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Arvind  
SMARTSPACES

# INFORMATION UPDATE Q4 & FY25

MAY 2025

[www.arvindsmartspaces.com](http://www.arvindsmartspaces.com)



## Q4 & FY25 PERFORMANCE

- OPERATIONAL HIGHLIGHTS
- FINANCIAL HIGHLIGHTS



## KEY UPDATES: Q4 &amp; FY25

## Q4 &amp; FY25 HIGHLIGHTS – BOOKINGS, COLLECTIONS, P&amp;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 &amp; DIVIDEND

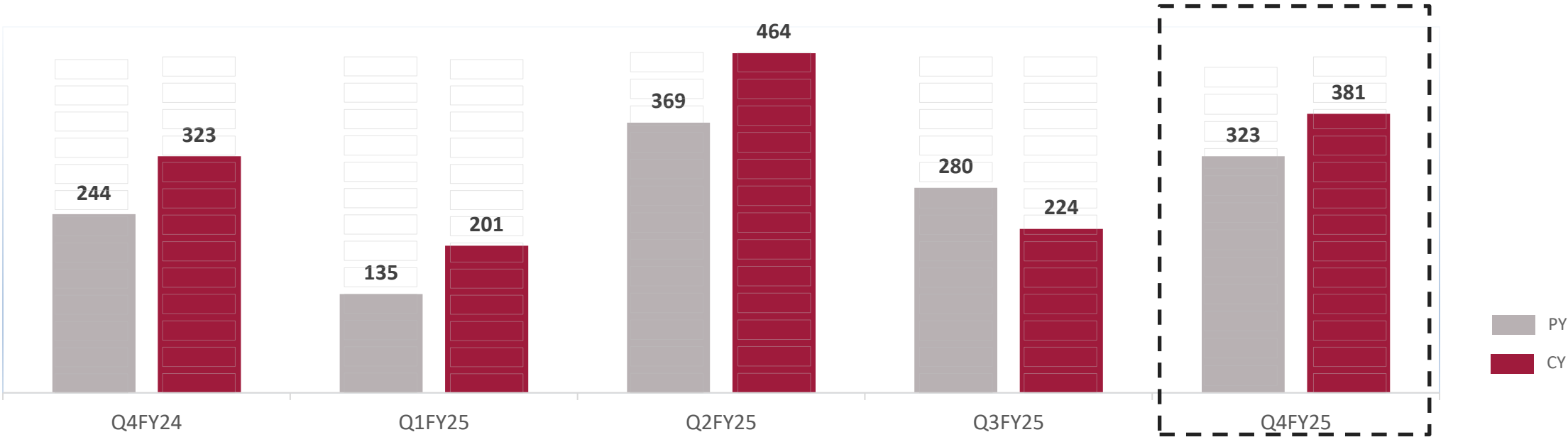
- The cumulative new business development topline potential stands at more than ~Rs. 4,450 Cr for the financial year – added new projects across Ahmedabad, Bengaluru and MMR
  - Entered Mumbai Metropolitan Region (MMR) with a ~Rs. 1,500\* crore horizontal township project, spread over ~ 92 acre
  - Acquired 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

**₹323** CR

Q4 FY25

**₹381** CR

Growth (YoY)

**18%**

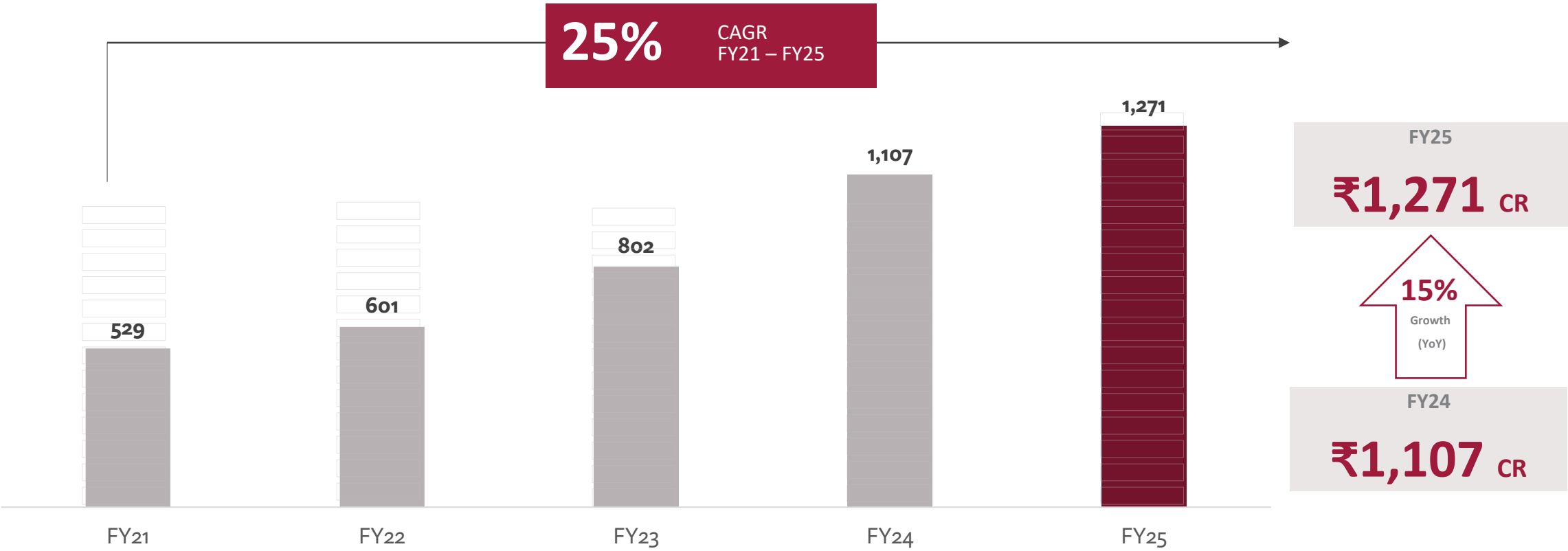
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BOOKINGS: FY25

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%

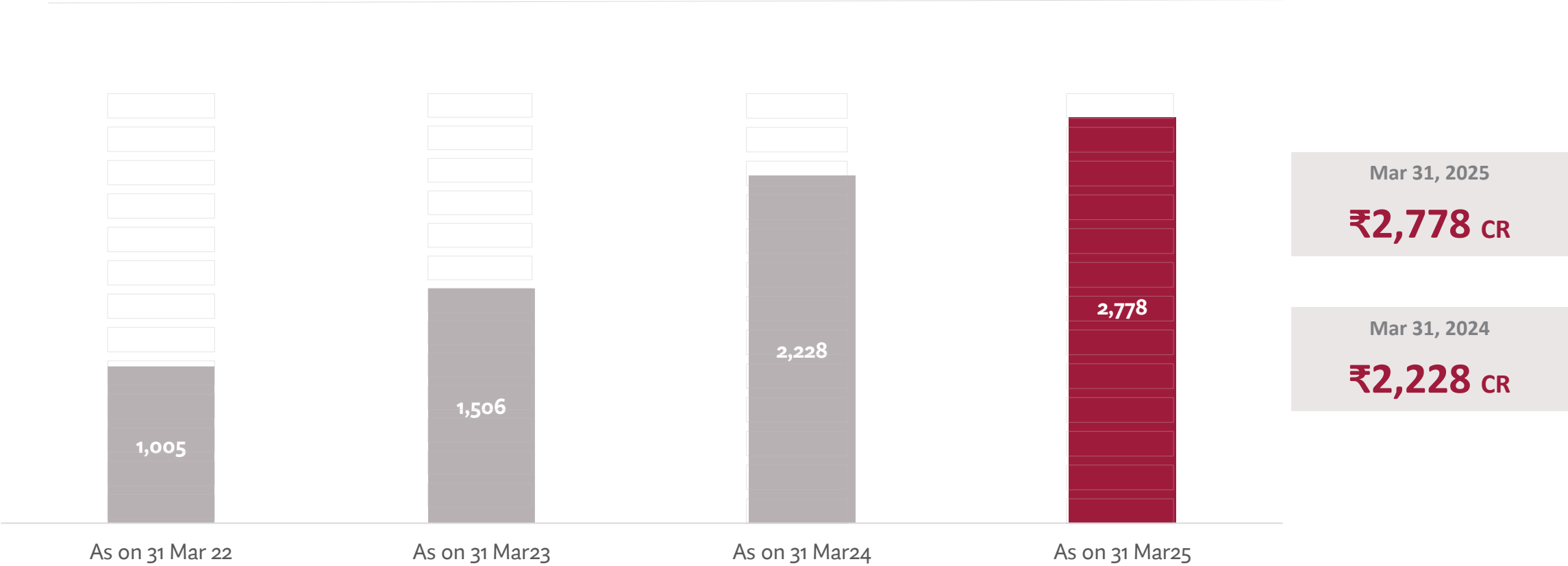


UNRECOGNIZED REVENUE – AS ON 31 MAR 25

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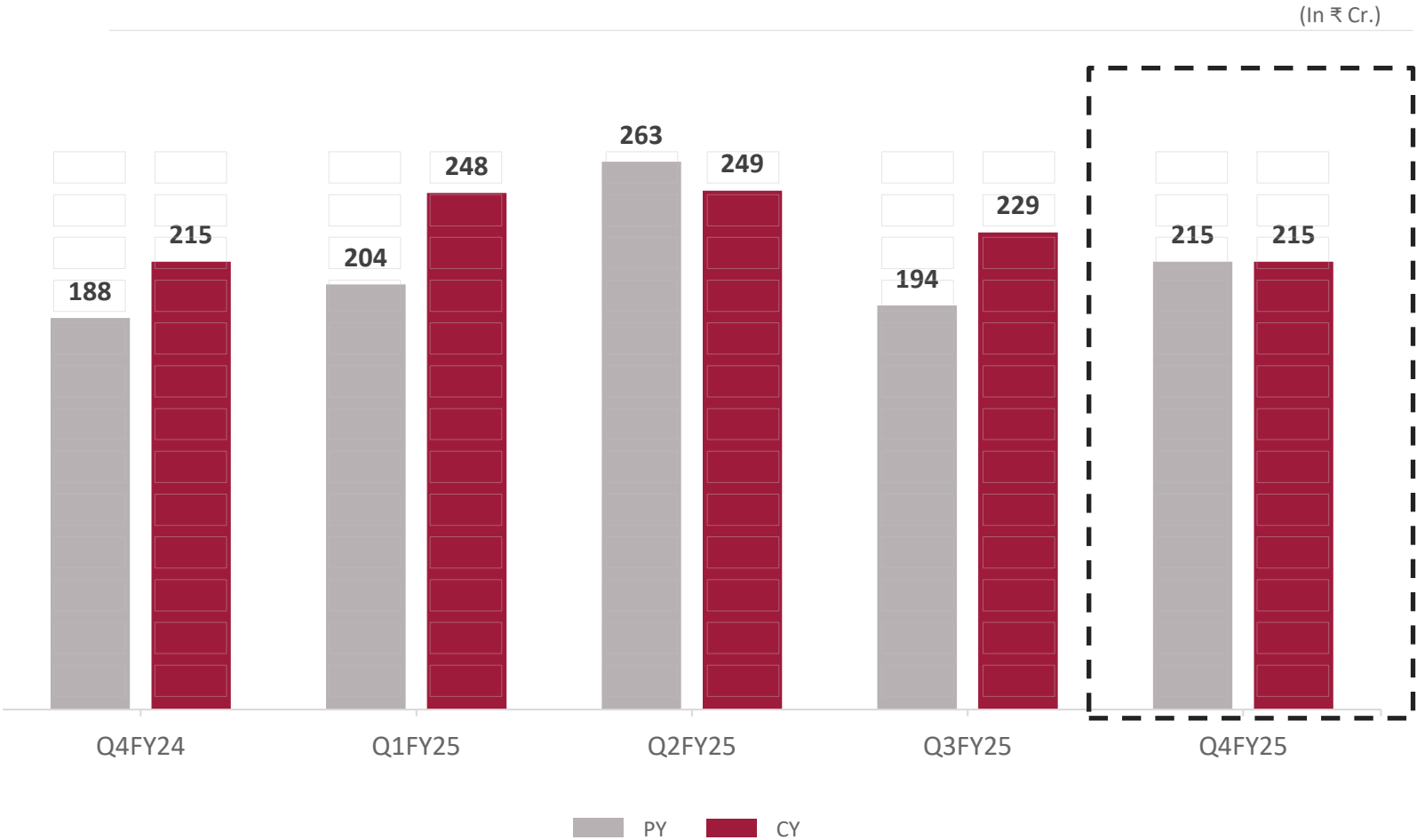
UNRECOGNIZED REVENUE

(In ₹ Cr.)



COLLECTIONS : Q4FY25

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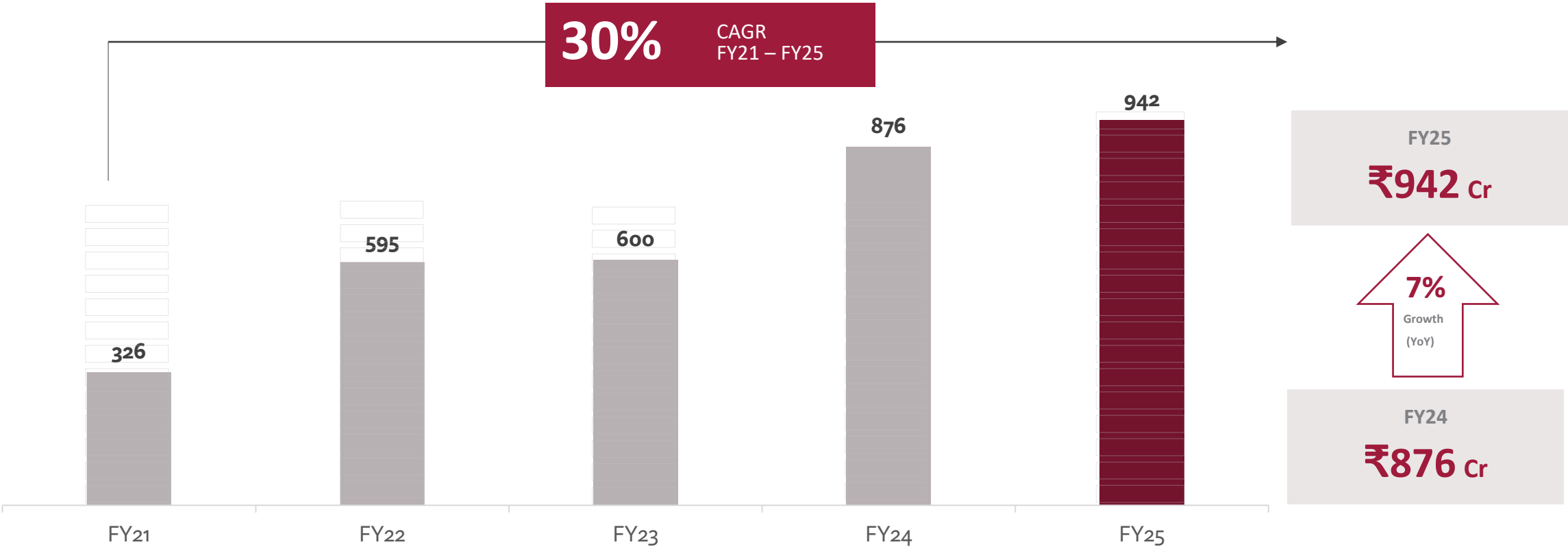
Note : Previous Year period has been regrouped/reinstated for like-to-like comparison



# COLLECTIONS: FY25

## COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)



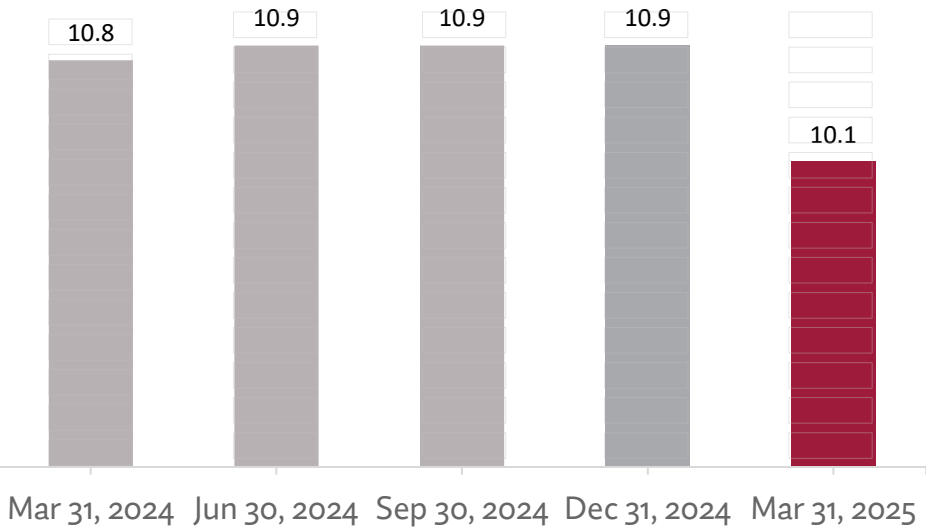
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NET DEBT MOVEMENT: Q4FY25

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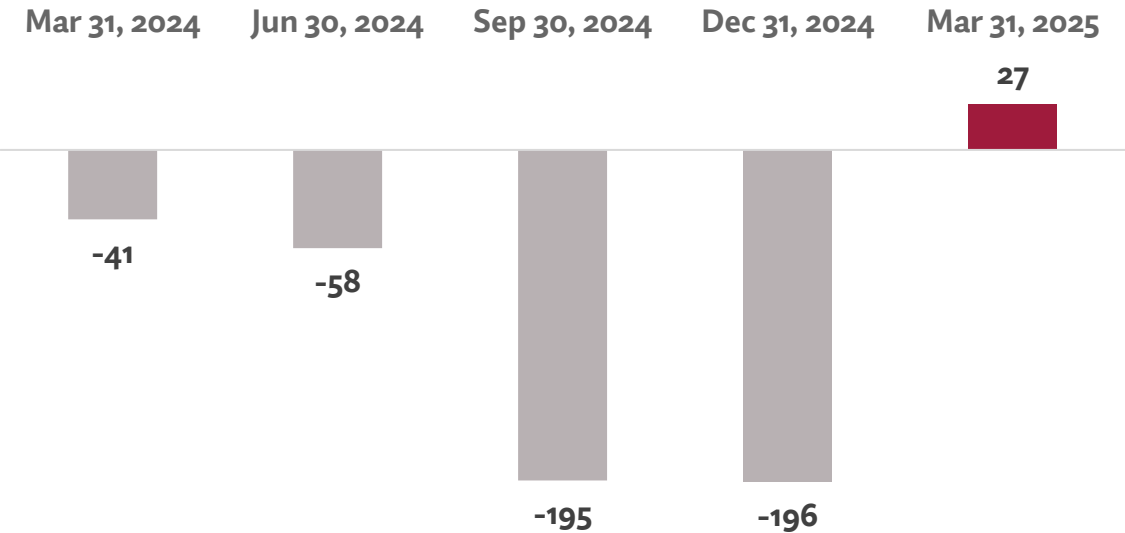
BORROWING COST MOVEMENT

(In %)



NET DEBT

(In ₹ Cr.)



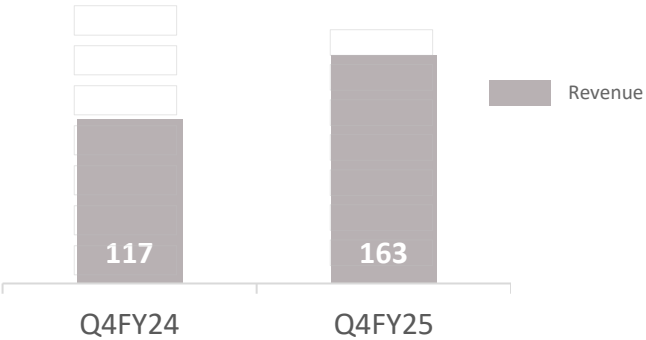
Net Interest-bearing funds as on Mar 31, 2025 is ₹ 27 Cr (vs Dec 24 ₹ -196 Cr) increased by ₹ 223 Cr during the quarter  
Net Debt (Interest-bearing funds) to Equity ratio at 0.04 as on Mar-25 vs (0.34) as on Dec-24



CONSOLIDATED FINANCIALS SUMMARY

REVENUE FROM OPERATIONS

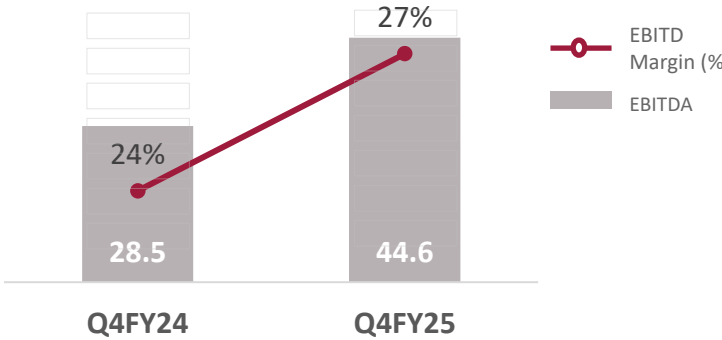
(In ₹ Cr.)



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

\*ADJUSTED EBITDA

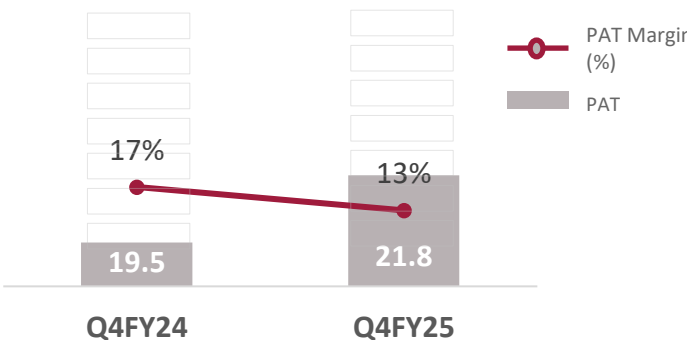
(In ₹ Cr.)



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

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(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

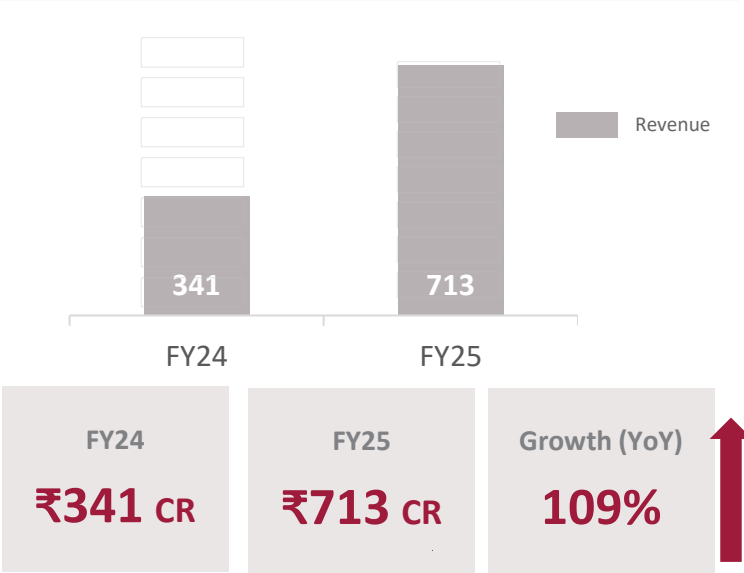
FINANCIAL PERFORMANCE VS FRESH SALES

- 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

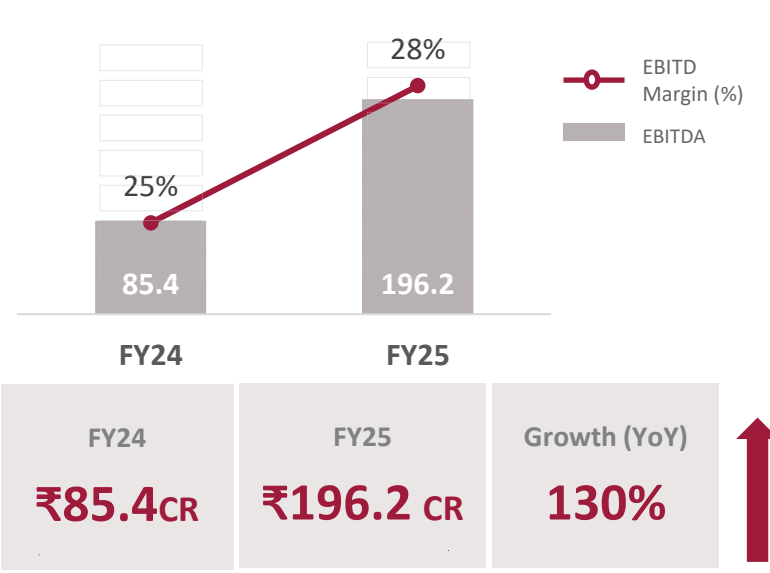
REVENUE FROM OPERATIONS

(In ₹ Cr.)



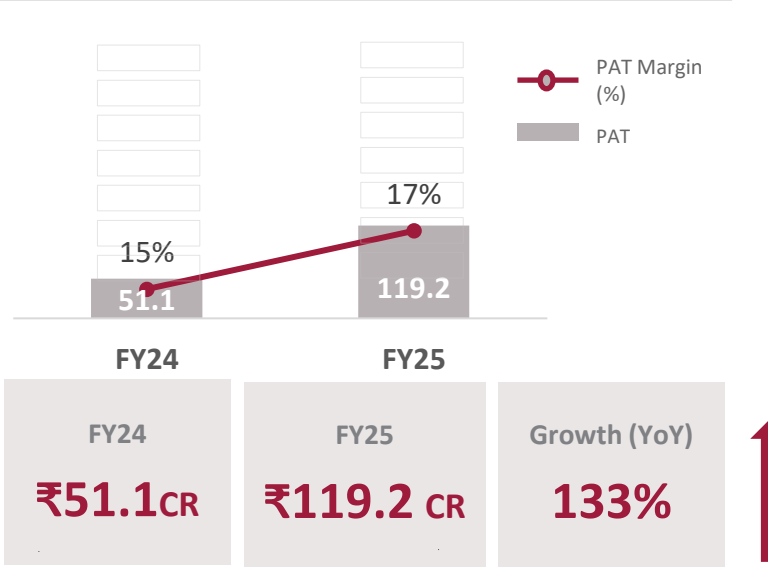
\*ADJUSTED EBITDA

(In ₹ Cr.)



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(In ₹ Cr.)



\*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

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
<b>Total</b>		<b>5,72,688</b>	<b>310</b>	<b>381</b>	<b>215</b>	<b>163</b>

^ 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
<b>Total</b>		<b>77,84,661</b>	<b>1,370</b>	<b>1,271</b>	<b>942</b>	<b>713</b>

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

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Amount Collected is inclusive of Taxes and net of cancellations

BALANCE SHEET – AS ON MAR 31, 2025

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

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

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# 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.

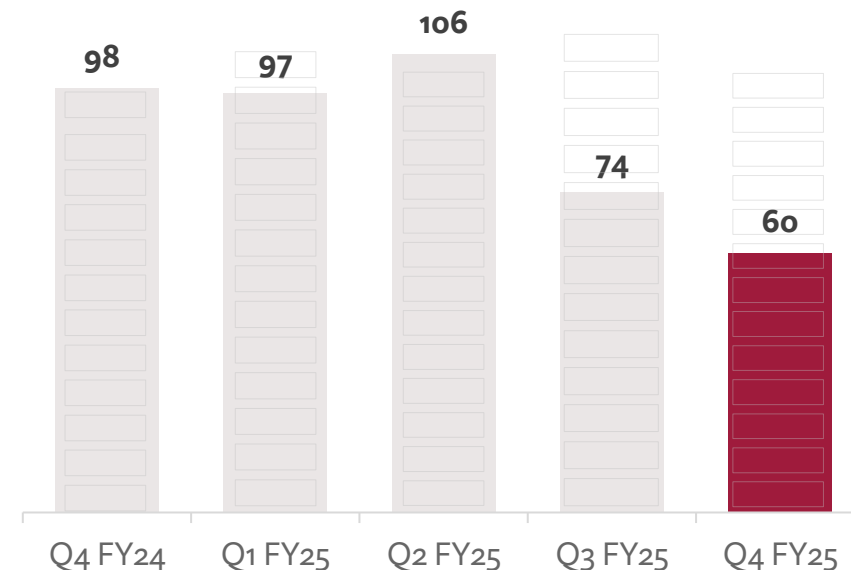


# CONSOLIDATED CASHFLOWS – Q4FY25

Particulars (Rs in Crs)	FY24	Q1 FY25	Q2 FY25	Q3 FY25	Q4 FY25	FY25
<b>Opening Balance</b>	<b>27</b>	<b>21</b>	<b>30</b>	39	22	21
<b>Operating activities</b>						
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)
<b>Net Operating Cashflow (A)</b>	<b>458</b>	<b>97</b>	<b>106</b>	<b>74</b>	<b>60</b>	<b>337</b>
<b>Financing Activities</b>						
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)
<b>Net Financial Cashflow (B)</b>	<b>(96)</b>	<b>(25)</b>	<b>(79)</b>	<b>(46)</b>	<b>206</b>	<b>57</b>
<b>Investing Activities</b>						
Land Payments & Approvals	(368)	(62)	(20)	(45)	(261)	(388)
<b>Net Investing Cashflow (C)</b>	<b>(368)</b>	<b>(62)</b>	<b>(20)</b>	<b>(45)</b>	<b>(261)</b>	<b>(388)</b>
<b>Closing Balance</b>	<b>21</b>	<b>30</b>	<b>39</b>	<b>22</b>	<b>27</b>	<b>27</b>

## 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
	<b>Total</b>	<b>3,59,54,695</b>	<b>2,51,63,082</b>	<b>1,07,91,613</b>	<b>3,781</b>	<b>735</b>	<b>2,341</b>	

^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
		<b>Subtotal</b>					<b>4,24,55,979</b>	<b>7,482</b>

# PROJECT PORTFOLIO – SUMMARY 2

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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
		<b>Subtotal</b>					<b>6,40,96,047</b>	<b>8,321</b>
		<b>Grand Total</b>					<b>10,65,52,026</b>	<b>15,803</b>



# 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

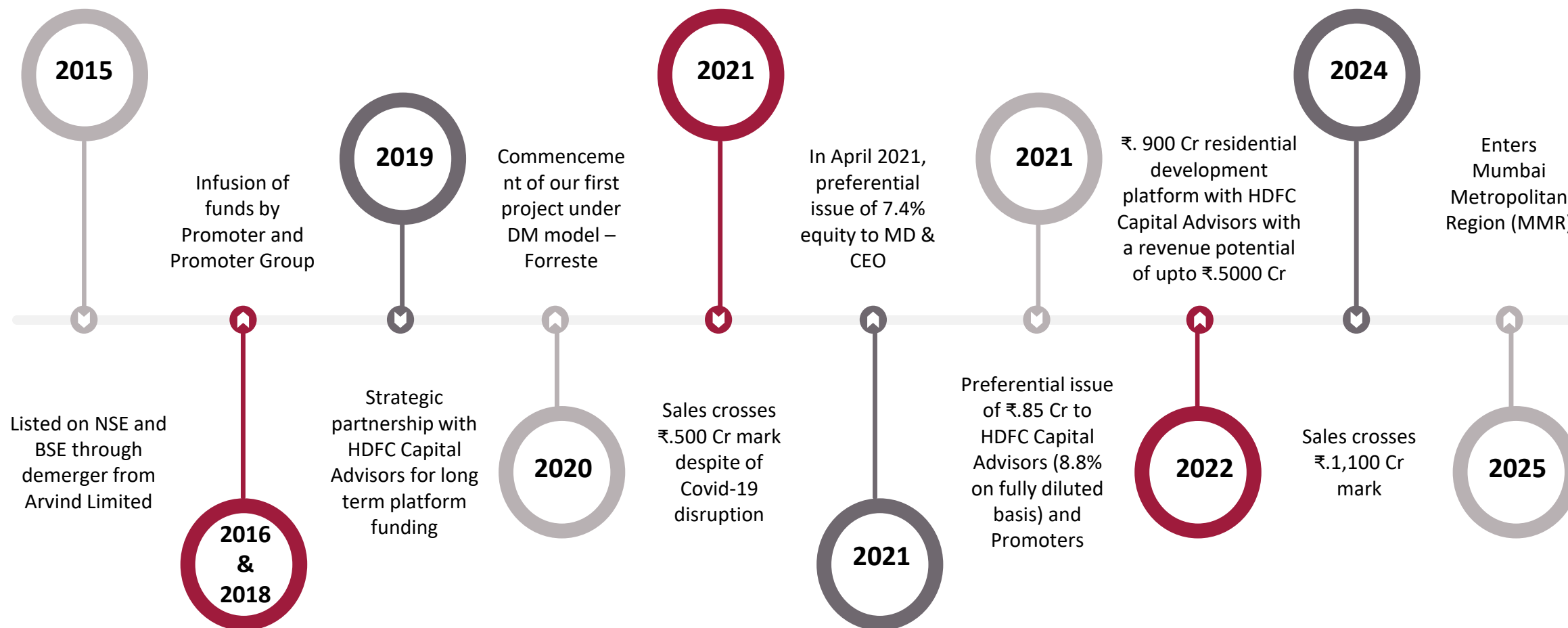
**Strategic partnership with HDFC Capital**

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

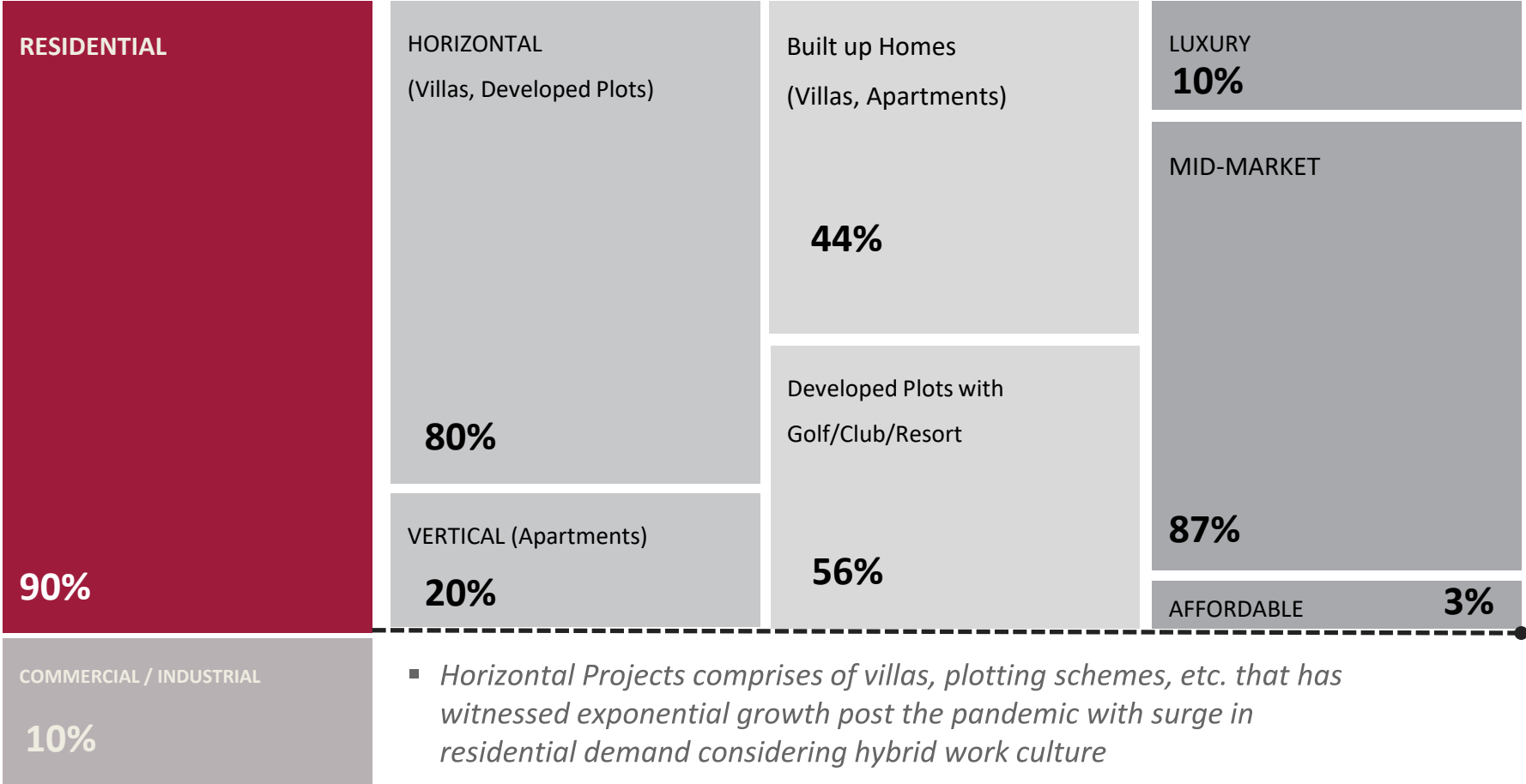


# CARVED ITS NICHE IN RESIDENTIAL DEVELOPMENT PROJECTS

#DESIGNEDTOINSPIRE



PROJECT CLASSIFICATION (ONGOING AND PLANNED) MARCH 2025



- 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

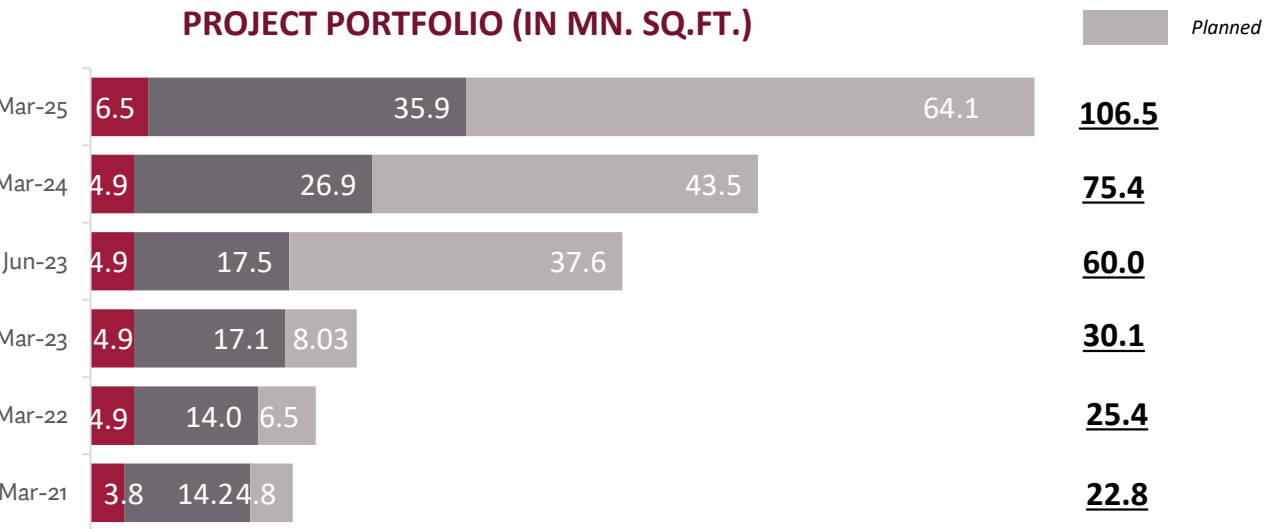
^The numbers are basis value of the portfolio

# LISTED (2015), CORPORATE REAL ESTATE DEVELOPER SINCE 2008

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## CAPITAL PAYMENTS

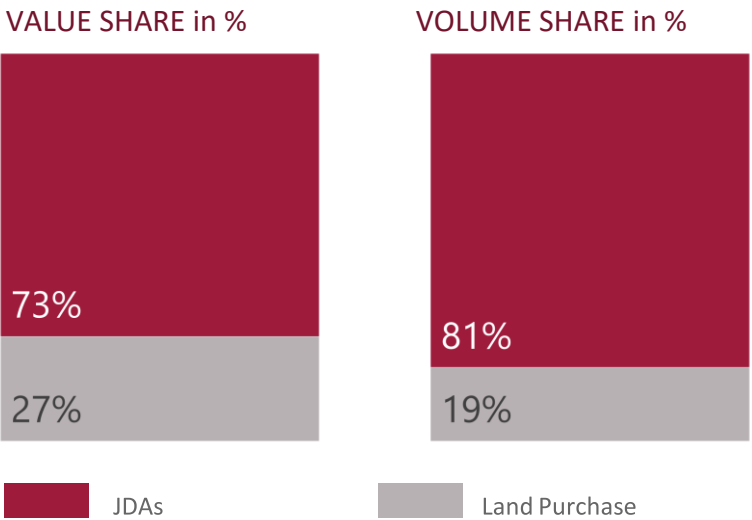
- In a span of 18 years, falling true to brand Arvind, successfully delivered 14 projects i.e. 6.5 mn.sq.ft. of which 100% projects handed over as per the committed date.



- “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. Sporcica, 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

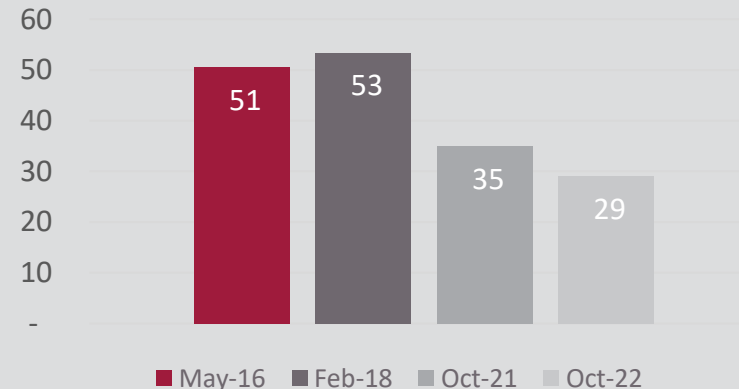
- Two most trusted brands- HDFC & Arvind together unlocking tremendous value for stakeholders
- First investment in OCD form of ₹ 50 Cr for Devenhalli project and ₹ 50 Cr invested for 8.8% stake on a fully diluted basis

# 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

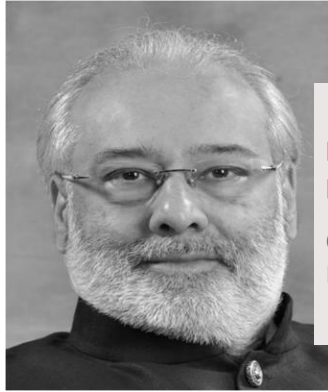


**Capital infusion by Professional MD & CEO, exuberates strong conviction of the business from a long-term view point**

- 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**

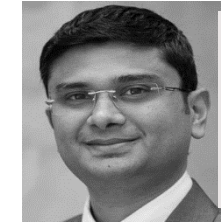
MANAGING DIRECTOR & CHIEF EXECUTIVE OFFICER

- 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

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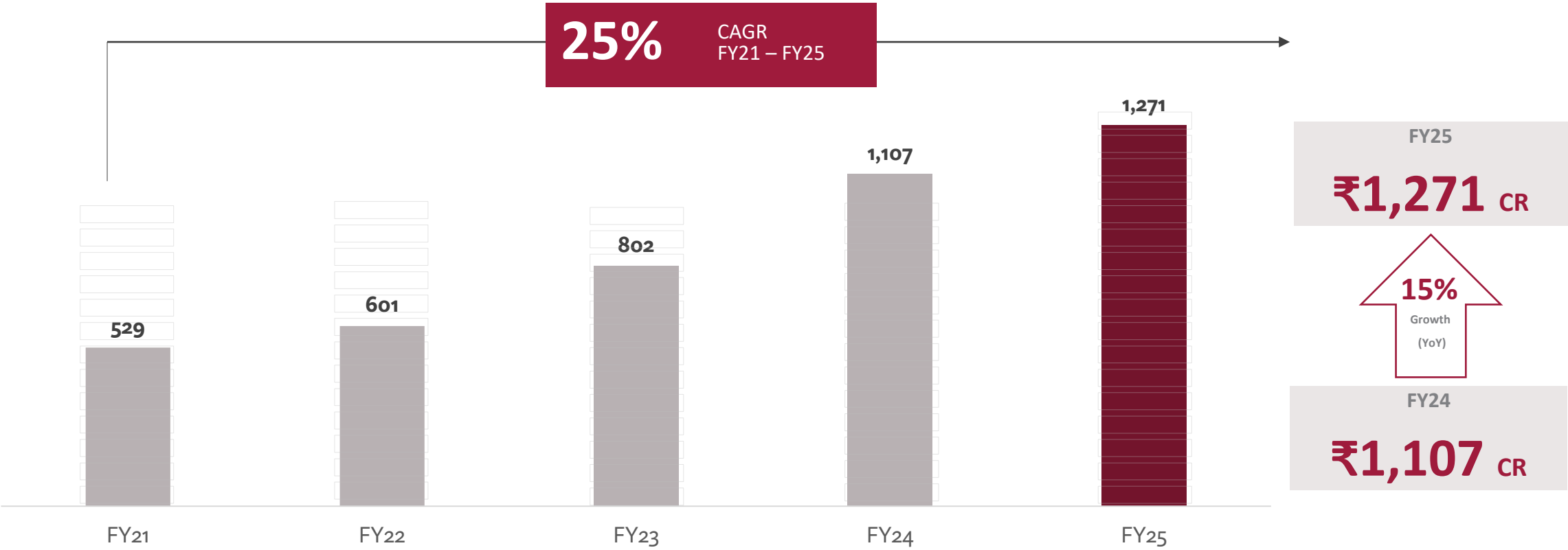
- OPERATIONAL
- FINANCIAL



BOOKINGS: FY25

BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)

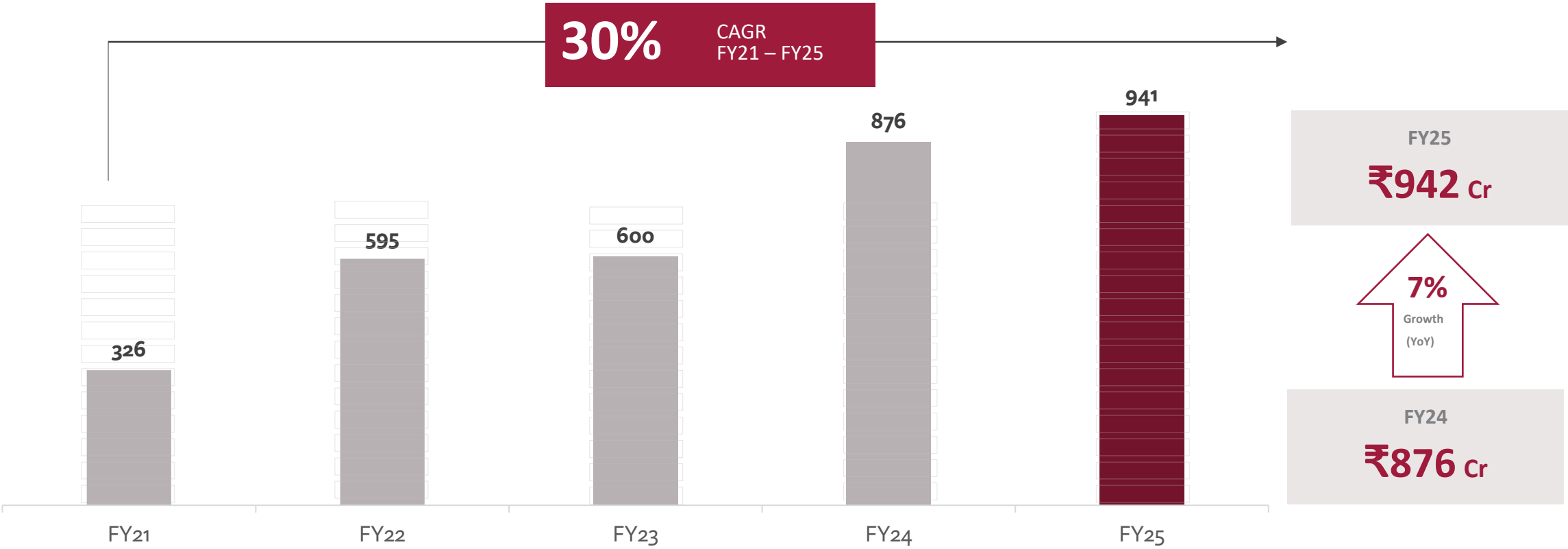


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# COLLECTIONS: FY25

## COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)

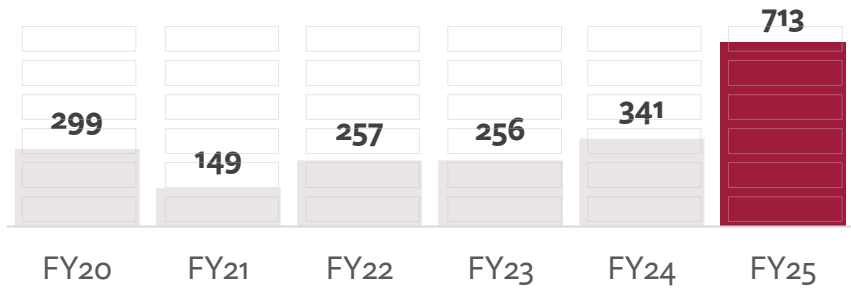


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# CONSOLIDATED FINANCIAL PERFORMANCE

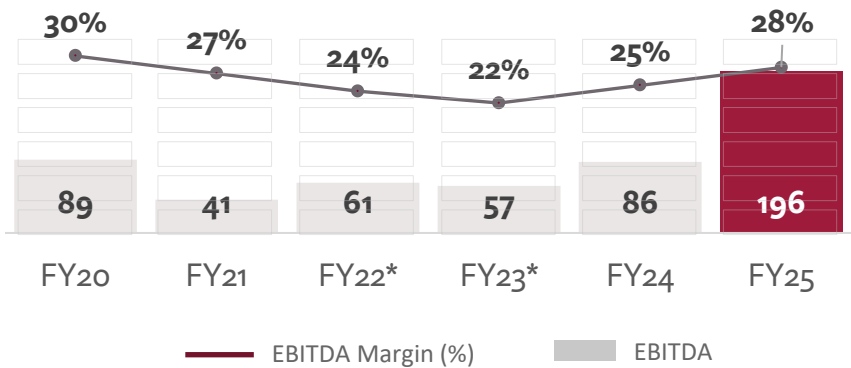
## REVENUE

(In ₹ Cr.)



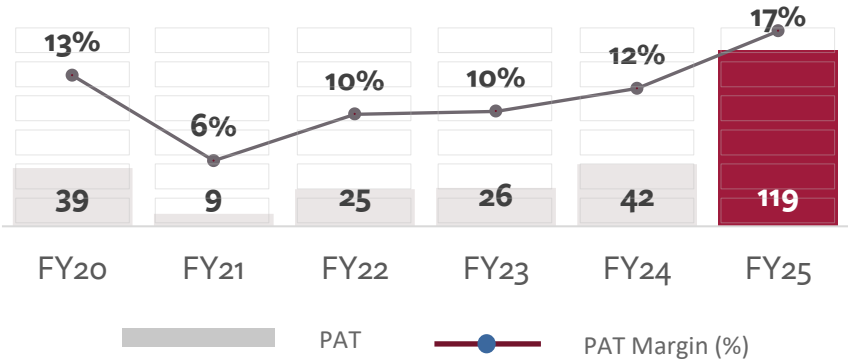
## EBITDA

(In ₹ Cr.)



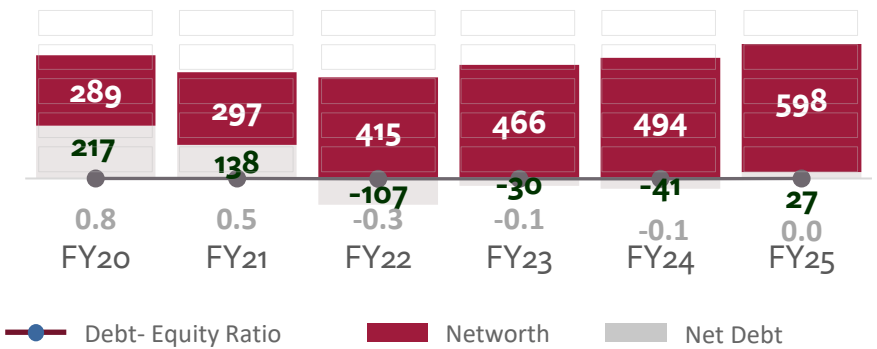
## PAT

(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



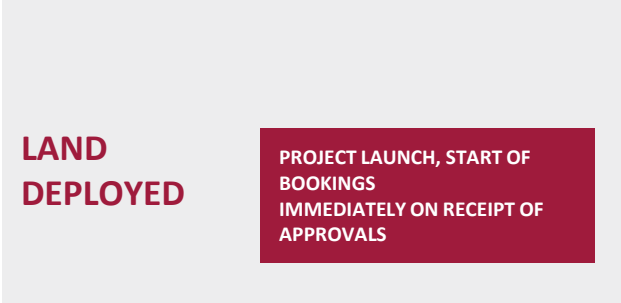
Customer Centricity



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"><li>▪ Speculative returns from land appreciation</li><li>▪ Reliance on speculative business cycles</li></ul>	<ul style="list-style-type: none"><li>▪ Product turnaround as a Process Industry</li><li>▪ Cost efficiency in land and execution</li><li>▪ Brand premium</li><li>▪ Rely on systems, processes, Innovation and consumer centricity</li></ul>

LAND PROCUREMENT AND MONETIZATION LIFE CYCLE





# BALANCED RISK PROFILE

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## 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)

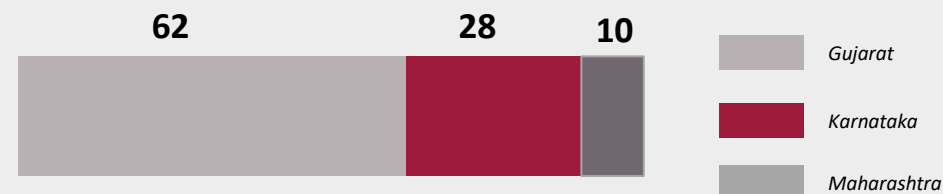


Credit Rating upgraded to IND A+/Stable in December 2023

## 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®





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**	ON TIME	-3 to 4 MONTHS	-6 to 8 MONTHS	-18 MONTHS
PARISHKAAR/ TRADE SQUARE   CITADEL	MEGATRADE   EXPANSIA   MEGAESTATE   MEGA PARK	ALCOVE SPORCIA	SKYLANDS OASIS	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 (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

## STRENGTH



Engineering

177



Arch./Design

30

## 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

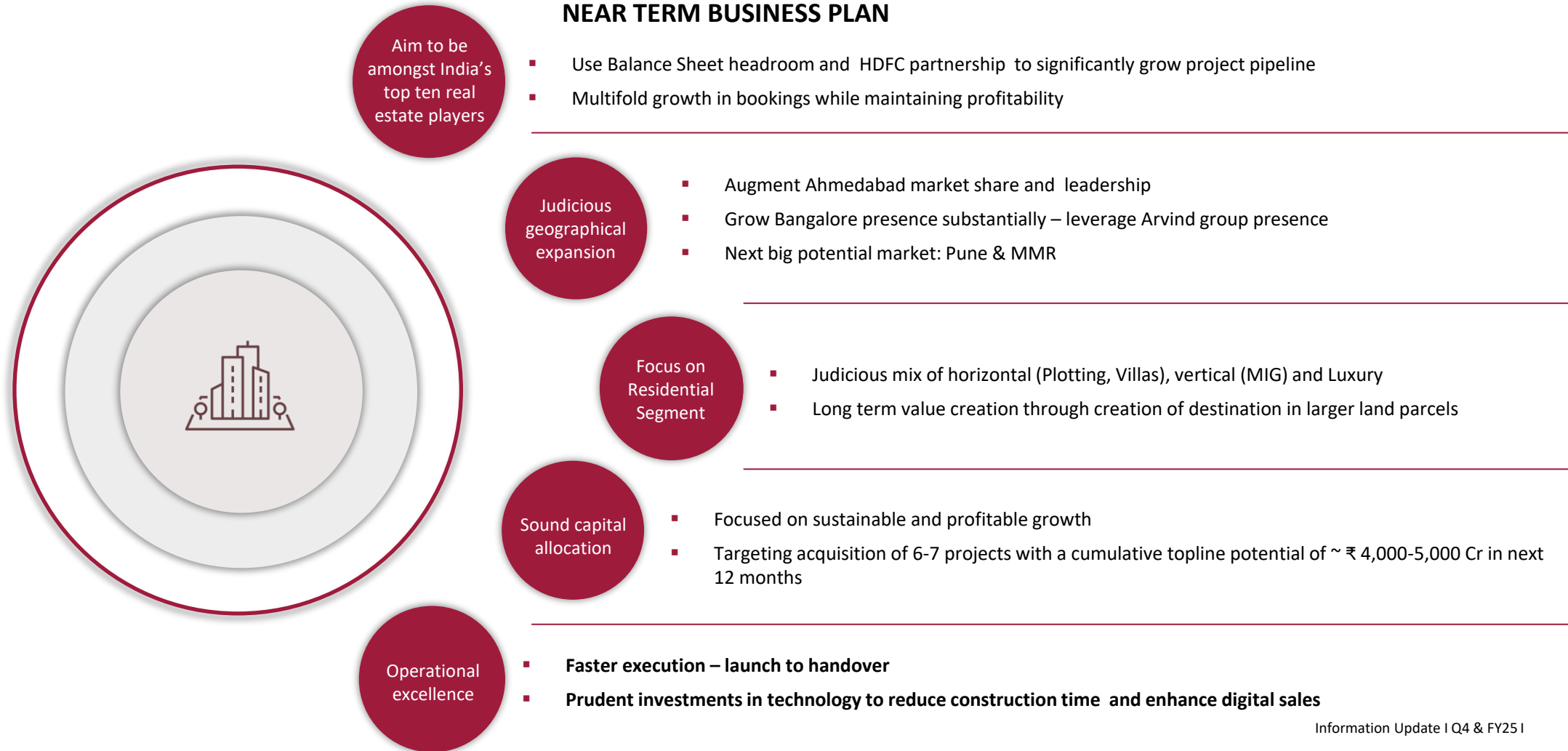
## EXECUTION EXPERTISE

- 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

#DESIGNEDTOINSPIRE





## 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

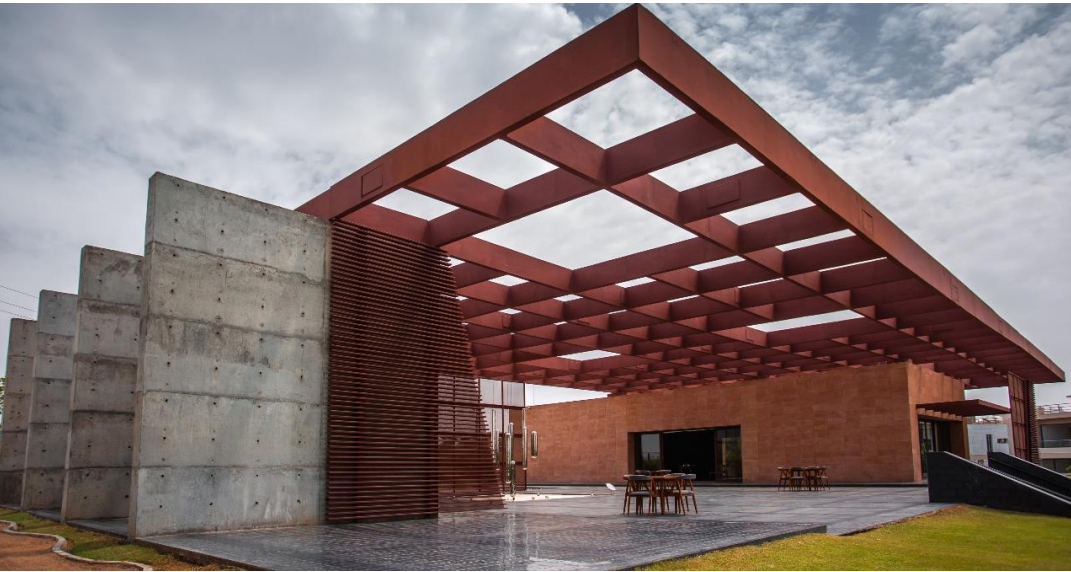


Personal Swimming Pool, Gym, Home Theatre - Optional



UPLANDS

#DESIGNEDTOINSPIRE





# UPLANDS CLUBHOUSE

#DESIGNEDTOINSPIRE





# SKYLANDS

#DESIGNEDTOINSPIRE

*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

#DESIGNEDTOINSPIRE





# AAVISHKAAR

#DESIGNEDTOINSPIRE

*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

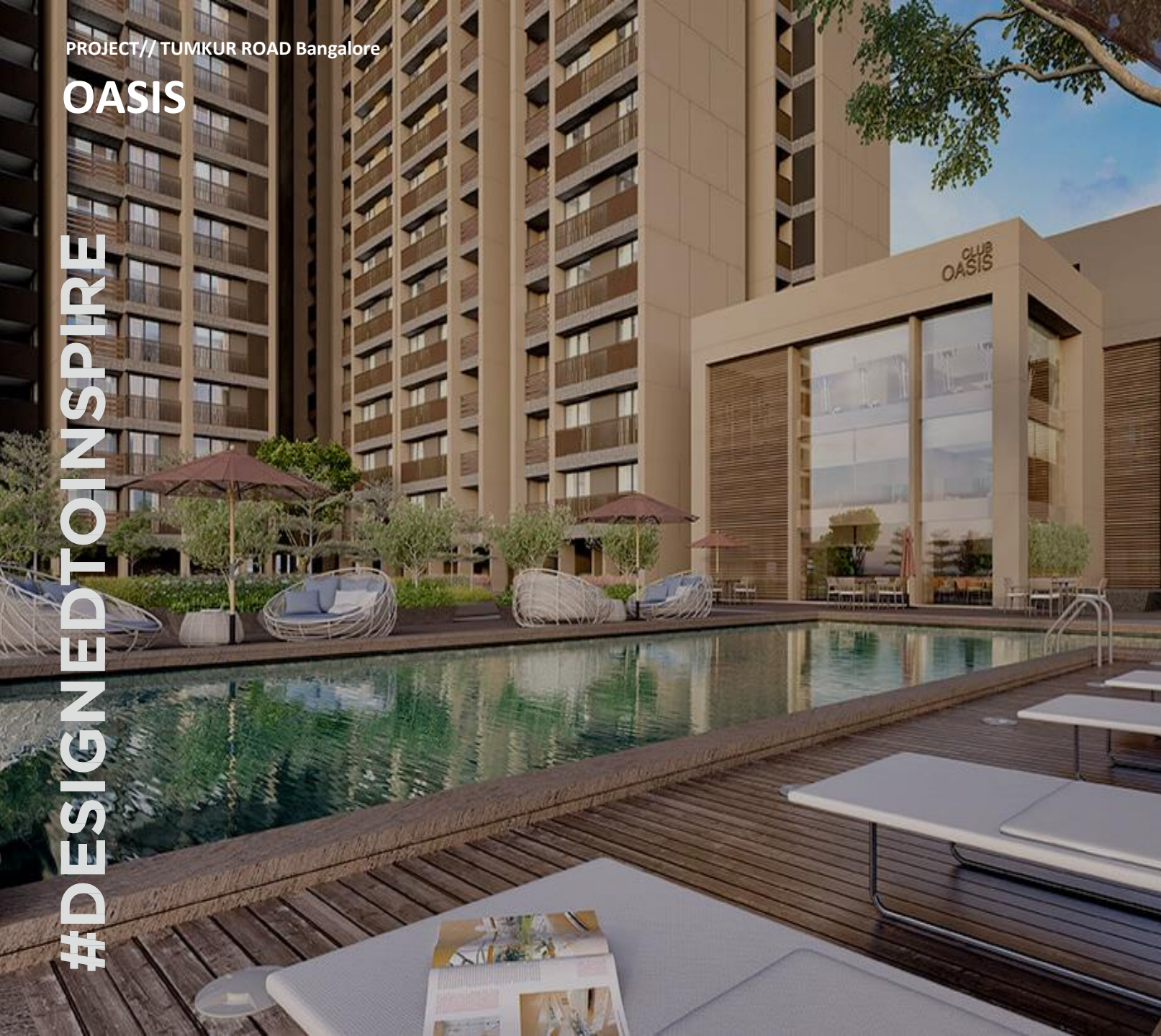


# AAVISHKAAR CLUB HOUSE



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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

#DESIGNEDTOINSPIRE





# BELAIR

#DESIGNEDTOINSPIRE

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

#DESIGNEDTOINSPIRE





*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

#DESIGNEDTOINSPIRE

*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

#DESIGNEDTOINSPIRE

*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

#DESIGNEDTOINSPIRE

*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

#DESIGNEDTOINSPIRE

*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

#DESIGNEDTOINSPIRE

*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

#DESIGNEDTOINSPIRE

*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

#DESIGNEDTOINSPIRE



*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

#DESIGNEDTOINSPIRE





# THE PARK

#DESIGNEDTOINSPIRE

*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

**ARVIND SMARTSPACES LTD**  
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