

*Retail Reimagined,  
Entertainment Redefined*



**SPECTRUM**

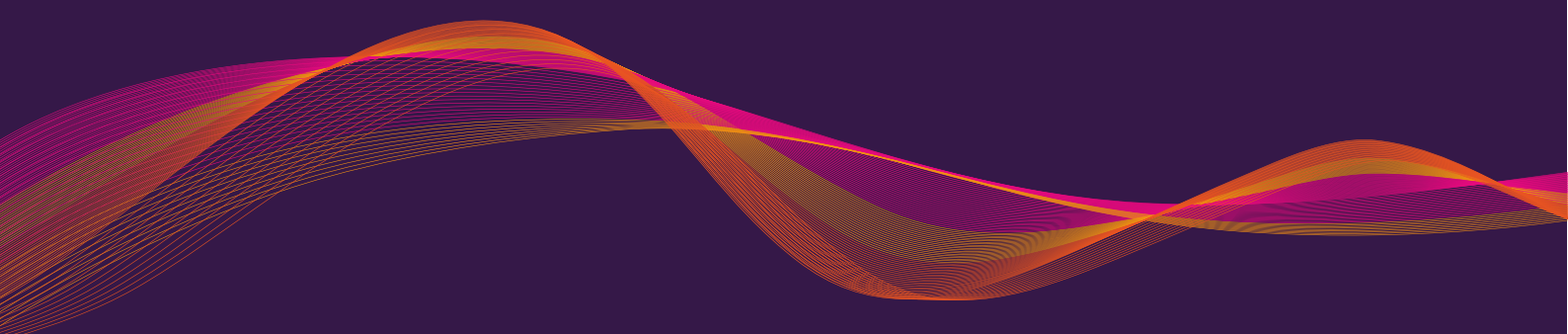
**MALL**

**by LAABHAM**

**I N D O R E**

*Fun,  
Food,  
Fashion  
Et  
Films*

All Under One Roof.



 Shopping Mall at  
Annapurna Main Road, Indore

# Introduction

RR Spectrum Mall is an upcoming landmark development by Laabham Group, a reputed real estate brand of Indore, Thoughtfully planned as the most vibrant and complete lifestyle destination in the South-West part of Indore region, it serves densely populated catchment of over 5 lakh people within just 3 sq. km.

It's more than a mall — it's a destination. A space where shopping, cinema, dining, entertainment, and leisure seamlessly come together to create daily experiences for every age group.



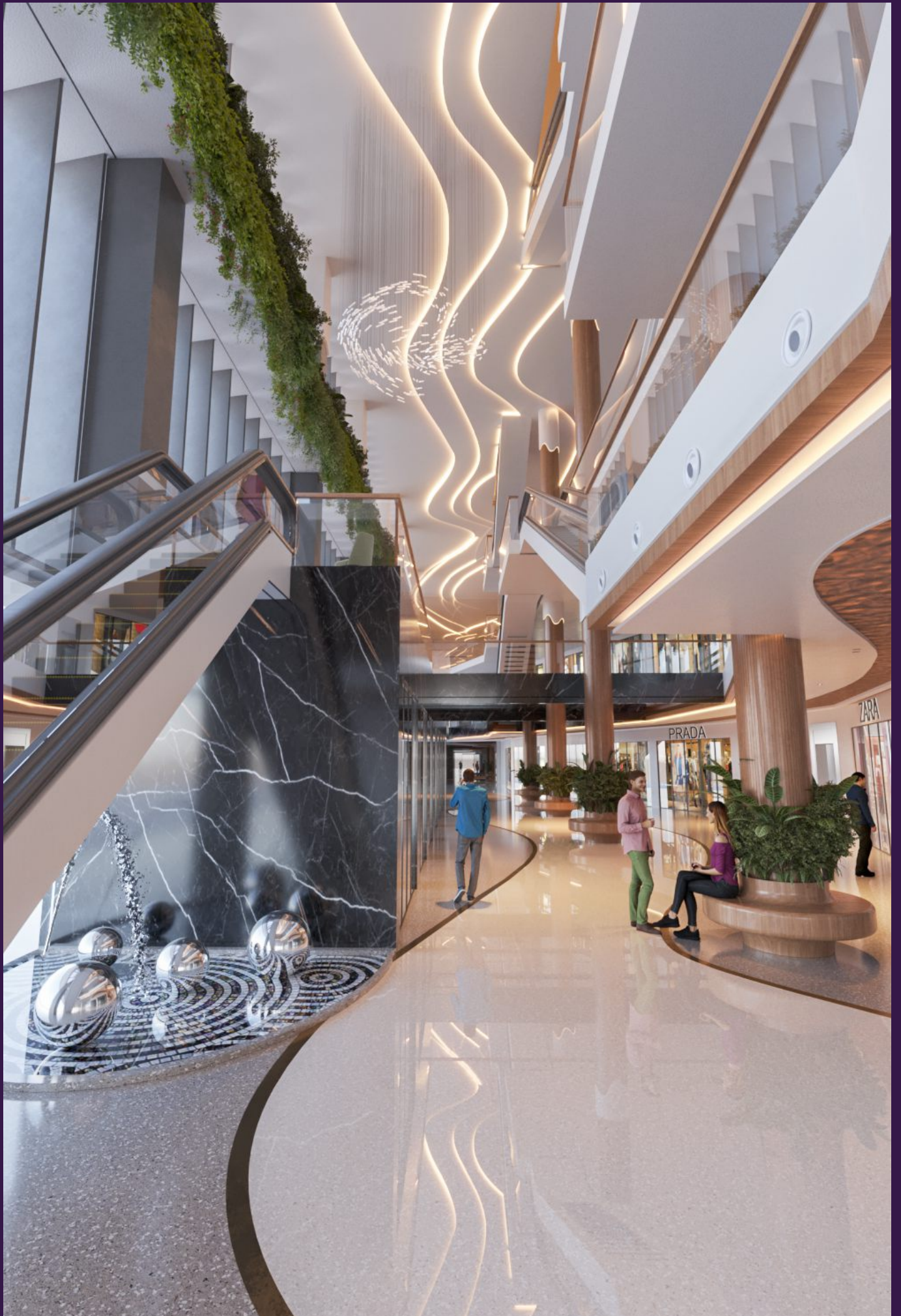


# Location Advantage

- Located at the tri-junction of Western Ring Road, which directly connects all major roads of South-West Indore, Annapurna Road, Ranjit Hanuman Road, and Old RTO Road
- Just 200 mtr. from Annapurna Mandir.
- Surrounded by dense residential catchments and institutional hubs
- Zero organized shopping or entertainment zone in this prime area
- Prominently positioned at a high-traffic junction, ensuring maximum visibility and convenient access



◀ Tap to view location  
on Google Maps

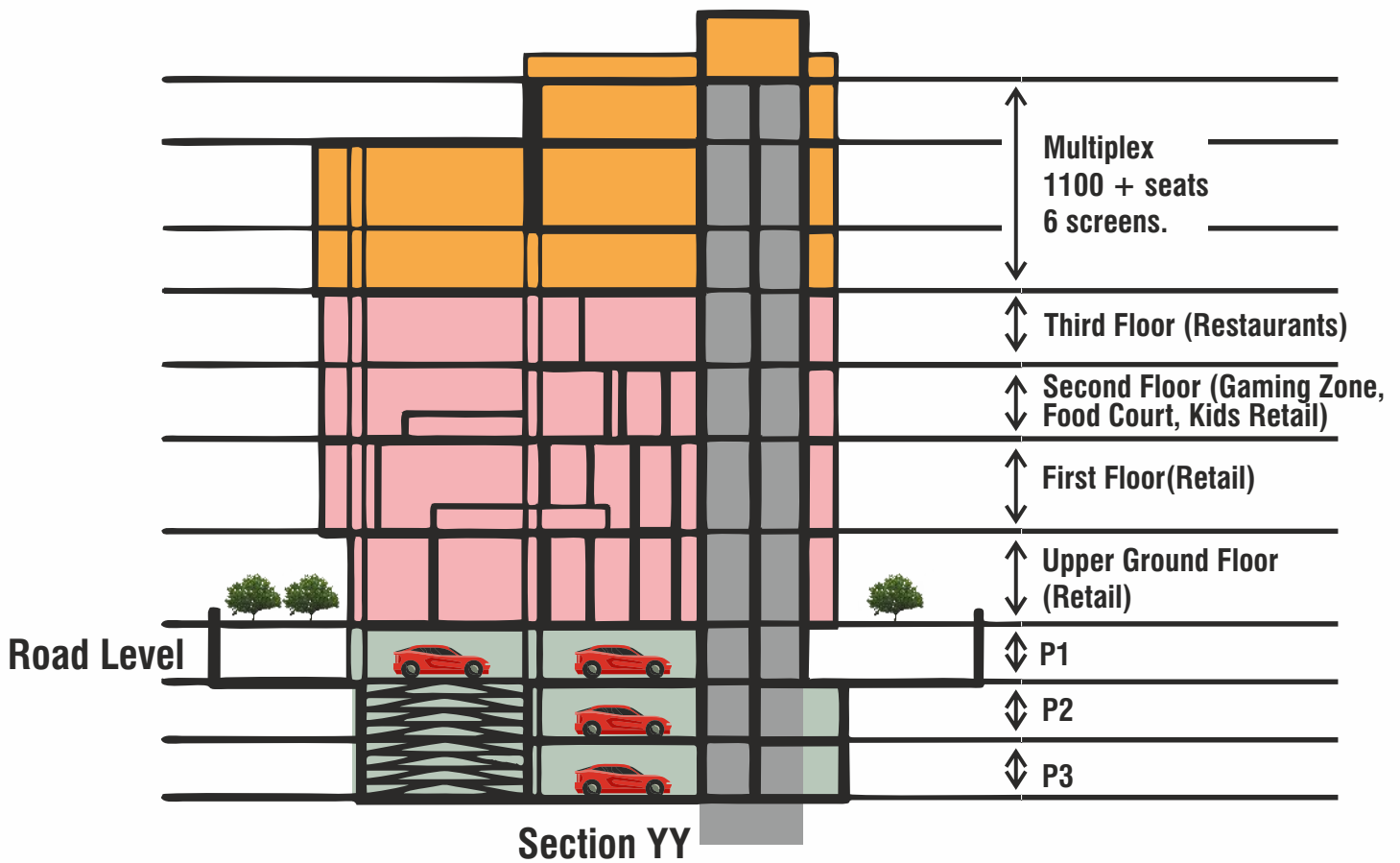


## LEASABLE AREA

Multiplex	35,000 SqFt
Retail / F&B / Gaming / Etc.	55,000 SqFt

## PARKING AREA

70,000 SqFt



# Project Snapshot

## Project Overview

- 2 Floors of Retail
- 1 Floor of Gaming & F&B
- 1 Floor of Fine Dine Restaurants
- 3 Floors of Parking
  - Capacity for 100+ Cars
  - 250+ Two-Wheelers

## Anchor Stores

- 4 Anchor Units: 2 on Ground Floor, 2 on First Floor
- Expandable into: 12,000 SqFt unit, 10,000 SqFt unit
- Ideal for large-format retail: fashion, lifestyle, electronics

## Vanilla Stores

- 16 stores of 400 to 700 SqFt approx spread across Ground and Second Floors
- Ideal For: Apparel & Fashion, Footwear, Bags & Luggage, Cosmetics & Beauty Products, Electronics & Mobile Stores, Home Decor & Gifting, Eyewear, Watches & Lifestyle Accessories

## Mini Vanilla Stores

- Total Kiosks: 8 Kiosks of 100 - 130 SqFt each
- High visibility spots
- Ideal For: Perfumes & Fragrance Brands, Mobile Accessories, Quick Snacks & Beverages, Gifting & Stationery, Impulse Buys & Seasonal Pop-ups

## Food & beverage

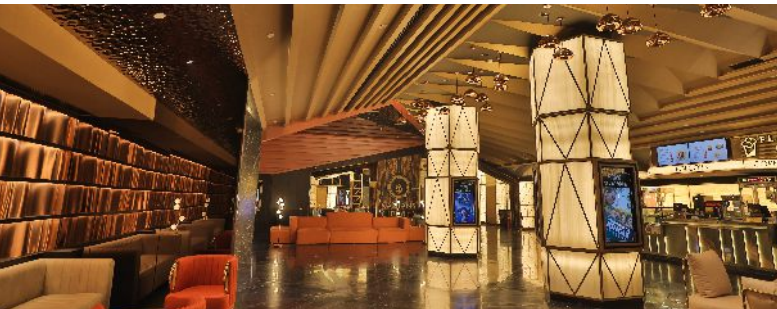
- 8 Food Court Kiosks
  - Approx 350 SqFt each
- 7,000 SqFt Common Seating Area
  - Modern food court design with ambient lighting
- 4 Fine-Dine Restaurants
  - Approx 1800 SqFt Carpet Each

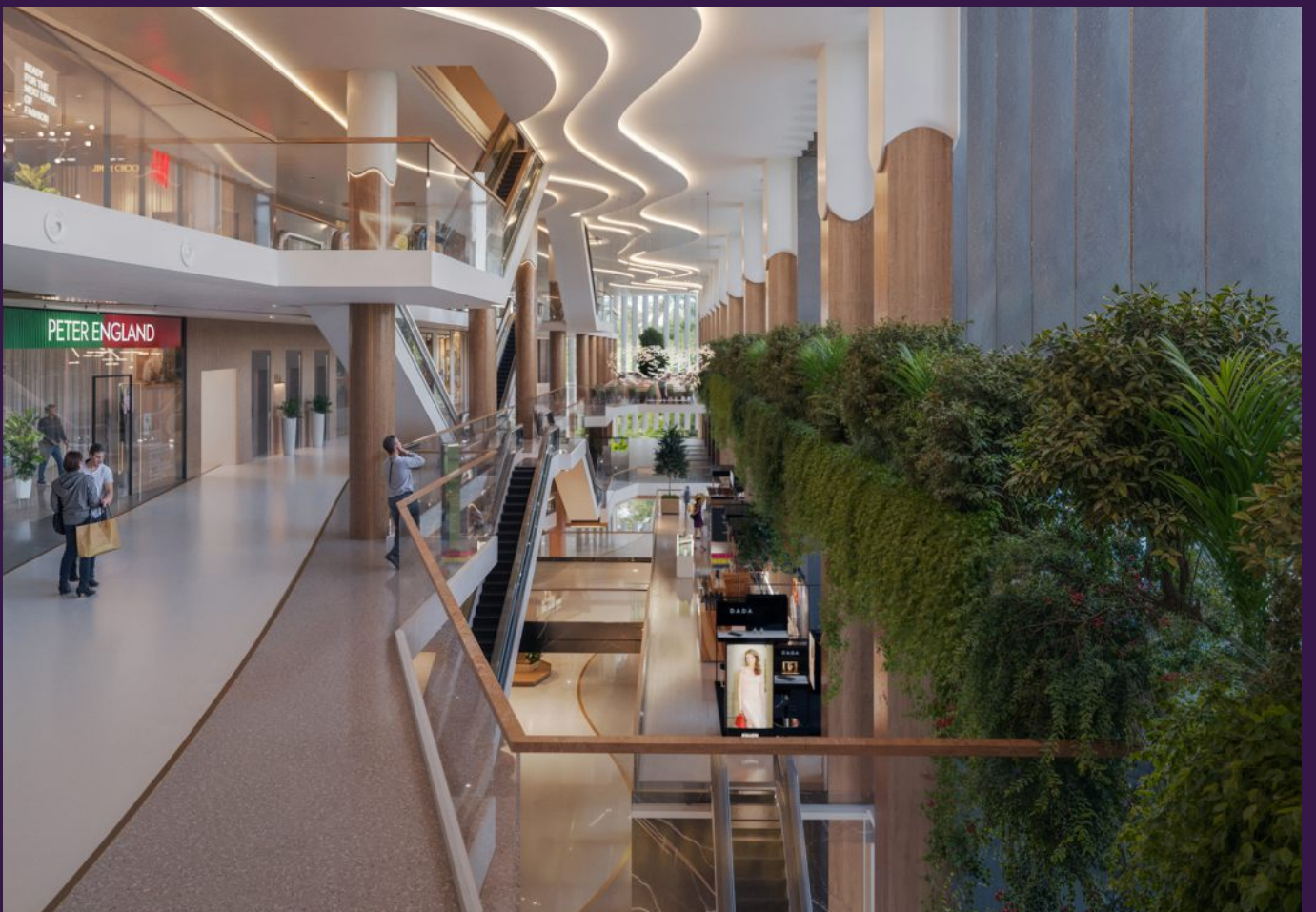
## Entertainment Zone

- 10,000 SqFt Gaming & Family Entertainment Area
  - Located on Second Floor
  - Ideal for arcades, VR experiences, soft play zones

# Multiplex

- Partnered with Rajhans Cinema
- 1100+ seating across 6 premium screens
- Core crowd-pulling anchor with consistent daily traffic





# Brand Mix Et Leasing Categories

We're creating a curated mix of local favorites  
and national brands across key categories:

## RETAIL & LIFESTYLE:

- Clothing & Apparel (Men, Women, Kids)
- Footwear
- Bags & Luggage
- Cosmetic & Beauty Supplies
- Watches & Eyewear
- Accessories & Jewellery
- Electronics & Mobile Stores
- Home Décor & Gifting
- Wellness & Nutrition
- Salon & Grooming Studios

## FOOD & BEVERAGE:

- Oven-based Fast Food Brands
- QSRs and Food Kiosks
- Cafés and Beverage Outlets
- 4 Fine-Dine Restaurants  
(~1800 to 2500 SqFt Carpet Each)
- 8 Food Court Kiosks with  
7000 SqFt Common Seating

## ENTERTAINMENT:

- Multiplex by Rajhans Cinema
- Gaming Zone & Virtual Play Area
- Kids' Activity & Learning Zones



# *Business Opportunity*

- Zero direct competition in a 2 sq. km high-density region.
- Daily expected footfall of 5000-6000 from all age groups,
- Located at a central junction with consistent visibility.
- Smart layout designed to maximize footfall circulation across all segments.
- Entering RR Spectrum means first-mover advantage in one of Indore's most consumer-active belts.





# Amenities Et Experience



Centrally  
air-conditioned  
infrastructure



Escalators &  
elevators across  
all levels



Modern  
washrooms &  
cleaning services



CCTV  
surveillance and  
security staff



Ample  
parking &  
valet facility



Fire safety  
and service lift  
provisions



Leasing team  
support and  
flexible formats



100% accessible even  
for specially abled  
& senior citizens

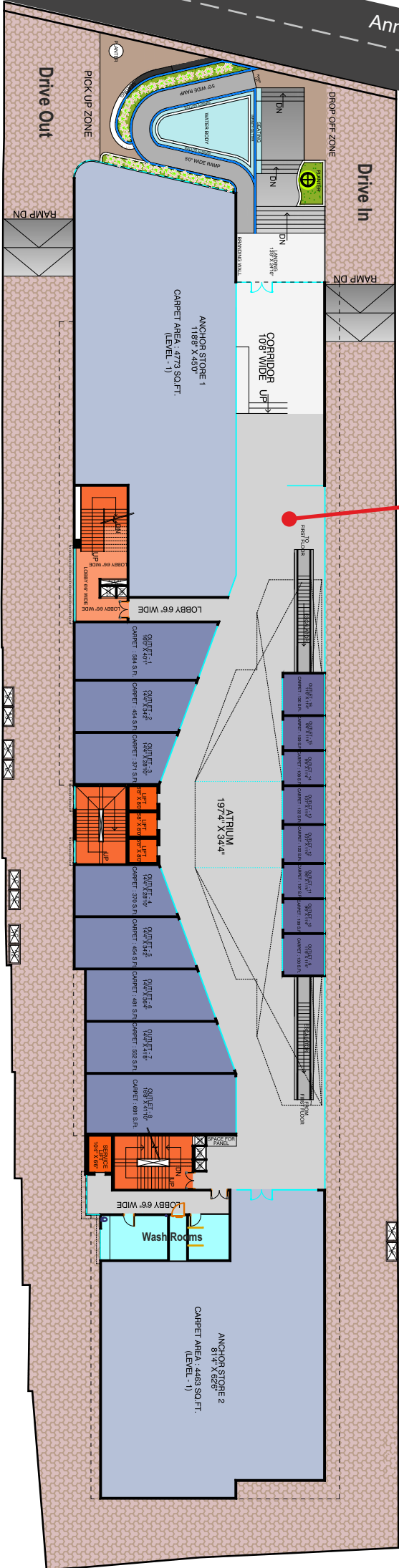


100% Power  
backup



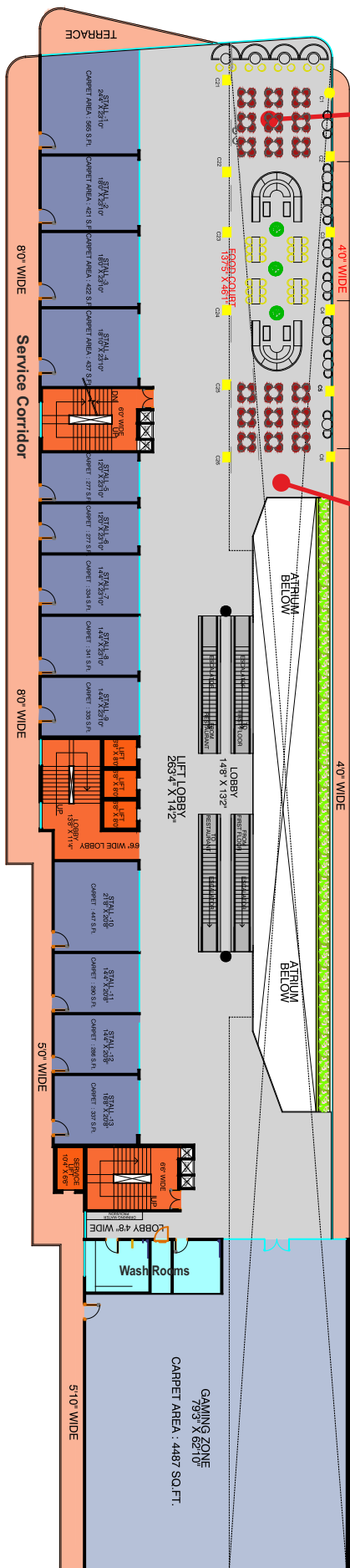
# Upper Ground Floor

Annapura Road

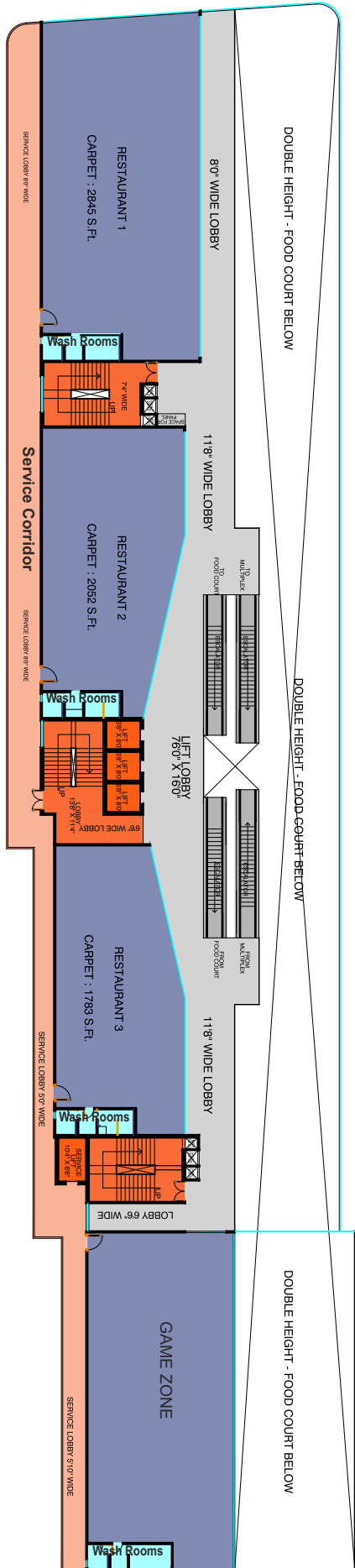




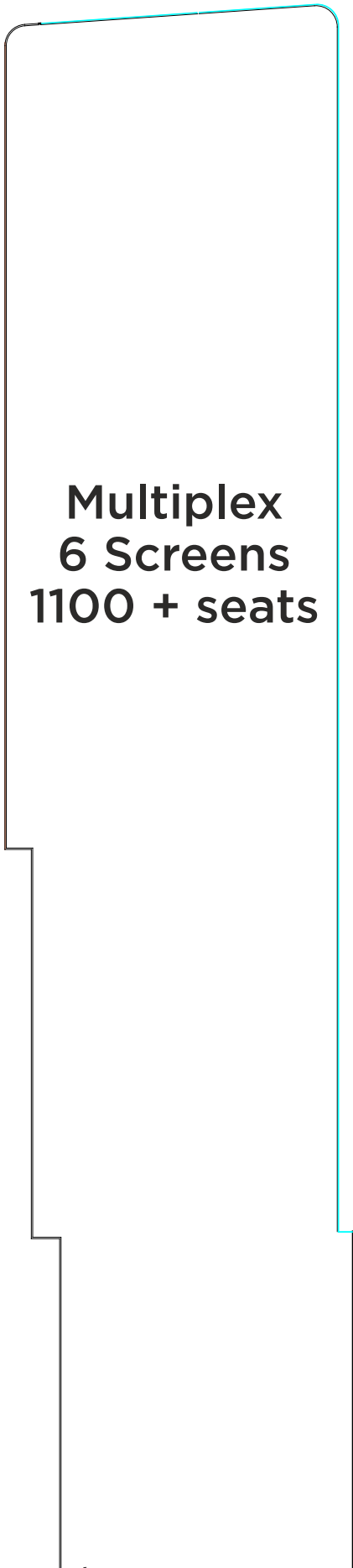
# Second Floor



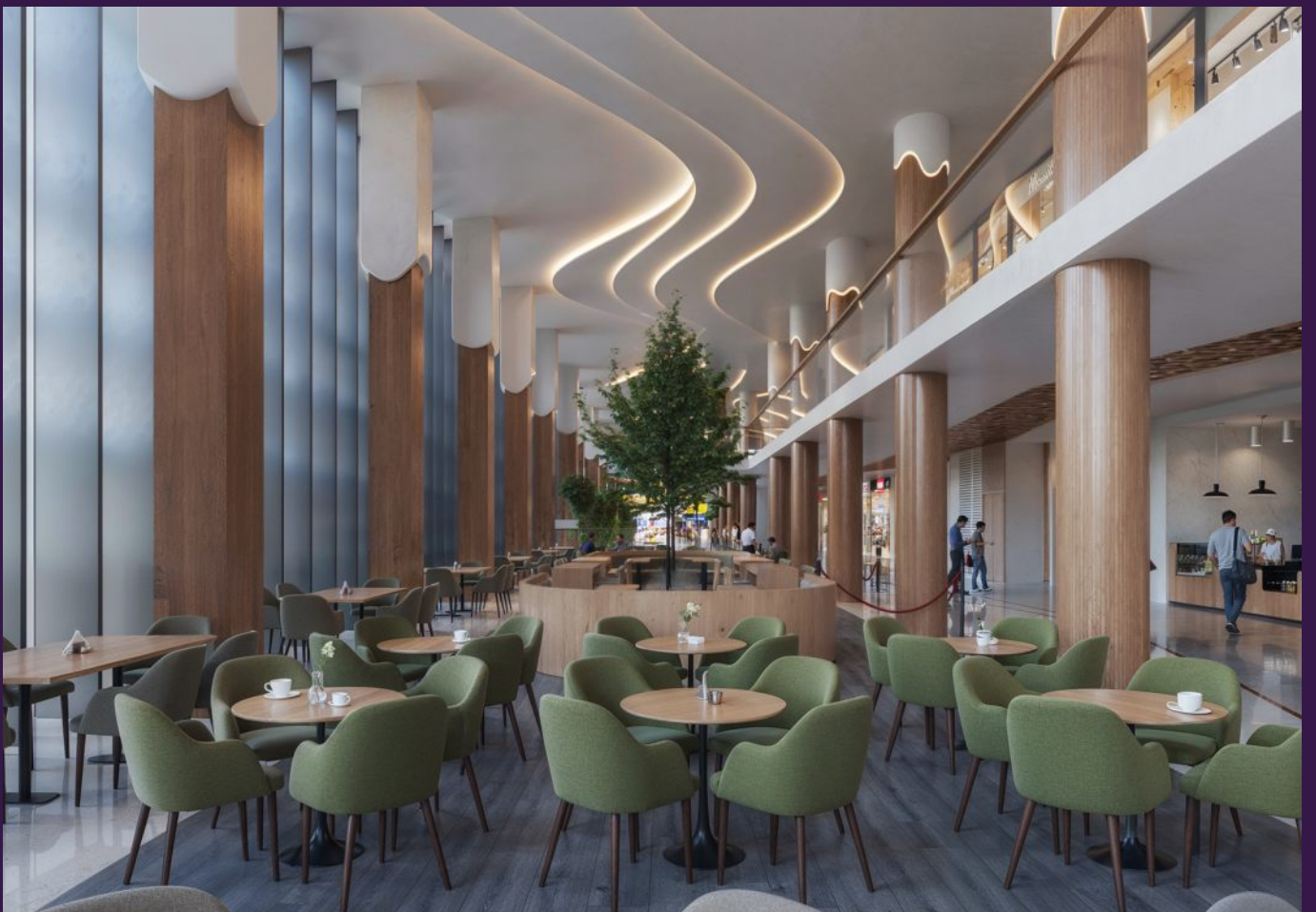
# Third Floor



# Fourth, Fifth & Sixth Floor



**Multiplex  
6 Screens  
1100 + seats**



# Projects by RR Group

## R.R. CITY



RESIDENTIAL PLOTTED

800-2200 sq.ft. Plot

MR-5, Chhota Bangarda

RERA No.: P-IND-22-3182

## R.R. RESIDENCY



RESIDENTIAL PLOTTED

1000-3400 sq.ft. Plot

MR-5, Chhota Bangarda

RERA No.: P-IND-19-2381

## R.R. ENCLAVE



RESIDENTIAL PLOTTED

1100 sq.ft. Plot

Chhota Bangarda

RERA No.: P-IND-22-3169

## R.R. FINCITY



RESIDENTIAL PLOTTED

1100-1500 sq.ft. Plot

Opp. Yash Technologies,  
Chhota Bangarda

RERA No.: P-IND-22-3383

## R.R. GOLD CITY



RESIDENTIAL PLOTTED

880-4550 sq.ft. Plot

Near MR-5, Chhota Bangarda

RERA No.: P-IND-22-3375

## 24 CARAT



RESIDENTIAL PLOTTED

1000-2400 sq.ft. Plot

Near MR-5, Chhota Bangarda

RERA No.: P-IND-24-5219

## MAA BIJASAN BUSINESS PARK



COMMERCIAL PLOTTED

3200-10764 sq.ft. Plot

Opp. Yash Technologies,  
Chhota Bangarda

## R.R. INDUSTRIAL PARK



INDUSTRIAL PLOTTED

5000-34000 sq.ft. Plot

Bardari

## R.R. BUSINESS PARK



COMMERCIAL

Opp. Yash Technologies,  
Chhota Bangarda

# Projects by Laabham Group

## LAABHAM BUSINESS WORLD



SHOPS, SHOWROOMS & OFFICES

Opp. Indore Public School (IPS)  
Main A.B. Road

RERA No.: P-IND-20-2813

## LAABHAM HIGHLIGHTS



SHOWROOMS & OFFICES

Super Corridor,  
Main Road, Next to MR-5 Square

RERA No.: P-IND-24-4779

## LAABHAM RESORT



Party Lawn, Banquet Hall,  
Accommodation Cottages

Coverage Area: 90,000 Sq Ft

Indore Khandwa Road, Simrol Bypass, Before IIT Indore

## LAABHAM CITY



PREMIUM RESIDENTIAL PLOTS

800 - 1500 sq.ft.

Super Corridor, MR5 Main Road, Indore

RERA No.: P-IND-19-2377

## LAABHAM VASTU CITY



LUXURIOUS APARTMENTS

3 - 4 BHK

Behind Vidyasagar School, Bicholi Mardana, Indore

RERA No.: P-OTH-23-3881

## LAABHAM PARK



PREMIUM RESIDENTIAL TOWNSHIP

Luxury Villas & Plots (800 - 1200 sq.ft.)

Near Rajendra Nagar, RRCAT Road

RERA No.: P-IND-19-2140

## LAABHAM KUNJ VIHAR



PREMIUM RESIDENTIAL PLOTS

800 - 1500 sq.ft.

Opp. Prestige University, Indore-Ujjain Road

RERA No.: P-OTH-23-4035

## LAABHAM HILLS



RESIDENTIAL PLOTS

800 - 850 sq.ft.

Rangwasa Road, Opp. IIM Indore

RERA No.: P-OTH-23-4052

## LAABHAM EDEN GARDEN



PREMIUM RESIDENTIAL TOWNSHIP

1100 - 2500 sq.ft. plots

Opp. Impetus, Near Bicholi Mardana, Indore

RERA No.: P-OTH-24-4727

## LAABHAM SUPREMO



LUXURIOUS PLOTTING PROJECT

3000-4000 sq.ft.

Bicholi Mardana, Near Bypass, Indore

RERA No.: P-OTH-25-5543

## LAABHAM RAJADHIRAJ



RESIDENTIAL PLOTS

800 - 1000 sq.ft.

Indore-Ujjain Road, Near Rama Phosphate

RERA No.: P-IND-25-5479

## LAABHAM RESORT COLONY



RESIDENTIAL PLOTS

500 - 900 sq.ft.

Indore Khandwa Road, Simrol Bypass, Before IIT Indore

RERA No.: P-MHW-23-3914

## COMING SOON



SHOWROOMS, FLATS & PLOTS

Main A.B. Road,  
Near Dewas Naka & MR12

## COMPLETED

LAABHAM RESIDENCY  
Sch. No. 140

LAABHAM SN ENCLAVE  
Super Corridor

LAABHAM GREENS  
Rangwasa

## CONTACT FOR LEASING

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**Pramukh Mantri**



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 **LaabhamCommercialWing@gmail.com**

 **Annapurna Main Road, Indore**