

TCS Picks Up Over 1 m sq ft Space on Lease in Hyderabad

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Bengaluru: In one of Hyderabad's largest commercial real estate deals, Tata Consultancy Services (TCS) has leased more than one million square feet of office space in the city's financial district, signalling its continued expansion and long-term commitment to the region.

The Grade-A property—jointly owned by Rajapushpa Asset Management LLP and Paradigm Corporation—has been leased for 15 years at an annual rent of ₹52.44 crore, with a 12% annual escalation clause, showed a lease document accessed via Propstack.

The lease spans all 19 floors of the building, from ground to the 18th floor, at a monthly rent of ₹43 per sq ft, totalling around ₹4.37 crore per month. TCS has also deposited a six-month security amount of ₹26.2 crore, underlining the scale of the transaction.

“This deal reinforces Hyderabad's emergence as a major technology and business hub, attracting large-scale investments from IT majors like TCS,”



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said a person familiar with the transaction.

According to Savills India, Hyderabad continues to show strong momentum in office leasing. In Q1 2025, the city saw over 2 million sq ft leased by large- and mid-sized occupiers—accounting for over 80% of total activity.

“Buoyed by a strong Grade-A supply pipeline, a deep talent ecosystem, and the rising presence of Global Capability Centres (GCCs), Hyderabad has become a strategic destination for both global and domestic occupiers,” said Sarita Hunt, managing director—Bengaluru and Hyderabad, Savills India.

In Q1 2025, the technology sector led office leasing across India with a 32% share, followed by BFSI (21%) and flex workspaces (13%). Large deals over 100,000 sq. ft. made up 47% of gross leasing activity.

Overall office absorption across India's top six cities stood at 18.9 million sq ft in Q1—up 10% year-on-year—marking the strongest first quarter since 2020.

TCS, which employs about 680,000 people globally, hired 625 employees in the March quarter and 6,433 in FY25.

