



Building Overview
Centropolis

Building: Vaswani Centropolis

Google Pin: <https://maps.app.goo.gl/dzeqC4KUYvmJgBE87>

Location: Langford Road, Bengaluru

Chargeable Area: 24,816 sq. ft.

Car Parks: 25

Available from: August 2025

Floor: To be confirmed

Quoted Rent: INR 150/ sq. ft./month on chargeable area (Negotiable)

CAM: INR 12/ sq. ft./month on chargeable area (or at actuals whichever is higher)

Car Park Charges: INR 6,000/ car park/ month (Total 25 car parks)

Rent Escalation: 5% every year

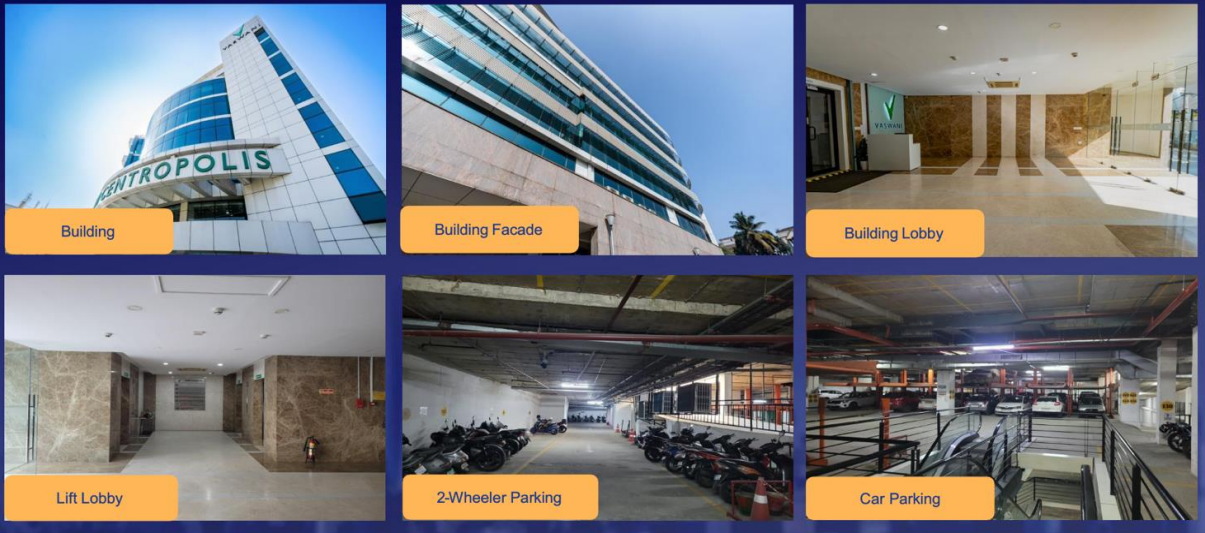
Lease Tenure: 5 years

Lock-in period: 3 years

Property Tax: Licensor Scope

Security Deposit: 6 months of total rent

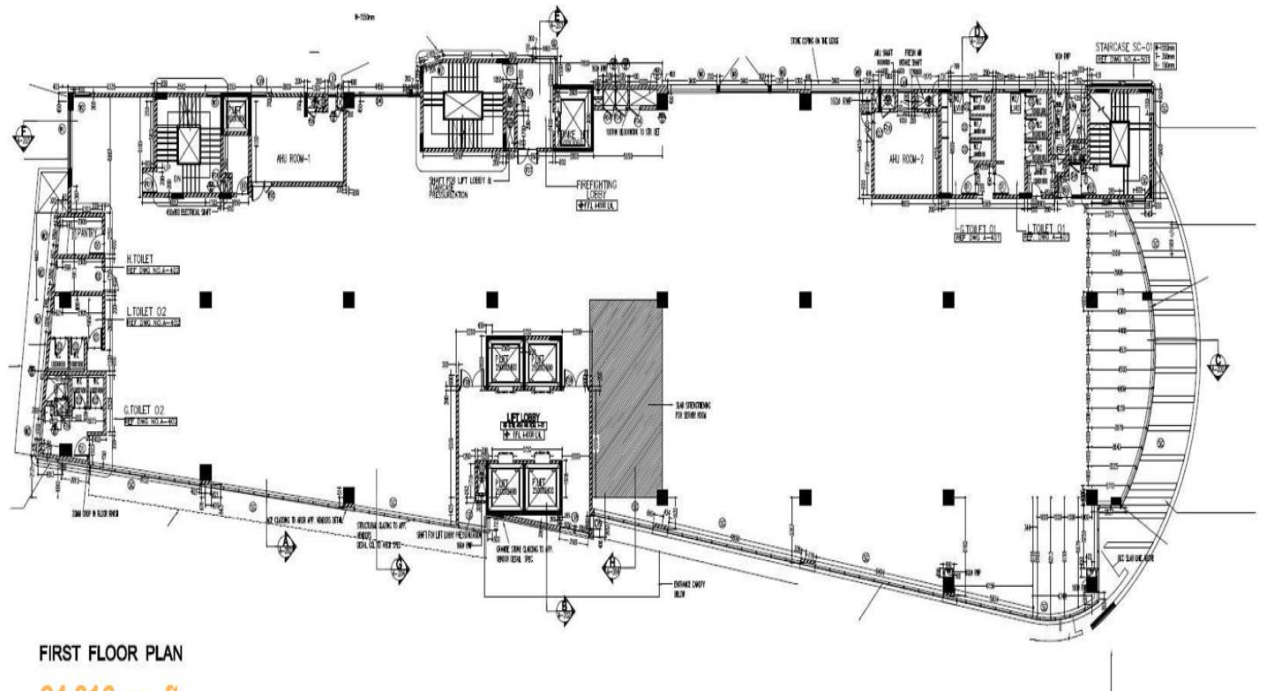
Asset Photos



Asset Description

- An ideal opportunity to invest in the CBD area of Bengaluru city
- Vaswani Centropolis is a Grade-A Commercial building that offers spacious and skillfully designed commercial office space
- The building is located at the heart of Bengaluru city on Langford Road
- The project is well-equipped with modern amenities and has excellent connectivity by road, metro, and railways
- Total occupancy in the building since inception is over 99%
- The Ready Reckoner / Circle Rate for this asset is ~INR 21,400





Thank You!

Warm Regards,
 S Manoj Kumar Raju
 CEO
 LEEMAN CONSORTIUM
 7675931234
 Hyderabad.