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Subhash Ghai Leases Andheri West Commercial Space for ₹3.38 Lakh Monthly

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Veteran filmmaker and producer Subhash Ghai has leased a prime commercial property in Mumbai's Andheri West for a monthly rent of ₹3.38 lakh. The leased premises, spanning approximately 7,521 square feet, are part of the Crest Mukta development, a commercial building jointly developed by Crest Ventures Ltd and Mukta Arts, a company founded by Ghai.

According to property registration records, the lease agreement was finalized earlier this month and registered on July 9, 2025. The lease has a tenure of five years, with an agreed rent escalation of 5% each year. Over the term, the total lease rental is projected to amount to ₹2.24 crore. The deal also includes a refundable security deposit of ₹24.66 lakh.

The tenant listed in the agreement is Riya Healthcare Pvt Ltd, a company operating in the healthcare and pharmaceutical sector. Neither Ghai nor Riya Healthcare has issued a formal statement on the transaction.

Situated in the heart of Mumbai's entertainment and commercial zone, the property is strategically located close to key infrastructure, including the Western Express Highway, metro and railway stations, and the international airport. This area is highly preferred by media houses, production companies, and corporates due to its accessibility and vibrant commercial activity.

Lease registration details show that a stamp duty of ₹57,500 and a registration fee of ₹1,000 were paid to formalize the transaction.

The Andheri West micro-market continues to witness strong leasing activity, particularly in high-quality developments. The area remains a hotspot for commercial real estate, drawing both established businesses and new entrants seeking well-connected and premium office spaces.

This transaction comes shortly after actor Maniesh Paul leased a 1,200 sq ft unit in the same area for ₹2 lakh per month, further underscoring the robust demand and high rental value of commercial spaces in Andheri West.