

**Arihant Foundations  
& Housing Limited**

New #3 Old #25  
Ganapathy Colony, 3rd Street  
Off Cenotaph Road, Teynampet  
Chennai 600 018

14.08.2024

To,

BSE Limited  
Corporate Relations Department  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai – 400 001  
Security Code: 531381

Dear Sir,

**Sub:** Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith a copy of the Investor Presentation on the unaudited financial results of the Company for the quarter ended 30<sup>th</sup> June, 2024.

This is for your kind information and records.

Thanking you.

Yours Sincerely,

For **ARIHANT FOUNDATIONS & HOUSING LIMITED**



**Arun Rajan**  
Chief Executive Officer

**Encl:** As above





# Investor Presentation Q1FY25

Arihant Foundations &  
Housing Ltd

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Creating Memorable Spaces for over 40 Years



# Table of Contents

- 1 Company Overview
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- 3 Financial Performance
- 4 Ongoing & upcoming projects
- 5 Way forward







# Company Overview

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# Overview

- Founded by Mr. Navratan Lunawath, Arihant has significantly shaped Chennai's urban landscapes over the last four decades. One of the foremost names in the city's real estate sector, synonymous with quality and trustworthiness.
- Backed by promoters with extensive experience in real estate and hands-on involvement in day-to-day operations, fostering efficiency and excellence.
- With a strong creditworthiness established with major financial institutions and investors, Arihant maintains robust financial backing, ensuring stability and reliability in its endeavours.

## ADOPTING A DESIGN-FIRST APPROACH

### Residential



Saraswathi, Venus Colony

### Commercial



One Rohini, T Nagar

### Townships



Villa Vivana (With JP Morgan)



**40-year Legacy**

**95% of Joint ventures**



**Design first approach**

**Multi segment expertise**

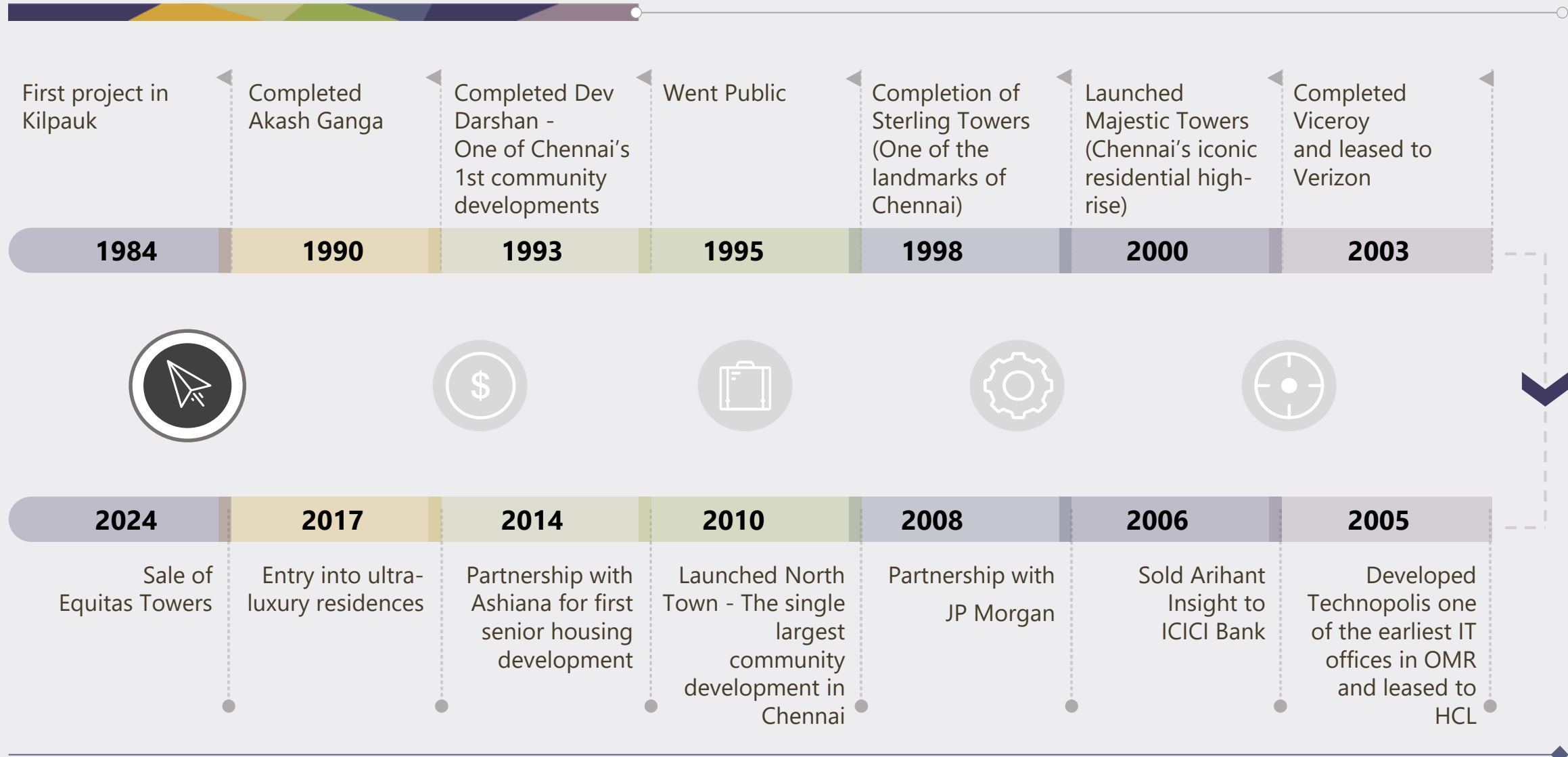


**2.5 Mn Sq Ft Future Development**

**20 Mn Sq Ft Developed**



# Journey



## Joint Development & Redevelopment



- ▶ Enactment of Tamil Nadu Apartment Ownership Act in 2023 redefines the redevelopment landscape of the city
- ▶ Redevelopment consent norms revised to 75% from 100%
- ▶ Potential to develop incremental FSI of upto 4X

## Office & GCC demand



- ▶ Chennai saw 3rd largest office absorption in the country in 2023
- ▶ Tamil Nadu government proposes to incentivize Global capability centres with payroll subsidy

## Scaling in New Markets



- ▶ Potential to scale up in Bangalore
- ▶ Expansion plans in market segments like Senior Housing and Standalone Retail





# Management Team



**Kamal Lunawath**

**Managing Director**

With over 27 years at Arihant Spaces, Kamal Lunawath exemplifies leadership in real estate. His expertise in executing IT parks, townships, and luxury apartments, along with his strategic vision in corporate and financial planning, has attracted significant foreign investments, driving the company to new heights of innovation and growth.



**Vimal Lunawath**

**Director - Residential**

Bringing over 24 years of industry experience, Vimal Lunawath oversees the design, execution, and completion of expansive residential complexes. Vimal's commitment to high-quality living spaces has made Arihant Spaces a top choice for discerning homeowners.



**Bharat Jain**

**Director - Commercial**

With over 22 years in the construction industry, Bharat is a key figure at Arihant Spaces, whose expertise in large-scale commercial projects and commitment to quality has established the company as a leader in commercial real estate development.



**Harish Marlecha**

**Director - Sales**

With over two decades of experience, spearheads the sales and marketing efforts at Arihant Spaces. Harish's strategic insights and dynamic marketing strategies have greatly enhanced the company's market presence and sales performance.



**Abhishek Lunawath**

**Director - Business Development**

With 15 years of dedicated experience, Abhishek Lunawath is the driving force behind business development at Arihant Spaces. Abhishek excels at identifying new market opportunities and building strategic partnerships, fueling the company's growth.



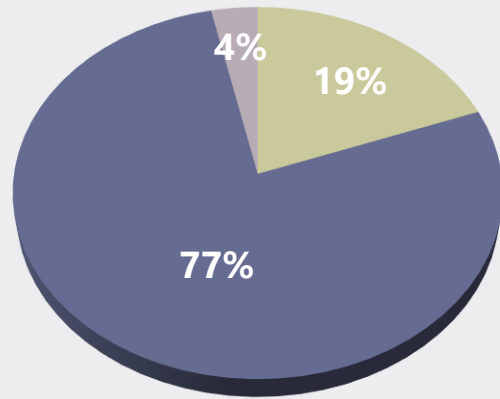
**Arun Rajan**

**Chief Executive Officer**

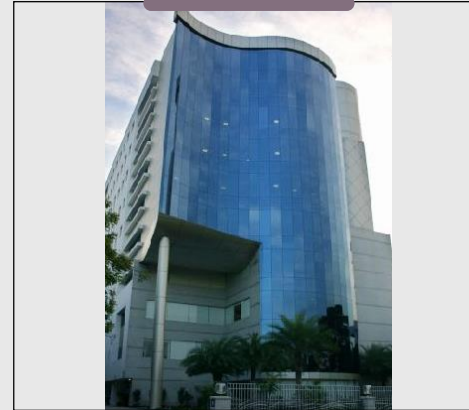
Over the past 10 years, Arun has been instrumental in establishing processes, driving business development, and fostering growth for the organization. Arun brings over 14 years of experience, including 11 years in real estate.

# Completed Development Breakup

## Completed Projects (Over 20 Mn Sq Ft)



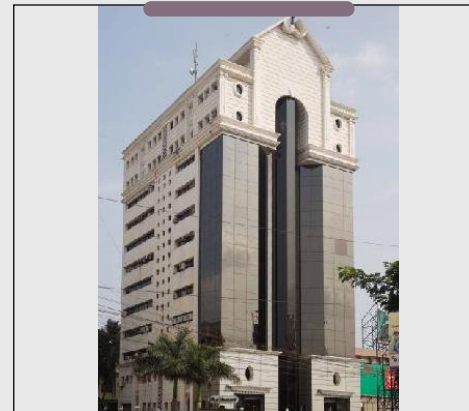
Commercial      Residential  
Senior Living



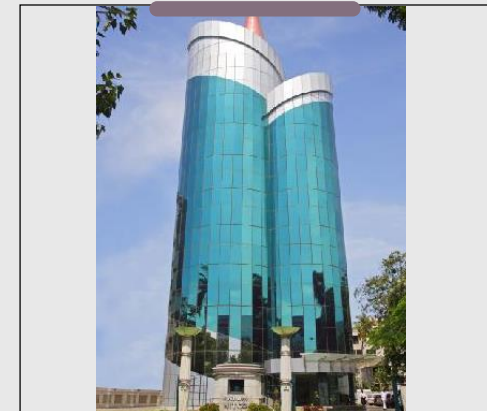
VICEROY GUNDY



INSIGHT AMBATTUR



EGA TRADE CENTRE KILPAUK



NITCO PARK RK SALAI





# Operational Highlights



# Operational Highlights – Q1 FY25

**SALES VALUE**

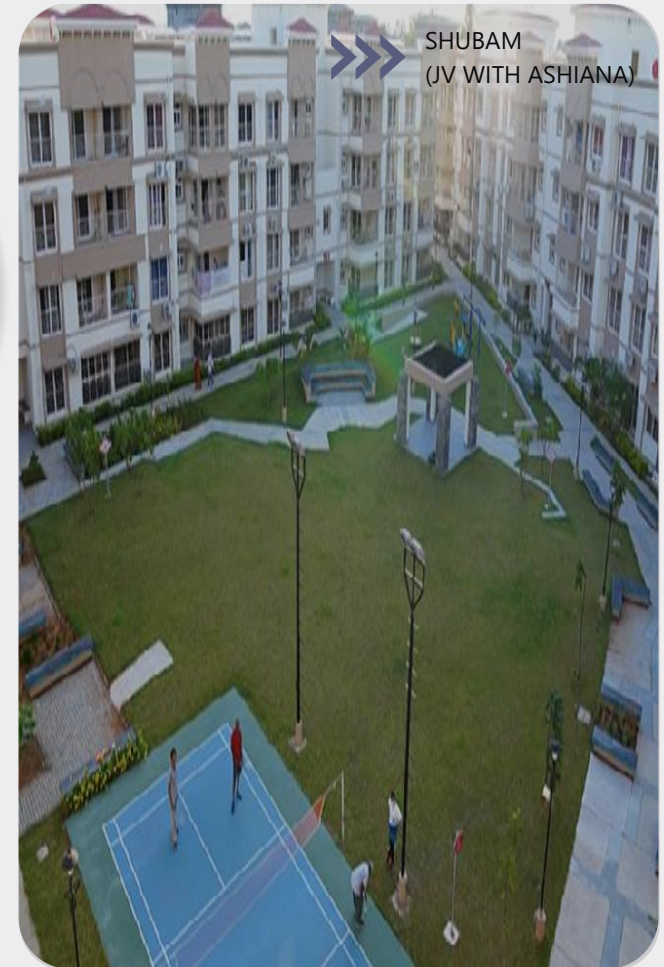
**₹40.91  
Cr**

**AREA SOLD**

**32,616  
Sq ft**

**REALIZATION**

**₹12,543  
Per Sq ft**



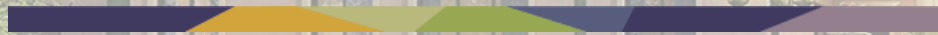
**New project launches in Q1 FY25:**

S.No	Project Name	Development Type	City
1	Arihant Krishna	Residential	Chennai
2	Arihant Aurelia	Residential	Chennai





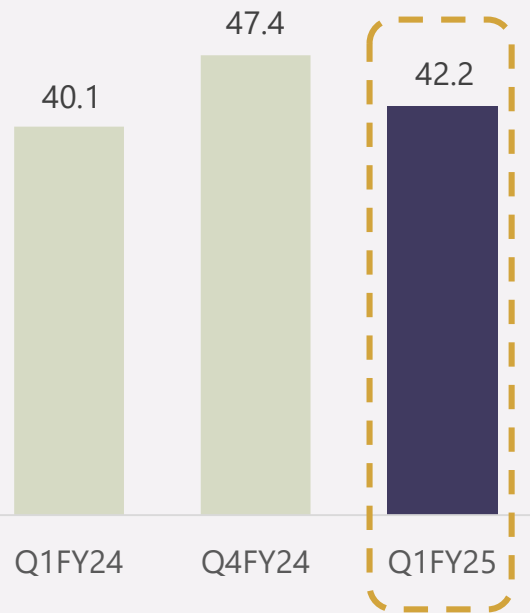
# Financial Highlights



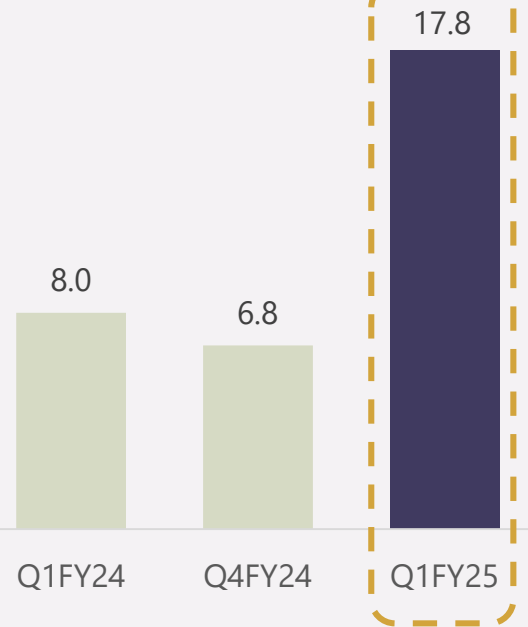
# Financial Highlights – Q1 FY25

All figures in ₹ Cr

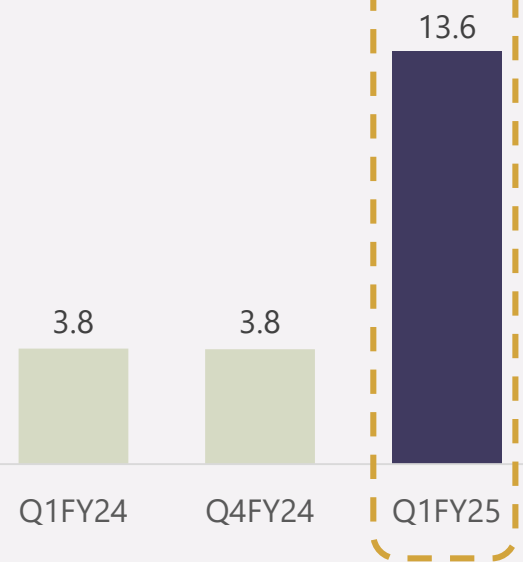
## Revenue



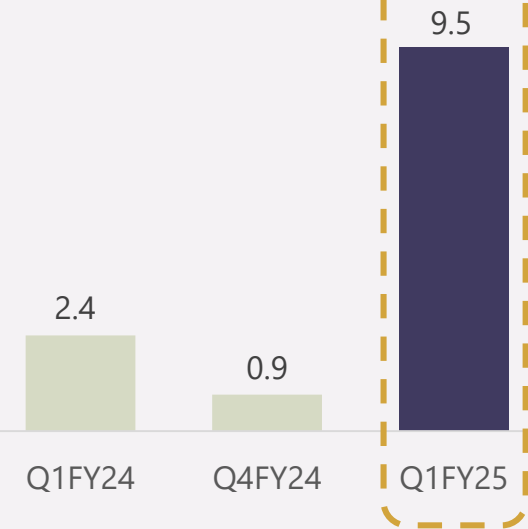
## EBITDA



## PBT



## PAT





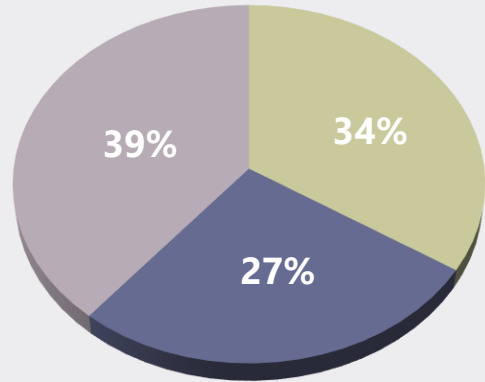


# Ongoing Projects



# Ongoing and Upcoming Development Breakup

## Ongoing and Upcoming Projects (1.7 Mn Sq Ft)



- Commercial
- Residential
- Senior Living



**VANYA VILAS PURUSAWALKAM**



**VIPASSANA SRI NAGAR**



**MELANGE SALIGRAMAM**



**CHIRLA POES GARDEN**



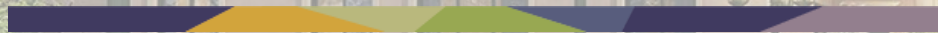
**EQUITAS MOUNT ROAD**



# Ongoing Projects

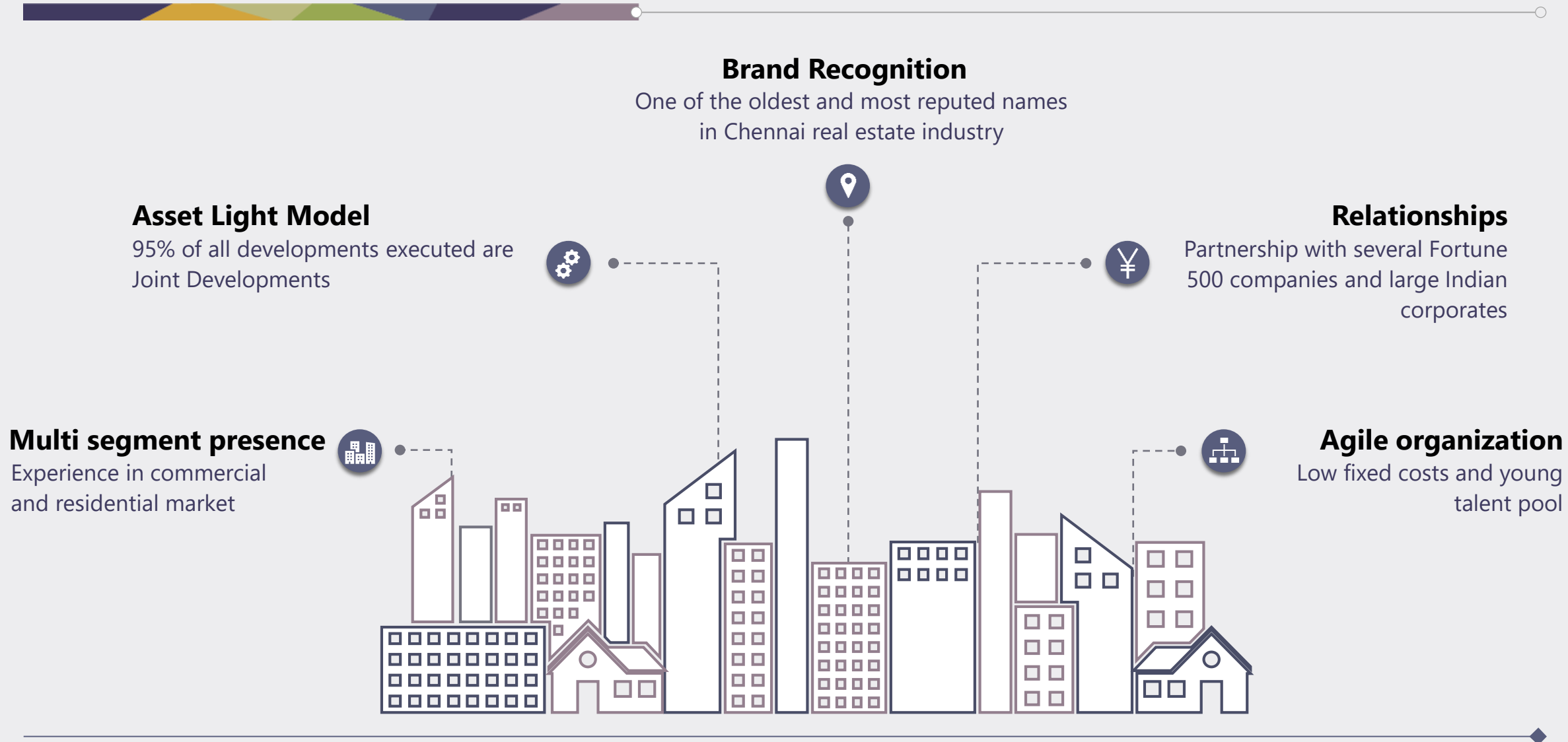
SEGMENT	PROJECT	LOCATION	SQ FT	GDV (IN ₹ CR)	ARIHANT SHARE (IN ₹ CR)
Commercial	Equitas Tower	Saidapet	173,000	267	160
	Vaayu	Perungudi	90,000	100	74
	Rohini	GN Chetty Rd	22,800	58	58
Senior Housing	Swarang	Nemmeli (ECR)	550,000	420	210
	Shubam	GST	529,000	286	77
Uber Luxury	Aurelia	Poes Garden	33,600	120	30
	Arihant Miraya	Besant Nagar	65,000	125	50
	Vipaasana	Sri Nagar	34,000	50	22
Luxury Residential	Melange	Saligramam	160,000	192	100
	Vivriti	OMR	24,000	28	14
	Vanya Vilas	Purusawalkam	82,000	93	47
		<b>Total</b>	<b>17,89,000</b>	<b>1,739</b>	<b>842</b>

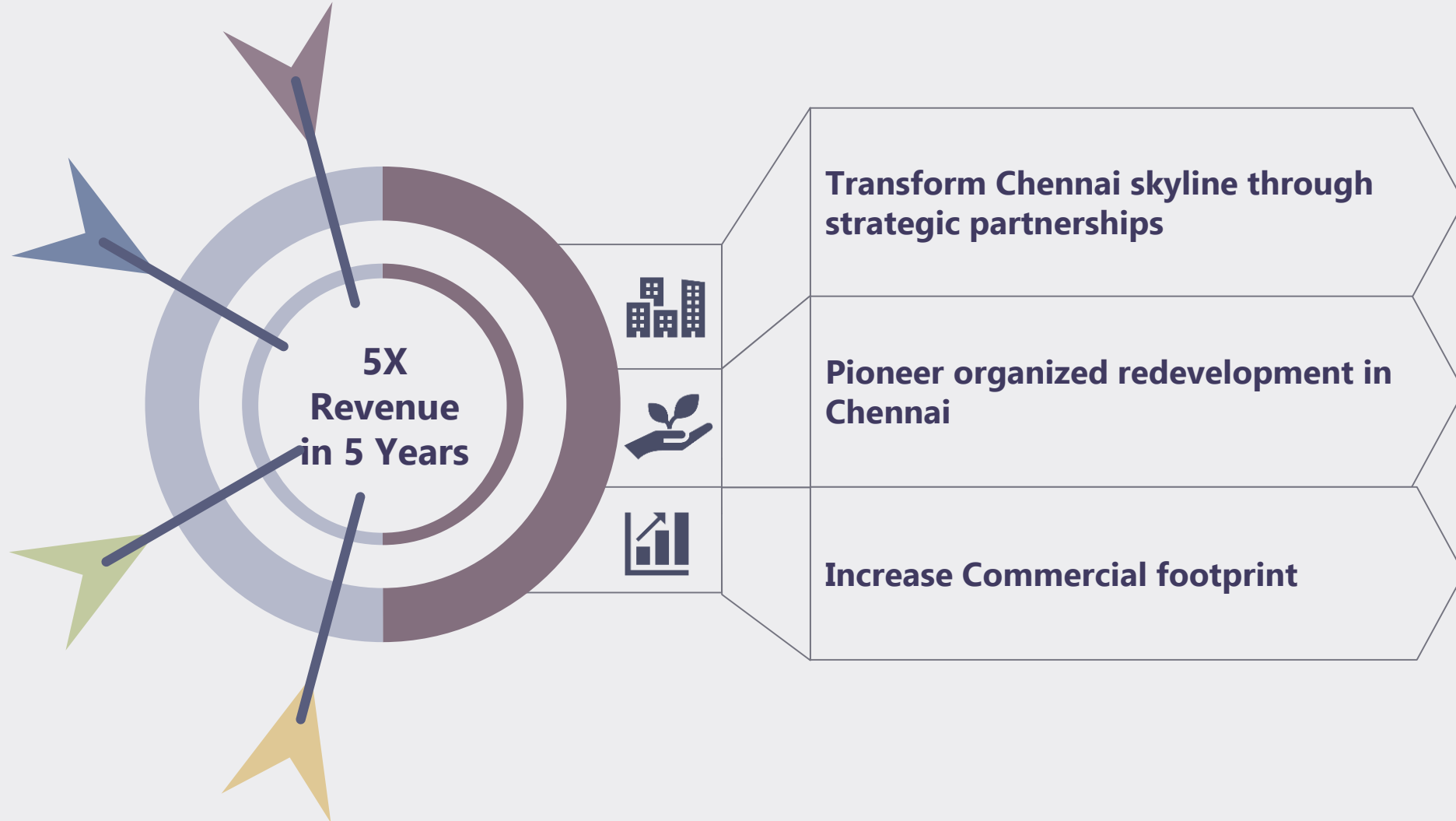
# Way Forward





# Investment rationale







# Annexure







**CW** Construction Week India

## Arihant Foundations to develop Equitas Small Finance Bank's new corporate office

Arihant Foundations & Housing through its wholly owned subsidiary Verge Realty has won a mandate from Equitas Small Finance Bank for the...



**R+** Realty Plus Magazine

## Arihant & Ashiana Housing JV Acquires 10.44 Acres Land in Tamil Nadu

Arihant Foundations & Housing and Ashiana Housing backed joint venture company, Kairav Developers has acquired a piece of land admeasuring...



**TNIE** The New Indian Express

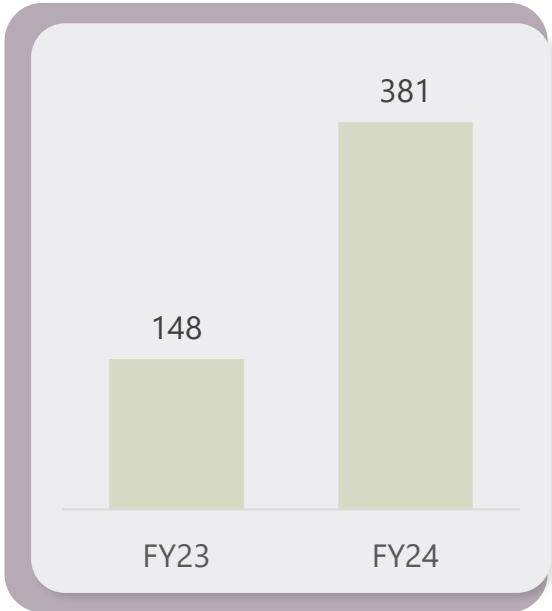
## [Tamil Nadu Budget 2024: State woos global IT giants, incentivises high-paying jobs](#)

Tamil Nadu offers payroll subsidies for Global Capability Centres, aiming to become a top destination. The state allocates Rs. 2295 crore...

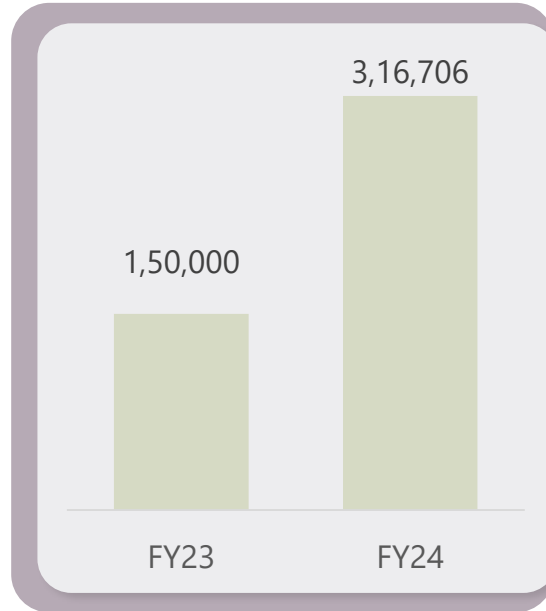




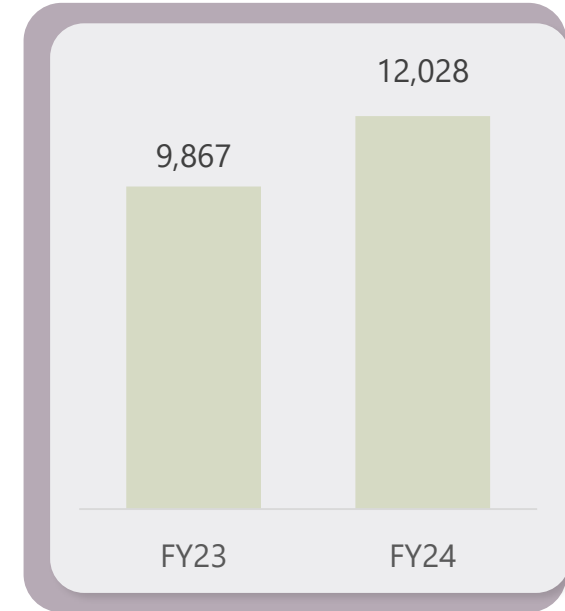
## SALES VALUE (In ₹ Cr)



## AREA SOLD (Sq ft)



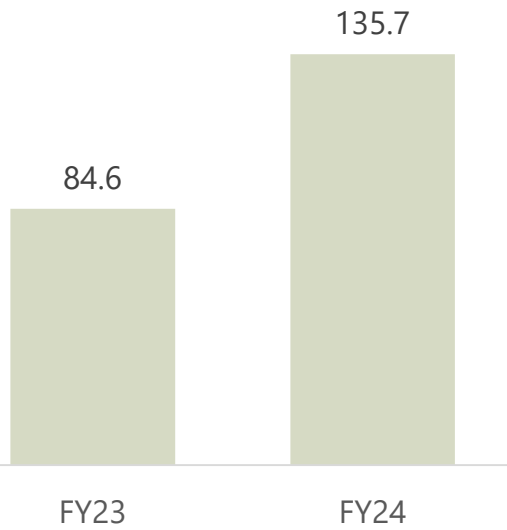
## REALIZATION (₹ Per Sq ft)



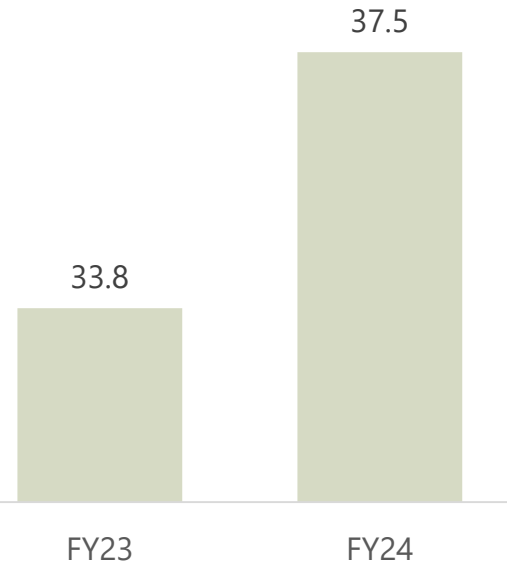
# Financial Highlights – FY24

All figures in ₹ Cr

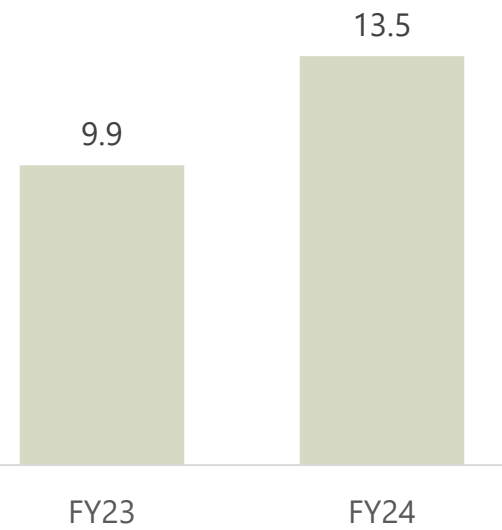
## Revenue



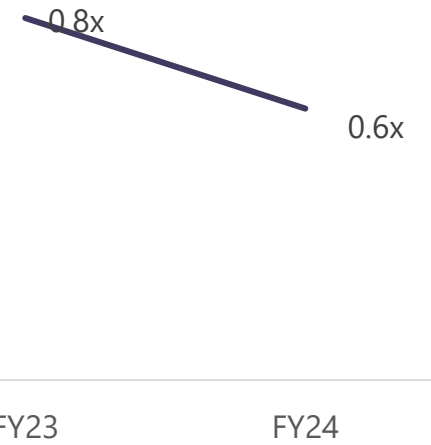
## EBITDA



## PAT



## Debt To Equity





<https://www.arihantspaces.com/>

# THANKYOU

For further information, please contact:

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Jeevika Kishnani: [jeevika.hemani@in.ey.com](mailto:jeevika.hemani@in.ey.com)