



# BESTECH SQUARE MALL, MOHALI



**B**estech Square Mall is a 3.5 lakh sq ft retail project located in the heart of Mohali. It is part of Bestech's mixed-use project comprising high end residences, office tower and a 5-Star hotel - Park Inn by Radisson.

The site is very well connected to the airport, railway station and the bus terminal, among other landmarks. Its proximity to colleges/educational institutions including the ISB campus and NIPER Mohali and all populated sectors, makes it a perfect everyday centre for the people of Mohali and Chandigarh.

The mall houses five-screen multiplex by Cinepolis, a 35,000 sq ft hyper market, food court by 'Food Quest' and has appropriate space for an entertainment zone, fitness centre, microbrewery, fashion anchor and mini anchors and over 85 shops, across floors for the right mix of brands.

## Retail and commercial offerings


Situated in the heart of Mohali at Sector 66, phase IX, it's a mixed-use development spread in 13 acres of prime land. The total development constitutes 186 apartments, 700,000 sq ft of IT/ITES, Hotel by Radisson Red and Bestech Square Mall spread over 3, 50,000 sq ft. Bestech Square mall is a perfect neighbourhood centre with captive catchment of 6.50 lakh. Also, the mall is going to be the first mall of Mohali and there is no multiplex or organised retail destination within 7 kms radius.

## Proposed Tenant Mix

So far, the mall has signed brands like Cinepolis, Food Quest, Bata, Woodland, Archies, Nike, Numero Uno, Cuppa Coffee and Chumbak, to name a few. Negotiations with a renowned Department store and Hypermarket are on the verge of a positive close. This mall is best suited for premium brands across categories and Bestech is in talks with all relevant for their respective presence.

## Benefits for Retailers

Bestech Square Mall has strong offering of F&B, leisure and entertainment concepts. There is a signed deal with 'Food Quest' for 18,000 sq ft. And the mall is talking to Microbrewery, Lounge and GYM operators and expects to get them aboard shortly.

Bestech Square Mall is a neighbourhood centre situated in the heart of Mohali with strong consumer base. The mall has right mix of brands to offer and enjoys great visibility from the main road connecting the tri-city region. 

## Catchment Area: (socio-economic profile of residents in surrounding area):

- Catchment of Sector-51 to Sector-66 – Entire Mohali.
- Proximity of NEW International Airport of Chandigarh, Aero City.
- Sector-40 to Sector-56 – Southern Chandigarh.
- No Cinema, No Hypermarket in the above catchment.
- Closest formatted Competition is 9 Kms from Bestech Square Mall.
- Sec A, B, B+, C rules the entire catchment.
- A large population of Students due to ISB, IISER, NIPER, Sebiz etc. Floating student population.

## Connectivity/commuting facility:

- 8 Kms from NEW Chandigarh International Airport (Set to open in May 2015).
- 4 Kms from Mohali City centre
- 2 Kms from Mohali Railway Station.
- Transit Point for J&K, HP and Punjab.
- South Point of TriCity of Chandigarh-Panchkula-Mohali.
- In future, the Metro will pass by sector 66 Mohali where Bestech Square Mall is situated



## FACT FILE

**Mall Developer:** Bestech India Pvt Ltd

**Number of floors:** LGF+GF+6

**Total built-up area:** 3.5 lac sq ft approx

**Gross leasable area:** 2.25 lakhs sq ft approx

**Average rent:** GF - Rs. 135; FF - Rs 110; SF - Rs 95; TF -Rs 60 per sq ft on Super Area.