

**Mall near Nana Chowk**

**An Excellent Investment Opportunity in South Mumbai**

# Overview

## Brief

A premium commercial retail property strategically located at Nana Chowk, in the heart of South Mumbai. The mall offers a rare freehold opportunity in a prime, high-street micro-market surrounded by luxury residential developments and thriving commercial activity. The asset presents strong potential for repositioning, redevelopment, or adaptive reuse into flagship retail, boutique offices, or mixed-use formats.

## Key Highlights

- **Location:** Nana Chowk, South Mumbai – well-connected to Kemps Corner, Grant Road, and Tardeo
- **Total Built-up Area:** ~42,266 sq. ft. (~3,929 sq. m.)
- **Total Carpet Area:** ~22,319 sq. ft. (~2,076 sq. m.)
- **Structure:** Basement + Ground + 3 Upper Floors (with partial second & third floors)
- **Car Parking:** 26 dedicated car parks
- **Status:** Fully vacant
- **Tenure:** Freehold ownership
- **Price Expectation:** ₹350 Crores (Negotiable)

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## Property Features

- Prominent corner frontage with excellent visibility and access
- Multiple entry points with ample on-site parking
- High ceiling heights and efficient internal layouts
- Structural integrity suitable for adaptive reuse or redevelopment
- Clean title and clear possession

## Investment Rationale

- **Prime South Mumbai Location:** Sought-after address amidst luxury residences, consulates, and institutions
- **Vacant Freehold Asset:** Ready for immediate redevelopment, leasing, or self-use
- **Scarcity Value:** Very limited availability of clear-title commercial blocks in the micro-market
- **Connectivity:** Close to Grant Road Station, Kemps Corner, and key arterial roads connecting South & Central Mumbai
- **Upside Potential:** Suitable for boutique retail, co-working, hospitality, or branded mixed-use development

## Value Proposition

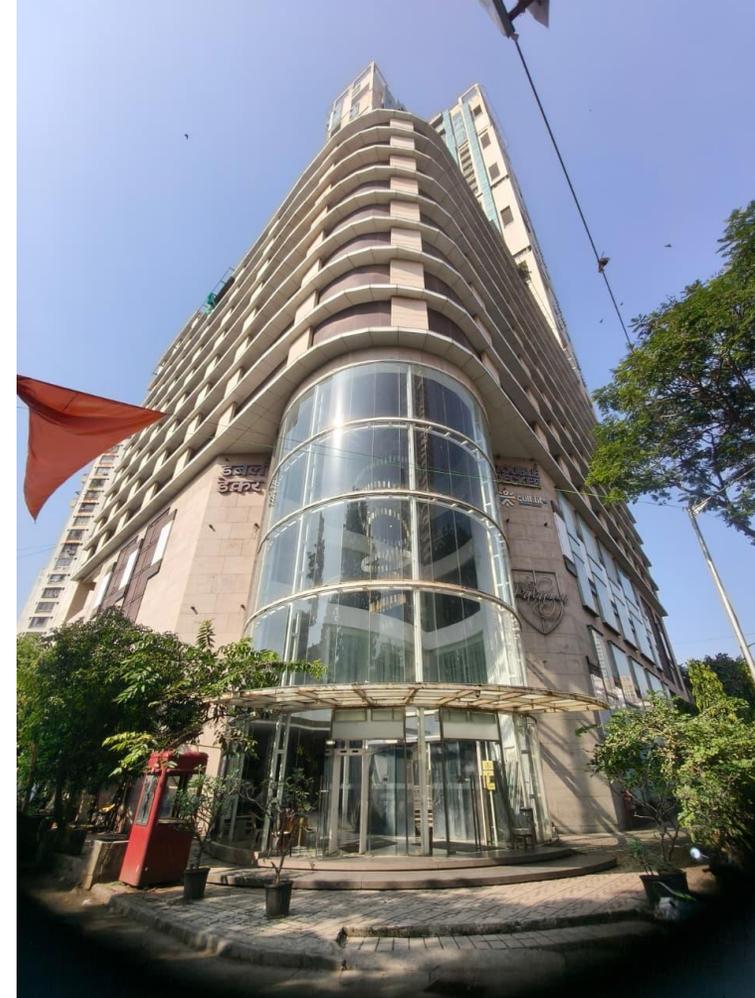
The mall represents a one-of-a-kind opportunity to acquire a freehold commercial block in an established and supply-constrained South Mumbai market. Ideal for developers, private investors, or family offices seeking a marquee address with both capital appreciation and asset repositioning potential.

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## Area Statement

Sr. No.	Floor	Carpet Area (sq.ft.)	Carpet Area (sq.mtr.)	Built-up Area (20% on Carpet Area) (sq.mtr.)	Ready Reckoner Rate 2024-25 (₹)	Value as per Ready Reckoner Rate 2024-25 (₹)	Present Status
1	Basement	1,638	152	183	30,000	59,00,00,000	Storage Area
2	Basement	3,200	–	–	2,500,000 per Car Park	6,50,00,000	Car Park
3	Ground	5,393	501	601	10,19,100	61,24,79,100	Unallotted
4	First	9,774	908	1,090	8,66,235	94,41,96,150	Unallotted
5	Second	11,824	1,098	1,318	8,15,280	1,07,45,39,040	Unallotted
6	Third	1,509	140	168	8,15,280	13,69,67,040	Unallotted
7	Third	4,100	381	457	8,15,280	37,25,82,960	Unallotted
8	Third	4,828	449	538	8,15,280	43,86,20,640	ABC Co.
<b>TOTAL</b>		<b>42,266</b>	<b>3,629</b>	<b>4,355</b>	<b>—</b>	<b>4,23,43,84,930</b>	

# Images



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