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SCALING TO THE

NEXT  
ORBIT

Arvind  
SMARTSPACES

# INFORMATION UPDATE Q1 FY26

JULY 2025

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

## Q1 FY26 PERFORMANCE

- OPERATIONAL HIGHLIGHTS
- FINANCIAL HIGHLIGHTS

# KEY UPDATES: Q1 FY26

## Q1 FY26 HIGHLIGHTS – BOOKINGS, COLLECTIONS, P&L

- Q1 Bookings stood at Rs. 175 Cr
  - Industrial Park pilot launched in Q1
- Q1 collections stood at Rs 191 crore
- P&L continues to improve
  - Revenues at Rs. 102 Cr, up 37%, YoY
  - Adjusted EBITDA at Rs 24.5 Cr, up 205% YoY
  - PAT at Rs 12 Cr, up 159% YoY

## FY26 GUIDANCE

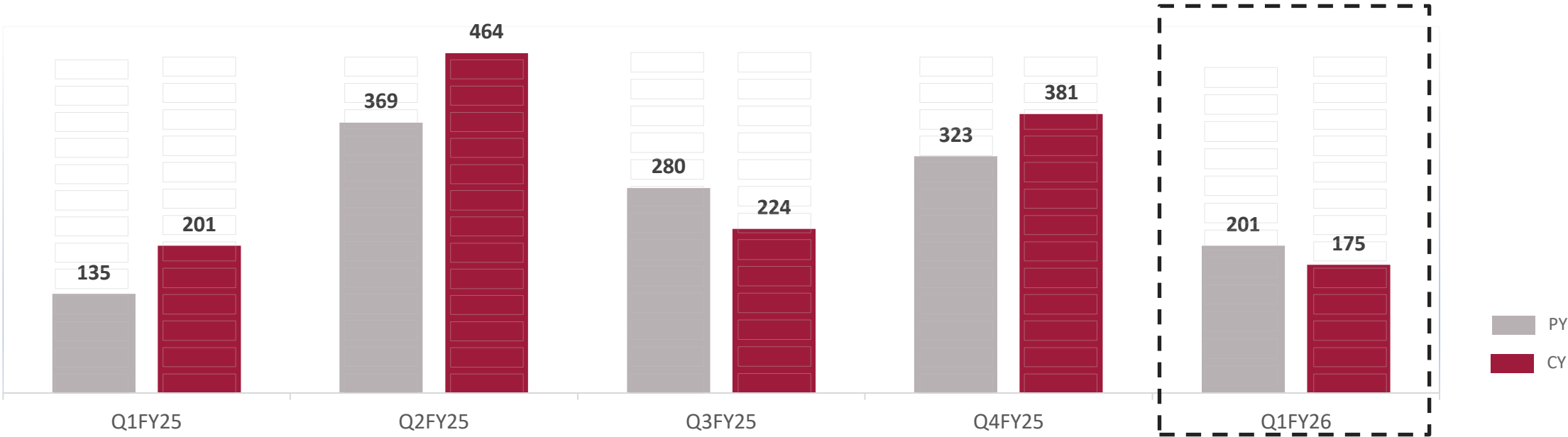
- Expect to deliver strong sales performance in FY26 with a slew of launches planned for the remainder of the year
- On track to conclude the ongoing business plan of adding new projects with a cumulative topline potential of Rs. 5,000 Cr - to add projects across Ahmedabad, Bengaluru and MMR

*\*On the basis of the current business assumptions*

BOOKINGS: Q1 FY26



(In ₹ Cr.)



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BOOKINGS: PROJECT-WISE

City	Project wise	Q1 FY25 Rs. Cr	Q1 FY26 Rs. Cr
Gujarat	Aavishkaar	3	2
	Forreste (I to V)	14	9
	High Grove / CW	2	6
	Uplands 2.0 & 3.0	22	1
	Uplands (One & Two)	-	7
	Rhythm of Life	13	2
	Aquacity	93	62
	Industrial Park - NH47	-	29
Gujarat Total		148	118
Karnataka	Belair	11	16
	Greatlands	3	14
	Oasis	1	1
	Forest Trails	9	(4)
	Orchards	30	1
	The Park	-	19
Karnataka Total		54	47
Maharashtra	Elan	-	10
Total		201	175

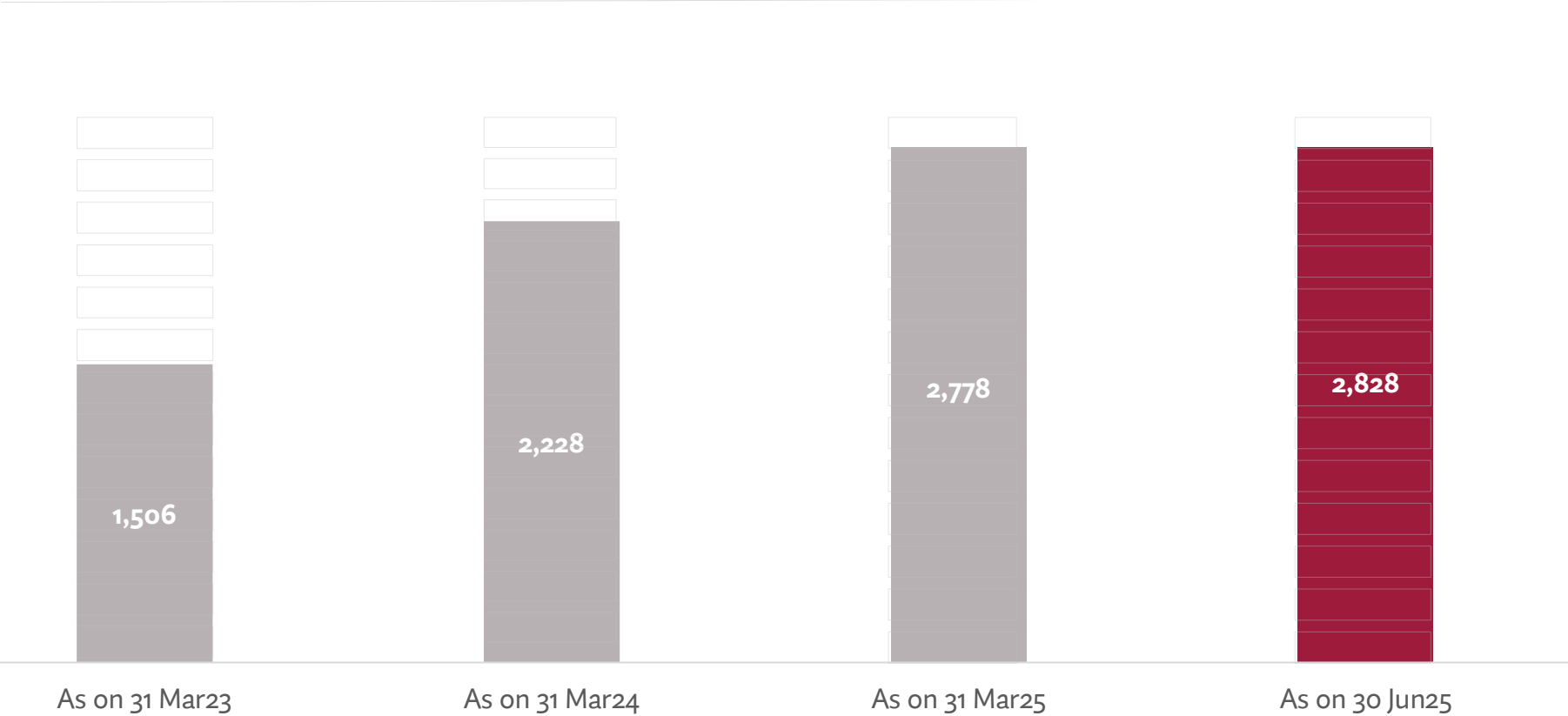
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# UNRECOGNIZED REVENUE – AS ON 30 JUN 25

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## UNRECOGNIZED REVENUE

(In ₹ Cr.)

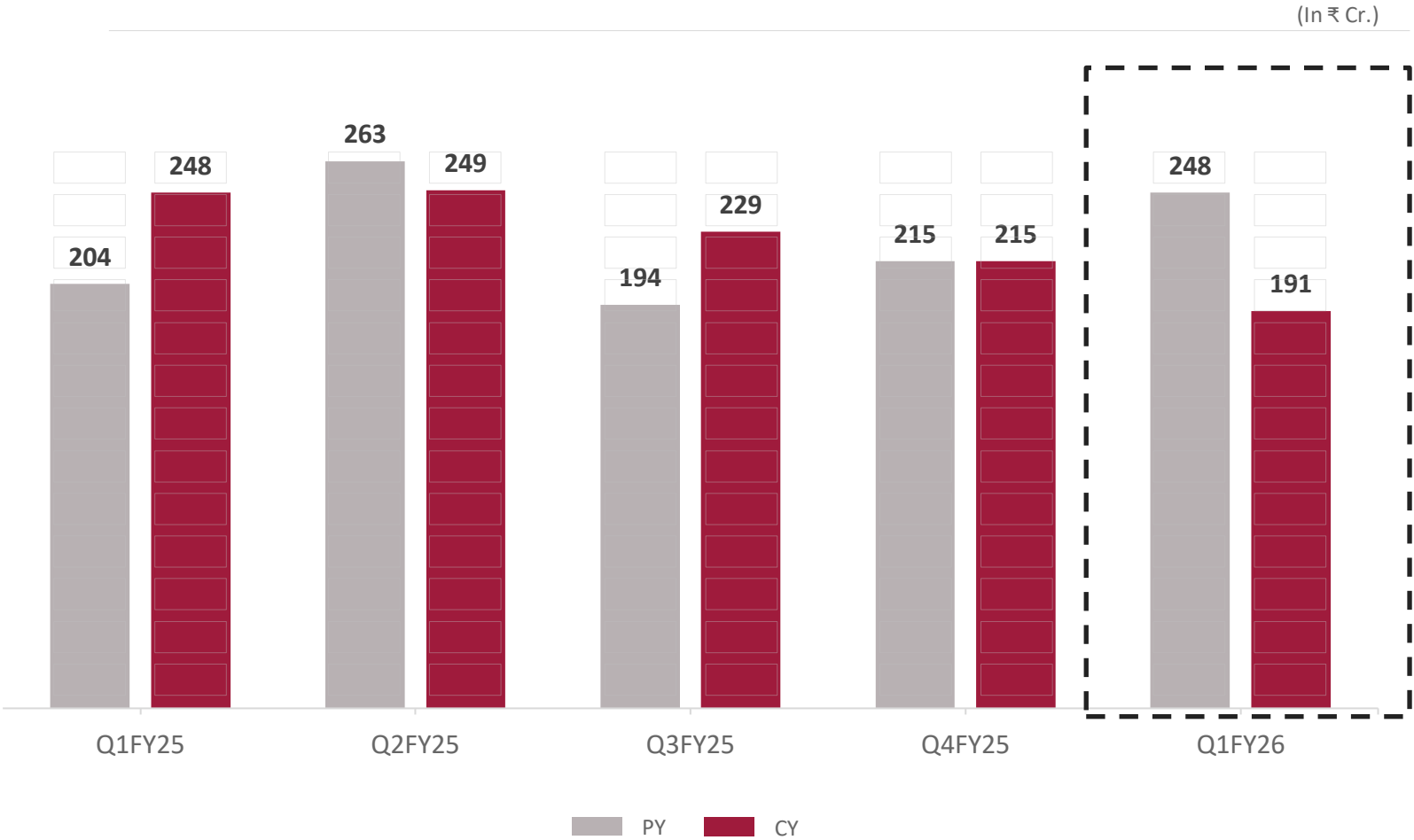


Jun 30, 2025  
**₹2,828 CR**

Mar 31, 2024  
**₹2,778 CR**

COLLECTIONS : Q1 FY26

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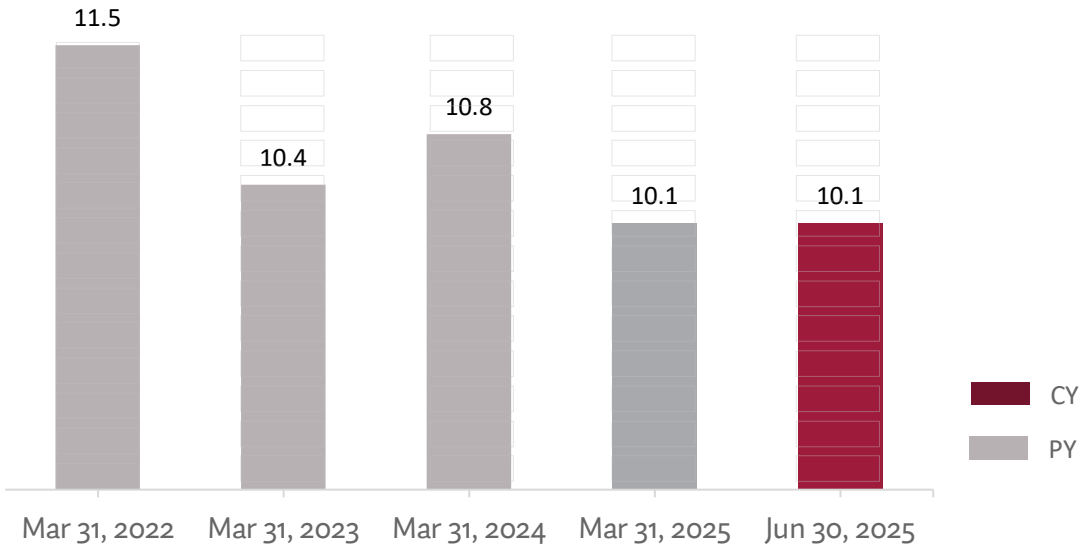
Note : Previous Year period has been regrouped/reinstated for like-to-like comparison

# NET DEBT MOVEMENT: Q1 FY26

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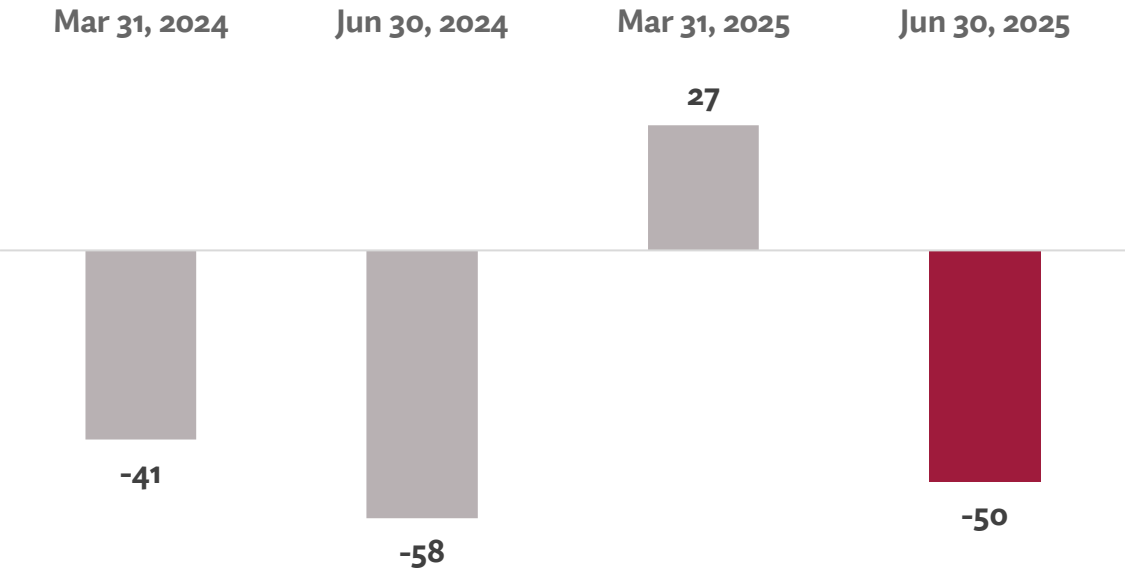
## BORROWING COST MOVEMENT

(In %)



## NET DEBT

(In ₹ Cr.)



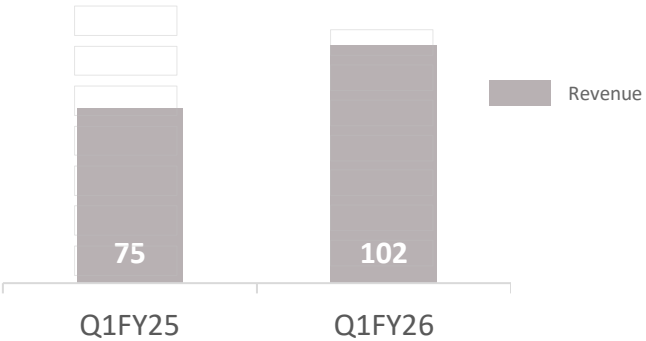
Net Interest-bearing funds as on Jun 30, 2025 is ₹ (50) Cr (vs Mar 25 ₹ 27 Cr) Decreased by ₹ 77Cr during the quarter  
Net Debt (Interest-bearing funds) to Equity ratio at (0.08) as on Jun-25 vs 0.04 as on Mar-25

P&L: Q1 FY26

CONSOLIDATED FINANCIALS SUMMARY

REVENUE FROM OPERATIONS

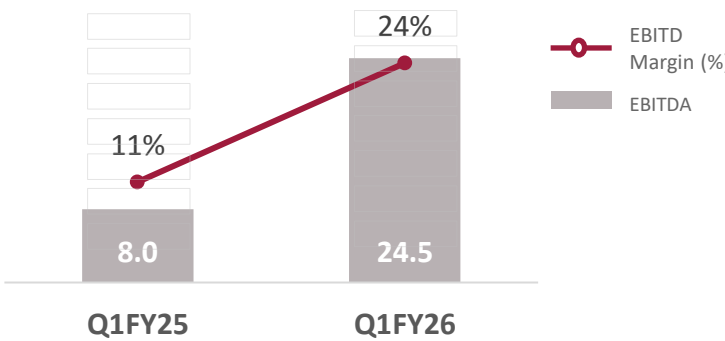
(In ₹ Cr.)



Q1 FY25	Q1 FY26	Growth (YoY)
₹75 CR	₹102 CR	37%

\*ADJUSTED EBITDA

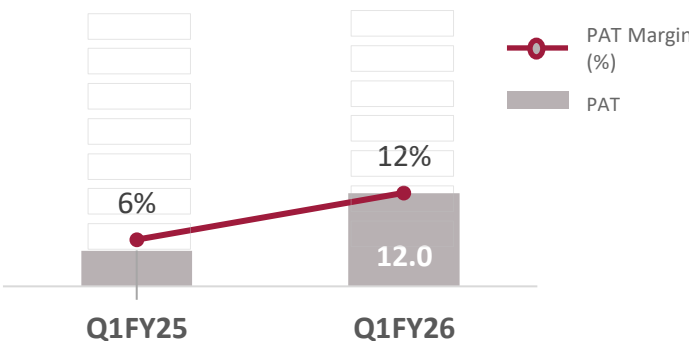
(In ₹ Cr.)



Q1 FY25	Q1 FY26	Growth (YoY)
₹8 CR	₹24.5 CR	205%

PAT

(In ₹ Cr.)



Q4 FY24	Q4 FY25	Growth (YoY)
₹4.6 CR	₹12.0 CR	159%

\*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

# Q1 FY26 SYNOPSIS

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City	Projects	Area Booked Q1 FY26 (sq ft.)	Units Booked Q1 FY26 (nos.)	Sales Value for Q1 FY26 (Rs. Cr)	Amount Collected Q1 FY26 (Rs. Cr)	Revenue Recognized Q1 FY26 (Rs. Cr)
Gujarat	Aavishkaar	5,271	6	2	3	4
	Alcove	-	-	-	-	-
	Chirping Woods	19,719	3	3	3	-
	Forreste 5	23,148	3	7	0	-
	Forreste	7,668	1	2	1	-
	Fruits of Life	-	-	-	2	-
	High Grove	14,499	1	2	(2)	9
	Aquacity	6,02,822	111	62	58	-
	Rhythm of Life	14,148	2	2	5	-
	Uplands 2.0 & 3.0	7,245	2	1	18	-
	Uplands One	32,310	1	7	4	4
	Uplands Two	-	-	0	1	5
	Industrial Park - NH47	5,25,227	2	29	-	-
Karnataka	Belair	15,086	12	16	23	49
	Forest Trails	(6,566)	(2)	(4)	15	-
	Greatlands	20,730	14	14	16	16
	Oasis	1,538	1	1	1	1
	Orchards	1,015	1	1	24	-
	The Park	26,921	19	19	8	-
Maharashtra	Elan	10,131	9	10	12	13
<b>Total</b>		<b>13,20,913</b>	<b>186</b>	<b>175</b>	<b>191</b>	<b>101</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

DEBT PROFILE – AS ON JUN 30, 2025

Amount in ₹ Cr.	30-Jun-2024	31-Mar-2025	30-Jun-2025
Gross Debt*	61	199	193
Net Interest-bearing funds	(58)	27	(50)
Net Interest-bearing funds to Equity	(0.12)	0.04	(0.08)

- 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.

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

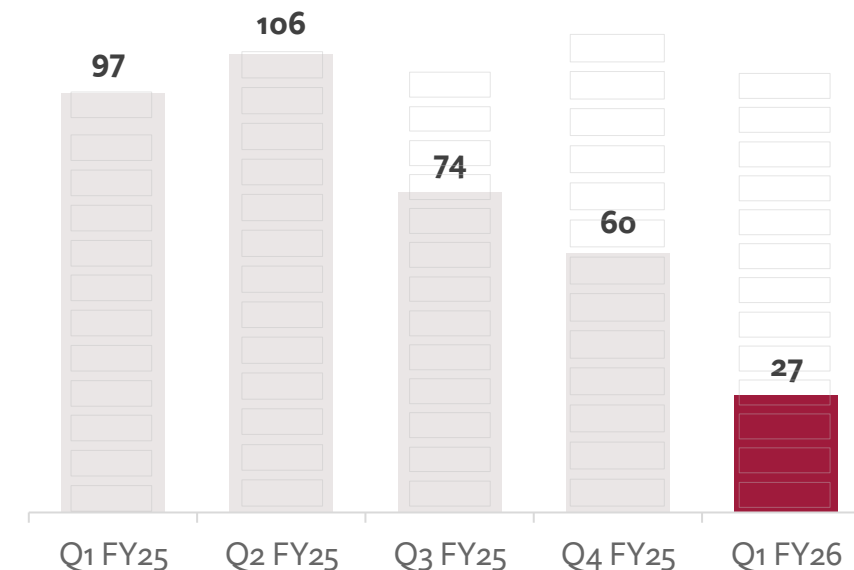
The Company generated operating Cash Flow of Rs. 27 Cr of in Q1 FY26. The Company has significant headroom to raise fresh Debt while maintaining a healthy Debt Equity ratio.

# CONSOLIDATED CASHFLOWS – Q1 FY26

Particulars (Rs in Crs)	Q1 FY25	FY25	Q1 FY26
Opening Balance	21	21	27
<b>Operating activities</b>			
Collections	248	942	191
Construction cost and other overheads	(104)	(392)	(113)
Taxes	(1)	(33)	(5)
Direct land cost/JDA and DM sharing	(46)	(180)	(46)
<b>Net Operating Cashflow (A)</b>	<b>97</b>	<b>337</b>	<b>27</b>
<b>Financing Activities</b>			
Finance cost (Net)	(1)	(7)	(5)
Pref Issue / Equity	4	13	4
Loans/OCD - Drawdown/(Repayment) (Net)	(15)	137	(6)
Investments (Net)	(13)	(87)	(10)
<b>Net Financial Cashflow (B)</b>	<b>(25)</b>	<b>57</b>	<b>(17)</b>
<b>Investing Activities</b>			
Land Payments & Approvals	(62)	(388)	(18)
<b>Net Investing Cashflow (C)</b>	<b>(62)</b>	<b>(388)</b>	<b>(18)</b>
<b>Total Net Cashflow (D= A+B+C)</b>	<b>30</b>	<b>27</b>	<b>19</b>

## 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	4,54,486	90,982	130	125	127	2,870
	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 Square	82,526	74,550	7,976	32	31	32	4,293
		9,15,809	9,15,809	-	254	254	254	2,776
Karnataka	Belair	4,69,620	4,38,459	31,161	302	251	270	6,887
	Expansia	1,40,268	1,40,268	-	75	75	75	5,358
	Greatlands	9,52,854	7,82,387	1,70,467	331	302	316	4,227
	Oasis	5,72,262	5,65,416	6,846	327	324	325	5,777
	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	88,588	46,364	70	59	59	7,858
	<b>Total</b>	<b>65,01,284</b>	<b>60,49,687</b>	<b>4,51,597</b>	<b>2,140</b>	<b>2,040</b>	<b>2,074</b>	

^Amount Collected is excluding Taxes and net of cancellations  
As on 30 June 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	1,41,64,344	69,57,758	72,06,586	737	-	156	1,060
	Chirping Woods	13,39,092	11,08,994	2,30,098	132	2	111	1,189
	Forreste	29,58,846	24,17,879	5,40,966	349	31	328	1,442
	Forreste 5	9,43,164	5,70,648	3,72,516	131	5	69	2,298
	Fruits of Life	17,45,853	15,02,775	2,43,078	146	-	139	969
	High grove	43,77,033	24,38,334	19,38,699	233	107	223	954
	Rhythm of Life	10,33,030	7,77,807	2,55,223	95	-	28	1,221
	Uplands 2.0 & 3.0	1,03,38,827	48,97,125	54,41,702	442	-	324	902
	Uplands One	31,92,901	29,63,362	2,29,539	514	485	504	1,735
	Uplands Two	12,89,128	10,83,204	2,05,924	331	124	294	3,054
Karnataka	Forest Trails	9,71,736	4,29,984	5,41,752	319	-	77	7,413
	Orchards	5,70,200	3,95,922	1,74,278	217	-	171	5,488
	The Edge	1,68,224	56,994	1,11,230	40	-	27	7,077
	The Park	5,69,066	3,05,225	2,63,841	200	-	22	6,538
	<b>Total</b>	<b>4,36,61,445</b>	<b>2,59,06,011</b>	<b>1,77,55,434</b>	<b>3,885</b>	<b>755</b>	<b>2,473</b>	

^Amount Collected is excluding Taxes and net of cancellations

As on 30 June 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	1,631
B. Ongoing	Gujarat	Chirping Woods	Residential	JV	~ 50% Revenue Share	2026	13,39,092	173
		Forreste 5	Residential	DM	~ 10% Revenue Share	2026	9,43,164	207
		Uplands One	Residential	JV	~ 77% Revenue Share	2025	31,92,901	580
		Uplands Two	Residential	JV	~ 77% Revenue Share	2025	12,89,128	350
		High grove	Residential	JV	~ 45% Revenue Share	2025	43,77,033	329
		Uplands 2.0 & 3.0	Residential	JV	~ 10% Revenue Share	2026	1,03,38,827	1,006
		Aquacity	Residential	JV	~ 50% Revenue Share	2027	1,41,64,344	1,340
		Fruits of Life	Residential	HDFC Platform 2	Arvind Invst 33.33%	2025	17,45,853	155
		Forreste	Residential	DM	0%	2026	29,58,846	395
		Rhythm of Life	Residential	Owned	100%	2026	10,33,030	144
		The Edge	Commercial	Owned	100%	2025	1,68,224	125
		Orchards	Residential	HDFC Platform 2	Arvind Invst 33.33%	2027	5,70,200	222
		The Park	Residential	Owned	100%	2028	5,69,066	370
		Forest Trails	Residential	JD	~ 65% Revenue Share	2027	9,71,736	600
		Subtotal					5,01,62,729	8,286

## PROJECT PORTFOLIO – SUMMARY 2

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	30,59,316	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	3,88,980	38
		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	7,46,654	107
		Aquacity - Future Phase	Residential	JV	~ 50% Revenue Share	Yet to be launched	64,49,814	610
		Mankol	Residential	Owned	100%	Yet to be launched	65,77,560	560
	Karnataka	Industrial Park - NH47	Commercial	JD	~ 70.5% Revenue Share	Yet to be launched	1,92,48,192	1,350
		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>5,83,77,458</b>	<b>7,552</b>
		<b>Grand Total</b>					<b>10,85,40,187</b>	<b>15,838</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
<b>Gujarat</b>	Completed	584	534	49	7	56	0	56
	Ongoing	4,679	3,109	1,570	933	2,503	1,751	753
	Yet to be launched	4,545	29	4,517	29	4,545	2,961	1,584
<b>Gujarat Total</b>		<b>9,808</b>	<b>3,672</b>	<b>6,136</b>	<b>968</b>	<b>7,105</b>	<b>4,712</b>	<b>2,393</b>
<b>Karnataka</b>	Completed	1,631	1,536	94	49	143	26	118
	Ongoing	1,317	776	541	479	1,020	444	576
	Yet to be launched	1,487	0	1,487	0	1,487	1,007	480
<b>Karnataka Total</b>		<b>4,434</b>	<b>2,312</b>	<b>2,122</b>	<b>528</b>	<b>2,650</b>	<b>1,477</b>	<b>1,173</b>
<b>Maharashtra</b>	Ongoing	75	70	5	11	16	-6	23
	Yet to be launched	1,520	0	1,520	0	1,520	1,111	409
<b>Maharashtra Total</b>		<b>1,595</b>	<b>70</b>	<b>1,525</b>	<b>11</b>	<b>1,536</b>	<b>1,105</b>	<b>432</b>
<b>Grand Total</b>		<b>15,838</b>	<b>6,054</b>	<b>9,784</b>	<b>1,508</b>	<b>11,291</b>	<b>7,293</b>	<b>3,998</b>
Add: Surplus								50
<b>Net Estimated Unrealised Operating Cashflow</b>								<b>4,048</b>

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

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HDFC  
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ARVIND BRAND

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GOVERNANCE &  
CSR

06

MANAGEMENT  
TEAM

# OVERVIEW

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

Listed in 2015 post demerger from Arvind Ltd

**Strong trusted consumer brand**

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

**Experienced Professional Mgmt.**

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

**Diversified geographical presence**

Ahmedabad, Gandhinagar, Bangalore & Pune

**Primarily focused on Residential development**

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

**Growing Project Portfolio**

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

**Strong conviction by promoters**

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

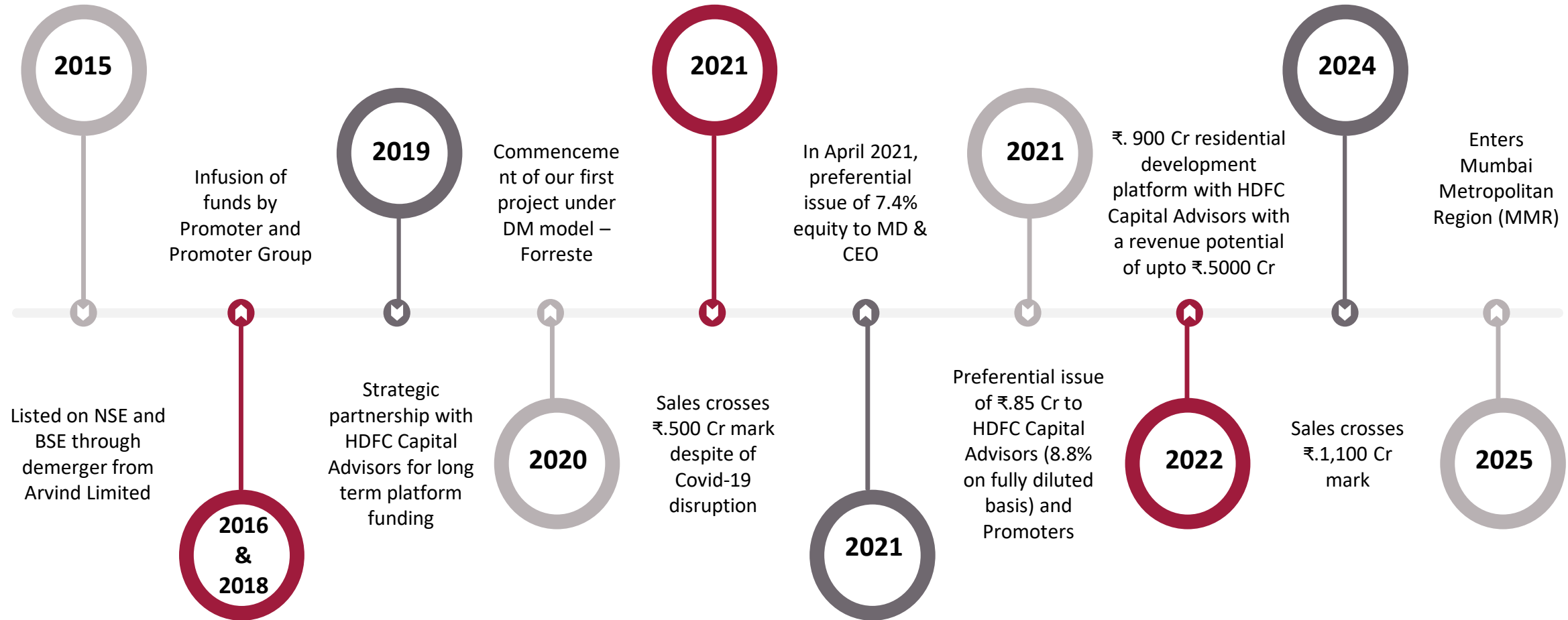
**Strategic partnership with HDFC Capital**

Equity investment at Hold co and Platform funding

**Strong financial performance - 25% CAGR in Bookings**

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

# THE JOURNEY SO FAR

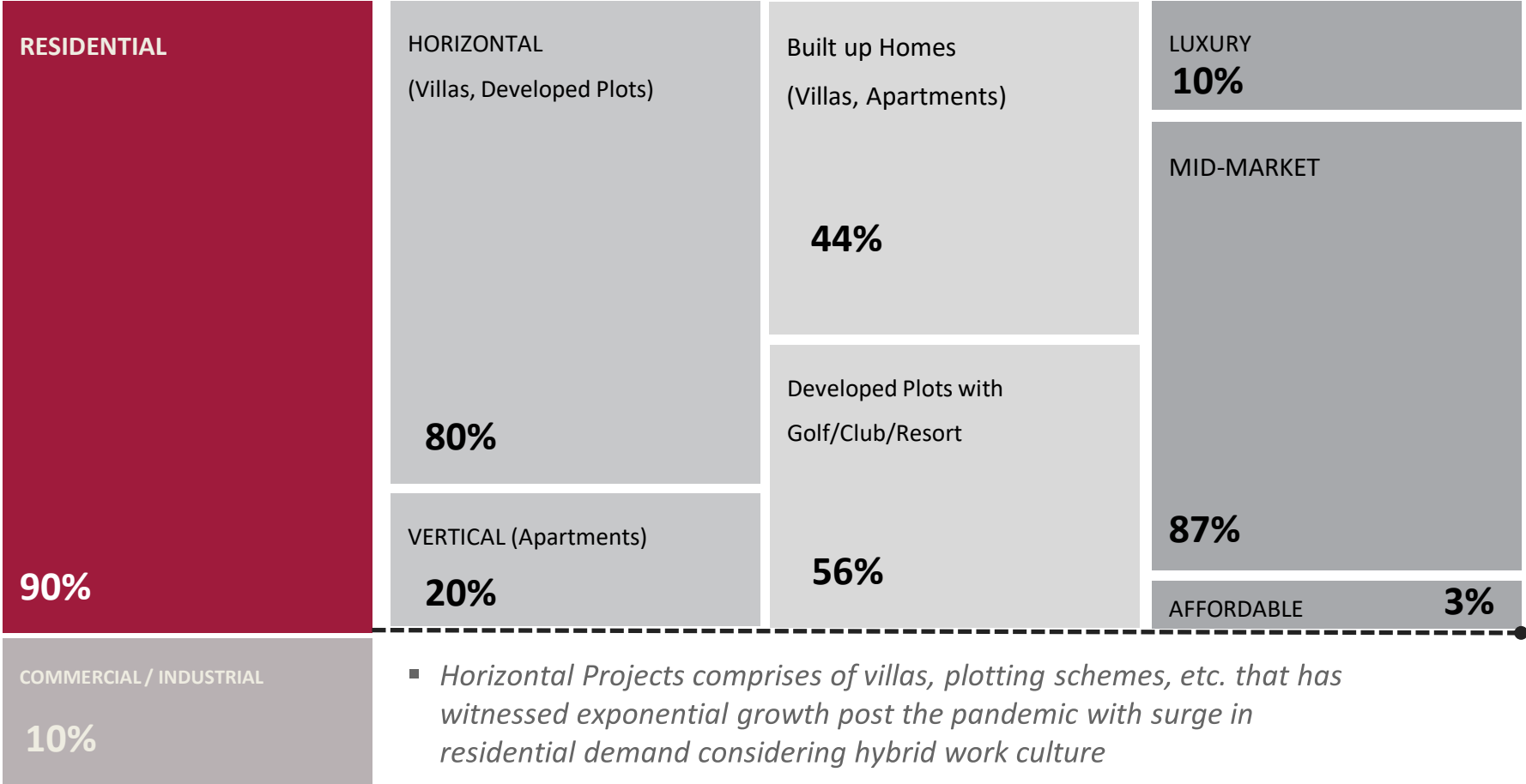


# CARVED ITS NICHE IN RESIDENTIAL DEVELOPMENT PROJECTS

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PROJECT CLASSIFICATION (ONGOING AND PLANNED) MARCH 2025



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

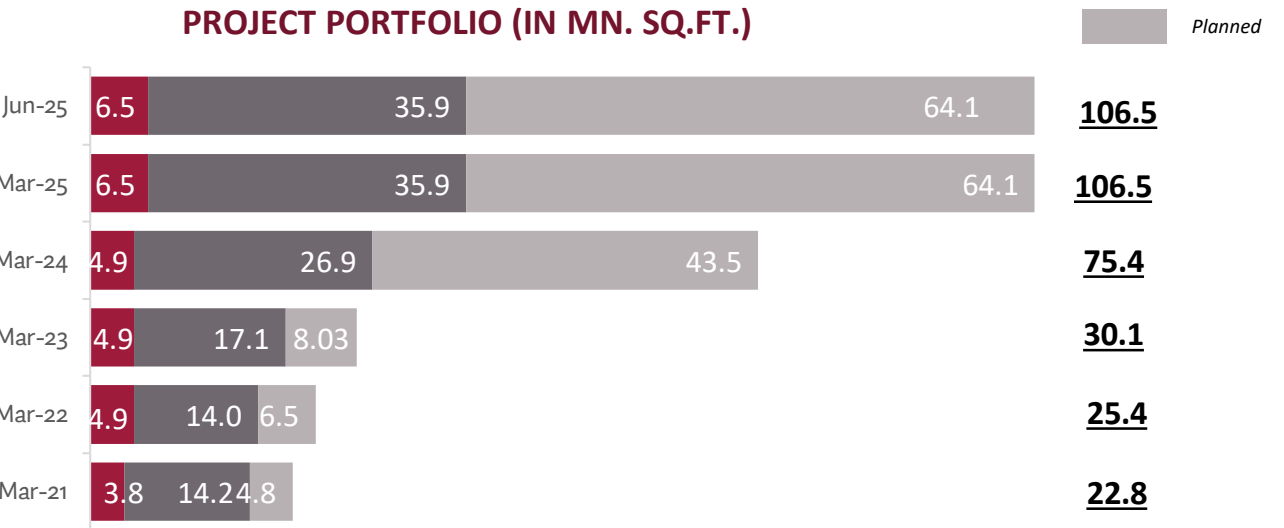
^The numbers are basis value of the portfolio

# 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.

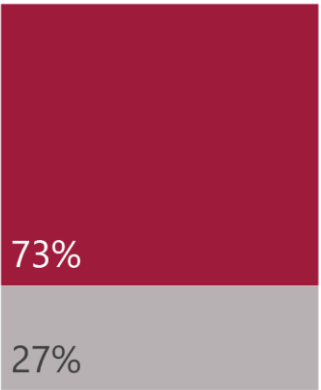


- “Ongoing” - already launched
- “Planned” - Next phases of already launched Projects + Lands already acquired, and site preparation started

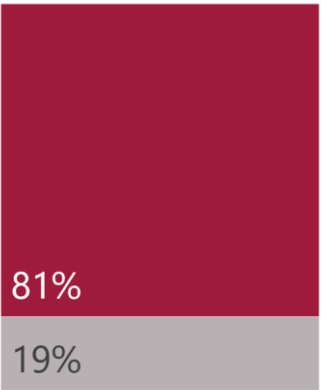
## MULTIPLE LAND SOURCING MODELS

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

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 AND TO MUMBAI IN 2025

GUJARAT 61%,

KARNATAKA 28%

MAHARASHTRA 11%

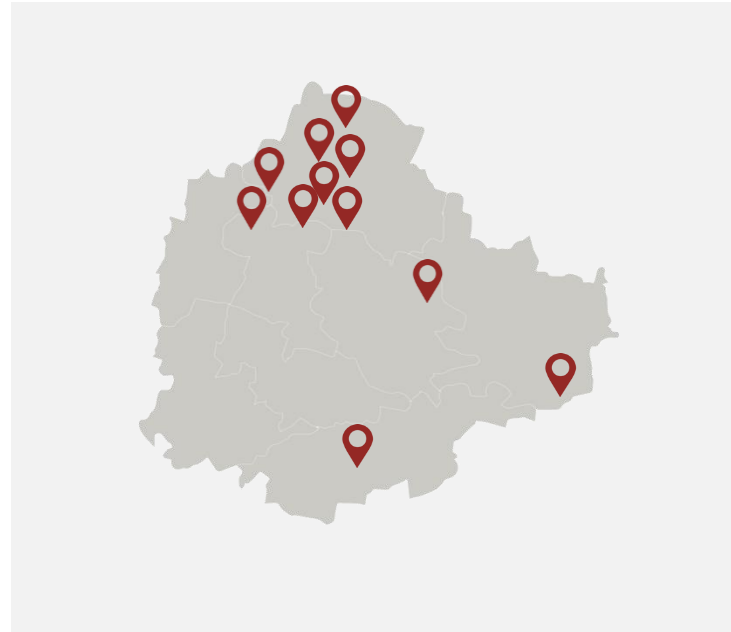
AHMEDABAD, GANDHINAGAR, SURAT

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

# 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

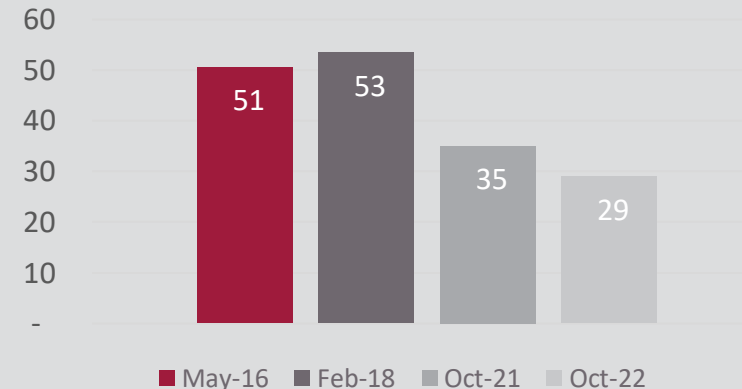
- Two most trusted brands- HDFC & Arvind together unlocking tremendous value for stakeholders
- First investment in OCD form of ₹ 50 Cr for Devenhalli project and ₹ 50 Cr invested for 8.8% stake on a fully diluted basis

# 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

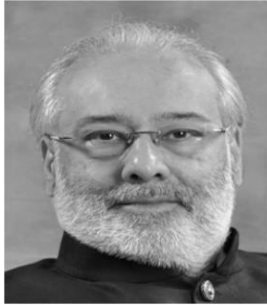
INFUSION OF FUNDS BY PROMOTERS



**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



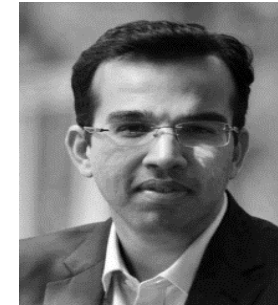
**Mr. Sanjay S. Lalbhai**  
Chairman & Non-Executive



**Mr. Kulin S. Lalbhai**  
Vice Chairman



**Mr. Kamal Singal**  
Managing Director



**Mr. Priyansh Kapoor**  
Whole Time 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.*

\* Effective 8<sup>th</sup> August 2025

\*Effective Aug 08, 2025

# LED BY AN EXPERIENCED PROFESSIONAL MANAGEMENT TEAM

#DESIGNEDTOINSPIRE



**MR. KAMAL SINGAL |  
MANAGING DIRECTOR**

- 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



**MR. PRIYANSH KAPOOR |  
CHIEF EXECUTIVE OFFICER**

- Associated with the real estate industry for over 16 years.
- He has held key leadership roles across marquee organizations including Godrej Properties, Godrej Housing Finance and The Wadhwa Group.
- His prior experience includes heading the Mumbai region at Godrej Properties as Mumbai CEO. He also lead sales, marketing, and CRM at The Wadhwa
- He holds a Post Graduate Diploma in Management from the Xavier Institute of Management.



**JAGDISH DALAL |  
Senior Vice President**

- Over 30 years of experience
- Excels in corporate finance



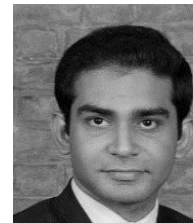
**MANOJ CHELLANI |  
Chief Business Officer - South**

- 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



**INSHUL SAHANI |  
Head - Strategy**

- Overall experience of over 11 years in Consulting and Corporate Strategy
- With ASL since 2025



**PRAKASH MAKWANA |  
Company Secretary & Compliance Officer**

- Member of Arvind group for over 25 years



**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



**CHIRAG SHAH |  
Chief Technical Officer**

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



**PANKAJ JAIN |  
Head of CRM**

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



**JAI KUMAR AJBANI |  
Head - Legal**

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



## 5 YEAR PERFORMANCE

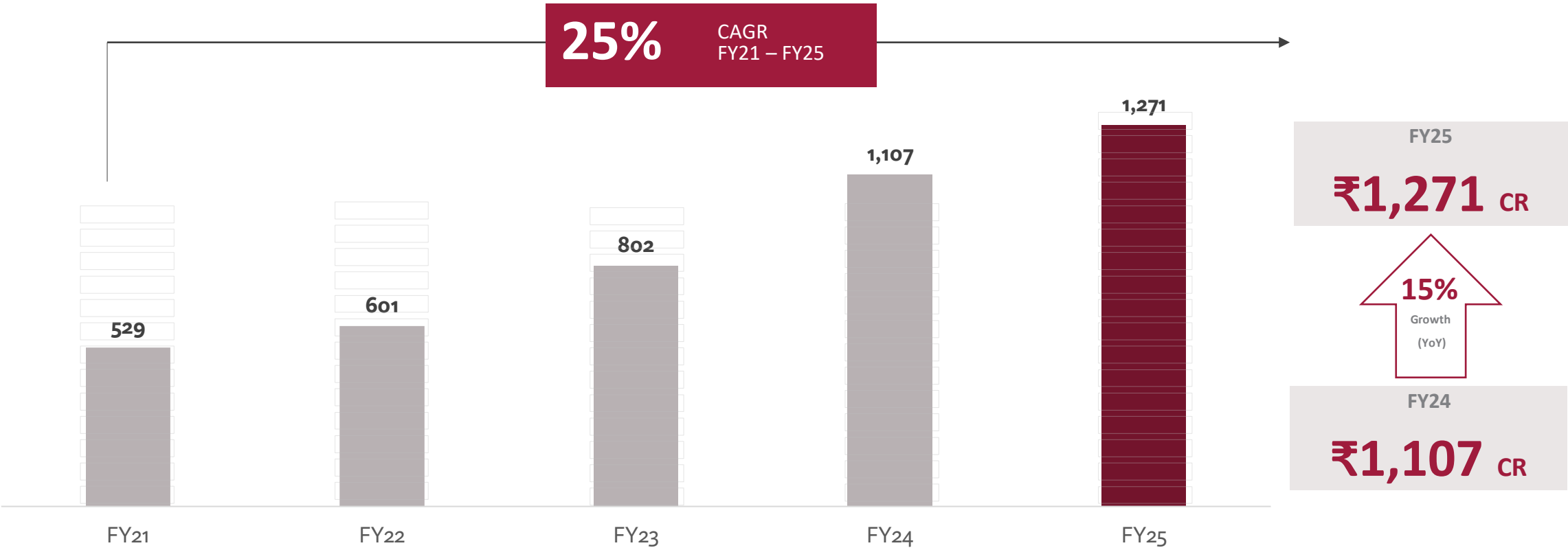
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- OPERATIONAL
- FINANCIAL

# BOOKINGS: FY25

## BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)

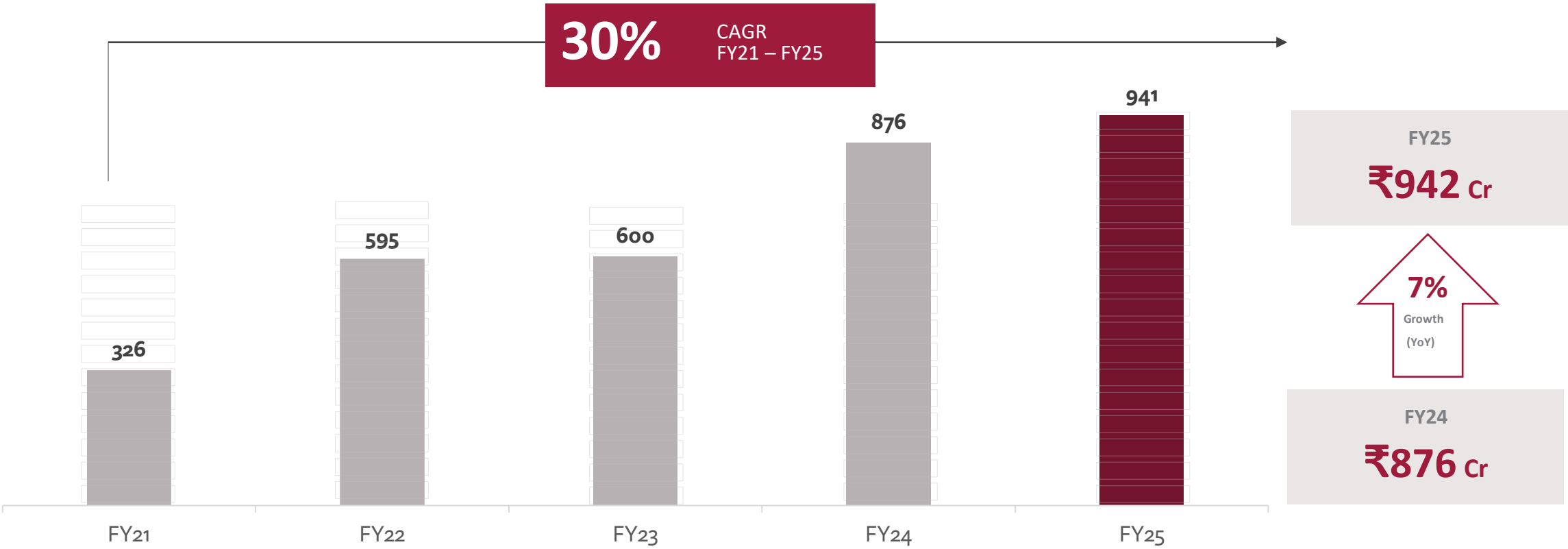


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# COLLECTIONS: FY25

## COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)

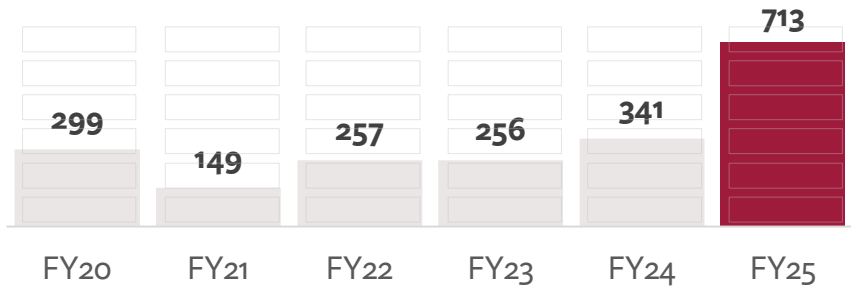


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# CONSOLIDATED FINANCIAL PERFORMANCE

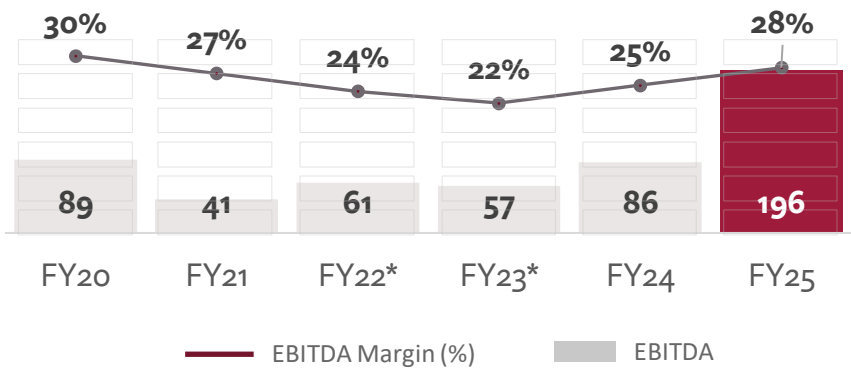
## REVENUE

(In ₹ Cr.)



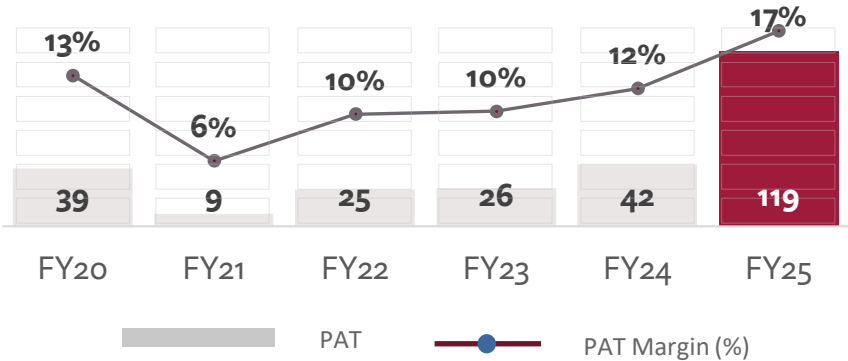
## EBITDA

(In ₹ Cr.)



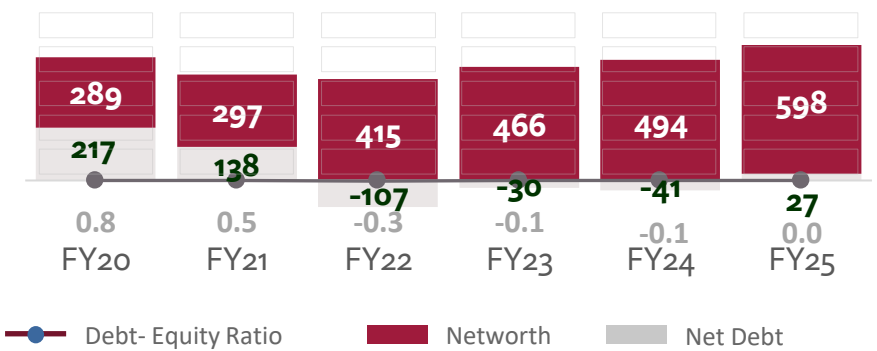
## PAT

(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

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# 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**

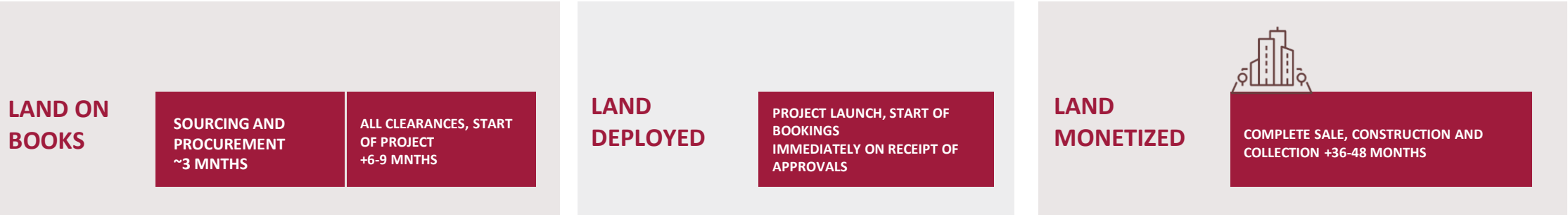


ASSET LIGHT

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"><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

## FOCUS ON EFFICIENT CASH FLOW MANAGEMENT & LOW LEVERAGE

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

### DEBT / EQUITY (X)

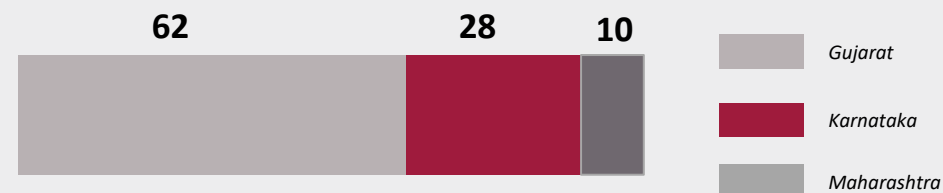


Credit Rating upgraded to IND A+/Stable in December 2023

## FOCUSED MARKET & GEOGRAPHIC STRATEGY

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

### MAR 2025



## PRODUCT INNOVATION

### UPLANDS: EXECUTIVE GOLF COURSE



### SPORCIA: HOMES AROUND SPORTS



### SKYLANDS: JOGGING TRACK IN THE SKY



### EXPANSIA: ALL ABOUT SPACES



### BELAIR: YOUR CLUB IN THE AIR



### UPLANDS: INSPIRED BY DISNEY®



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PRODUCT INNOVATION

3 ACRES OF LILY POND @ HG



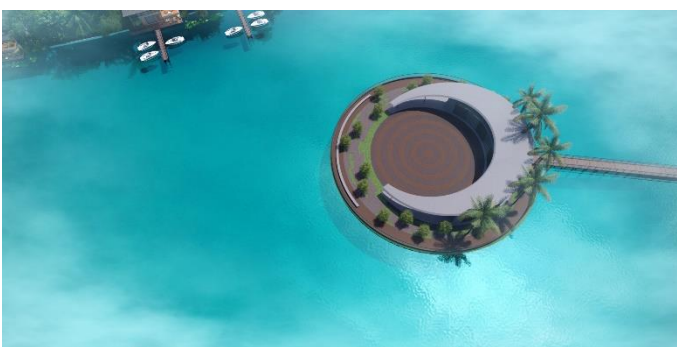
URBAN FORREST @ FORRESTE



INTERNATIONAL CLUB ARCHITECTURE @ HG



MAN-MADE LAKE (33 ACRES), THREE MAN-MADE ISLANDS, 18-ACRE GOLF COURSE @ AQUACITY



# CUSTOMER CENTRICITY

## AIMING FOR DELIGHT AT EVERY TOUCH POINT IN CUSTOMER LIFE CYCLE



## PROJECTS AND DELIVERY STATUS VS COMMITMENT (IN MONTHS)

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

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

# SYSTEMS AND PROCESSES

## DEFINED PROJECT ACQUISITION PROCESS

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

## POWERFUL SALES ENGINE & PROCESSES

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

## DESIGN & DEVELOPMENT PROCESS

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

## LEADERSHIP EXPERIENCE



Engineering

30+  
years

Arch./Design

20+  
years

## 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

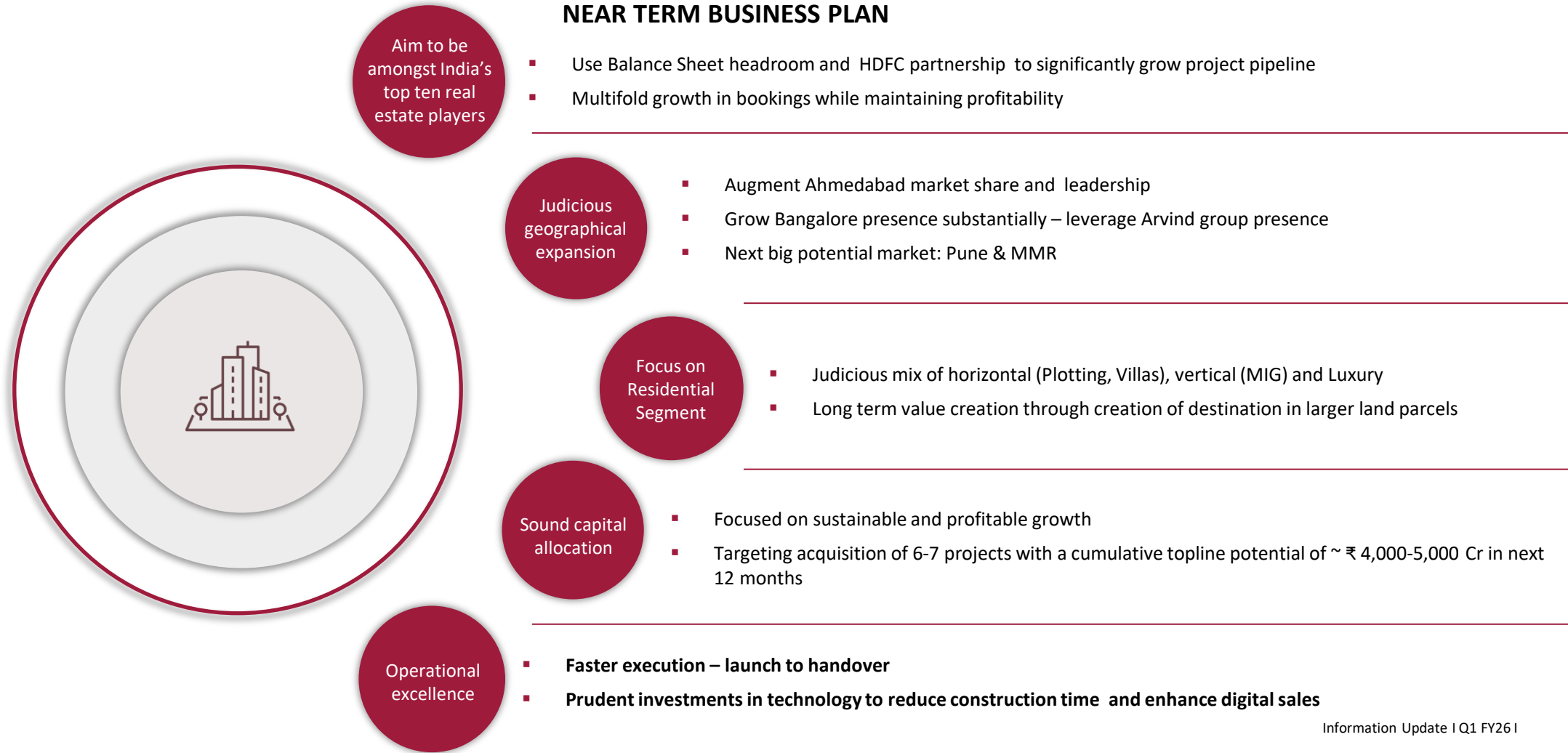
- Brand Equity
- Legacy of over 120 years of Trust & Excellence

## 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

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## AWARDS AND RECOGNITION

- AWARDS
- ACCOLADES

# AWARDS & RECOGNITIONS FY16-25

## Company & Individual Awards

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'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 Dhabhi 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



'Developer of the Year' - Golden Brick Awards 2024, Dubai, UAE



Developer of the Year - Ultra Luxury & Lifestyle - Realty+ Excellence Awards




"Brand of the Year – Real Estate" - Real Estate and Business Excellence Awards, 2025

# AWARDS & RECOGNITIONS FY16-25

## Project Awards

#DESIGNEDTOINSPIRE

 '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, Realty+ Conclave & Excellence Awards, 2023	 Luxury Villa Project of the Year - Arvind Forest Trails, Real Estate and Business Excellence	 Luxury Villa Project of Year at Golden Brick Awards 2024, Dubai, UAE	 Villa Project of Year at Realty+ Excellence Awards, 2024	 Integrated Township of the Year - Real Estate and Business Excellence Awards, 2025	 Luxury Project of Year Real Estate and Business Excellence Awards, 2025	

### 17th Realty Conclave & Excellence Awards 2025



Developer of the Year – Residential



Iconic project of Year –  
Arvind Aquacity



Villa Project of the year – Arvind Arvind  
Forrester

### Times Now Radiant Gujarat Awards



Excellence in Trustworthy Brand in real  
Estate



Township of the year –  
Arvind Aqua City

## ANNEXURE: PROJECT PROFILE IN DETAIL

- OVERVIEW
- PROJECT DETAILS

# UPLANDS

#DESIGNEDTOINSPIRE

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



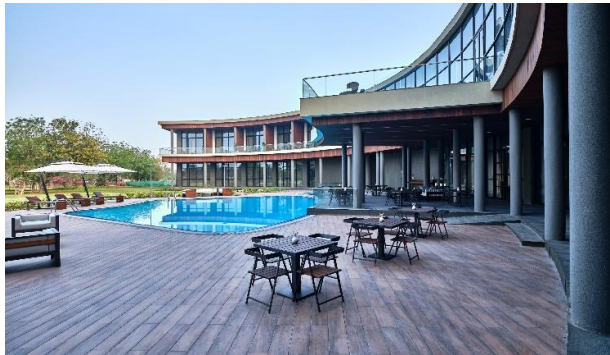
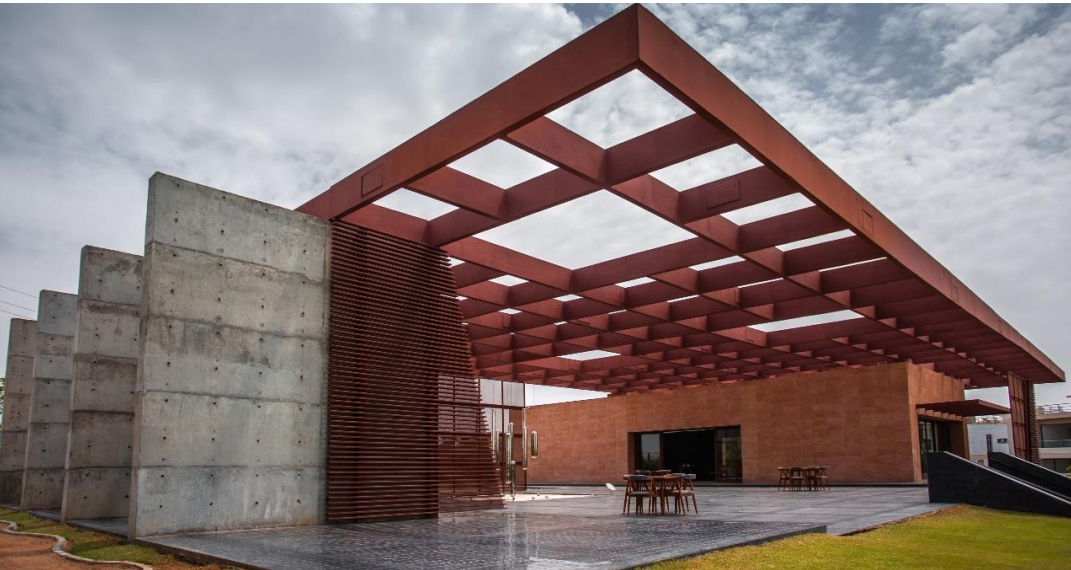
Disney® themed kids  
bedroom



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



#DESIGNEDTOINSPIRE

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

*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

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

**Deal Structure: HDFC Platform 2**

**Architect: In House**

## AMENITIES



Fruit Orchard  
Fruit Tree Boulevard



Lily Pond  
Senior Citizens' Park  
PET Park



Clubhouse, spa  
Monogram Lounge



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

# RHYTHM OF LIFE

#DESIGNEDTOSPIRE



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

Deal Structure: Owned

Architect: In House

## AMENITIES



Lake Promenade  
Musical Fountain



Lily Pond  
Senior Citizens' Park  
PET Park



Clubhouse, spa  
Mini Theatre



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

# UPLANDS 2.0 & 3.0

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

**Deal Structure:** Joint development

**Architect:** Perkins Eastman

## AMENITIES



1.2 lakh sq ft,  
Clubhouse



Lily Pond  
Senior Citizens' Park  
PET Park



Clubhouse, spa  
Monogram Lounge



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

# AQUA CITY



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

**Deal Structure:** Joint development

**Architect:** INI Design Studio, INI, Amitabh Teotia

## AMENITIES - Three Islands, One City



30 acre central lake



38 acre 18 hole golf course



Luxury resort  
clubhouse, /5 sectoral  
clubhouse



Kashi Ghat

# AQUA CITY

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# THE PARK

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

Deal Structure: **OWNED**

Architect: In House

## AMENITIES



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



9 Hole Executive Golf Course



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



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



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THANK YOU

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