

25th October, 2024

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

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

Security Code : 539301
Security ID : ARVSMART

Symbol : ARVSMART

Dear Sir / Madam,

Sub: Information Update / Investor Presentation for Q2 & H1 FY25.

Pursuant to Regulations 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith the Information Update / Investor Presentation for the quarter and half year ended on 30th September, 2024.

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

You are requested to take the same on your record.

Thanking you,

Yours faithfully,
For Arvind SmartSpaces Limited

Prakash Makwana
Company Secretary

Encl.: As above

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Arvind
SMARTSPACES

INFORMATION
UPDATE
Q2 & H1 FY25

OCTOBER 2024

www.arvindsmartspaces.com

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ARVIND
SMARTSPACES

Q2 & H1 FY25 PERFORMANCE

- OPERATIONAL HIGHLIGHTS
- FINANCIAL HIGHLIGHTS

KEY UPDATES: Q2 & H1 FY25

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Q2 & H1 FY25 HIGHLIGHTS – BOOKINGS & COLLECTIONS

- Highest Ever Half Yearly Bookings Value of Rs. 666 Cr; YoY growth of 32%
- Highest Ever Quarterly Bookings Value of Rs. 464 crore; YoY growth of 26% - crossing Rs. 400 crore quarterly milestone for the first time
 - Launched Arvind AquaCity located on NH47, Kalyangadh, South Ahmedabad towards the end of quarter. Achieved bookings of Rs. 435 Cr in Q2. Cumulative bookings crossed Rs. 600 Cr during the launch phase
- Highest Ever Half Yearly Collections of Rs 497 Cr, YoY growth of 6%
- Q2 collections were at Rs 249 crore

Q2 & H1 FY25 HIGHLIGHTS – BUSINESS DEVELOPMENT

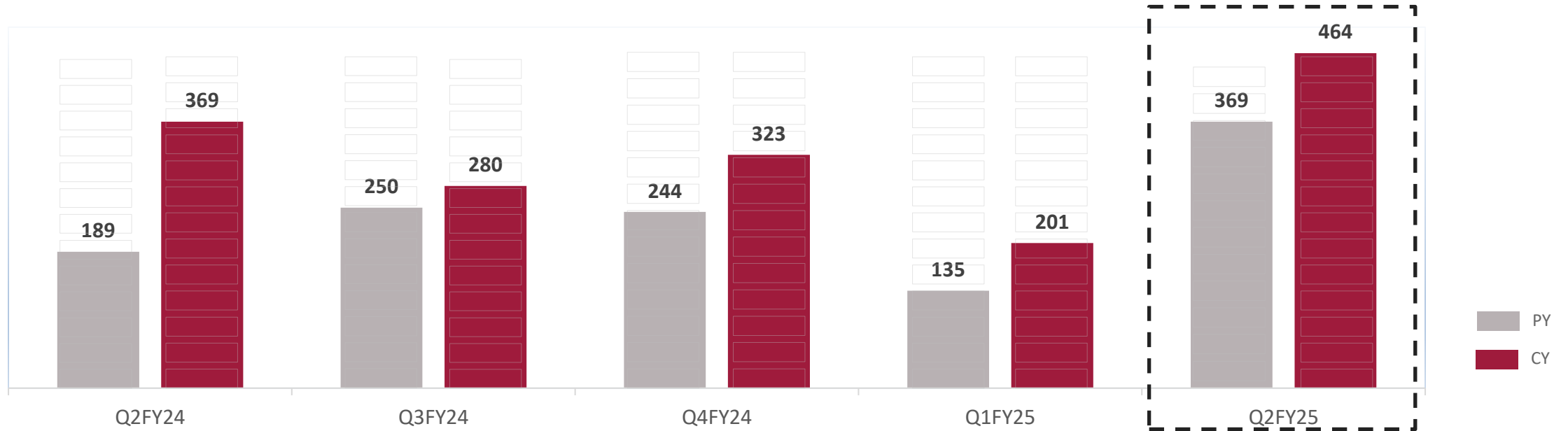
- Recently acquired new high-rise project in ITPL Road, Bengaluru with a top-line potential of ~Rs. 600 Cr*
 - The project is spread across 2.9 acre and has a saleable area of 4.2 lakh sq. ft.
 - The project is undertaken on joint development basis.
- The cumulative new business development topline potential for the year stands at ~Rs. 1,010
- On track to conclude the ongoing business plan of adding new projects across Ahmedabad, Bengaluru, Pune and MMR

**On the basis of the current business assumptions*

BOOKINGS: Q2 FY25

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(In ₹ Cr.)



Q2 FY24	Q2 FY25	Growth (YoY)
₹369 CR	₹464 CR	26%

BOOKINGS: PROJECT-WISE

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City	Project wise	Q2 FY24 Rs. Cr	Q2 FY25 Rs. Cr
Gujarat	Aavishkaar	2	(0)
	Forreste (I to V)	7	6
	Fruits of Life	11	(2)
	High Grove / CW	9	(5)
	Uplands 2.0 & 3.0	301	(1)
	Uplands (One & Two)	21	(5)
	Rhythm of Life	-	7
	Aquacity	-	435
Gujarat Total		351	436
Karnataka	Belair	17	14
	Greatlands	(7)	1
	Oasis	9	3
	Skylands	-	-
	The Edge	0	-
	Forest Trails	-	6
	Orchards	-	4
	Karnataka Total		20
Maharashtra	Elan	(2)	1
Total		369	464

City	Project wise	H1 FY24 Rs. Cr	H1 FY25 Rs. Cr
Gujarat	Aavishkaar	9	3
	Forreste (I to V)	21	20
	Fruits of Life	42	(2)
	High Grove / CW	35	(3)
	Uplands 2.0 & 3.0	301	21
	Uplands (One & Two)	34	(5)
	Rhythm of Life	-	20
	Aquacity	-	528
Gujarat Total		441	583
Karnataka	Belair	33	25
	Greatlands	(8)	3
	Oasis	37	4
	Skylands	1	-
	The Edge	2	-
	Forest Trails	-	14
	Orchards	-	34
	Karnataka Total		64
Maharashtra	Elan	(2)	1
Total		504	666

Q2 FY24

₹369 CR

Q2 FY25

₹464 CR

Growth (YoY)

26%

H1 FY24

₹504 CR

H1 FY25

₹666 CR

Growth (YoY)

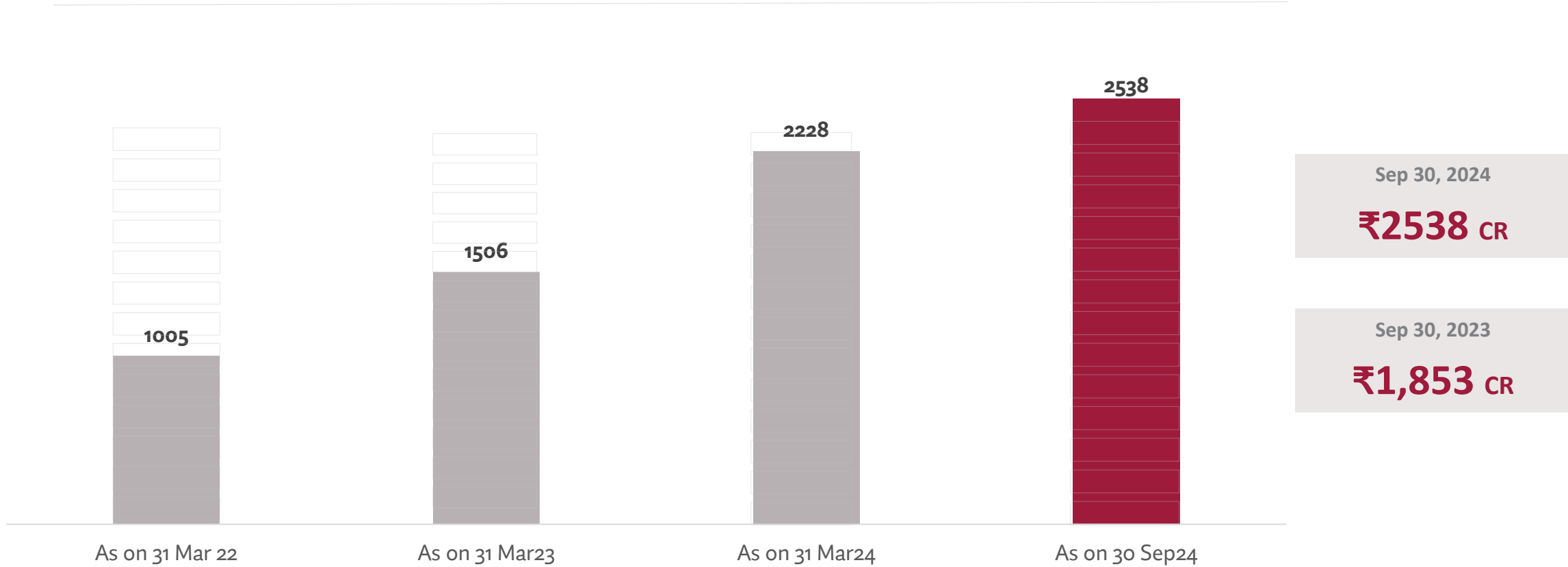
32%

UNRECOGNIZED REVENUE – AS ON 30 SEP 24

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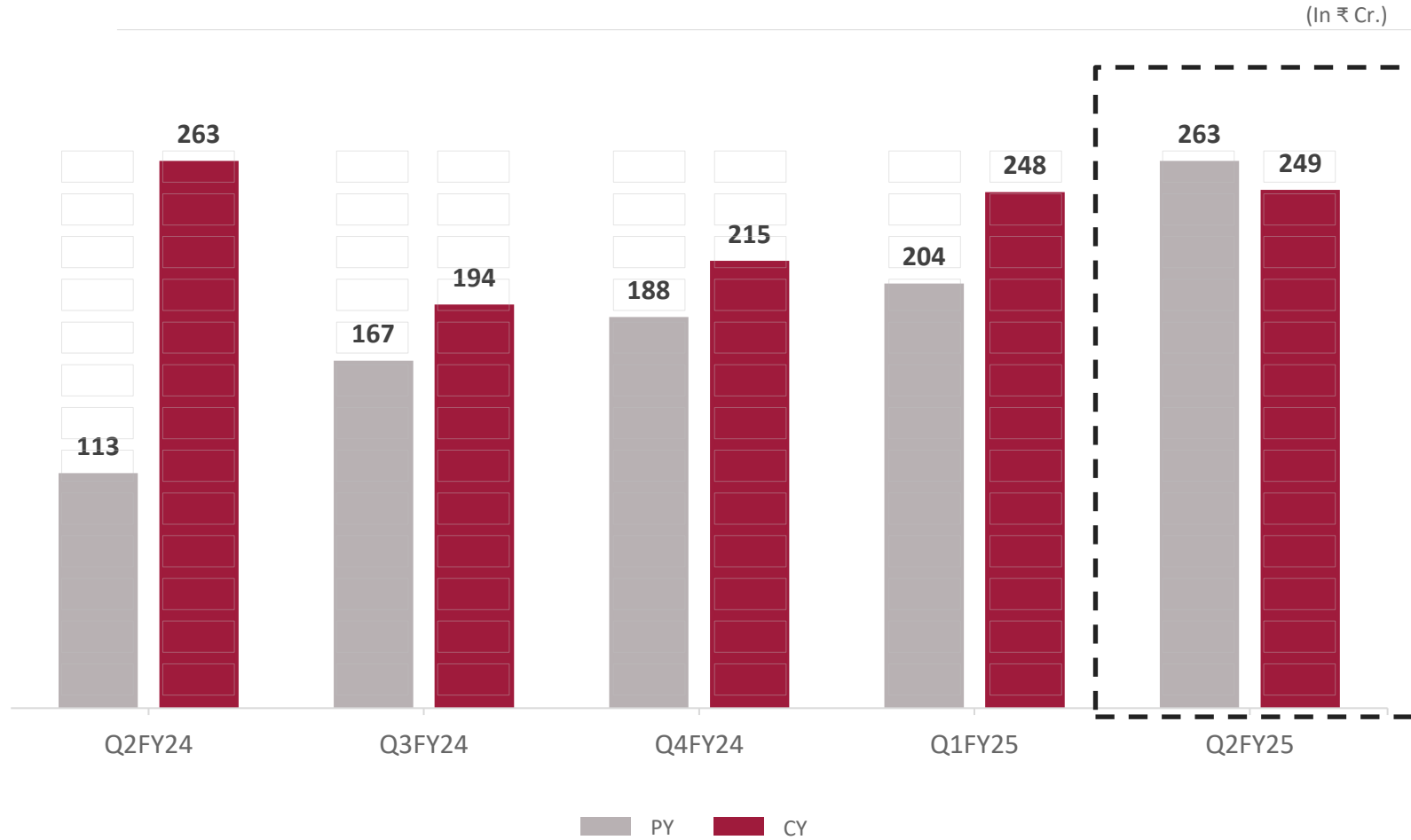
UNRECOGNIZED REVENUE

(In ₹ Cr.)



COLLECTIONS : Q2FY25

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H1 FY25 Collections at Rs. 497 Cr, YoY growth of 6%

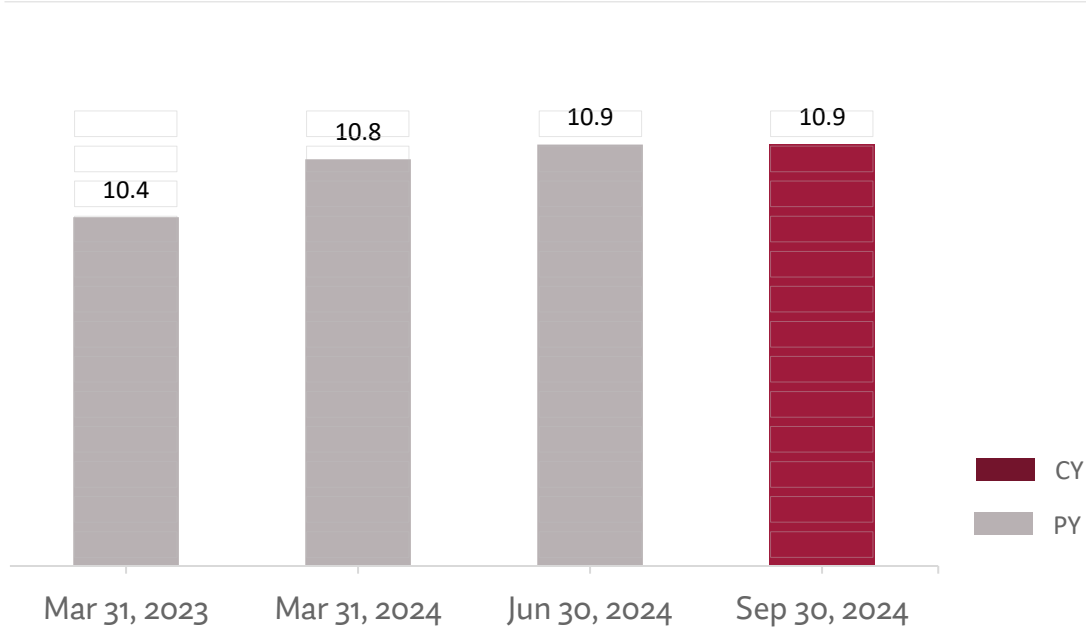
Note : Previous Year period has been regrouped/reinstated for like-to-like comparison

NET DEBT MOVEMENT: Q2FY25

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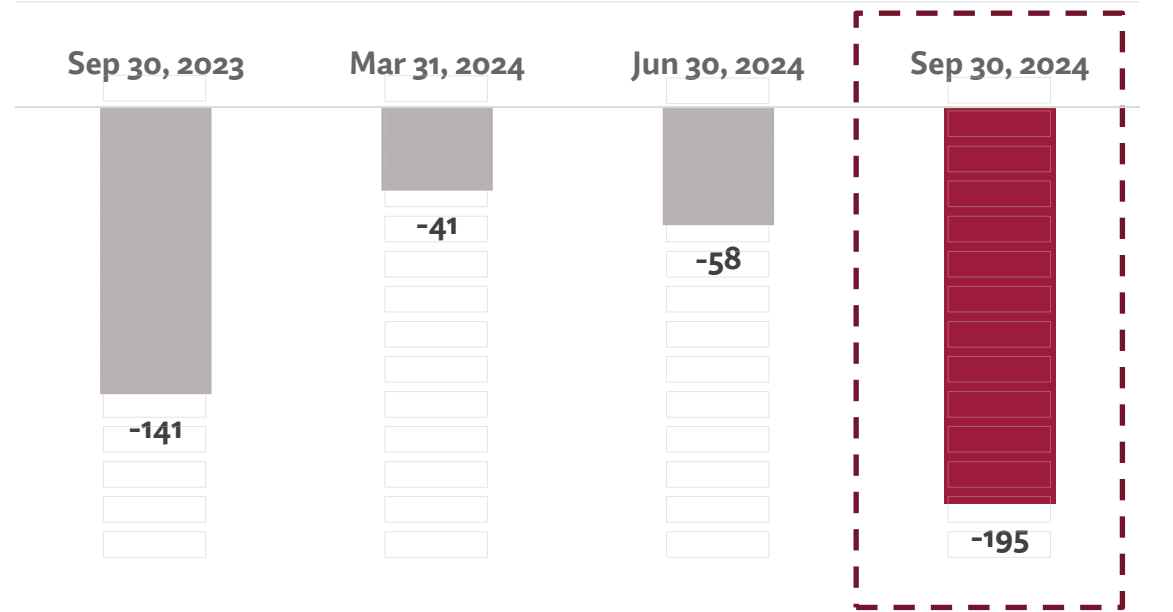
BORROWING COST MOVEMENT

(In %)



NET DEBT: DECREASES

(In ₹ Cr.)



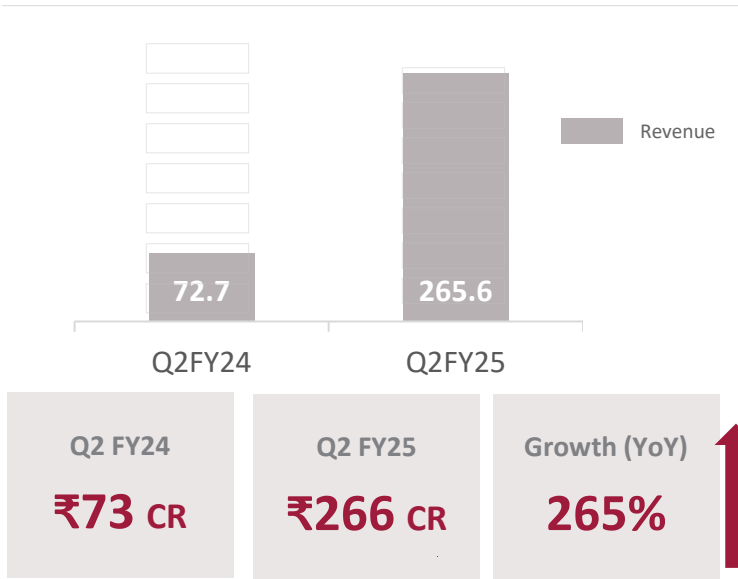
Net Interest-bearing funds as on Sep 30, 2024 is ₹ -195 Cr (vs Jun 24 ₹ -58 Cr) decreased by ₹137 Cr during the quarter
 Net Debt (Interest-bearing funds) to Equity ratio at (0.37) as on Sep-24 vs (0.12) as on Jun-24

P&L: Q2FY25

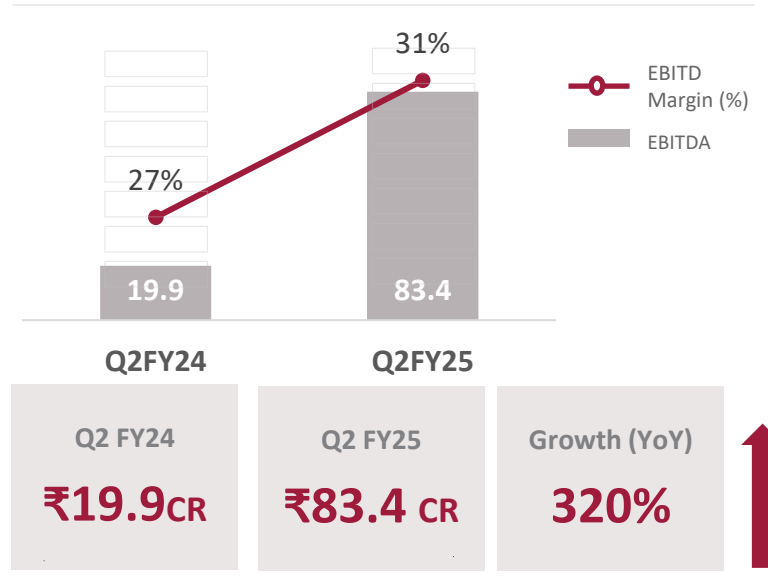
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CONSOLIDATED FINANCIALS SUMMARY

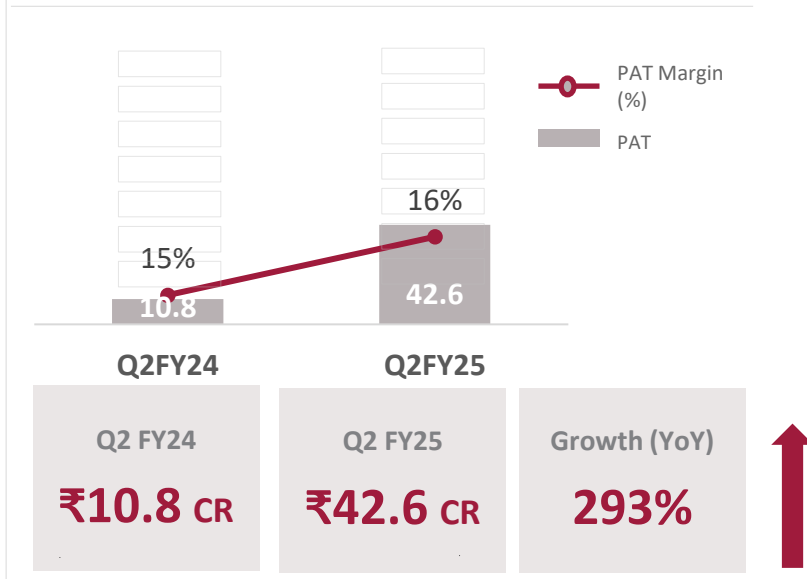
REVENUE FROM OPERATIONS (In ₹ Cr.)



*ADJUSTED EBITDA (In ₹ Cr.)



PAT (In ₹ Cr.)



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

FINANCIAL PERFORMANCE VS FRESH SALES

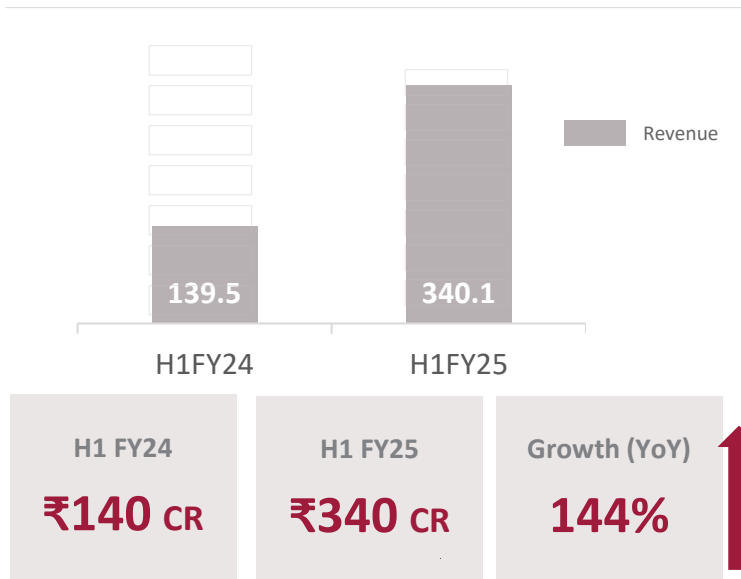
- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial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

P&L: H1FY25

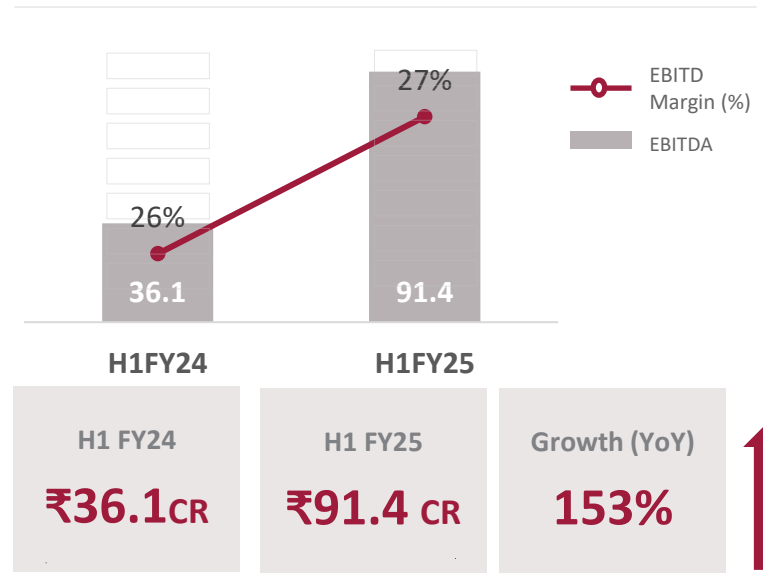
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CONSOLIDATED FINANCIALS SUMMARY

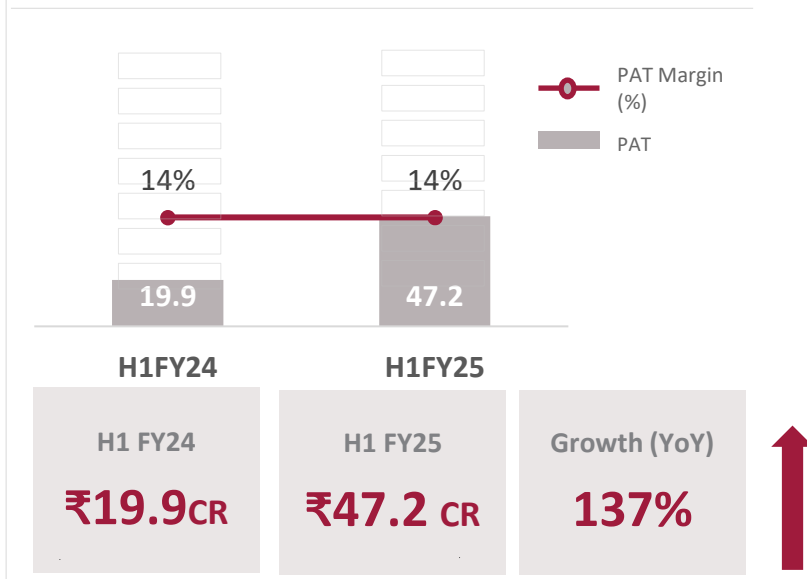
REVENUE FROM OPERATIONS (In ₹ Cr.)



*ADJUSTED EBITDA (In ₹ Cr.)



PAT (In ₹ Cr.)



*Adjusted EBITDA = EBITDA (-/+ 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

Q2FY25 SYNOPSIS

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City	Projects	Area Booked	Units Booked	Sales Value	Amount	Revenue
		Q2 FY25	Q2 FY25	for Q2 FY25	Collected Q2	Recognized Q2
		(sq ft.)	(nos.)	(Rs. Cr)	(Rs. Cr)	(Rs. Cr)
Gujarat	Aavishkaar	(492)	-	(0)	3	4
	Chirping Woods	(31,716)	(6)	(5)	3	0
	Forreste 5^	29,160	2	8	10	0
	Forreste 1 - 4^	(8,433)	(1)	(2)	9	(0)
	Fruits of Life	(19,701)	(2)	(2)	6	-
	Highgrove	36	-	(0)	3	8
	Megaestate	-	-	-	1	-
	Megapark	22,376	2	2	1	-
	Megatrade	-	-	-	-	0
	Aquacity - Launched	40,46,220	532	435	13	-
	Rhythm of Life	36,810	5	7	7	-
	Uplands 2.0 & 3.0, Adroda	(15,030)	(3)	(1)	77	-
	Uplands One	(31,932)	(1)	(10)	12	25
	Uplands Two	9,363	3	4	13	-
Karnataka	Belair	15,415	12	14	20	-
	Forest Trails	7,803	2	6	7	-
	Greatlands	835	-	1	21	220
	Oasis	3,850	3	3	3	2
	Orchards	4,026	2	4	38	-
	Sporcia	-	-	-	-	-
	The Edge	-	-	-	1	-
Maharashtra	Elan	1,124	1	1	1	6
Total		40,69,714	551	464	249	266

^ 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

H1FY25 SYNOPSIS

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City	Projects	Area Booked	Units Booked	Booking	Amount	Revenue
		FY25 (sq ft.)	FY25 (nos.)	Value for FY25 (Rs. Cr)	Collected FY25 (Rs. Cr)	Recognized FY25 (Rs. Cr)
Gujarat	Aavishkaar	8,744	11	3	6	7
	Chirping Woods	(29,151)	(6)	(4)	8	1
	Forreste 5^	76,959	8	20	26	2
	Forreste 1 - 4^	1,053	-	0	35	2
	Fruits of Life	(16,749)	(1)	(2)	22	-
	Highgrove	9,963	1	1	10	16
	Megaestate	-	-	-	1	-
	Megapark	22,376	2	2	1	-
	Megatrade	-	-	-	-	0
	Aquacity - Launched	49,59,333	644	528	16	-
	Rhythm of Life - Launched	1,32,651	17	20	8	-
	Uplands 2.0 & 3.0, Adroda	2,04,444	30	21	127	-
	Uplands One	(31,932)	(1)	(10)	17	38
Uplands Two	9,363	3	4	27	5	
Karnataka	Belair	28,476	22	25	53	-
	Forest Trails	19,756	5	14	16	-
	Greatlands	(1,049)	(1)	3	51	220
	Oasis	4,936	4	4	4	5
	Orchards	49,643	29	34	63	-
	Sporcia	-	-	-	-	-
The Edge	-	-	-	2	-	
Maharashtra	Elan	1,124	1	1	5	41
Total		54,49,941	768	666	497	337

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

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

Amount Collected is inclusive of Taxes and net of cancellations

BALANCE SHEET – AS ON SEP 30, 2024

LIABILITIES

Amount in Rs. Cr	As on	As on
	Mar 31, 2024	Sep 30, 2024
Equity and liabilities		
Share Capital	45	46
Reserves and Surplus	449	481
Shareholders Funds	495	526
Non Current Liabilities	99	129
Current Liabilities	1,377	1,460
Total	2,102	2,337

ASSETS

Amount in Rs. Cr	As on	As on
	Mar 31, 2024	Sep 30, 2024
ASSETS		
Fixed Assets	72	74
Non-Current Assets	317	374
Inventories	1,362	1,363
Current Assets	351	526
Total	2,102	2,337

DEBT PROFILE – AS ON SEP 30, 2024

Amount in ₹ Cr.	31-Mar-2024	30-Jun-2024	30-Sep-2024
Gross Debt*	64	61	58
Net Interest-bearing funds	(41)	(58)	(195)
Net Interest-bearing funds to Equity	(0.08)	(0.12)	(0.37)

- The above statement does not include OCD of ₹ 79 Cr issued to HDFC Platform 2 (8 years original tenure + 2 years) for joint project in Bangalore and surplus accumulated towards landowners of High Grove and Chirping Woods

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

The Company generated Operating Cash Flow of Rs. 106 Cr in Q2 and Rs. 203 Cr in H1. The Company has significant headroom to raise fresh Debt while maintaining a healthy Debt Equity ratio.

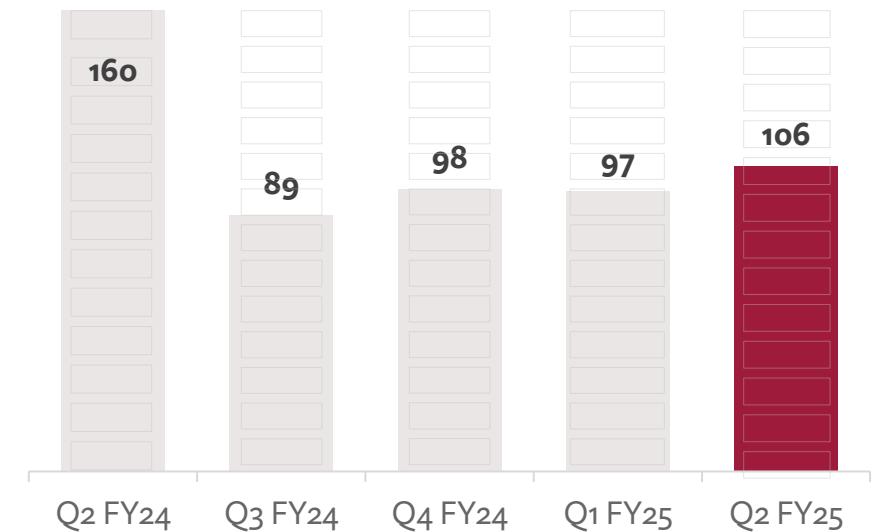
Note: During the half year, cash outflow of ~Rs. 82 Cr incurred for business development activities.

CONSOLIDATED CASHFLOWS – Q2FY25

Particulars (Rs in Crs)	FY24	Q1 FY25	Q2 FY25	H1 FY25
Opening Balance	27	21	30	21
Operating activities				
Collections	876	248	249	497
Construction cost and other overheads	(296)	(106)	(105)	(210)
Taxes	0	1	(5)	(4)
Direct land cost/JDA and DM sharing	(123)	(46)	(33)	(79)
Net Operating Cashflow (A)	458	97	106	203
Financing Activities				
Finance cost (Net)	(2)	(1)	(1)	(2)
Pref Issue / Equity	1	4	1	6
Loans/OCD - Drawdown/(Repayment) (Net)	(75)	(15)	46	31
Investments (Net)	(20)	(13)	(125)	(138)
Net Financial Cashflow (B)	(96)	(25)	(79)	(104)
Investing Activities				
Land Payments & Approvals	(368)	(62)	(20)	(82)
Net Investing Cashflow (C)	(368)	(62)	(20)	(82)
Closing Balance	21	30	39	39

STRONG OCF TREND:

(In ₹ Cr.)



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



PROJECT PORTFOLIO

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

PROJECT PORTFOLIO - COMPLETED

State	Project	Total Saleable	Booked	Unsold Inventory	Booking Value	Revenue Recognized	^Collections	Average Price (Price till date)
		(Sqft)	(Sqft)	(Sqft)	(₹ Cr)	(₹ Cr)	(₹ Cr)	₹ / Sq ft
Gujarat	Aavishkaar	5,45,468	4,25,209	1,20,259	121	116	117	2,837
	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	24,994	34,186	8	8	8	3,265
	Megapark	5,01,222	4,83,860	17,362	29	27	27	591
	Megatrade	82,526	73,736	8,790	32	31	31	4,288
	Parishkaar /Trade Sq	9,15,809	9,15,809	-	254	254	254	2,776
Karnataka	Expansia	1,40,268	1,40,268	-	75	75	75	5,358
	Oasis	5,72,262	5,56,690	15,572	319	315	318	5,735
	Greatlands - launched	9,52,854	7,37,040	2,15,814	303	220	270	4,113
	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	62,712	72,240	44	41	42	7,014
	Total	60,31,664	54,97,430	5,34,233	1,767	1,669	1,724	

*^Amount Collected is excluding Taxes and net of cancellations
As on 30 September 2024*

PROJECT PORTFOLIO - ONGOING

State	Project	Total Saleable	Booked	Unsold Inventory	Booking Value	Revenue Recognized	^Collections	Average Price (Price till date)
		(Sqft)	(Sqft)	(Sqft)	(₹ Cr)	(₹ Cr)	(₹ Cr)	₹ / Sq ft
Gujarat	Chirping Woods	13,39,092	10,78,502	2,60,590	127	1	99	1,178
	Forreste I - IV	29,58,846	23,99,834	5,59,011	343	31	320	1,430
	Forreste 5	9,43,164	5,33,190	4,09,974	120	5	61	2,253
	Fruits of Life - Launched	17,45,853	14,88,537	2,57,316	144	-	134	965
	Highgrove	43,77,033	24,44,499	19,32,534	233	76	223	952
	Uplands 2.0 & 3.0, Adroda - Launched	67,50,136	46,04,229	21,45,907	413	-	201	897
	Rhythm of Life - Launched	7,98,858	7,41,141	57,717	90	-	9	1,218
	Uplands One	31,92,901	29,31,052	2,61,849	507	475	501	1,728
	Uplands Two	12,89,128	10,83,204	2,05,924	331	62	270	3,055
	Aquacity - Launched	1,02,80,457	49,59,333	53,21,124	528	-	15	1,064
Karnataka	Belair	4,69,620	4,00,751	68,869	261	-	225	6,525
	Edge	1,68,224	56,994	1,11,230	40	-	26	7,077
	Forest Trails (Sarjapur JD) - Launched	9,71,736	2,44,191	7,27,545	173	-	44	7,090
	Orchards - Launched	5,70,200	3,62,406	2,07,795	197	-	83	5,440
	Total	3,58,55,249	2,33,27,862	1,25,27,387	3,507	649	2,210	

[^]Amount Collected is excluding Taxes and net of cancellations

As on 30 September 2024

PROJECT PORTFOLIO

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	26,57,988	1,311
B. Ongoing	Gujarat	Chirping Woods	Residential	JV	~ 50% Revenue Share	2024	13,39,092	173
		Forreste 5	Residential	DM	~ 10% Revenue Share	2026	9,43,164	207
		Fruits of Life - Launched	Residential	HDFC Platform 2	Arvind Invst 33.33%	2025	17,45,853	155
		Uplands One	Residential	JV	~ 77% Revenue Share	2023	31,92,901	580
		Uplands Two	Residential	JV	~ 77% Revenue Share	2025	12,89,128	350
		High grove	Residential	JV	~ 45% Revenue Share	2024	43,77,033	329
		Forreste 1 - 4^	Residential	DM	~ 10% Revenue Share	2024	29,58,846	395
		Uplands 2.0 & 3.0, Adroda - Launched	Residential	JV	~ 55% Revenue Share	2026	67,50,136	638
		Rhythm of Life - Launched	Residential	Owned	100%	2026	7,98,858	111
	Karnataka	Aquacity - Launched	Residential	JV	~ 50% Revenue Share	2027	1,02,80,457	973
		Belair	Residential	Owned	100%	2024	4,69,620	285
		The Edge	Commercial	Owned	100%	2024	1,68,224	125
		Forest Trails (Sarjapur JD) - Launched	Residential	JD	~ 65% Revenue Share	2027	9,71,736	600
Orchards - Launched	Residential	HDFC Platform 2	Arvind Invst 33.33%	2027	5,70,200	222		

PROJECT PORTFOLIO

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Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Saleable Sq Ft	Total Est. Booking Value
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	HDFC Platform 2	Arvind Invst 33.33%	Yet to be launched	3,08,909	25
		Moti Bhojan	Residential	DM	~ 10% Revenue Share	Yet to be launched	7,17,959	116
		Uplands 2.0 & 3.0, Adroda - Future Phase	Residential	JV	~ 55% Revenue Share	Yet to be launched	39,77,671	406
		NH48, Surat	Residential	JV	~ 55% Revenue Share	Yet to be launched	1,32,33,132	1,094
		Rhythm of Life - Future Phase	Residential	Owned	100%	Yet to be launched	9,80,826	139
		Aquacity - Future Phase	Residential	JV	~ 50% Revenue Share	Yet to be launched	1,03,33,701	978
	Karnataka	North Bangalore	Residential	Owned	100%	Yet to be launched	4,56,648	180
		Greatlands - Future Phase	Residential	Owned	100%	Yet to be launched	1,79,706	71
		Bannerghatta Road	Residential	HDFC Platform 2	Arvind Invst 33.33%	Yet to be launched	4,63,587	400
		Orchards - Future Phase	Residential	HDFC Platform 2	Arvind Invst 33.33%	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
		ITPL Road	Residential	JD	~ 54% Revenue Share	Yet to be launched	4,45,379	600
		Grand Total					7,85,99,009	12,254

ESTIMATED OPERATING CASH FLOW

₹ Cr		Total Est. Booking Value	Booking Value till date	Estimated Value of Inventory	Receivables	Est. Inventory + Receivables	Balance Cost to be Incurred*	Est. Operating Cashflow
Gujarat	Completed	584	523	61	6	67	0	67
	Ongoing	3,910	2,835	1,075	1,003	2,078	1,532	546
	Yet to be launched	3,404	0	3,404	0	3,404	2,364	1,040
Gujarat Total		7,898	3,358	4,540	1,009	5,549	3,897	1,653
Karnataka	Completed	1,311	1,200	111	35	146	42	105
	Ongoing	1,232	672	560	294	854	505	349
	Yet to be launched	1,738	0	1,738	0	1,738	1,088	650
Karnataka Total		4,281	1,872	2,409	329	2,738	1,634	1,104
Maharashtra	Ongoing	75	44	31	2	33	-2	34
	Yet to be launched	0	0	0	0	0	0	0
Maharashtra Total		75	44	31	2	33	-2	34
Grand Total		12,254	5,274	6,980	1,340	8,320	5,529	2,791
Add: Surplus								195
Net Estimated Unrealised Operating Cashflow								2,986

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

#DESIGNEDTOINSPIRE

01

KEY
INFORMATION

02

GEOGRAPHY
SPREAD

03

HDFC
PARTNERSHIP

04

ARVIND BRAND

05

GOVERNANCE &
CSR

06

MANAGEMENT
TEAM

OVERVIEW

#DESIGNEDTOINSPIRE

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

Listed in 2015 post demerger from Arvind Ltd

Strong trusted consumer brand

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

Experienced Professional Mgmt.

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

Diversified geographical presence

Ahmedabad, Gandhinagar, Bangalore & Pune

Primarily focused on Residential development

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

Growing Project Portfolio

- Delivered 6.0 msf
- Ongoing projects of 35.9 msf
- Planned projects of 36.7 msf

Strong conviction by promoters

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

Strategic partnership with HDFC Capital

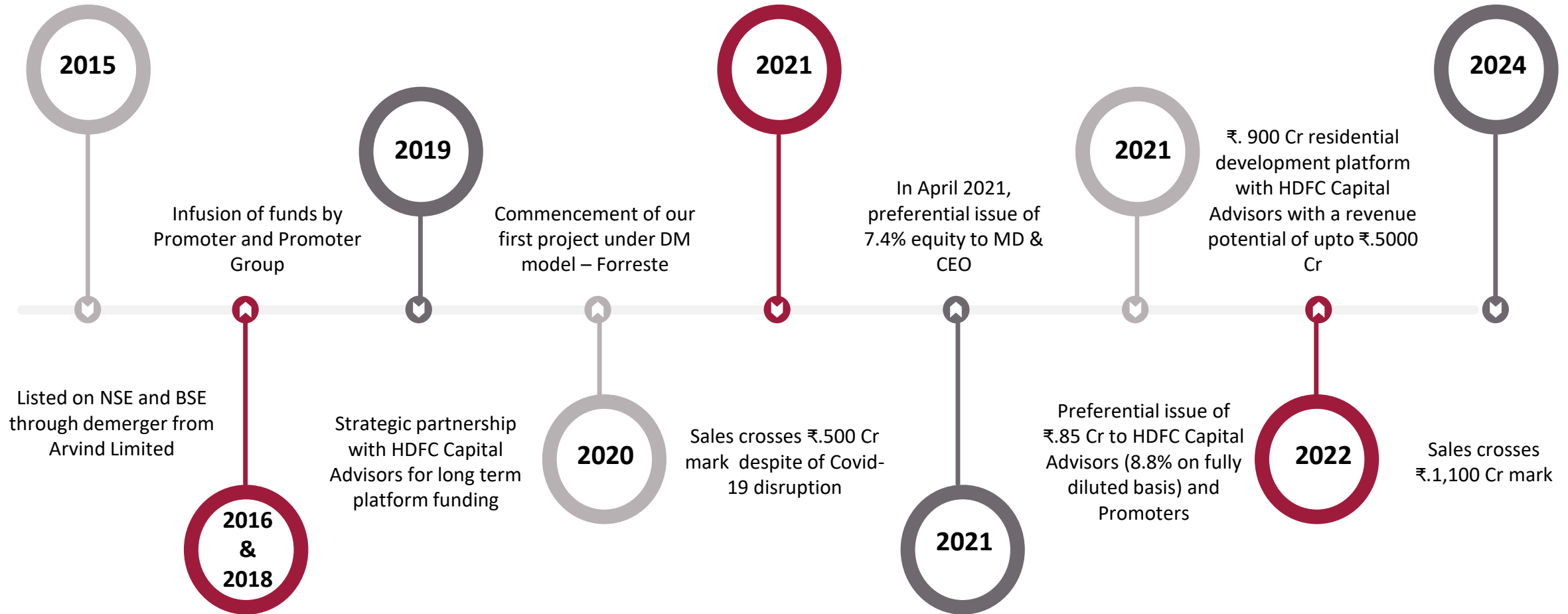
Equity investment at Hold co and Platform funding

Strong financial performance - 41% CAGR in Bookings

Negative Debt, Long term credit rating of A+/Stable outlook

THE JOURNEY SO FAR

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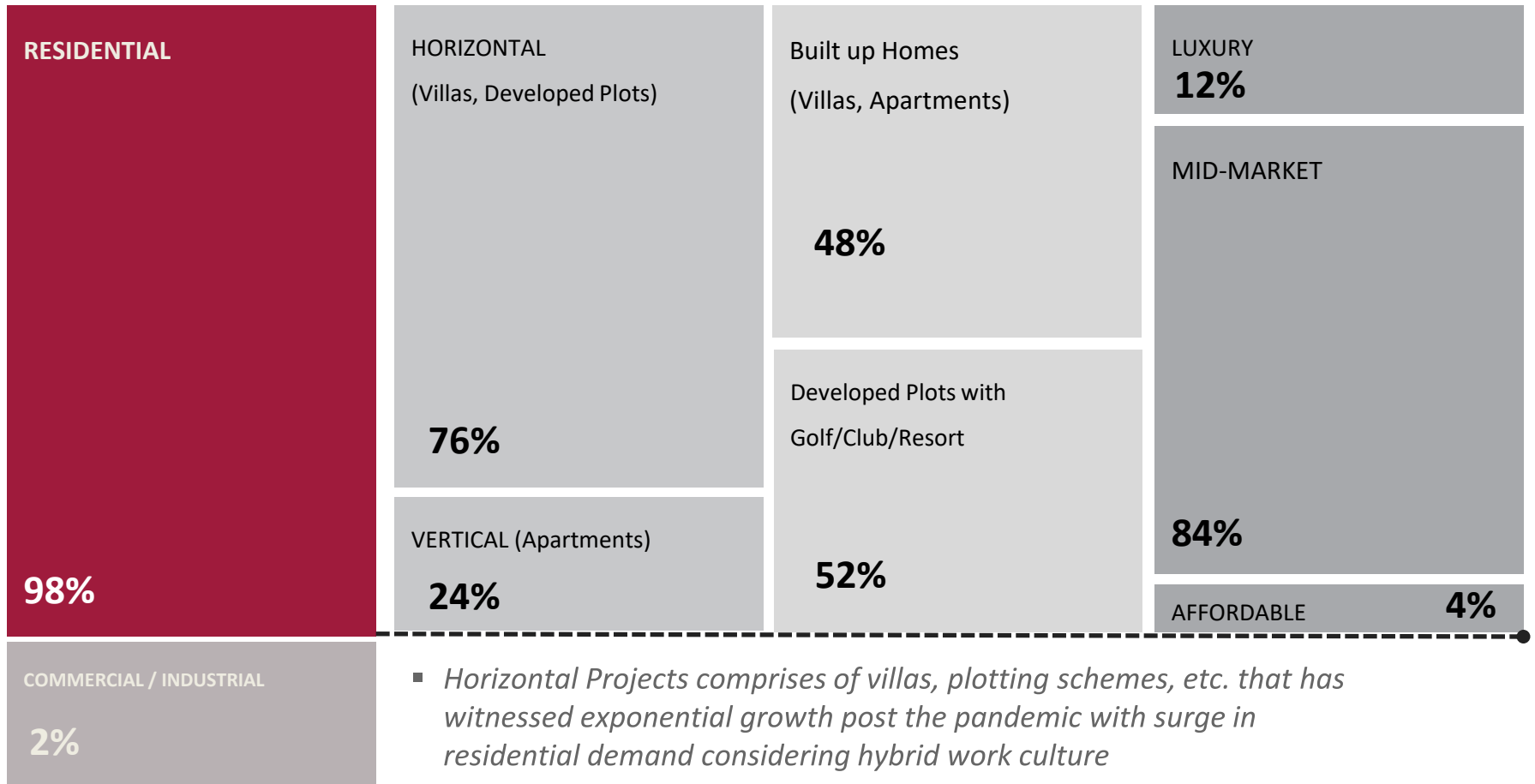


CARVED ITS NICHE IN RESIDENTIAL DEVELOPMENT PROJECTS

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PROJECT CLASSIFICATION (ONGOING AND PLANNED) SEP 2024



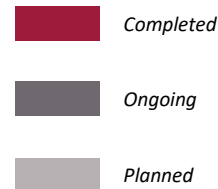
- Horizontal Projects comprises of villas, plotting schemes, etc. that has witnessed exponential growth post the pandemic with surge in residential demand considering hybrid work culture

LISTED (2015), CORPORATE REAL ESTATE DEVELOPER SINCE 2008

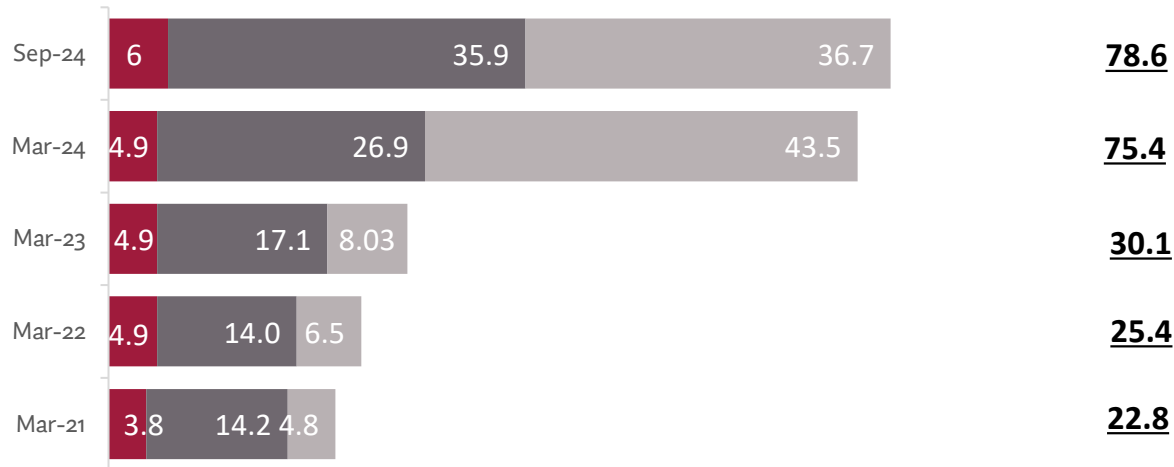
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CAPITAL PAYMENTS

- In a span of 18 years, falling true to brand Arvind, successfully delivered 13 projects i.e. 6.0 mn.sq.ft. of which 100% projects handed over as per the committed date.



PROJECT PORTFOLIO (IN MN. SQ.FT.)

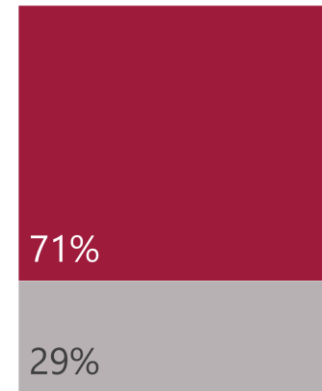


- “Ongoing” - already launched
- “Planned” - Next phases of already launched Projects + Lands already acquired, and site preparation started

MULTIPLE LAND SOURCING MODELS

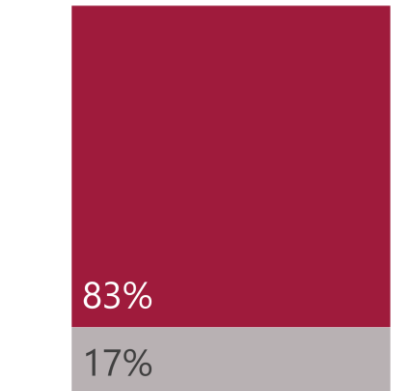
- 80% Projects are through JDs, Platform, DM
- Three DM Project with Arvind Limited

VALUE SHARE in %



JDA

VOLUME SHARE in %



Land Purchase



VENTURING INTO NEWER GEOGRAPHIES IN A PHASED MANNER

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

Ahmedabad / Gandhinagar / Surat 64%,

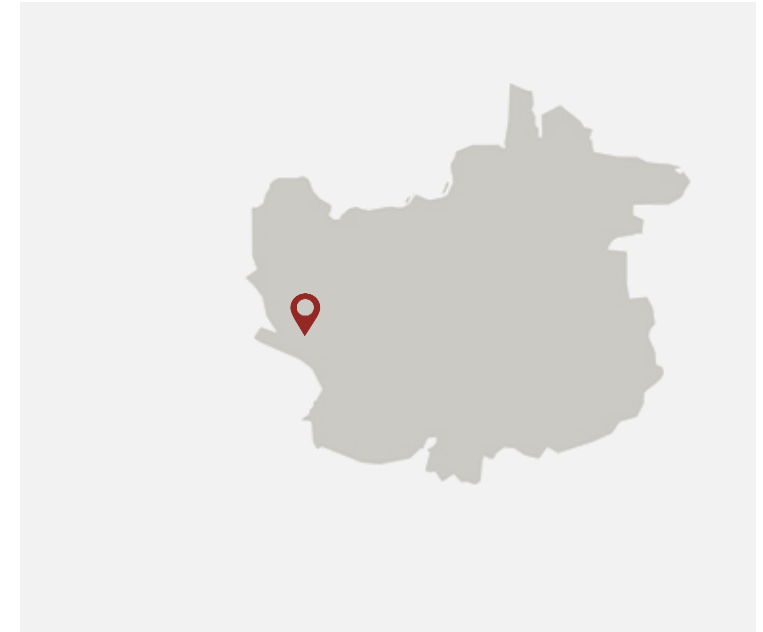
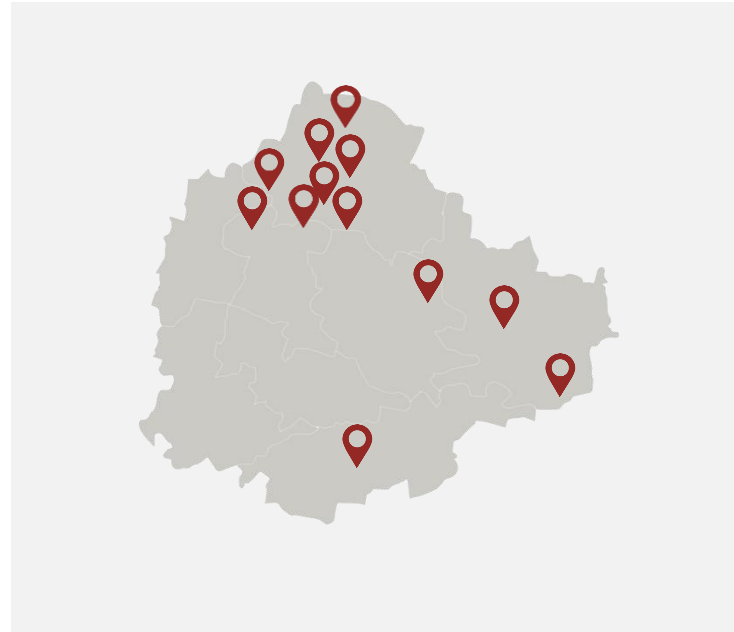
Bangalore 35%

Pune 1%

AHMEDABAD / GANDHINAGAR, GUJARAT

BANGALORE, KARNATAKA

PUNE, MAHARASHTRA



SURAT, GUJARAT

1. Aavishkaar, 2. Alcove, 3. Chirping Woods 4. Citadel, 5. Forrester, 6. HighGrove, 7. MegaPark, 8. Megaestate, 9. MegaTrade, 10. Parishkar, 11. Trade Square, 12. Uplands One, 13. Uplands Two 14. Fruits of Life 15. Forrester 5 16. South Ahmedabad 17. Aquacity 18. Uplands 2.0 & 3.0 19. Moti Bhojan 20. Rhythm of Life

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

OUR BELIEF IN DEPTH OVER BREADTH

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KEY DECISION PARAMETERS

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

AHMEDABAD

High on Luxury and preference for horizontal

BANGALORE

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

PUNE

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

High Mid-level Low

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

STRATEGIC PARTNERSHIP WITH HDFC CAPITAL ADVISORS

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2019

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

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

2021

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

2022

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

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

QUALITY CAPITAL

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

INVESTOR PEDIGREE

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

BRAND

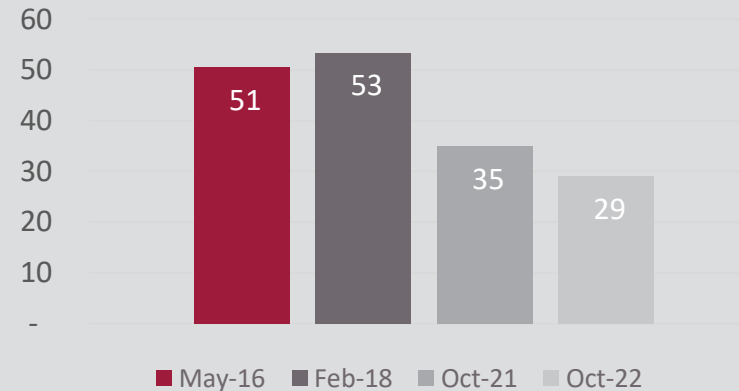
- Two most trusted brands- HDFC & Arvind together unlocking tremendous value for stakeholders
- First investment in OCD form of ₹ 50 Cr for Devenhalli project and ₹ 50 Cr invested for 8.8% stake on a fully diluted basis

STRONG BRAND RECALL 'ARVIND' SYNONYMOUS WITH VALUES AND REPUTE

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

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

INFUSION OF FUNDS BY PROMOTERS

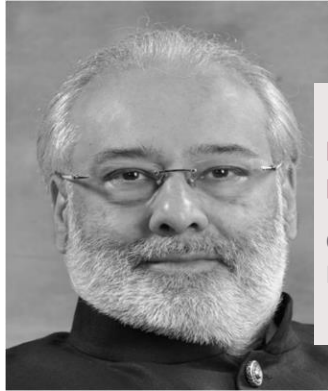


Capital infusion by Professional MD & CEO, exuberates strong conviction of the business from a long-term view point

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

STRONG GOVERNANCE & CSR INITIATIVES

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Mr. Sanjay S. Lalbhai

Chairman & Non-Executive



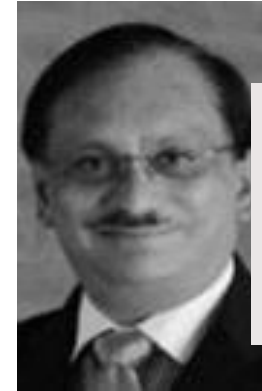
Mr. Kulin S. Lalbhai

Vice Chairman



Mr. Kamal Singal

Managing Director & CEO



Mr. Pratul Shroff

Independent Director



Ms. Pallavi Vyas

Independent Director



Mr. Vipul Roongta

Nominee Director



Mr. Prem Prakash Pangotra

Independent Director



Mr. Nirav Shah

Independent Director



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

LED BY AN EXPERIENCED PROFESSIONAL MANAGEMENT TEAM



MR. KAMAL SINGAL

MANAGING DIRECTOR & CHIEF EXECUTIVE OFFICER

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



**JAGDISH DALAL |
Senior Vice President**

- Over 30 years of experience
- Excels in corporate finance



**AVINASH SURESH |
Chief Operating Officer**

- Overall experience of over 19 years with Godrej, Aditya Birla etc.



**MITANSHU SHAH |
Chief Financial Officer**

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



**SHARVIL SHAH |
Chief Business Officer - West**

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



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

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



**SAURABH AGARWAL |
Head – Business Development**

- Overall experience of Over 20 years in real estate companies like RNA, Raheja Ashiana Housing and DLF
- With ASL since 2010



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

- Member of Arvind group for over 25 years



**PANKAJ JAIN |
Head of CRM**

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

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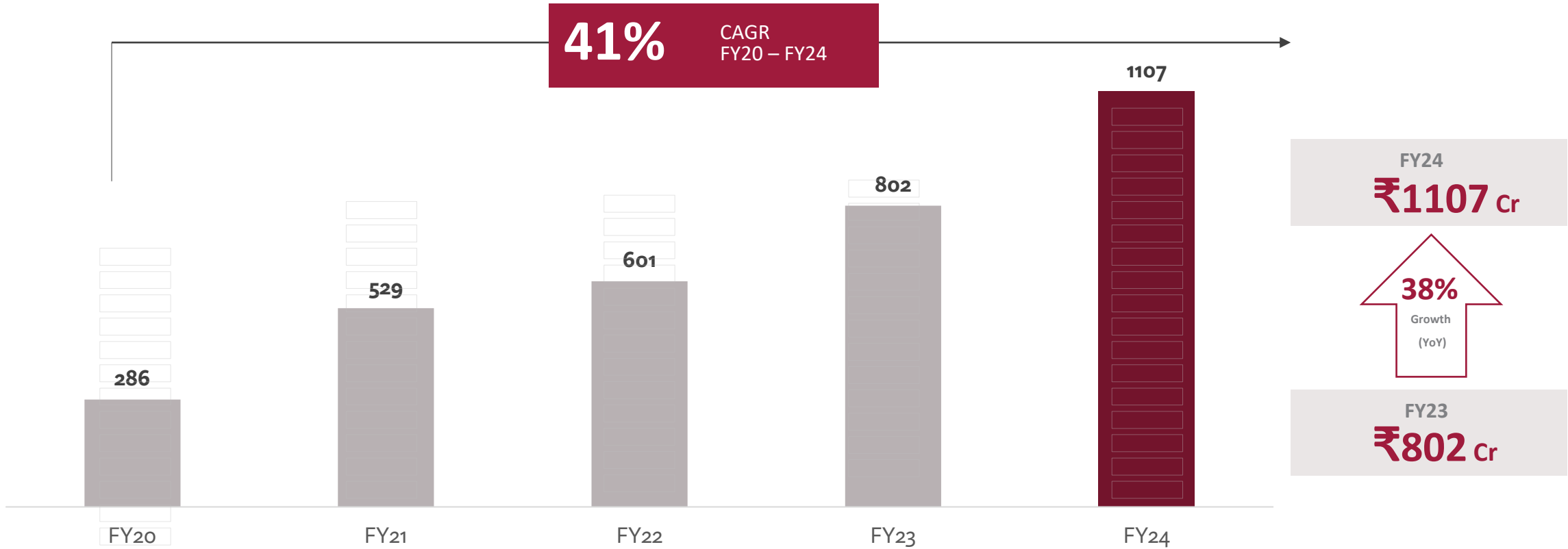
5 YEAR PERFORMANCE

- OPERATIONAL
- FINANCIAL

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BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)



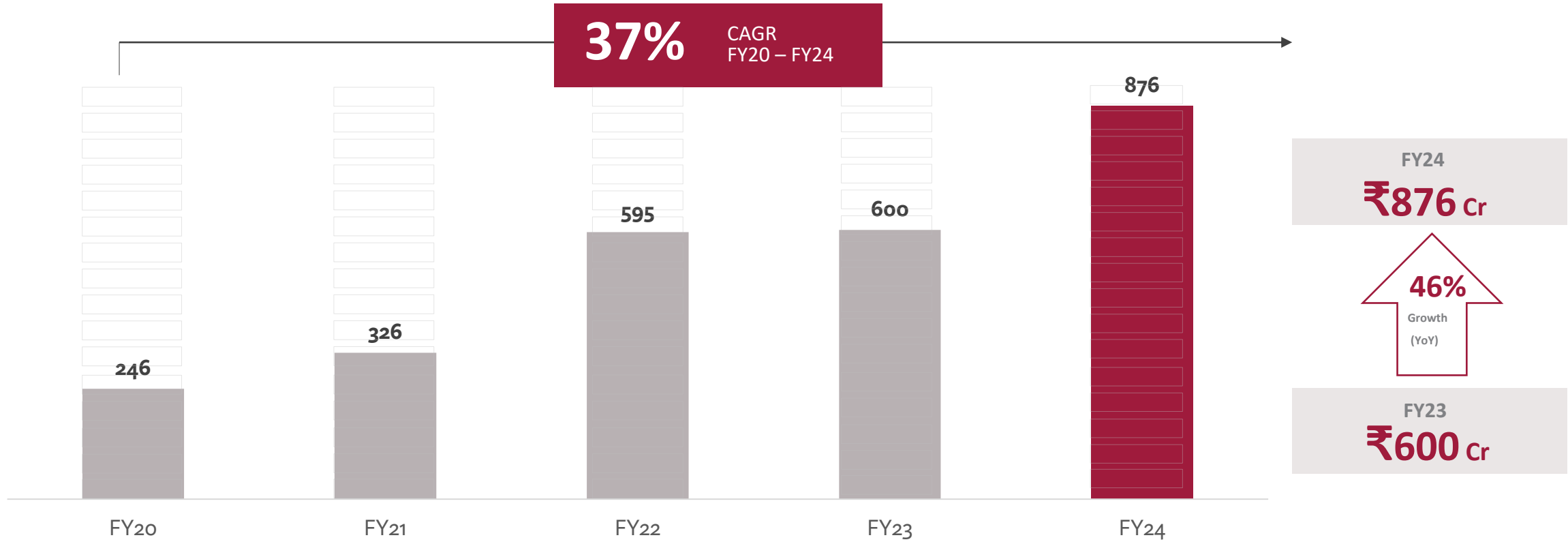
H1 FY25 Bookings at Rs. 666 Cr

COLLECTIONS: FY24

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COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)



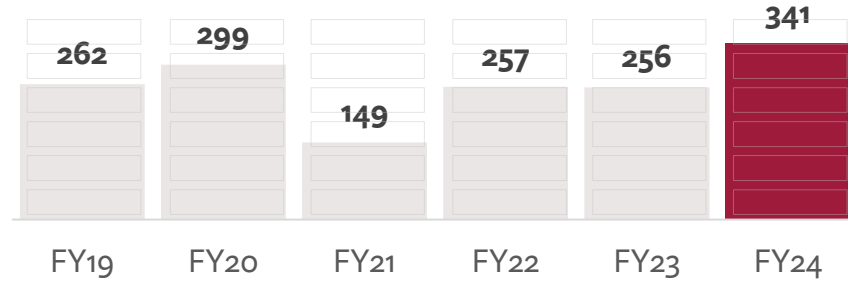
H1 FY25 Collections at Rs. 497 Cr

CONSOLIDATED FINANCIAL PERFORMANCE

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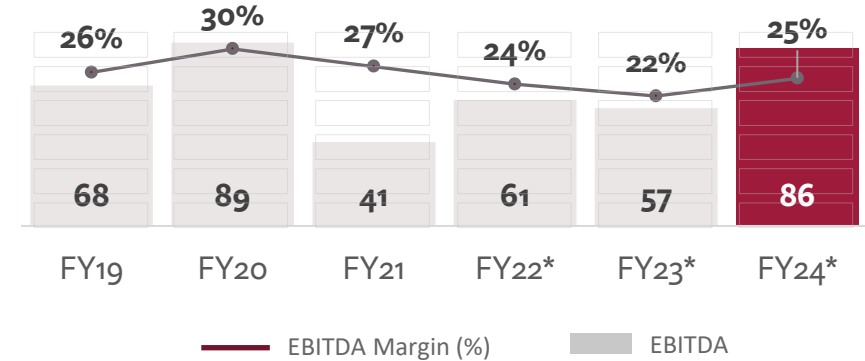
REVENUE

(In ₹ Cr.)



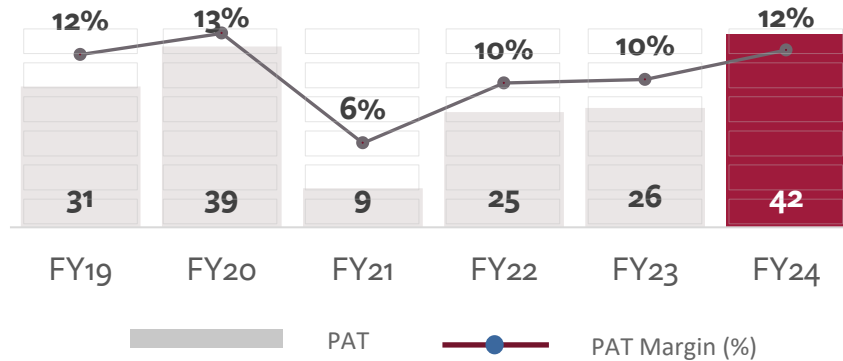
EBITDA

(In ₹ Cr.)



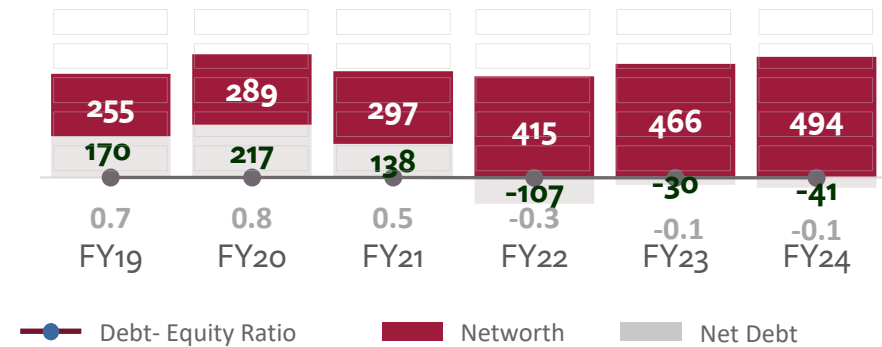
PAT

(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.

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BUSINESS MODEL & STRATEGIC PILLARS

- FUNDAMENTALS
- STRATEGIC PILLARS

KEY BUSINESS FUNDAMENTALS

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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 ~400 (March 2024)

**OUTSOURCING
MODEL**

- High reliance on outsourcing of noncore activities and entire construction activities
- 67% Projects are through JDs (March 2024)

**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



Customer Centricity



Balanced Risk Profile



Systems & Processes



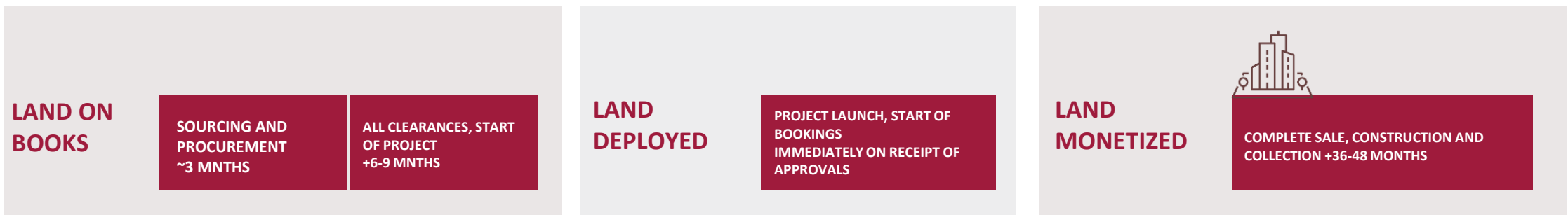
Innovation



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

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

LAND PROCUREMENT AND MONETIZATION LIFE CYCLE



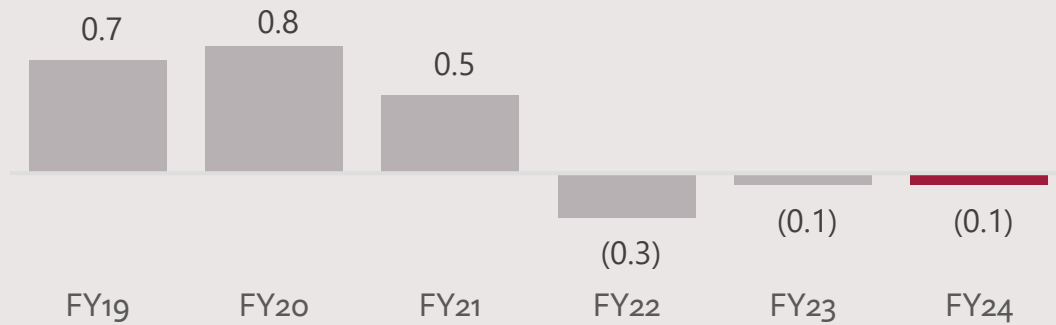
BALANCED RISK PROFILE

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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)

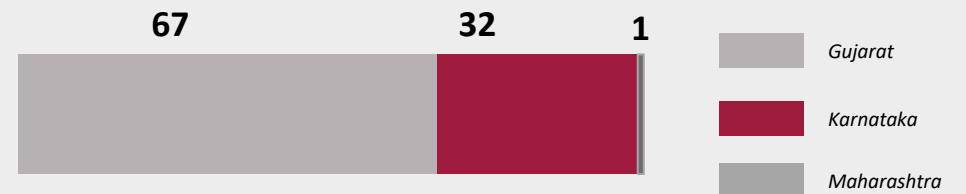


Credit Rating upgraded to IND A+/Stable in December 2023

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 Pune / MMR

MAR 2024



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PRODUCT INNOVATION

UPLANDS: EXECUTIVE GOLF COURSE



SPORCIA: HOMES AROUND SPORTS



SKYLANDS: JOGGING TRACK IN THE SKY



EXPANSIA: ALL ABOUT SPACES



BELAIR: YOUR CLUB IN THE AIR



UPLANDS: INSPIRED BY DISNEY®



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PRODUCT INNOVATION

3 ACRES OF LILY POND @ HG



INTERNATIONAL CLUB ARCHITECTURE @ HG



URBAN FORREST @ FORRESTE



Forest Sitouts



Forest Trail



Forest Caves



Campfire Point

CUSTOMER CENTRICITY

AIMING FOR DELIGHT AT EVERY TOUCH POINT IN CUSTOMER LIFE CYCLE

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PROJECTS AND DELIVERY STATUS VS COMMITMENT (IN MONTHS)

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

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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 (>25% share), State of art in-house call center set up with 15-member dedicated team
- Cost of acquired Sales less than 1.75% for most of the new launches
- Vast network of channel partners comprising > 1,200 with detailed CP management systems

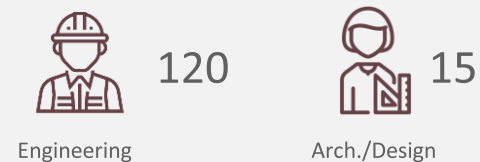
DESIGN & DEVELOPMENT PROCESS

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

LEADERSHIP EXPERIENCE



STRENGTH



SUPPORTED BY BEST-IN-CLASS TECHNOLOGY

- ERP SYSTEM
- Generates BOQs directly from drawings
- SAP
- Document Management System
- Quality Management



LOOKING AHEAD

- DIFFERENTIATING FACTORS
- KEY FOCUS AREAS

OUR DIFFERENTIATING FACTORS IN THE REAL ESTATE MARKETPLACE

EFFICIENT AND COMPETITIVE LAND SOURCING

- Created Joint Development models
- Competitive land sourcing

SUCCESSFUL PARTNERSHIP – LONG TERM VALUE CREATION

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

ON TIME EXECUTION

100% track record for on-time delivery

VALUE FOR MONEY

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

LEVERAGING BRAND ARVIND

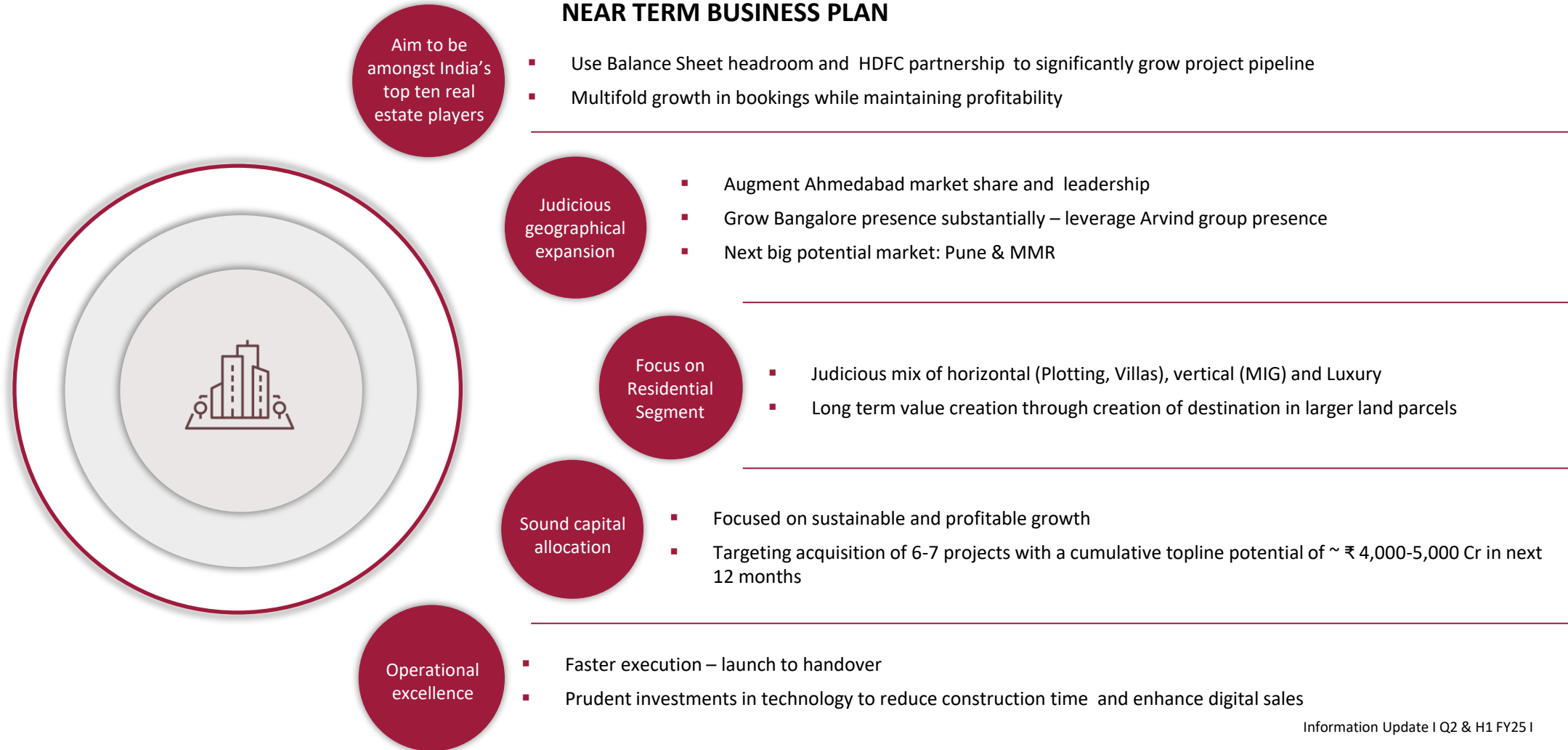
- Brand Equity
- Legacy of over 120 years of Trust & Excellence

EXECUTION EXPERTISE

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

OUR BUSINESS STRATEGIES TO ACCELERATE GROWTH

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AWARDS AND RECOGNITION

- AWARDS
- ACCOLADES

AWARDS & RECOGNITIONS FY16-24

Company & Individual Awards

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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 Dhabi Business Council



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



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



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



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



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



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



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



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



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



ET Now Progressive Places To Work 2023

















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

AWARDS & RECOGNITIONS FY16-24

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Project Awards

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

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Golden Brick Awards 2024, Dubai, UAE



Developer of the Year



Luxury Villa Project of the Year
– Arvind Forrester

16th Realty+ Excellence Awards, 2024 - Gujarat



Villa Project of the Year - Arvind Forrester



Developer of the year - Ultra Luxury & Lifestyle



ANNEXURE: PROJECT PROFILE IN DETAIL

- OVERVIEW
- PROJECT DETAILS

UPLANDS



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

Deal Structure: JOINT DEVELOPMENT

Architect: WOODS BAGOT

AMENITIES



9 Hole Executive
Golf Course



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



Premium Concierge
Services



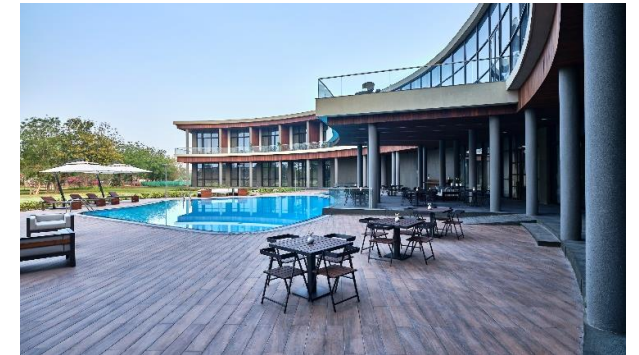
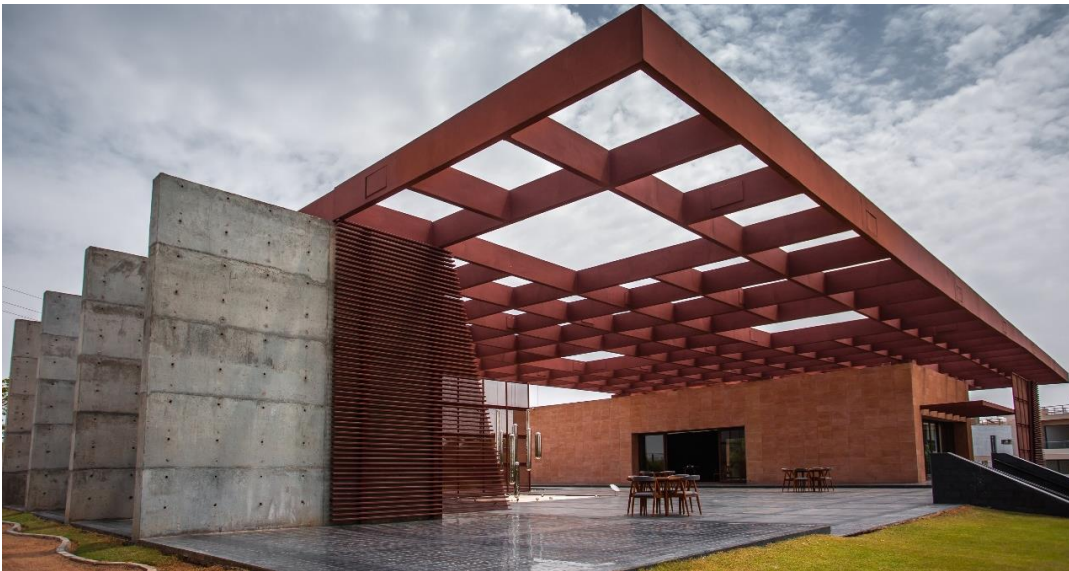
Disney® themed kids
bedroom



Personal Swimming Pool, Gym, Home Theatre - Optional

UPLANDS

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UPLANDS CLUBHOUSE

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SKYLANDS

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

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Sky lounge
on Terrace



Jogging track on
terrace



Open café on
terrace



Star gazing deck on
terrace



Club House with Indoor & Outdoor
Sports Amenities

SKYLANDS

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AAVISHKAAR



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

Deal Structure: OUTRIGHT PURCHASE

Architect: VITAN (JAGRUT & PARTNERS LLP)

AMENITIES



Gated community
& CCTV camera



Central
Landscape area



Outdoor & Indoor
Gym



Yoga & Multipurpose
room



Jogging
pathway/track

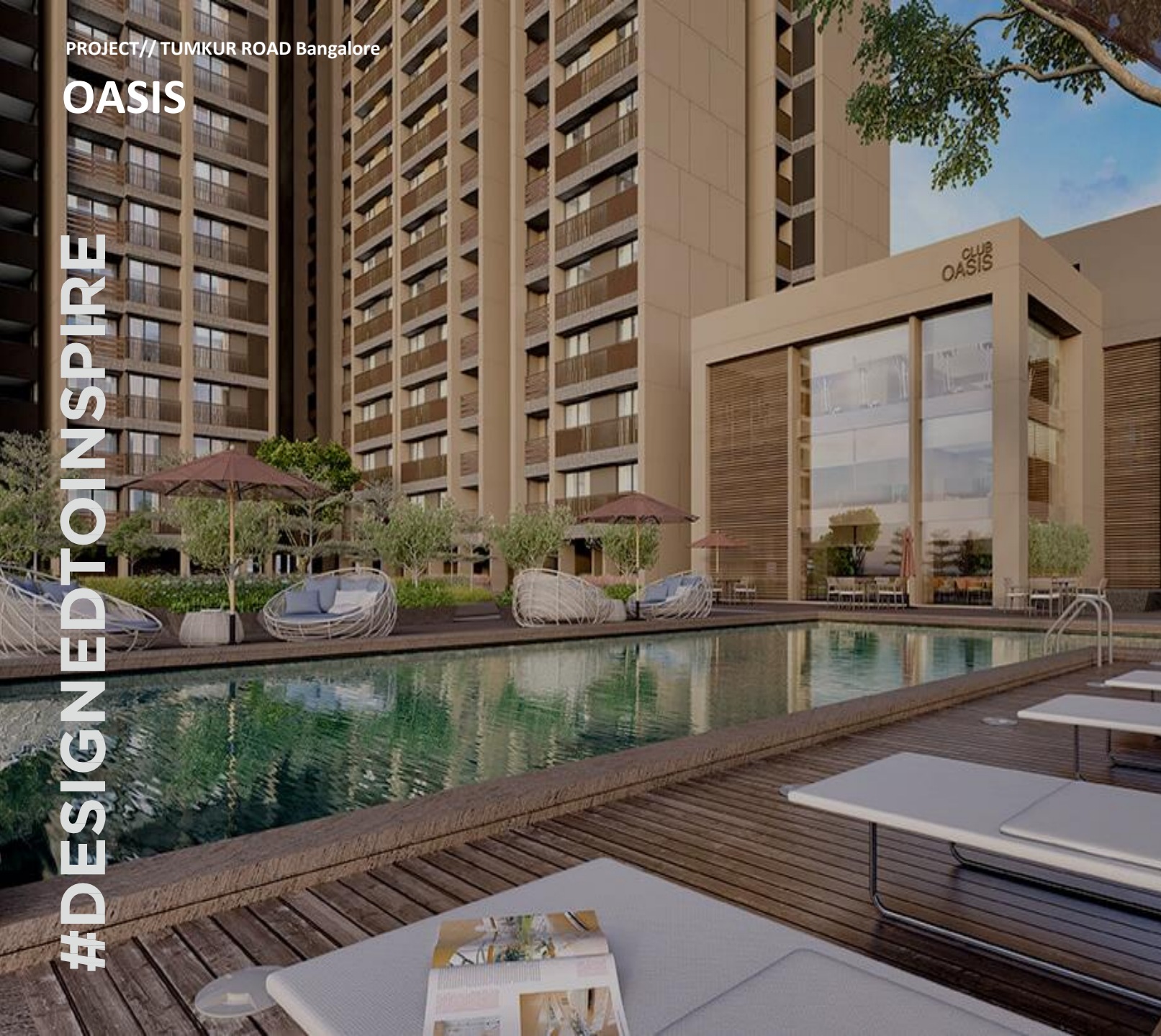


Children's splash pool &
sports facilities

AAVISHKAAR CLUB HOUSE

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

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Terrace café



Aqua Center



Indoor Gym &
Steam Room



Senior Citizen's Nook



Central Landscape
Area



Sports facilities like Cricket,
Basketball & Badminton

OASIS

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OASIS CLUB HOUSE

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BELAIR

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

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Cantilevered
Sky Club



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

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

Deal Structure: JOINT DEVELOPMENT

Architect: - A&T CONSULTANTS

AMENITIES



Landscape
Walkway



Club Terrace
Café Sitting



Outdoor & Indoor
Gym



Fully equipped Home
Theatre room



State of art Security
System



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

THE EDGE

the edge
by Arvind

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

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Common
Conference Room



Theatre/Auditorium



Modern Cafeteria



Gymnasium



CCTV, Intercom
Facility



Parking & Automatic Elevators

HIGHGROVE CHIRPING WOODS

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

Deal Structure: **JOINT DEVELOPMENT**

Architect: **WOODS BAGOT**

AMENITIES



9 Hole Executive
Golf Course



Clubhouse powered
by SMAAASH, which
is perfected by
Sachin Tendulkar



Bowling Alley



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



Golf Promenade

FORRESTE

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

Deal Structure: **DM**

Architect: In-House & GOMA ENGINEERING

AMENITIES



Lounge with
Seating & Library



Café & Restaurant



Banquet Hall & Kids
Zone



Gymnasium, Multimedia
Theatre



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



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

Deal Structure: Outright

Architect: In-House

AMENITIES



Plots with your own
community fruit orchards



Near Bavlu lake that is full
of native & migratory
birds



Banquet Hall &
Games Room



Gymnasium, Multimedia
Theatre



Café & Restaurant

GREATLANDS

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

Deal Structure: JOINT DEVELOPMENT

Architect: Colliers International

AMENITIES



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



9 Hole Executive Golf Course



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



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

FOREST TRAILS

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

Deal Structure: **JOINT DEVELOPMENT**

Architect: Apurva Amin Associates

AMENITIES



1.2-kilometre-long Forest Trail



Lily Pond
Senior Citizens' Sit Out



Barbeque Station,
clubhouse, spa



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

PROJECT// DODDBALLAPUR, BANGALORE

ARVIND ORCHARDS

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SMARTSPACES

*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

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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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SAFE HARBOR



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