

20th May, 2025

BSE Limited
Listing Dept. / Dept. of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001.

National Stock Exchange of India Ltd.
Listing Dept., Exchange Plaza, 5th Floor,
Plot No. C/1, G. Block, Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Security Code : 539301
Security ID : ARVSMART

Symbol : ARVSMART

Dear Sir / Madam,

Sub: Information Update / Investor Presentation for Q4 & FY25.

Pursuant to Regulations 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith the Information Update / Investor Presentation for the quarter and financial year ended on 31st March, 2025.

The copy of Information Update / Investor Presentation will also be available on the website of the Company at <https://www.arvindsmartspaces.com/investors/financial-reports/>.

You are requested to take the same on your record.

Thanking you,

Yours faithfully,
For Arvind SmartSpaces Limited

Prakash Makwana
Company Secretary

Encl.: As above

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Arvind
SMARTSPACES

INFORMATION UPDATE Q4 & FY25

MAY 2025

www.arvindsmartspaces.com



Q4 & FY25 PERFORMANCE

- OPERATIONAL HIGHLIGHTS
- FINANCIAL HIGHLIGHTS

KEY UPDATES: Q4 & FY25

Q4 & FY25 HIGHLIGHTS – BOOKINGS, COLLECTIONS, P&L

- Highest ever annual bookings value of Rs. 1,271 Cr; YoY growth of 15%
 - New launches continuing to perform well in newer micro markets – Arvind Aquacity and The Park contributed ~67% (Rs. 855 Cr) of booking value for FY25
 - Bangalore bookings stood at Rs. 474 Cr contributing 37% to the total annual
- Quarterly Bookings Value of Rs. 381 Cr; YoY growth of 18% - launched The Park in Bengaluru during the quarter and sold entire released inventory of 200 units valued at over Rs. 180 Cr.
- Highest yearly collections of Rs 942 Cr, YoY growth of 7%. Q4 collections were flat at Rs 215 Cr. Strong Operating Cash Flows of Rs. 337 Cr in FY25. Operating Cash Flows of Rs. 60 Cr during the quarter
- Size of P&L has grown substantially during FY25
 - Revenues at Rs. 713 Cr, up 109%,*Adjusted EBITDA at Rs 196.2 Cr, up 130% and PAT at Rs 119 Cr, up 133%

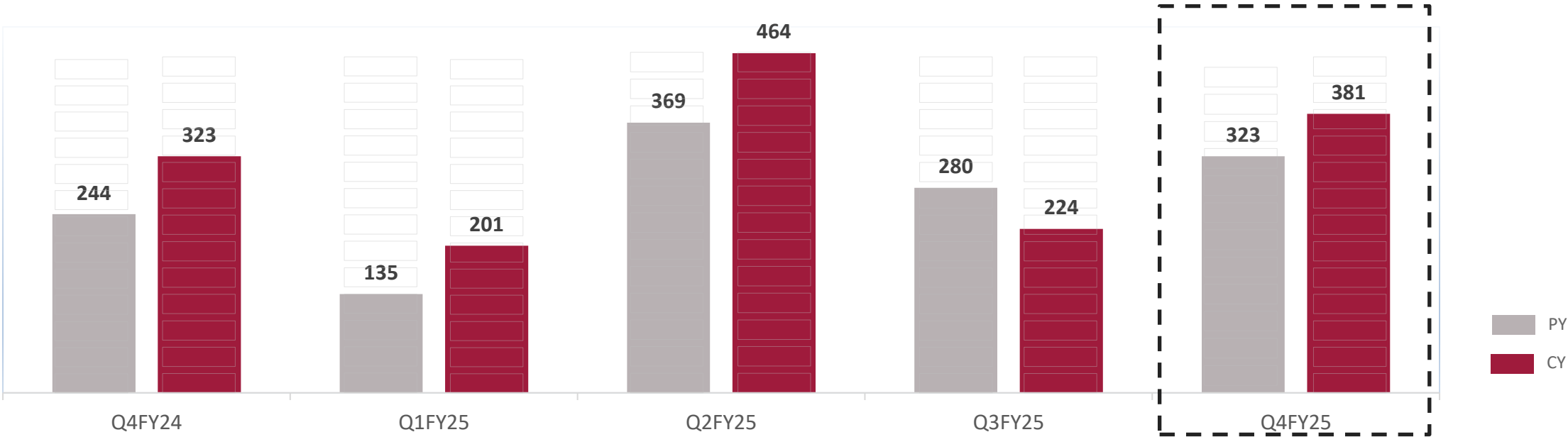
FY25 HIGHLIGHTS – BUSINESS DEVELOPMENT & DIVIDEND

- The cumulative new business development topline potential stands at more than ~Rs. 4,450 Cr for the financial year – added new projects across Ahmedabad, Bengaluru and MMR
 - **Entered Mumbai Metropolitan Region (MMR) with a ~Rs. 1,500* crore horizontal township project, spread over ~ 92 acre**
 - Acquired new high-rise project in ITPL Road, Bengaluru with a top-line potential of ~Rs. 600 Cr spread across 2.9 acre and saleable area of 4.2 lakh sq. ft.
 - To develop a mega industrial park in Ahmedabad spread over ~440 acre with a top-line potential of ~Rs. 1,350* crore
 - Added new plotted development project in Sanand, Ahmedabad with a topline potential of Rs. 600 crore spread across 150 acre and a salable area of 6.6 mn sq. ft.
- The Board of Directors recommended a final dividend of Rs. 6.00/- per equity share of face value of Rs. 10/- each

**On the basis of the current business assumptions*

BOOKINGS: Q4 FY25

(In ₹ Cr.)

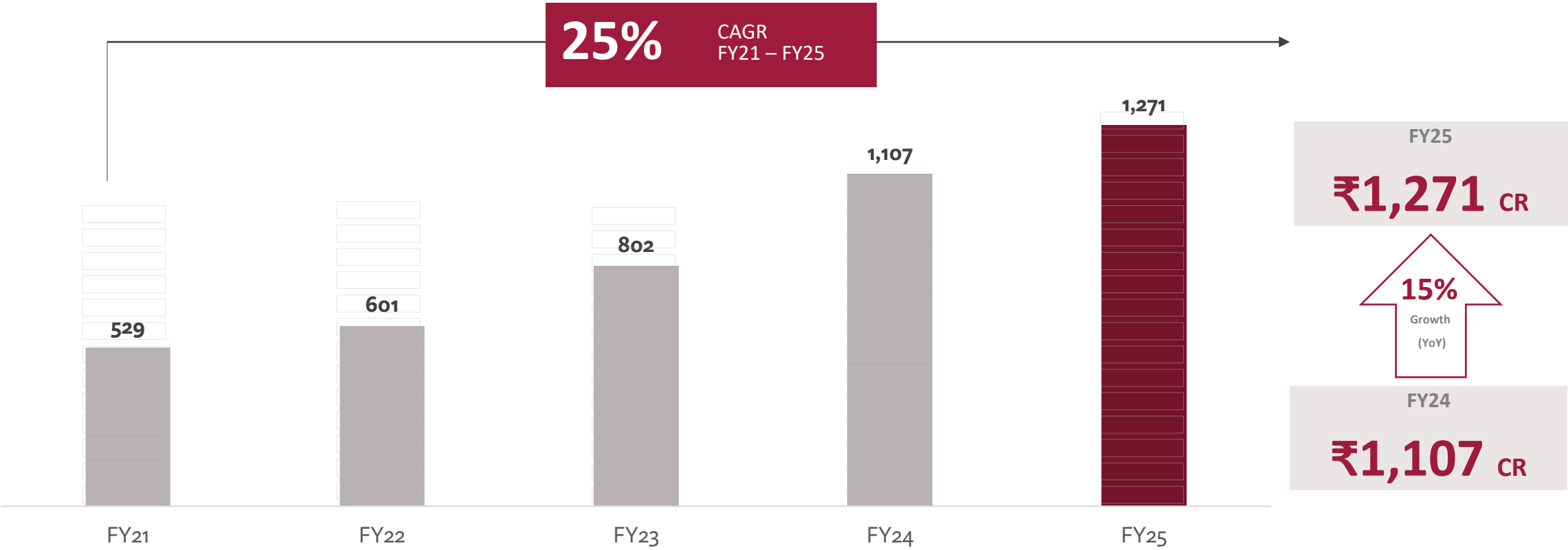


Q4 FY24	Q4 FY25	Growth (YoY)
₹323 CR	₹381 CR	18%

BOOKINGS: FY25

BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)



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BOOKINGS: PROJECT-WISE

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City	Project wise	Q4 FY24 Rs. Cr	Q4 FY25 Rs. Cr
Gujarat	Aavishkaar	2	3
	Forreste (I to V)	26	8
	Fruits of Life	1	1
	High Grove / CW	2	(1)
	Uplands 2.0 & 3.0	16	2
	Uplands (One & Two)	11	1
	Rhythm of Life	70	2
	Aquacity	-	-
	Other Completed Projects	1	1
Gujarat Total		128	16
Karnataka	Belair	12	12
	Greatlands	15	8
	Oasis	(0)	2
	Skylands	-	-
	The Edge	-	-
	Forest Trails	5	141
	Orchards	163	7
	The Park	-	180
	Other Completed Projects	-	-
Karnataka Total		195	351
Maharashtra	Elan	-	14
Total		323	381

Q4 FY24	Q4 FY25	Growth (YoY)
₹323 CR	₹381 CR	18%

City	Project wise	FY24 Rs. Cr	FY25 Rs. Cr
Gujarat	Aavishkaar	12	11
	Forreste (I to V)	52	27
	Fruits of Life	43	0
	High Grove / CW	41	(4)
	Uplands 2.0 & 3.0	392	49
	Uplands (One & Two)	79	(5)
	Rhythm of Life	70	23
	Aquacity	-	675
	Other Completed Projects	1	4
Gujarat Total		689	780
Karnataka	Belair	52	50
	Greatlands	2	17
	Oasis	40	10
	Skylands	1	-
	The Edge	2	-
	Forest Trails	159	164
	Orchards	163	53
	The Park	-	180
	Other Completed Projects	-	-
Karnataka Total		420	474
Maharashtra	Elan	(2)	17
Total		1,107	1,271

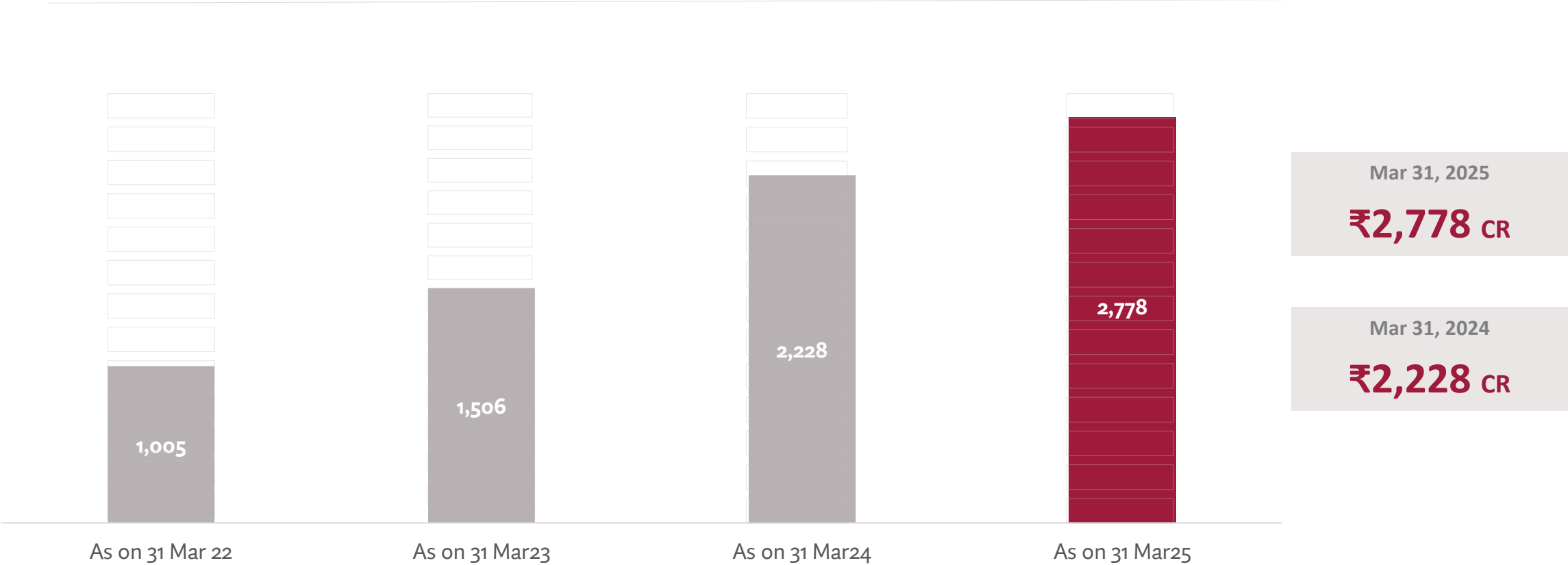
FY24	FY25	Growth (YoY)
₹1107 CR	₹1271 CR	15%

UNRECOGNIZED REVENUE – AS ON 31 MAR 25

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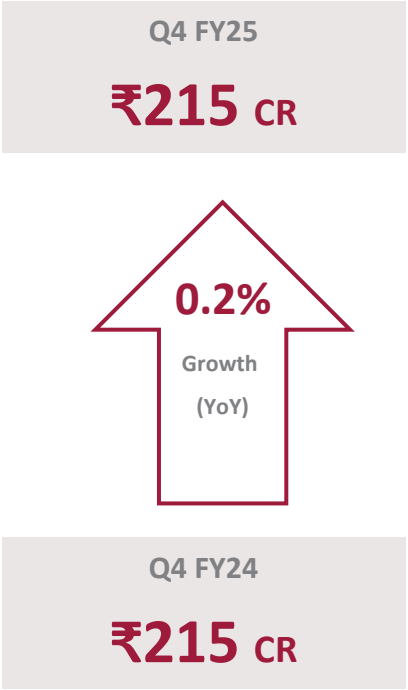
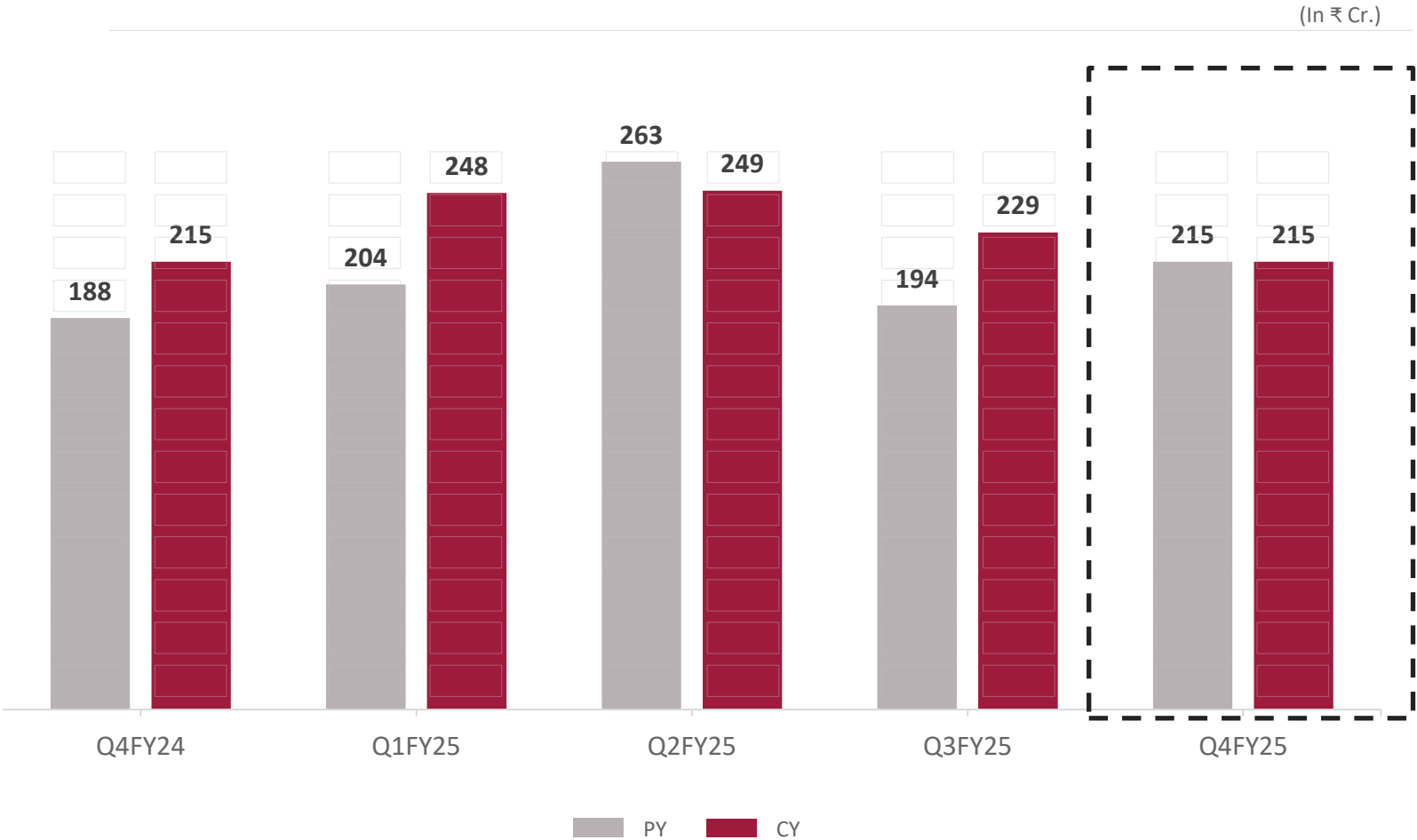
UNRECOGNIZED REVENUE

(In ₹ Cr.)



COLLECTIONS : Q4FY25

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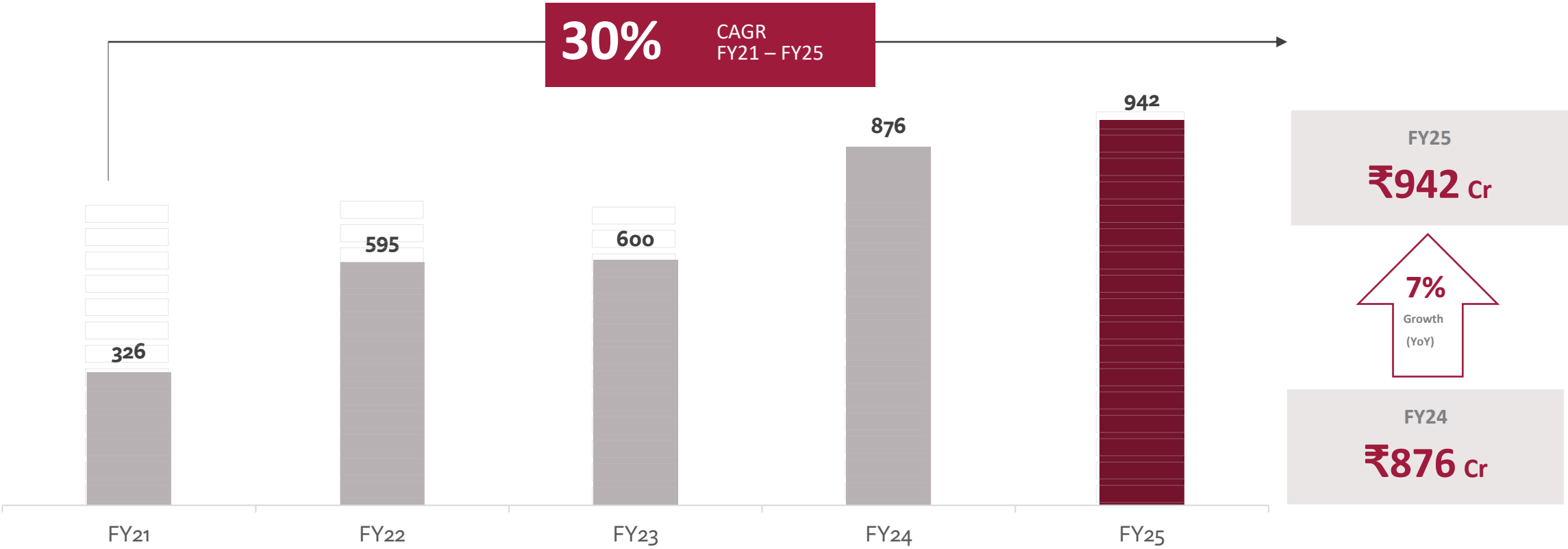


Note : Previous Year period has been regrouped/reinstated for like-to-like comparison

COLLECTIONS: FY25

COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)



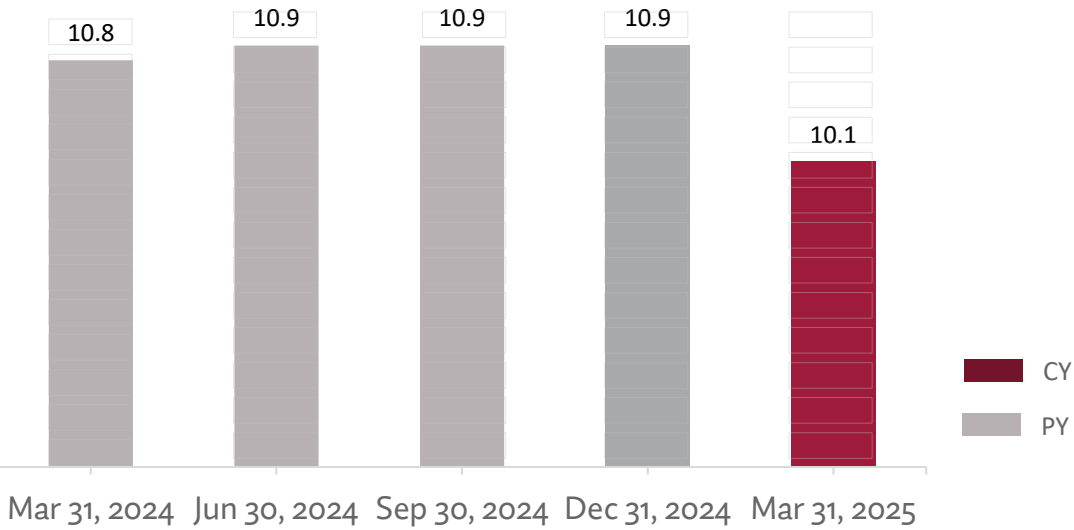
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NET DEBT MOVEMENT: Q4FY25

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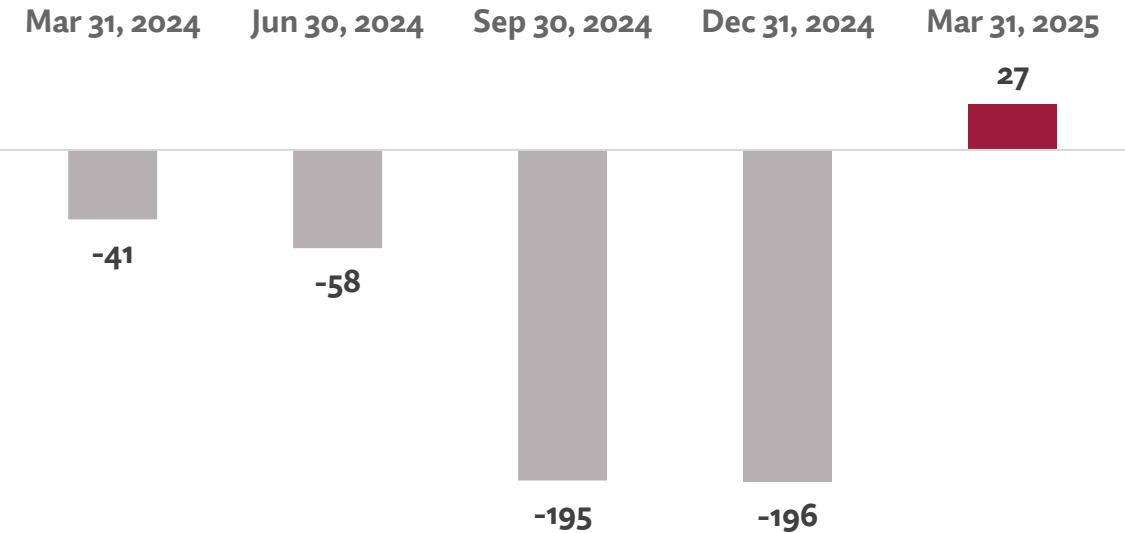
BORROWING COST MOVEMENT

(In %)



NET DEBT

(In ₹ Cr.)



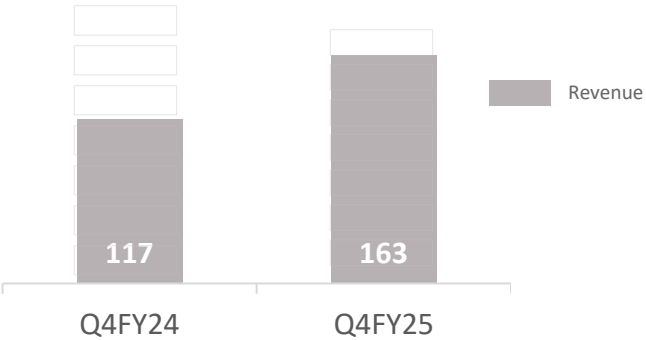
Net Interest-bearing funds as on Mar 31, 2025 is ₹ 27 Cr (vs Dec 24 ₹ -196 Cr) increased by ₹ 223 Cr during the quarter
Net Debt (Interest-bearing funds) to Equity ratio at 0.04 as on Mar-25 vs (0.34) as on Dec-24

P&L: Q4FY25

CONSOLIDATED FINANCIALS SUMMARY

REVENUE FROM OPERATIONS

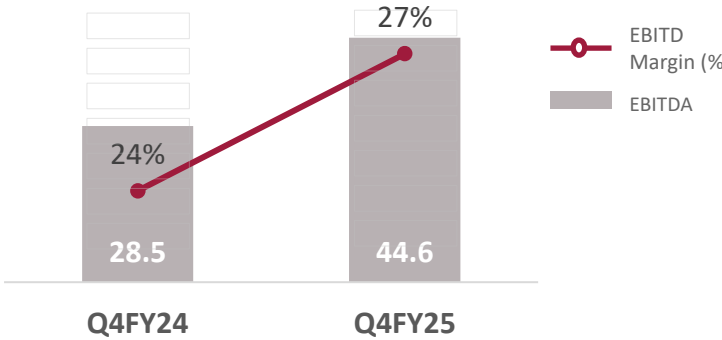
(In ₹ Cr.)



Q4 FY24	Q4 FY25	Growth (YoY)
₹117 CR	₹163 CR	39%

*ADJUSTED EBITDA

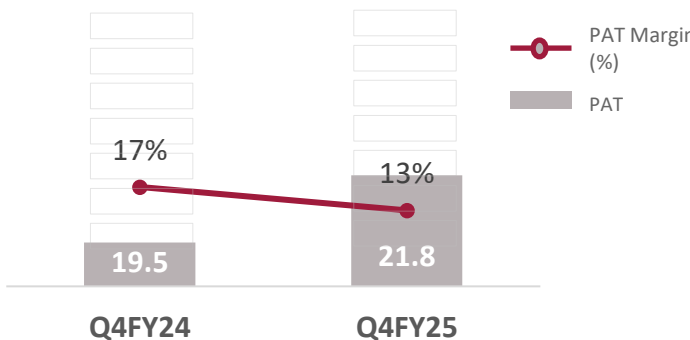
(In ₹ Cr.)



Q4 FY24	Q4 FY25	Growth (YoY)
₹28.5CR	₹44.6 CR	57%

PAT

(In ₹ Cr.)



Q4 FY24	Q4 FY25	Growth (YoY)
₹19.5 CR	₹21.8 CR	12%

*Adjusted EBITDA = EDITDA (-/+) Interest included in cost of sales / Interest inventorised

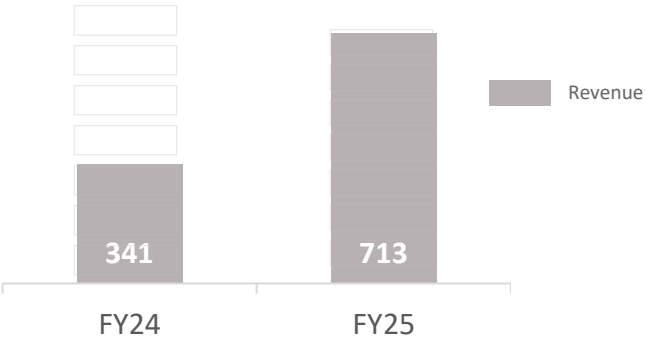
FINANCIAL PERFORMANCE VS FRESH SALES

- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial performance due to a lag between the two

CONSOLIDATED FINANCIALS SUMMARY

REVENUE FROM OPERATIONS

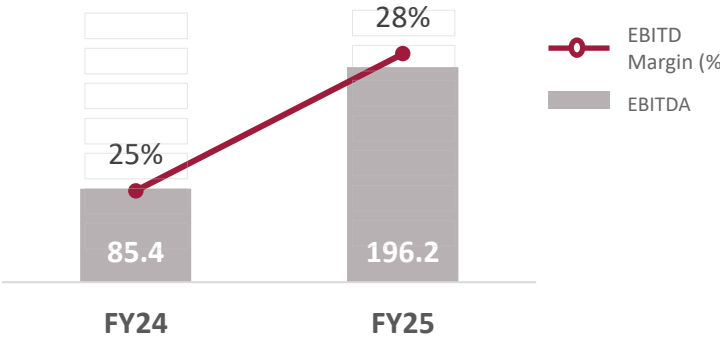
(In ₹ Cr.)



FY24	FY25	Growth (YoY)
₹341 CR	₹713 CR	109%

*ADJUSTED EBITDA

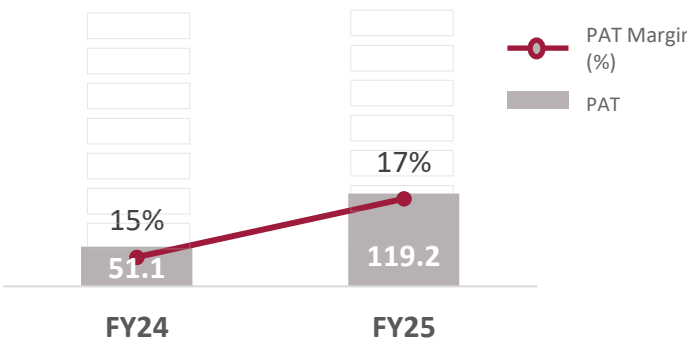
(In ₹ Cr.)



FY24	FY25	Growth (YoY)
₹85.4 CR	₹196.2 CR	130%

PAT

(In ₹ Cr.)



FY24	FY25	Growth (YoY)
₹51.1 CR	₹119.2 CR	133%

*Adjusted EBITDA = EDITDA (-/+) Interest included in cost of sales / Interest inventorised

FINANCIAL PERFORMANCE VS FRESH SALES

- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial performance due to a lag between the two

Q4FY25 SYNOPSIS

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City	Projects	Area Booked Q4 FY25 (sq ft.)	Units Booked Q4 FY25 (nos.)	Sales Value for Q4 FY25 (Rs. Cr)	Amount Collected Q4 FY25 (Rs. Cr)	Revenue Recognized Q4 FY25 (Rs. Cr)
Gujarat	Aavishkaar	8,213	8	3	3	3
	Alcove	-	-	-	-	-
	Chirping Woods	-	-	0	5	0
	Forreste 5	14,310	1	4	3	0
	Forreste 1 - 4^	13,941	2	4	3	0
	Fruits of Life	6,354	1	1	2	-
	Highgrove	(10,359)	(2)	(1)	2	11
	Megaestate	3,758	2	1	1	-
	Megapark	-	-	-	-	(0)
	Megatrade	-	-	-	0	0
	Aquacity	-	-	-	29	-
	Rhythm of Life	22,725	4	2	6	-
	Uplands 2.0 & 3.0, Adroda	(657)	1	2	54	-
	Uplands One	-	-	1	2	6
	Uplands Two	-	-	0	11	54
Karnataka	Belair	13,171	8	12	13	60
	Expansia	-	-	-	-	-
	Forest Trails	1,81,811	59	141	13	-
	Greatlands	13,071	4	8	17	18
	Oasis	2,156	2	2	5	5
	Skylands	-	-	-	-	-
	Orchards	12,393	7	7	26	-
	Sporcia	-	-	-	-	-
	The Edge	-	-	-	0	-
	The Park	2,78,304	201	180	15	-
Maharashtra	Elan	13,497	12	14	5	4
Total		5,72,688	310	381	215	163

^ Revenue recognition excludes any sale of land or other miscellaneous income

Forreste Revenue recognition for Arvind SmartSpaces would be equivalent to DM Fees only.

Amount Collected is inclusive of Taxes and net of cancellations

FY25 SYNOPSIS

City	Projects	Area Booked FY25 (sq. ft.)	Units Booked FY25 (nos.)	Booking Value for FY25 (Rs. Cr)	Amount Collected FY25 (Rs. Cr)	Revenue Recognized FY25 (Rs. Cr)
Gujarat	Aavishkaar	32,750	37	11	12	12
	Chirping Woods	(18,378)	(4)	(3)	17	2
	Forreste 5	91,269	9	24	34	2
	Forreste 1 - 4^	11,430	2	3	45	3
	Fruits of Life	(2,511)	1	0	25	-
	Highgrove	(10,701)	(2)	(1)	12	38
	Megaestate	3,758	2	1	1	-
	Megapark	22,376	2	2	1	2
	Megatrade	814	2	0	0	0
	Aquacity	63,54,936	826	675	103	-
	Rhythm of Life	1,55,169	22	23	23	-
	Uplands 2.0 & 3.0, Adroda	4,90,095	81	49	235	-
	Uplands One	(31,932)	(1)	(9)	17	45
	Uplands Two	9,363	3	4	51	65
Karnataka	Belair	51,098	40	50	79	202
	Forest Trails	2,12,115	67	164	36	-
	Greatlands	23,568	9	17	81	286
	Oasis	12,124	10	10	11	12
	Orchards	82,144	48	53	130	-
	The Edge	-	-	-	2	-
	The Park	2,78,304	201	180	15	-
Maharashtra	Elan	16,869	15	17	10	45
Total		77,84,661	1,370	1,271	942	713

^ Revenue recognition excludes any sale of land or other miscellaneous income

Forreste Revenue recognition for Arvind SmartSpaces would be equivalent to DM Fees only.

Amount Collected is inclusive of Taxes and net of cancellations

BALANCE SHEET – AS ON MAR 31, 2025

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Amount in Rs. Cr	As on Mar 31, 2024	As on Mar 31, 2025
Equity and liabilities		
Share Capital	45	46
Reserves and Surplus	449	552
Shareholders Funds	495	598
Non Current Liabilities	99	242
Current Liabilities	1,377	1,621
Total	2,1 02	2,671

Amount in Rs. Cr	As on Mar 31, 2024	As on Mar 31, 2025
ASSETS		
Fixed Assets	72	83
Non-Current Assets	317	577
Inventories	1,362	1,489
Current Assets	351	522
Total	2,1 02	2,671

DEBT PROFILE – AS ON MAR 31, 2025

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Amount in ₹ Cr.	30-Jun-2024	30-Sep-2024	31-Dec-2024	31-Mar-2025
Gross Debt*	61	58	55	199
Net Interest-bearing funds	(58)	(195)	(196)	27
Net Interest-bearing funds to Equity	(0.12)	(0.37)	(0.34)	0.04

- The above statement does not include OCD of ₹ 49 Cr issued to HDFC Platform 2 (8 years original tenure + 2 years) for joint project in Bangalore and surplus accumulated towards landowners of High Grove and Chirping Woods

Note : The numbers for Gross Debt and Net Debt may appear different in financials basis the reporting as per accounting standards

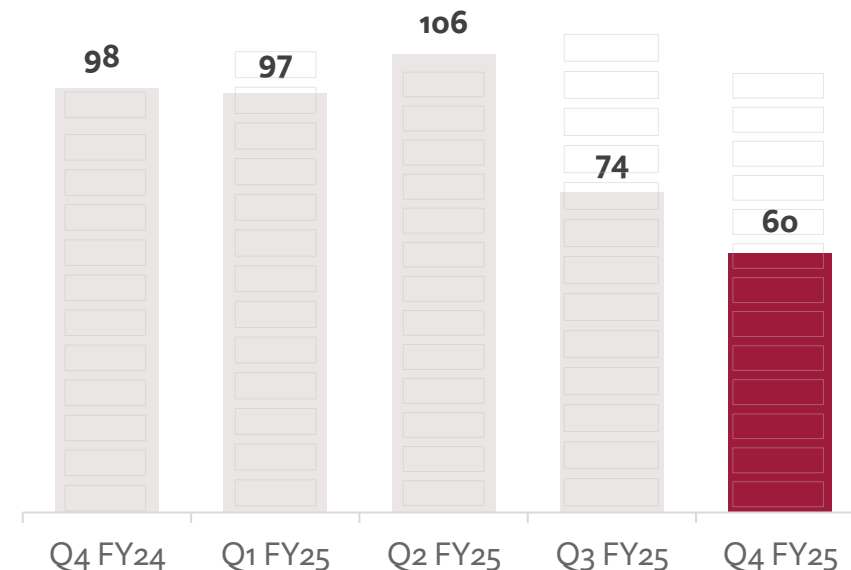
The Company generated operating Cash Flow of Rs. 60 Cr of in Q4 and Rs. 337 cr in FY25. The Company has significant headroom to raise fresh Debt while maintaining a healthy Debt Equity ratio.

CONSOLIDATED CASHFLOWS – Q4FY25

Particulars (Rs in Crs)	FY24	Q1 FY25	Q2 FY25	Q3 FY25	Q4 FY25	FY25
Opening Balance	27	21	30	39	22	21
Operating activities						
Collections	876	248	249	230	215	942
Construction cost and other overheads	(296)	(104)	(105)	(88)	(97)	(393)
Taxes	0	(1)	(5)	(13)	(15)	(33)
Direct land cost/JDA and DM sharing	(123)	(46)	(33)	(55)	(44)	(179)
Net Operating Cashflow (A)	458	97	106	74	60	337
Financing Activities						
Finance cost (Net)	(2)	(1)	(1)	(1)	(3)	(7)
Pref Issue / Equity	1	4	1	-	7	13
Loans/OCD - Drawdown/(Repayment) (Net)	(75)	(15)	46	(39)	144	137
Investments (Net)	(20)	(13)	(125)	(6)	58	(87)
Net Financial Cashflow (B)	(96)	(25)	(79)	(46)	206	57
Investing Activities						
Land Payments & Approvals	(368)	(62)	(20)	(45)	(261)	(388)
Net Investing Cashflow (C)	(368)	(62)	(20)	(45)	(261)	(388)
Closing Balance	21	30	39	22	27	27

STRONG OCF TREND:

(In ₹ Cr.)



Note : Above cash flow is basis direct cashflow method and may not correspond to accounting cash flow method and strict accounting classifications. Further for DM projects, the collections are grossed up while the net operating cash flow for the Company from DM would be equivalent to DM fees only.



PROJECT PORTFOLIO

- COMPLETED PROJECTS
- PROJECTS UNDER EXECUTION
- PROJECTS IN PIPELINE
- SYNOPSIS

PROJECT PORTFOLIO - COMPLETED

State	Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (₹ Cr)	Revenue Recognized (₹ Cr)	^Collections (₹ Cr)	Average Price (Price till date) ₹ / Sq ft
Gujarat	Aavishkaar	5,45,468	4,49,215	96,253	129	121	124	2,865
	Alcove	10,32,660	9,84,150	48,510	25	25	25	251
	Citadel	1,01,859	1,01,859	-	55	55	55	5,407
	Megaestate	59,180	28,752	30,428	9	8	8	3,256
	Megapark	5,01,222	4,83,860	17,362	29	28	27	591
	Megatrade	82,526	74,550	7,976	32	31	32	4,293
	Parishkaar/Trade Square	9,15,809	9,15,809	-	254	254	254	2,776
Karnataka	Belair	4,69,620	4,23,373	46,247	286	196	249	6,755
	Expansia	1,40,268	1,40,268	-	75	75	75	5,358
	Greatlands	9,52,854	7,61,657	1,91,197	317	279	300	4,158
	Oasis	5,72,262	5,63,878	8,384	325	323	324	5,770
	Skylands	4,91,113	4,91,113	-	267	267	267	5,443
	Sporcia	5,01,491	4,99,990	1,501	235	235	234	4,692
Maharashtra	Elan	1,34,952	78,457	56,495	60	45	48	7,611
Total		65,01,284	59,96,931	5,04,353	2,098	1,942	2,021	

^Amount Collected is excluding Taxes and net of cancellations
As on 31 March 2025

PROJECT PORTFOLIO - ONGOING

State	Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (₹ Cr)	Revenue Recognized (₹ Cr)	^Collections (₹ Cr)	Average Price (Price till date) ₹ / Sq ft
Gujarat	Aquacity	1,02,80,457	63,54,936	39,25,521	675	-	100	1,062
	Chirping Woods	13,39,092	10,89,275	2,49,817	129	2	109	1,180
	Forreste 1 - 4^	29,58,846	24,10,211	5,48,634	346	32	327	1,437
	Forreste 5	9,43,164	5,47,500	3,95,664	124	5	68	2,265
	Fruits of Life	17,45,853	15,02,775	2,43,078	146	-	137	969
	High grove	43,77,033	24,23,835	19,53,198	230	98	225	951
	Rhythm of Life	7,98,858	7,63,659	35,199	93	-	24	1,214
	Uplands 2.0 & 3.0, Adroda	67,50,136	48,89,880	18,60,256	441	-	306	902
	Uplands One	31,92,901	29,31,052	2,61,849	507	481	501	1,731
	Uplands Two	12,89,128	10,83,204	2,05,924	331	119	293	3,053
Karnataka	Forest Trails (Sarjapur JD)	9,71,736	4,36,550	5,35,186	323	-	63	7,394
	Orchards	5,70,200	3,94,907	1,75,294	216	-	148	5,481
	The Edge	1,68,224	56,994	1,11,230	40	-	26	7,077
	The Park	5,69,066	2,78,304	2,90,762	180	-	15	6,485
	Total	3,59,54,695	2,51,63,082	1,07,91,613	3,781	735	2,341	

^Amount Collected is excluding Taxes and net of cancellations

As on 31 March 2025

PROJECT PORTFOLIO – SUMMARY 1

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Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Saleable Sq Ft	Total Est. Booking Value (Rs in Crs)
A. Completed	Gujarat	Summary of all completed projects				Complete	32,38,724	584
	Maharashtra	Summary of all completed projects				Complete	1,34,952	75
	Karnataka	Summary of all completed projects				Complete	31,27,608	1,596
B. Ongoing	Gujarat	Chirping Woods	Residential	JV	~ 50% Revenue Share	2024	13,39,092	173
		Forreste 5	Residential	DM	~ 10% Revenue Share	2026	9,43,164	207
		Uplands One	Residential	JV	~ 77% Revenue Share	2023	31,92,901	580
		Uplands Two	Residential	JV	~ 77% Revenue Share	2025	12,89,128	350
		High grove	Residential	JV	~ 45% Revenue Share	2024	43,77,033	329
		Forreste 1 - 4^	Residential	DM	~ 10% Revenue Share	2024	29,58,846	395
		Aquacity	Residential	JV	~ 50% Revenue Share	2027	1,02,80,457	973
		Fruits of Life	Residential	HDFC Platform 2	Arvind Invst 33.33%	2025	17,45,853	155
		Uplands 2.0 & 3.0, Adroda	Residential	JV	~ 55% Revenue Share	2026	67,50,136	638
		Rhythm of Life	Residential	Owned	100%	2026	7,98,858	111
	Karnataka	The Edge	Commercial	Owned	100%	2024	1,68,224	125
		Forest Trails (Sarjapur JD)	Residential	JD	~ 65% Revenue Share	2027	9,71,736	600
		Orchards	Residential	HDFC Platform 2	Arvind Invst 33.33%	2027	5,70,200	222
		The Park	Residential	Owned	100%	2028	5,69,066	370
		Subtotal					4,24,55,979	7,482

PROJECT PORTFOLIO – SUMMARY 2

#DESIGNEDTOINSPIRE

Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Saleable Sq Ft	Total Est. Booking Value (Rs in Crs)
C. Planned	Gujarat	Uplands III	Residential	JV	~ 77% Revenue Share	Yet to be launched	11,15,294	368
		Forreste phase 6	Residential	DM	~ 10% Revenue Share	Yet to be launched	10,71,155	127
		South Ahmedabad	Residential	Owned	100%	Yet to be launched	25,61,328	150
		Fruits of Life - Future phase	Residential	Owned	100%	Yet to be launched	3,08,909	25
		Moti Bhoyan	Residential	DM	~ 10% Revenue Share	Yet to be launched	7,17,959	116
		Uplands 2.0 & 3.0, Adroda - Future Phase	Residential	JV	~ 55% Revenue Share	Yet to be launched	39,77,671	406
		NH48, Surat	Residential	JV	~ 55% Revenue Share	Yet to be launched	1,32,33,132	1,094
		Rhythm of Life - Future Phase	Residential	Owned	100%	Yet to be launched	9,80,826	139
		Aquacity - Future Phase	Residential	JV	~ 50% Revenue Share	Yet to be launched	1,03,33,701	978
		Industrial Park - NH 47	Commercial	JD	~ 70.5% Revenue Share	Yet to be launched	1,92,48,192	1,350
	Karnataka	Mankol	Residential	Owned	100%	Yet to be launched	65,77,560	560
		Bannerghatta Road	Residential	HDFC Platform 2	Arvind Invst 33.33%	Yet to be launched	4,63,587	400
		Orchards - Future Phase	Residential	Owned	100%	Yet to be launched	5,43,367	212
		Sarjapur Road (Sarjapur JD)	Residential	JD	~ 65% Revenue Share	Yet to be launched	3,23,433	275
	Maharashtra	ITPL Road	Residential	JD	~ 54% Revenue Share	Yet to be launched	4,45,379	600
		Khopoli	Residential	JD	~ 70.5% Revenue Share	Yet to be launched	21,94,553	1,520
		Subtotal					6,40,96,047	8,321
		Grand Total					10,65,52,026	15,803

ESTIMATED OPERATING CASH FLOW

₹ Cr		Total Est. Booking Value	Booking Value till date	Estimated Value of Inventory	Receivables	Est. Inventory + Receivables	Balance Cost to be Incurred*	Est. Operating Cashflow
Gujarat	Completed	584	533	51	8	59	0	59
	Ongoing	3,910	3,021	889	932	1,821	1,276	545
	Yet to be launched	5,314	0	5,314	0	5,314	3,558	1,756
Gujarat Total		9,808	3,554	6,254	940	7,194	4,834	2,360
Karnataka	Completed	1,596	1,505	91	56	146	28	118
	Ongoing	1,317	760	557	508	1,065	458	607
	Yet to be launched	1,487	0	1,487	0	1,487	1,011	475
Karnataka Total		4,399	2,265	2,134	564	2,698	1,498	1,201
Maharashtra	Ongoing	75	60	15	12	27	-5	32
	Yet to be launched	1,520	0	1,520	0	1,520	1,111	409
Maharashtra Total		1,595	60	1,535	12	1,547	1,106	441
Grand Total		15,803	5,879	9,924	1,516	11,440	7,438	4,002
Add: Surplus								-27
Net Estimated Unrealised Operating Cashflow								3,975

Note: EBITDA level Estimated Cash flow after allocation of Corporate overheads. The estimated operating cash flow represents Company's share only.

* Includes Land cost payable to Land partners. Further, DM model is grossed up for Revenue and Cost. Net Operating Cash flow for the Company from DM would be limited to DM fees only.

Above cash flow includes only those projects where definitive agreements have been signed.

ABOUT THE COMPANY

01

KEY
INFORMATION

02

GEOGRAPHY
SPREAD

03

HDFC
PARTNERSHIP

04

ARVIND BRAND

05

GOVERNANCE &
CSR

06

MANAGEMENT
TEAM

OVERVIEW

#DESIGNEDTOINSPIRE

Part of Lalbhai Group with a 120-year legacy - synonymous with robust governance and creating value accretive businesses

Listed in 2015 post demerger from Arvind Ltd

Strong trusted consumer brand

Success across product segments and geographies in launch as well as sustenance phase

Experienced Professional Mgmt.

Focused on P&L accretive Business Development
Learnings in place to help significantly scale up

Diversified geographical presence

Ahmedabad, Gandhinagar, Bangalore & Pune

Primarily focused on Residential development

De-risked product presence – Horizontal (Plotting, Villas) and Vertical (Luxury, MIG residential housing)

Growing Project Portfolio

- Delivered 6.5 msf
- Ongoing projects of 35.9 msf
- Planned projects of 64.1 msf

Strong conviction by promoters

- 3 rounds of capital infusion by promoters
- Recent one by MD & CEO

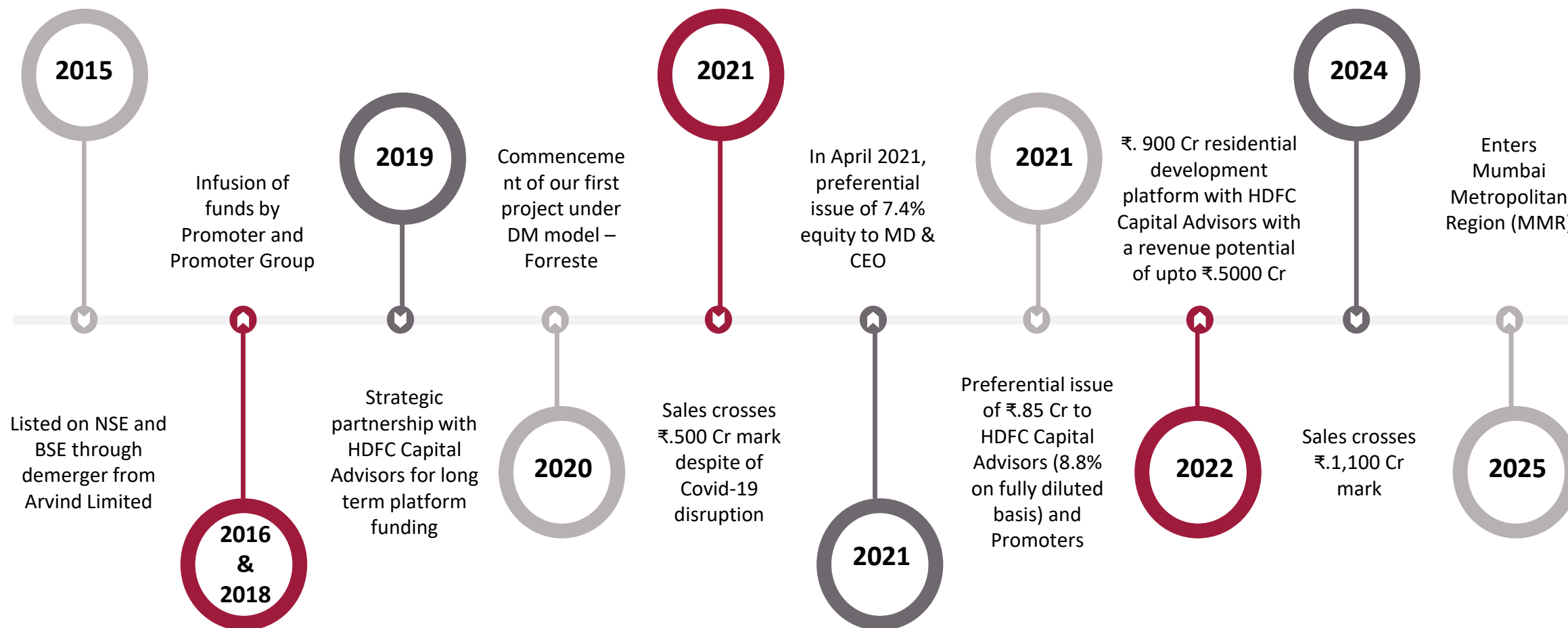
Strategic partnership with HDFC Capital

Equity investment at Hold co and Platform funding

Strong financial performance - 25% CAGR in Bookings

Long term credit rating of A+/Stable outlook; OCF of Rs 337 Cr in FY25

THE JOURNEY SO FAR

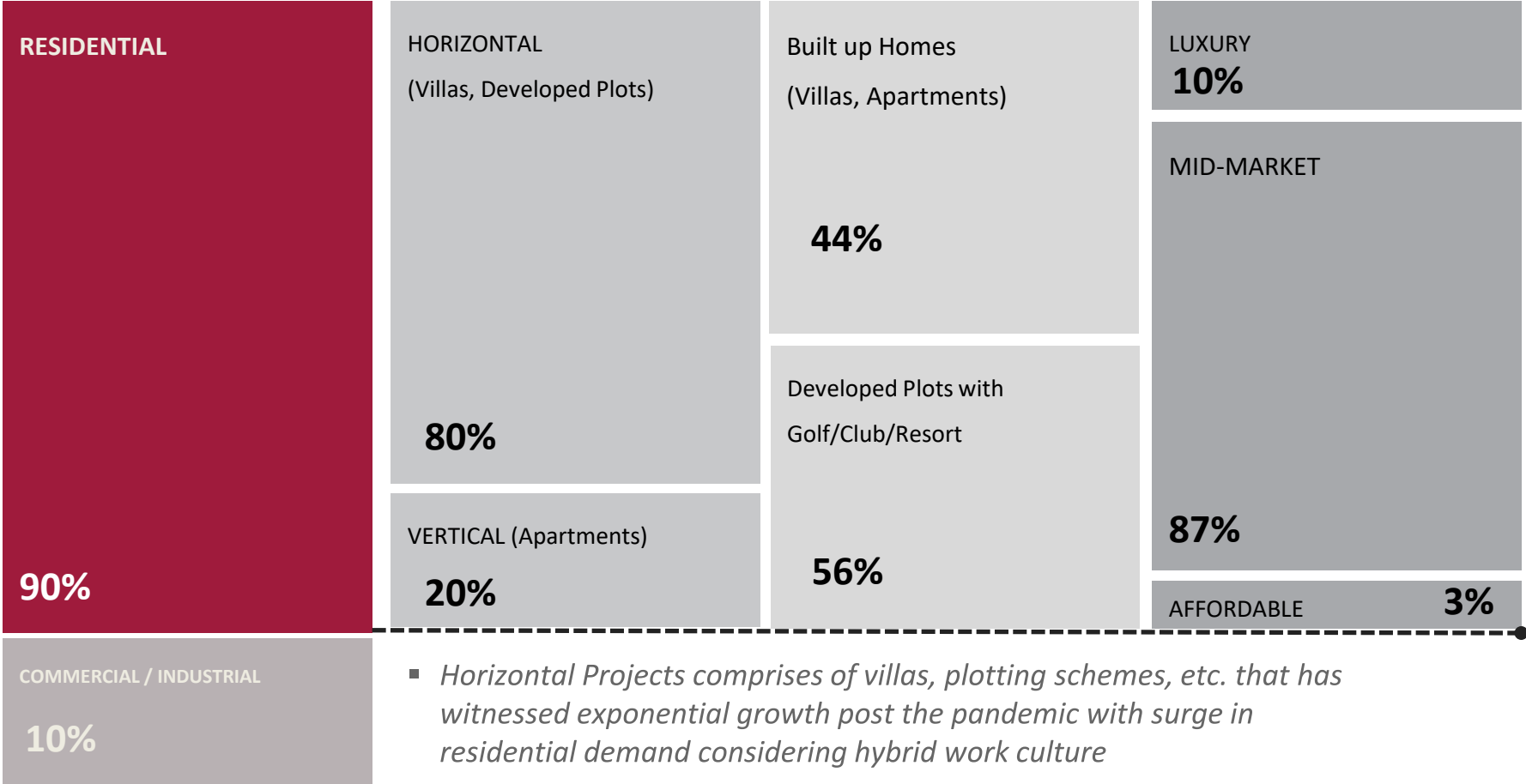


CARVED ITS NICHE IN RESIDENTIAL DEVELOPMENT PROJECTS

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PROJECT CLASSIFICATION (ONGOING AND PLANNED) MARCH 2025



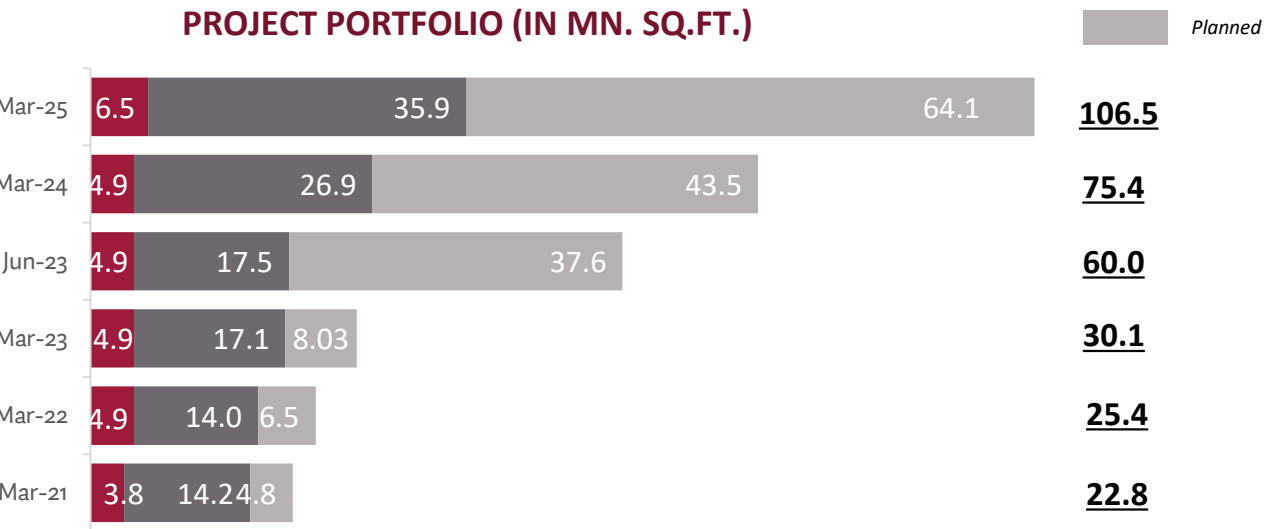
^The numbers are basis value of the portfolio

LISTED (2015), CORPORATE REAL ESTATE DEVELOPER SINCE 2008

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CAPITAL PAYMENTS

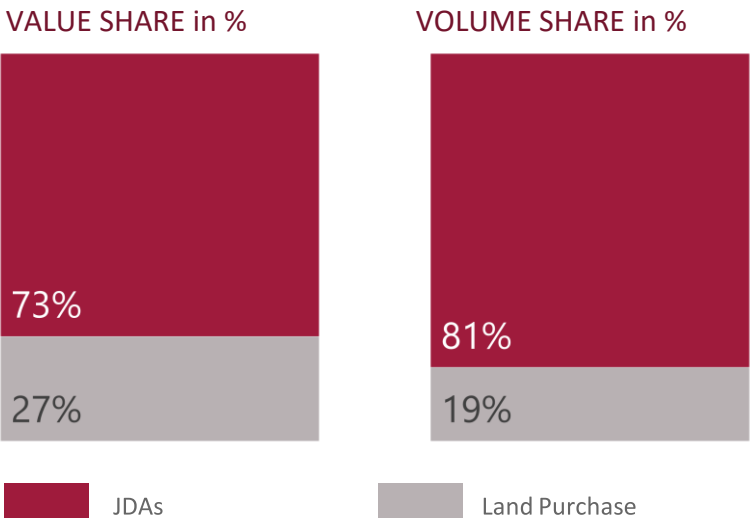
- In a span of 18 years, falling true to brand Arvind, successfully delivered 14 projects i.e. 6.5 mn.sq.ft. of which 100% projects handed over as per the committed date.



- “Ongoing” - already launched
- “Planned” - Next phases of already launched Projects + Lands already acquired, and site preparation started

MULTIPLE LAND SOURCING MODELS

- 80% Projects are through JDs, Platform, DM
- Three DM Project with Arvind Limited





VENTURING INTO NEWER GEOGRAPHIES IN A PHASED MANNER

DIVERSIFIED FROM AHMEDABAD/GANDHINAGAR TO BANGALORE IN THE YEAR 2014 AND TO PUNE IN 2019 AND TO MUMBAI IN 2025

GUJARAT 61%,

KARNATAKA 28%

MAHARASHTRA 11%

AHMEDABAD, GANDHINAGAR, SURAT

BANGALORE

MMR, PUNE



- 1. Aavishkaar, 2. Alcove, 3. Chirping Woods 4. Citadel, 5. Forreste, 6. HighGrove, 7. MegaPark, 8. Megaestate, 9. MegaTrade, 10. Parishkar, 11. Trade Square, 12. Uplands One, 13. Uplands Two 14. Fruits of Life 15. Forreste 5 16. South Ahmedabad 17. NH 47 18. Uplands 2.0 & 3.0 19. Moti Bhoyan 20. Rhythm of Life 21. Industrial Park – NH 47 22. Mankol



- 1. BelAir, 2. Devenahalli, 3. Expansia, 4. Oasis, 5. Forest Trails, 6. Skylands, 7. Sporcja, 8. The Edge 9. Doddaballapura Road 10. North Banagalore 11. Bannerghatta 12. ITPL Road



- 1. Elan 2. Khopoli

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STRATEGIC PARTNERSHIP WITH HDFC CAPITAL ADVISORS

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2019

80/20 venture between Company and HCARE-1 with SPV entity with objective of mid-market/affordable housing development across India.

First project acquired at Devenhalli, Bangalore (plotted development) in 2020. Concluded the platform within two and half years of operations

2021

Preferential issue to HDFC Capital Advisors wherein H-CARE 1 subscribed to 8.8% equity stake in SmartSpaces on a fully diluted basis

2022

₹ 900 Cr partnership with HDFC under H-CARE III for the creation of residential development platform with a revenue potential of ₹ 4000 - 5000 Cr

Proposed investments from ASL and HCARE-III will be ₹ 300 Cr and ₹ 600 Cr respectively in the platform. Three projects acquired till date

QUALITY CAPITAL

- Provides patient capital to the Company while leaving balance sheet health intact
- H-CARE to receive waterfall based sweat payouts; Company retains all operating rights

INVESTOR PEDIGREE

- The allotment of equity shared on preferential basis to HDFC Capital through HCARE-1, showcases confidence in the Company by HDFC.
- Mr. Vipul Roongta, MD& CEO, HDFC Capital Advisors Ltd. has joined the Board of Directors as a Nominee Director.

BRAND

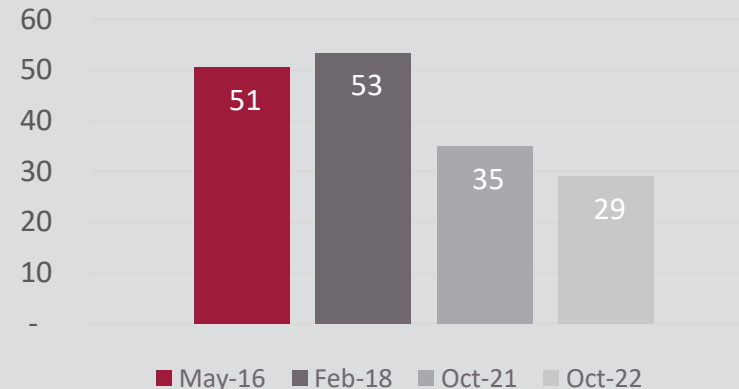
- Two most trusted brands- HDFC & Arvind together unlocking tremendous value for stakeholders
- First investment in OCD form of ₹ 50 Cr for Devenhalli project and ₹ 50 Cr invested for 8.8% stake on a fully diluted basis

STRONG BRAND RECALL 'ARVIND' SYNONYMOUS WITH VALUES AND REPUTE

SmartSpaces is part of Gujarat based Lalbhai Group with a **120 year legacy** that presides over a wide portfolio of businesses viz. Textiles and clothing, Branded Apparels, Technical textiles, Water stewardship, Omni channel, Telecommunications and Heavy Engineering. **Arvind Group today is a \$ 1.7 billion conglomerate, run by professional management**

- SmartSpaces got listed on bourses in 2015 post the demerger from Arvind Ltd. Run under the leadership of Mr. Kamal Singal, MD & CEO
- In Ahmedabad, Gujarat Market, Arvind is a household name, widespread awareness amongst consumers due to brand patronage
- In Bangalore, with an exposure/experience of 10 projects and with fashion business housed in the city since 2 decades, making Arvind a well-known name in this market
- In Pune, started making in-roads since 2019, now further penetrating with new projects. MMR market also being judiciously focussed on as the Arvind brand enables meaningful mindshare

INFUSION OF FUNDS BY PROMOTERS

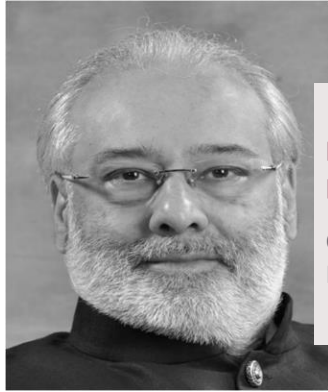


Capital infusion by Professional MD & CEO, exuberates strong conviction of the business from a long-term view point

- Arvind SmartSpaces MD & CEO exercised 28,50,000 warrants of ASL entailing an investment of Rs 29 Cr in Sep/Oct 2022

STRONG GOVERNANCE & CSR INITIATIVES

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Mr. Sanjay S. Lalbhai

Chairman & Non-Executive



Mr. Kulin S. Lalbhai

Vice Chairman



Mr. Kamal Singal

Managing Director & CEO



Mr. Nilesh Shah

Independent Director



Ms. Pallavi Vyas

Independent Director



Mr. Vipul Roongta

Nominee Director



Mr. Savan Godiawala

Independent Director



Mr. Nirav Shah

Independent Director



Impactful CSR initiatives such as improving the quality of life of people through Education, Health, Environment, Livelihood and similar initiatives around Sites and offices of Arvind SmartSpaces & its subsidiaries.

LED BY AN EXPERIENCED PROFESSIONAL MANAGEMENT TEAM

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MR. KAMAL SINGAL

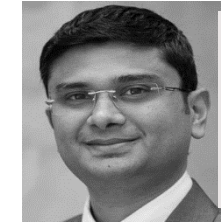
MANAGING DIRECTOR & CHIEF EXECUTIVE OFFICER

- Associated with the Lalbhai Group since 2001 in various capacities.
- He was elevated to head the real estate business of the Lalbhai Group in 2008. He is responsible for giving strategic direction to the real estate business and also identifying new business opportunities and to further expand the product portfolio of the real estate business.
- Overall experience of more than 30 years
- He holds an EPGM from the Indian Institute of Management, Indore



JAGDISH DALAL |
Senior Vice President

- Over 30 years of experience
- Excels in corporate finance



AVINASH SURESH |
Chief Operating Officer

- Overall experience of over 19 years with Godrej, Aditya Birla etc.
- With ASL since 2021



MITANSHU SHAH |
Chief Financial Officer

- Overall experience of over 30 years in finance with Alembic Pharma, Schneider Electric, Sun Pharma, etc.
- With ASL since 2024



SHARVIL SHAH |
Chief Business Officer - West

- Overall experience of over 13 years. Worked in real estate companies like BSafal, and Bechtel Corporation Houston.
- With ASL since 2024



MANOJ CHELLANI |
Chief Business Officer - South

- Overall experience of over 20 years with Lodha, Runwal, Tech Mahindra and Radius Developers
- With ASL since 2019



VISHAL BALESH | Chief Sales & Marketing Officer

- Overall over 20 years of experience with Godrej Properties, Vodafone, Reliance and Tata Tele
- With ASL since 2024



CHIRAG SHAH |
CHIEF TECHNICAL OFFICER

- Overall 30 years of experience in Project Management with JMC projects, Maruti Suzuki, Reliance Retail etc.
- With ASL since 2022



JAI KUMAR AJBANI |
National Head - Legal

- Over 20 years of experience in legal roles across various industries, including real estate and infrastructure With ASL since 2024



PRAKASH MAKWANA |
Company Secretary & Compliance Officer

- Member of Arvind group for over 25 years



PANKAJ JAIN | Head of CRM

- Overall experience of over 30 years with more than 20 years in Arvind Group



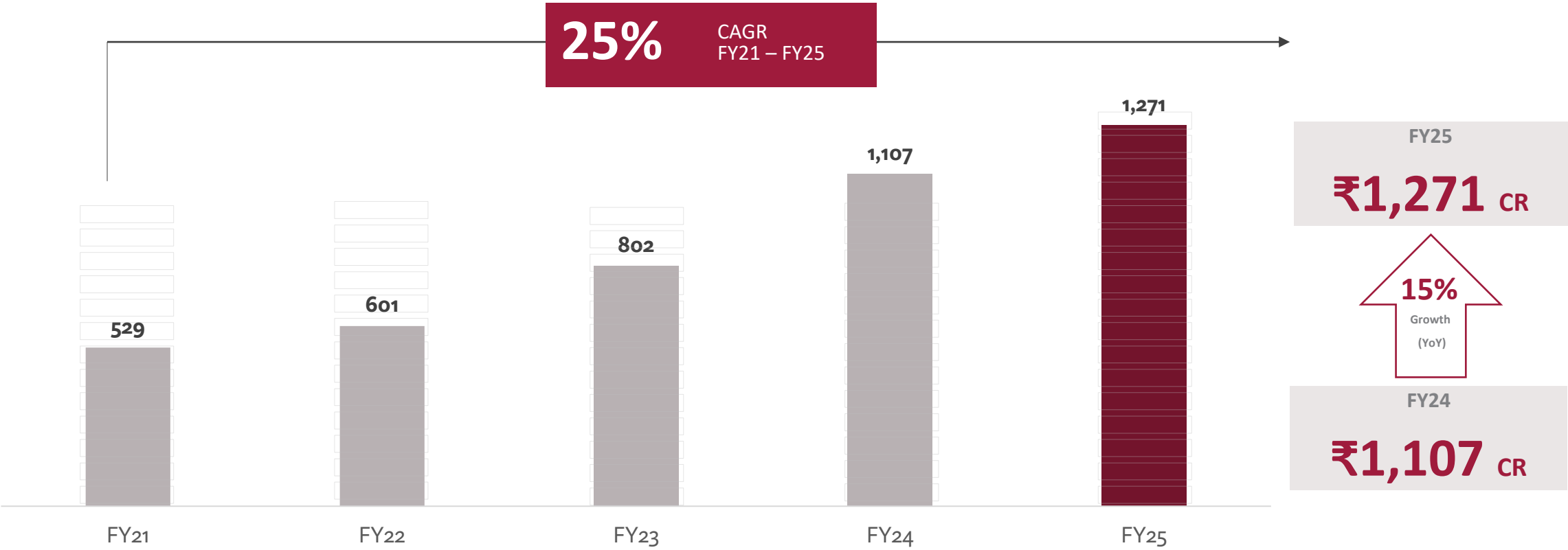
5 YEAR PERFORMANCE

- OPERATIONAL
- FINANCIAL

BOOKINGS: FY25

BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)

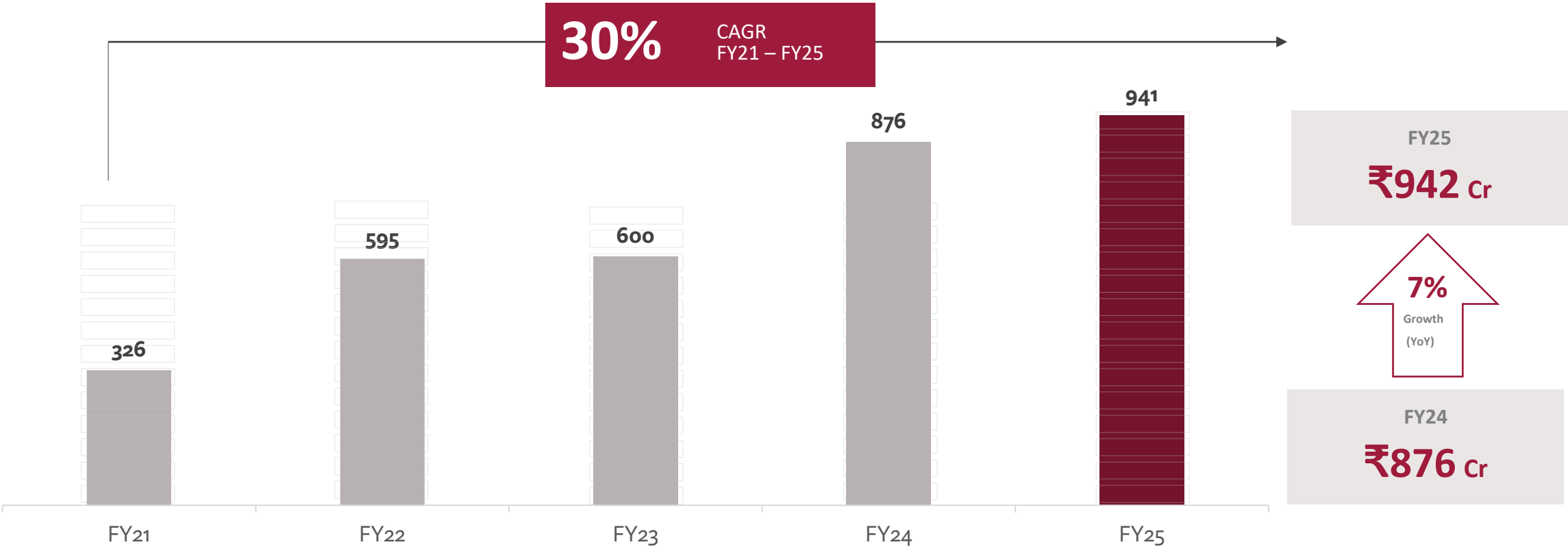


#DESIGNEDTOINSPIRE

COLLECTIONS: FY25

COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)

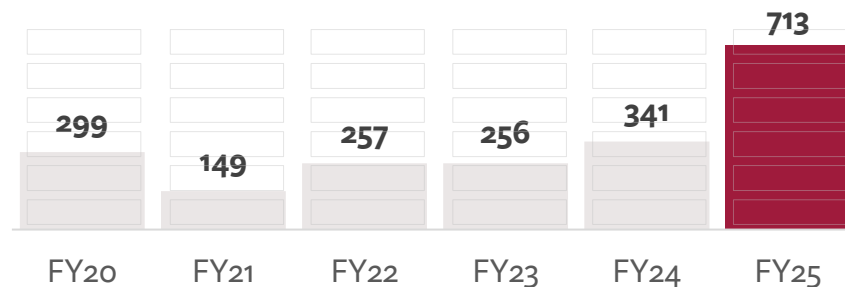


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CONSOLIDATED FINANCIAL PERFORMANCE

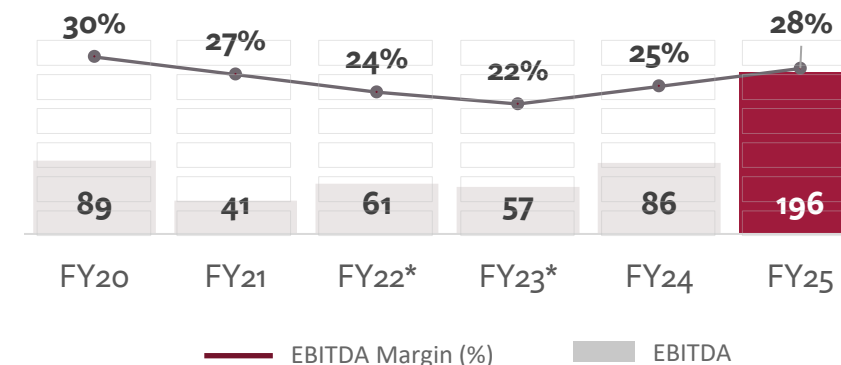
REVENUE

(In ₹ Cr.)



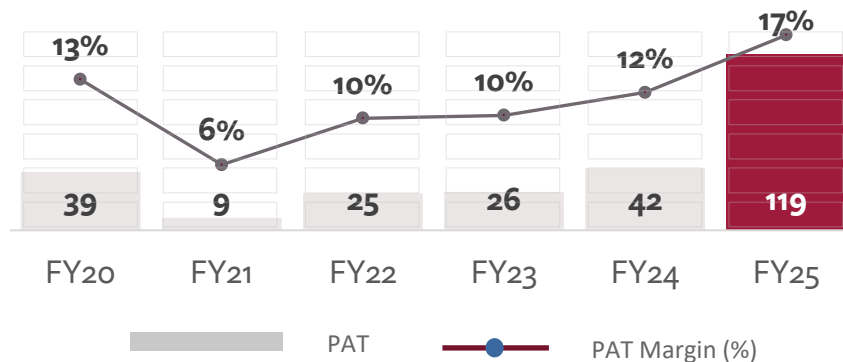
EBITDA

(In ₹ Cr.)



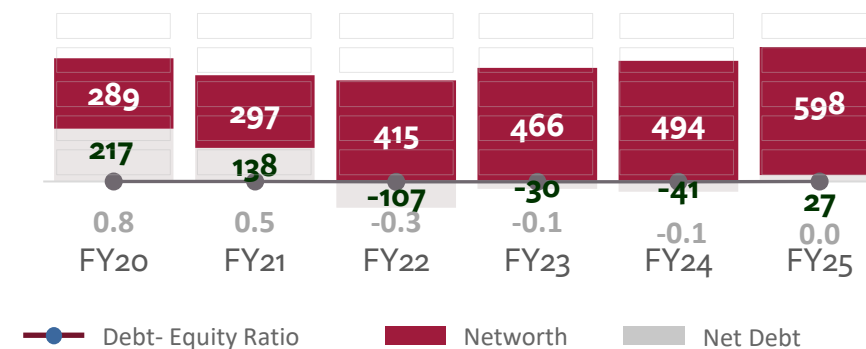
PAT

(In ₹ Cr.)



NETWORTH & NET DEBT

(In ₹ Cr.)



*Adjusted EBITDA = EBITDA (-/+ Interest included in cost of sales / Interest inventorised)

Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation. Previous year periods have been regrouped wherever necessary.



BUSINESS MODEL & STRATEGIC PILLARS

- FUNDAMENTALS
- STRATEGIC PILLARS

KEY BUSINESS FUNDAMENTALS

**FOCUS ON LOW OPERATING LEVERAGE AND
GREATER CORPORATE EFFICIENCY**

**HAS TRANSLATED TO PROFITABLE, SCALABLE AND
SUSTAINABLE GROWTH**

- LEAN ORGANISATION**
- Low fixed cost: Centralized key functions
 - Small team comprising key skill sets: Total on-roll strength of 456 (March 2025)

- OUTSOURCING MODEL**
- High reliance on outsourcing of noncore activities and entire construction activities
 - 73% Projects are through JDs (March 2025)

- FOCUS ON HORIZONTAL DEVELOPMENT**
- Low proportion of Construction volume and value vis a vis value creation
 - Significant reduction contingent liabilities on account of construction commitments post launch

- BUILD TO SELL**
- Launch in Phases
 - Aggressive Sales at Launch: Target selling 30-40% inventory in first 6 months of launch

STRATEGIC PILLARS



Asset light



Balanced Risk Profile



Innovation



Systems & Processes



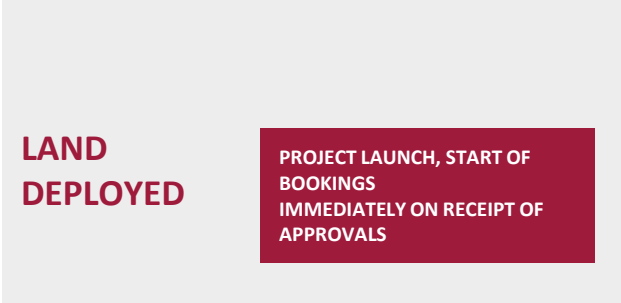
Customer Centricity



TREAT LAND AS RAW MATERIAL; NO LAND BANKING; PROCESS INDUSTRY APPROACH

PARAMETER	TRADITIONAL LAND BANKING APPROACH	OUR APPROACH
Investment class	Asset	Raw Material
Approach	Speculative for appreciation	Quick turnaround
Value Add	By Holding	By quick conversion into value added FG
Monetization time	~10 years	3-5 years, Go to Market within 6-9 months
Sourcing	By Purchase / Ownership	Combination of Purchase and Partnerships (JDs/JVs)
Business model	<ul style="list-style-type: none">▪ Speculative returns from land appreciation▪ Reliance on speculative business cycles	<ul style="list-style-type: none">▪ Product turnaround as a Process Industry▪ Cost efficiency in land and execution▪ Brand premium▪ Rely on systems, processes, Innovation and consumer centricity

LAND PROCUREMENT AND MONETIZATION LIFE CYCLE

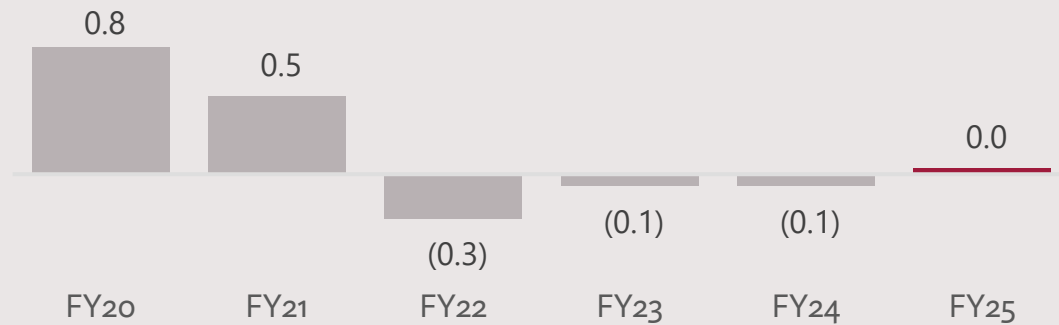


BALANCED RISK PROFILE

FOCUS ON EFFICIENT CASH FLOW MANAGEMENT & LOW LEVERAGE

- Target 30-40% sales at pre-launch & launch stages to generate momentum and thereby reduce working capital requirements
- Ensure D/E remains below 1:1; currently well below that due to healthy cash accruals and equity infusion by promoters and HDFC Capital Advisors
- Judiciously use headroom available for raising debt to fuel growth while retaining conservative stance on leveraging balance sheet

DEBT / EQUITY (X)

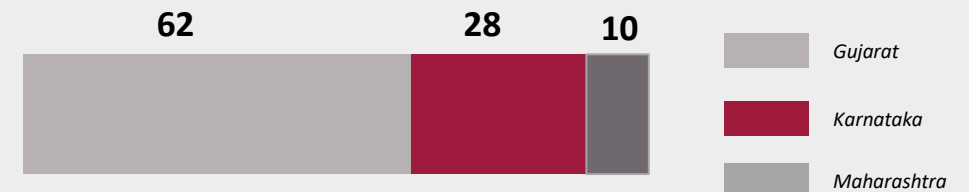


Credit Rating upgraded to IND A+/Stable in December 2023

FOCUSED MARKET & GEOGRAPHIC STRATEGY

- Conservative horizontal market expansion
- Treat each new market as a new business vertical due to regulatory, viability and technical dynamics
- Aggressive deep penetration in existing markets – where we have significant brand presence
 - Ahmedabad with premium / plotting / villa opportunity targeting high end consumer
 - Bangalore as a large growing mid market, brand driven market offering us orbital change opportunity
- Organizational bandwidth being built to focus on significant and important market of MMR

MAR 2025



PRODUCT INNOVATION

UPLANDS: EXECUTIVE GOLF COURSE



SPORCIA: HOMES AROUND SPORTS



SKYLANDS: JOGGING TRACK IN THE SKY



EXPANSIA: ALL ABOUT SPACES



BELAIR: YOUR CLUB IN THE AIR



UPLANDS: INSPIRED BY DISNEY®



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PRODUCT INNOVATION

3 ACRES OF LILY POND @ HG



INTERNATIONAL CLUB ARCHITECTURE @ HG



URBAN FORREST @ FORRESTE



Forest Sitouts



Forest Trail



Forest Caves



Campfire Point

CUSTOMER CENTRICITY

AIMING FOR DELIGHT AT EVERY TOUCH POINT IN CUSTOMER LIFE CYCLE



PROJECTS AND DELIVERY STATUS VS COMMITMENT (IN MONTHS)

+2 MONTHS** PARISHKAAR/ TRADE SQUARE CITADEL	ON TIME MEGATRADE EXPANSIA MEGAESTATE MEGA PARK	-3 to 4 MONTHS ALCOVE SPORCIA	-6 to 8 MONTHS SKYLANDS OASIS	-18 MONTHS AAVISHKAAR
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* Examples: Consolidated open spaces, WFH, Two/Three side Open spaces, State of the art large recreation & sports facilities, unique and evolved facades and aesthetics, significant investment in landscaping

** Deliveries done as per commitment; however formal certification received within 2 months of commitment in the pre RERA regime

SYSTEMS AND PROCESSES

DEFINED PROJECT ACQUISITION PROCESS

- Experienced land acquisition and in-house legal team
- Strong oversight and approval mechanism
- Directly handled by MD & CEO
- Strong due diligence process (engaging reputed law firms)
- Detailed and conservative viability model
- Strong commercial terms and safeguards
- Strong relationship with landowners and channel partners

POWERFUL SALES ENGINE & PROCESSES

- System driven sales funnel for enhanced efficiency & effectiveness of lead management through automated data tracking and analytics
- Integrated software for pre-sales, sales, post sales & customer experience management
- Sharp focus on Digital Sales (19% share), State of art in-house call center set up with 20-member dedicated team
- Cost of acquired Sales less than 2.2% for most of the new launches
- Vast network of channel partners comprising > 1,200 with detailed CP management systems

DESIGN & DEVELOPMENT PROCESS

- Best in class design partners: Woods Bagot, HOK, RSP, AAA
- Strong in-house team
- Clear mandate and focus on project specific USPs

LEADERSHIP EXPERIENCE



Engineering

30+
years

Arch./Design

20+
years

Engineering

177



Arch./Design

30

STRENGTH

SUPPORTED BY BEST-IN-CLASS TECHNOLOGY



ERP SYSTEM



- Generates BOQs directly from drawings



SAP



Document Management System



Quality Management



LOOKING AHEAD

- DIFFERENTIATING FACTORS
- KEY FOCUS AREAS

OUR DIFFERENTIATING FACTORS IN THE REAL ESTATE MARKETPLACE

EFFICIENT AND COMPETITIVE LAND SOURCING

- Created Joint Development models
- Competitive land sourcing

SUCCESSFUL PARTNERSHIP – LONG TERM VALUE CREATION

Uplands, High Grove, Arvind B Safal, Tata Value Housing (now under execution by Arvind Ltd.) are examples of successful partnership of Arvind

ON TIME EXECUTION

100% track record for on-time delivery

VALUE FOR MONEY

- Focus on end-customer
- Greater value through superior price-product offering vs the competition

LEVERAGING BRAND ARVIND

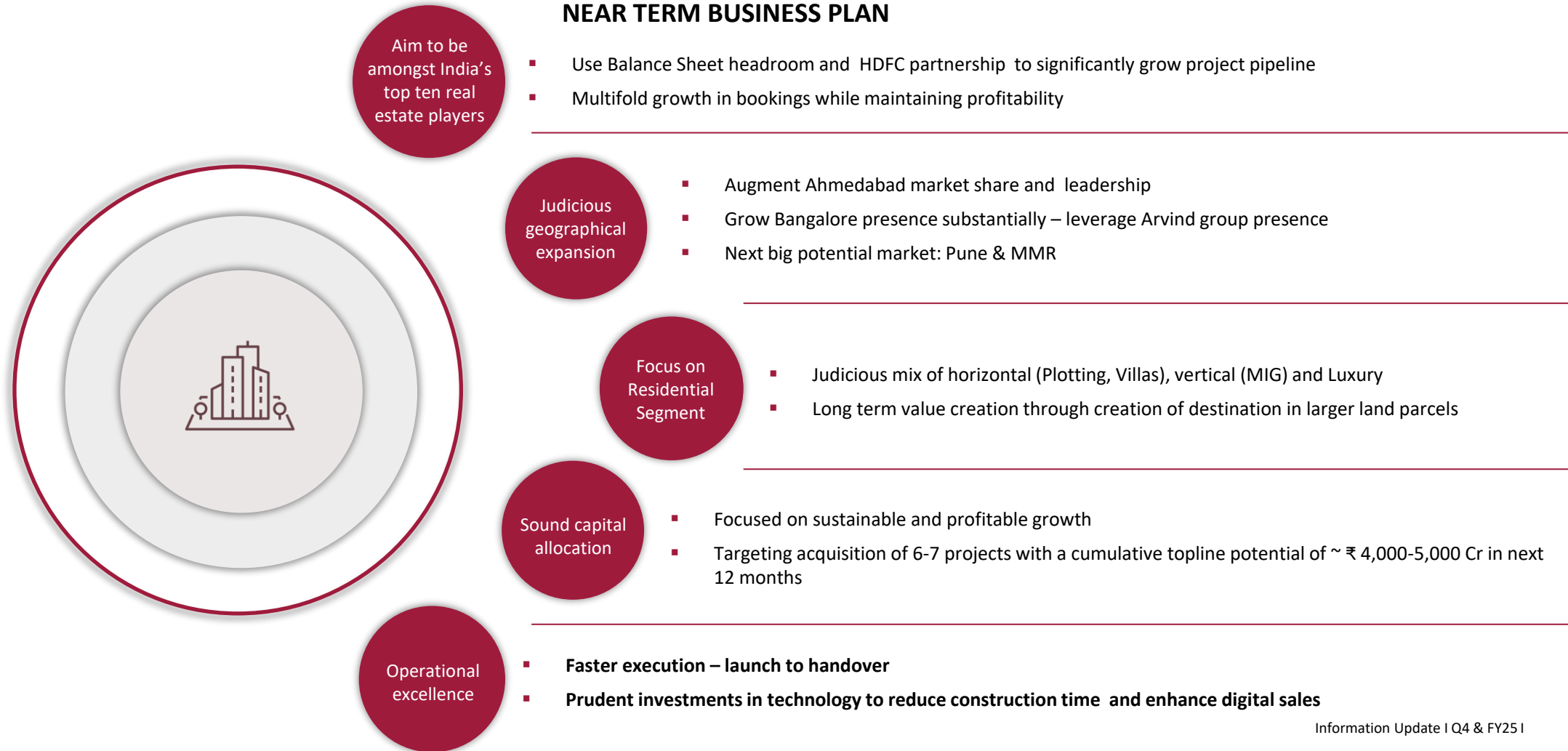
- Brand Equity
- Legacy of over 120 years of Trust & Excellence

EXECUTION EXPERTISE

- Executive golf course, company owned large clubs, Disney tie-up, Sky Club, Sky walk, Sport centricity, elevated amenities & common facilities
- 10-15% cost advantage through contracting model, strong in-house technical team, design optimization

OUR BUSINESS STRATEGIES TO ACCELERATE GROWTH

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AWARDS AND RECOGNITION

- AWARDS
- ACCOLADES

AWARDS & RECOGNITIONS FY16-24

Company & Individual Awards



'Emerging Developer of the Year - Residential' – May'15 - Realty plus Excellence



Real Estate Most Enterprising CEO of the Year' Feb'16 – ABP News Real Estate Awards



'Real Estate Most Enterprising CEO of the Year' Apr'16 - The Golden Globe Tigers



'Asia's Greatest Brands 2016', - Asiaone magazine



'Asia's Greatest Leaders 2016' - Asiaone magazine



'Scroll of Honour' - 9th Realty Plus Conclave & Excellence Awards 2017



'The Prestigious Rising Brands' Sept'18 – Abu Dhabi Business Council



'Best Real Estate Company' – Aug'19, India News Gujarat at Gujarat First Conclave



'Developer of the Year – Residential' – Mar'22, Real Estate & Business Excellence



'e4m Pride of India – The Best of Bharat' – Apr'22



'The Inspiring CEO of India 2022' – Aug'22, Economic Times CEO Conclave



'The Fastest Growing Realty Brand of the Year' – Dec'22 - Realty+ Conclave & Excellence



'Brand of the Year – Real Estate' – Real Estate and Business Excellence



'Most Enterprising CEO of the Year' – Real Estate and Business Excellence, 2023



'Developer of the year: Townships' – Realty+ Conclave & Excellence, 2023



'Developer of the Year (Residential)' 2023 – Real Estate and Business Excellence



ET Now Progressive Places To Work 2023


























'Real Estate Most Enterprising CXO of the Year' – Jan'24, Real Estate and Business Excellence

AWARDS & RECOGNITIONS FY16-24

Project Awards

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 'Luxury Project of the Year' - Uplands - Realty plus Excellence	 'Integrated Township of the Year – India' – Feb'16 Uplands - ABP News Real Estate	 'Integrated Township of the Year' Uplands - Apr'16, The Golden Globe Tigers Award 2016	 'Residential Property of the Year' – Citadel – Jul'16, Realty Plus Conclave & Excellence	 'Residential Property of the Year' Expansia – Dec'16, Realty Plus Excellence Awards	 'Design Project of the Year' – Uplands – Jun'17, Realty Plus Conclave & Excellence
 'Luxury Project of the Year' – Expansia – Jul'17, Excellence in Real Estate and Infrastructure	 'Affordable Housing Project of the Year' - Aavishkaar Realty Plus Conclave & Excellence 2019	 'Best Golf Course Architecture (national award) for Uplands' – Sept'19, Golden Brick	 'Most Trusted Real Estate Brand of the Year' – Mar'21; Real Estate & Business Excellence	 'Ultra Luxury – Lifestyle Project of the Year' – Uplands – Aug'21, Realty+ Conclave 2021	 'Plotted Development of the Year' – Highgrove – Aug-21, Realty+ Conclave 2021
 'Villa Project of the Year' – Forreste – Aug'21, Realty+ Conclave 2021	 'Residential Project of the year' - Uplands – Mar'22, Economic Times Real Estate Award	 Iconic Project of the Year, - Elan - Mar'22 - Realty+ Conclave 2022	 'Residential Property of Year' - Bel Air – Mar'22, Real Estate & Business Excellence Awards	 'Digital Innovation of the Year' Bel Air – Jun'22, Realty+ Idea Awards	 'Themed Project of the Year' – Forreste – June-22, Realty+ Conclave & Excellence Awards
 'Ultraluxury project of the year – Uplands – June'22, Realty+ Conclave & Excellence Awards	 'Themed Project Of The Year' – Oasis – Dec'22, Realty+ Conclave & Excellence Awards	 Residential Property of the Year (Bel Air, Bengaluru), Real Estate and Business Excellence	 Plotted development of the Year – Highgrove, 15th Realty+ Conclave & Excellence Awards, 2023	 Luxury Villa Project of the Year - Arvind Forest Trails, Real Estate and Business Excellence	

Golden Brick Awards 2024, Dubai, UAE



Developer of the Year



Luxury Villa Project of Year
– Arvind Forrester



Villa Project of the Year - Arvind Forrester



Developer of the year - Ultra Luxury & Lifestyle

Real Estate & Business Excellence Awards



Brand of the Year – Real Estate



Integrated Township of the Year – Arvind Aquacity



Luxury Project of the year – Arvind Forest Trails



ANNEXURE: PROJECT PROFILE IN DETAIL

- OVERVIEW
- PROJECT DETAILS

UPLANDS

*Premium Golf Based Township
189 Villas Phase I, 54 Villas Phase II
Overall 56 Lakh Sq. Ft.*

Deal Structure: JOINT DEVELOPMENT

Architect: WOODS BAGOT

AMENITIES



9 Hole Executive
Golf Course



3 Clubs (Golf Square, Zen
Square, Fun Square)



Premium Concierge
Services



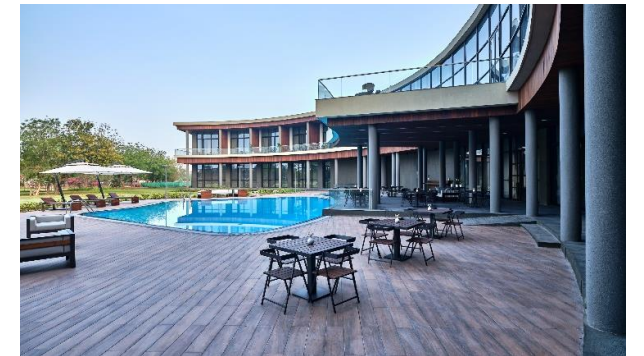
Disney® themed kids
bedroom



Personal Swimming Pool, Gym, Home Theatre - Optional

UPLANDS

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UPLANDS CLUBHOUSE

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SKYLANDS

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*High Rise Residential Apartments
417 Units – 4.9 Lakh Sq. Ft.*

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Sky lounge
on Terrace



Jogging track on
terrace



Open café on
terrace



Star gazing deck on
terrace



Club House with Indoor & Outdoor
Sports Amenities

SKYLANDS

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AAVISHKAAR

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Affordable Residential Apartments
574 Units – 5.5 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: VITAN (JAGRUT & PARTNERS LLP)

AMENITIES



Gated community
& CCTV camera



Central
Landscape area



Outdoor & Indoor
Gym



Yoga & Multipurpose
room



Jogging
pathway/track

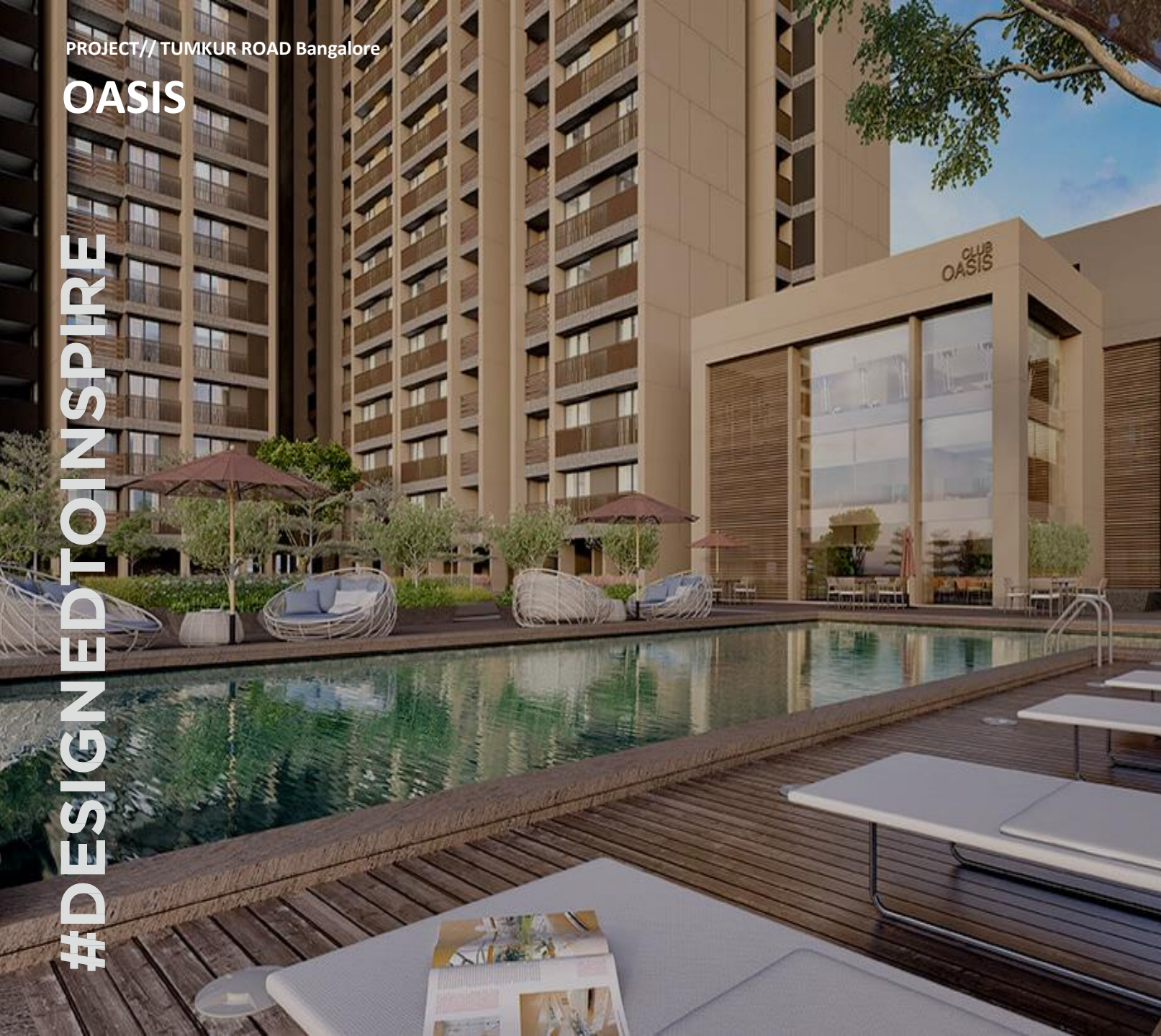


Children's splash pool &
sports facilities

AAVISHKAAR CLUB HOUSE



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2 and 3 BHK Residential Apartments
470 units – 5.7 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Terrace café



Aqua Center



Indoor Gym &
Steam Room



Senior Citizen's Nook



Central Landscape
Area



Sports facilities like Cricket,
Basketball & Badminton



OASIS CLUB HOUSE

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BELAIR

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2, 2.5 & 3 BHK Residential Apartments
334 units – 4.7 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Cantilevered
Sky Club



Water Management
Solutions



Swimming Pool &
Indoor Gym



Vaastu
Compliant



Kids Play Area



Smart Amenities – Smart switches, Wifi
enabled CCTV, Keyless smartlock, Car
parking with electrical charging point

BELAIR AMENTIES

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*High rise Residential Apartments
120 Units – 1.3 Lakh Sq. Ft.*

Deal Structure: JOINT DEVELOPMENT

Architect: - A&T CONSULTANTS

AMENITIES



Landscape
Walkway



Club Terrace
Café Sitting



Outdoor & Indoor
Gym



Fully equipped Home
Theatre room



State of art Security
System



Kids Play Area, Basketball, Splash
Pool CCTV, Intercom Facility

THE EDGE

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Commercial & Retail Space
116 Units – 1.7 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Common
Conference Room



Theatre/Auditorium



Modern Cafeteria



Gymnasium



CCTV, Intercom
Facility



Parking & Automatic Elevators

HIGHGROVE CHIRPING WOODS

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Weekend Homes - Plots
~777 Units Overall 57 Lakh Sq. Ft.

Deal Structure: JOINT DEVELOPMENT

Architect: WOODS BAGOT

AMENITIES



9 Hole Executive
Golf Course



Clubhouse powered
by SMAAASH, which
is perfected by
Sachin Tendulkar



Bowling Alley



Ahmedabad's biggest
shallow water lily pond
spread over 3 acers



Golf Promenade

FORRESTE

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*Premium Land Oriented Villa Scheme
353 Units in Phase 1 to 4, 98 units Phase 5
(Overall ~50 Lakh Sq. Ft.)*

Deal Structure: DM

Architect: In-House & GOMA ENGINEERING

AMENITIES



Lounge with
Seating & Library



Café & Restaurant



Banquet Hall & Kids
Zone



Gymnasium, Multimedia
Theatre



Sports amenities like Badminton,
Tennis & Basketball Court, Skating Rink

PROJECT// BAVLU, GHANDINAGAR

FRUITS OF LIFE

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Arvind
SMARTSPACES

*Premium Weekend Villa Plots
245 Units in Phase 1 & 2
(Overall ~17.5 Lakh Sq. Ft.)*

Deal Structure: Outright

Architect: In-House

AMENITIES



Plots with your own
community fruit orchards



Near Bavlu lake that is full
of native & migratory
birds



Banquet Hall &
Games Room



Gymnasium, Multimedia
Theatre



Café & Restaurant

GREATLANDS

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*Premium Weekend Villa Plots
612 Units in Phase 1 & 2
(Overall ~9.5Lakh Sq. Ft.)*

Deal Structure: **JOINT DEVELOPMENT**

Architect: Colliers International

AMENITIES



Spa, library, and yoga pavilion, State-of-the-art clubhouse amidst nature.



9 Hole Executive Golf Course



Monogram lounge, restaurant, discotheque, multimedia theatre, banquet hall and guest rooms.



Gymnasium, rooftop infinity pool, indoor games room, cricket pitch

FOREST TRAILS

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*Premium 5BHK Villa
213 Units in Phase 1
(Overall ~8.Lakh Sq. Ft.)*

Deal Structure: JOINT DEVELOPMENT

Architect: Apurva Amin Associates

AMENITIES



1.2-kilometre-long Forest Trail



Lily Pond
Senior Citizens' Sit Out



Barbeque Station,
clubhouse, spa



Gymnasium, swimming
pool pool, floor games
room, net cricket, skating
rink

ARVIND ORCHARDS

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*Premium Weekend Villa Plots
330 Units in Phase 1
(Overall ~6.Lakh Sq. Ft.)*

Deal Structure: HDFC Platform 2

Architect: In House

AMENITIES



Fruit Orchard
Fruit Tree Boulevard



Lily Pond
Senior Citizens' Park
PET Park



Clubhouse, spa
Monogram Lounge



Gymnasium, swimming
pool pool, floor games
room, net cricket

RHYTHM OF LIFE

#DESIGNEDTOSPIRE



*Premium Weekend Villa Plots
102 Units in Phase 1
(Overall ~8Lakh Sq. Ft.)*

Deal Structure: Owned

Architect: In House

AMENITIES



Lake Promenade
Musical Fountain



Lily Pond
Senior Citizens' Park
PET Park



Clubhouse, spa
Mini Theatre



Gymnasium, swimming
pool pool, floor games
room, net cricket

UPLANDS 2.0 & 3.0

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*Premium Weekend Villa Plots
1168 Units in Phase 1 & 2
(Overall ~10.1Lakh Sq. Ft.)*

Deal Structure: Joint development

Architect: Perkins Eastman

AMENITIES



1.2 lakh sq ft,
Clubhouse



Lily Pond
Senior Citizens' Park
PET Park



Clubhouse, spa
Monogram Lounge



Gymnasium, swimming
pool pool, floor games
room, net cricket

AQUA CITY



*Premium Weekend Villa Plots
2,579 Units in Phase 1 & 2
(Overall ~20 Mn Sq. Ft.)*

Deal Structure: Joint development

Architect: INI Design Studio, INI, Amitabh Teotia

AMENITIES - Three Islands, One City



30 acre central lake



38 acre 18 hole golf course



Luxury resort
clubhouse, /5 sectoral
clubhouse



Kashi Ghat

AQUA CITY

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THE PARK

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*Premium Weekend Villa Plots
340 Units in Phase 1 & 2
(Overall ~5 Lakh Sq. Ft.)*

Deal Structure: **OWNED**

Architect: In House

AMENITIES



Spa, library, and yoga pavilion, State-of-the-art clubhouse amidst nature.



9 Hole Executive Golf Course



Monogram lounge, restaurant, discotheque, multimedia theatre, banquet hall and guest rooms.



Gymnasium, rooftop infinity pool, indoor games room, cricket pitch



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Arvind
SMARTSPACES

THANK YOU

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