

## Warehouse / Godown for sale in Nehru colony, Dehradun

9.44 crores



### R4 EDC - Pre-Leased Property - Very High Rental Property

Dharampur, Nehru Colony, Dehradun - 248001 (Uttarakh...

- Area: 15000 SqFeet ▾ ■ Price: 94,400,000
- Rate: 6,293 per SqFeet -5%
- Age Of Construction: 1 Years

### Advertiser Details

**Naveen Nautiyal**  
Business Owner / Entrepreneur



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### Description

This is a pre-leased EDC property. We are offering this R4 Data Centre Property under the POCO (Partner Own Company Operated) model. This asset is part of the Data Centre industry and is managed by a SEBI-regulated, BSE-listed company.

### Key Financial Details:

- **Basic Cost:** ₹8 Crore
- **GST (18%):** ₹1.44 Crore
- **Total Cost:** ₹9.44 Crore

### Minimum Monthly Guaranteed Rent:

- **Option 1:** ₹14 Lakh and 10% Profit share
- **Option 2:** ₹17 Lakh per month.

- **Duration:** 10 Years (120 Months)

### Returns:

- 1. Total Rent Payable Over 10 Years:** ₹14 Lakh x 120 = ₹16.80 Crore
- 2. Buyback (95% of Basic Cost):** ₹7.60 Crore

- **Total Return:** ₹24.40 Crore

### 3. Additional Returns:

- **Either a 10% annual profit share or fixed additional monthly rent of ₹3 Lakh.**

### Grand Total:

- Option-1: ₹24.40 Crore + 10% profit share
- Option-2: ₹28 Crore.

For more details, please contact or visit our office.

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### Features

#### General

- Power Back-up ■ Centrally Air Conditioned
- Room AC ■ High Speed Internet ■ Wi-Fi

#### Security

- Security Guards ■ Electronic Security
- Intercom Facility ■ Fire Alarm

#### Exterior

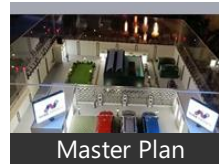
- Reserved Parking ■ Visitor Parking ■ Servant Quarter

#### Maintenance

- Maintenance Staff ■ Water Supply / Storage
- RO System ■ Rain Water Harvesting

### Location

### Pictures



Master Plan

\* Location is approximate

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