



LEASING DECK

D&G Mall Bhagalpur

*Bhagalpur's next Retail & Entertainment
Destination*

Exclusively redesigned, marketed & leased by Beyond Squarefeet



Illustration Purpose Only

THE DESTINATION



One Destination. Four Experiences.



SHOP

Anchors, Mini Anchors
And 35+ Vanilla Shops
Across The Lower Floors



DINE

Food Court With 10+
Counters And 5+
Restaurants



WATCH

A 3-screen Multiplex On
The Upper Floors



PLAY

The Largest FEC In
Bhagalpur, Spread Across
The 4th And 5th Floors

Everything A Family Needs For A Day Out, Under One Roof, In The Heart Of Bhagalpur.

01

The Market

- WHERE IS BHAGALPUR
- ABOUT BHAGALPUR
- LOCATION & CATCHMENT
- RETAIL LANDSCAPE



Where is Bhagalpur?

01 INDIA



Bihar Highlighted

02 BIHAR



Bhagalpur District Highlighted

03 BHAGALPUR



Bhagalpur City

6 lakh

City population (approx.)

#3

Most populous city & district in Bihar

CONNECTIVITY

 NH 80

 NH 31

 NH 333

 Bhagalpur & Tilkamanjhi stations

 Purnia · Katihar · Banka · Deoghar

Why Bhagalpur matters



Strategic Location

Eastern Bihar, On The Ganges; Key Urban & Commercial Centre



Large Regional Catchment

District HQ: Approx. 2,569 Sq. Km, 3.94 Million People



Silk City Of India

Long-established Silk And Handloom Ecosystem



Education Hub

Medical and Agricultural University



Historic Significance

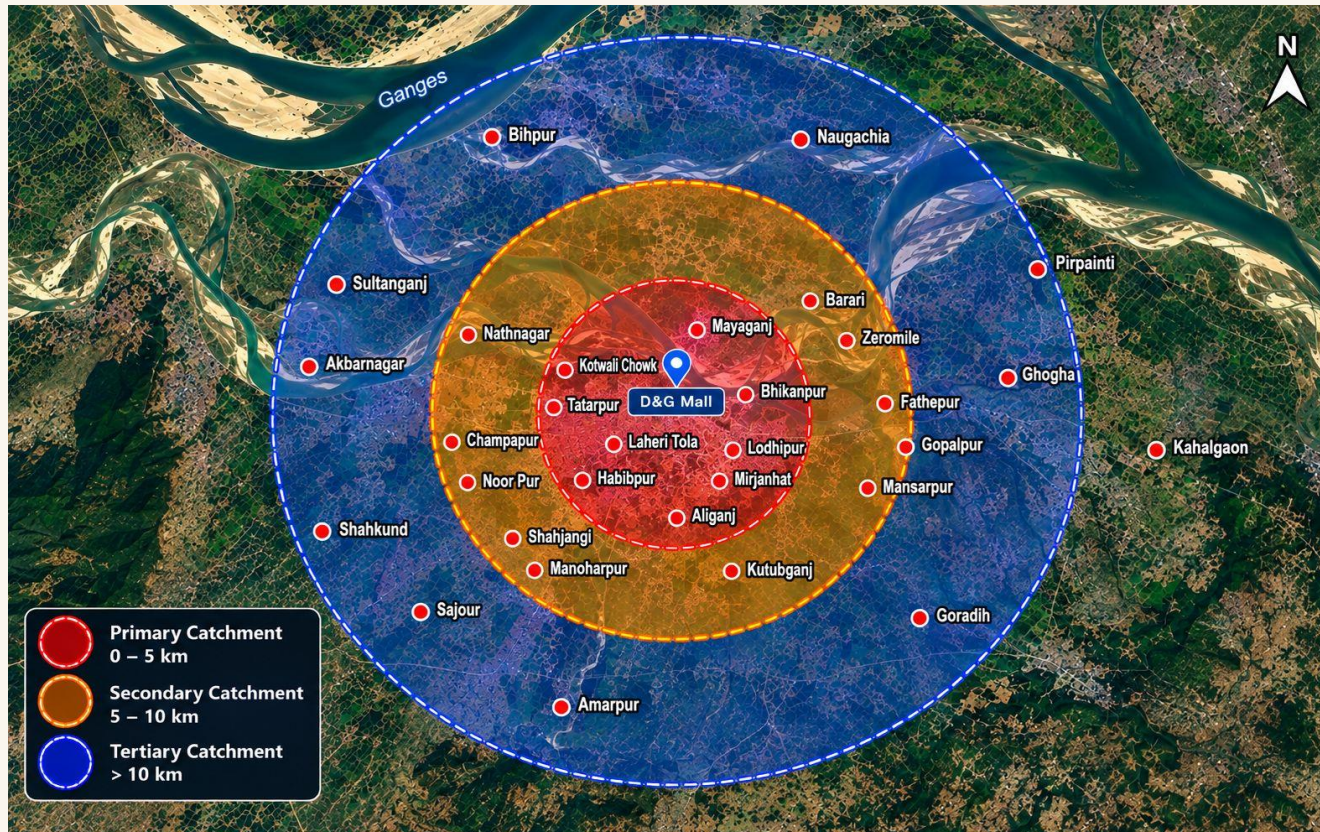
Ancient Anga Region, Close To Vikramshila



Prime Bhagalpur location



Primary, Secondary & Tertiary catchment



0–5 km

Primary • daily footfall

Adampur • Bhikhanpur • Tilkamanjhi • Aliganj

5–10 km

Secondary • weekend & family

Barari • Kutubganj • Nathnagar • Sabour

> 10 km

Tertiary • destination visits

Naugachhia • Pirpainti • Akbarnagar • Sultanganj

Room to grow: three rings of demand

~6 L

Bhagalpur City Population

~39.4 L

Bhagalpur District population

Smart City

Listed under the Smart Cities
Mission

PRIMARY · 0–5 km

KEY AREAS

Adampur · Bhikhanpur · Tilkamanjhi · Aliganj

POPULATION

Bhagalpur Population: 6 lakh

RETAIL OPPORTUNITY

Daily-visit shoppers from the city core, offices and the JLN Medical College belt. Strongest for F&B, fashion and everyday formats.

SECONDARY · 5–10 km

KEY AREAS

Barari · Kutubganj · Nathnagar · Sabour

POPULATION

Nathnagar block: ~1.92 lakh

RETAIL OPPORTUNITY

Suburban households a short drive away. Weekend trips for cinema, FEC and branded apparel.

TERTIARY · > 10 km

KEY AREAS

Naugachhia · Pirpainti · Akbarnagar · Sultanganj

POPULATION

Colgong (Kahalgaon) 3.65 L Naugachhia 1.54 L
· Goradih 1.46 L (blocks)

RETAIL OPPORTUNITY

Day-out visits along NH 80, NH 31 and NH 333 for brands and entertainment smaller towns lack.

*Source - <https://en.wikipedia.org/wiki/Bhagalpur>

Retail in Bhagalpur

50+

National & international
brands

1200+

Trading Density

Largest

FEC in Bhagalpur

- Mid & Aspiration Market Driven
- Strong Local Textile & Silk Identity
- Established Traditional Retail Core
- Organised Retail Expanding Beyond Traditional Markets

PRESENT IN THE CITY

V-Mart

V2

Trends

M Baazar

Reliance Smart

Zudio



Cinema



FEC



F&B



Electronics



Lifestyle



Premium
fashion

Key brands already in the city

Apparel & ethnic wear



Jewellery, watches & eyewear



Fashion & hypermarkets



Sports & Footwear



Electronics, kids & F&B



02

The MALL

- MALL SNAPSHOT
- SITE PLAN
- FLOOR PLANS: LOWER GROUND TO SIXTH FLOOR
- CONSTRUCTION PROGRESS



ARTIST'S IMPRESSION

D&G Mall, Adampur, Bhagalpur

THE DESTINATION

Mall snapshot



3 Screen

Multiplex

5

Anchors & mini anchors

35+

Vanilla shops

2.5L sq. ft.

BUA

5+

Restaurants

10+

Food court kitchens



LARGEST

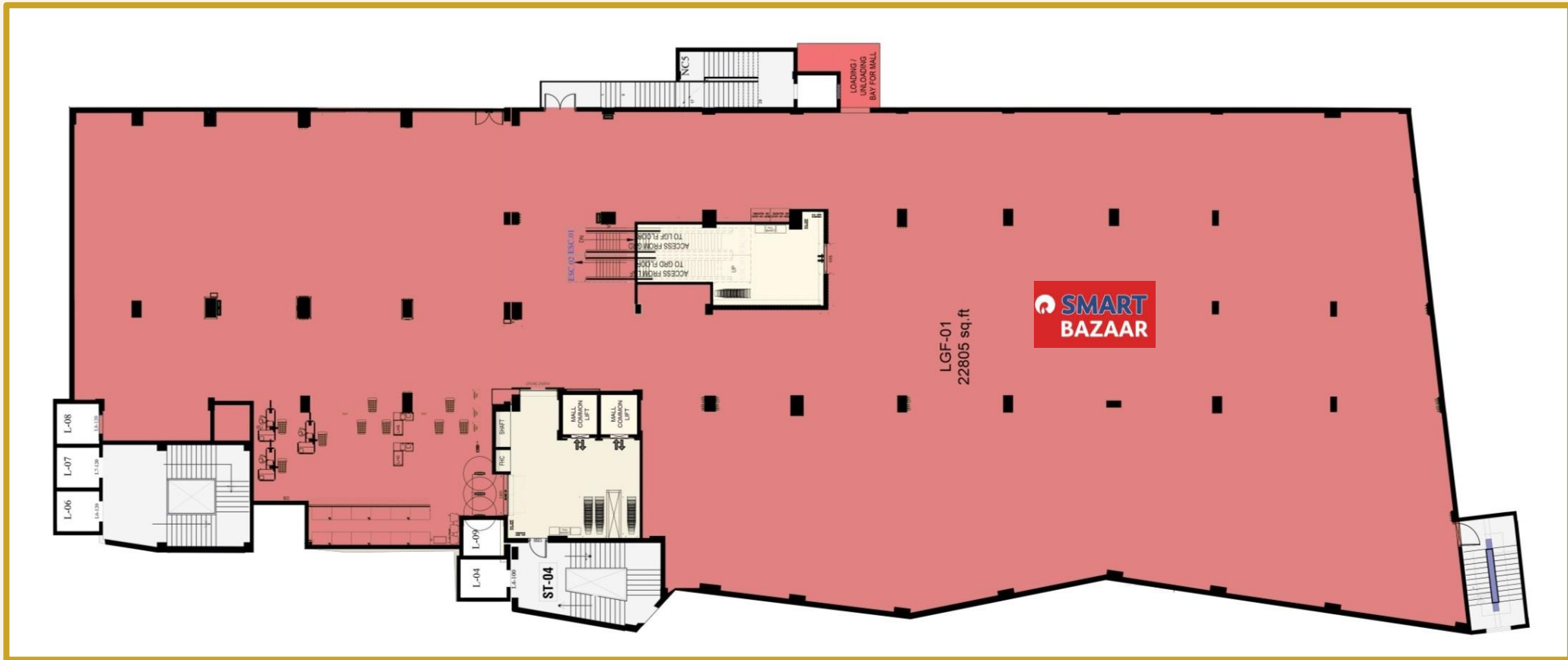
FEC of Bhagalpur

Family Entertainment Centre at D&G Mall

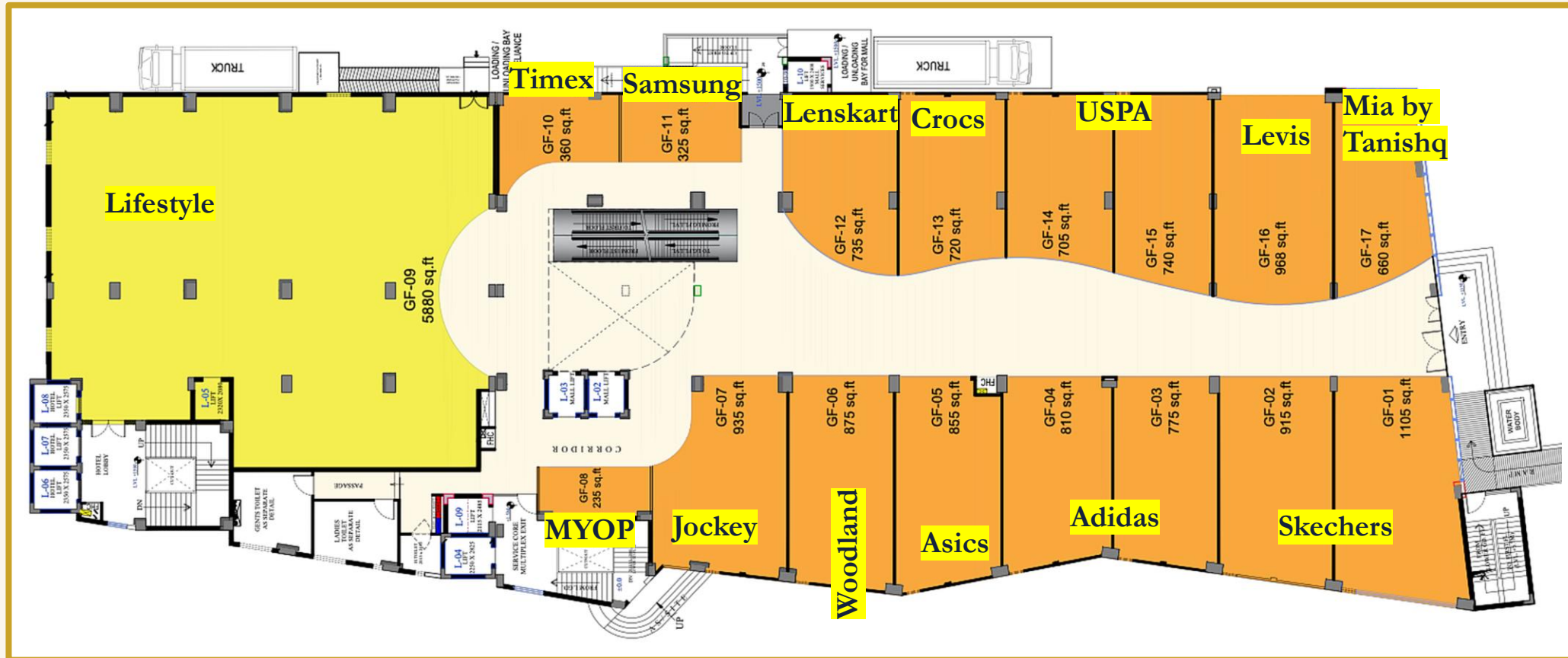
Site plan

**Site****LGF****GF****1F****2F****3F****4F****5F****6F**

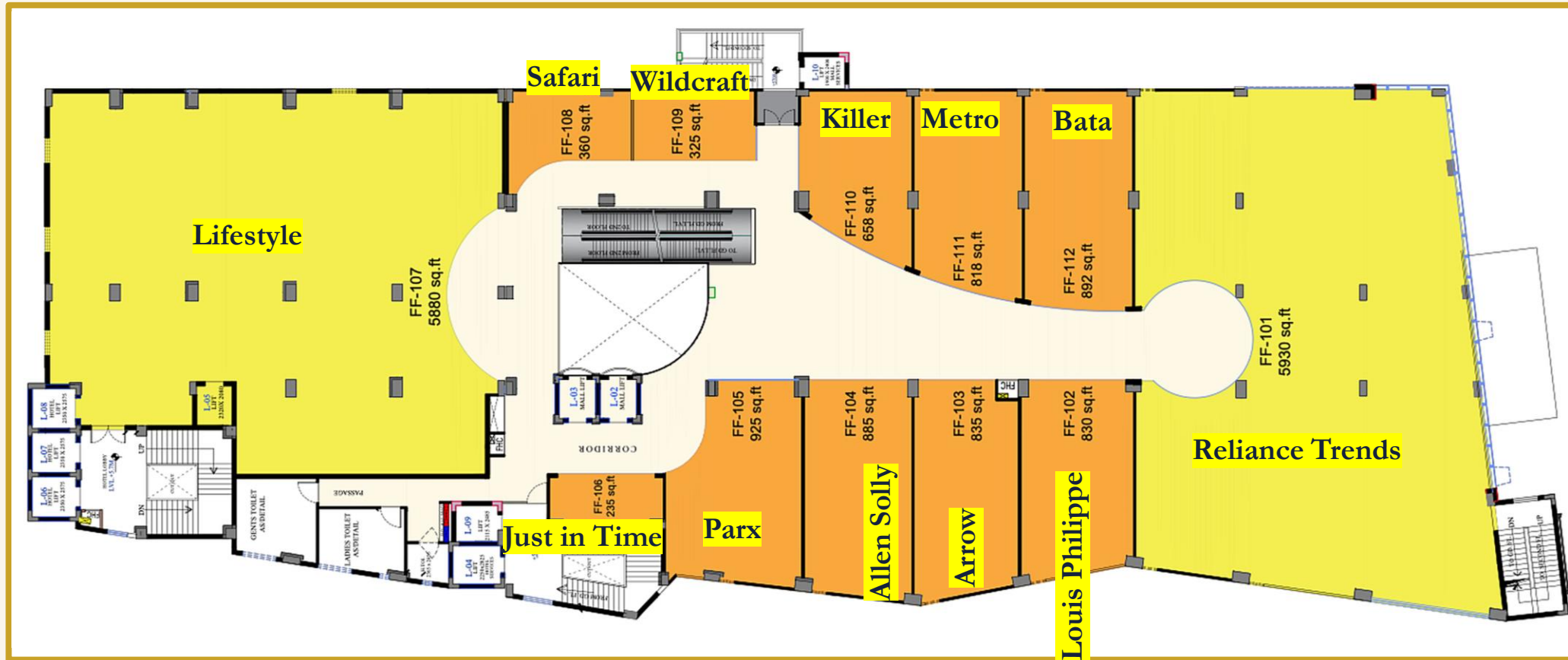
Lower Ground Floor

[Site](#)**LGF**[GF](#)[1F](#)[2F](#)[3F](#)[4F](#)[5F](#)[6F](#)

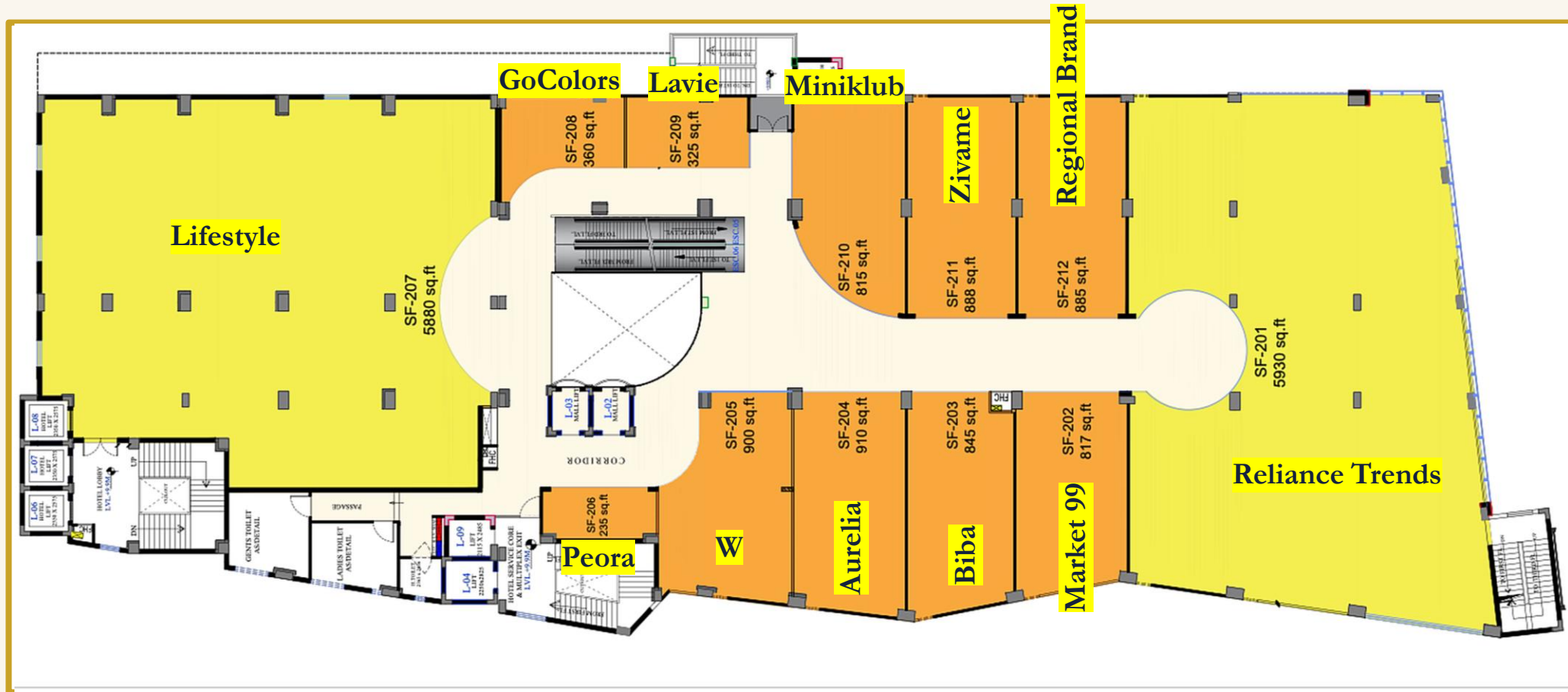
Ground Floor

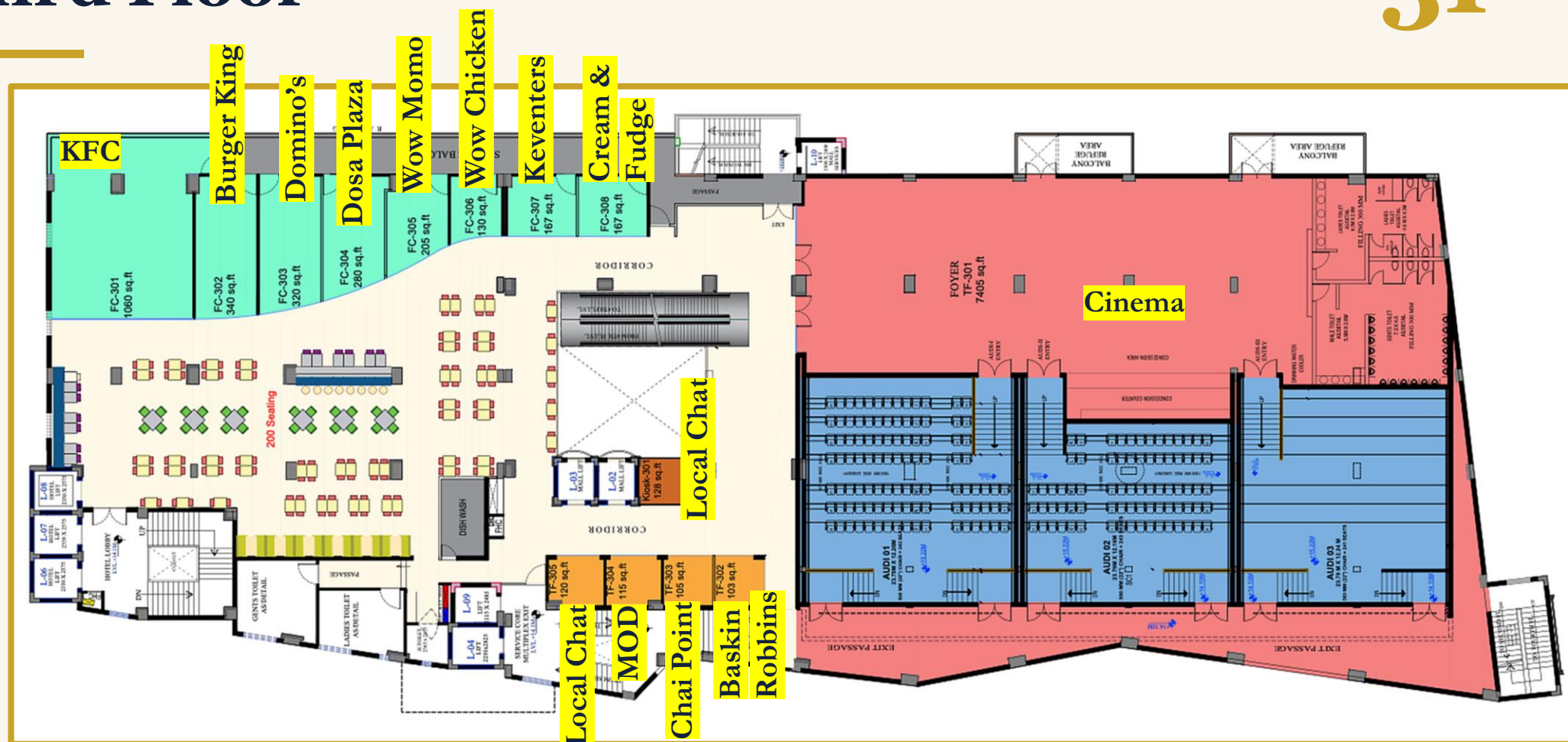

[Site](#)
[LGF](#)
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[1F](#)
[2F](#)
[3F](#)
[4F](#)
[5F](#)
[6F](#)

First Floor

[Site](#)[LGF](#)[GF](#)**1F**[2F](#)[3F](#)[4F](#)[5F](#)[6F](#)

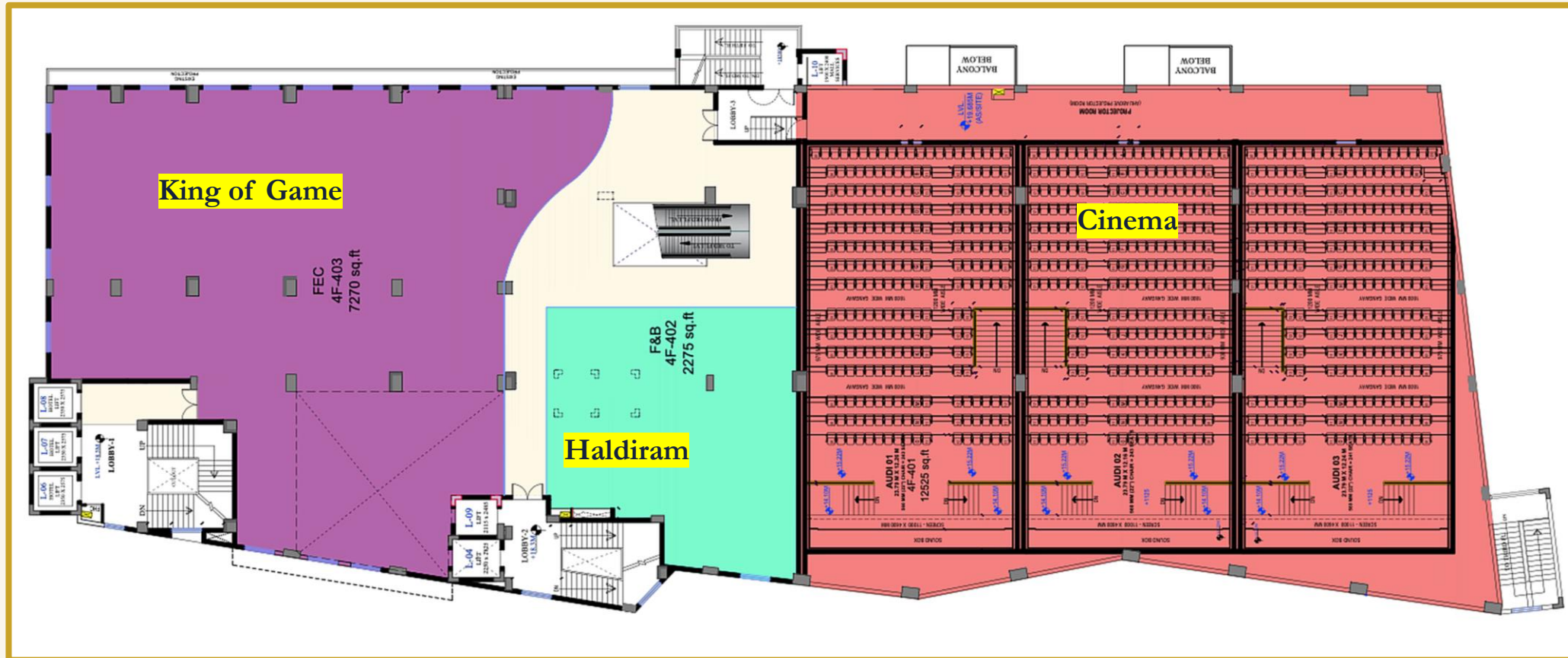
Second Floor

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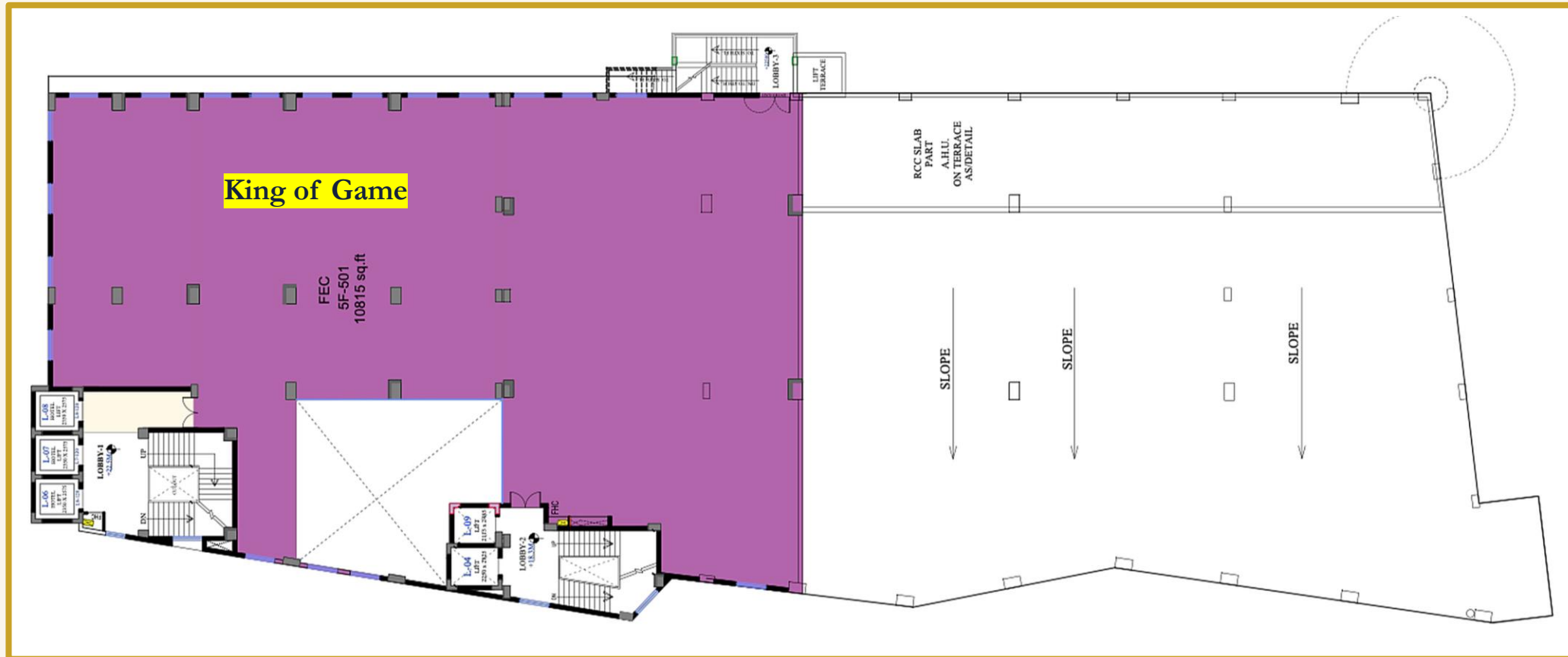


Fourth Floor

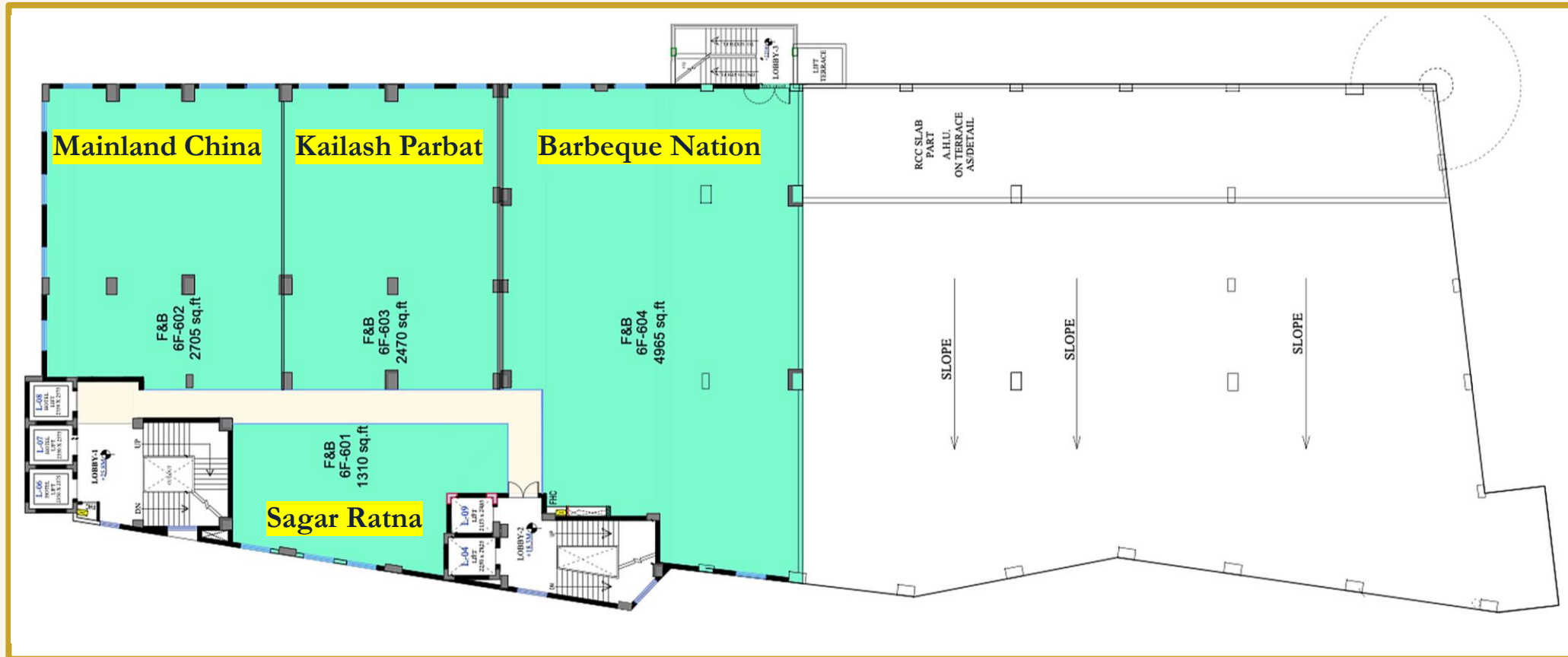
4F

[Site](#)[LGF](#)[GF](#)[1F](#)[2F](#)[3F](#)[4F](#)[5F](#)[6F](#)

Fifth Floor

[Site](#)[LGF](#)[GF](#)[1F](#)[2F](#)[3F](#)[4F](#)**5F**[6F](#)

Sixth Floor

[Site](#)[LGF](#)[GF](#)[1F](#)[2F](#)[3F](#)[4F](#)[5F](#)[6F](#)

Mall Readiness – Ready to Launch in Mar 2027



FAÇADE & MAIN ENTRANCE



INTERIOR WORKS



STRUCTURE & UPPER FLOORS

STATUS

Mall Services Completed, Mall Is Ready To Move-in For Immediate Fit-outs.

Photos: Beyond Squarefeet / developer site team

03

The Opportunity

- IDEAL TENANT MIX
- WHY EXPAND AT D&G MALL

TENANT MIX BY FLOOR

● ANCHORS ● SHOPS ● F&B / FOOD COURT ● MULTIPLEX ● FEC



FIRST
&
Largest Mall
of Bhagalpur
& that too
100% lease Model

Why Expand at D&G Mall

- 1 Destination Mall In A Growing Eastern Bihar Market
- 2 Entertainment-led Footfall: Multiplex + Largest FEC
- 3 Strong Regional Catchment: 3.94 Million In The District
- 4 Silk, Education & Heritage-driven Traffic
- 5 Average TD Of City Over Rs. 1200/-





About the Developer

- Mall Developed & Owned By Philanthropist, Speaker, Member Of Parliament & A Prominent Political Celebrity; **Mr. Nishikant Dubey.**
- 100% Leased Model Mall
- This Mall Is His Gift To The City, For The Betterment Of The City

Our Exclusive Mandate Portfolio



D&G Mall
Bhagalpur, Bihar



Happy Mall
Vadodara, Gujarat



Avenue Malls
Erode, Tamil Nadu



Crossroads Mall
Siliguri, West Bengal



Grand Galleria
Purnea, Bihar



City Centre
Asansol, West Bengal



Langval Mall
Thanjavur, Tamil Nadu



CDR Mall
Madurai, Tamil Nadu

Contact us, visit the site

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