

NYALKARAN GROUP

Happy Mall

LEASING DECK

Presenting

VADODARA'S LARGEST MALL

100% LEASED MODEL

>7,00,000 Sq.Ft.


Gujarat' s
GRANDEST
GAMING
ZONE
With a height of 30 feet
Exclusively Redesigned, Marketed & Leased by Beyond Squarefeet



Gujarat' s

LARGEST FOOD-COURT

20 kitchens with over 600 seats

Exclusively Redesigned, Marketed & Leased by Beyond Squarefeet



Gujarat' s

MOST MESMERIZING MULTIPLEX

Most premium Multiplex with 6 screens

Exclusively Redesigned, Marketed & Leased by Beyond Squarefeet

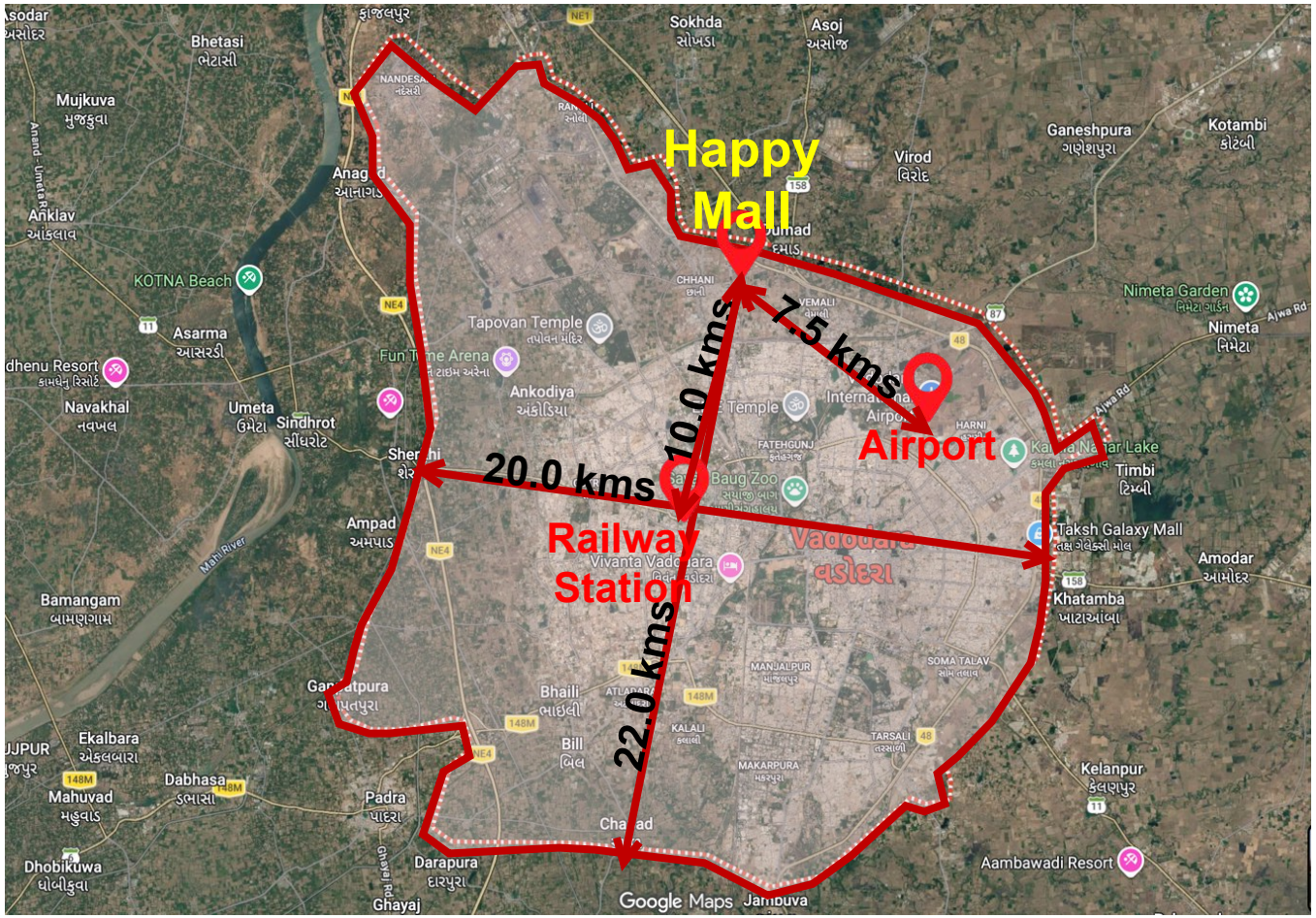

Gujarat' s
FINE DINE
FIESTA
Endless Flavours. One Destination
Exclusively Redesigned, Marketed & Leased by Beyond Squarefeet



01

LOCATION AND CONNECTIVITY

Prime Vadodara Location



7.5 km — Vadodara Airport

10 km — Railway Station and Bus Depot

NH8 — Near Dumad Chokdi, Delhi-Mumbai Connectivity

Why Vadodara Matters

Cultural Capital of Gujarat · Its Name Comes From Vad, The Gujarati Word For Banyan Tree.



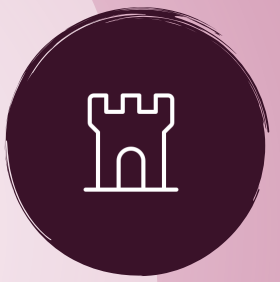
Cultural Capital of Gujarat

A Tier-II city, formerly Baroda, on the Vishwamitri River



A Diversified Economy

Driven by the 3 Ps: Petrochemicals, Pharmaceuticals and Power



Royal Heritage

Once The Seat Of The Gaekwad Dynasty



Festive Spirit

Navratri And Garba Are Among The City's Most Important Celebrations



Future Connectivity

A Key Station On The Ahmedabad–Mumbai Bullet Train Corridor

02

VADODARA: MARKET OVERVIEW



Gujarat's Third-largest City

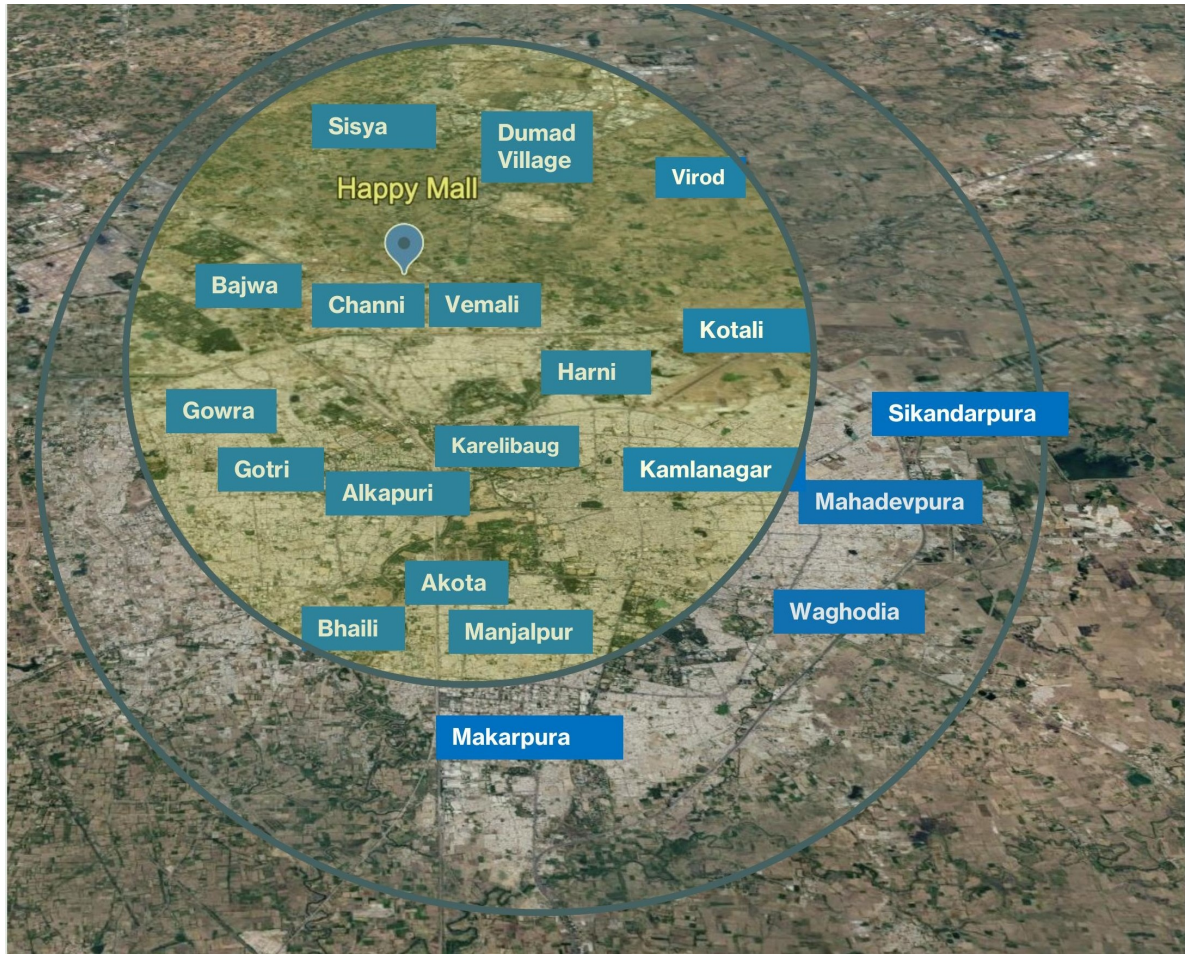
~25 lakh
Population Of Vadodara

#3
Most Populous City And District In Gujarat

3P's
Petrochemicals, Pharmaceuticals and Power drive the economy

Home to major companies such as Indian Oil Corporation (Gujarat Refinery), GSFC, Alembic Pharmaceuticals, ABB, and L&T.

Primary and Secondary Catchment



PRIMARY CATCHMENT

Sisya · Dumad Village · Virod · Bajwa · Chhani · Vemali · Kotali · Harni · Gowra · Gotri · Karelibaug · Kamlanagar · Alkapuri · Akota · Bhaili · Manjalpur

SECONDARY CATCHMENT

Sikandarpura · Mahadevpura · Waghodia · Makarpura







VADODARA'S FESTIVALS









Exclusively Redesigned, Marketed & Leased by Beyond Squarefeet





Navratri

03

THE HAPPY MALL ADVANTAGE



Mall Snapshot



7 Lakhs Sq. ft.
Built-up area (BUA)

6 Screen
Multiplex

6
Anchors and mini-anchors

100+
Vanilla shops

8
Fine Dine Restaurants

20+
Food Court QSR

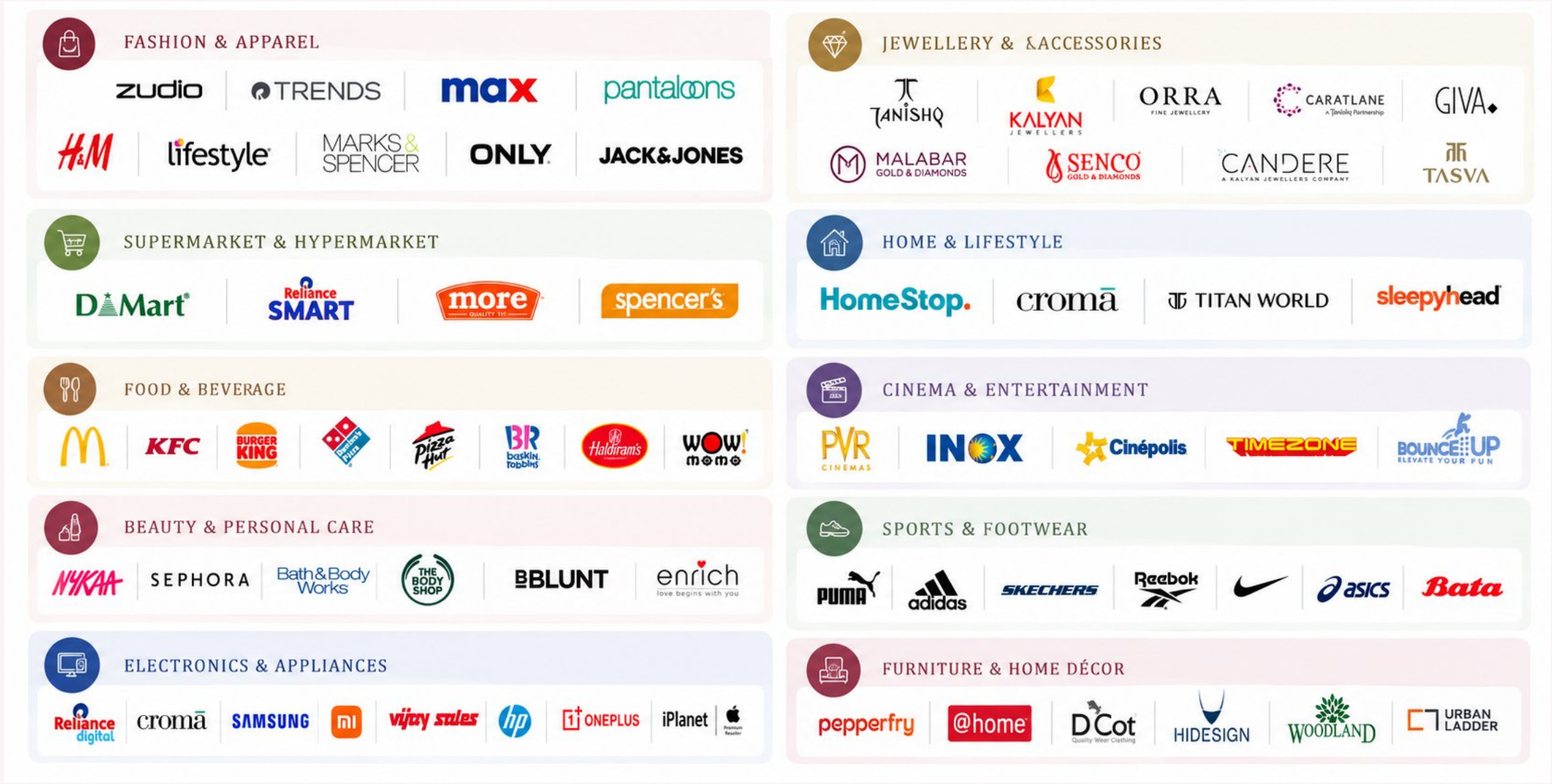
500+
Car parks

LARGEST FEC
of Gujarat

Mall elevation is subject to change

Key Brands Already In The City

Happy Mall





PROPOSED FAÇADE

Façade subject to change

A Landmark Façade That Will Light Up The NH8 Skyline

Construction Progress



Site Photo 1



Site Photo 2



Site Photo 3

Mall Launch : December 2027

Site Plan

Happy Mall



Ground Floor

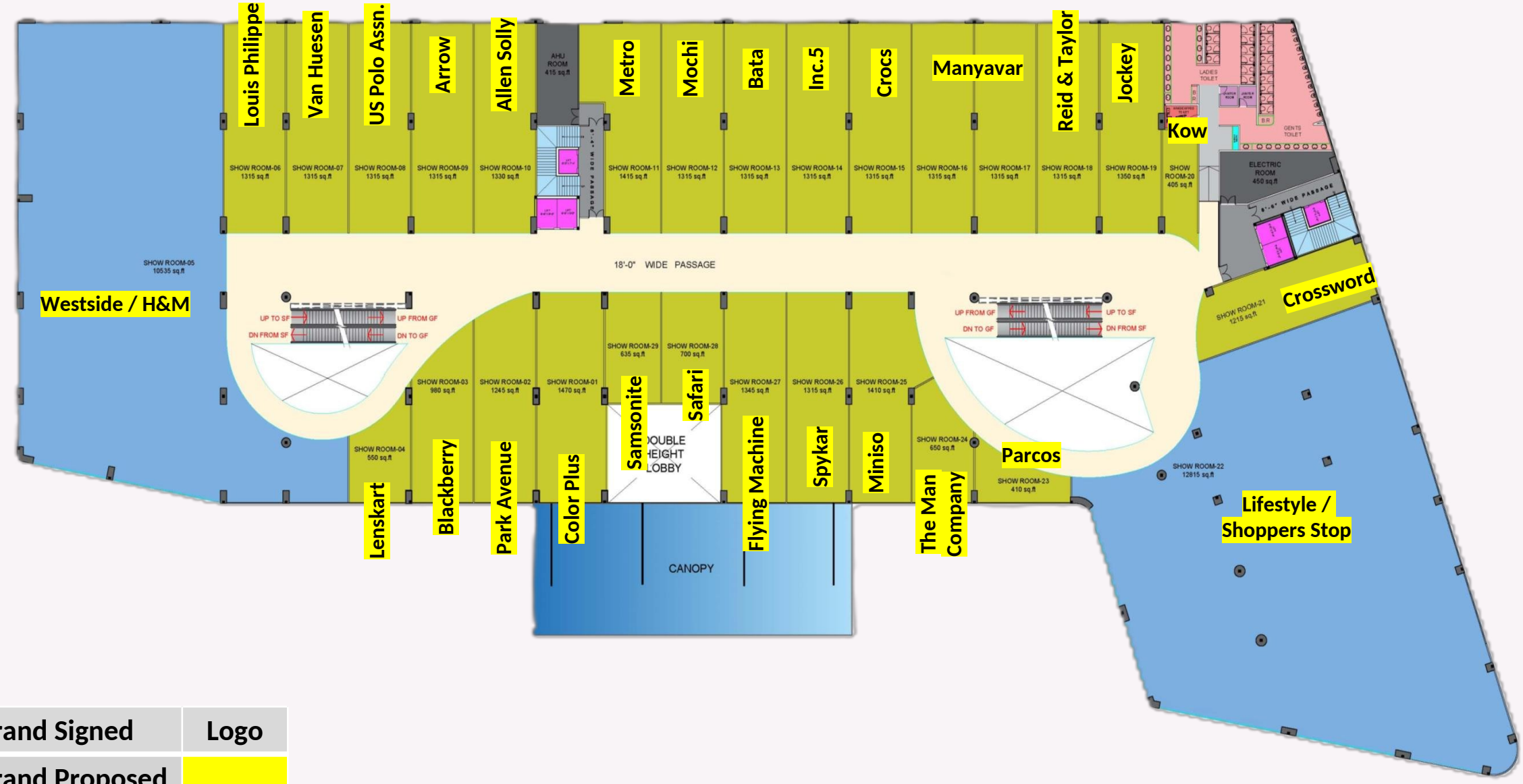


Brand Signed	Logo
Brand Proposed	

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Tentative Brand Mix

First Floor



Brand Signed	Logo
Brand Proposed	

Tentative Brand Mix

Second Floor

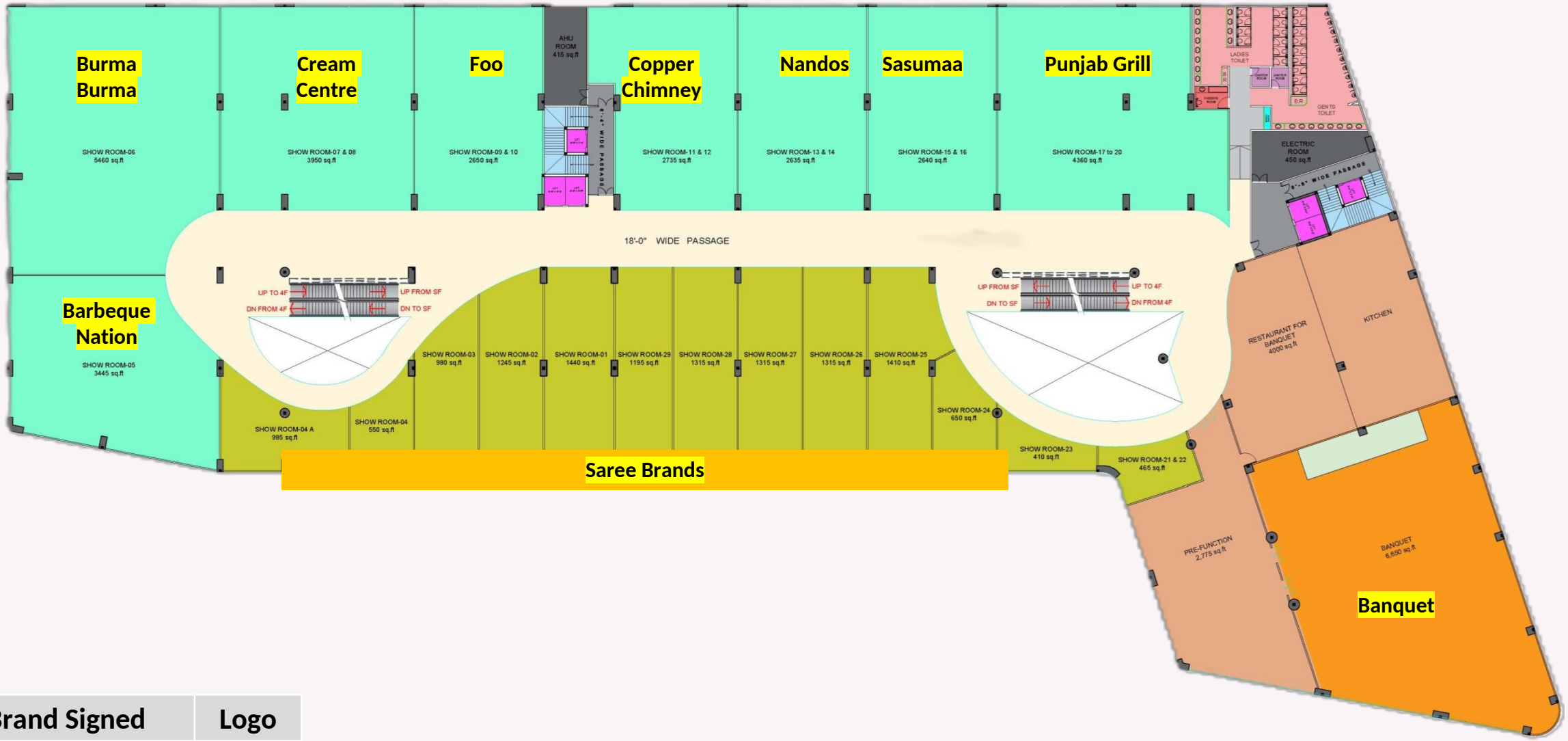


Brand Signed	Logo
Brand Proposed	

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Tentative Brand Mix

Third Floor



Brand Signed	Logo
Brand Proposed	

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Tentative Brand Mix

Fourth Floor

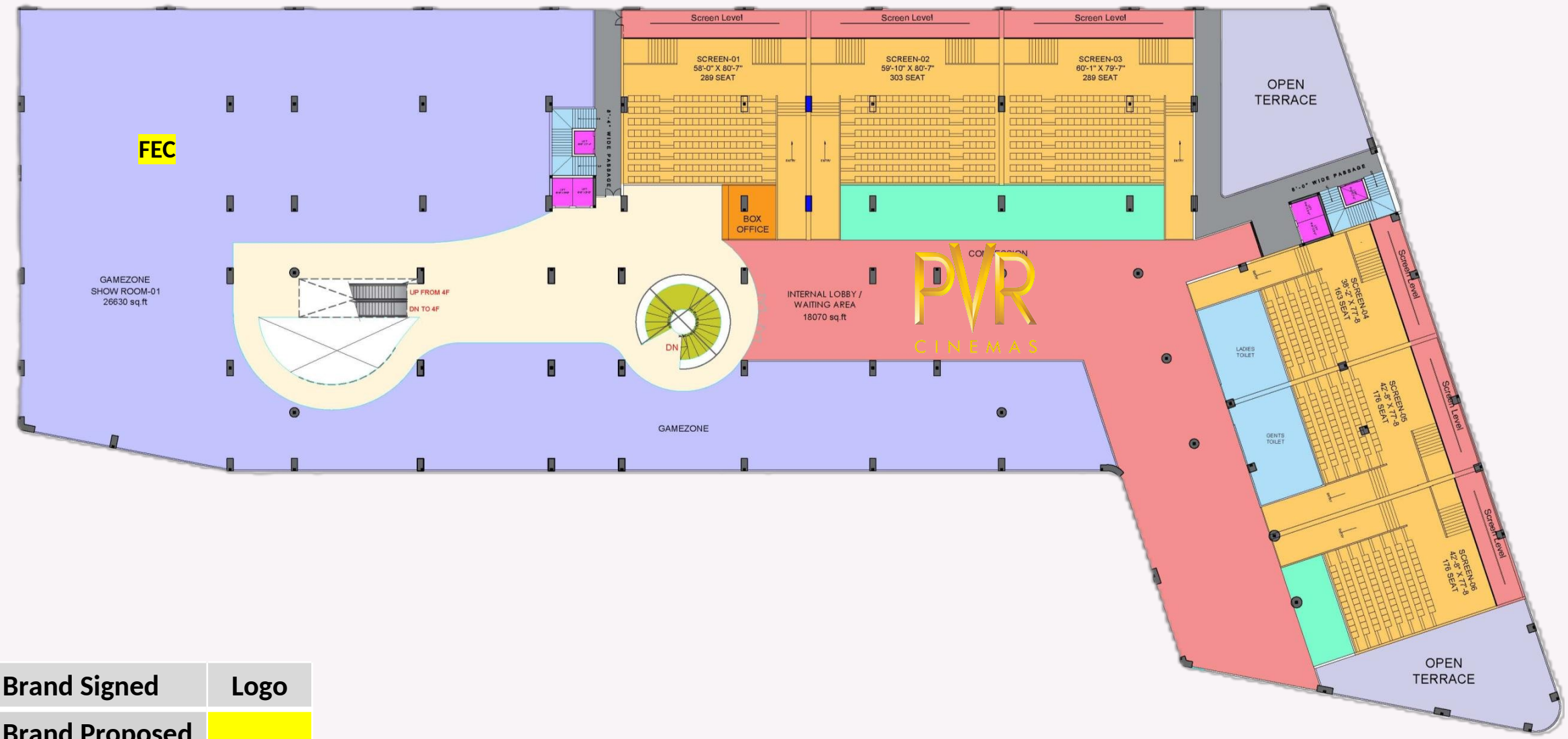


Brand Signed	Logo
Brand Proposed	

Exclusively Redesigned, Marketed & Leased by Beyond Squarefeet

Tentative Brand Mix

Fifth Floor



Brand Signed	**Logo**
Brand Proposed	

Tentative Brand Mix

04

ABOUT THE DEVELOPER



Nyalkaran Group

A Vadodara-based Developer With A Growing Portfolio Of Residential And Commercial Projects, Including Its Flagship Retail Destination, Happy Mall.

20+ Residential Projects

15+ Commercial Projects

Projects Across Gotri, Bhayli, Atladra, Chhani And Khiskoli Circle Road

Developer Profile

2010

Year Nyalkaran Group was Founded

4,000+

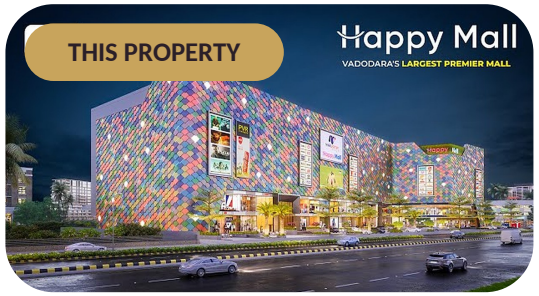
Families who have received possession of their homes

2 cities

Vadodara and Ahmedabad

Nyalkaran Group Is A Prominent Construction Firm With A Portfolio Of Residential And Commercial Developments Across Vadodara And Ahmedabad. Its Flagship Destination, **Happy Mall**, Brings Together National And International Retail Brands, A Multiplex, A Vibrant Food Court, Banquet Halls And An Exciting Gaming Zone Under One Roof, Establishing Itself As A Comprehensive Lifestyle And Entertainment Destination Of Vadodara.

Our Exclusive Mandate Portfolio



Happy Mall

Vadodara, Gujarat



D&G Mall

Bhagalpur, Bihar



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

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LET'S TALK

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