

ARVIND
SMARTSPACES
LIMITED

JANUARY
2023

Arvind SMARTSPACES INFORMATION UPDATE Q3 & 9MFY23

www.arvindsmartspaces.com



Q3 & 9M FY23 PERFOR- MANCE

- OPERATIONAL HIGHLIGHTS
- FINANCIAL HIGHLIGHTS

KEY UPDATES: Q3 FY23

Q3FY23 HIGHLIGHTS – SALES & COLLECTIONS

- Best ever quarterly sales performance with new launches continuing to perform well in newer micro markets
- Launched one projects during Q3 FY23
 - Arvind Greatlands launched on November 26, 2022 received a phenomenal response. Witnessed bookings of Rs. 191 crore (the entire launched inventory) within 10 hours.
 - Collections of Rs.20 crore from Greatlands during Q3 FY23
- Highest ever quarterly collections highlighting the strong operations cycle of new sales, construction and delivery

Q3FY23 HIGHLIGHTS - BD

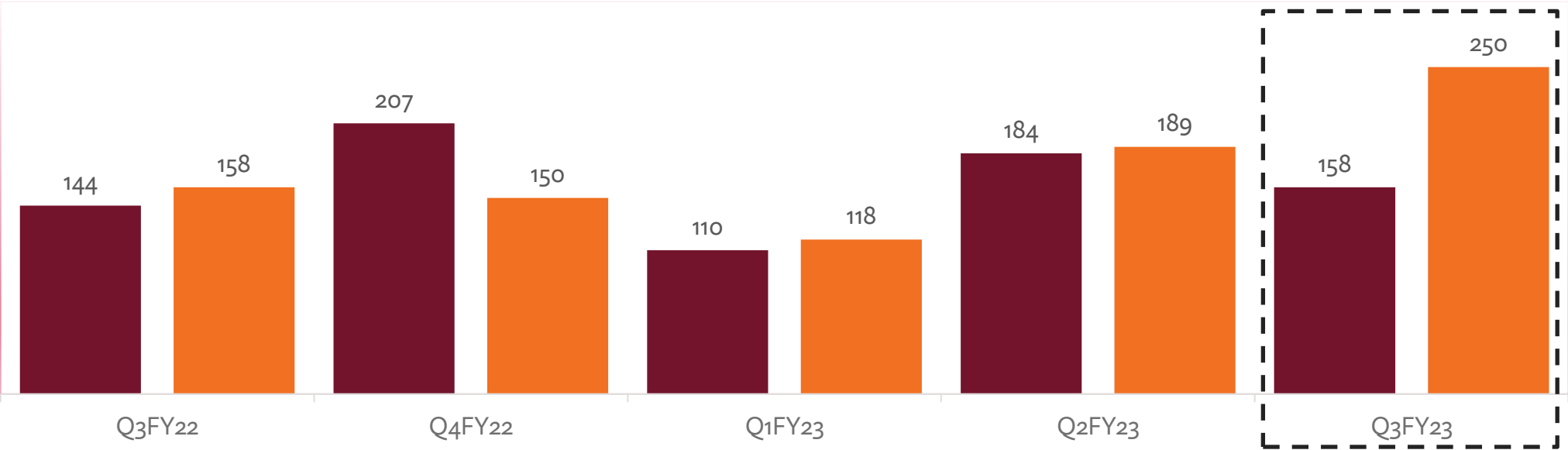
- Added ~7 acres to the Doddaballapur Road, project. The size of the project has increased to 34 acres with a topline of ~Rs. 315 crore*. This project is under HDFC Platform 2. This is ASL's 9th project in Bangalore. There is a potential opportunity to increase the size of the project significantly by 2X subject to technical due diligence.
- Commenced a large aggregation in South Ahmedabad of which 84 acres has been completed till date with an estimated topline of Rs. 150 Cr. This would be wholly owned by Arvind SmartSpaces. There is potential to increase the size by 2-3X subject to technical due diligence.

**On the basis of the current business assumptions*

BOOKINGS: Q3FY23

BOOKINGS: BEST EVER QUARTER

(In ₹ Cr.)



PY
CY

Q3FY22	Q3FY23	Growth (YoY)
₹158 cr	₹ 250 cr	58% ↑

BOOKINGS: PROJECT-WISE

City	Project wise	Q3FY22	Q3FY23
		Rs. Cr	Rs. Cr
Ahmedabad	Aavishkaar	12	6
	Forreste (I to V)	40	7
	Fruits of Life	-	(5)
	High Grove / CW	11	25
	Uplands (One & Two)	46	(11)
Bangalore	Belair	19	15
	Greatlands	-	191
	Oasis	18	17
	Skylands	4	6
	The Edge	2	0
Pune	Elan	6	(1)
Others	Others	-	-
Total		158	250

City	Project wise	YTD Dec FY22	YTD Dec FY23
		Rs. Cr	Rs. Cr
Ahmedabad	Aavishkaar	20	9
	Forreste (I to V)	94	20
	Fruits of Life	-	85
	High Grove / CW	57	65
	Uplands (One & Two)	164	51
Bangalore	Belair	41	53
	Greatlands	-	191
	Oasis	40	49
	Skylands	25	28
	The Edge	0	1
Pune	Elan	8	3
Others	Other Completed Projects	1	2
Total		451	558

Q3FY22

₹158 cr

Q3FY23

₹ 250 cr

Growth (YoY)

58% ↑

9MFY22

₹451 cr

9MFY23

₹ 558 cr

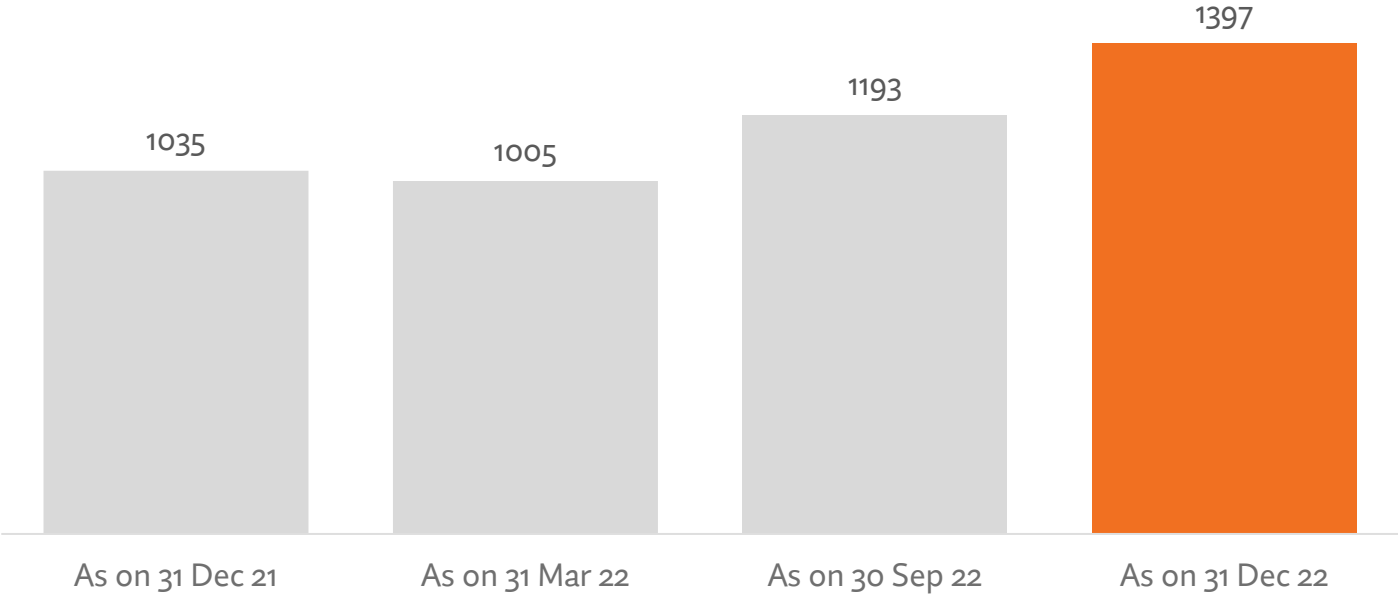
Growth (YoY)

24% ↑

UNRECOGNIZED REVENUE

UNRECOGNIZED REVENUE

(In ₹ Cr.)



Dec 31, 2021

₹1,035 cr

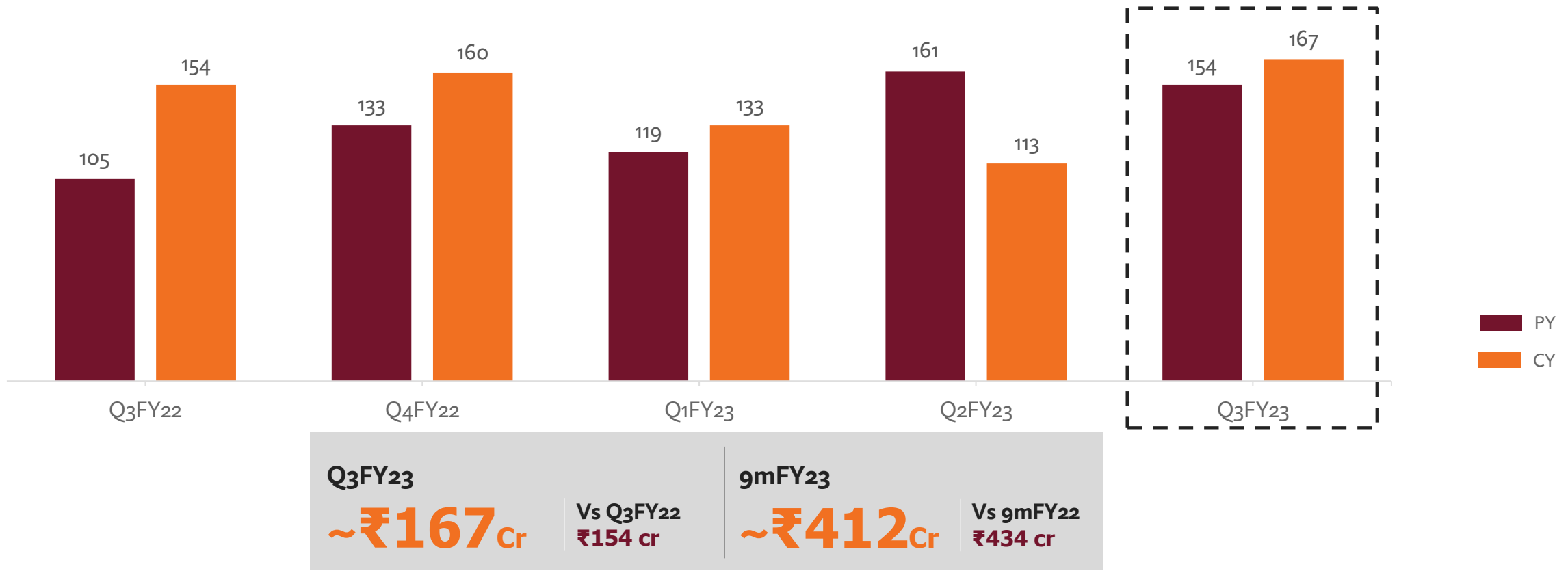
Dec 31, 2022

₹1,397 cr

COLLECTIONS : Q3FY23

COLLECTIONS: : BEST EVER QUARTER

(In ₹ Cr.)

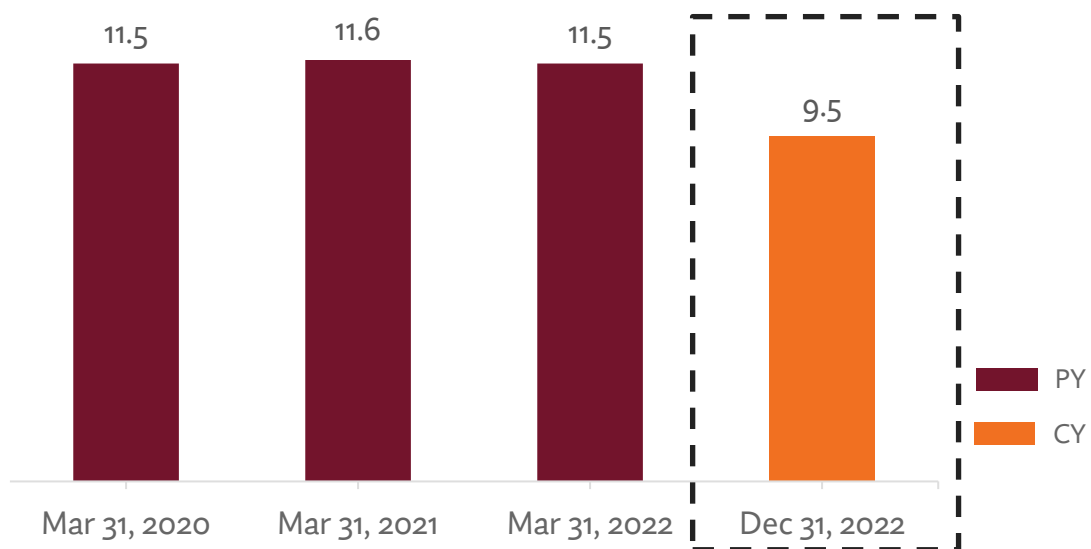


Note : Previous Year period has been regrouped/reinstated for like-to-like comparison

NET DEBT: Q3FY23

BORROWING COST MOVEMENT

(In %)



Q3FY23 NET DEBT

(In ₹ Cr.)



Net Interest-bearing funds as on Dec 31, 2022 is ₹ -34 Cr (vs Sep 22 ₹ -11 Cr) decreased by ₹ 23 Cr during Q3 primarily due to higher internal accruals. Net Debt (Interest-bearing funds) to Equity ratio at (0.08) as on Dec-22 vs (0.03) on Sep-22

Newly Launched

ARVIND GREATLANDS, BANGALORE (LAUNCHED IN Q3)

ARVIND
SMARTPACES
LIMITED

9



RESIDENTIAL PLOTTING PROJECT



~25 Acres

LAND AREA



~0.58 Mn Sq ft

SALEABLE AREA



~220 Cr

TOPLINE

50 acres of the project was originally acquired under HDFC Platform 1 wherein HDFC has invested INR 50 crore. **During Q3, the 1st phase of 25 acres under the HDFC Platform 1 was launched and sold within 10 hours; balance area of 25 acre now fully owned by ASL.**

This project marks ASL's entry into plotted development in Bangalore.

PROJECT DESCRIPTION & AMENITIES

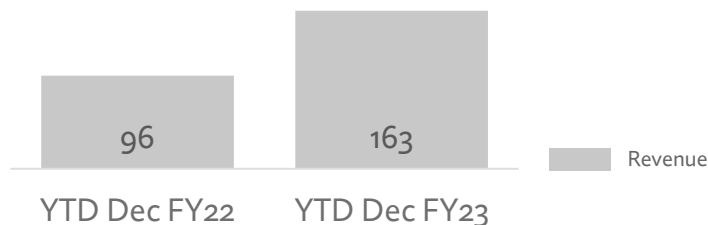
- Premium weekend villa plots with resort lifestyle
- Serenity: Spa, library, and yoga pavilion, State-of-the-art clubhouse amidst nature.
- Business: Executive business centre, meeting and conference room
- Activity: Gymnasium, rooftop infinity pool, indoor games room, table tennis, jogging track, badminton court, Play area & cricket pitch
- Society: Monogram lounge, restaurant, discotheque, multimedia theatre, banquet hall and guest rooms.

P&L: 9M FY23

9M FY23 CONSOLIDATED HIGHLIGHTS

REVENUE FROM OPERATIONS

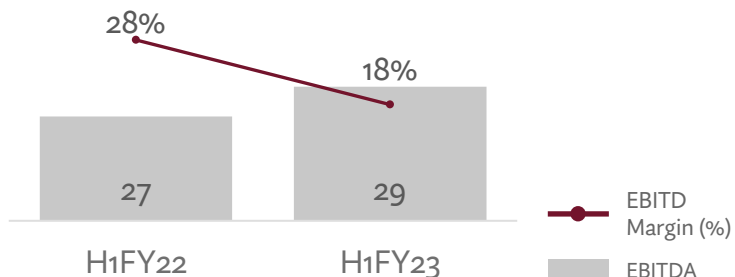
(In ₹ Cr.)



YTD Dec FY22	YTD Dec FY23	Growth (YoY)
₹96 cr	₹ 163cr	71% ↑

EBITDA & EBITDA MARGINS

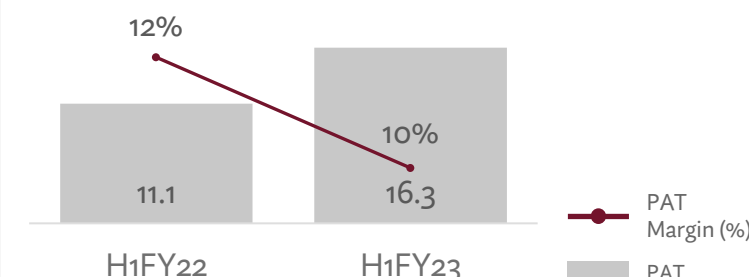
(In ₹ Cr.)



H1 FY22	H1 FY23	Growth (YoY)
₹27 cr	₹ 29 cr	6% ↑

PAT & PAT MARGINS

(In ₹ Cr.)



H1 FY22	H1 FY23	Growth (YoY)
₹11.1cr	₹ 16.3cr	47% ↑

FINANCIAL PERFORMANCE VS FRESH SALES

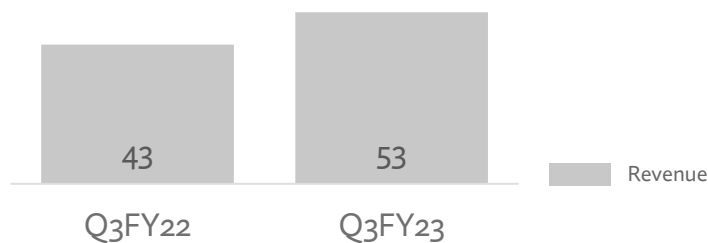
- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial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

P&L: Q3FY23

Q3FY23 CONSOLIDATED HIGHLIGHTS

REVENUE FROM OPERATIONS

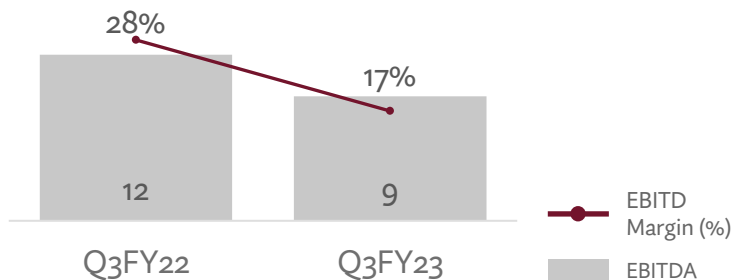
(In ₹ Cr.)



Q3FY22	Q3FY23	Growth (YoY)
₹43 cr	₹ 53 cr	23% ↑

EBITDA & EBITDA MARGINS

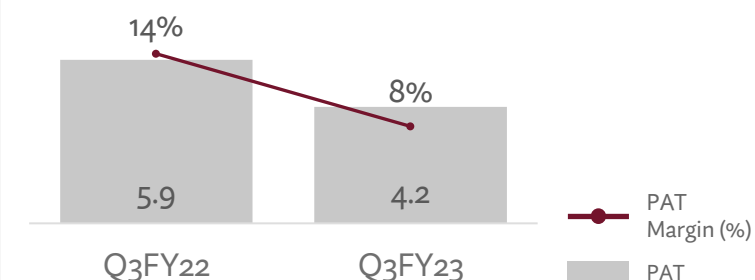
(In ₹ Cr.)



Q3FY22	Q3FY23	Growth (YoY)
₹12 cr	₹ 9 cr	-27%

PAT & PAT MARGINS

(In ₹ Cr.)



Q3FY22	Q3FY23	Growth (YoY)
₹5.9 cr	₹ 4.2 cr	-28%

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

Q3FY23 SYNOPSIS

City	Projects	Area Booked in Q3 FY23 (sq ft.)	Units Booked in Q3 FY23 (nos.)	Booking Value for Q3 FY23 (Rs. Cr)	Amount Collected in Q3 FY23 (Rs. Cr)	Revenue Recognized in Q3 FY23 (Rs. Cr)
Ahmedabad	Aavishkaar	15,318	17	6	7	9
	Chirping Woods	93,609	14	12	11	-
	Forreste 5^	32,310	6	7	2	0
	Forreste 1 - 4^	-	-	-	11	1
	Fruits of Life	(47,376)	(7)	(5)	9	-
	Highgrove	94,752	12	13	12	8
	Uplands ONE	(31,752)	(2)	(15)	12	(4)
	Uplands Two	16,587	1	4	26	-
Bangalore	Belair	22,391	16	15	27	-
	Greatlands	5,02,540	361	191	20	-
	Oasis	24,468	21	17	19	28
	Skylands	10,797	10	6	9	10
	The Edge	-	-	0	1	-
Pune	Elan	(1,124)	(1)	(1)	2	-
Total		7,32,520	448	250	167	52

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

Amount Collected is inclusive of Taxes and net of cancellations

9MFY23 SYNOPSIS

City	Projects	Area Booked YTD Dec FY23 (sq ft.)	Units Booked YTD Dec FY23 (nos.)	Booking Value for YTD Dec FY23 (Rs. Cr)	Amount Collected YTD Dec FY23 (Rs. Cr)	Revenue Recognized YTD Dec FY23 (Rs. Cr)
Ahmedabad	Aavishkaar	25,398	29	9	15	21
	Chirping Woods	2,99,750	54	37	31	-
	Forreste 5^	1,47,799	18	19	2	0
	Forreste 1 - 4^	(14,032)	1	0	59	6
	Fruits of Life	9,60,327	134	85	15	-
	Highgrove	1,96,641	22	28	30	14
	Megaestate	1,879	1	1	0	1
	Megatrade	929	2	0	0	0
	Uplands ONE	9,486	1	6	42	2
	Uplands Two	1,05,256	7	45	54	9
Bangalore	Belair	81,582	60	53	42	-
	Greatlands	5,02,540	361	191	20	-
	Oasis	65,975	56	49	54	79
	Skylands	47,221	43	28	29	26
	Sporcia	1,387	1	1	0	1
	The Edge	688	-	1	6	-
Pune	Elan	8,758	13	3	13	-
Total		24,41,584	803	558	412	159

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

Amount Collected is inclusive of Taxes and net of cancellations

DEBT PROFILE

Amount in ₹ Cr.	31-Mar-2022	30-Jun-2022	30-Sep-2022	31-Dec-2022
Gross Debt*	2	3	81	77
Net Interest-bearing funds	(107)	(92)	(11)	(34)
Net Interest-bearing funds to Equity	(0.26)	(0.22)	(0.03)	(0.08)

* The above statement does not include OCD balance of ₹ 45 Cr issued to HDFC Platform 1 (15 years original tenure) after prepayment for joint project in Bangalore, OCD of ₹ 42 Cr issued to HDFC Platform 2 (8 years original tenure) for joint project in Ahmedabad 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 has now started leveraging the Balance sheet with introduction of Debt mainly for new project acquisitions. The Company has significant headroom to raise fresh Debt while maintaining a healthy Debt Equity ratio.

Note: During the Quarter, cash outflow of ~Rs. 94 Cr incurred for business development activities.

CONSOLIDATED CASHFLOWS

Particulars (Rs in Crs)	Q1 FY23	Q2 FY23	Q3 FY23	YTD Dec FY23
Opening Balance	5	2	9	5
Operating activities				
Collections	133	113	167	412
Construction cost and other overheads	(75)	(49)	(71)	(196)
Taxes	(17)	(3)	4	(16)
Direct land cost/JDA and DM sharing	(43)	(30)	(15)	(89)
Net Operating Cashflow (A)	(3)	30	85	112
Financing Activities				
Finance cost (Net)	0	(0)	(1)	(1)
Pref Issue / Equity	-	11	10	22
Loans/OCD - Drawdown/(Repayment) (Net)	(0)	78	29	107
Investments (Net)	21	2	(25)	(2)
Net Financial Cashflow (B)	22	91	13	126
Investing Activities				
Land Payments & Approvals	(22)	(114)	(94)	(230)
Net Investing Cashflow (C)	(22)	(114)	(94)	(230)
Total Net Cashflow (D= A+B+C)	2	9	12	12

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

City	Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (₹ Cr)	Revenue Recognized (₹ Cr)	^Collections (₹ Cr)	Average Price (Price till date) ₹ / Sq ft
Ahmedabad	Aavishkaar	5,45,524	3,72,751	1,72,773	101	49	71	2,716
	Alcove	10,32,660	9,84,150	48,510	25	25	25	251
	Citadel	1,01,859	1,01,859	0	55	55	55	5,407
	Megaestate	59,180	24,994	34,186	8	8	8	3,265
	Megapark	5,01,222	4,61,484	39,738	27	27	27	575
	Megatrade	82,526	73,247	9,279	30	29	29	4,086
	Parishkaar /Trade Sq	9,15,809	9,15,809	0	254	254	254	2,776
Bangalore	Expansia	1,40,276	1,38,384	1,892	74	74	74	5,337
	Oasis	5,72,074	4,77,413	94,661	262	183	214	5,495
	Skylands	4,91,111	4,86,667	4,444	265	258	262	5,439
	Sporcia	5,01,265	4,99,960	1,305	235	234	234	4,693
	Total	49,43,506	45,36,718	4,06,788	1,335	1,197	1,254	

PROJECT PORTFOLIO - ONGOING

City	Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (₹ Cr)	Revenue Recognized (₹ Cr)	^Collections (₹ Cr)	Average Price (Price till date) ₹ / Sq ft
Ahmedabad	Chirping Woods	13,39,092	8,22,704	5,16,388	89	-	55	1,079
	Foreste I - IV	29,58,846	23,82,276	5,76,570	338	21	212	1,420
	Foreste 5	9,43,164	1,47,799	7,95,365	19	15	2	1,298
	Fruits of Life - Launched	10,74,951	9,60,327	1,14,624	85	-	14	885
	Highgrove	43,77,033	21,59,082	22,17,951	196	18	152	908
	Uplands I	31,92,901	28,66,612	3,26,289	476	300	428	1,660
	Uplands II	12,89,128	9,46,597	3,42,531	277	13	181	2,927
Bangalore	Belair	4,69,620	2,79,247	1,90,373	165	-	79	5,901
	Edge	1,68,224	57,185	1,11,039	40	-	9	7,012
	Greatlands	5,85,014	5,02,540	82,474	191	-	20	3,809
Pune	Elan	1,34,952	62,712	72,240	44	-	29	6,950
	Total	1,65,32,925	1,11,87,080	53,45,845	1,920	367	1,181	

ARVIND GREATLANDS – FUTURE PHASES, BANGALORE (UPCOMING)

DEVANAHALLI, PLOTTED DEVELOPMENT PROJECT



25 Acres
LAND AREA



0.55 Mn Sq ft
INDICATIVE
SALEABLE AREA



215 Cr
INDICATIVE
TOPLINE

**100%
OWNED**

50 acres of the project was originally acquired under HDFC Platform 1 wherein HDFC has invested INR 50 crore. **During Q3, the 1st phase of 25 acres under the HDFC Platform 1 was launched and sold within 10 hours; balance area of 25 acre now fully owned by ASL.**

This project marks ASL's entry into plotted development in Bangalore.

LOCATIONAL ADVANTAGE

- Devanahalli is an Established Residential Plotting Location which is near the Bangalore Airport.
- The micro-market is also home to major economic hubs such as Aerospace SEZ and KIADB IT Park.
- This Location enjoys excellent Infrastructure connectivity which will be further enhanced by the upcoming Metro.

KEY DEVELOPERS IN THIS MICRO MARKET

- The micro-market is home to several large plotted developments from brands such as Godrej, Prestige, Sriram, Century, Puravankara, Goyal, etc...

NORTH BANGALORE

- Records 2nd highest share of launches at 30%.
- Micro Market Devanahalli launched 9,068 units.



INCREASED AFFINITY TOWARDS PLOTTED DEVELOPMENTS, 72% OF THE PLOTS LAUNCHED IN BANGALORE IN 2021 ARE SOLD OUT

- Plotted Developments launches witnessed > 11% y-o-y growth in 2021.
- Sale growth majorly influenced by huge influx of white-collar migrants, rising salaries in IT/ITES Industry, exponential growth in start-up ecosystem.
- For homebuyers, investing in plotted developments means relatively lesser investment plus building an independent and more spacious home at a later stage.

(Source: Anarock)

SARJAPURA, BANGALORE (UPCOMING)

SARJAPURA ROAD, RESIDENTIAL VILLA PROJECT



17 Acres
LAND AREA



0.88 Mn Sq ft
INDICATIVE
SALEABLE AREA



600 Cr
INDICATIVE
TOPLINE

65%
REVENUE
SHARE

In October 2021, signed a binding agreement for an 17-acre land parcel located on the Sarjapur Bagalur Road. **Marks our entry into the Sarjapur micro-market**

LOCATIONAL ADVANTAGE

- Sarjapur road has emerged as one of the fastest growing micro-markets in Bangalore
- The micro-market is in close proximity to the key business district of the Outer Ring Road and Electronic City
- The area has a well-developed social infrastructure with several international schools in the vicinity

KEY DEVELOPERS IN THIS MICRO MARKET

- The micro-market is home to several large plotted, villa and villament developments like Prestige Smart City, Sriram Chirping Grove, Nambiar Ellegenza, etc...

EAST BANGALORE

- Records highest share of launches 44%
- Micro Market Sarjapur with the highest number of launches 13,618 units.



IN 2021, THE CITY REGISTERED A SURGE IN LAUNCHES BY 43% AND SALES BY 33%

- Luxury housing priced between INR 1.5 cr – INR 2.5 cr witnessed the highest growth of 214% y-o-y in 2021 supported by demand for unpolluted and spacious living which is also connected to other parts of the city.
- The demand for 3 BHK and above constitutes 64% of the market.
- Sarjapur road is the second highest searched micro market in the city after Whitefield.

(Source: Anarock)

DODDABALLAPURA ROAD, BANGALORE (UPCOMING)

DODDABALLAPURA ROAD, PLOTTED DEVELOPMENT PROJECT



34 Acres
LAND AREA



~0.8 Mn Sq ft
INDICATIVE
SALEABLE AREA



315 Cr
INDICATIVE
TOPLINE

**HDFC
PLATFORM-2
ARVIND's
INVST 33%**

This would be ASL's 9th project and second plotted development in Bangalore. During Q3, added 7 acres to the project which increased the topline potential by ~Rs. 65 cr.

LOCATIONAL ADVANTAGE

- Devanahalli is an Established Residential Plotting Location which is near the Bangalore Airport.
- The micro-market is also home to major economic hubs such as Aerospace SEZ and KIADB IT Park.
- This Location enjoys excellent Infrastructure connectivity which will be further enhanced by the upcoming Metro.

KEY DEVELOPERS IN THIS MICRO MARKET

- The micro-market is home to several large plotted developments from brands such as Godrej, Prestige, Sriram, Century, Puravankara, Goyal, etc...



POTENTIAL OPPORTUNITY TO INCREASE THE SIZE by 2 TIMES SUBJECT TO LAND AVAILABILITY AND TITLE CLEARANCE

NORTH BANGALORE

- Records 2nd highest share of launches at 30%.
- Micro Market Devanahalli launched 9,068 units.



INCREASED AFFINITY TOWARDS PLOTTED DEVELOPMENTS, 72% OF THE PLOTS LAUNCHED IN BANGALORE IN 2021 ARE SOLD OUT

- Plotted Developments launches witnessed > 11% y-o-y growth in 2021.
- Sale growth majorly influenced by huge influx of white-collar migrants, rising salaries in IT/ITES Industry, exponential growth in start-up ecosystem.
- For homebuyers, investing in plotted developments means relatively lesser investment plus building an independent and more spacious home at a later stage.

(Source: Anarock)

NORTH BANGALORE (UPCOMING)

NEAR IVC ROAD, PLOTTED DEVELOPMENT PROJECT



18 Acres
LAND AREA



0.4 Mn Sq ft
INDICATIVE
SALEABLE AREA



150 Cr
INDICATIVE
TOPLINE

**100%
OWNED**

*This project is adjacent to the first project in Devanahalli and the 18 acres is fully owned by the Company highlighting the Company's confidence in the project prospects. **This would be ASL's 10th project and third plotted development in Bangalore.***

LOCATIONAL ADVANTAGE

- Devanahalli is an Established Residential Plotting Location which is near the Bangalore Airport.
- The micro-market is also home to major economic hubs such as Aerospace SEZ and KIADB IT Park.
- This Location enjoys excellent Infrastructure connectivity which will be further enhanced by the upcoming Metro.

KEY DEVELOPERS IN THIS MICRO MARKET

- The micro-market is home to several large plotted developments from brands such as Godrej, Prestige, Sriram, Century, Puravankara, Goyal, etc...



NORTH BANGALORE

- Records 2nd highest share of launches at 30%.
- Micro Market Devanahalli launched 9,068 units.

POTENTIAL OPPORTUNITY TO INCREASE THE SIZE by 2-3 TIMES SUBJECT TO LAND AVAILABILITY AND TITLE CLEARANCE



INCREASED AFFINITY TOWARDS PLOTTED DEVELOPMENTS, 72% OF THE PLOTS LAUNCHED IN BANGALORE IN 2021 ARE SOLD OUT

- Plotted Developments launches witnessed > 11% y-o-y growth in 2021.
- Sale growth majorly influenced by huge influx of white-collar migrants, rising salaries in IT/ITES Industry, exponential growth in start-up ecosystem.
- For homebuyers, investing in plotted developments means relatively lesser investment plus building an independent and more spacious home at a later stage.

(Source: Anarock)

SOUTH AHMEDABAD, AHMEDABAD (UPCOMING)

Ahmedabad, PLOTTED DEVELOPMENT PROJECT



84 Acres
LAND AREA



~2.5 Mn Sq ft
INDICATIVE
SALEABLE AREA



150 Cr
INDICATIVE
TOPLINE

**100%
OWNED**

Commenced a large aggregation in South Ahmedabad of which 84 acres has been completed till date. **This would be ASL's 16th project in Ahmedabad. Marks our entry into the South Ahmedabad Plotting micro-market.**

LOCATIONAL ADVANTAGE

- South Ahmedabad has emerged as one of the promising micro-markets for plotted development /weekend homes in Ahmedabad.
- The micro-market is in close proximity to the various Industrial hubs such as Changodar, GIDC etc..
- The area has a well-developed connectivity with various parts of Ahmedabad.

KEY DEVELOPERS IN THIS MICRO MARKET

- The micro-market is home to several large plotted and weekend homes like Kensville , Kingsvilla, Forest Trails, Radhe Abode, Ozone Tuscany.

**POTENTIAL OPPORTUNITY TO INCREASE THE SIZE by 2-3 TIMES
SUBJECT TO LAND AVAILABILITY AND
TITLE CLEARANCE**

Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Saleable Sq Ft	
A. Completed	Ahmedabad	Alcove	Residential	Owned	100%	Complete	10,32,660	
		Citadel	Residential	Owned	100%	Complete	1,01,859	
		Megaestate	Industrial	Owned	100%	Complete	59,180	
		Megapark	Industrial	JD	100%	Complete	5,01,222	
		Megatrade	Commercial	Owned	100%	Complete	82,526	
		Parishkar / Trade Square	Residential	JV	~ 50% Profit Share	Complete	9,15,809	
	Bangalore	Aavishkaar	Residential	Owned	100%	Complete	5,45,524	
		Expansia	Residential	Owned	100%	Complete	1,40,276	
		Oasis	Residential	Owned	100%	Complete	5,72,074	
		Skylands	Residential	Owned	100%	Complete	4,91,111	
		Sporcia	Residential	Owned	100%	Complete	5,01,265	
		B. Ongoing	Ahmedabad	Chirping Woods	Residential	JV	~ 50% Revenue Share	2024
Foreste I - IV	Residential			DM	~ 10% Revenue Share	2024	29,58,846	
Highgrove	Residential			JV	~ 45% Revenue Share	2024	43,77,033	
Uplands I	Residential			JV	~ 77% Revenue Share	2023	31,92,901	
Uplands II	Residential			JV	~ 77% Revenue Share	2025	12,89,128	
Forreste 5	Residential			DM	~ 10% Revenue Share	2026	9,43,164	
Bangalore	Fruits of Life - Launched		Residential	HDFC Platform 2	Arvind Invst 33.33%	2025	10,74,951	
	Belair		Residential	Owned	100%	2024	4,69,620	
	Edge		Commercial	Owned	100%	2024	1,68,224	
	Greatlands - launched		Residential	HDFC Platform 1	100%	2025	5,85,014	
	Pune		Elan	Residential	JD	~ 67% Area Share	2023	1,34,952
			C. Planned	Ahmedabad	Uplands III	Residential	JV	~ 77% Revenue Share
Forreste phase 6	Residential	DM			~ 10% Revenue Share	Yet to be launched	10,71,155	
Fruits of Life - Future phase	Residential	HDFC Platform 2			Arvind Invst 33.33%	Yet to be launched	9,79,811	
South Ahmedabad	Residential	Owned			100%	Yet to be launched	25,61,328	
Sarjapur	Residential	JD			~ 65% Revenue Share	Yet to be launched	8,89,169	
North Banglore	Residential	Owned			100%	Yet to be launched	3,98,661	
Doddaballapura Raod	Residential	HDFC Platform 2			Arvind Invst 33.33%	Yet to be launched	8,13,614	
Greatlands - Future Phase	Residential	Owned			100%	Yet to be launched	5,47,546	
							2,98,53,008	

ESTIMATED OPERATING CASH FLOW

₹ Cr		Total Est. Sales Value	Booking Value	Receivables	Estimated Value of Inventory	Balance Cost to be Incurred*	Est. Operating Cashflow
Ahmedabad	Completed	578	500	31	78	-3	113
	Ongoing	2,099	1,480	437	618	851	204
	Yet to be launched	728	0	0	728	443	285
Ahmedabad Total		3,405	1,980	467	1,425	1,290	602
Bangalore	Completed	875	836	51	39	5	85
	Ongoing	632	396	288	236	239	285
	Yet to be launched	1,292	0	0	1,292	715	577
Bangalore Total		2,799	1,232	339	1,567	959	947
Pune	Ongoing	75	44	15	31	15	31
	Yet to be launched	0	0	0	0	0	0
Pune Total		75	44	15	31	15	31
Grand Total		6,279	3,256	821	3,023	2,265	1,579
Add: Surplus							34
Net Estimated Unrealised Operating Cashflow							1,614

Note: EBITDA level Estimated Cash flow after allocation of Corporate overheads. Details upto latest quarter.

* 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 equivalent to DM fees



ABOUT THE COMPANY

- KEY INFORMATION
- GEOGRAPHY SPREAD
- HDFC PARTNERSHIP
- ARVIND BRAND
- GOVERNANCE & CSR
- MANAGEMENT TEAM

OVERVIEW

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

Diversifying geographical presence -
Ahmedabad, Gandhinagar, Bangalore &
Pune

Strong conviction by promoters

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

Strong trusted consumer brand

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

Primarily focused on Residential
development

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

Strategic partnership with HDFC Capital

Equity investment at Hold co and Platform
funding

Experienced professional management

Focused on P&L accretive Business
Development

Learnings in place to help significantly
scale up

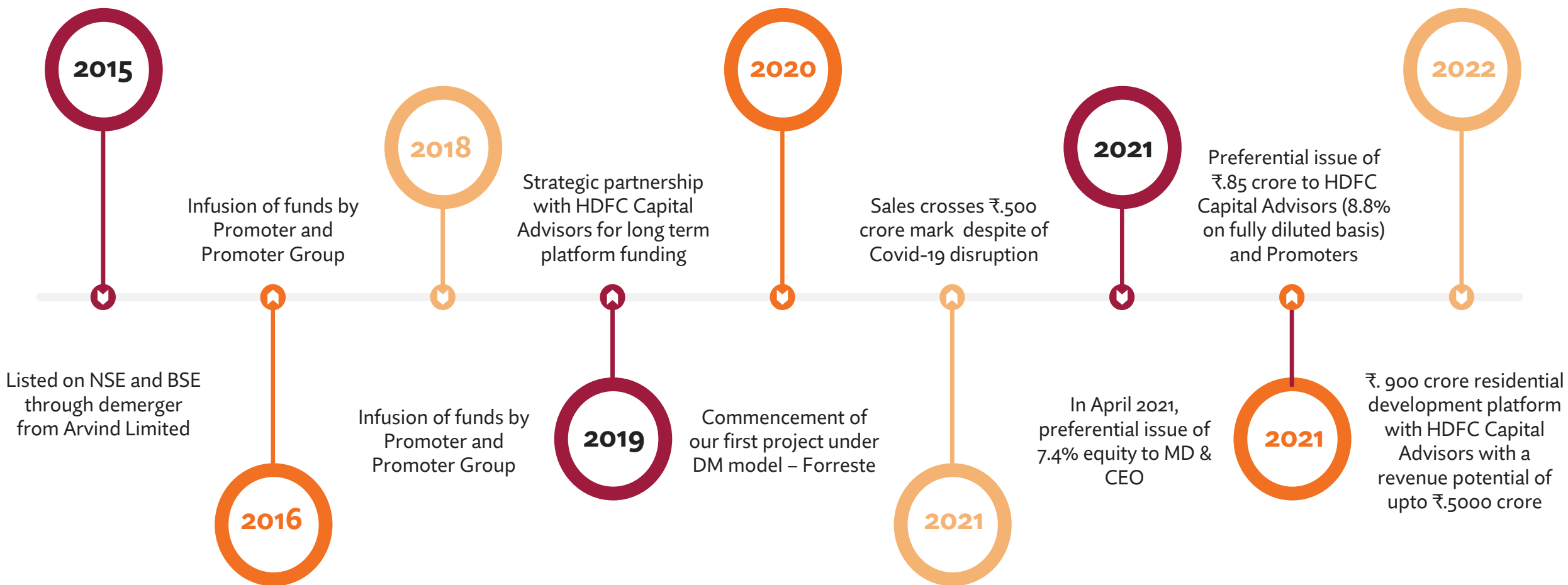
Growing Project Portfolio

- Delivered 4.9 Mn sq. Ft.
- Ongoing projects of 16.5 msf
- Planned projects of 8.4 msf

Strong financial performance -
46% CAGR in Bookings

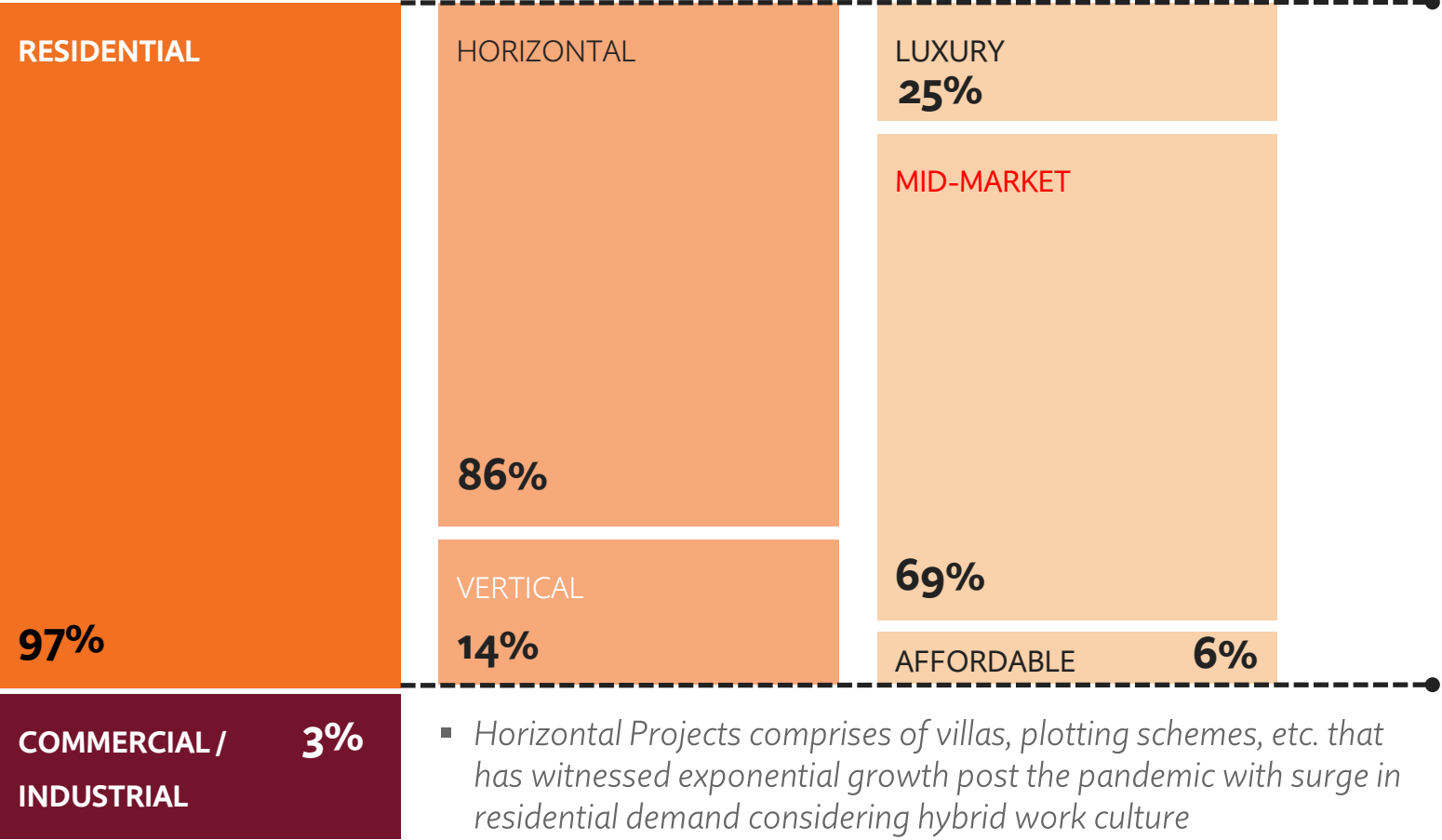
Negative Debt, Long term credit
rating of A/Positive

THE JOURNEY SO FAR



CARVED ITS NICHE IN RESIDENTIAL DEVELOPMENT PROJECTS

PROJECT CLASSIFICATION (ONGOING AND PLANNED) DEC 2022

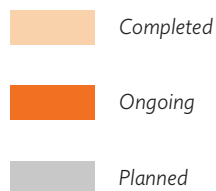


Horizontal Projects comprises of villas, plotting schemes, etc. that has witnessed exponential growth post the pandemic with surge in residential demand considering hybrid work culture

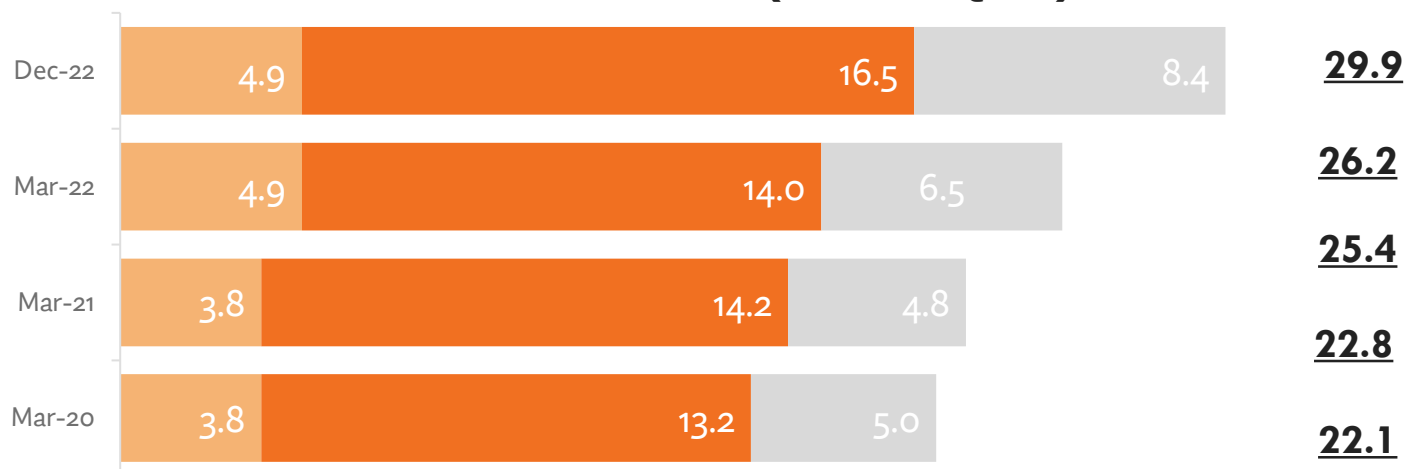
LISTED (2015), CORPORATE REAL ESTATE DEVELOPER SINCE 2008

CAPITAL PAYMENTS

- In a span of 14 years, falling true to brand Arvind, successfully delivered 11 projects i.e. 4.9 mn.sq.ft. of which 100% projects handed over as per the committed date.



PROJECT PORTFOLIO (IN MN. SQ.FT.)

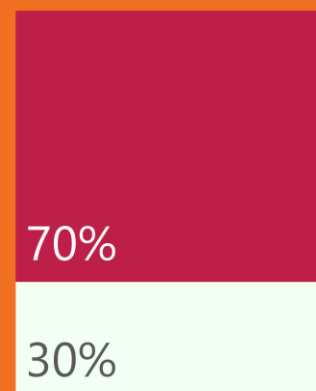


- “Ongoing” - already launched
- “Planned” - Next phases of already launched Projects + Lands already acquired, and site preparation started

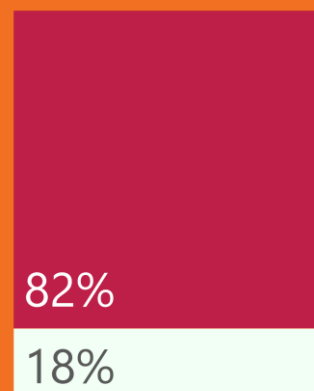
MULTIPLE LAND SOURCING MODELS

- 70% Projects are through JDs
- One DM Project with Arvind Limited

VALUE SHARE in %



VOLUME SHARE in %



JDAs

Land Purchase

VENTURING INTO NEWER GEOGRAPHIES IN A PHASED MANNER

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



Ahmedabad / Gandhinagar 59%

Bangalore 40%

Pune 1%

AHMEDABAD / GANDHINAGAR, GUJARAT



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

BANGALORE, KARNATAKA



1. BelAir, 2. Devenahalli, 3. Expansia, 4. Oasis, 5. Sarjapur, 6. Skylands, 7. Sporcja, 8. The Edge 9. Doddaballapura Road 10. North Banagalore

PUNE, MAHARASHTRA



1. Elan

OUR BELIEF IN DEPTH OVER BREADTH

AHMEDABAD

High on Luxury and preference for horizontal

BANGALORE

Seeing good traction in mid-market segment due to growing salaried class in the IT services industry

PUNE

High sales and launch velocity for mid-priced housing due to its position as a fast-growing IT services and manufacturing hub

KEY DECISION PARAMETERS

PARTICULARS	BANGALORE	AHMEDABAD	PUNE	REMARKS
MID INCOME SEGMENT SIZE				Strong presence of salaried class
MID INCOME SEGMENT GROWTH				High influx of salaried workers makes an attractive market
IT-DRIVEN GROWTH				Bangalore and Pune are established IT hubs
MANUFACTURING GROWTH				Presence of manufacturing clusters in close vicinity to the city
SERVICES GROWTH				Booming services industry – Finance in Ahmedabad, IT in Pune & Bangalore
BRAND RECOGNITION				Recognition of “Arvind” as a brand
IMPORTANCE OF HAVING A BRAND				Brand sensitive consumers
MARKET POTENTIAL FOR DEEPER GROWTH				Untapped market potential
FORMALIZED / ORGANIZED				Formalized nature of dealings in land and real estate
CURRENT REGULATORY AND LOCAL KNOWLEDGE				Ease of getting clearances and operating in the regulatory environment
PRE-EXISTING ARVIND SETUP				Ahmedabad and Bangalore have established Arvind offices and ecosystems
CAPITAL REQUIREMENTS				Favorable land prices allow for quick purchase

 High

 Mid-level

 Low

Note - Markets evaluated on the Company's internal benchmarking scale

STRATEGIC PARTNERSHIP WITH HDFC CAPITAL ADVISORS

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

2021

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

AUG.2022

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

Proposed investments from ASL and HCARE-III will be ₹ 300 Cr and ₹ 600 Cr respectively in the platform.

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

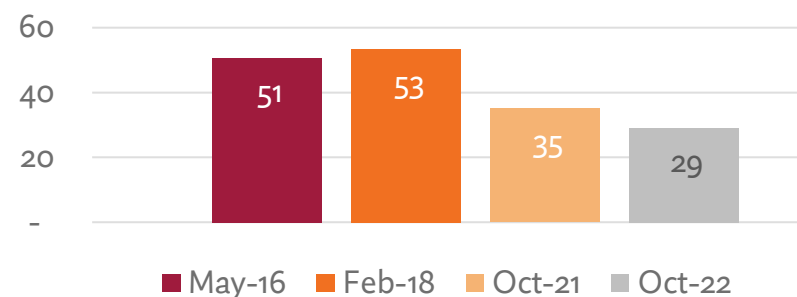
- Two most trusted brands- HDFC & Arvind together unlocking tremendous value for stakeholders
- First investment in OCD form of ₹ 50 crore for Devenhalli project and ₹ 50 crore invested for 8.8% stake on a fully diluted basis

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 crore in Sep/Oct 2022

STRONG GOVERNANCE & CSR INITIATIVES



Mr. Sanjay S. Lalbhai
Chairman &
Non-Executive



Mr. Kamal Singal
Managing Director
& CEO



Mr. Kulin S. Lalbhai
Non-Executive
Director



Mr. Pratul Shroff
Independent
Director



Ms. Pallavi Vyas
Independent
Director



Mr. Vipul Roongta
Nominee Director



Mr. Prem Prakash Pangotra
Independent
Director



Mr. Nirav Shah
Independent
Director



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

LED BY AN EXPERIENCED PROFESSIONAL MANAGEMENT TEAM



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 ~30 years
- He holds an EPGM from the Indian Institute of Management, Indore



JAGDISH DALAL |
Senior Vice President

- Over 32 years of experience
- Excels in corporate finance



AVINASH SURESH |
Chief Operating Officer

- Overall experience of 17 years with Godrej, Aditya Birla etc.



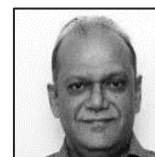
ANKIT JAIN |
Chief Financial Officer

- Overall experience of 17 years with Marico and with Arvind for more than 2 years



MANOJ CHELLANI |
Chief Sales Officer

- Overall experience of 18 years with Lodha, Runwal, Tech Mahindra and Radius Developers (with Arvind more than 3 years)



PRAKASH MAKWANA |
Company Secretary & Compliance Officer

- Member of Arvind group for >25 years



PANKAJ JAIN |
Head of CRM

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



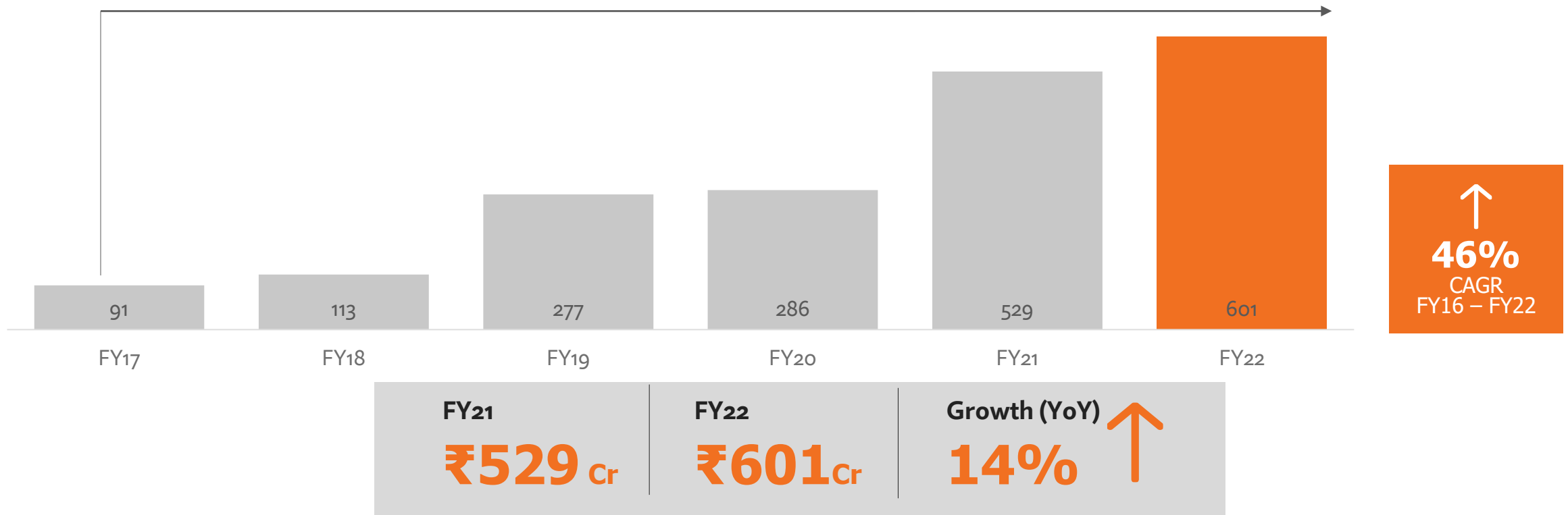
5 YEAR PERFOR- MANCE

- OPERATIONAL
- FINANCIAL

BOOKINGS TREND

BOOKINGS

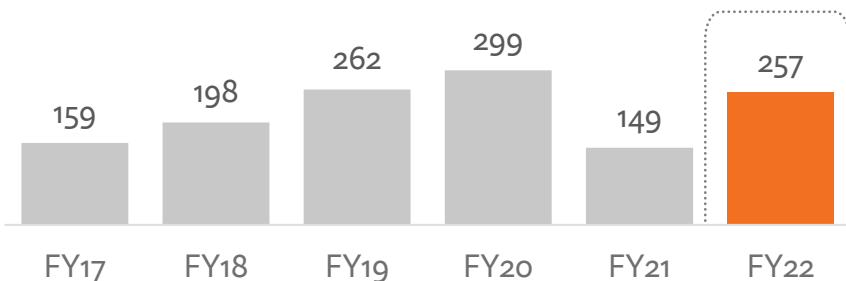
(In ₹ Cr.)



CONSOLIDATED FINANCIAL PERFORMANCE

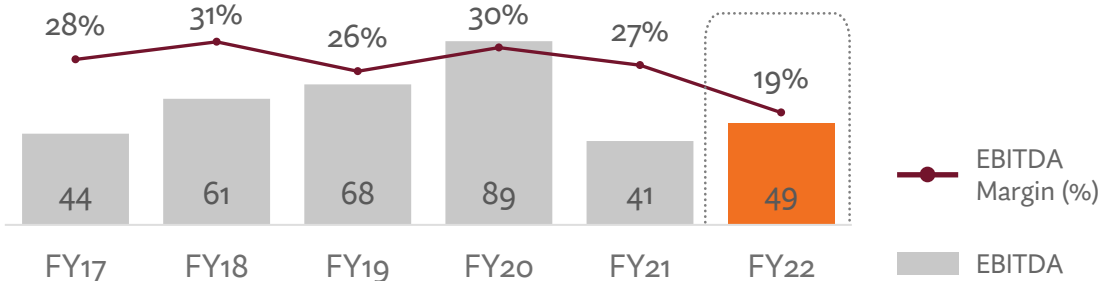
REVENUE

(In ₹ Cr.)



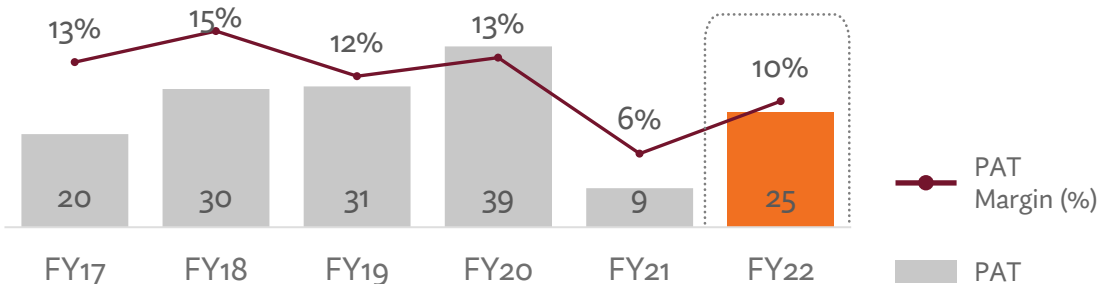
EBITDA AND EBITDA MARGIN

(In ₹ Cr.)



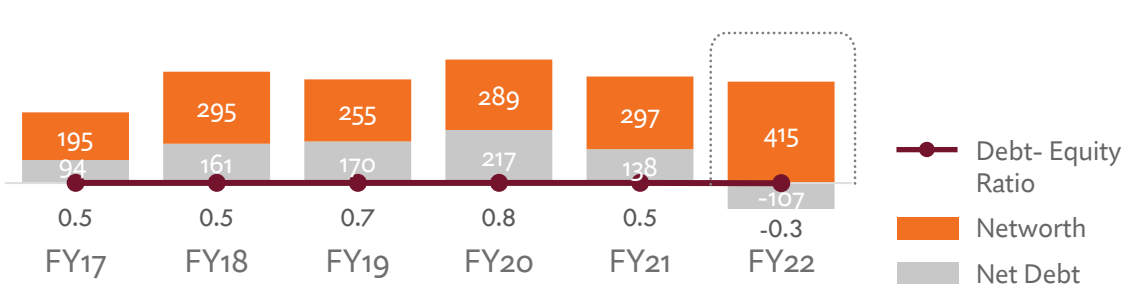
PAT AND PAT MARGIN

(In ₹ Cr.)



NETWORTH & NET DEBT AND DEBT-EQUITY RATIO

(In ₹ Cr.)



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 THAT ATTRIBUTED TO OUR SUCCESS SO FAR

**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 ~250

OUTSOURCING MODEL

- High reliance on outsourcing of noncore activities and entire construction activities
- 70% Projects are through JDs

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

KEY STRATEGIC PILLARS



Asset light



Balanced Risk Profile



Innovation



Customer Centricity



Systems & Processes

ASSET LIGHT

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

**LAND ON
BOOKS**

**SOURCING AND
PROCUREMENT**
~3 MNTHS

**ALL CLEARANCES,
START OF PROJECT**
+6-9 MNTHS

**LAND
DEPLOYED**

**PROJECT LAUNCH,
START OF BOOKINGS**
IMMEDIATELY ON
RECEIPT OF APPROVALS

**LAND
MONETIZED**

**COMPLETE SALE, CONSTRUCTION
AND COLLECTION**
+36-48 MONTHS

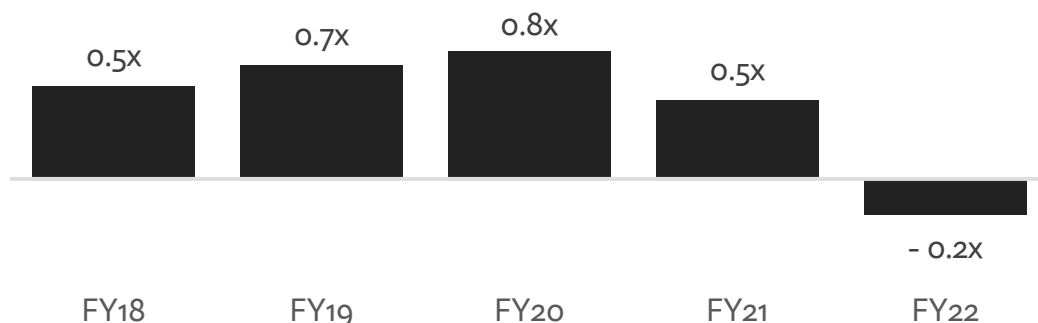


BALANCED RISK PROFILE

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+ in February 2022

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 Pune / MMR

DEC 2022



INNOVATION (1/2)

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 ®



INNOVATION (2/2)

PRODUCT INNOVATION

3 ACRES OF LILY POND @ HG



INTERNATIONAL CLUB ARCHITECTURE @ HG



URBAN FORREST @ FORRESTE



Forest Sitouts



Forest Trail



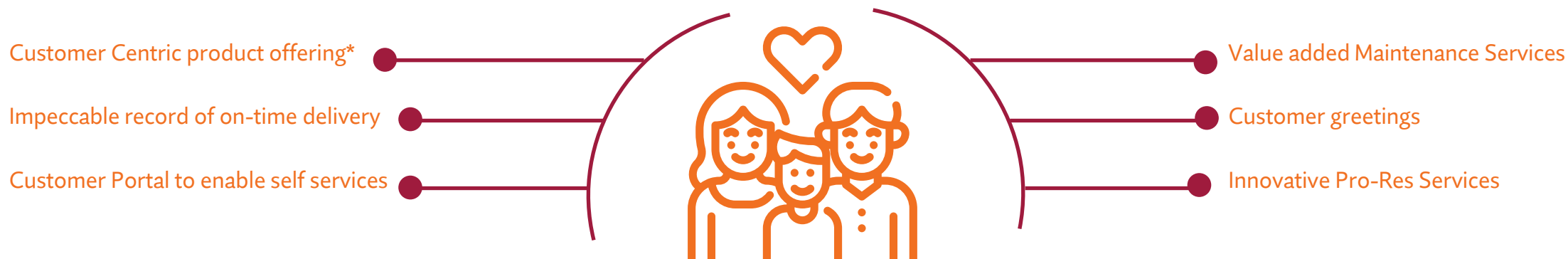
Forest Caves



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

* 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 (>40% share), State of art in-house call center set up with 15-member dedicated team
- Cost of acquired Sales less than 1% for most of the new launches
- Vast network of channel partners comprising > 900 and growing in Bangalore alone 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



Arch./Design

STRENGTH








Engineering



Arch./Design

SUPPORTED BY BEST-IN-CLASS TECHNOLOGY

-  ERP SYSTEM
-  Generates BOQs directly from drawings
-  SAP implementation in progress
-  Document Management System
-  Notion Task 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 optimisation

OUR BUSINESS STRATEGIES TO ACCELERATE GROWTH

NEAR TERM BUSINESS PLAN



Aim to be amongst India's top ten real estate players

- Use Balance Sheet headroom and HDFC partnership to significantly grow project pipeline
- Multifold growth in bookings while maintaining profitability

Judicious geographical expansion

- Augment Ahmedabad market share and leadership
- Grow Bangalore presence substantially – leverage Arvind group presence
- Next big potential market: Pune & MMR

Focus on Residential Segment

- Judicious mix of horizontal (Plotting, Villas), vertical (MIG) and Luxury
- Long term value creation through creation of destination in larger land parcels

Sound capital allocation

- Focused on sustainable and profitable growth
- Targeting acquisition of 6-7 projects with a cumulative topline potential of ~ ₹ 5,000 crore in next 12 months

Operational excellence

- Faster execution – launch to handover
- Prudent investments in technology to reduce construction time and enhance digital sales



AWARDS AND RECOG- NITION

- AWARDS
- ACCOLADES

AWARDS & RECOGNITIONS

2016



2017



2018



2019



AWARDS & ACCOLADES (1/2)

CNN NEWS 18 AWARDS

MOST ADMIRED PROJECT OF THE YEAR- FORRESTE



MOST TRUSTED REAL ESTATE BRAND OF THE YEAR

Arvind
SMARTSPACES



REALTY CONCLAVE EXCELLENCE AWARDS, GUJARAT



Ultra luxury-lifestyle project of the year for **ARVIND UPLANDS**



Plotted development of the year for **ARVIND HIGHGROVE**



Villa Project of the year (Metro) for **ARVIND FORRESTE**

AWARDS & ACCOLADES (2/2)

CNBC AWAAZ REAL ESTATE & BUSINESS EXCELLENCE AWARDS 2022



DEVELOPER OF THE YEAR - RESIDENTIAL



RESIDENTIAL PROPERTY OF THE YEAR (ARVIND BEL AIR)



E4M PRIDE OF INDIA THE BEST OF BHARAT' AWARDS 2022



The Economic Times Real Estate Conclave & Awards 2022



Realty + Conclave Iconic Project of the Year 2022 – Arvind Elan

AWARDS & ACCOLADES 9M FY23

14th Realty+ Conclave & Excellence Awards 2022 - South

Fastest Growing Realty Brand of the Year



Themed Project Of The Year – Arvind Oasis



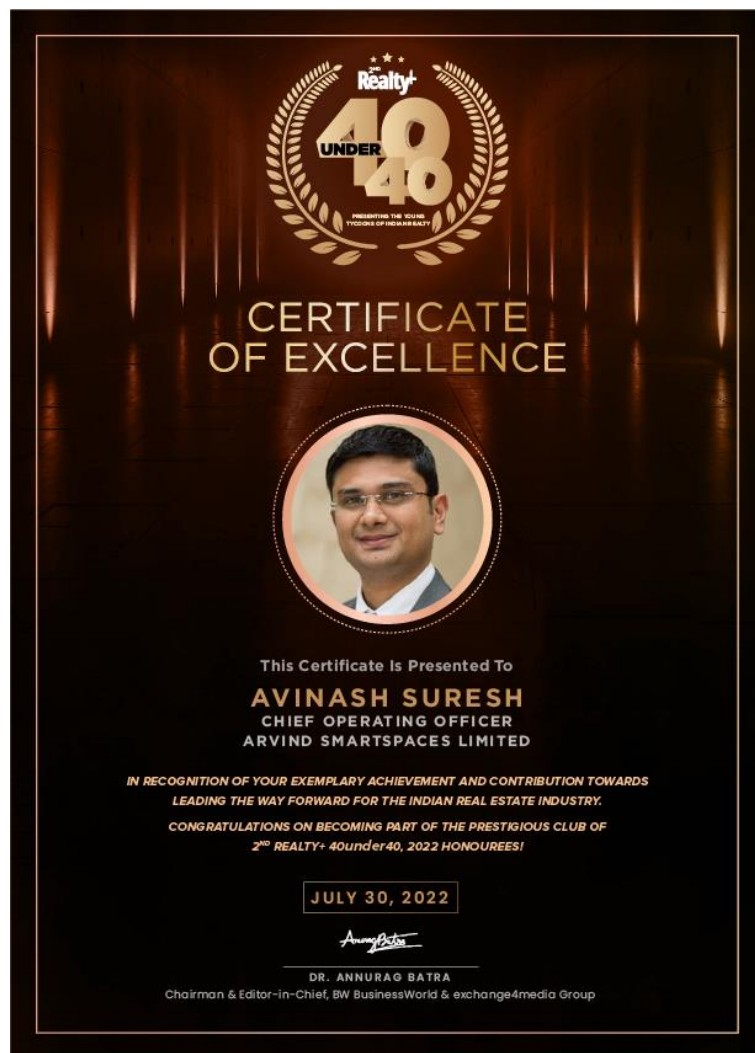
AWARDS & ACCOLADES 9M FY23

Inspiring CEO of India 2022 @ 2nd Edition of The Economic Times CEO Conclave



AWARDS & ACCOLADES 9M FY23

Realty+ 40 Under 40



Business World CFO - 40 Under 40



AWARDS & ACCOLADES - 9M FY23



Digital Innovation Of The Year for Arvind Belair – Online Booking Platform

Marketer Of The Year – Viral Shah





ANNEXURE: PROJECT PROFILE | IN DETAIL

- OVERVIEW
- PROJECT DETAILS

PROJECT// NASMED VILLAGE, GANDHI NAGAR

UPLANDS

*Premium Golf Based Township
18g 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



UPLANDS CLUBHOUSE



PROJECT// JAKKUR ROAD, SHIVANAHALLI, Bangalore

SKYLANDS

*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



ARVIND
SMARTSPACES
LIMITED

64

PROJECT// JAKKUR ROAD, SHIVANAHALI, Bangalore

SKYLANDS

ARVIND
SMARTSPACES
LIMITED

65



PROJECT// NARODA ROAD, AHMEDABAD

AAVISHKAAR

*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



PROJECT// TUMKUR ROAD Bangalore

OASIS

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



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PROJECT// NEW TOWN ROAD YELAHANKA, Bangalore

BELAIR

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

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PROJECT// KOTHRUD ROAD, PUNE

ELAN

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

Deal Structure: JOINT DEVELOPMENT

Architect: - A&T CONSULTANTS

AMENITIES



Landscape
Walkway



Outdoor & Indoor
Gym



State of art Security
System



Club Terrace
Café Sitting



Fully equipped Home
Theatre room



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



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PROJECT// TUMKUR ROAD, Bangalore

THE EDGE

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



the edge
by arvind

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PROJECT// MOTI DEVTI, SANAND, AHMEDABAD

HIGHGROVE CHIRPING WOODS

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

Deal Structure: JOINT DEVELOPMENT

Architect: WOODS BAGOT

AMENITIES



9 Hole Executive
Golf Course



Bowling Alley



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



Clubhouse powered
by SMAAASH, which
is perfected by
Sachin Tendulkar



Golf Promenade

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PROJECT// RACHARDA KHATRAJ ROAD, AHMEDABAD

FORRESTE

*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

*Premium Weekend Villa Plots
147 Units in Phase 1
(Overall ~2 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



PROJECT// DEVANAHALLI, BANGALORE

GREATLANDS

*Premium Weekend Villa Plots
400 Units in Phase 1
(Overall ~1.1 Lakh Sq. Ft.)*

Deal Structure: JOINT DEVELOPMENT

Architect: Colliers International

AMENITIES



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



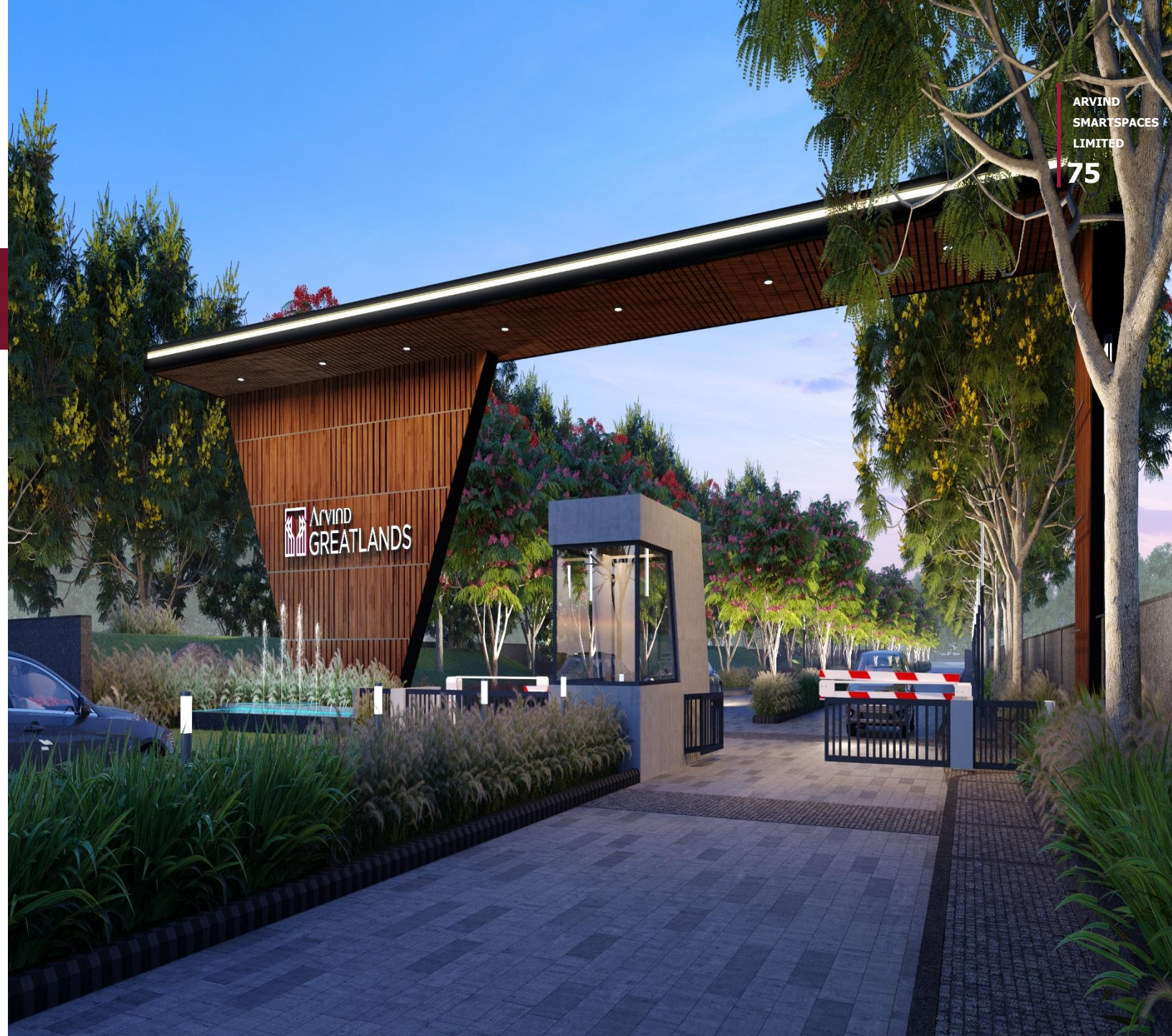
9 Hole Executive Golf Course



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



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



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SAFE HARBOR

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THANK YOU

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