



**Atlas Estates**  
The Next Gen Realty

**One of the most sought-after Real Estate Agents, Atlas Estates is engaged in serving clients with effective realty solutions over the years. We hold expertise in Buying Property, Selling Property, Renting Property, Leasing Property and Paying Guest Services. Dealing in all kinds of Residential Property, Commercial Property and Industrial Property, our company has contributed utmost value to the real estate industry. We believe that each client is different with different tastes and preferences and hence should be given special attention when it comes to their demands and specifications**



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## About Us

We have established ourselves, with an overview to bring a new dimension to the real estate industry. Today, our company relishes a large number of esteemed clients who trust in our endeavours and motivate us to keep up with the flawless services we deliver in every sphere. We are recognized for exceeding expectations and are benchmarked to international standards.

Our aim is to do quality business successfully to meet our clients' requirements. Our clients' satisfaction is our motivation and so we continue to bring about new and innovative concepts in our everyday endeavours to give them more than just what they want.



## VISION

“

To be the most trusted brand whom people could entrust their Real Estate Assets.

”

# Road Map



## **WHO WE ARE**

And What we are NOT!



## **A SLICE OF HISTORY**

Need-Gap Analysis



## **OUR BUSINESS MODEL**

How do we work?



## **OUR CUSTOMERS**

Who are we here for?



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## Road Map Contd..



### OUR SERVICES

Real Estate Advisory & Portfolio Management services



### WHY US?

Your investment into a Life-Time Partnership



### OUR FOOTPRINTS

Our Journey, Locations we service & the Team



### CONTACT US

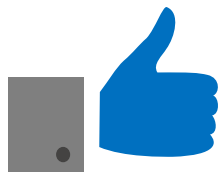


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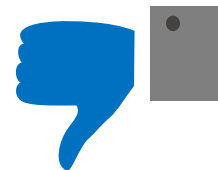
## Who We Are And What we are NOT!



100%



We are **NOT** PROPERTY  
BROKERS, We do not just SELL



0%

We are **REAL ESTATE ASSET MANAGERS**

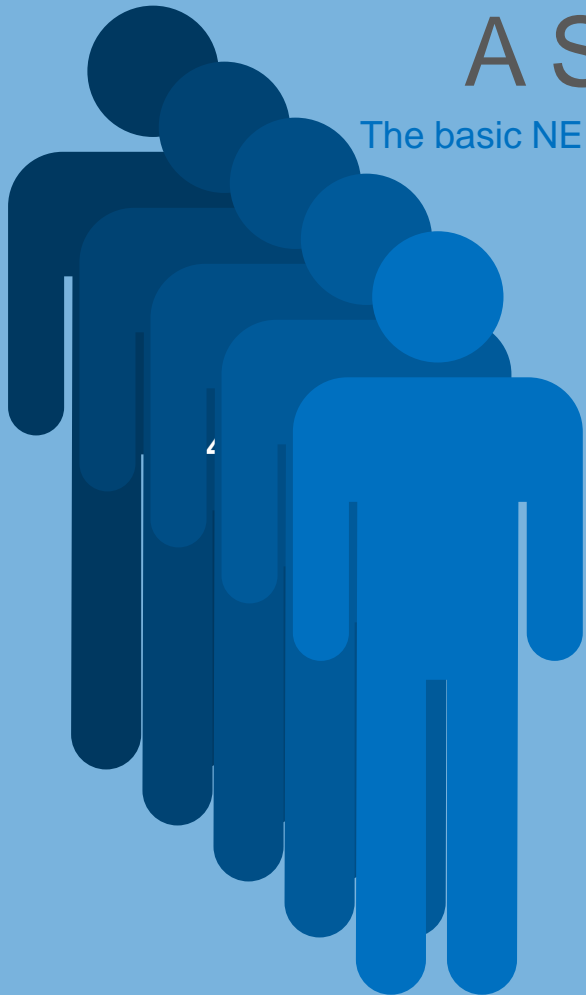
We manage YOUR Real Estate Wealth through our Real Estate Advisory and Portfolio Management services, collaboratively

# A Slice of History

The basic NEED and GAPS unaddressed by traditional brokerage market



Atlas Estates  
The Real Estate Experts



01

## NEED TO INVEST RIGHT

The basic need of every investor is to seed their money in a fertile portfolio for higher returns

02

## NEED TO MANAGE EXISTING ASSETS

The most critical need is to manage existing assets & yield quantum gain in their Real Estate Wealth

03

## GAP 1: UNORGANISED PROPERTY BROKING MARKET

The challenge of the broking market is that they only SELL but CAN NOT consult on its growth appetite and risks.

04

## GAP 2: VOLATILITY OF THE REAL ESTATE MARKET

The volatility of the Real Estate market and erratic growth has left many investors with bad debts and loss of capital

05

## GAP 3: NO PROFESSIONAL ADVISORY SERVICES

Historically people made homes and got their family / friends to manage it for them. Complexities of the Govt. processes and the market nuances have led to the intrinsic need for having professionals to manage The Real Estate Assets

# Our Business Model

We keep it simple BUT drive it hard!



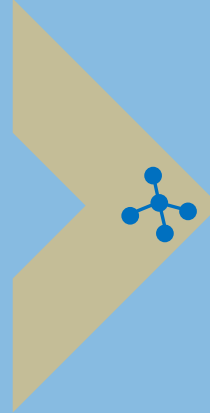
## HAVE A NEED?

- Have existing assets that you need a professional to manage?
- Need advise and support on where to invest?



## SIGN UP!

Join our family at Atlas Estates by emailing us your requirement or just by calling us



## COUNT ON US

As your Real Estate professionals, we assess your need from time to time, advise you on your Real Estate requirement



## WATCH YOUR WEALTH GROW

To be a trusted Family Office for your Real Estate needs is what we strive for- A place you can deposit your worries while you manage your other priorities

# Our Customers

Have multiple Real Estate assets?

NEED ADVISE ON MANAGING  
REAL ESTATE ASSETS?

# YOU

Looking for HELP ON SUNDRY WORK?

WISH TO SEE YOUR PORTFOLIO OF REAL  
ESTATE GROW?

WISH TO HAVE A HASSLE FREE  
BUYING / SELLING?

Looking for ONE STOP SHOP FOR ALL YOUR  
REAL ESTATE NEEDS TODAY – TOMORROW AND  
FOREVER?





# Our Services



**Atlas Estates**  
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**Commercial**



**Retail Leasing**



**Warehouse &  
Industrial**



**Land**



**Residential**



**Advisory & Transaction  
Services**



**RENT-BUY-SELL**



**Our Clients**



# Commercial

## Our Esteemed Clients



We lease or purchase all types of office accommodations including multi-tenant buildings, business and office parks, and even mixed-use scenarios. We offer innovative transaction structuring, financing expertise, and cutting-edge marketing to secure the best possible results when leasing offices. We understand the time sensitivity involved in office real estate needs, and we ensure your best interests are secured in this fast moving market. Tenants, investors, and developers of office property that need innovative and well-researched advice come to us.

## Our Services

### ***Lease or purchase***

We help you to make an informed decision between leasing or purchasing office space using a balanced and well-researched database of real-time market data. Is the market ripe for buying or selling? Leasing or owning? We help you make that choice.

### ***Landlord options***

We assist in development decisions, the renting, purchasing and sale of buildings for landlords, helping realise the potential of real estate assets.

### ***Strategic planning***

We assist in aligning the tenant's objectives with their real estate strategy to deliver intelligent solutions that identify and maximise opportunities world-wide.

### ***Advisory and planning***

We offer comprehensive and in-depth research and analysis to enable you to make fully informed decisions regarding all options for your investment.

Atlas Estates, a full-service real estate platform, uncovers the intelligence and insights needed to predict and analyse changes in the dynamic retail landscape. Coupled with the extensive experience of our professionals, we tackle the most complex retail challenges, with solutions that enhance competitive advantage by impacting bottom line performance and top line business value.

Whether it's creating value for property owners or managing an aggressive retail expansion strategy for tenants, the Atlas Estates Retail team is committed to serving its clients by executing forward-looking real estate strategies that consistently achieve desired objectives.

Our team of specialists is well positioned to assist landlords and retailers, with a transaction track record of high street site acquisitions and shopping centre leasing across India, as well as strategic consulting assignments for a number of brands and landlords. We develop property solutions based on a deep understanding of our clients' business needs, retail landscape, and real estate market dynamics, tapping our proprietary database of active private and institutional investors, we ensure maximum exposure for each opportunity.

## Our Services

Expansion Strategy and timeline planner.

Full acquisition role, including property location reviews, leveraging landlord relationships, negotiation and execution.

Understand the brand, the competitive landscape and ensure that there is a proper alignment of strategies.

# Retail

## Our Clients





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# Warehouse and Industrial

## Our Customers



The Complete Man  
**Raymond**  
S I N C E 1 9 2 5

Powered by robust data analytics and a deep understanding of emerging technologies, production processes and global business practices, our professionals align real estate strategies with our clients' business objectives to create outcomes that build business advantage. We offer expertise in supply chain logistics, manufacturing, assembly, research and development, distribution and warehouse facilities, & land assignments.

Our clients consistently turn to us for latest market trends, deal flow intelligence and actionable insights that drive powerful outcomes. Atlas Estate professionals deliver scalable solutions for clients across property sales and leasing, land sales and use provisions, asset management, supply chain design and business case rationalization, including analysing economics, labour and freight costs.

Focused areas of expertise include E-commerce, Port Logistics, Food Facilities, Infrastructure, Global Supply Chain, Land Services, Life Sciences and Special Properties, among specialties.

## Our Services

### ***Leasing***

Market strategic advice on leasing your asset to ensure maximum value

### ***Acquisition Advice***

Expertise in valuations and asset strategy allows us to guide you throughout the acquisition process

### ***Land Sales***

Utilize our market leading database to help advise on your next sale

### ***Pre-Lease & "Build-to-suit" Facilities***

A full service pre-lease and "build to suit" process

### ***Sale & Leaseback Transactions***

An alternative revenue raising opportunity for investment

### ***Transaction Structuring***

Partner with clients to advise and implement structured transactions

### ***Development Finance & Forward Funding***

Create new investment opportunities for developers and land owners



Our team of experts work with a wide spectrum of clients including institutions, Government agencies, private landowners, and the project development industry. We have an exceptional understanding of the land market and our clients' requirements. This means we can tailor strategies to maximise the value of any project or deal. Land and property sourcing is really our strength and pride. We have managed to built up relationships with large Developers, Estate Agents and other Property professionals which is why we are always able to get our hands on unique development opportunities.

### Our Services

- Land and property sales
- Land acquisition
- Site assembly
- Strategic land – options and promotion agreements
- Development consultancy
- Market evaluation and appraisals
- Planning advice
- Institutional property
- Market Evaluation and appraisals
- Market feasibility Study

# Land

## Our Clients







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# Residential

Atlas Estates Residential Services business portfolio includes acquisition, disposition and leasing of residential properties across the country. The team of experts assist HNIs, expatriates, diplomats and Corporates in leasing residential properties, investing in premium or budget residential developments and selling residential assets.

## Our Services

- Primary sales
- Exclusive project marketing
- Residential real estate intelligence
- Secondary sales & leasing
- Resale
- Investment sales
- Lease renewals & negotiations

Atlas Estates Advisory and Transaction Services business line provides holistic and integrated real estate solutions that support clients' businesses, both occupiers and investors, across the spectrum of asset classes - Office, Retail, Residential, Investor Leasing, Industrial and Logistics. Our experienced team of professionals assist clients in developing and implementing effective real estate strategies that add tangible value to their businesses by future-proofing and optimizing their real portfolios

### Our Services

Occupier Services

Acquisition, disposition and subleasing

Industrial & logistics services

Location Analytics

Portfolio / Lease Management Services

Retail analytics

Strategy Development (including lease or own)

Investor Services

Asset Analysis

Competition Analysis

# Advisory & Transaction Services

## Our Team



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**MUNESH RAHEJA, Founding Partner**

Munesh is a founding partner who works closely with the entire team to serve the needs of all inbound HNI and NRI leads. Munesh takes charge of the entire sales pipeline from the moment that a customer makes an initial inquiry to inspection of properties to finishing the legalities & closing a sale. Munesh's determination, enthusiasm and passion for the real estate industry and it is precisely these qualities that qualify him for important roles in the future of the Indian Real Estate Industry.



**B.PRABHU, Founder / CEO**

Prabhu is the founder of Atlas Estates and handles initial customer inquiries as well as all marketing, communication, public relations and technology initiatives. A street smart sales person at heart with a firm grasp of modern internet and mobile technology application design and development, Prabhu uses varied mediums to reach out to our customers wherever they are, in all corners of the world. Prabhu is of the firm belief that in spite of all the new technology platforms for the web and the mobile phone that are currently being created in India, a true consulting and advisory approach can never be erased from the real estate marketplace.



**PRABHU.S, Founding Partner**

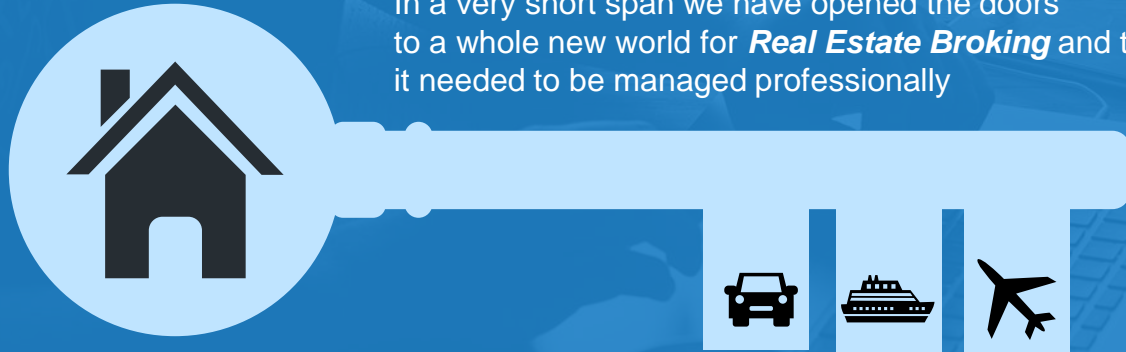
Prabhu S is the founding partner of Atlas Estates and manages the day to day operations of the firm. Prabhu S has had a long history in due diligence, background verification and asset tracing. It is his vast experience in the corporate world that makes Prabhu S a trusted and reputed name in the Real Estate Consultancy Market in and around Chennai. For every high value property listed on our website and for every transaction that is initiated, Prabhu S personally takes the lead. He also has extensive experience in dealing with local bodies, institutions and law officials in Chennai and beyond.

# Why Us?

We have NO competition for there is NO ONE like us!



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In a very short span we have opened the doors to a whole new world for **Real Estate Broking** and the way it needed to be managed professionally

## We are

Atlas Estates is the **professionally run organization** servicing **and** providing end to end solutions to all your Real Estate needs as of today!

## You can TRUST us!

We are a cohesive team of **professionals** with a wealth of experience in the various industry and hence, understand your investment needs better.

## We are HERE TO STAY

Just like you trust a bank with your money to grow through various investments, **We intend to be a household name for every Real Estate need** and thus, GROW with YOU!





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# Thank you

We at *Atlas Estates* look forward to being your  
*'Family Office for your Real Estate Needs'*

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