

# Market Activity Report

Q3 - 2024

Confidential Report Prepared for Realsta

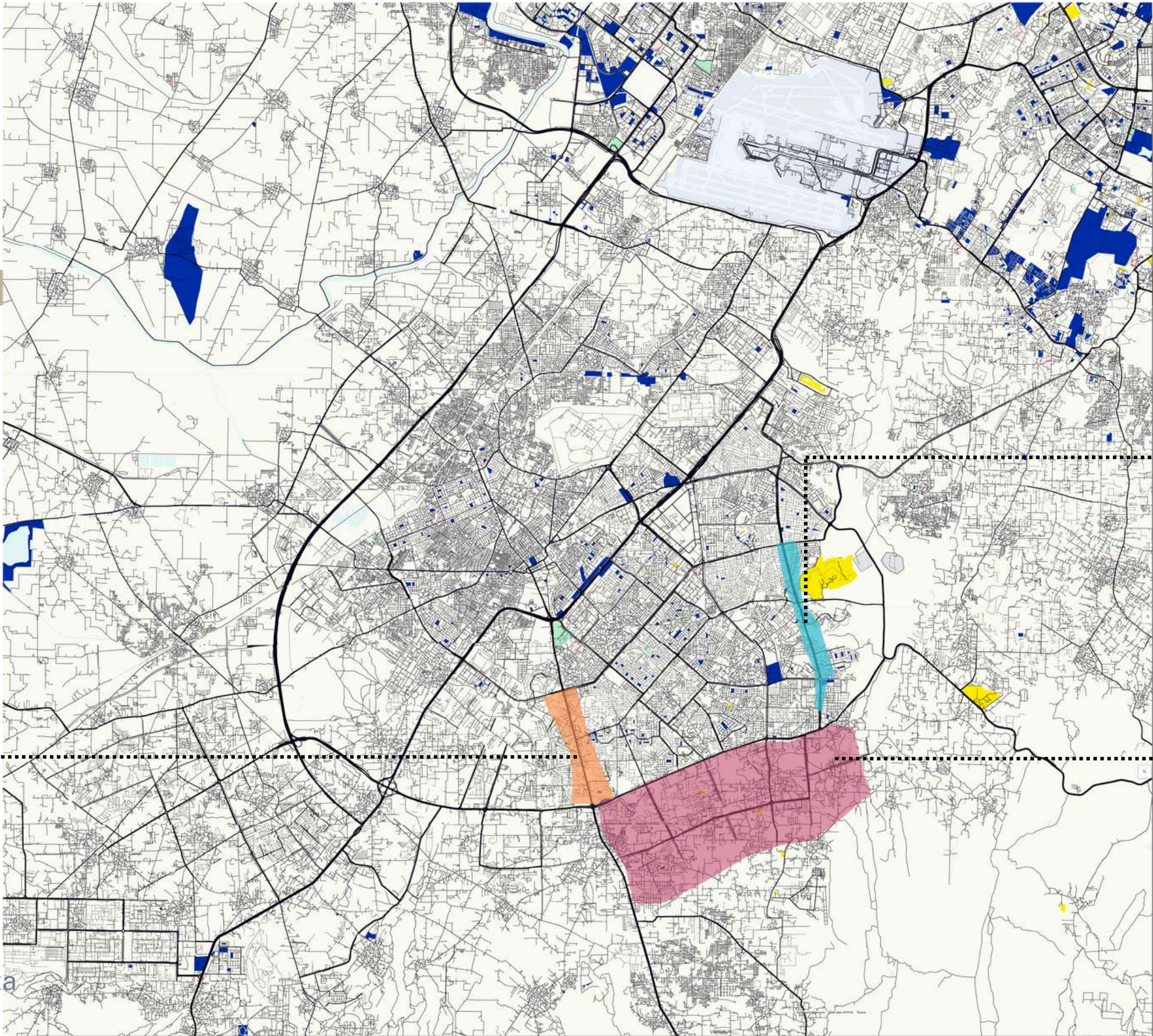




# New Space Transactions

## Q3-2024

While the changes in Sohna Road and Golf Course Road were minimal during the second quarter of 2024, **Golf Course Extension** experienced significant growth, with a **7.3% & 12.2% increase** in new space transaction volume compared to the previous quarter, when we look at **office** & **retail** respectively



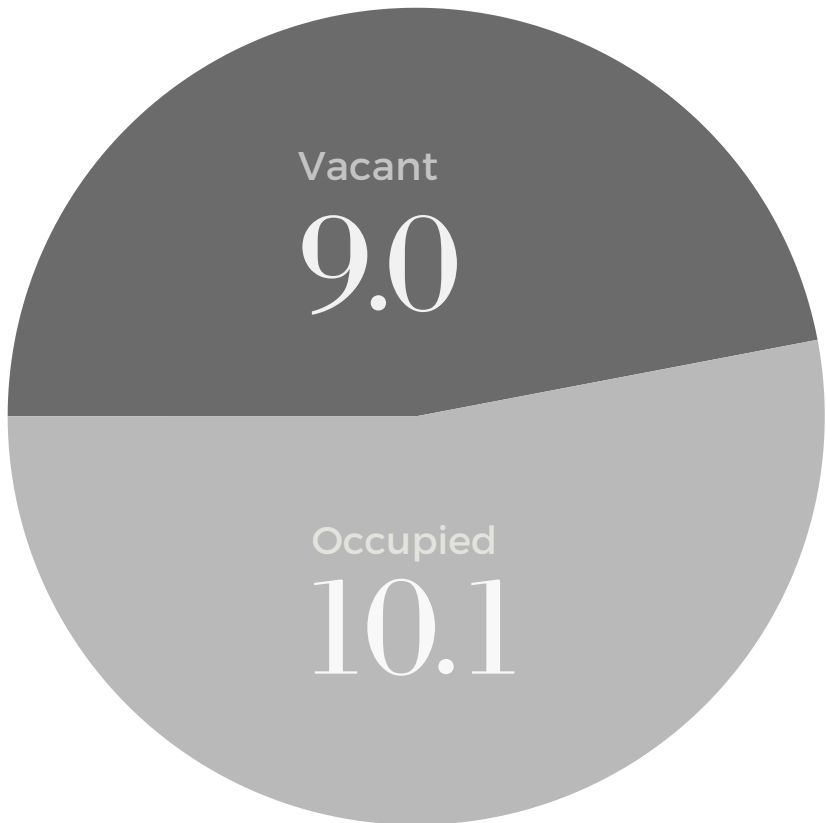
Sohna Road  
**Office - 0.15 million sq.ft.**  
**Retail - 0.02 million sq.ft.**

Golf Course Road  
**Office - 0.08 million sq.ft.**  
**Retail - 0.05 million sq.ft.**

Golf Course Extension  
**Office - 0.44 million sq.ft.**  
**Retail - 0.20 million sq.ft.**



# Continues to lead office space absorption within Gurugram



*Area in million sq.ft.*



G O L F C O U R S E E X T E N S I O N

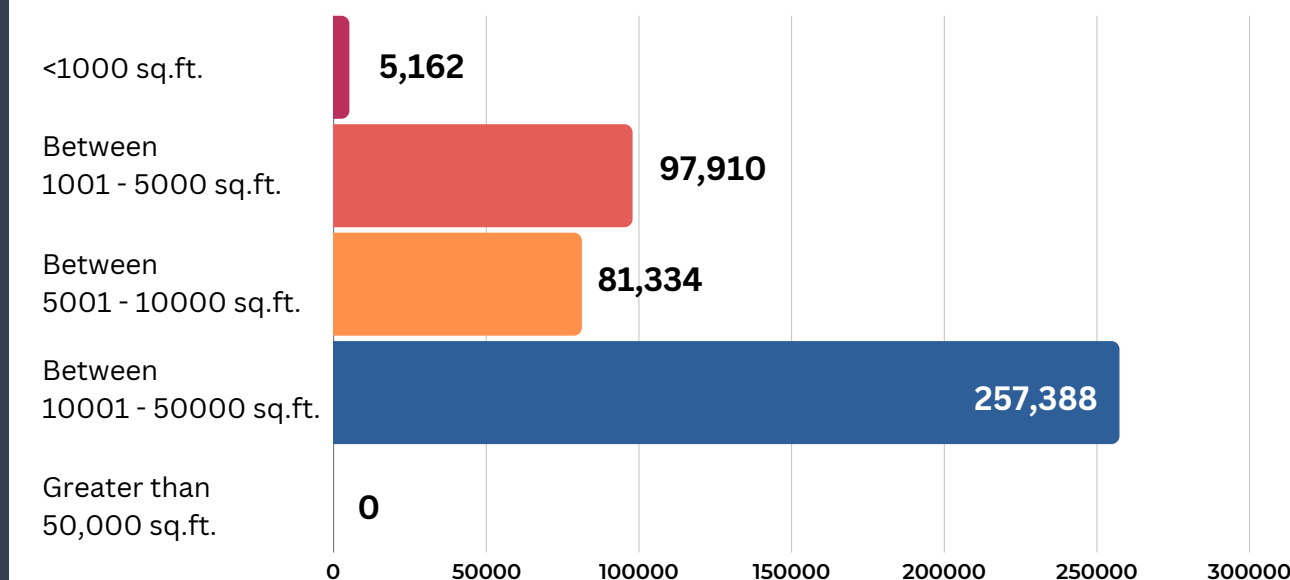
# Golf Course Extension

Key New Office Transactions |  
Large space transaction (10k+ sq.ft.)

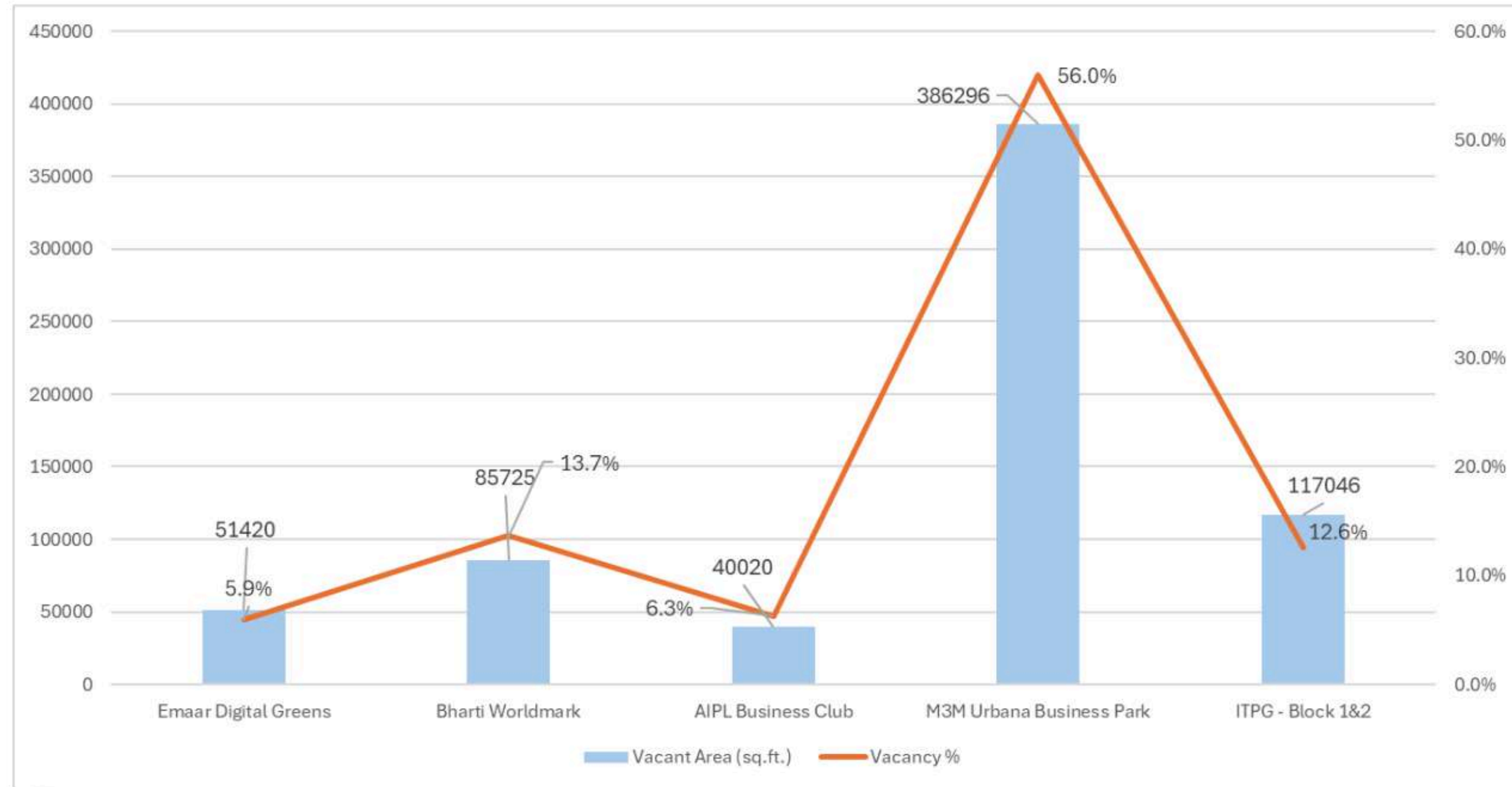
Occupier	Building	Area sq.ft.	Headline Rent INR / sq.ft/ month
College Dekho	Capital Cityscape	53,873	76
NCR Corporation	Magnum Global Park	43,783	69
Ummeed Housing Finance	Magnum Global Park	20,481	96 (F)
Carlsberg	Ireo Grand View Tower	17,719	110
Arise IIP	ITPG	17,550	75 (F)
Kanodia Reality	Magnum Global Park	17,042	75.50
Lummus	AIPL Business Club	15,776	68
CSC	Magnum Global Park	14,837	71
Minda Infrastructure	Magnum Global Park	14,083	85 (F)
UnifyApps	Magnum Global Park	13,590	101 (F)
Gourmet Investments	Magnum Global Park	12,176	90 (F)
Loccioni	Worldmark	10,597	78
Jasper Colin Research	Picasso Centre	10,540	75

*Cumulative Deal  
Bifurcation*

**Sft Volume leased by  
area range (office)**



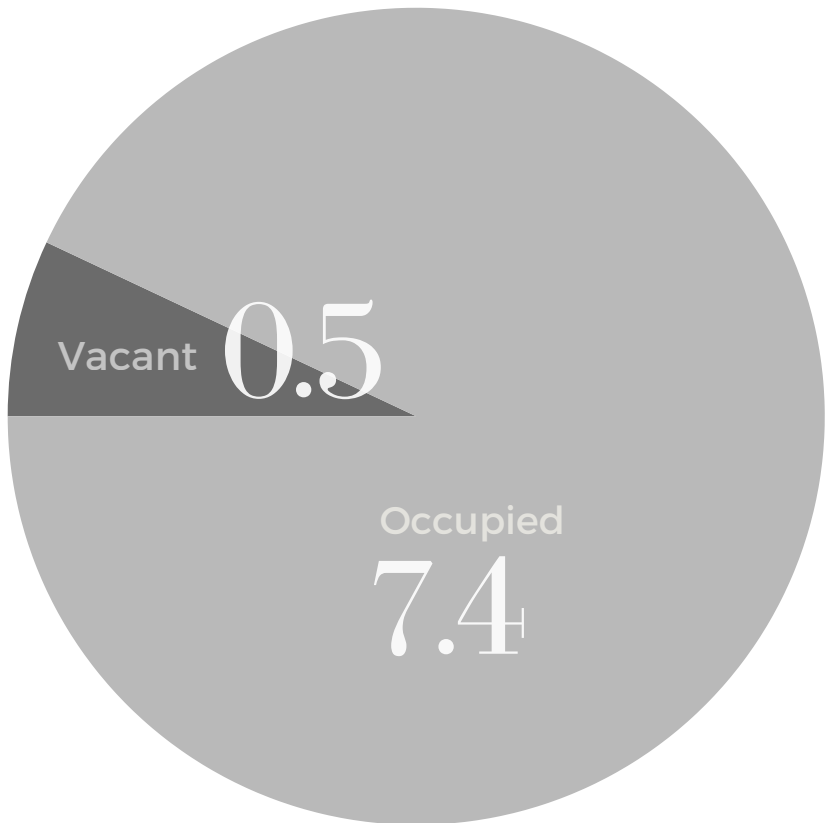
# Golf Course Extension



*Vacancy View*  
**Key Buildings**



Continues to experience significant interest from flex operators.



*Area in million sq.ft.*

G O L F

C O U R S E R O A D



Occupier

# Building

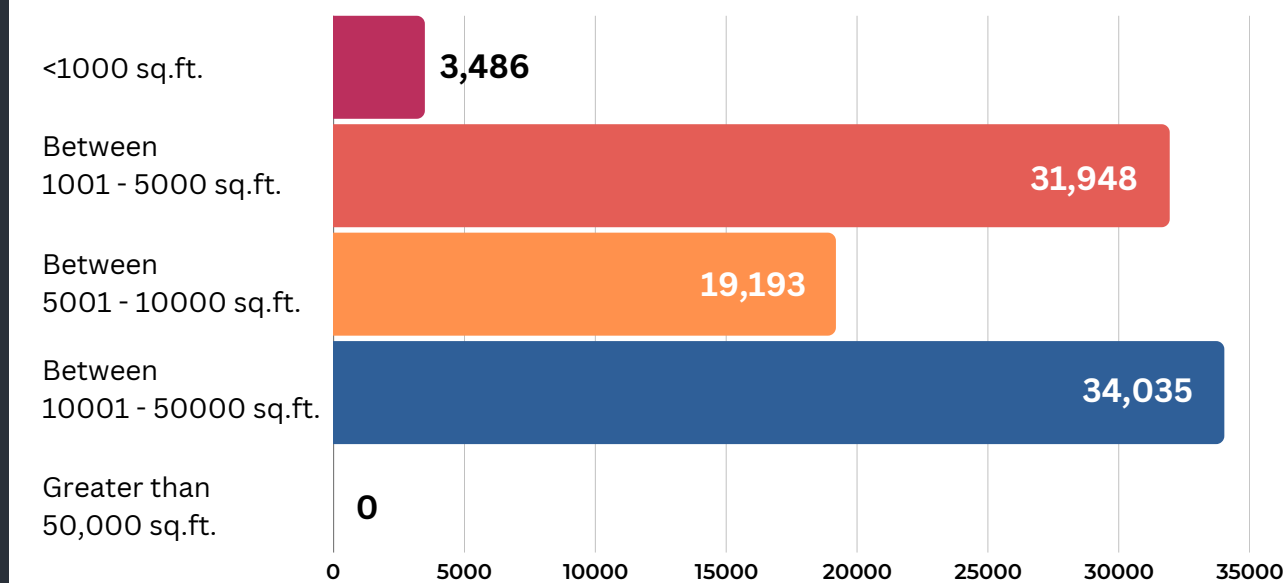
Area  
sq.ft.

## Headline Rent

INR / sq.ft/ month

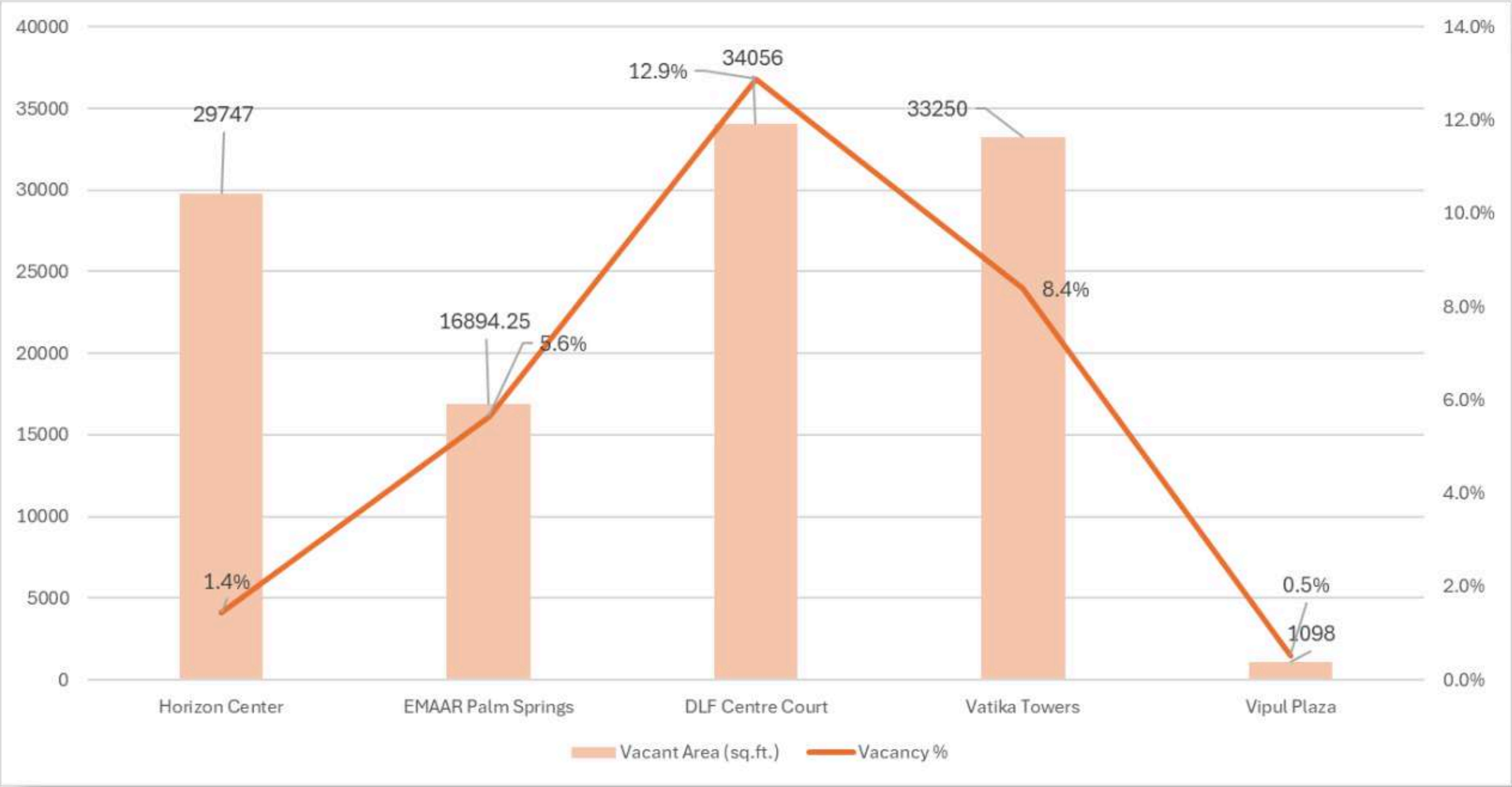
## Cumulative Deal Bifurcation

## Sft Volume leased by area range





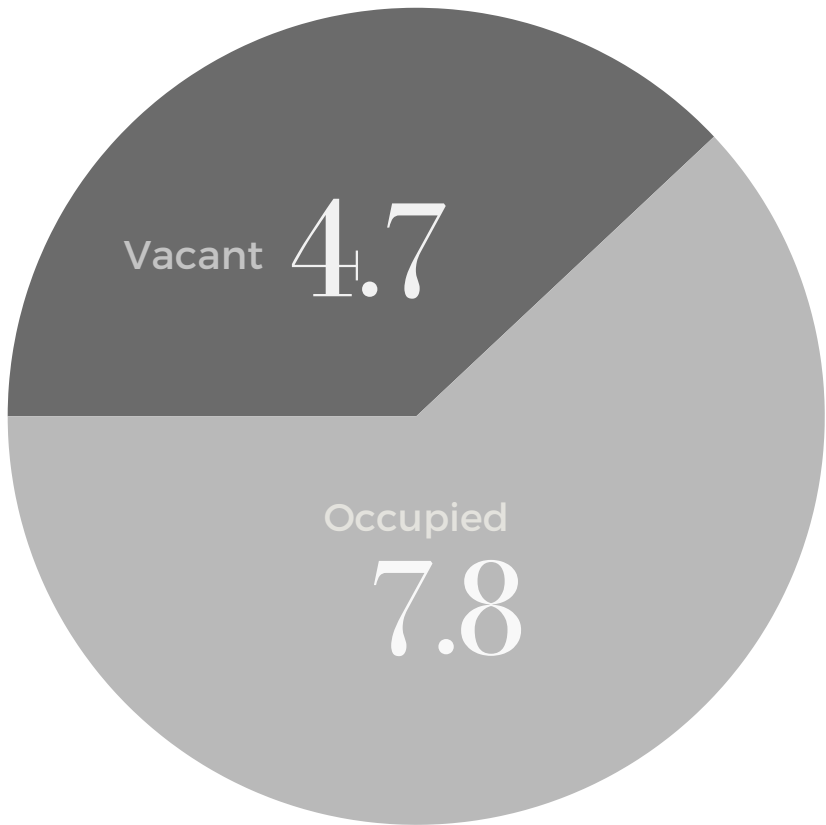
# Golf Course Road



*Vacancy View*  
**Key Buildings**



Traction stable within  
the micro-market. Large  
floor plate facilities are  
finding favour



*Area in million sq.ft.*

S O H N A R O A D





Occupier

# Building

Area  
sq.ft.

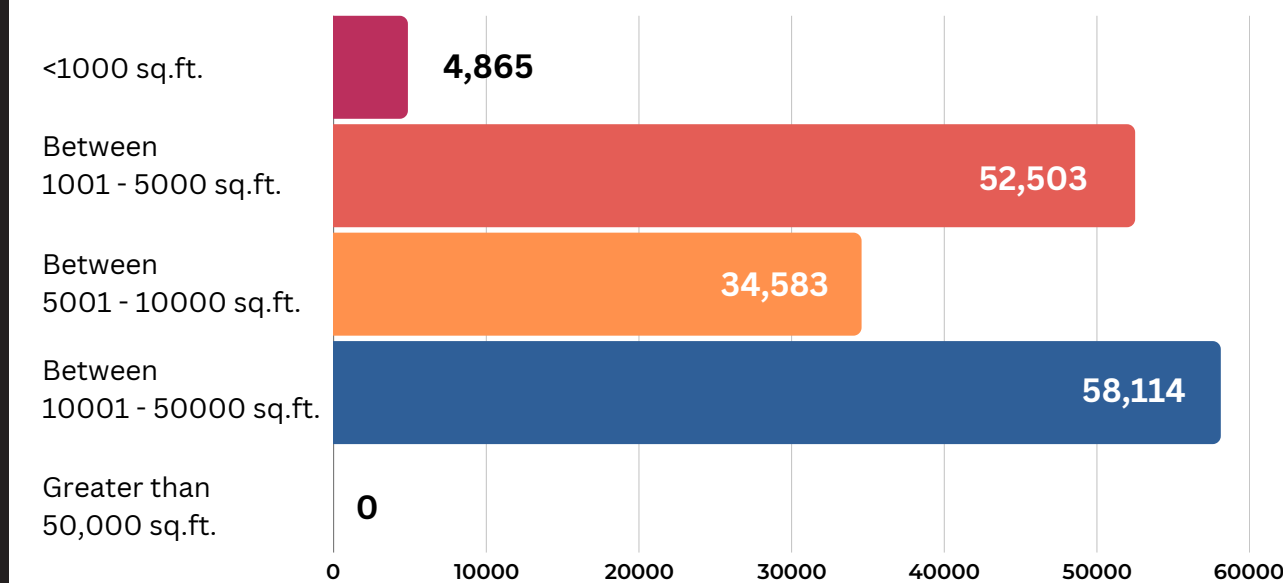
## Headline Rent

INR / sq.ft/ month

Leena AI	Welldone Tech Park	19,117	67.23 (F)
Heidelberg Cement	Vatika Business Park	10,867	59
Compass India	Spaze I Tech Park - Tower B	28,130	65 (F)

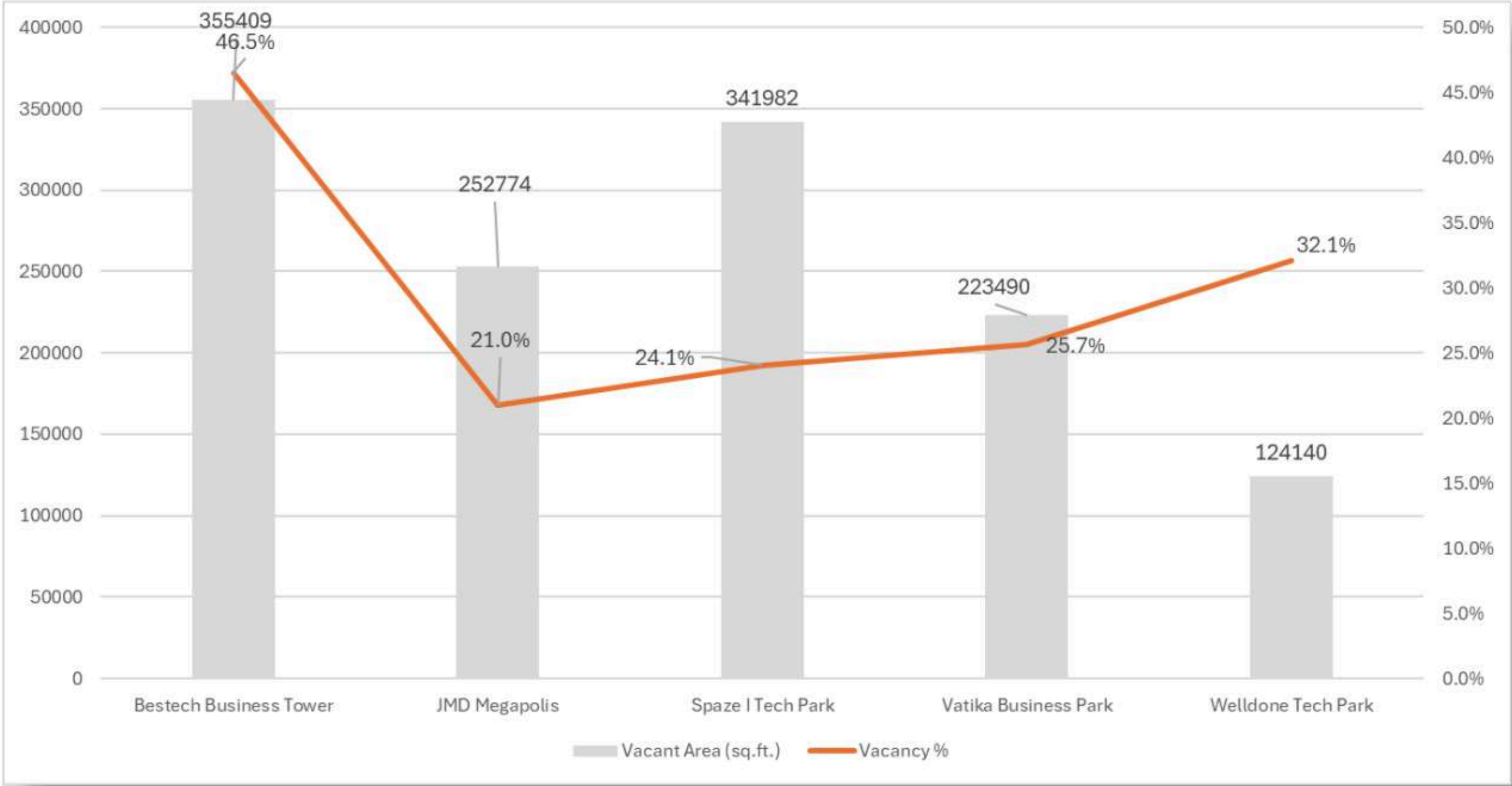
## Cumulative Deal Bifurcation

## Sft Volume leased by area range (office)





# Sohna Road



*Vacancy View*  
**Key Buildings**



## VSKOUT LEADERSHIP



### Pankaj Jain

Co-Founder

8 years building VSKOUT and 10 years prior experience in implementation of Business Support Systems in Telecom Sector

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### Saumya Kumar

Co-Founder

16 years of experience in Commercial Real Estate, 8 years building VSKOUT & 8 years prior experience with JLL (Leasing & Strategy Expert)  
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