

# PATNA

*- the land of  
profitability*



P A T N A

PLATINUM & MUNDESHWARI



envision the  
**FIRST MALL**  
**IN PATNA**  
*that guarantees  
unparalleled footfall*



IMAGINE A COMMERCIAL  
GIANT THAT KEEPS  
GROWING EVERY YEAR



**POPULATION**  
58,00,000 approx

**65%**

OF THE POPULATION  
BELOW 35 YEARS

**50%**

**POPULATION**  
WITHIN 30 MIN DRIVE



**11,00,000**  
HOUSEHOLDS  
AND GROWING



**5,000-6,000**  
PASSENGERS LANDING  
EVERY DAY & 15 MIN AWAY  
(11,000 EXPECTED WITHIN 3 YRS)

**RO**

**3,00,000**  
AVERAGE YEARLY  
EXPENDITURE PER  
FAMILY



FIVE DIVERSE  
WORLDS OF  
OPPORTUNITIES  
*under one roof*



SMART OFFICES



6-SCREEN MULTIPLEX



ENTERTAINMENT  
ZONE



RETAIL



FOOD COURT





WELCOME TO THE  
**BUSINESS &  
RETAIL NUCLEUS**  
*of the future*



RETAIL AREA  
**2,84,000**  
sqft

OFFICES  
**78,000**  
sqft

FOOD COURT  
**62,000**  
sqft

MULTIPLEX  
**49,000**  
sqft

ENTERTAINMENT  
**19,000**  
sqft

PARKING  
**1,12,000**  
sqft





RISE WITH THE  
**grand  
heritage**

## BE A PART OF **PATNA'S RETAIL REVOLUTION**

A Retail revolution in the heart of Patna, The Heritage Mall can be considered as a Smart Green architecture in every sense of the word.

Setting new benchmarks in the modern ways of working with innovative design, technology and infrastructure, The Heritage Mall is the commercial giant of the future.







Retail Shops  
**230**  
shops



## A WORLD OF PROFITS

The Heritage, Patna is designed to maximize your investments exponentially. It's innovative design, strategic location advantage and modern green architecture makes it a revolutionary commercial wonder that is all set to bring in profits.



Food Court  
**02** courts / **15** kiosks  
02 fine dining / 01 food anchor



Multiplex  
**06**  
screens



Office Space  
**146**  
offices



Entertainment / Kids Zone  
**01** dedicated area /  
05 kiosks



A COMMERCIAL &  
RETAIL EXPERIENCE  
DESIGNED TO  
LEAD THE  
FUTURE







## the numbers are on your side

The Heritage, Patna, a world-class mix use retail and entertainment development is designed to attract footfall above all expectations. Offering limitless shopping, entertainment, lavish office spaces and fun zones, The Heritage is set to achieve landmark figures. The customer experience here, at this giant commercial centre becomes a part of the attraction strategy: with wide passages, open greens spaces, ample parking, luxury showrooms and premium brands, The Heritage is soon to become the talk of the town.

-  UNMATCHED LOCATION
-  MULTI-LEVEL PARKING
-  ELEVATORS & ESCALATORS
-  CCTV CAMERAS IN COMMON AREAS
-  POWER BACK UP
-  INTEGRATED SECURITY FEATURES
-  BUILDING AUTOMATION SYSTEM
-  DEDICATED WI-FI ZONE
-  AIR COOLING VENTILATION
-  FIRE SAFETY ARRANGEMENT  
AS PER GOVT NORMS





*an experience  
par excellence*



*visionary design,  
flexible &  
multi-purpose size*

The strategic design of The Heritage Mall is crafted with a thorough understanding of the customer's expectations. The façade and the shops have been designed to be easily accessed by the visitors and shoppers, which helps increase footfalls.

Here, the customers experience becomes unique and very enjoyable as he/she experiences and engages with wide passages, Food Courts, Gaming Zones etc. Children's Play-Zones, Luxury Product Showrooms, Multiplex, Ample Parking Space, all come together and offer a great experience.

Ideal for corporate offices, boutique firms, retail outlets, speciality shops and companies on the rise...







center point of  
every  
attraction

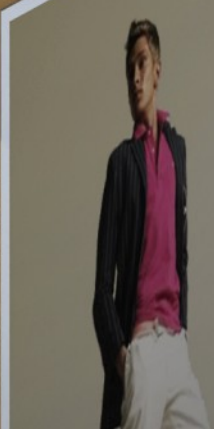
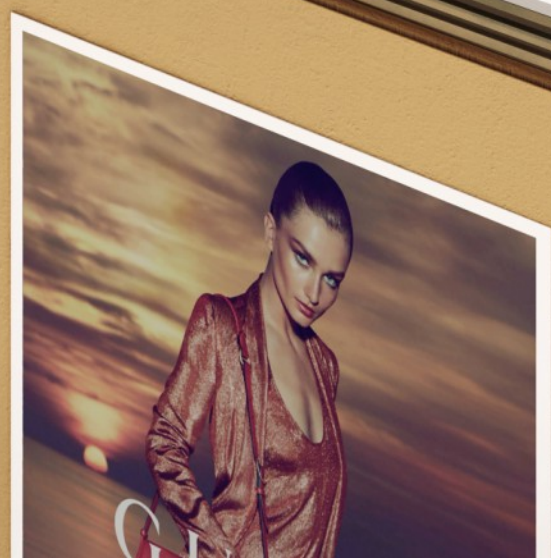




the  
heritage

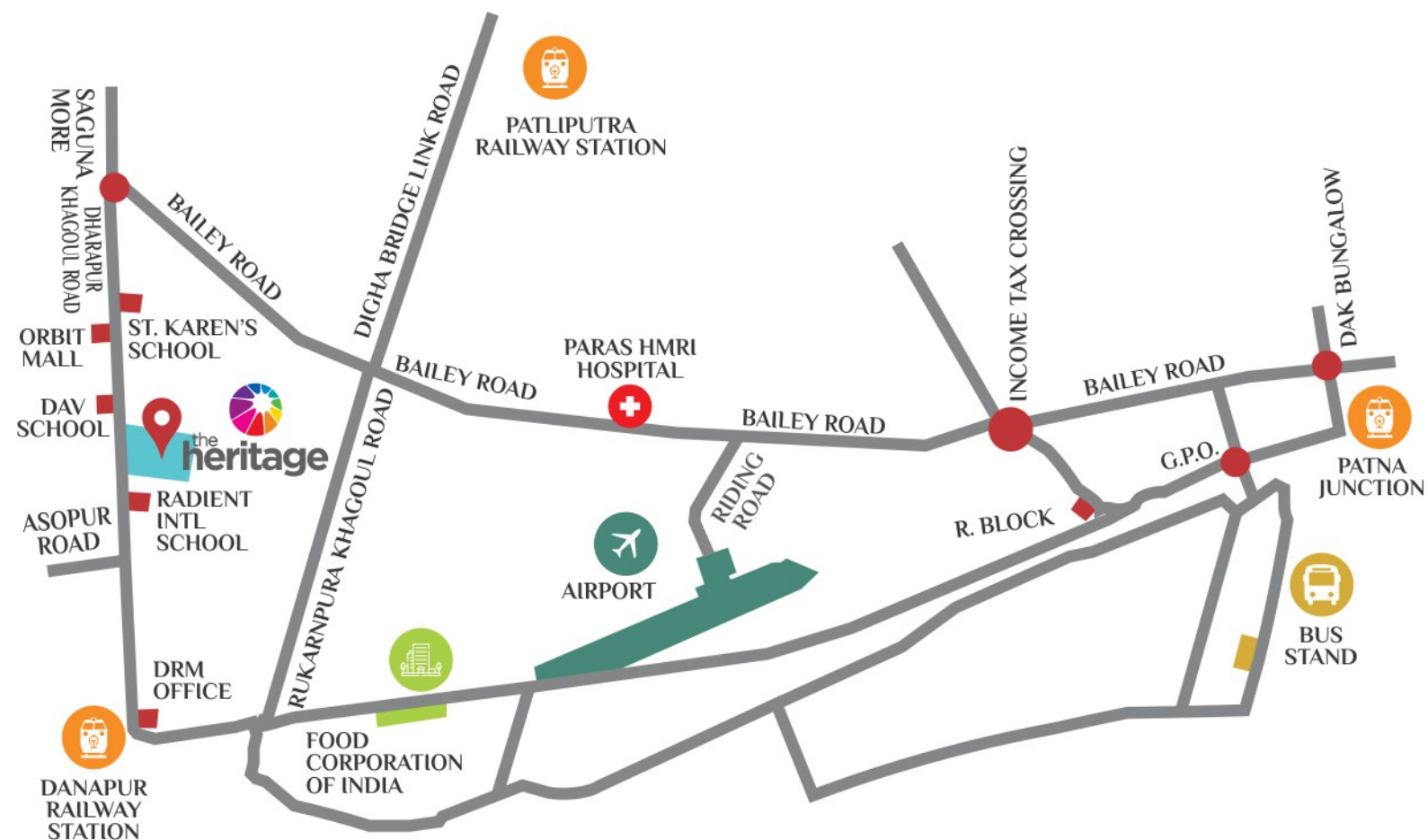
*architecture  
that's  
above &  
beyond*

the  
heritage

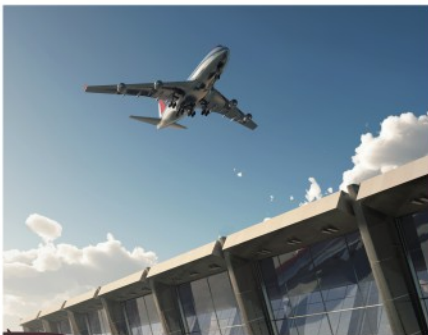




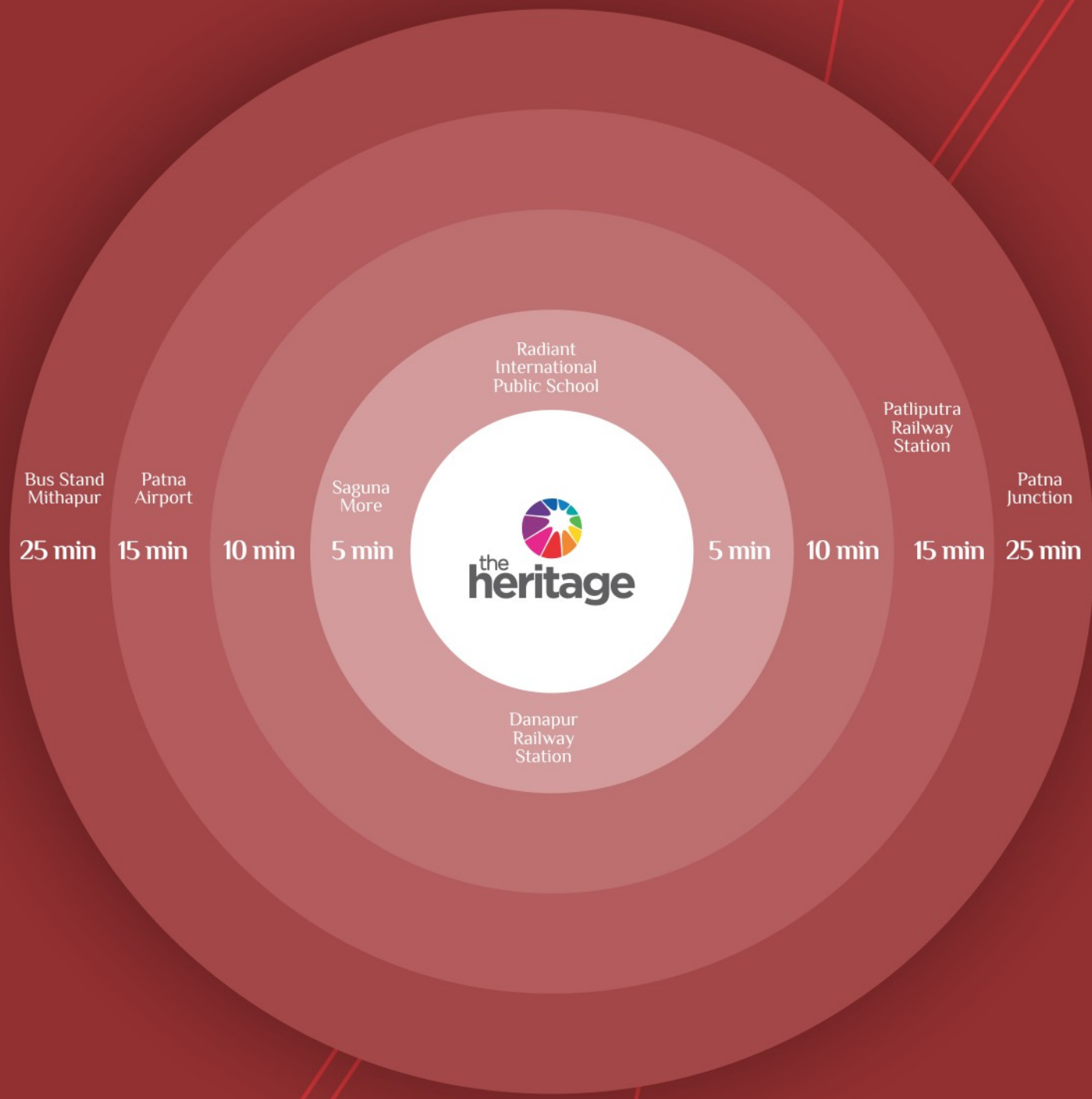
# all roads lead to greater gains



An island location The Heritage Mall can claim to give a new meaning to strategic location. Spread across 2.75 acres of land, The Heritage Mall is destined to successfully deliver unparalleled shopping experience while revolutionizing the organized retail sector in Patna simultaneously. It promises to be an exclusive destination with superb connectivity to all prominent commercial & entertainment hubs. Carving a niche for itself, owing to its close proximity to Patna's prominent locations and easy accessibility, this architectural marvel with a perfect 4-side visibility is a befitting prelude to the next big retail story of Patna.




# distinguished location



Bus Stand Mithapur	12.9 Kms
Danapur Railway Station	2.0 Kms
Patliputra Railway Station	9.3 Kms
Patna Junction	13.8 Kms
Radiant Int'l Public School	0.13 Kms
Patna Airport	9.0 Kms
Saguna More	2.7 Kms





WITNESS THE  
rising curve  
ample  
choices  
create

## RETAIL

Geared towards retail therapy, The Heritage, Patna offers spacious and thoughtfully designed showrooms. The atrium welcomes the shoppers to feast on a world of national and international brands. The ground, first and second floors are dedicated to upscale and exclusive brands.

- 1 anchor store
- Over 50 brand stores
- More than 2.84 lakh sqft of high-end retail
- Leasing tie-ups
- Assured rentals
- Centrally air-conditioned
- Power back-up
- Direct atrium access
- Six elevators & two escalators
- Multi-store sizes







## IDEAS TO startups to greater ROI

## OFFICE SPACE

The boutique office spaces at The Heritage, Patna will soon be the choice of young entrepreneurs, creative professionals and young brands.

The office spaces will offer proximity to important business hubs of the city. Offices at The Heritage will feature a dedicated reception lobby, 6 elevators and wide corridors that will make the offices look very desirable.

- More than 78,000 sq ft. of office spaces
- 146 offices
- 4 floor spread
- Fully Operational work place
- Separate Entry Exit
- Dedicated Lifts
- Lockable Office Spaces
- Hi-Speed Wi-Fi Internet Facility
- Dedicated Parking
- State-of-the-art Security Systems
- F&B Service







CUISINES THAT  
cater the  
world



## FOOD COURT

The multi-cuisine food court at The Heritage offers an unlimited array of tasteful choices that attract people from all walks of life and from around the world. The food court will have 2 courts, 15 different theme based kiosks, 2 fine dining and 1 food anchor serving various flavours to cater to everyone's needs.

- /// More than 62,000 sq ft. for eateries
- /// 1 Floor spread
- /// Serving the finest
- /// Separate prep area
- /// Dedicated seating
- /// Dish wash facility
- /// Hi-tech fire fighting
- /// Centrally air-conditioned
- /// Dedicated service area





RETURNS LIKE  
the big  
**box**  
office



## 6-SCREEN MULTIPLEX

You can have an exquisite movie experience at the multiplex level which offers the most advanced and luxurious 6-screen cinematic experience. The area is more than enough to handle all the savvy movie-goers as it accommodates a seating capacity of over 1000 seats. Bring everyone along whenever you go for your favorite movies.

- /// Cinematic Experience
- /// 6-Screen Multiplex
- /// Digital Dolby Sound
- /// Hi-tech Projection System
- /// Comfortable Seating





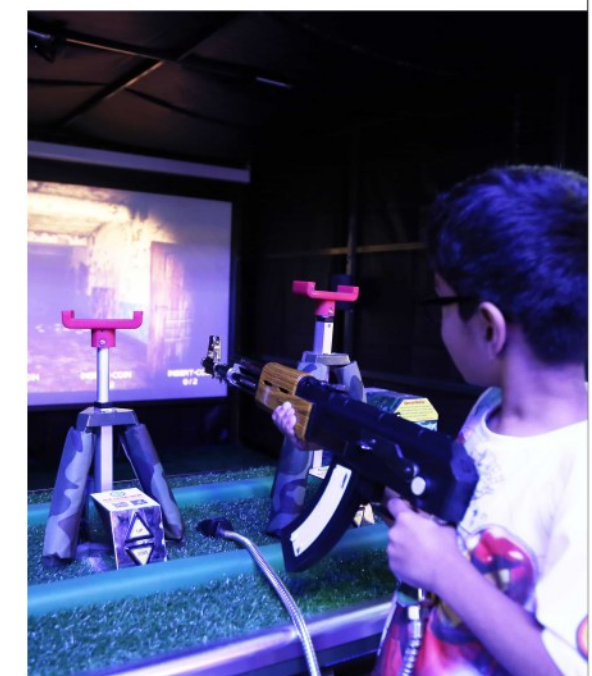
DESIGNED FOR  
people to  
**come  
back  
for more**



## ENTERTAINMENT ZONE

Music, games and a great recreational time is what The Heritage promises. Be it kids or adults, The Heritage has something beautiful and satisfying for everyone. It is a one-stop family destination and entertainment world to speak less. Excitement among the visitors will never fade as they will continue to explore the multiple options of nothing but premium entertainment.

- Video Games
- Dedicated Gaming Zone
- Snooker
- Sports shop
- Toy shop





# *features that steal the retail limelight*


In today's cut-throat competitive market it is vital to incorporate new advanced facilities and amenities in every residential or commercial property.

The Heritage Mall is being planned to provide the latest of everything. Some of these features include

- /// Low Maintenance Module
- /// 100% Power Back-up
- /// Large Store-Fronts and Wide Arcades along all Stores
- /// Fire Safety as per International Standards
- /// 24x7 Gated Security with Surveillance Cameras
- /// High Speed Elevators and Escalators







Grasp the  
unfolding opportunity  
invest in the finest  
development

know why?

- lack of good commercial property options in Patna
- affluent location with high networth & easy connectivity
- value for money proposition with high rental returns
- dedicated leasing options from the developers
- brand tie-ups to ensure footfall
- mall promotions to be managed by developer





## PLATINUM & MUNDESHWARI

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### Site Office

**THE HERITAGE / ORBIT**

Danapur-Khagoul Road, Patna

### Architect

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### Liasioned by

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**RERANo**

BRERAP41413-1/800/R-491/2019

Building Plan No. 90/17-18, Nagar Parishad,  
Danapur Nizamat.