# Leasing Presentation for IRIS Mall Surat











#### Presenting the Premium Mall of Surat



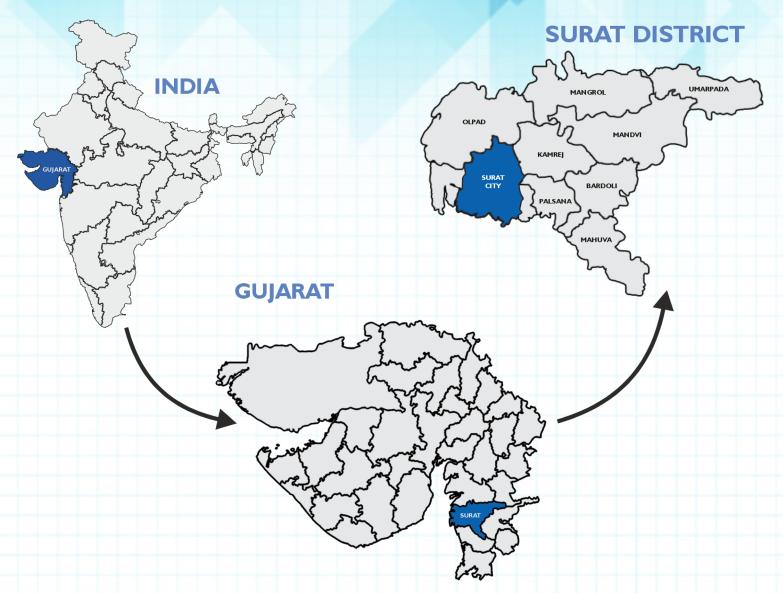




#### **CITY SCAPE**

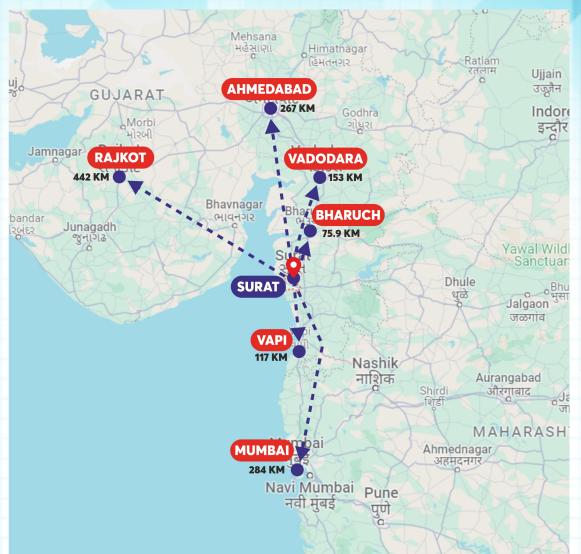
#### **Geographical Location**





#### Distance from Major Towns

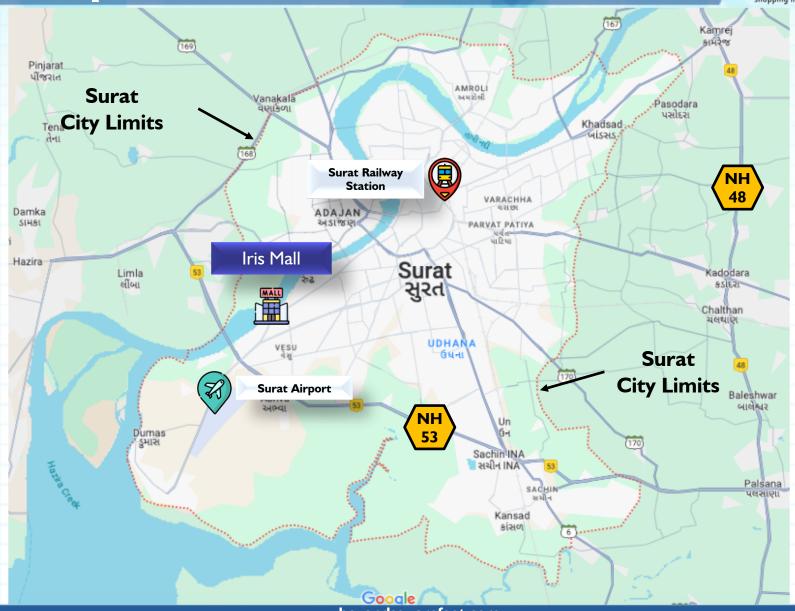




Name of City	Distance (kms)
Bharuch	75 kms
Vapi	II7 kms
Vadodra	I53 kms
Ahmedabad	267 kms
Mumbai	284 kms
Rajkot	442 kms

#### City Map





#### **Demographics of the City**



Particulars	Surat District	Surat City
Area	4549 Sq. Kms	375.30 Sq. Kms
Geographic Location	22.1702° N and 75.8311° E.	
Temperature	Winter's Min. 10° C to summer's Max. 44° C	
Avg. Rainfall	1143 mm	
Population (Approx.)	87,30,000*	61,61,000*
Density	1919*	16,416*
Literacy	85.83%	87.89%

The literacy rate of Surat city is higher compared to the State Literacy Rate of 78.02% & National Literacy Rate which stands at 77.70%

<sup>\*</sup>According to estimated 2023 population

#### **About Surat**



- > Surat, located in the Indian state of Gujarat, is a vibrant and dynamic city known for its rich history, commerce, and cultural diversity.
- ➤ Situated on the banks of the Tapti River, Surat has been a significant centre for trade and commerce for centuries. Historically, it played a crucial role in the global trade network, attracting merchants from various parts of the world.
- Modern Surat is a bustling metropolis with a thriving textile and diamond industry, earning it the nickname "The Silk City" and "The Diamond City," respectively. The city is renowned for its diamond polishing and cutting workshops, contributing significantly to India's diamond trade.
- Surat is known for its entrepreneurial spirit, with a flourishing business environment, is also famous for its delicious street food, vibrant markets, and historical landmarks like the **Chintamani Jain Temple** and **Dutch Garden**. With a blend of tradition and modernity, Surat stands as a testament to India's **cultural** and **economic** diversity.

#### Residential Images (Existing)













#### **Residential Images (Upcoming)**

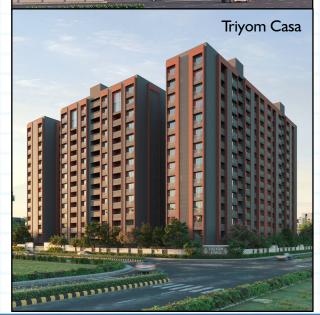












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#### **Educational Institutions**



















































































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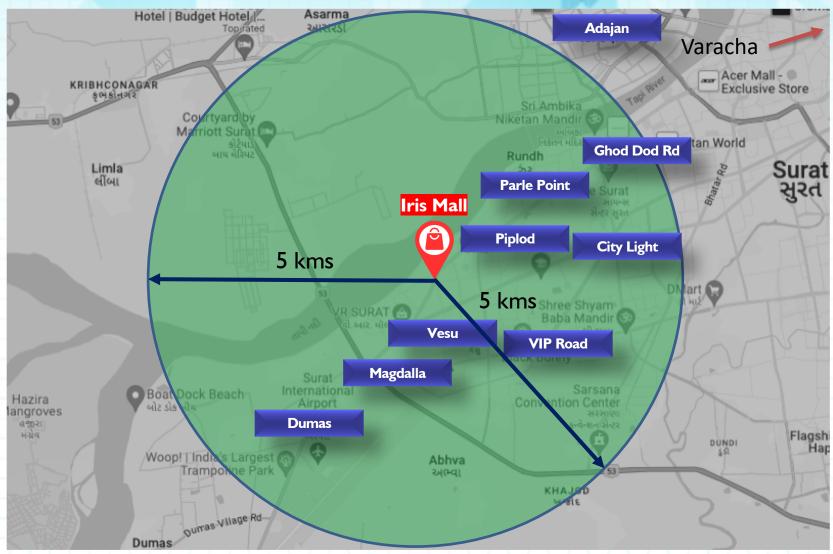






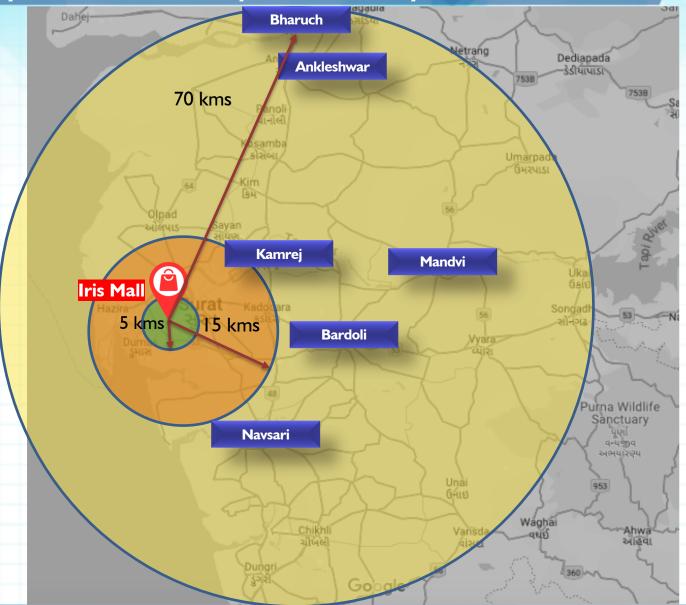
#### **Primary Catchment**





Primary, Secondary, Tertiary Catchment









## LOCATION OF MALL

#### **Location Map**









#### MALL INFORMATION

#### Mall Snapshot

shopping mall specialist"

BUA: 3,50,000 Sq.ft.

Multiplex: 3 Screen (750+ Seater)

Anchor: 2 Anchors & 4 Mini Anchors

Vanilla Shops: 70+ National/International brands

Food-Court: 8 Kitchens (300+seats)+ 2 Casual

dining & 2 Fine dine options

Parking: 3 Levels car and bike parking

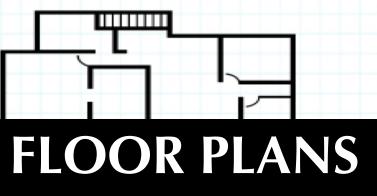


#### **Key Considerations**



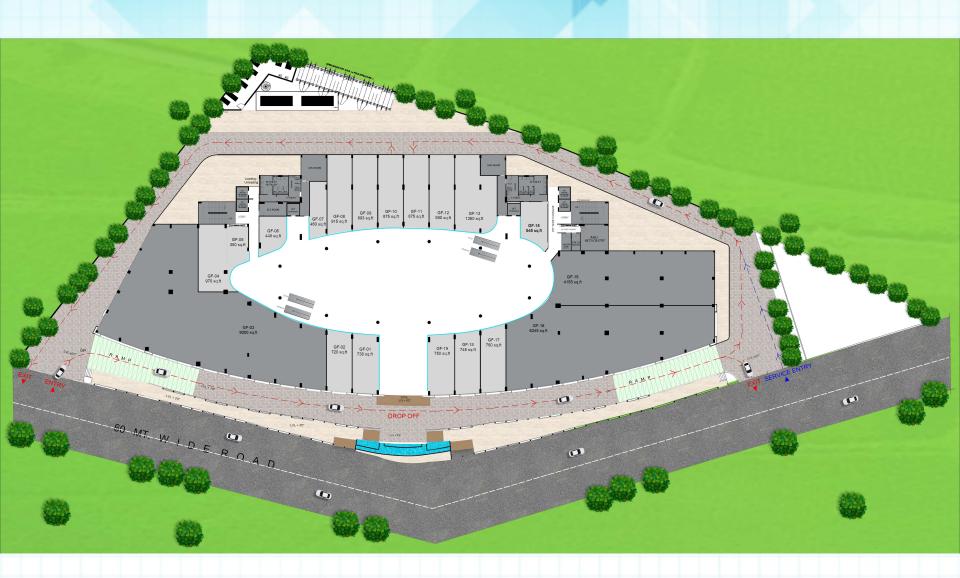
- > Commerce & Economic Centre in South Gujarat
- > Selected as Ist Smart IT city in India
- > Ist Premium Mall of Surat
- ➤ **Prime Location** Heart of the city
- > OC Received
- > 100% Lease Model
- Fitouts Possession June 24
- > Very Encouraging Trading Density Numbers in the city





#### Site Plan





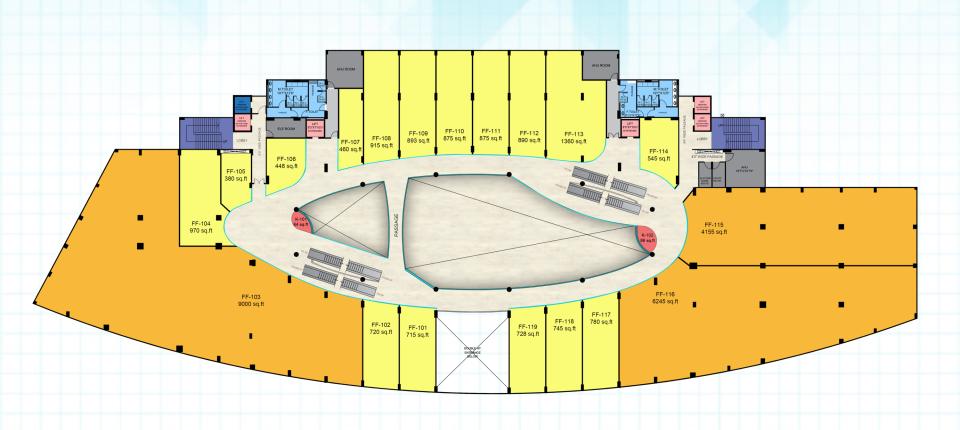
#### **Ground Floor Plan**





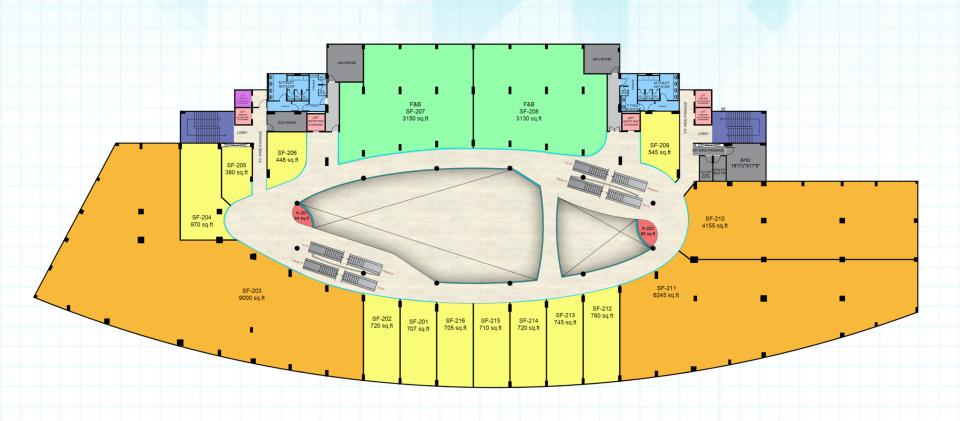
#### First Floor Plan





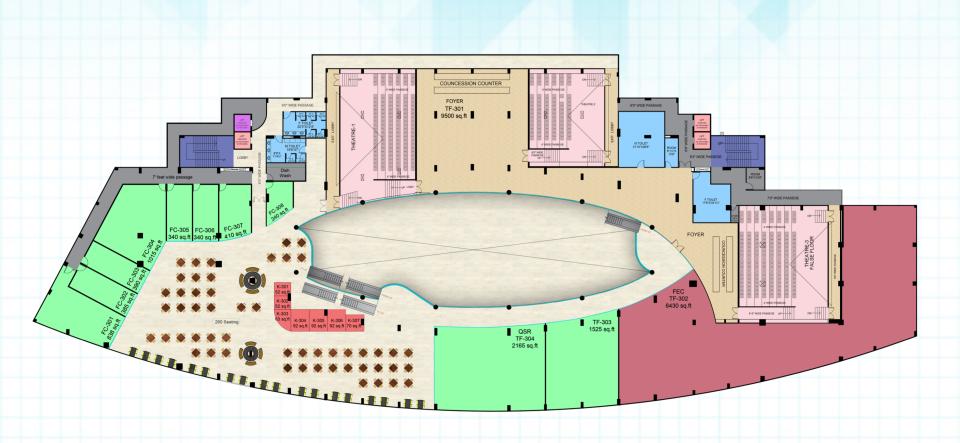
#### **Second Floor Plan**





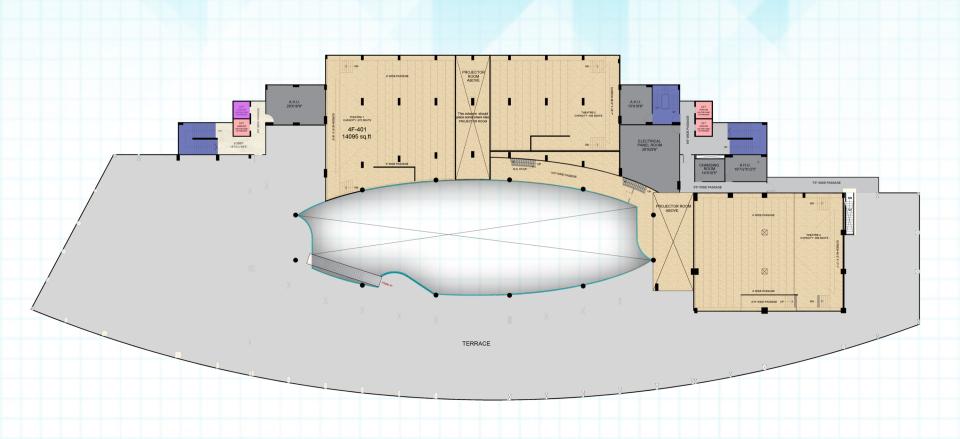
#### **Third Floor Plan**





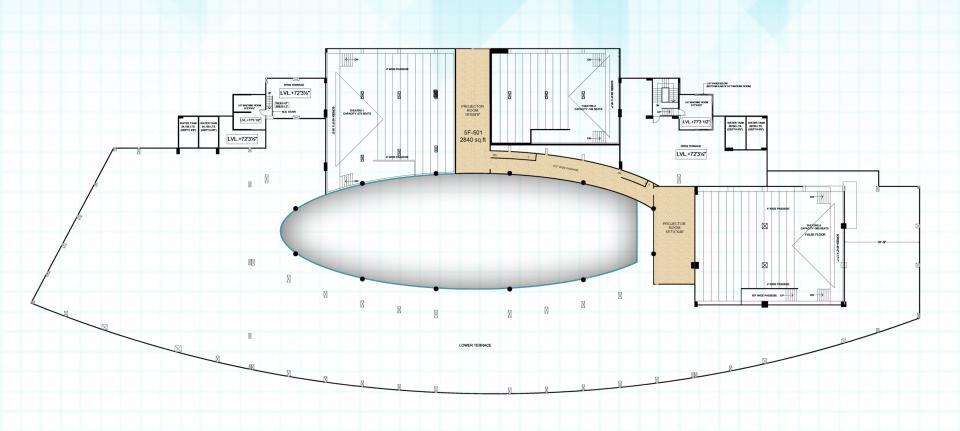
#### **Fourth Floor Plan**





#### Fifth Floor Plan







### THANK YOU!