Under Construction Mall In The Heart Of Chennai – 'AAA' Mall Conceived By: ABC Developers Pvt. Ltd.

INVESTMENT OPPORTUNITY IN COMMERCIAL REAL ESTATE IN CHENNAI

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BORROWER & IT'S CONSTITUTION	❖ ABC Developers Pvt. Ltd. (APL) - Incorporated in January 2000. 100% share holdings with promoters. ❖ Promote, develop and manage commercial real estate/infra projects/ mega shopping malls in South India. Regd. office at Arcot Road, Saligrammam, Chennai. ❖ The company has a wholly owned subsidiary – XYZ Pvt. Ltd. (XPL) which was formed to carry on the business of construction activity and also to promote, develop and build properties in real estate and on site owned by the company or others. ❖ The company is presently in liquidation under IBC.
LOCATION & PROPERTY	❖ Basement, Ground + 10 storied Commercial Complex – AAA MALL. – Total construction area of approx 9 lac Sqfts. ❖ Mortgaged land admeasuring 3.51 acres. Construction for Shopping Mall cum Multiplex with Business Class hotel of 220 rooms & multi level car parking at Saligramam, Arcot Road, Vadapalani, Chennai. ❖ Out of this, 78,226 Sqfts owned by APL and 74,794 Sqfts owned XPL.
STATUS/PRESENT POSITION	❖ Partially completed Mall. ❖ Currently, basement of approx 50,000 Sqfts is being used as car park. ❖ Reliance Smart Bazar occupying ground floor of approx. 50,000 Sqfts. ❖ 1st to 3rd Floor – Suitable for large retail stores about 1,50,000 Sqfts. Suitable for leasing to large retail group. ❖ 4th Mezzanine and 5th floor approx 95,000 Sqfts – Proposed for multiplex with 11 screens – construction of the 11 screen structure is completed only interior to be completed. ❖ 6th Floor approx 45,000 Sqfts - Proposed for a food court. Civil work completed. ❖ 7th to 10th floor approx 1,47,000 Sqfts - Proposed 3 star Hotel with about 220 rooms, restaurants etc. Civil work completed. Interiors to be done. ❖ Multi-level parking for about 1200 cars.
REQUIREMENT	❖ Looking for investors who can take-over the project.

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DETAILS OF LAND UNDER THE PROJECT

TOTAL LAND IN COMPANY'S POSSESSION - 1,95,284 SQFTS i.e. 4.48 ACRES

SR. NO.	BREAK – UP	ASSOCIATION WITH APL	MORTGAGED WITH A LENDER
1	APL OWNED – 91,840 Sqfts or 2.11 Acres	SELF – CORPORATE DEBTOR	78,226 Sqfts or 1.80 acres
2	XPL OWNED – 74,794 Sqfts or 1.72 Acres	WHOLLY OWNED SUBSIDIARY OF APL	74,794 Sqfts or 1.72 acres
3	JDA – 11,905 Sqfts or 0.27 acres	FINANCIAL CREDITOR	NIL
4	NBFC'S /OTHERS – 15782 Sqfts or 0.36 acres	JDA VENDORS	NIL
5	T. KUMAR – 963 Sqfts or 0.02 acres	DIRECTOR OF CD	NIL

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	SR. NO.	SEGMENT	FACILITIES/USAGE	BUA IN SQ FTS
UTILIZATION PLAN	1	Basement	Car Parking	50,000
	2	Ground Floor	Retail – Reliance Smart Bazaar	54,900
	3	1st, 2nd and 3rd Floor	Hyper Market	1,48,865
	4	4th Floor	Food Court	51,830
	5	5th & 6th Floor	11 Screen Multiplex	88,500
	6	7th to 10th Floor	5 Star Hotel	1,47,275
	7	Multi Level Car Parking (MLCP)	Parking Bay	3,19,969
	8	MLCP – Terrace Level	Swimming Pool	5,705
	9	Service Building	Parking & Services	28,543
	Total			8,95,587

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	SR. NO.	AREA TO BE HANDED OVER AS PER THE AGREEMENT DATED 21/06/12	FLOORS	AREA IN SQ FTS
AREA TO BE HANDED OVER AS PER THE AGREEMENT	1	JDA	1st, 2nd	99,609
	2	LMN Pvt. Ltd.	Ground	54,900
	3	Mr. K T K	10th	2,417
	4	Mr. A M	10th	2,415
	5	NBFC's	3rd	13,675
	6	NBFC's	8th	2,000
	7	NBFC's	9th	2,325
	Total			1,77,343

MICRO MARKET & BEST USE ANALYSIS

	ANALYSIS		IMPACT
MICRO MARKET ANALYSIS	Vadapalani is strategically located towards the west of CBD of Chennai city and is well connected to major parts of Chennai city and prominent corridors of Chennai by means of Road. Vadapalani is served by two of the most prominent arterial roads of Chennai viz. Jawaharlal Nehru Road and Arcot Road.	⇨	Positive
	Due to proximity and connectivity to the CBD & other prominent retail and commercial destinations of the city,. subject micro market has witnessed a paradigm shift and evolved as one of the prominent upper mid-end residential micro-markets of Chennai with influx of significant hospitality and retail developments.	⇨	Positive
	Chennai has witnessed heightened demand for quality organized retail space in the last decade. Despite increase in demand, organized retail activity is still at an emerging stage in Chennai.	⇨	Positive
	Total organized retail mall space in Chennai is approx 5 million Sqfts. Majority of the supply is located within the Chennai Central region which is divergence with trends across other metros. Going forward, due to paucity of land parcels in central region is expected to result in limited supply addition and this augurs well for our property.	⇨	Positive

Considering the above analysis, the subject property can be put to use as a :-
Commercial Complex (Mix of Retail and Hospitality as is constructed at present) – which can cater to all age groups – Combining retailers from various categories, housing tenants from BFSI sector etc.

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DISTINCT ADVANTAGES OF THE SUBJECT PROPERTY

| ADVANTAGES	REASONS
LOCATIONAL ADVANTAGE	Vadapalani, Kodambakkam and Saligramam area have become sought after and turned into an upscale neighborhood boding well for a complex of this nature.
ATTRACTIVE TO BIG BRANDS AND EASE IN DEALING WITH THEM	❖ Commercial space in a prime location increases visibility and reputation for big brands and these brands would be inclined to have their space in this property. It is relatively easy to deal with such entities. ❖ Location already has Forum Mall which houses big brands like Lifestyle, Max, Westside, Fab India, Marks & Spencers. Their presence will attract other big brands to set up their facility in the readily available space in AAA Mall.
CONSTRUCTION ALMOST COMPLETE AND PARTLY LEASED PROPERTY	❖ The civil construction of the entire complex is ready eliminating a large element of completion risk. ❖ Project has reached its final stages. ❖ Ready occupant – Reliance Smart Bazaar is paying monthly rentals. ❖ The presence of multi level car parking will contribute to increased footfalls.

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ABOUT SALIGRAMAM – CHENNAI

- ❖ A residential locality situated in the western part of Chennai.
- ❖ Surrounded by Vadapalani in the East Virugambakkam in the West, KK Nagar in the South and Koyambedu in the north.
- ❖ Saligramam was part of Saidapet Taluk in Chengleput District before it merged with Chennai City and District in the Year 1977.

LOCATIONAL ADVANTAGES

The subject property is located at a distance of approximately:

- ❖ 5 – 6 kms from Nungambakkam (CBD),
- ❖ 13 – 14 km from Chennai Central Railway Station Chennai International Airport.
- ❖ Very close to the central Bus stand – Koyambedu.
- ❖ Adjoining to other major localities like Vadapalani, T. Nagar, Anna Nagar, Ashok Nagar, K.K. Nagar and Kodambakkam
- ❖ Nearby 3 Hospitals and 4 reputed schools.
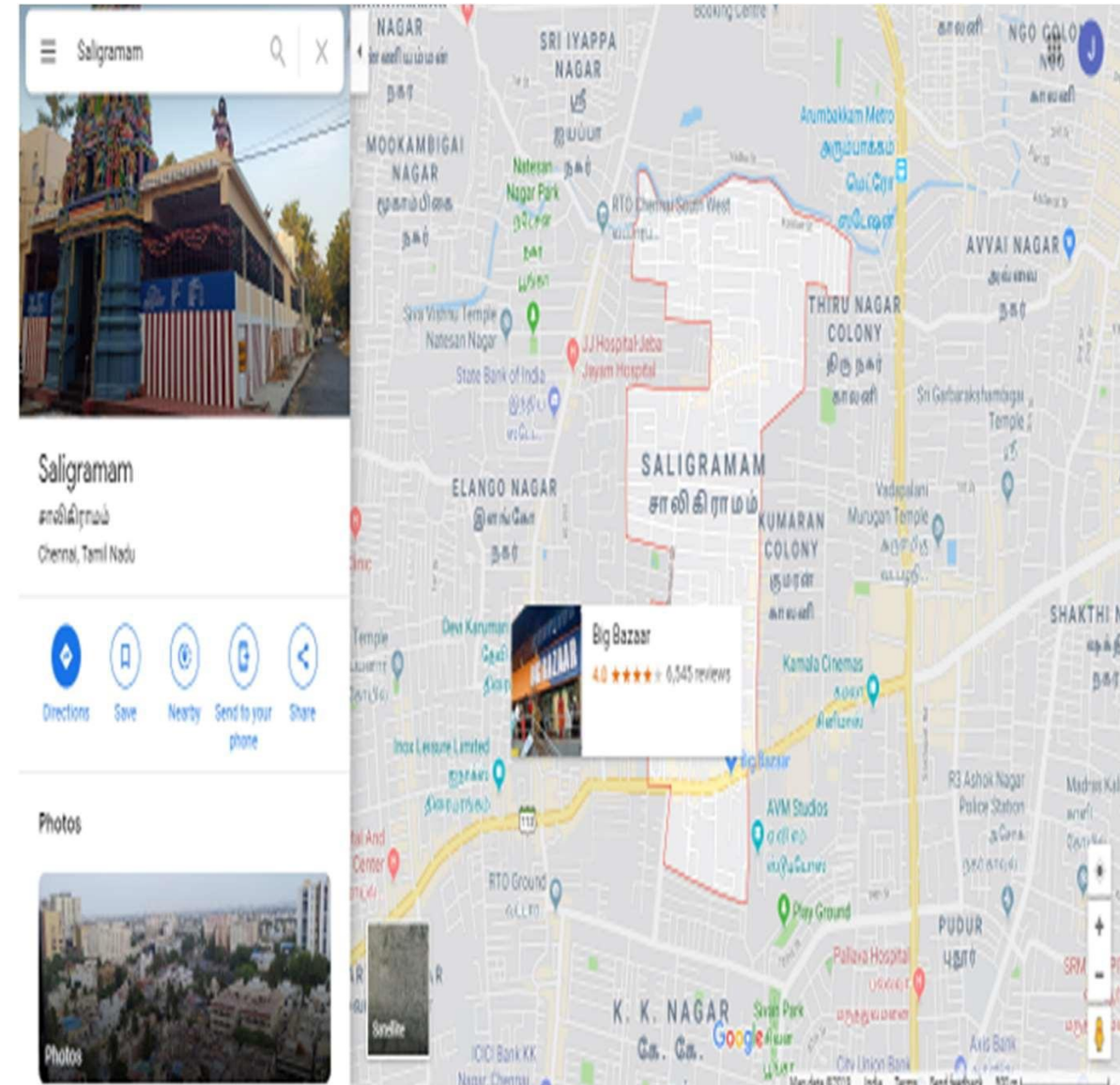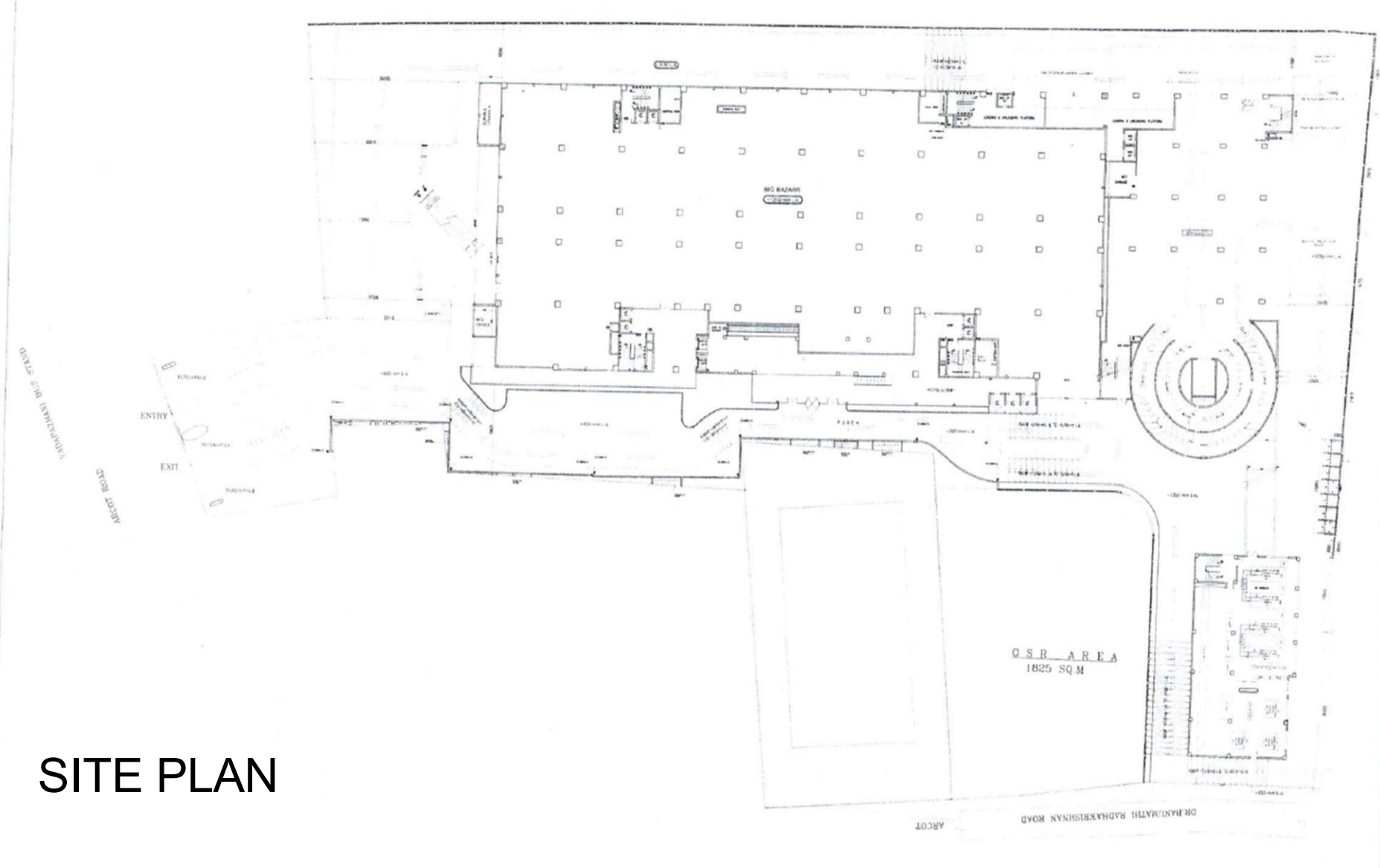
SITE PLAN

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