FRANCOM VENTURES

KOLKATA COMMERCIAL REAL ESTATE

INVESTMENT PROSPECTUS

Local expertise. Disciplined execution. Long-term value.



FRANCOM VENTURES

ABOUT

OUR COMPANY

Francom Group is a Kolkata-focused business and real estate consultancy supporting brands, investors and property owners across West Bengal. We combine market intelligence, property sourcing, negotiation and coordinated transaction support under one roof.



KOLKATA

Focused market insight

END-TO-END

From search to closure

VALUE

Commercially disciplined

We aim to create clear, practical pathways through Kolkata’s dynamic commercial real estate market - with local knowledge, transparent communication and attention to detail at every stage.

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FROM THE BOARD

A LOCAL, LONG-TERM PERSPECTIVE

Kolkata is a city where heritage, enterprise and new infrastructure meet. Its established commercial districts continue to evolve while Salt Lake Sector V, New Town, Rajarhat and emerging corridors create fresh opportunities for occupiers, retailers and investors.

At Francom, we believe advisory must be practical. We listen carefully, evaluate the market, coordinate the right specialists and remain engaged through negotiation, documentation and handover.

Our purpose is simple: help clients make better property decisions in Kolkata and build relationships that continue beyond a single transaction.

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> **Local knowledge creates clarity. Disciplined execution creates value.**
>
> **BOARD OF MANAGEMENT**



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KOLKATA

A city of established business districts, growing commercial corridors, vibrant retail streets and enduring real estate value.



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OUR

SERVICES

Integrated commercial real estate support designed around Kolkata’s market realities.

01 RETAIL LEASING

Site selection, rental structuring, documentation and expansion planning.

02 TRANSACTION MANAGEMENT

Market entry, location intelligence, property sourcing and handover.

03 ADVISORY SERVICES

Feasibility, positioning, tenant mix, retail design and financial modelling.

04 LAND DEVELOPMENT

Acquisition, joint ventures, infrastructure and occupancy planning.

05 INCOME ASSETS

Curated commercial opportunities evaluated for rental income potential.

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SERVICE 01

RETAIL LEASING

Spaces selected for performance - aligned with catchment, format, visibility, budget and long-term expansion plans.

01 DEAL NEGOTIATION

Competitive rental structures and commercially balanced terms.

02 LEASE DOCUMENTATION

Coordinated contracts, compliance and legal closure support.

03 EXPANSION PLANNING

Kolkata and regional rollout maps based on brand priorities.

04 SPACE RECOMMENDATIONS

Mall, high-street and mixed-use options matched to the audience.



PARK STREET | KOLKATA RETAIL CORRIDOR

KOLKATA

MARKET HIGHLIGHTS

01 EASTERN INDIA GATEWAY

A strategic commercial centre serving Kolkata, West Bengal and the wider eastern region.

02 MULTIPLE BUSINESS DISTRICTS

CBD, Park Street, Salt Lake Sector V, New Town and Rajarhat support varied occupier needs.

03 RETAIL DIVERSITY

High streets, malls, neighbourhood centres and mixed-use projects serve distinct catchments.

04 INFRASTRUCTURE MOMENTUM

Metro expansion, arterial roads and planned urban districts continue to improve connectivity.

05 TALENT & ENTERPRISE

A large professional base supports services, technology, retail, finance and new ventures.

06 ASSET VARIETY

Opportunities span retail, offices, industrial, warehousing, residential and development land.

Market conditions vary by micro-location, asset type, project status and transaction timing. Each opportunity should be evaluated independently.

SELECTED

BRAND ASSOCIATIONS

Recognisable organisations associated with Francom’s past professional engagements, as identified by the company.

CANARA BANK

DOMINO'S

BURGER KING

IDFC FIRST BANK



Brand names and trademarks belong to their respective owners and are shown only to identify stated past associations.

FRANCOM VENTURES

COMMERCIAL

REAL ESTATE SERVICES

Advisory and execution support across the commercial real estate value chain.

RETAIL & COMMERCIAL

- Sale, lease and purchase
- Corporate disposition
- Negotiation support
- Documentation coordination
- Commercial leasing

LAND & INDUSTRIAL

- Land acquisition and disposition
- Joint venture evaluation
- Warehouse and industrial leasing
- Infrastructure advisory
- Occupancy planning

BUSINESS ADVISORY

- Feasibility studies
- Buy-side and sell-side analysis
- Location strategy
- Project reports
- Financial modelling

ASSET SUPPORT

- Tenant mix planning
- Relocation support
- Lease lifecycle guidance
- Property evaluation
- Income-asset screening



SERVICE 02

TRANSACTION MANAGEMENT

Coordinated support from market entry and property sourcing through negotiation, closure and handover.

01

MARKET ENTRY

Demand mapping, competitor review and corridor strategy.

02

LOCATION INTELLIGENCE

Catchment, access, visibility and neighbouring brand analysis.

03

PROPERTY SOURCING

Shortlisting across malls, high streets and mixed-use projects.

04

NEGOTIATION & CLOSURE

Commercial terms, documentation tracking and stakeholder coordination.

05

RELOCATION & HANDOVER

Sequenced support designed to reduce operational disruption.

FULL LEASING LIFECYCLE

From initial discovery to final key handover.

KOLKATA

SECTORS & ASSET CLASSES

RESIDENTIAL

Market guidance for selected residential acquisitions and investments.

COMMERCIAL OFFICES

Occupier and investor support across established and emerging districts.

RETAIL

High-street, mall and neighbourhood retail opportunities.

INDUSTRIAL & WAREHOUSING

Practical solutions for occupiers, owners and corporate ventures.

LAND & DEVELOPMENT

Acquisition, disposition, joint ventures and feasibility.

INCOME-PRODUCING ASSETS

Selected opportunities screened for tenancy, rental income and asset quality.

WHY

CLIENTS CHOOSE FRANCOM

A disciplined, Kolkata-first approach to commercial property decisions.

01

LOCAL MARKET FOCUS

Understanding of Kolkata’s districts, micro-markets and growth corridors.

02

COMMERCIAL EVALUATION

Location, asset quality and value drivers reviewed before commitment.

03

COORDINATED TRANSACTIONS

Leasing, sales and advisory support with clear next steps.

04

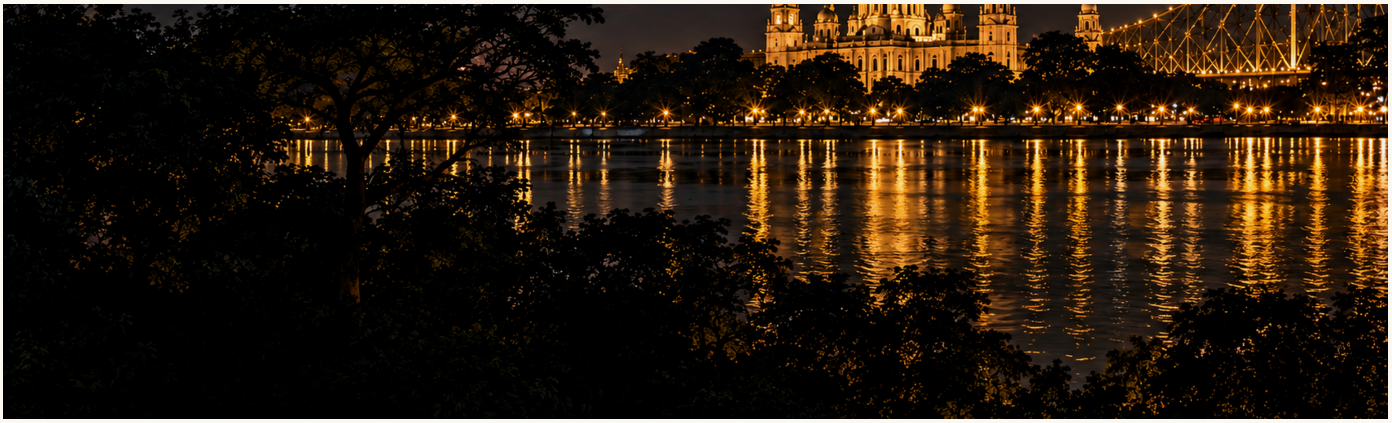
TRANSPARENT COMMUNICATION

Timely updates and practical explanations throughout the mandate.

05

LONG-TERM PERSPECTIVE

Relationships and guidance designed to continue beyond closure.



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SERVICE 04

LAND DEVELOPMENT

From opportunity assessment to an executable development strategy.



01 **LAND ACQUISITION AND DISPOSITION**

02 **JOINT VENTURE STRUCTURING SUPPORT**

03 **FEASIBILITY AND DUE DILIGENCE COORDINATION**

04 **INFRASTRUCTURE AND ACCESS PLANNING**

05 **INDUSTRIAL AND WAREHOUSE LEASING**

06 **TENANT MIX AND OCCUPANCY PLANNING**

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SELECTED

INCOME-GENERATING ASSETS

Curated commercial properties assessed for tenant quality, lease structure, rental income and long-term asset potential.

INDICATIVE ANNUAL

7%-14%

RENTAL YIELD RANGE

For selected opportunities only; subject to asset, tenant, location, lease terms, costs and due diligence.

01 TENANT QUALITY

Review operating profile, lease strength and occupancy visibility.

02 LEASE ECONOMICS

Assess rent, escalation, lock-in, deposits and operating obligations.

03 LOCATION & ASSET

Evaluate micro-market, access, condition and long-term relevance.

04 RISK & RETURN

Compare income potential with vacancy, liquidity and execution risk.



Important: yield figures are indicative, not assured returns. Investors should obtain independent legal, tax and financial advice before committing capital.

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KOLKATA

PROPERTY PERSPECTIVES

A visual journey through the city’s commercial corridors, heritage identity, business districts and retail environments.













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LET'S DISCUSS
YOUR REQUIREMENT

Connect with Francom for Kolkata commercial property advisory, retail leasing, transactions, land development and selected investment opportunities.

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