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About Us

Our homes range from luxury residential complexes to smart townships.

At **Skandha Homes**, we take immense pride in our unwavering commitment to customer engagement and quality assurance. Over our 10-year legacy, we have made it our mission to deliver real estate development, management, and investment services of the highest caliber.

Skandha Homes began with the creation of 70 Premium urban properties in centre of French town - puducherry.

By 2023, we ventured into the burgeoning region of Chennai Metropolitan region to **100 acres- Selling to 5000 families**, crafting exceptional living and working spaces for the emerging Indian global professionals.

Today, Skandha Homes stands as a leading name in the real estate sector, with a diverse portfolio of residential, commercial, and retail properties across 2 states and 6 cities in South India.

At our core, we are driven by our employees, customers, stakeholders, and shareholders. We focus on pioneering innovation through empowerment and optimism, building the future of India on the strong foundation of our storied past.

#SkandhaHomes #RealEstateExcellence #InnovativeLiving #SustainableDevelopment

Leadership Message

Dear Valued Customers, Investors, and Stakeholders,

We extend our heartfelt gratitude for your continued trust and support. Our journey from developing premium properties in Puducherry to becoming a key player in the developing one of the largest townships in Chennai Metropolitan Region and beyond has been remarkable.

We correspondingly adapt,

1. **Sustainable Innovation:** We were one of the first real estate developers in South India to incorporate green building practices in all our projects, earning us several environmental certifications.

2. **Community Engagement:** Skandha Homes sponsors educational programs and community development initiatives, benefiting over 5,000 families in the regions we operate.
3. **Technological Edge:** Our in-house tech team developed a proprietary project management software that has improved our construction efficiency by 20%.

Our commitment ensures robust returns for our investors and stakeholders. We are excited about the future and the opportunities it holds.

Thank you for being an integral part of our journey. Together, we will continue to shape the future of real estate in South India.

Warm regards,

Kishore Gajula

Skandha Homes

World of Skandha Homes

(I'll Give you the plan, elevation and amenities in the short course)

Super Luxury

- **Plan and elevation** (Give you the plan and elevation in the course)
- **Amenities**

Premium

- **Plan and elevation**
- **Amenities**

Budgeted

- **Plan and elevation**
- **Amenities**

Projects

(Detailed to be discussed-

Project contents can either be linked to project website or PDF CREATED)

50 lakhs Sq.ft of residential plots developed

10 townships developed

500 acres of development potential

5000 families become owners

Skandha Upresidence – Thiruvallur

Skandha Tamilvel nagar - marakkanam

Skandha Avenue - Puducherry

Skandha Vanam - Tinidivanam

Skandha X1 – Nellikuppam

Skandha X2 – Pathukannu

NRI Investment

Investing in TAMILNADU AND PUDUCHERRY offers numerous benefits, particularly in the real estate sector.

The Compound Annual Growth Rate (CAGR) in Tamil Nadu's real estate sector has shown positive trends in recent years, driven by various factors such as urbanization, infrastructure development, and government initiatives.

Residential Real Estate

1. **Chennai:** As the capital city, Chennai has witnessed substantial growth in the residential sector. Over the past decade, the residential market in Chennai has seen a CAGR of around 8-10%. Key areas like OMR (Old Mahabalipuram Road), ECR (East Coast Road), and Porur have been significant contributors to this growth.
2. **Coimbatore:** Known as the Manchester of South India, Coimbatore has also experienced robust growth in residential real estate, with a CAGR of approximately 6-8%.

Commercial Real Estate

1. **IT and Business Parks:** Tamil Nadu, particularly Chennai, has become a hub for IT and business parks. The commercial real estate sector has shown a strong CAGR of about 10-12%, driven by the influx of IT companies and multinational corporations.
2. **Retail Spaces:** With the rise in consumer spending and the establishment of numerous shopping malls and retail outlets, the retail real estate sector has achieved a CAGR of around 7-9%.

Industrial Real Estate

1. **Manufacturing Hubs:** Tamil Nadu is a leading state in manufacturing, with significant growth in industrial real estate, particularly in regions like Sriperumbudur and Oragadam. The CAGR for industrial real estate in these areas has been around 8-10%.

Investors can anticipate healthy returns, especially in well-planned and strategically located developments.

Rapid Economic Growth

India is among the fastest-growing economies globally, with a burgeoning middle class and increasing urbanization. This economic expansion fuels demand for residential, commercial, and industrial real estate.

Urbanization and Smart Cities

India's urban population is growing rapidly, driving the need for more housing and commercial spaces. Additionally, the government's Smart Cities Mission aims to develop sustainable and modern urban spaces, presenting significant investment opportunities.

Favorable Demographics

With a young and dynamic population, India boasts a large workforce, driving productivity and economic growth. This demographic advantage supports long-term real estate demand.

Government Initiatives

The Indian government has introduced several initiatives to boost real estate investment, such as:

- RERA (Real Estate Regulatory Authority): Enhances transparency and protects buyers' interests.
- Housing for All by 2022: Aims to provide affordable housing, boosting the residential sector.
- REITs (Real Estate Investment Trusts): Facilitates investment in real estate, offering liquidity and lower entry barriers.

Growing Infrastructure Development

Massive investments in transportation networks, airports, and smart cities, are transforming the real estate landscape, making properties more accessible and valuable.

Diverse Investment Options

India's real estate market offers diverse investment opportunities, from residential and commercial properties to retail spaces and industrial real estate.

Rental Yield and Appreciation

India's rental yield is comparatively high, providing regular income for investors. Additionally, property values in key locations have shown consistent appreciation over the years.

Strong Legal Framework

India has a robust legal framework governing property rights and transactions, providing a secure environment for real estate investments.

Why Choose Skandha Homes?

At Skandha Homes, we provide comprehensive support throughout the pre-and-post purchase processes, ensuring a seamless investment journey.

With our extensive portfolio and expertise in the South Indian real estate market, we are well-positioned to help you make the most of your investment in India's thriving real estate sector.

If you have specific questions or need further details, feel free to ask!

Career

EMI calculator (Use algorithm)

Contact Us

Sales Office

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Facebook | Instagram (Link and Logo)

Contact phone: 9843-16-1234 (**Must be very visible in the front landing page**)