

2600 SQ. FT. PRE-LEASED COMMERCIAL ASSET | GOPALDAS BHAWAN, CONNAUGHT PLACE

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PRE-LEASED ASSET

2600 SQ. FT.

Gopaldas Building

Connaught Place, New Delhi

9th Floor - 2,600 Sq. Ft. | Leased to Geniee Software India Pvt Ltd

INVESTMENT	ANNUAL RENT	YIELD (ROI)	CAPITAL VALUE
₹6.5 Cr	₹37.4 L	~6%	₹24K /sqft

PROPERTY DETAILS

Area Leased	2,600 Sq. Ft.
Floor	9th Floor
Building	Gopaldas Building
Tenant	Geniee Software India
Fit-outs	Done by Tenant
Lease Tenure	9 Years
Escalation	15% / 3 Yrs

FINANCIAL SNAPSHOT

Rent / Sq. Ft.	₹120
Monthly Rent	₹3.12 Lakhs
Annual Income	₹37.4 Lakhs
Security Deposit	₹15-18 Lakhs
Property Value	₹6.2-6.5 Cr
Rental Growth	~32%
Tenant Profile	IT / Tech

9-YEAR INCOME PROJECTION

Year 1-3	₹37.4L / yr
Year 4-6	₹43.0L / yr
Year 7-9	₹49.5L / yr

₹3.9 Cr+

TOTAL RENTAL INCOME (9 YEARS)

Projected Exit Value (9 Yrs)
₹10 - ₹12 Cr · 6-8% p.a.

Prime Location

Connaught Place — Delhi's most premium and liquid commercial

Higher Yield

~6% ROI — outperforms most South Delhi commercial assets

Strong Tenant

Tech-sector occupancy with tenant-invested interiors for long retention

Open Estates

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An exclusive opportunity to invest in a prime pre-leased commercial office asset in Connaught Place, Delhi’s most prestigious and high-demand business district. This property is leased to Geniee Software India Pvt Ltd, a growing technology-driven company, ensuring stable occupancy backed by strong business fundamentals. Located in the iconic Gopaldas Building on the 9th floor, the asset benefits from...

- Office Space, Pre Leased
- For sale
- 2600 sq ft