

PRE-LEASED RETAIL SPACE IN THE GREAT INDIA PLACE MALL, NOIDA

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PRE-LEASED RETAIL

~7% Yield

18-Year Tenant

LEASED TO ADITYA BIRLA LIFESTYLE BRANDS LTD

The Great India Place Mall

Sector 38A, Noida

Ground Floor - 4,631 Sq. Ft. | Shop No. 27

Tenant in this unit for 18 consecutive years

INVESTMENT

₹12 Cr

ANNUAL RENT

₹84 L

YIELD (ROI)

~7%

CAPITAL VALUE

₹25.9K /sqft

PROPERTY DETAILS

Area

4,631 Sq. Ft.

Floor

Ground Floor

Building

GIP Mall, Noida

Tenant

Aditya Birla Lifestyle

Tenancy History

18 Years

Lease Tenure

10 Years

Escalation

15% / 3 Yrs

Security Deposit

₹46.48 Lakhs

RENT SCHEDULE

Period

Monthly Rent

Dec 2025 – Jan 2026

Rent-Free

Feb 2026 – Nov 2026

₹7.00L

Dec 2026 – Nov 2028

₹8.00L

Dec 2028 – Nov 2031

₹9.20L

Dec 2031 – Nov 2034

₹10.58L

Dec 2034 – Nov 2035

₹12.17L

10-YEAR INCOME PROJECTION

Year 1

₹70L

Year 2-3

₹96L / yr

Year 4-6

₹1.10Cr / yr

Year 7-9

₹1.27Cr / yr

Year 10

₹1.46Cr

₹10.2 Cr

TOTAL RENTAL INCOME (10 YEARS)

Projected Exit Value (10 Yrs)

₹20 – ₹22 Cr - 6-8% p.a.

Blue-Chip Tenant

Aditya Birla Lifestyle — 18 years in the same unit, unmatched retention

7% Yield

Among the highest for institutional-grade retail assets in NCR

74% Rental Growth

Structured 15% escalations over 10-year lease with strong exit potential

Open Estates

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For enquiries: officespaceindelh.com

A rare opportunity to acquire a pre-leased ground floor retail asset in The Great India Place Mall, one of Noida’s most iconic and high-footfall shopping destinations. The property is leased to Aditya Birla Lifestyle Brands Limited, one of India’s most established retail conglomerates, with an exceptional 18-year tenancy record in this very unit — a...

- Pre Leased, Retail Space
- For sale
- 4631 sq ft