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NEXT  
ORBIT

Arvind  
SMARTSPACES

# INFORMATION UPDATE Q3 & 9M FY26

FEBRUARY 2026

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

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## Q3 & 9M FY26 PERFORMANCE

- OPERATIONAL HIGHLIGHTS
- FINANCIAL HIGHLIGHTS



# KEY UPDATES: Q3 & 9M FY26

## Q3 & 9M FY26 HIGHLIGHTS – BOOKINGS, COLLECTIONS

- Highest ever 9M Bookings Value of Rs. 938 Cr, up 5% YoY
- Quarterly Bookings Value of Rs. 331 Cr, up 48% YoY
  - Led by strong sustenance sales across Ahmedabad and Bengaluru projects
- Highest 9M Yearly Collections stood at Rs. 744 Cr, up 2% YoY
  - Q3 collections were at Rs. 317 Cr, up 38% YoY
- Healthy 9M OCF of Rs. 321 Cr, up 16% YoY
  - Strong Q3 OCF Rs. 169 Cr. in Q3, up 128% YoY

## Q3 & 9M FY26 HIGHLIGHTS – BUSINESS DEVELOPMENT

- The cumulative new business development topline potential for the year stands at ~Rs. 2,510 Cr
  - In Jan 2026, added a premium residential high-rise project in Sarjapur, Bengaluru with a top-line potential of ~Rs. 860\* Cr and saleable area of ~6.8 lakh sq. ft. The project was acquired on an outright basis.
  - In Q3, added a premium residential high-rise project in Vastrapur, Ahmedabad with a top-line potential of ~Rs. 400\* Cr and saleable area of 3.6 lakh sq. ft. The project was acquired on an outright basis.
  - In Q3, added a premium residential high-rise project in Nallurahalli area of Whitefield, Bengaluru with a top-line potential of ~Rs. 550\* Cr and saleable area of ~4.6 lakh sq. ft. The project was acquired on an outright basis.
  - In Q2, entered Baroda with a ~Rs.700\* Cr top-line potential horizontal township project. Signed under joint development model (68% Revenue share)

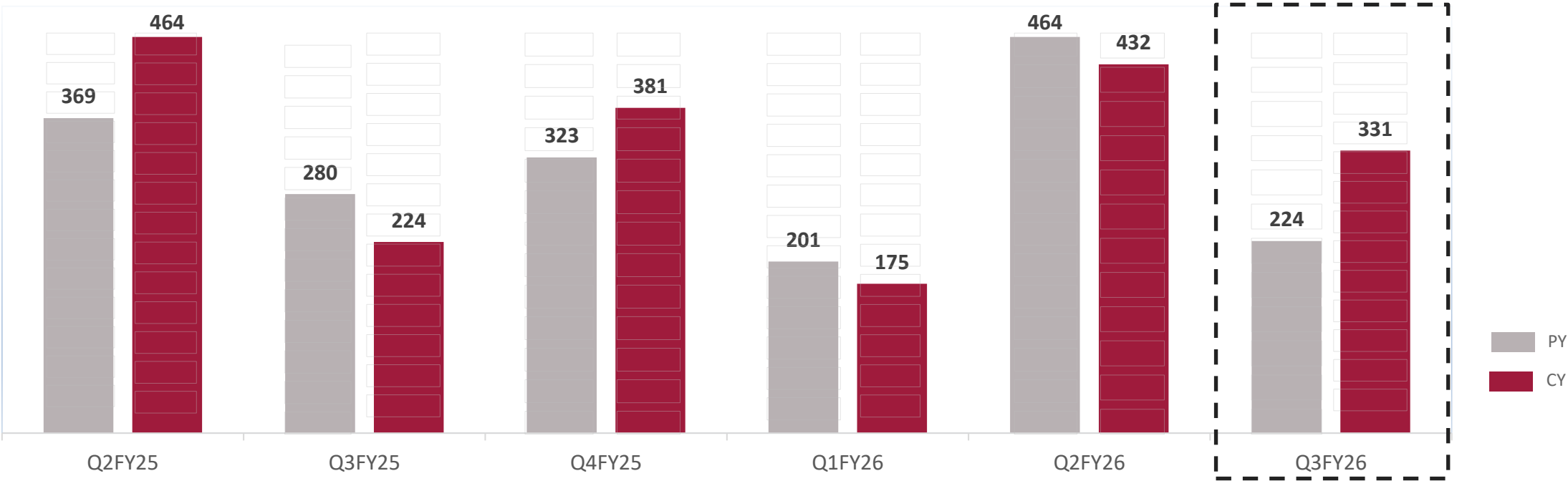
*\*On the basis of the current business assumptions*

BOOKINGS: Q3 FY26



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(In ₹ Cr.)



Q3 FY25

**₹224 CR**

Q3 FY26

**₹331 CR**

Growth (YoY)

**48%**



# BOOKINGS: PROJECT-WISE

City	Project wise	Q3 FY25 Rs. Cr	Q3 FY26 Rs. Cr
Gujarat	Aavishkaar	5	2
	Forreste (I to V)	(1)	(0)
	Fruits of Life	1	-
	High Grove / CW	0	(4)
	Uplands 2.0 & 3.0	26	87
	Uplands (One & Two)	(0)	27
	Rhythm of Life	0	-
	Aquacity	147	49
	Arvind Everland	-	52
	<b>Gujarat Total</b>	<b>180</b>	<b>213</b>
Karnataka	Belair	12	3
	Greatlands	5	(2)
	Oasis	4	-
	The Edge	-	56
	Forest Trails	8	2
	Orchards	12	33
	The Park	-	25
	<b>Karnataka Total</b>	<b>42</b>	<b>117</b>
Maharashtra	Elan	2	1
<b>Total</b>		<b>224</b>	<b>331</b>

City	Project wise	9M FY25 Rs. Cr	9M FY26 Rs. Cr
Gujarat	Aavishkaar	9	7
	Forreste (I to V)	19	6
	Fruits of Life	(1)	-
	High Grove / CW	(3)	1
	Uplands 2.0 & 3.0	47	84
	Uplands (One & Two)	(6)	35
	Rhythm of Life	21	2
	Aquacity	675	121
	Industrial Park - phase 1	-	29
	Arvind Everland	-	452
	Other Completed Projects	2	(0)
<b>Gujarat Total</b>		<b>764</b>	<b>736</b>
Karnataka	Belair	37	26
	Greatlands	9	17
	Oasis	8	6
	The Edge	-	56
	Forest Trails	23	(11)
	Orchards	46	42
	The Park	-	47
<b>Karnataka Total</b>		<b>123</b>	<b>181</b>
Maharashtra	Elan	3	21
<b>Total</b>		<b>890</b>	<b>938</b>

Q3 FY25

₹224 CR

Q3 FY26

₹331 CR

Growth (YoY)

48%

9M FY25

₹890 CR

9M FY26

₹938 CR

Growth (YoY)

5%

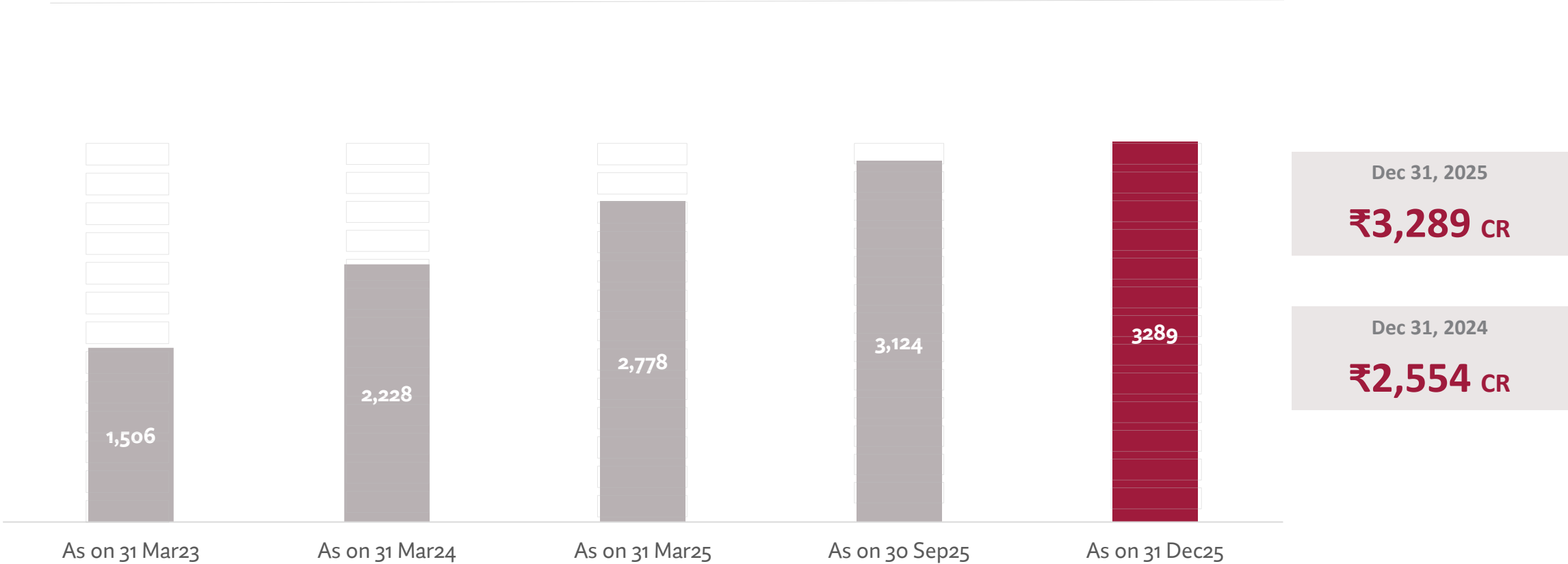
Note : Other Completed projects include Megapark, Megaestate, Megatrade

# UNRECOGNIZED REVENUE – AS ON DEC 31, 2025

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## UNRECOGNIZED REVENUE

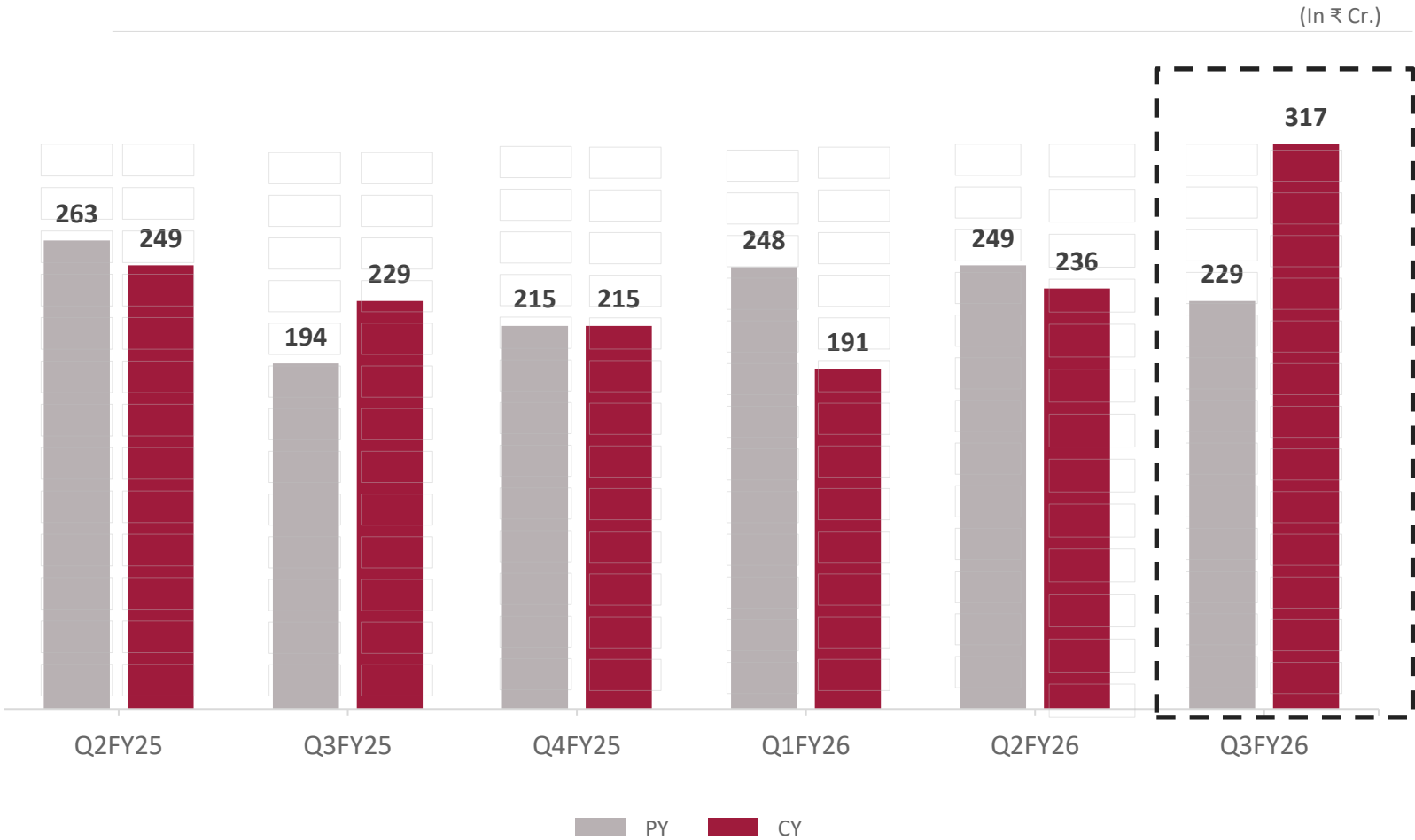
(In ₹ Cr.)





COLLECTIONS : Q3 FY26

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Q3 FY26

**₹317 CR**

38%

Growth (YoY)

Q3 FY25

**₹229 CR**

9M FY26 Collections at Rs. 744 Cr, up 5% YoY

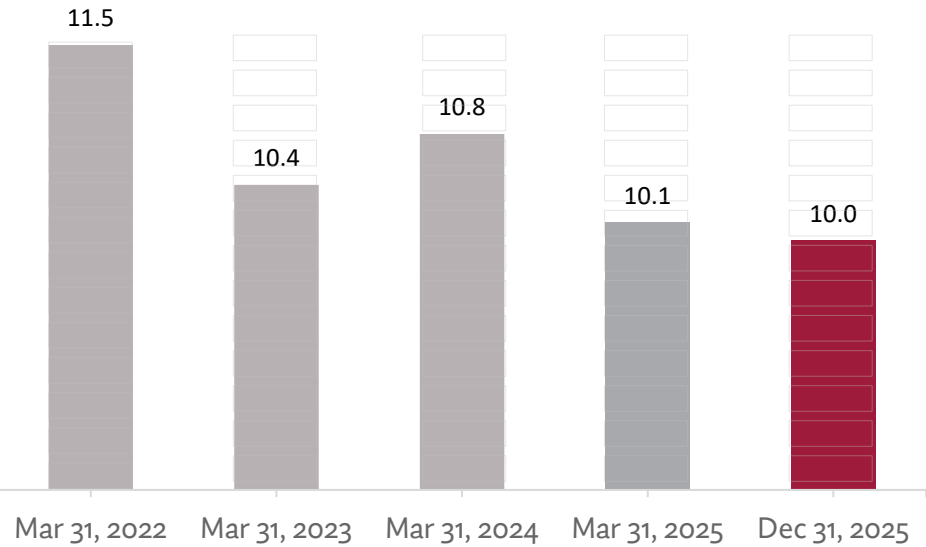
Note : Previous Year period has been regrouped/reinstated for like-to-like comparison

NET DEBT MOVEMENT: Q3 FY26

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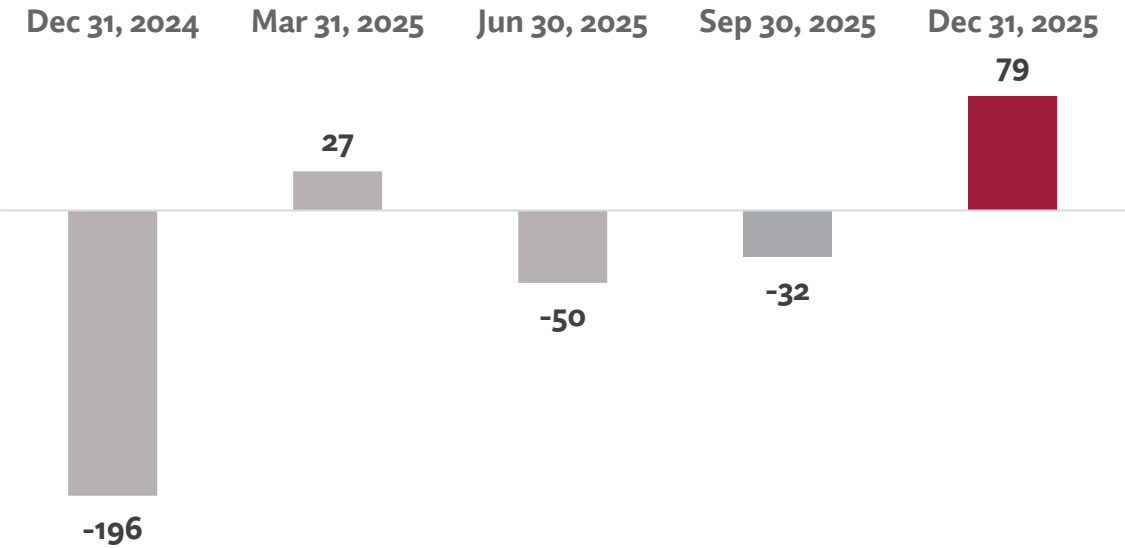
BORROWING COST MOVEMENT

(In %)



NET DEBT

(In ₹ Cr.)



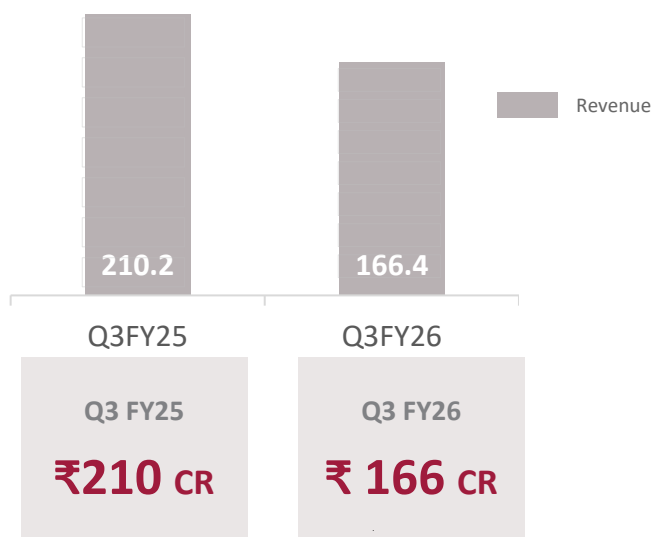
Net Interest-bearing funds as on Dec 31, 2025 is ₹ 79 Cr vs Sep 25 ₹ (32) Cr Increased by ₹111 Cr during the quarter  
Net Debt (Interest-bearing funds) to Equity ratio at 0.13 as on Dec-25 vs (0.05) as on Sept-25



## CONSOLIDATED FINANCIALS SUMMARY

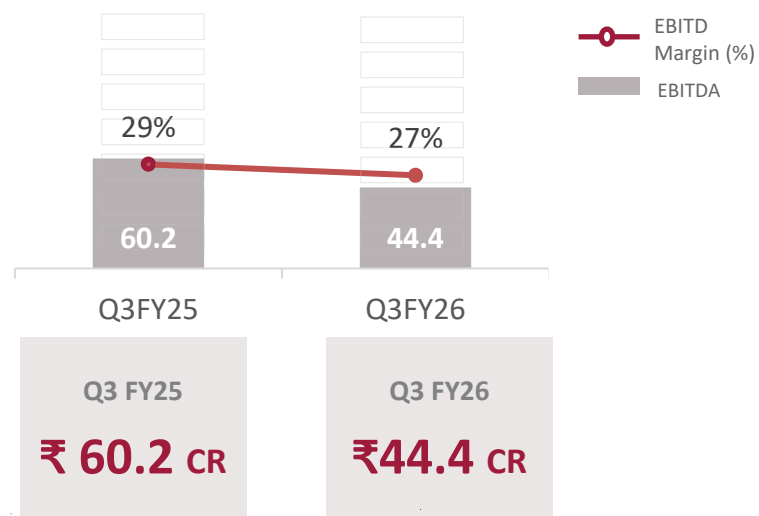
## REVENUE FROM OPERATIONS

(In ₹ Cr.)



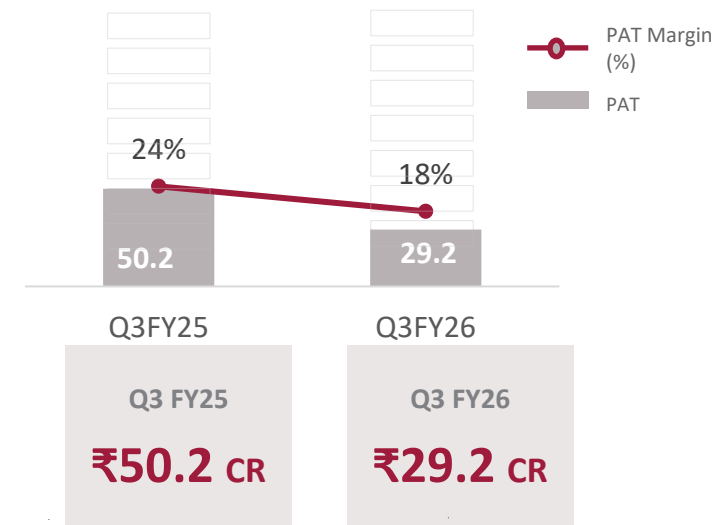
## \*ADJUSTED EBITDA

(In ₹ Cr.)



## PAT

(In ₹ Cr.)



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

## FINANCIAL PERFORMANCE VS FRESH SALES

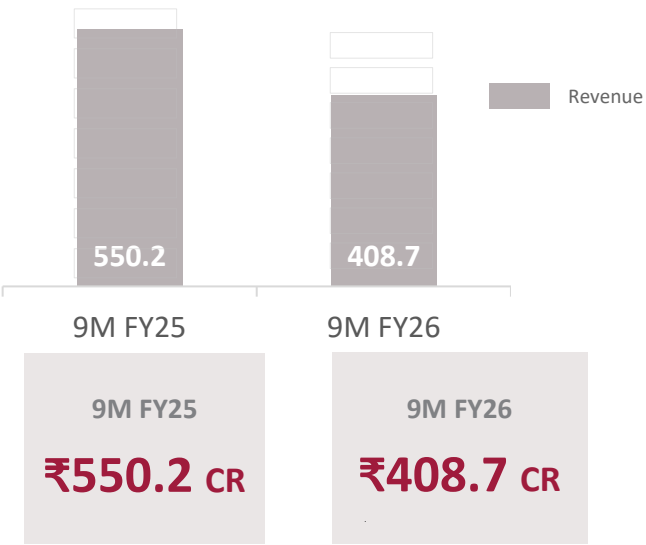
- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial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

P&L: 9M FY26

CONSOLIDATED FINANCIALS SUMMARY

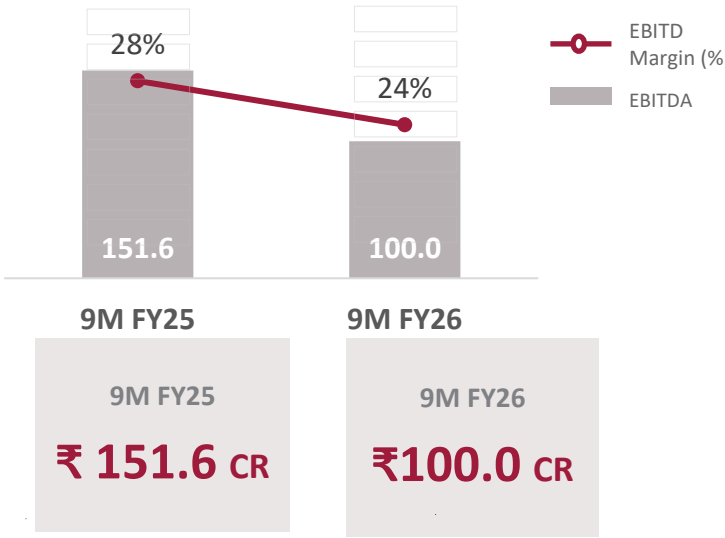
REVENUE FROM OPERATIONS

(In ₹ Cr.)



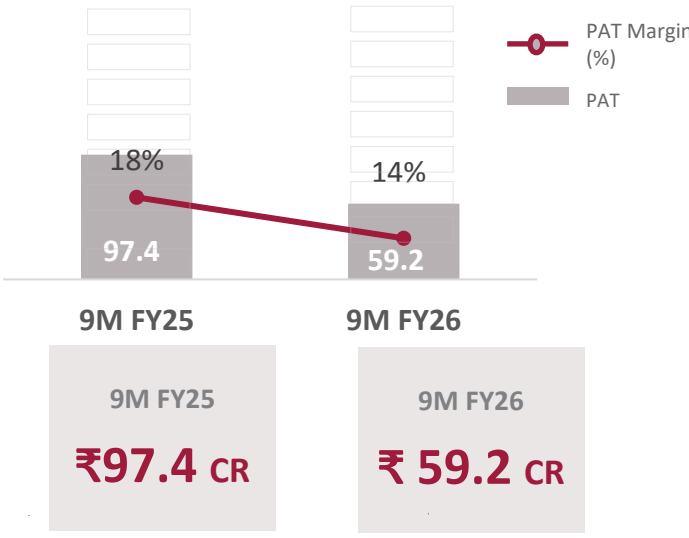
\*ADJUSTED EBITDA

(In ₹ Cr.)



PAT

(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



# Q3 FY26 SYNOPSIS

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City	Projects	Area Booked Q3 FY26 (sq ft.)	Units Booked Q3 FY26 (nos.)	Sales Value for Q3 FY26 (Rs. Cr)	Amount Collected Q3 FY26 (Rs. Cr)	Revenue Recognized Q3 FY26 (Rs. Cr)
Gujarat	Aavishkaar	6,654	7	2	3	4
	Chirping Woods	-	-	-	3	2
	Forreste 5	-	-	(0)	8	1
	Forreste	-	-	-	4	-
	Fruits of Life	-	-	(0)	2	17
	High Grove	(33,381)	(3)	(4)	(1)	3
	Aquacity	5,98,581	55	49	82	-
	Rhythm of Life	-	-	-	13	-
	Uplands 2.0 & 3.0	8,51,553	153	87	27	-
	Uplands One	-	-	1	8	12
	Uplands Two	1,17,063	3	26	6	72
	Arvind Everland	5,99,454	128	52	58	-
Karnataka	Belair	3,399	3	3	7	14
	Forest Trails	1,459	1	2	7	-
	Greatlands	(3,961)	(3)	(2)	5	7
	Oasis	-	-	-	4	4
	Orchards	46,909	25	33	16	-
	The Edge	44,725	32	56	4	23
	The Park	22,226	22	25	54	-
Maharashtra	Elan	1,127	1	1	6	8
<b>Total</b>		<b>22,55,808</b>	<b>424</b>	<b>331</b>	<b>317</b>	<b>166</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

# 9MFY26 SYNOPSIS

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City	Projects	Area Booked FY26 (sq ft.)	Units Booked FY26 (nos.)	Booking Value for FY26 (Rs. Cr)	Amount Collected FY26 (Rs. Cr)	Revenue Recognized FY26 (Rs. Cr)
Gujarat	Aavishkaar	19,678	22	7	9	11
	Chirping Woods	29,007	4	4	10	6
	Forreste 5	14,814	2	4	11	1
	Forreste	8,955	1	2	7	-
	Fruits of Life	-	-	(0)	7	66
	High Grove	(36,711)	(5)	(3)	(3)	40
	Megaestate	-	-	-	1	1
	Aquacity	13,41,117	177	121	176	-
	Rhythm of Life	8,08,776	149	84	79	-
	Uplands 2.0 & 3.0	14,148	2	2	22	-
	Uplands One	32,310	1	8	23	16
	Uplands Two	1,17,063	3	27	15	84
	Industrial Park - NH47	5,25,227	2	29	-	-
	Arvind Everland	53,50,455	1,082	452	82	-
Karnataka	Belair	23,743	19	26	46	89
	Forest Trails	(15,898)	(5)	(11)	33	-
	Greatlands	24,232	17	17	29	32
	Oasis	6,508	5	6	6	6
	Orchards	58,960	32	42	53	-
	The Edge	44,725	32	56	6	23
	The Park	62,167	43	47	101	-
Maharashtra	Elan	21,392	19	21	30	33
<b>Total</b>		<b>84,50,668</b>	<b>1,602</b>	<b>938</b>	<b>744</b>	<b>407</b>

<sup>^</sup> 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 DEC 31, 2025

Amount in ₹ Cr.	31-Mar-2025	30-Sep-2025	31-Dec-2025
Gross Debt*	199	153	262
Net Interest-bearing funds	27	(32)	79
Net Interest-bearing funds to Equity	0.04	(0.05)	0.13

- The above statement does not include OCD issued to HDFC Platform 2 (8 years original tenure + 2 years)

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

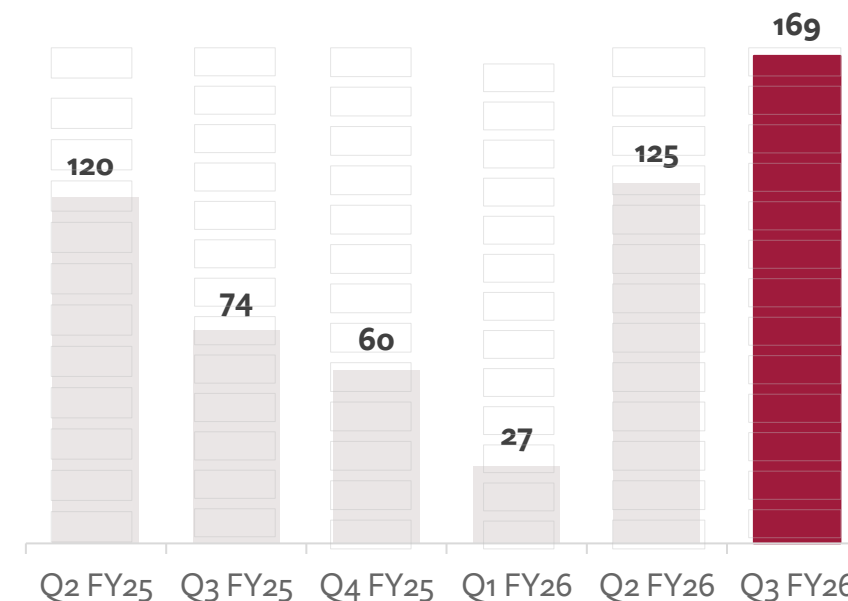
The Company generated operating Cash Flow of Rs. 169 Cr of in Q3 FY26 and Rs. 321 Cr in 9M. The Company has significant headroom to raise fresh Debt while maintaining a healthy Debt Equity ratio.

# CONSOLIDATED CASHFLOWS – Q3 FY26

Particulars (Rs in Crs)	FY25	Q1 FY26	Q2 FY26	Q3 FY26	FY26
Opening Balance	21	27	19	22	27
<b>Operating activities</b>					
Collections	942	191	236	317	744
Construction cost and other overheads	(379)	(113)	(74)	(92)	(278)
Taxes	(33)	(5)	(12)	(14)	(31)
Direct land cost/JDA and DM sharing	(179)	(46)	(25)	(43)	(114)
<b>Net Operating Cashflow (A)</b>	<b>351</b>	<b>27</b>	<b>125</b>	<b>169</b>	<b>321</b>
<b>Financing Activities</b>					
Finance cost (Net)	(7)	(5)	(15)	(3)	(22)
Pref Issue / Equity	13	4	1	-	4
Loans/OCD - Drawdown/(Repayment) (Net)	137	(6)	(89)	109	13
Investments (Net)	(87)	(10)	61	7	58
Dividend Payment	(15)	-	(25)	-	(25)
<b>Net Financial Cashflow (B)</b>	<b>42</b>	<b>(17)</b>	<b>(68)</b>	<b>113</b>	<b>28</b>
<b>Investing Activities</b>					
Land Payments & Approvals	(388)	(18)	(54)	(265)	(337)
<b>Net Investing Cashflow (C)</b>	<b>(388)</b>	<b>(18)</b>	<b>(54)</b>	<b>(265)</b>	<b>(337)</b>
<b>Total Net Cashflow (D= A+B+C)</b>	<b>27</b>	<b>19</b>	<b>22</b>	<b>39</b>	<b>39</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	4,68,893	76,575	135	132	133	2,884
	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	9	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
	Uplands One	31,92,901	29,63,362	2,29,539	516	497	516	1,740
Karnataka	Belair	4,69,620	4,47,116	22,504	312	291	293	6,969
	Expansia	1,40,268	1,40,268	-	75	75	75	5,358
	Greatlands	9,52,854	7,85,889	1,66,965	334	318	328	4,244
	Oasis	5,72,262	5,70,386	1,876	331	329	330	5,806
	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
	The Edge	1,68,224	1,01,719	66,505	96	23	31	9,440
Maharashtra	Elan	1,00,979	99,849	1,130	80	78	76	8,041
	<b>Total</b>	<b>98,28,436</b>	<b>91,57,565</b>	<b>6,70,871</b>	<b>2,785</b>	<b>2,648</b>	<b>2,683</b>	

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

# PROJECT PORTFOLIO - ONGOING

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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	76,96,053	64,68,291	796	-	271	1,034
	Arvind Everland	65,77,560	53,50,455	12,27,105	452	-	80	845
	Chirping Woods	13,39,092	11,18,282	2,20,810	133	7	119	1,187
	Forreste	29,58,846	24,19,166	5,39,679	349	31	334	1,441
	Forreste 5	9,43,164	5,62,314	3,80,850	128	6	79	2,273
	Fruits of Life	17,45,853	15,02,775	2,43,078	146	66	143	969
	High grove	43,77,033	23,87,124	19,89,909	227	137	222	952
	Rhythm of Life	10,33,030	7,77,807	2,55,223	95	-	45	1,221
	Uplands 2.0 & 3.0	1,03,38,827	56,98,656	46,40,171	525	-	383	921
	Uplands Two	12,89,128	12,00,267	88,861	358	204	307	2,980
Karnataka	Forest Trails	9,71,736	4,20,652	5,51,084	311	-	94	7,404
	Orchards	5,70,200	4,53,867	1,16,333	258	-	199	5,693
	The Park	5,69,066	3,40,471	2,28,595	227	-	113	6,672
	<b>Total</b>	<b>4,68,77,880</b>	<b>2,99,27,889</b>	<b>1,69,49,991</b>	<b>4,004</b>	<b>452</b>	<b>2,389</b>	

^Amount Collected is excluding Taxes and net of cancellations

As on 31 Dec 2025

# PROJECT PORTFOLIO – SUMMARY 1

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	64,31,625	1,164
	Karnataka	Summary of all completed projects				Complete	32,95,832	1,756
	Maharashtra	Summary of all completed projects				Complete	1,00,979	81
		<b>Subtotal</b>					<b>98,28,436</b>	<b>3,001</b>
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 Two	Residential	JV	~ 77% Revenue Share	2026	12,89,128	386
		High grove	Residential	JV	~ 45% Revenue Share	2026	43,77,033	329
		Uplands 2.0 & 3.0	Residential	JV	~ 55% 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%	2026	17,45,853	155
		Forreste	Residential	DM	~ 10% Revenue Share	2026	29,58,846	395
		Rhythm of Life	Residential	Owned	100%	2026	10,33,030	144
		Arvind Everland	Residential	Owned	100%	2027	65,77,560	560
	Karnataka	Orchards	Residential	HDFC Platform 2	Arvind Invst 33.33%	2027	5,70,200	270
		The Park	Residential	Owned	100%	2028	5,69,066	370
		Forest Trails	Residential	JD	~ 65% Revenue Share	2027	9,71,736	600
		<b>Subtotal</b>					<b>4,68,77,880</b>	<b>5,935</b>

## 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	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	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
		Industrial Park - NH47	Commercial	JD	~ 70.5% Revenue Share	Yet to be launched	1,92,48,192	1,350
		Ajwa Road, Vadodra	Residential	JD	~ 68.12% Revenue Share	Yet to be launched	23,37,984	698
		Vastrapur	Residential	Owned	100%	Yet to be launched	3,57,138	394
	Karnataka	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
		ITPL Road	Residential	JD	~ 54% Revenue Share	Yet to be launched	4,45,379	600
		Forest Trails - Future Phase	Residential	JD	~ 65% Revenue Share	Yet to be launched	3,23,433	275
		Mullur, Sarjapur*	Residential	Owned	100%	Yet to be launched	6,88,514	861
		Nallurhalli , Whitefield	Residential	HDFC Platform 2	Arvind Invst 33.33%	Yet to be launched	4,59,281	551
	Maharashtra	Khopoli	Residential	JD	~ 70.5% Revenue Share	Yet to be launched	21,94,553	1,520
		<b>Subtotal</b>					<b>5,36,54,654</b>	<b>9,496</b>
		<b>Total</b>					<b>11,03,60,970</b>	<b>18,432</b>

\*Mullur, Sarjapur deal was announced in the month of January 2026

# ESTIMATED OPERATING CASH FLOW

₹ Cr	Status	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	1,164	1,055	109	6	115	6	109
	Ongoing	4,695	3,207	1,488	1,224	2,712	1,872	840
	Yet to be launched	5,077	29	5,049	29	5,077	3,530	1,547
<b>Gujarat Total</b>		<b>10,936</b>	<b>4,291</b>	<b>6,646</b>	<b>1,259</b>	<b>7,904</b>	<b>5,408</b>	<b>2,497</b>
<b>Karnataka</b>	Completed	1,756	1,649	107	91	198	19	179
	Ongoing	1,240	797	443	391	834	397	437
	Yet to be launched	2,899	0	2,899	0	2,899	1,766	1,133
<b>Karnataka Total</b>		<b>5,895</b>	<b>2,446</b>	<b>3,448</b>	<b>482</b>	<b>3,930</b>	<b>2,182</b>	<b>1,749</b>
<b>Maharashtra</b>	Completed	81	80	1	5	5	0	5
	Yet to be launched	1,520	0	1,520	0	1,520	1,110	410
<b>Maharashtra Total</b>		<b>1,601</b>	<b>80</b>	<b>1,521</b>	<b>5</b>	<b>1,525</b>	<b>1,110</b>	<b>415</b>
<b>Grand Total</b>		<b>18,432</b>	<b>6,817</b>	<b>11,614</b>	<b>1,745</b>	<b>13,360</b>	<b>8,700</b>	<b>4,660</b>
Add: Surplus/(Deficit)								-79
<b>Net Estimated Unrealised Operating Cashflow</b>								<b>4,581</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

Arvind  
SMARTSPACES

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 128-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, Baroda, Bangalore, Pune & MMR

**Primarily focused on Residential development**

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

**Growing Project Portfolio**

- Delivered 9.8 msf
- Ongoing projects of 46.9 msf
- Planned projects of 53.7 msf

**Strong conviction by promoters**

- 3 rounds of capital infusion by promoters

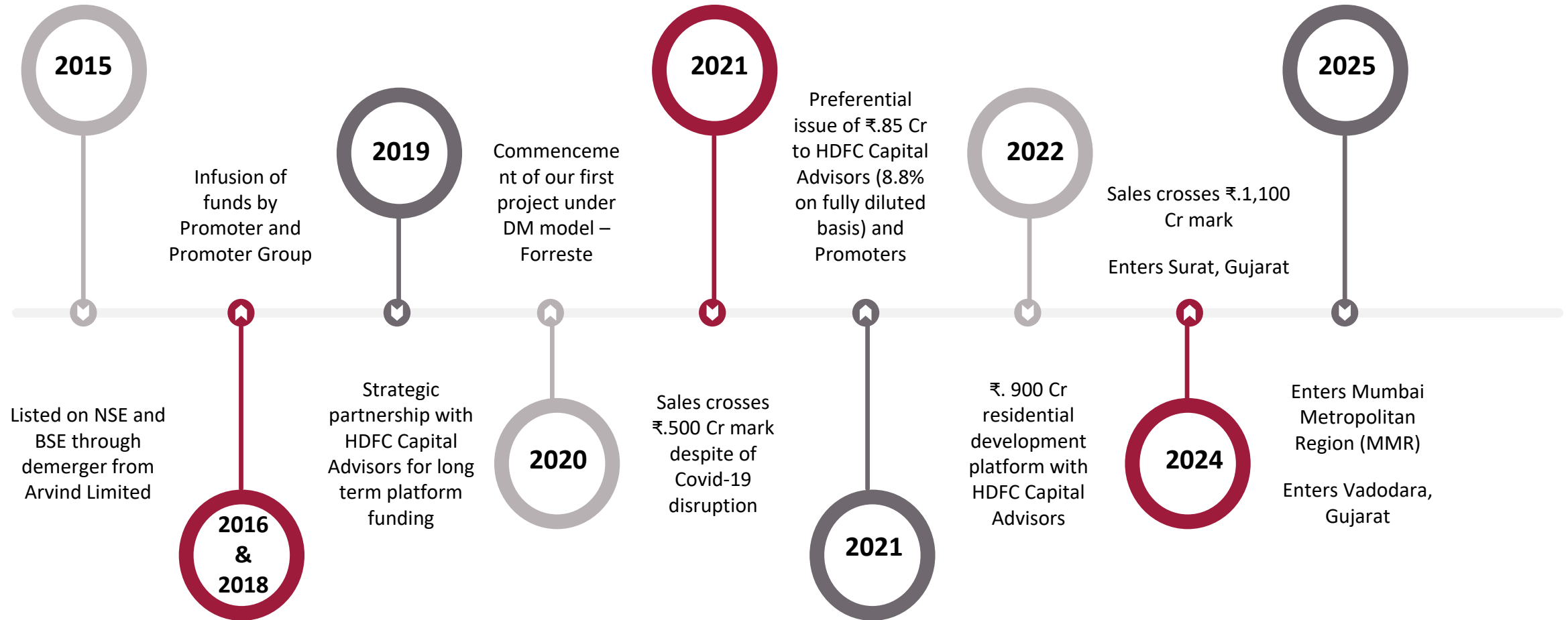
**Strategic partnership with HDFC Capital**

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

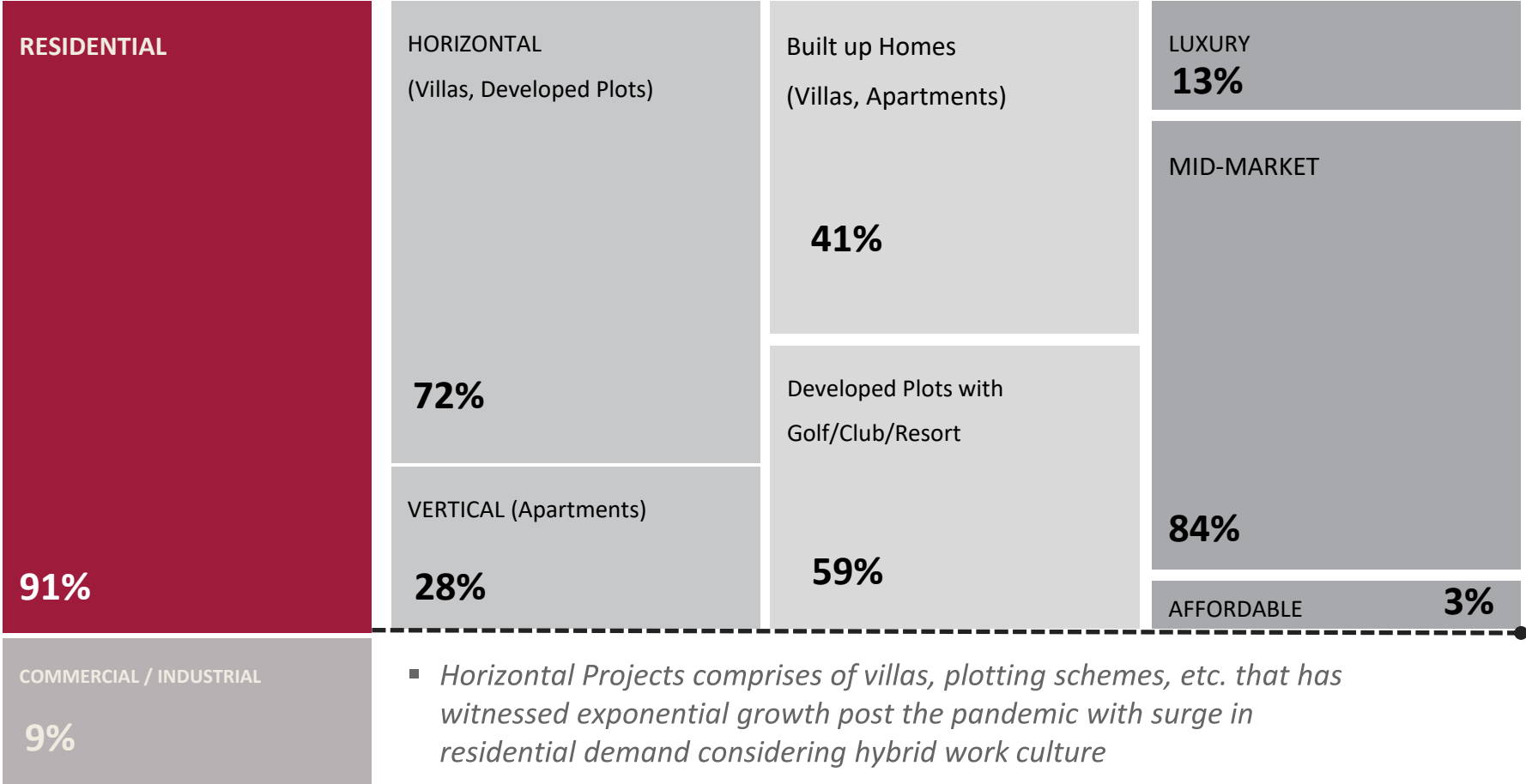


# CARVED ITS NICHE IN RESIDENTIAL DEVELOPMENT PROJECTS

#DESIGNEDTOINSPIRE



PROJECT CLASSIFICATION (ONGOING AND PLANNED) DECEMBER 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

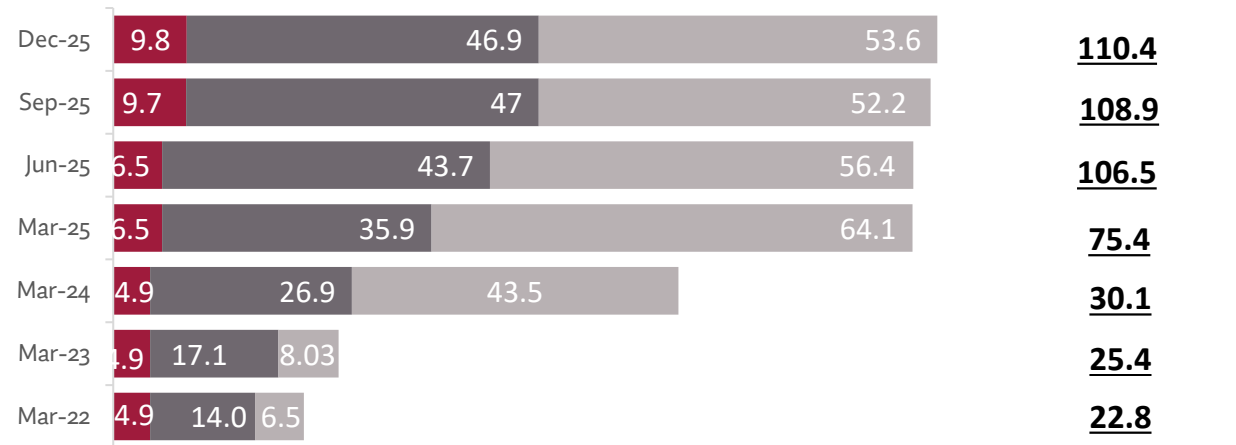
# LISTED (2015), CORPORATE REAL ESTATE DEVELOPER SINCE 2008

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## CAPITAL PAYMENTS

- In a span of 18 years, falling true to brand Arvind, successfully delivered 16 projects i.e. 9.8 mn.sq.ft. of which 100% projects handed over as per the committed date.

### PROJECT PORTFOLIO (IN MN. SQ.FT.)

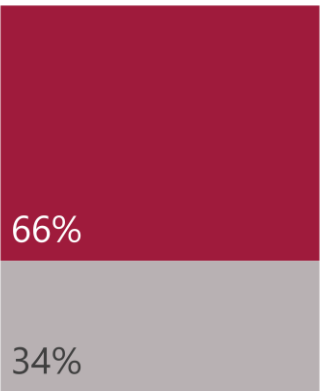


- “Ongoing” - already launched
- “Planned” - Next phases of already launched Projects + Lands already acquired, and site preparation started

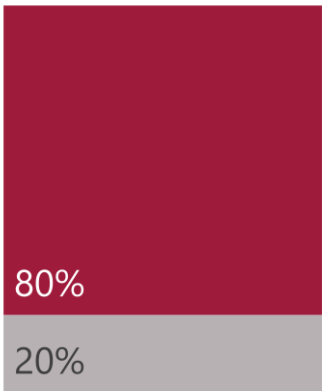
## MULTIPLE LAND SOURCING MODELS

- 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 59%

AHMEDABAD, GANDHINAGAR, SURAT, VADODRA



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 Bhojan 20. Rhythm of Life 21. Industrial Park – NH 47 22. Mankol 23. Vadodara 24. Vastrapur

KARNATAKA 32%

BENGALURU



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 13. Nallurahall, Whitefield 14. Mullur, Sarjapur

MAHARASHTRA 9%

MMR, PUNE



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

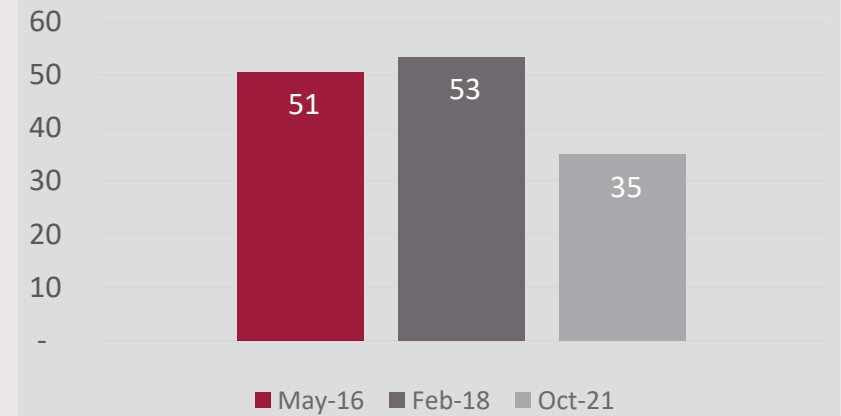
- Two most trusted brands- HDFC & Arvind together unlocking tremendous value for stakeholders
- First investment in OCD form of ₹ 50 Cr for Devenhalli project and ₹ 50 Cr invested for 8.8% stake on a fully diluted basis

# STRONG BRAND RECALL 'ARVIND' SYNONYMOUS WITH VALUES AND REPUTE

SmartSpaces is part of Gujarat based Lalbhai Group with a **128 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 \$ 2.0 billion conglomerate, run by professional management**

- SmartSpaces got listed on bourses in 2015 post the demerger from Arvind Ltd.
- 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. Entered MMR market in 2025.

INFUSION OF FUNDS BY PROMOTERS



# STRONG GOVERNANCE & CSR INITIATIVES



**Mr. Kulin S. Lalbhai**  
 Chairman  
 & Non-Executive Director



**Mr. Priyansh Kapoor**  
 Managing Director  
 & CEO



**Mr. Kamal Singal**  
 Whole Time Director –  
 Strategy & Investments



**Mr. Punit S. Lalbhai**  
 Non-Executive Director



**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



**Mr. Prashant Das**  
 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. PRIYANSH KAPOOR**  
MANAGING DIRECTOR & 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 led 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



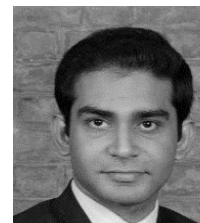
**AMIT CHAMARIA |**  
**Chief Financial Officer**  

- Over 18 years of experience in finance across diverse sectors including IT, FMCG, Ag-tech, and manufacturing
- With ASL since 2015



**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



**INSHUL SAHANI |**  
**Head - Strategy**  

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



**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



**DHARMESH VYAS |**  
**Chief Operating Officer**  

- Over 3 decades of experience leading large cross functional teams across Real Estate sector
- With ASL since 2025



**VISHAL BALESH |**  
**Chief Sales & Marketing Officer**  

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



**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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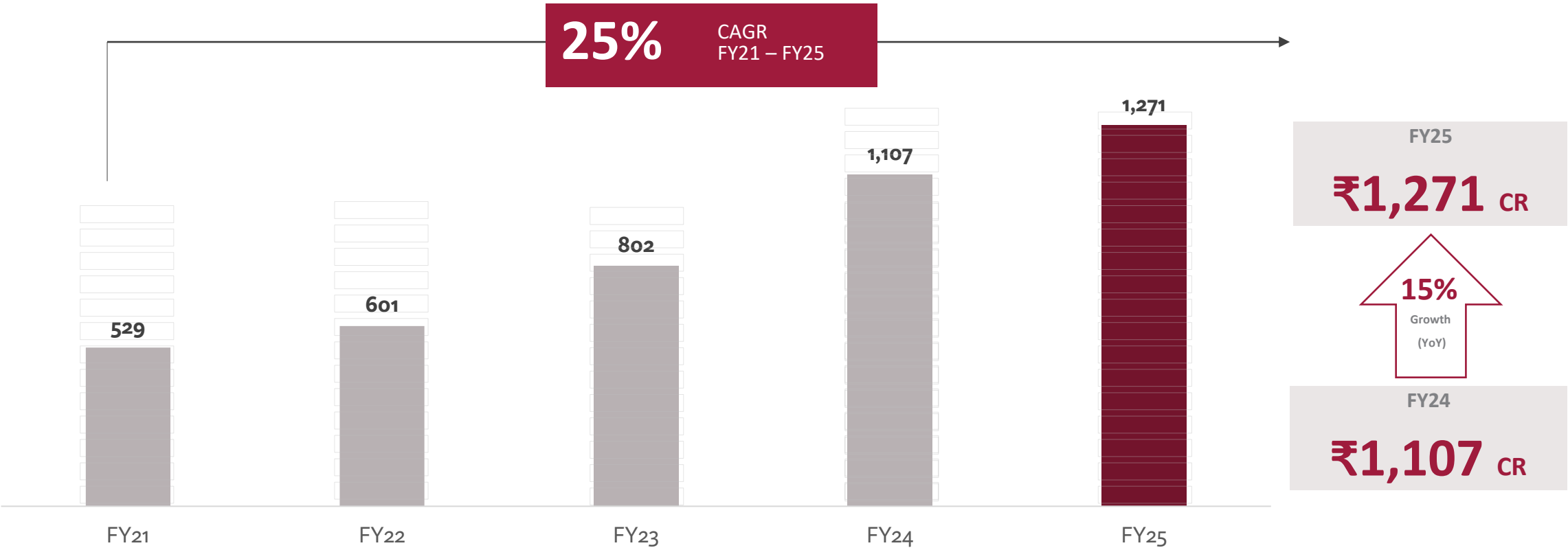
- OPERATIONAL
- FINANCIAL



BOOKINGS: FY25

BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)

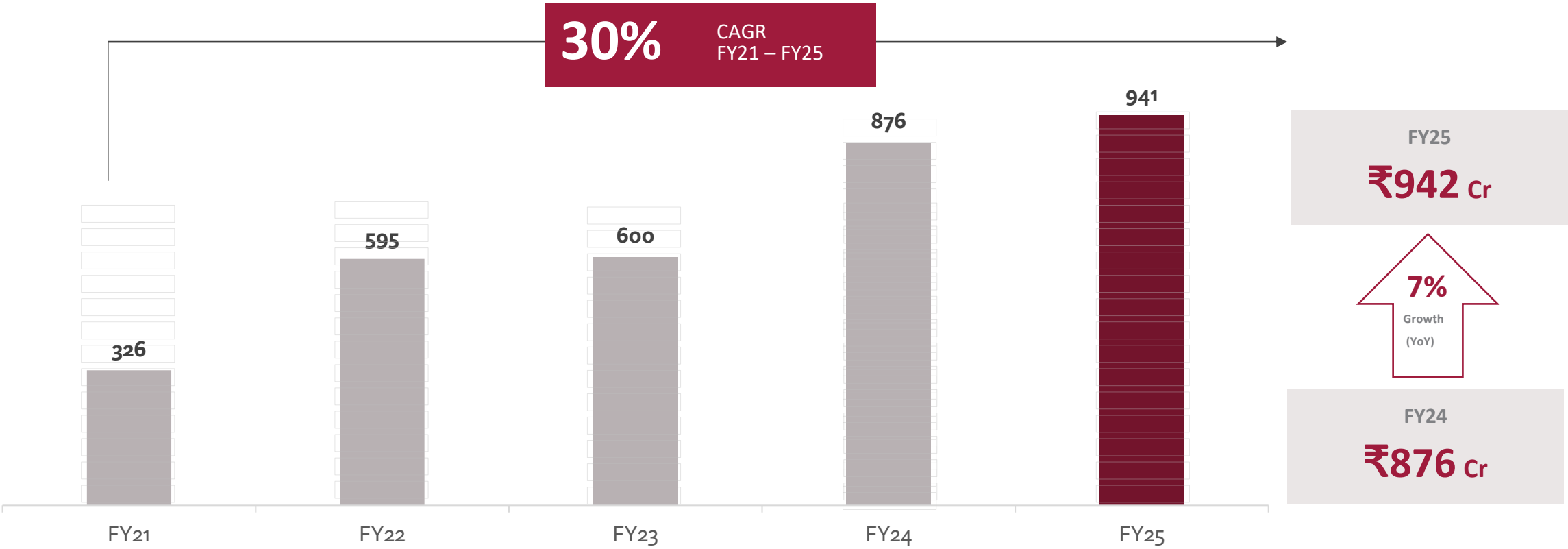


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# COLLECTIONS: FY25

## COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)

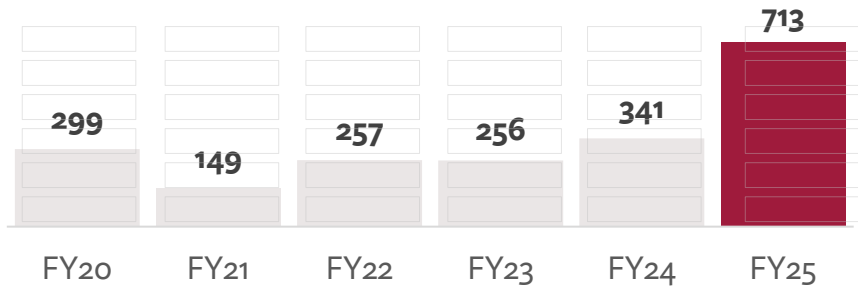


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# CONSOLIDATED FINANCIAL PERFORMANCE

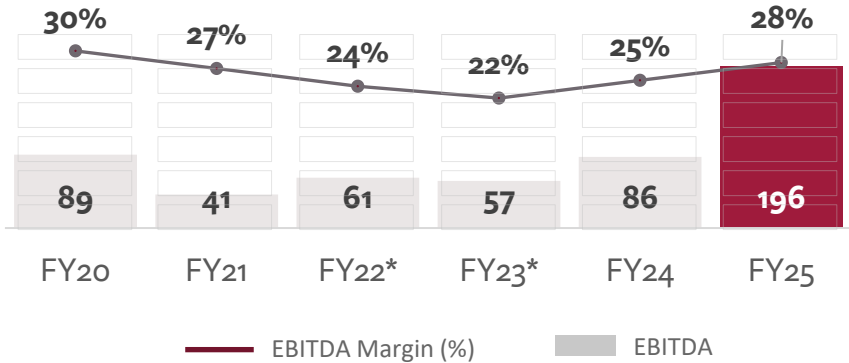
## REVENUE

(In ₹ Cr.)



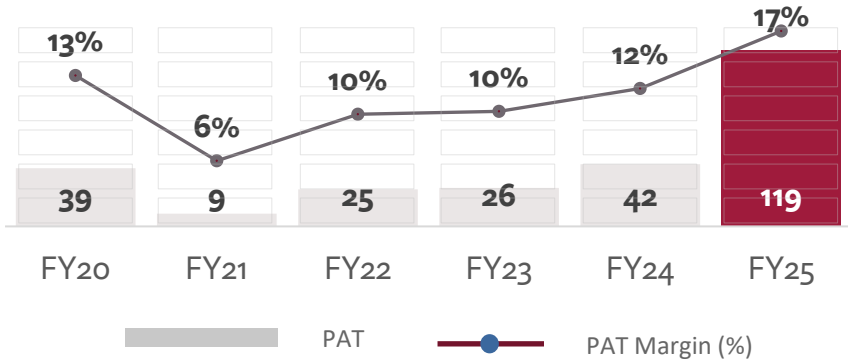
## EBITDA

(In ₹ Cr.)



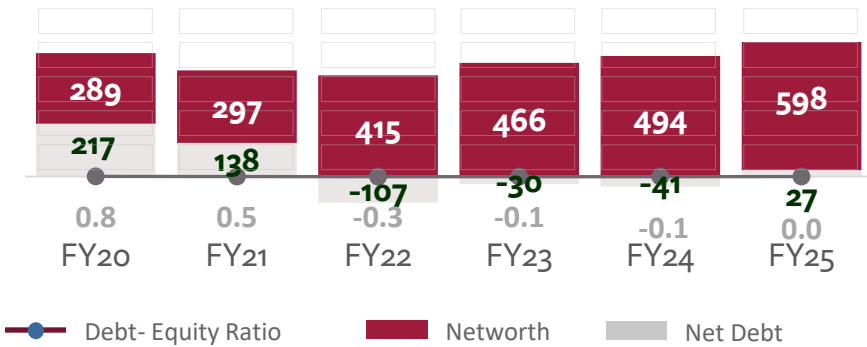
## PAT

(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

Arvind  
SMARTSPACES

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**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



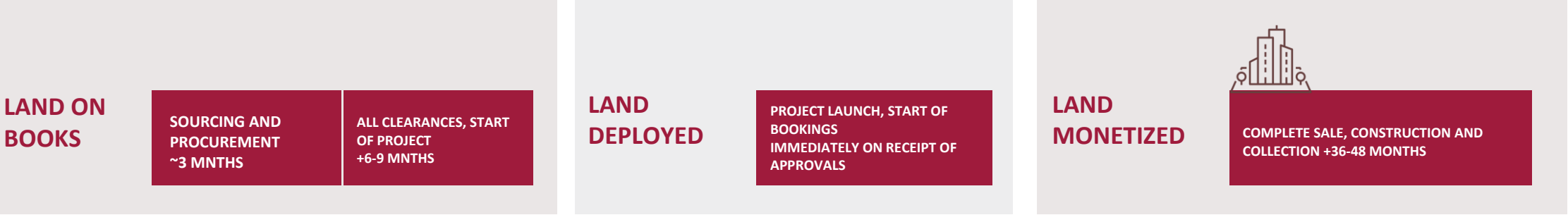
Customer Centricity



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



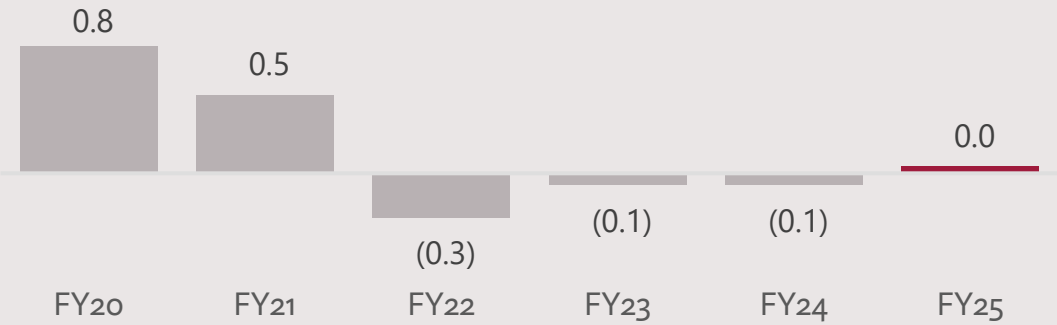
# BALANCED RISK PROFILE

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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)

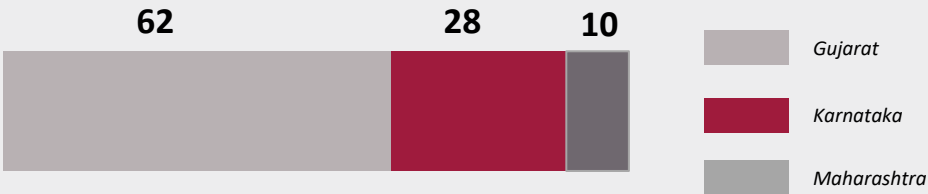


Credit Rating upgraded to IND A+/Stable in December 2023

## 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®





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PRODUCT INNOVATION

3 ACRES OF LILY POND @ HG



URBAN FORREST @ FORRESTE



Forest Sitouts



Forest Trail

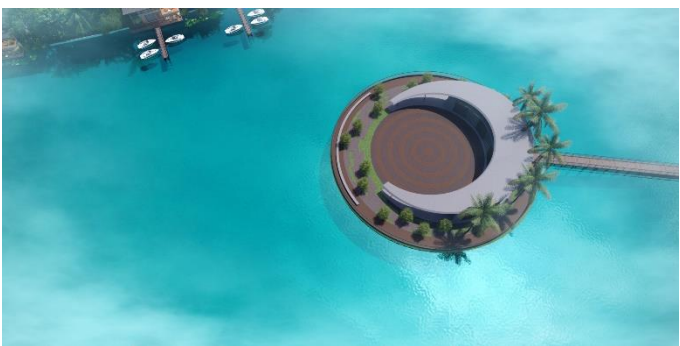


Forest Caves

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)

<div>+2 MONTHS**</div> <div>PARISHKAAR/ TRADE SQUARE   CITADEL</div>	<div>ON TIME</div> <div>MEGATRADE   EXPANSIA   MEGAESTATE   MEGA PARK</div>	<div>-3 to 4 MONTHS</div> <div>ALCOVE SPORCIA</div>	<div>-6 to 8 MONTHS</div> <div>SKYLANDS OASIS</div>	<div>-18 MONTHS</div> <div>AAVISHKAAR</div>
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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

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# SYSTEMS AND PROCESSES

## DEFINED PROJECT ACQUISITION PROCESS

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

## POWERFUL SALES ENGINE & PROCESSES

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

## DESIGN & DEVELOPMENT PROCESS

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

## LEADERSHIP EXPERIENCE



Engineering

30+  
years

Arch./Design

20+  
years

Engineering

177



Arch./Design

30

## STRENGTH

## SUPPORTED BY BEST-IN-CLASS TECHNOLOGY



ERP SYSTEM



- **NEWTON®** 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





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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

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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, 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 &amp; Excellence Awards 2025



Developer of the Year – Residential

Iconic project of Year –  
Arvind AquacityVilla Project of the year – Arvind Arvind  
Forreste

## Times Now Radiant Gujarat Awards

Excellence in Trustworthy Brand in real  
EstateTownship 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

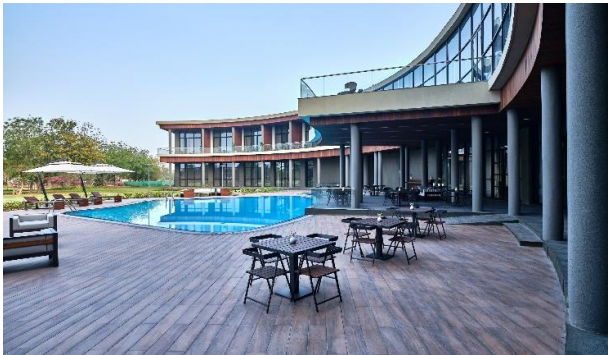
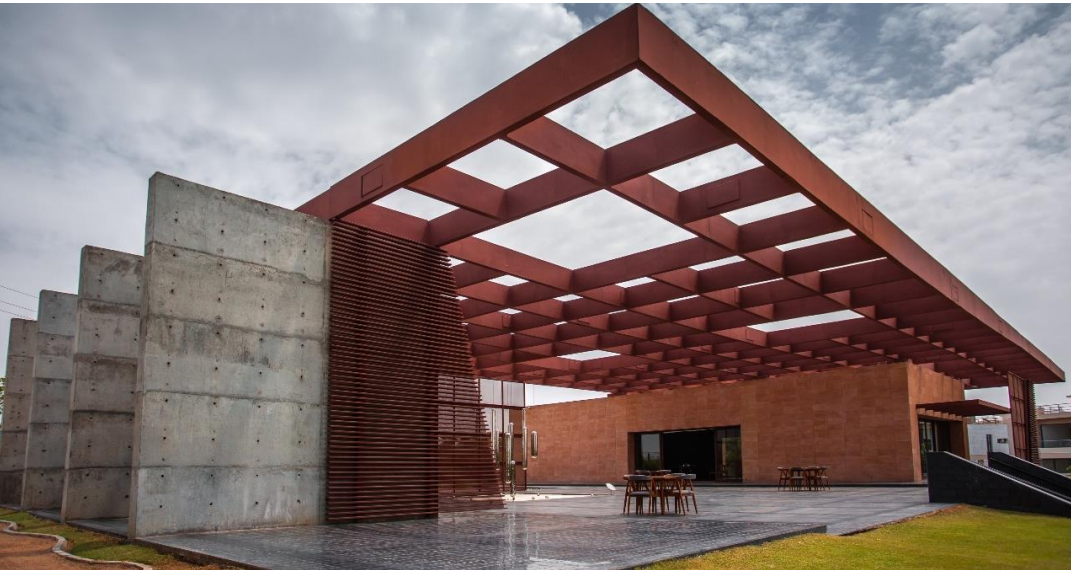


Personal Swimming Pool, Gym, Home Theatre - Optional



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

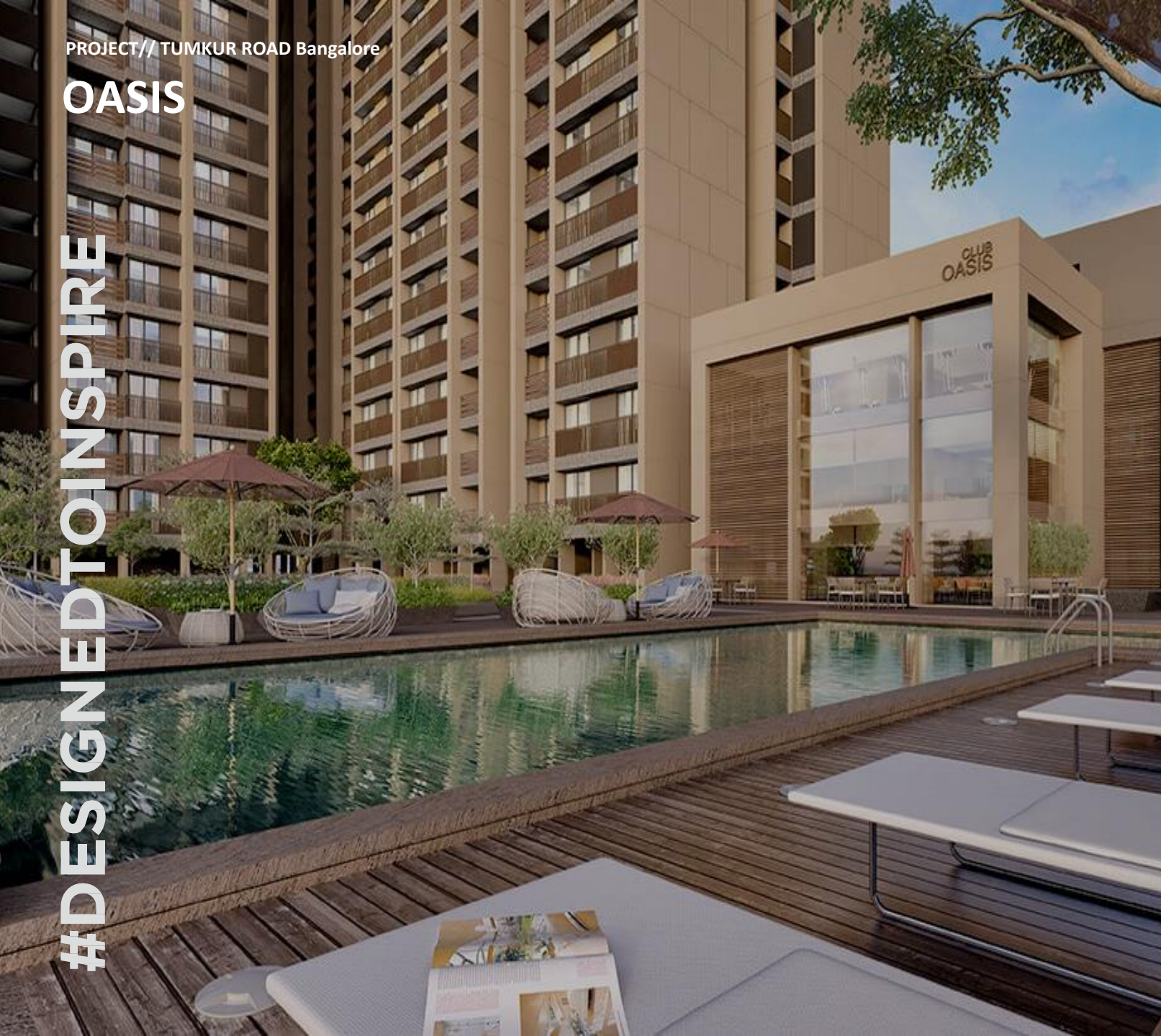


# AAVISHKAAR CLUB HOUSE



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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



Vaastu  
Compliant



Water Management  
Solutions



Kids Play Area



Swimming Pool &  
Indoor Gym



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

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

**Deal Structure: OUTRIGHT PURCHASE**

**Architect: APURVA AMIN**

## AMENITIES



Common  
Conference Room



Theatre/Auditorium



Modern Cafeteria



Gymnasium



CCTV, Intercom  
Facility



Parking & Automatic Elevators



# HIGHGROVE CHIRPING WOODS

#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

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

Deal Structure: JOINT DEVELOPMENT

Architect: Colliers International

## AMENITIES



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



9 Hole Executive Golf Course



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



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



# FOREST TRAILS

#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

#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



Premium Weekend Villa Plots  
1100 Units  
(Overall ~6.5 Mn Sq. Ft.)

Deal Structure: OWNED

Architect: In House

### AMENITIES



Clubhouse with library,  
restaurant, gymnasium,  
swimming pool, indoor  
games room



Pickle Ball court, Rock  
Climbing



Star gazing deck, tree  
house, yoga deck



Flower Garden, Lili pond,  
Jungle trail





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