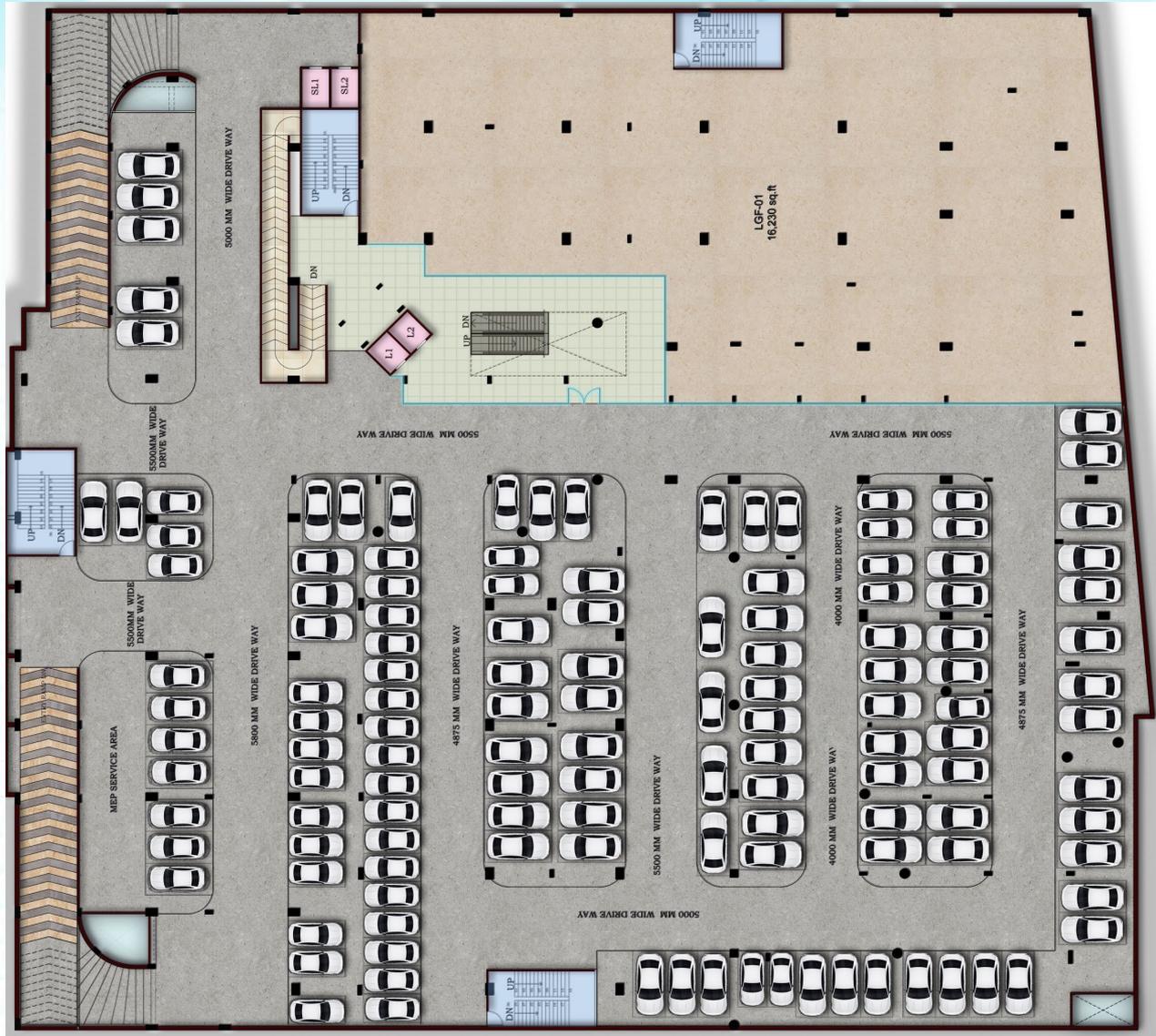
# FLOOR PLANS



# Site Plan



# Lower Ground Floor Plan

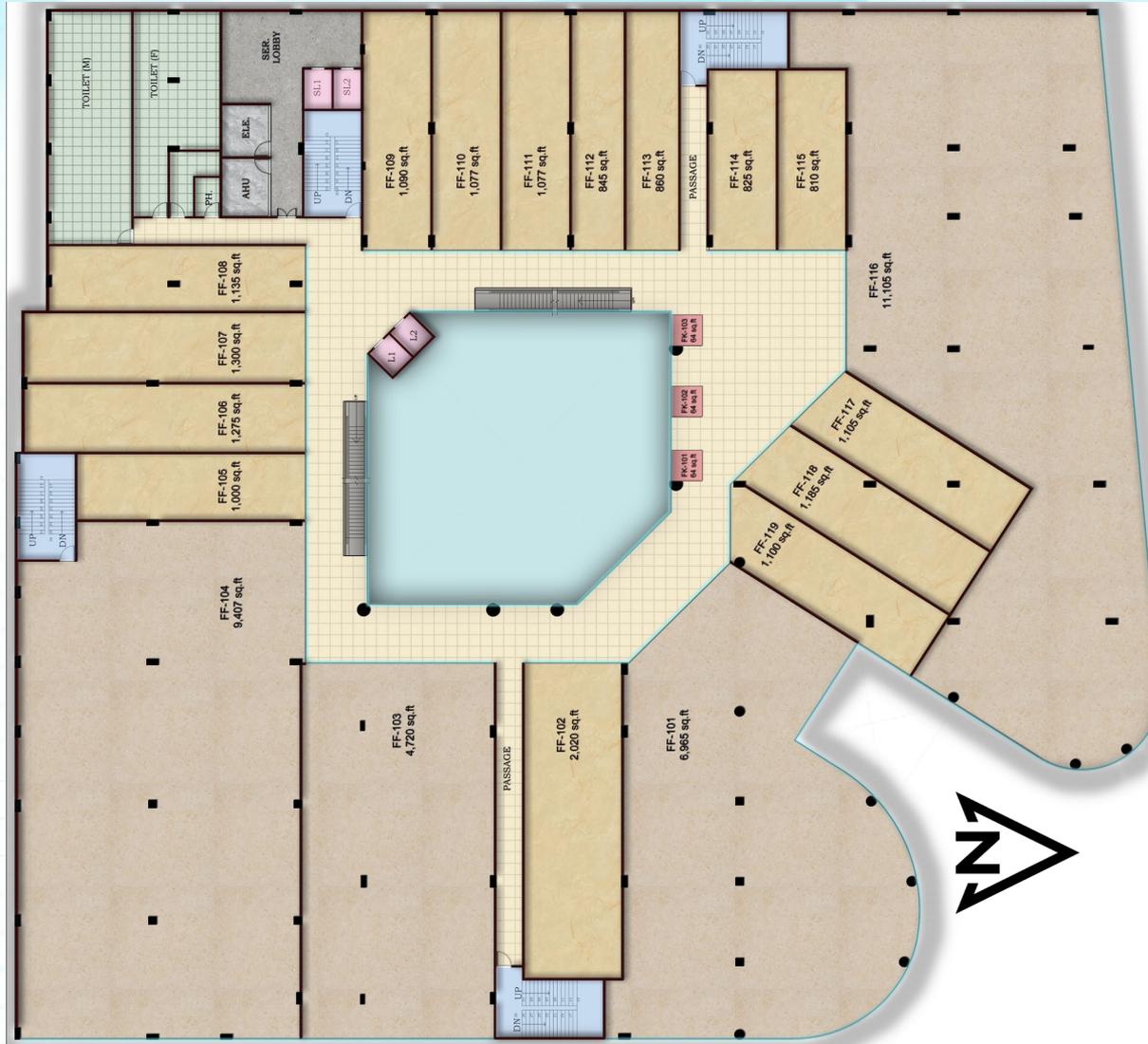




# Ground Floor Plan

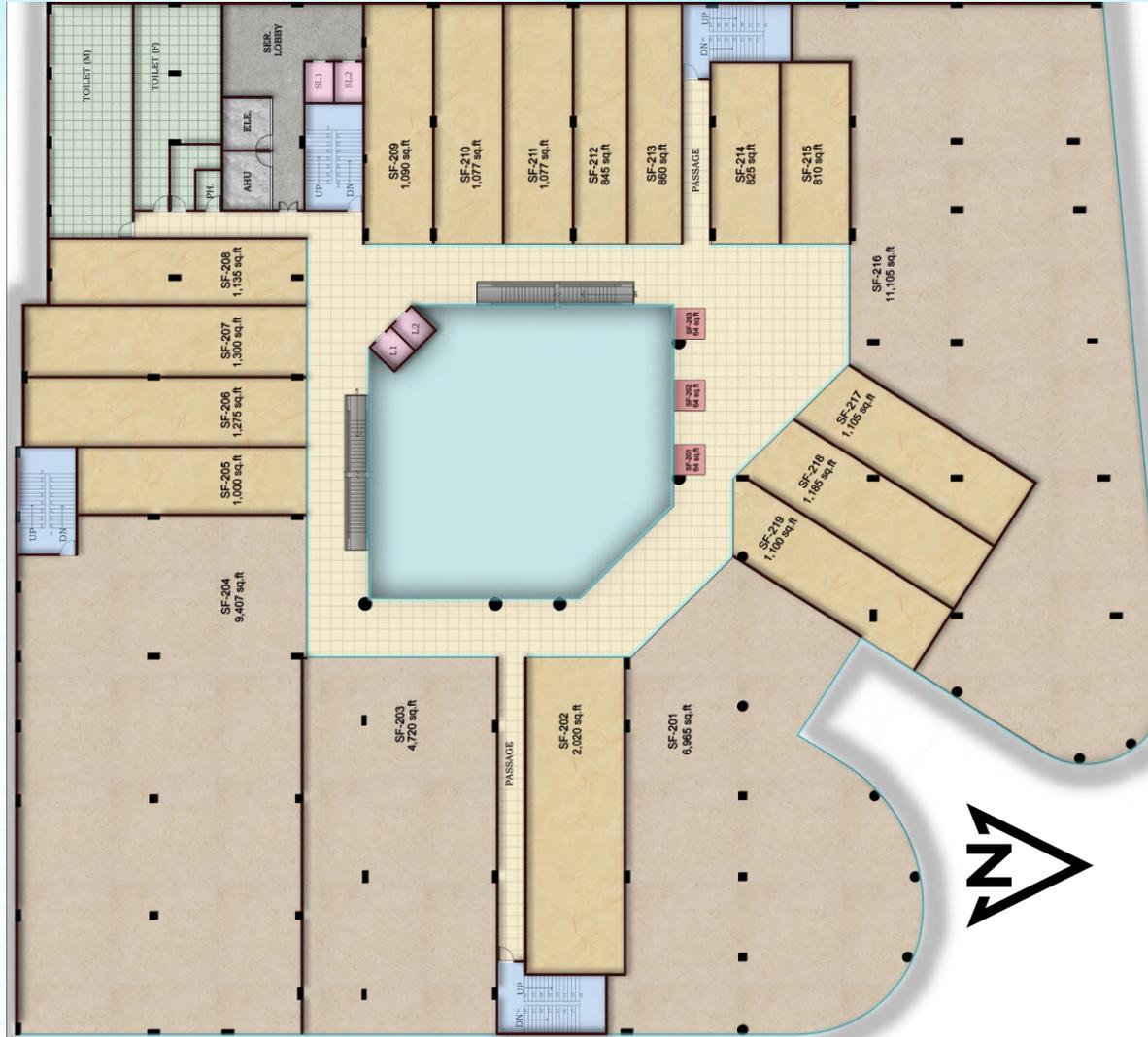


# First Floor Plan



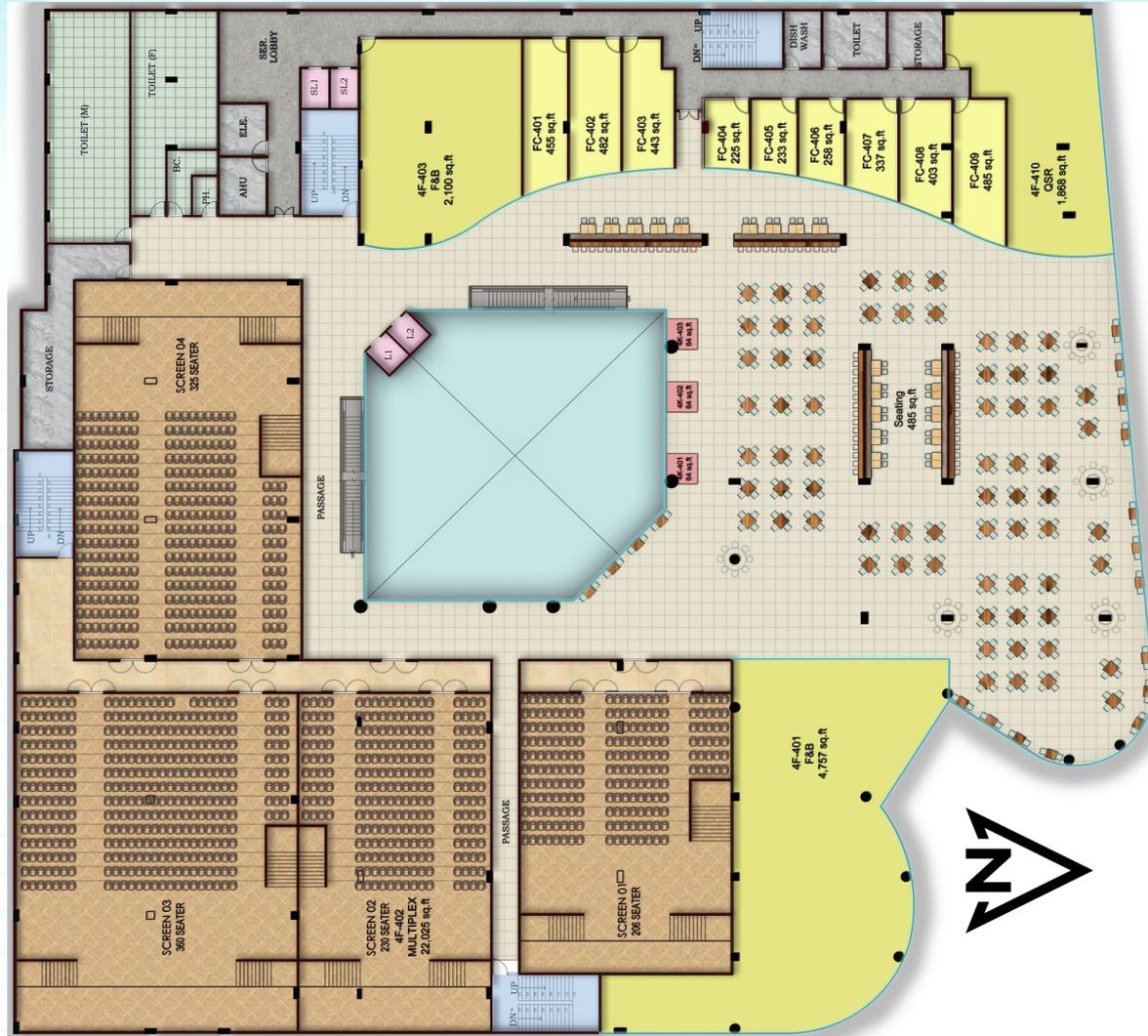


# Second Floor Plan





# Fourth Floor Plan (Food & Beverage Floor)





WESTERN MALL

# Concurrently Leasing



**Langval Mall (Thanjavur, TN)**



**RK North (Bharuch, GJ)**



**Yen Square (Kuttiadi, KL)**



**Novelty Mall (Pathankot, PB)**



**Cosmo Square (Kharagpur, WB)**



**Capital Mall (Bhopal, MP)**

**For further details please contact:  
*Beyond Squarefeet Advisory Pvt. Ltd.***

**Leaseline : +91.98201.88182  
leasing@beyondsquarefeet.com**



WESTERN MALL



# THANK YOU!