



South Delhi Luxury Floor Prices Surge 32% Amid Global Uncertainty Triggered by US-Iran War



Category B colonies recorded stronger price growth than Category A colonies in Q1 2026. Prices in Category B colonies increased by 23–32%, while Category A colonies saw growth of 14–22%.

However, in terms of overall value, floors in Category A colonies remained significantly higher, ranging from ₹19.5 crore to ₹40 crore, compared to ₹10.65 crore to ₹16.5 crore in Category B colonies.

As per the report, a 2,500 sq. ft. floor in Category A colonies is priced between ₹14 crore and ₹25 crore, with the average price increasing by 22% year-on-year. Similarly, a 6,000 sq. ft. floor in Category A colonies ranges between ₹25 crore and ₹55 crore, with the average price rising by 14% year-on-year.

For Category B colonies, the price for a 2500 sq. ft. floor ranges between ₹9-12.5 crore with the average price rising 23% YoY. Similarly, the price for a 3200 sq. ft. floor ranges between ₹14-19 crore with the average price rising 32% YoY. Category B colonies have witnessed stronger price appreciation this quarter, reflecting the growing depth of demand in South Delhi's premium housing market. South Delhi is far from being a uniform market, with pricing varying significantly across colonies and micro-markets. We are also seeing increasing migration of buyers from other parts of Delhi towards these locations



Adobe to Lease Over 1.5 Lakh Sq. Ft. at Max Square, Expanding Noida Office Footprint

The lease transaction with Adobe marks another major technology company choosing Max Square as its preferred workplace. Earlier this year, AML RightSource also leased over 1.57 lakh sq. ft. at Max Square to establish one of the largest GCCs in Delhi NCR.

Adobe is set to move into the IGBC Platinum-certified office development, which has emerged as a preferred destination for multinational companies and global capability centres.

Max Estates' operational commercial assets, including Max Square, Max House and Max Towers, have remained fully leased for over a year, reflecting steady demand for premium office spaces.

Manipal Health Enterprises Acquires Andheri Hospital Building and Land Parcel for ₹495 Crore

Manipal Health Enterprises, backed by Temasek and TPG, has acquired a 752 sq. m. land parcel along with a hospital building in Mumbai's Andheri for ₹495 crore. This marks the second phase of a larger ₹908 crore transaction, following its earlier ₹415 crore acquisition of another part of the same site two years ago. The transaction reflects strong investor interest in healthcare real estate across major Indian cities. It includes a 752.77 sq. m. plot along with a constructed hospital building spread across a built-up area of 20,663.80 sq. m.

The deal was registered on May 6, 2026, with a stamp duty payment of ₹29.22 crore. The sellers involved in the transaction are Khubchandani Hospitals Private Limited, Khubchandani Properties and Investment Private Limited, and Perfect Realty Private Limited. The primary hospital land parcel, comprising most of the 10,590 sq m area, along with the main hospital building, had already been sold to Manipal Health Enterprises in an earlier transaction in 2024 for ₹413 crore.

Large Office Deals Dominate Commercial Leasing at 19.5 MSF, Bengaluru Leads Demand



Bengaluru led large office space leasing in Q1 2026, recording 7 million sq. ft. of transactions for spaces above 100,000 sq. ft. Large office deals contributed 77% of the city's total office leasing volume of 9.2 million sq. ft. during the quarter.

Hyderabad stood second with 4.4 million sq. ft. of large office transactions, registering a strong 69% year-on-year increase from 2.6 million sq. ft. in Q1 2025. Mumbai followed with 2.9 million sq. ft., marking an 81% rise over the previous year. The National Capital Region recorded 4 million sq. ft. of transactions, while Pune saw 3.1 million sq. ft. Chennai registered 1.5 million sq. ft. of office leasing activity during the quarter.

Indian Real Estate Market Projected to Reach \$5.8 Trillion by 2047 Amid Rising Digital Adoption

India's real estate sector, currently valued at \$650 billion, is witnessing a major digital shift as developers increasingly adopt data-driven technologies to improve efficiency. Rising cost pressures, stricter regulatory compliance, and more informed homebuyers are pushing the sector toward faster technology adoption.

Traditionally driven by fragmented workflows, paper-based systems, and limited stakeholder visibility, the real estate industry is now integrating artificial intelligence, digital twins, blockchain, drones, and IoT-enabled solutions across the value chain

WeWork Opens 1.1 Lakh Sq. Ft. Centre Near Delhi Airport



WeWork Worldmark 6, located on the third floor, offers over 1,400 desks, further strengthening the company's growing portfolio in NCR. This marks WeWork India's 17th centre in the Delhi-NCR region, it said. Aerocity has emerged as a preferred destination for multinational corporations and globally integrated businesses, driven by its proximity to Indira Gandhi International Airport, and access to key transit networks

Aerocity is no longer just a well-connected business district; it is emerging as a strategic node for enterprise-led growth in NCR. We are seeing a clear shift in demand towards high-quality, well-located assets that can support scale, speed, and evolving ways of working. The launch of WeWork Worldmark 6 is a direct response to this shift, and we are already witnessing strong demand and early traction for this centre.



Concentrix Leases 1.6 Lakh Sq. Ft. Office Space in Gurugram for 5 Years at ₹1.53 Crore Monthly Rent

The company has leased six floors in Sector 32, Gurugram, with a chargeable area of 1.61 lakh sq. ft. The lease began on February 4, 2026, at a rental rate of ₹95 per sq. ft. per month, taking the total monthly rent to ₹1.53 crore.

The agreement includes a security deposit of ₹6.12 crore and a rent escalation clause of 15% every three years. As part of the deal, the landlord will provide 173 parking spaces on a right-to-use basis at no additional cost. Concentrix Daksh's leasing of 1.6 lakh sq. ft. office space in Gurugram's Sector 32 reflects continued strength in the city's commercial real estate market.

Bengaluru Buyers Shift Towards Gated Layouts Over Standalone Plots

Bengaluru homebuyers are increasingly choosing gated plotted developments over standalone plots due to clearer titles, planned infrastructure, better security, and community amenities. According to real estate experts, organised plotted projects offer greater transparency and long-term value compared to fragmented and unregulated layouts, helping address common concerns around land purchases.

Rising apartment prices, driven by higher construction costs, are also encouraging buyers to consider plotted developments as a more affordable alternative. Infrastructure expansion across Bengaluru is further supporting this shift and strengthening demand for gated plotted layouts.

PM's Call to Reduce Gold Buying and Revive WFH May Boost Real Estate Demand

Prime Minister Narendra Modi's appeal to reduce unnecessary gold purchases and adopt fuel-saving practices such as work-from-home could support demand in the real estate sector, according to analysts.

With global uncertainty and rising crude prices putting pressure on India's import bill and foreign exchange reserves, the government's focus on more prudent consumption may shift investor interest towards stable, long-term assets. Experts believe that if households reduce excessive gold buying, real estate could benefit as an alternative asset class offering long-term value appreciation, asset security, and wealth creation.

The renewed emphasis on work-from-home may also boost residential housing demand, especially for larger homes with dedicated workspaces, lifestyle amenities, and better connectivity.

Jewellery Stocks Under Pressure as Market Volatility Rises

India has increased the import duty on gold and silver from 6% to 15%, effective May 13, 2026.

The move aims to reduce gold imports, support the rupee and protect foreign exchange reserves.

However, the hike is expected to make gold more expensive for consumers. With import costs rising, jewellers are likely to pass on the increase to buyers, pushing up retail jewellery prices.

Jewellery stocks also came under pressure as investors reacted to the duty hike.

For families planning gold purchases for weddings or festivals, this may mean higher costs, revised budgets or a shift towards lighter jewellery options.

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