

28<sup>th</sup> January, 2022

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

To,  
**National Stock Exchange of India Limited**  
Listing Dept., Exchange Plaza, 5<sup>th</sup> 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: Investor Update / Investor Presentation for Q3 FY22.**

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We are attaching herewith the Information Update / Investor Presentation for the quarter ended on 31<sup>st</sup> December, 2021.

You are requested to take note of the above and bring this to the notice of all concerned.

Thanking you,

Yours faithfully,  
**For Arvind SmartSpaces Limited**



**Prakash Makwana**  
**Company Secretary**



**Encl.: As above**

# Arvind SmartSpaces

Information Update – Q3FY22

January 28, 2022



# About the Company



## Company Overview

Part of Lalbhai Group with a 120 year legacy, listed in 2015 post demerger from Arvind Ltd

Corporate developer with a strong trusted consumer brand, benefiting from consolidation post RERA

Robust governance & experienced professional management, learnings in place to help scale up

Focussed on high opportunity markets of Ahmedabad, Gandhinagar, Bangalore & Pune

Primarily focussed on residential development, with wide spectrum of products & land acquisition models

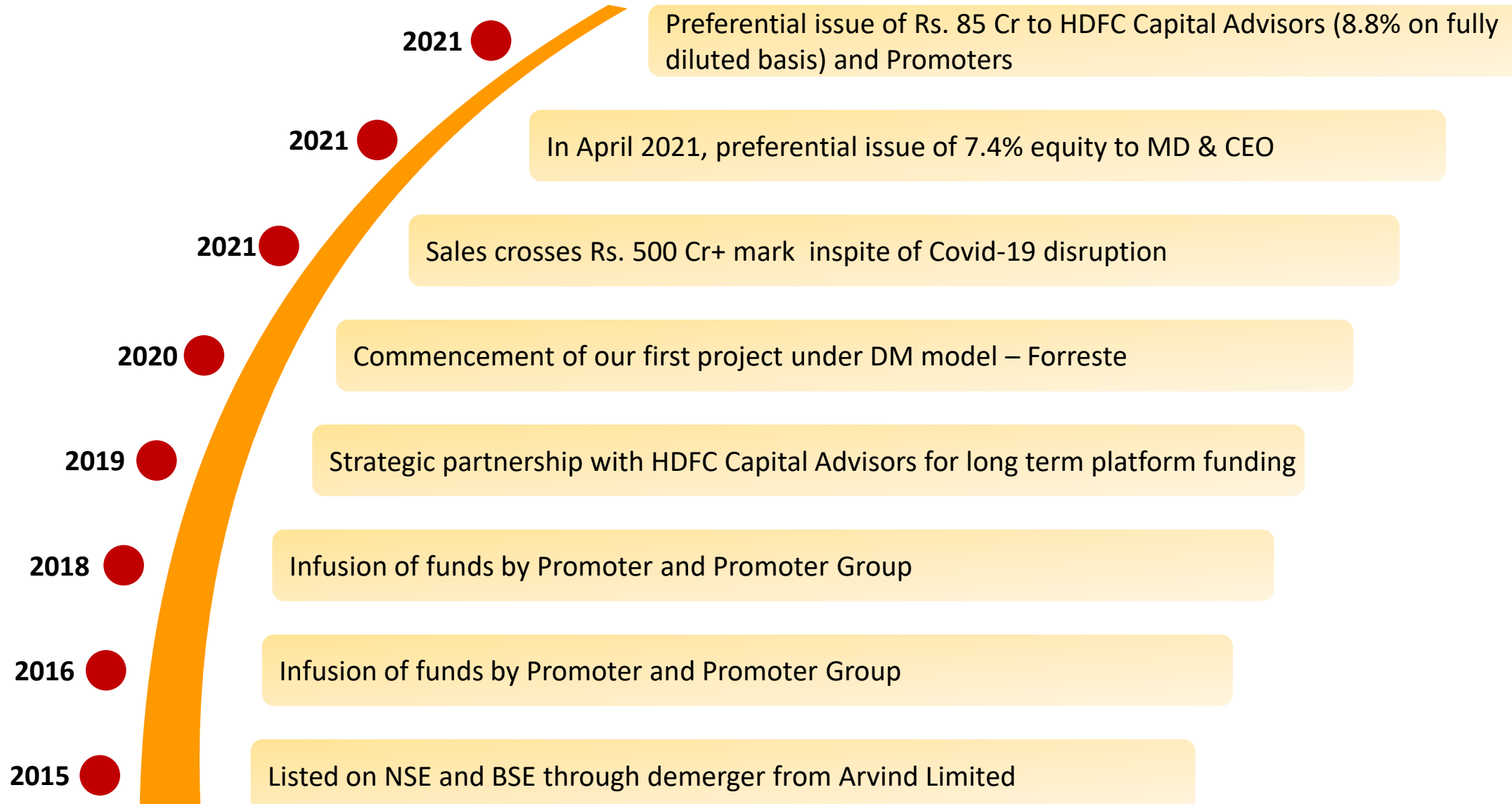
Delivered 3.8 Mn sq. Ft., ongoing projects of 14.9 msf and planned projects of 6.6 msf

Strong conviction - 3 rounds of capital infusion by promoters and recent one by MD & CEO

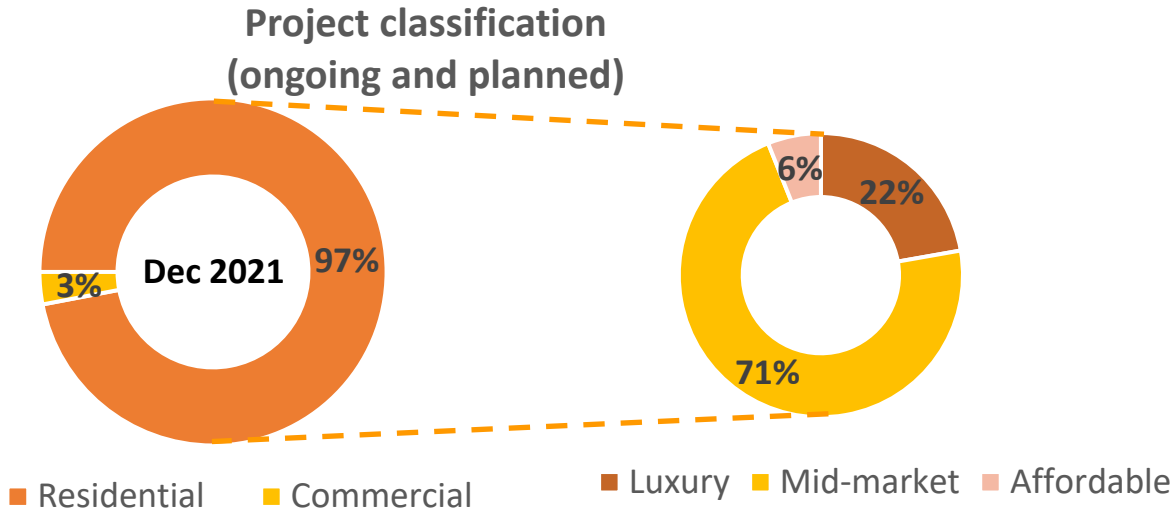
Strategic partnership with HDFC Capital; Equity investment at Hold co and Platform funding

Strong financial performance, 49% CAGR<sup>1</sup> in Fresh sales, ~30%<sup>2</sup> in revenues & profit, Stable long term credit rating of A-

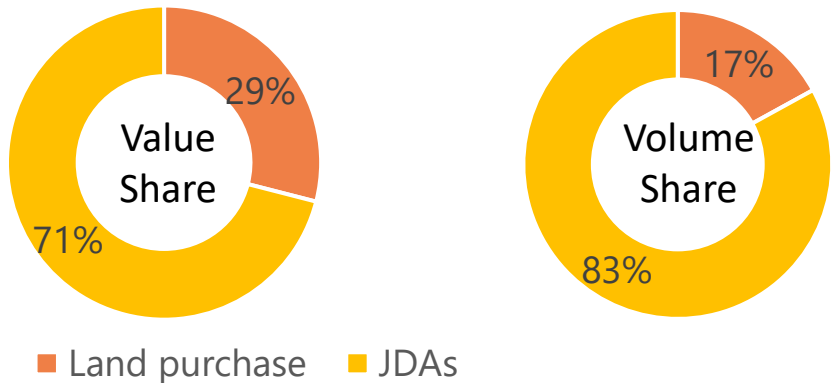
# The Journey so far



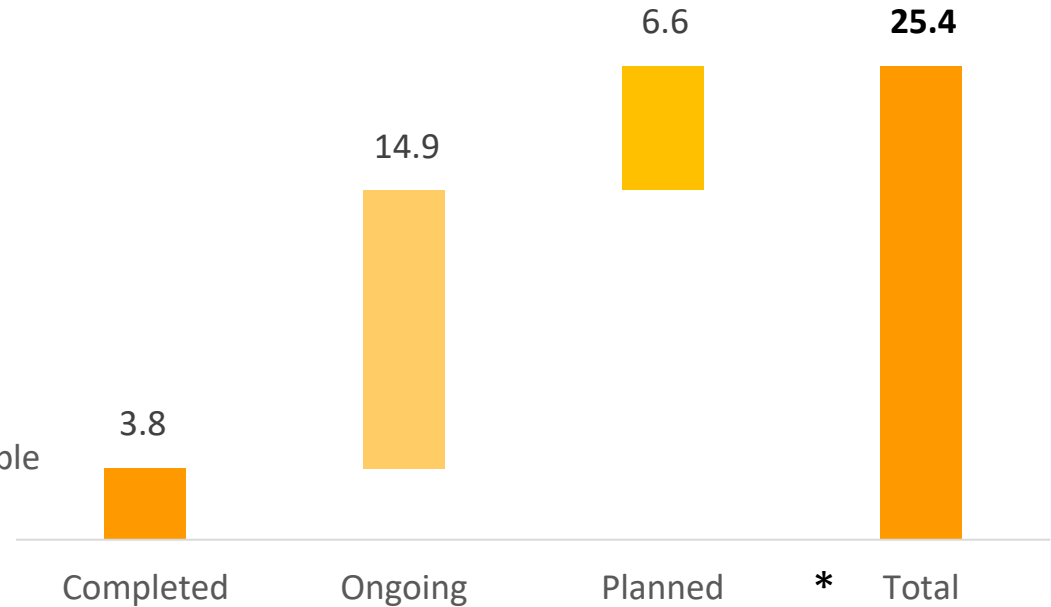
## Focus on Residential Real Estate



## Multiple Land Sourcing Models



## Project Pipeline (Mn Sq. Ft.)



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

## Board of Directors



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



**Mr. Kamal Singal**  
*Managing Director & CEO*



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



**Mr. Pratul Shroff**  
*Independent Director*



**Ms. Pallavi Vyas**  
*Independent Director*



**Mr. Vipul Roongta**  
*Nominee Director*



**Mr. Prem Prakash Pangotra**  
*Independent Director*

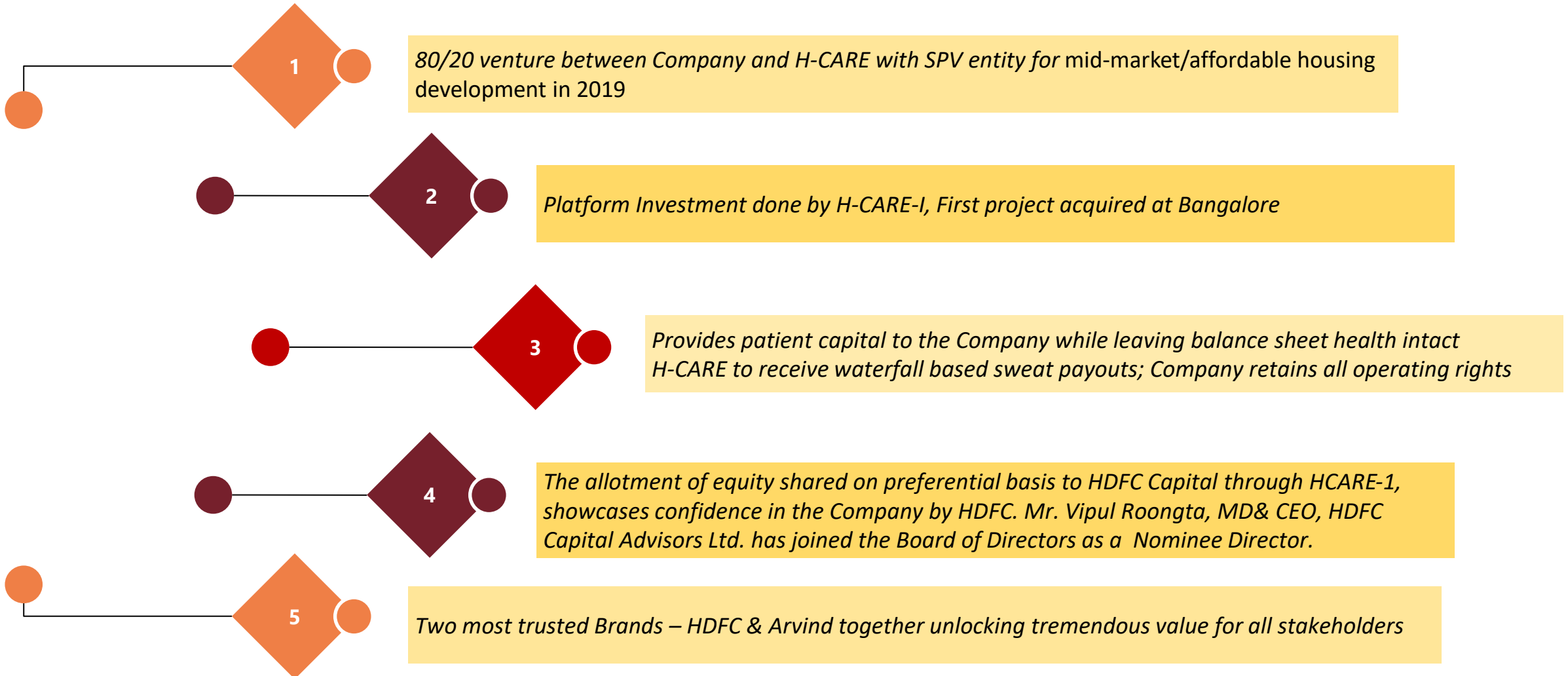


**Mr. Nirav Shah**  
*Independent Director*

## Best in class Audit & Compliance framework

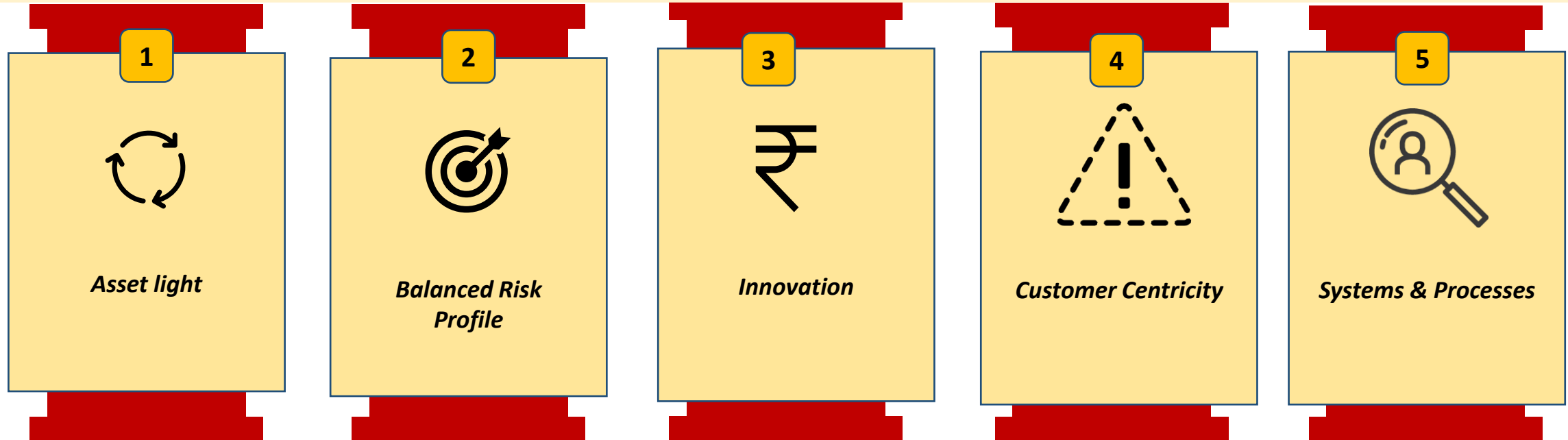
- Statutory audit by SRBC & Co. (EY), Internal audit by KPMG and outsourced business process audit
- Legal Compliance tool from EY

## Strategic Partnership With HDFC Capital Advisors





# Strategic Pillars of Growth



**1** *Land as Raw Material, no Land Banking, Process Industry approach*

**2** *Focus on efficient cash flow management and low leverage, Focussed market and geography strategy*

**3** *Product Innovation and design*

**4** *Aiming for delight at every touch point in customer life cycle, On-time delivery*

**5** *Strong Governance. Defined Project acquisition process, powerful Sales engine, design and development process, supported by best in class technology*

## Strengths

- Strong established brand
- Robust governance framework
- Product innovation & execution track record
- Diversified residential portfolio
- Process orientated and technology driven
- Development cost

## Weaknesses

- Relatively small base
- Challenges in bank funding for land
- Informal markets



## Opportunities

- Industry consolidation
- Historic high in residential affordability
- Pandemic driven shift in consumer preference (larger, horizontal and peripheral homes)
- Scope to penetrate deeper
- Significant headroom to raise debt
- Brand recall in next big potential market: MMR

## Threats

- Covid Uncertainty

## 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

## 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 optimisation

## On Time Execution

- 100% track record for on-time delivery

## Value for Money

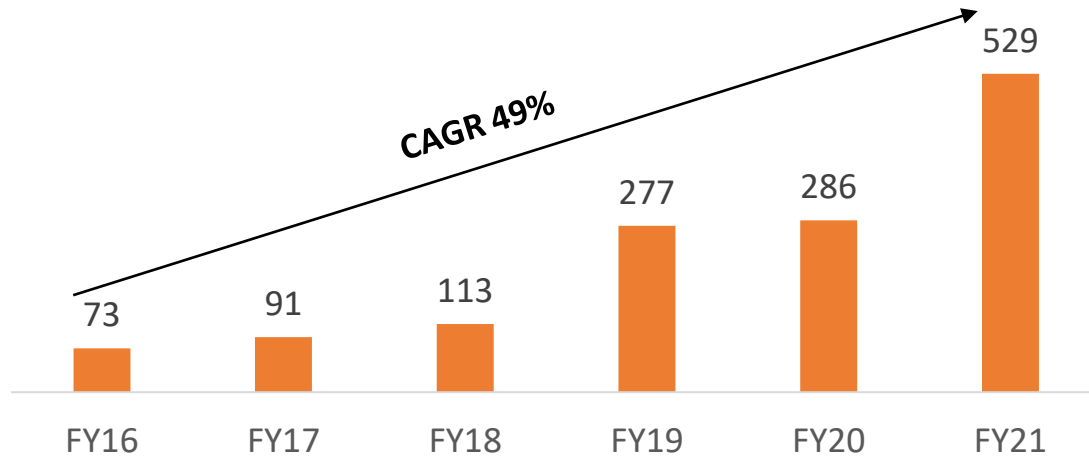
- Focus on end-customer
- Greater value through superior price-product offering vs the competition

## Leveraging Brand Arvind

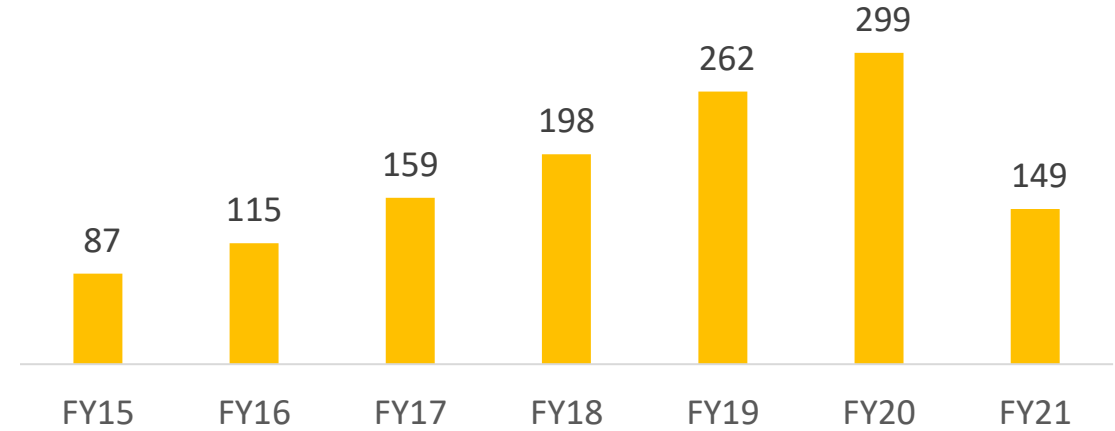
- Brand Equity
- Legacy of over 120 years of Trust & Excellence

# Financial Highlights

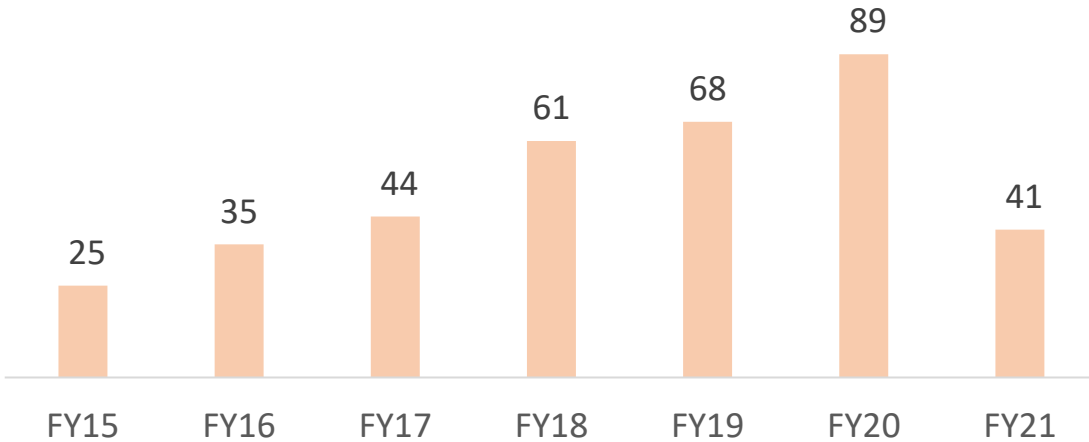
### Fresh Sales (Rs Cr)



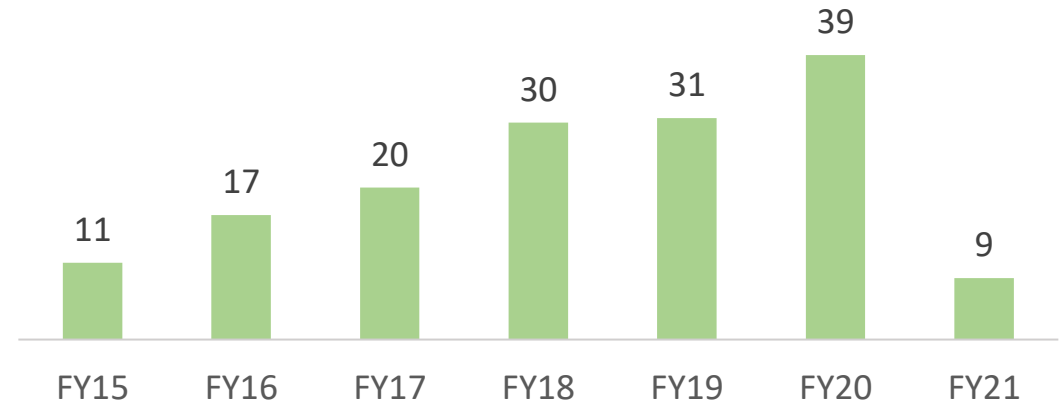
### Revenue (Rs Cr)



### EBITDA (Rs Cr)



### PAT (Rs Cr)



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.

## Near Term Business Plan

Continued focus on residential segment

Medium term focus on land oriented horizontal development with low working capital

Limited geographical expansion - focus on deeper penetration in existing markets

Judicious mix of long term value creation – through creation of destination in larger land parcels

Use available headroom to significantly grow Project Pipeline

Expansion through expansion & extension of existing projects as well as greenfield acquisitions

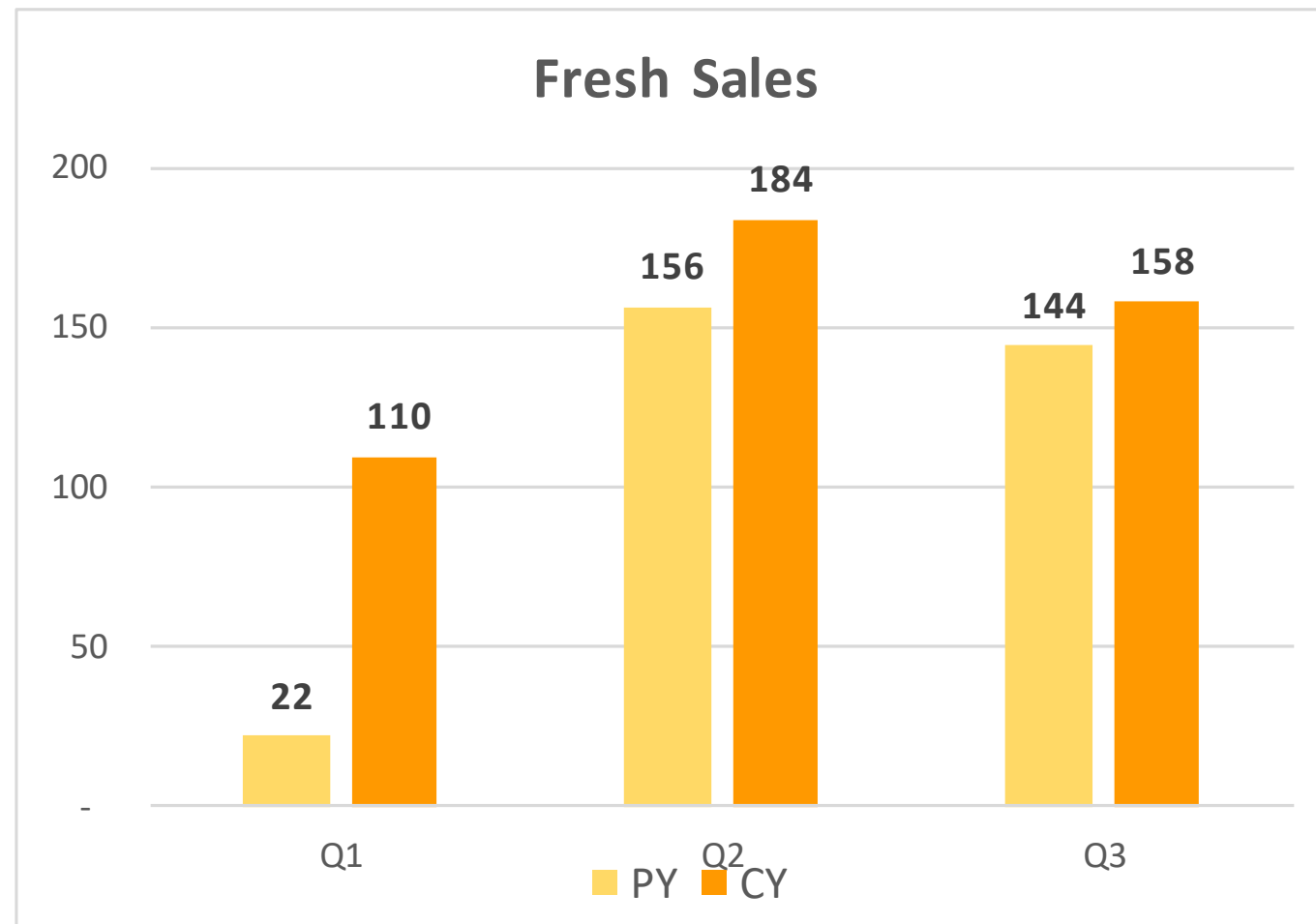
Leverage HDFC partnership

# Q3FY22 Update



## Fresh Sales – Q3

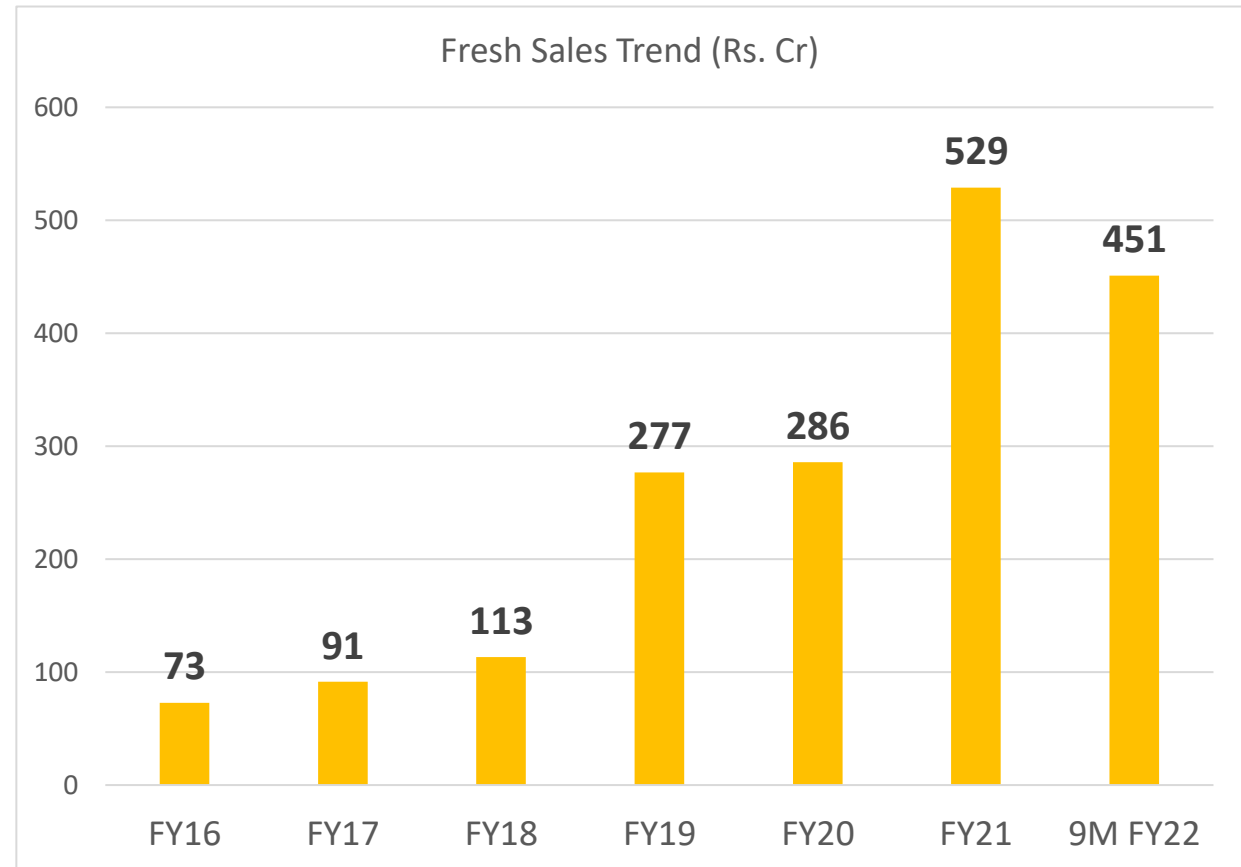
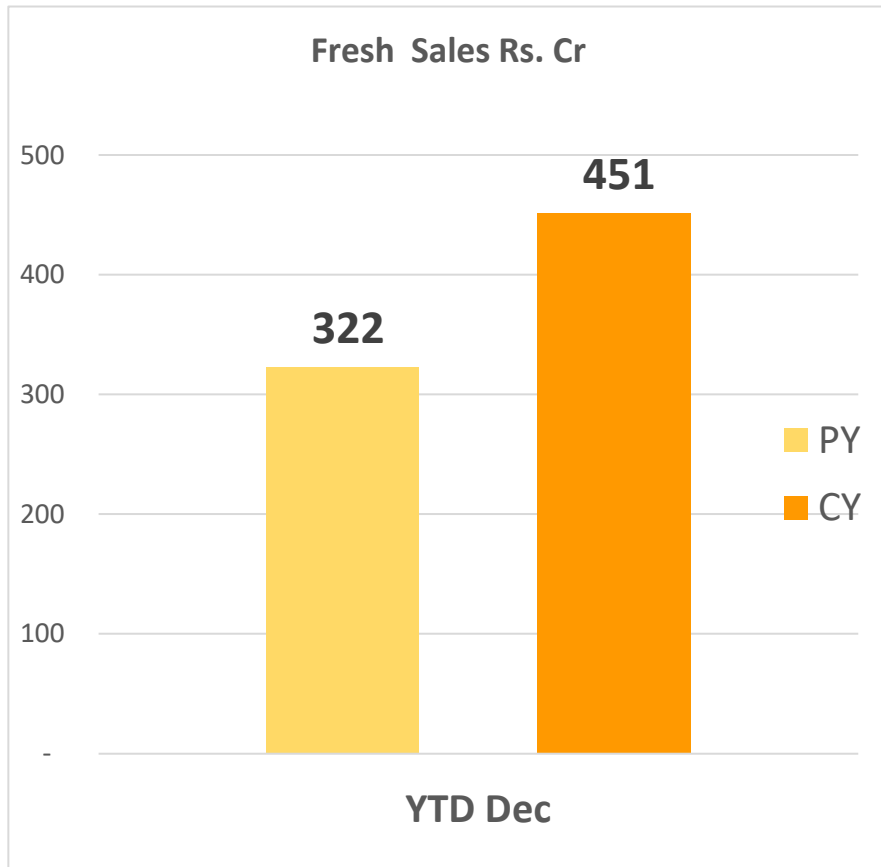
- Q3FY22 **Rs. 158 Cr** vs Rs. 144 Cr in Q3FY21 (**10% Growth**)



# Key Updates – YTD Dec FY22

## Fresh Sales – YTD Dec

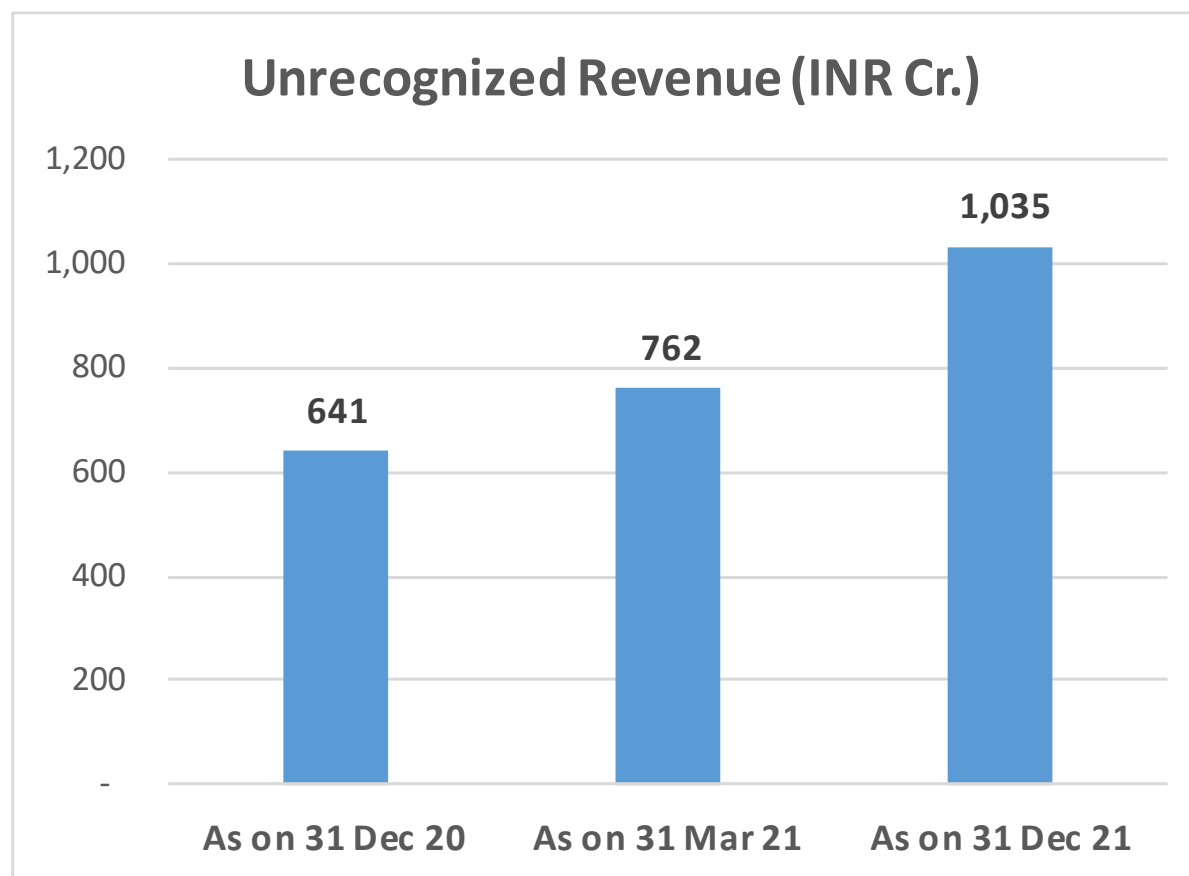
- YTD Dec FY22 **Rs. 451 Cr** vs Rs. 322 Cr in YTD Dec FY21 (**40% Growth**)





## Unrecognised Revenue

- **Rs. 1035 Cr** as on December 31, 2021 vs **Rs. 641 Cr** as on December 31, 2020

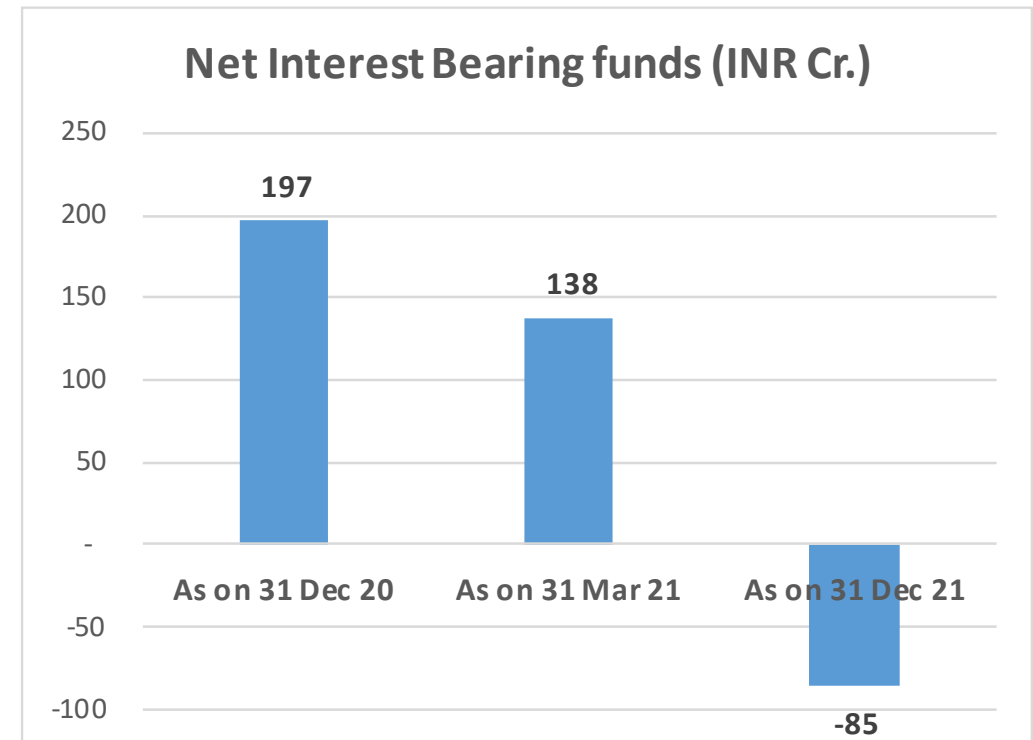
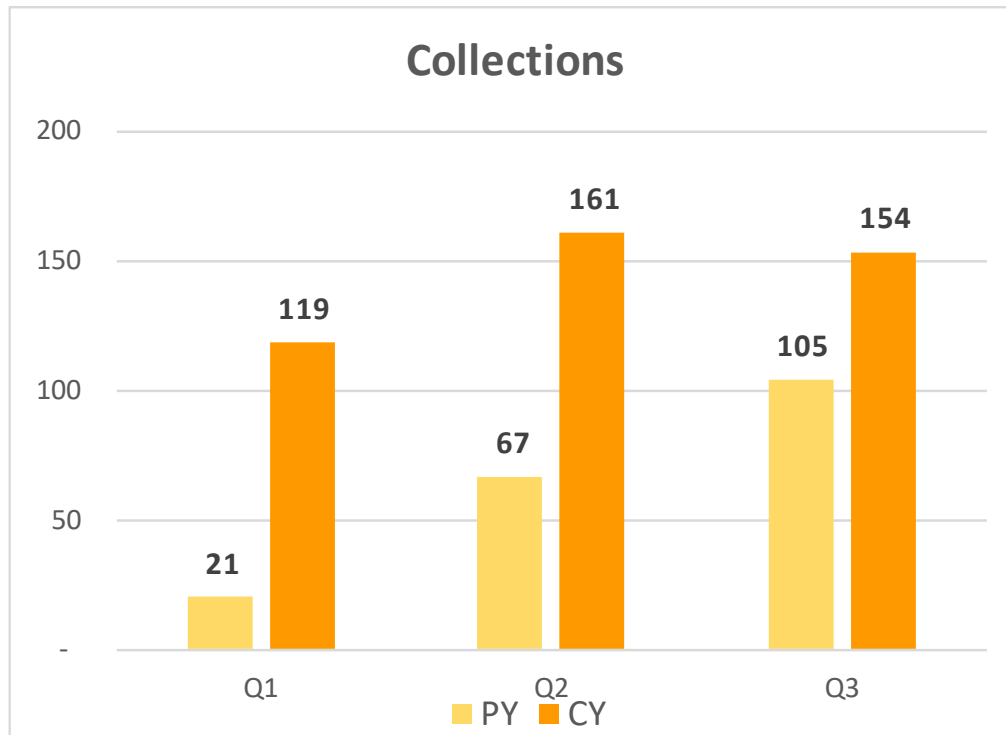


## Collections

- Strong collections ~**Rs. 154 Cr** during Q3FY22 vs Rs. 105 Cr in Q3FY21 and ~ **Rs. 434 Cr** during YTD Dec FY22 vs. 192 Rs. Cr

## Net Debt

Net Interest bearing funds as on Dec 31, 2021 is **Rs. -85 Cr** (vs Dec-20 Rs. 197Cr) reduction by **Rs. 111 Cr** during Q3 (**including Equity funds of Rs. 85 Cr**)  
 Net Interest bearing funds to Equity ratio at **-0.21** as on Dec-21 vs 0.08 on Sept-21



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

# Investment in New Project at Bhugaon, Pune

## Overview:

- Signed a binding agreement for a 35 acre land parcel located in Bhugaon, Pune (West)
- This is our second deal in Pune and our first horizontal development in the city
- The deal is signed on an outright basis with an expected closure on or before July 22

## Market Attractiveness:

- The Mulshi road is a fast growing villa and plotted development destination in Pune
- The micro-market is in close proximity to the key IT hub of Hinjawadi
- The micro-market is home to several large developments like Forest Trails by Pranjape Schemes, SP Vanaha, Rohan Madhubhan etc...

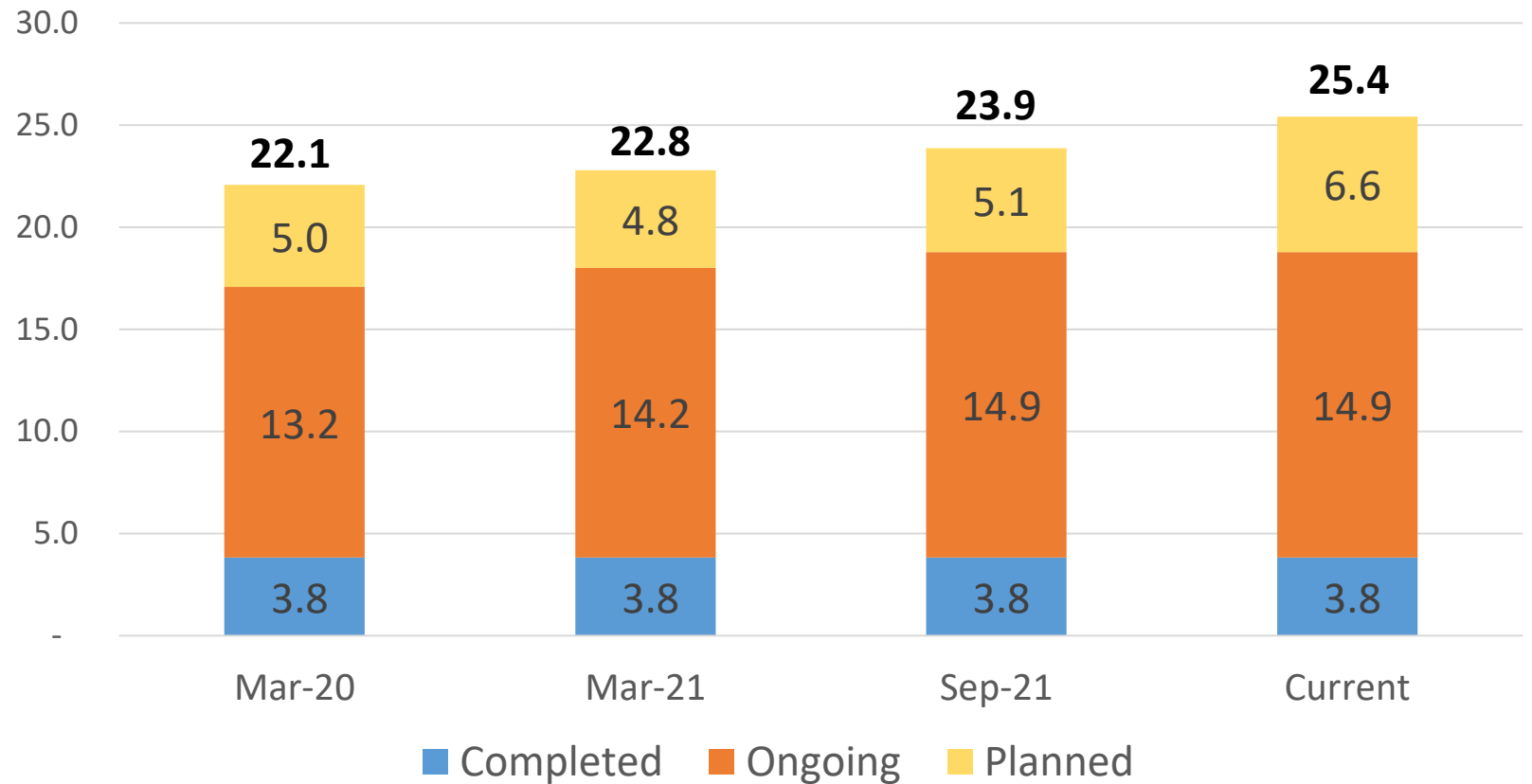
## Deal Parameters:

Residential Villa Project	Particulars
Land Area	35 Acres
Indicative Saleable Area	~1.3 mn sq ft
Indicative Topline	Rs. 690 Cr

## Projects Pipeline

- Completed 3.2 mn sq ft, Ongoing 14.9 mn sq ft and Planned 6.6 mn sq ft;
- **Total 25.4 mn sq ft**

Project Pipeline (mn Sq ft)



## Sales and New Launches during the Nine Months

- Strong Sales momentum continues
- Forreste – total **7.7 lacs sq ft** area added with Phase 4
- **Chirping Woods** launched with freshness hit the market consisting of **6.3 lacs sq ft** area

## Project Completion

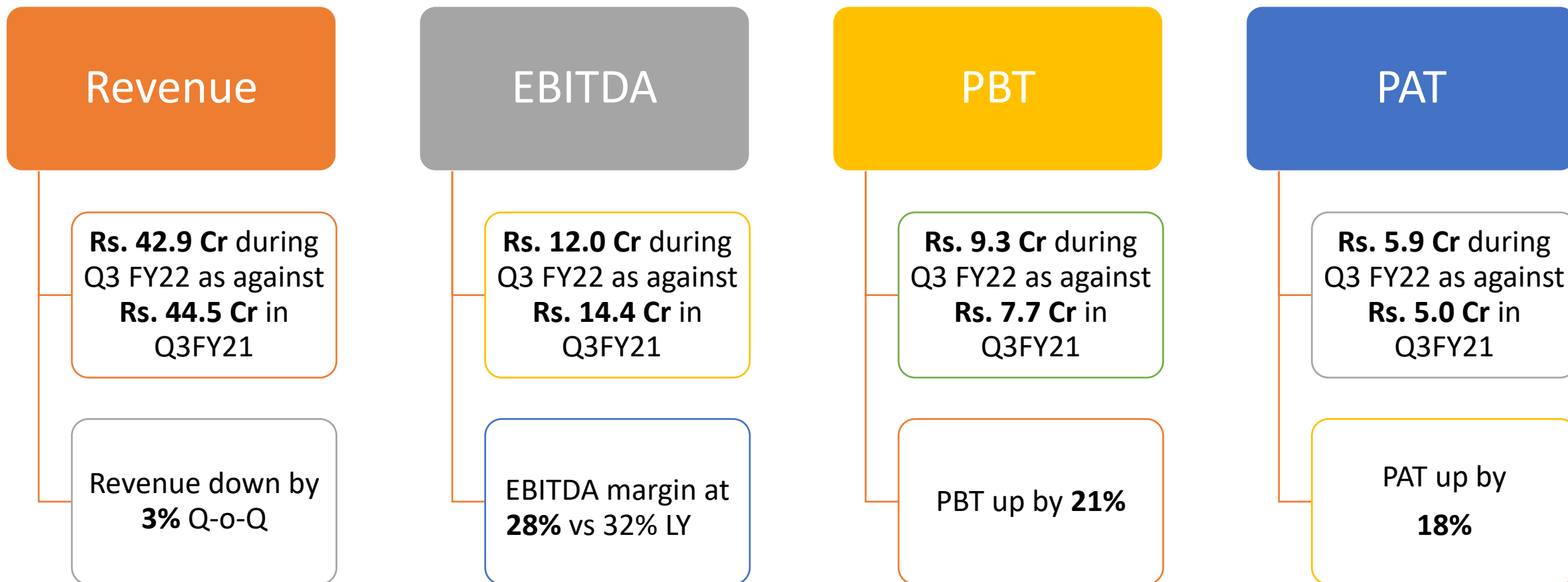
- Till date completed and handed over 10 projects measuring total developed area of **3.8 Million** sqft (Alcove, Megatrade, Parishkaar, Trade square, Expansia, Citadel, Sporcia, Megapark, Megaestate and Skylands)

## Ongoing Projects

- Currently, executing 10 projects in Ahmedabad, Bengaluru and Pune measuring **14.9 Million** sq ft of developable area (Uplands One, HighGrove, Oasis, Aavishkaar, Elan, The Edge, Forreste, Uplands Two, Belair and Chirping Woods)
- Projects yet to be launched measures approx. **6.6 million sq ft**

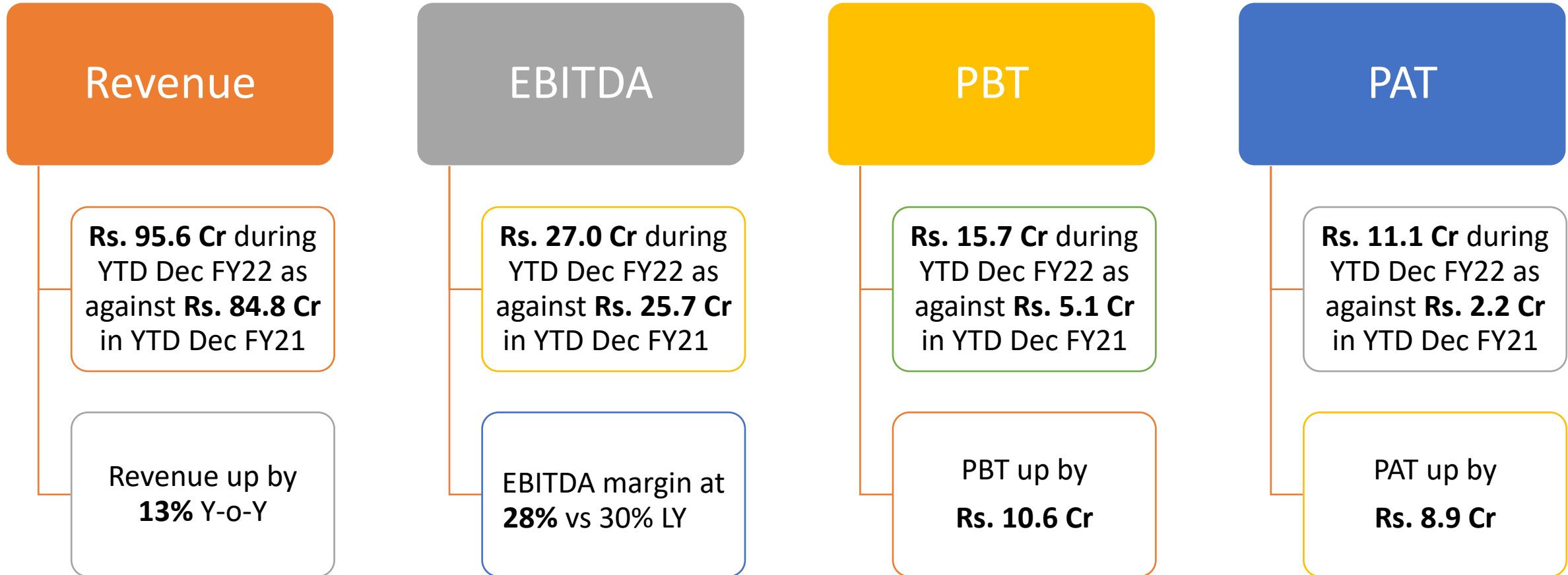
## Financial performance vs Fresh Sales

- 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.



Note : PAT is Net profit attributable to Equityholders of the Company

# Consolidated Financials – YTD Dec FY22



Note : PAT is Net profit attributable to Equityholders of the Company

## Fresh Bookings – Q3 FY22

Project wise	Q3FY21 Rs. Cr	Q3FY22 Rs. Cr
Uplands	16	46
High Grove	52	6
Chirping Woods	-	5
Forreste	23	40
Skylands	24	4
Belair	13	19
Oasis	5	18
The Edge	1	2
Aavishkaar	7	12
Elan	4	6
Other Completed Projects	(0)	-
<b>Total</b>	<b>144</b>	<b>158</b>

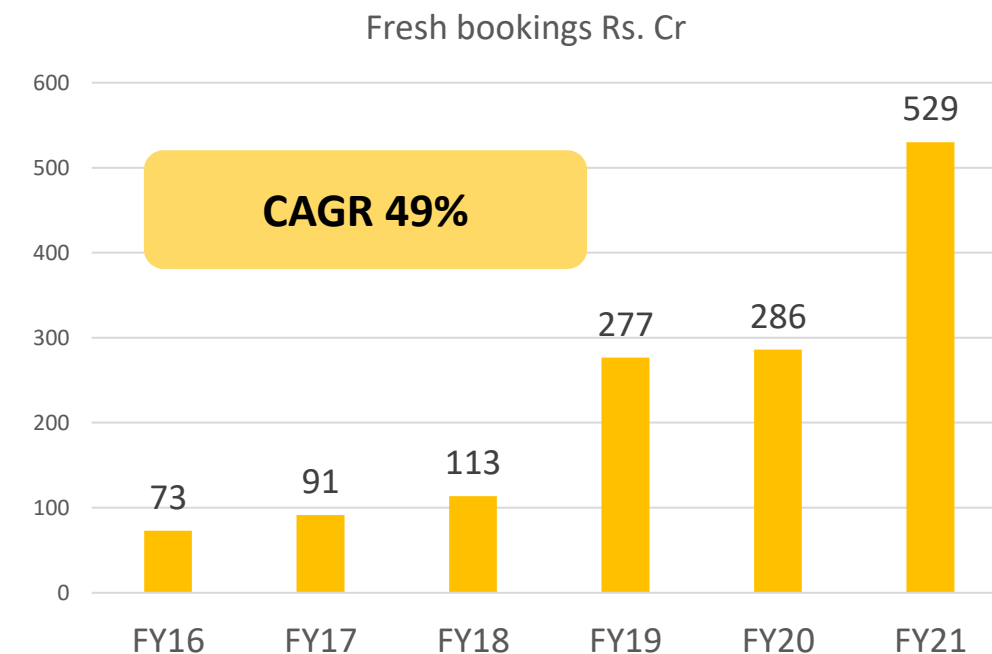


Collections during Q3FY22 amounts to **Rs. 154 Cr** vs LY Q3 Rs. 105 Cr



# Fresh Bookings – YTD Dec FY22

Project wise	YTD Dec FY21	YTD Dec FY22
	Rs. Cr	Rs. Cr
Uplands	25	164
High Grove	108	16
Chirping Woods	-	41
Forreste	83	94
Skylands	42	25
Belair	34	41
Oasis	15	40
The Edge	7	0
Aavishkaar	8	20
Elan	(3)	8
Other Completed Projects	3	2
<b>Total</b>	<b>322</b>	<b>451</b>



Collections during the year amounts to **Rs. 434 Cr** in YTD Dec FY22 vs Rs. 192 Cr in LY

## Q3 FY22

Particulars	Q3 FY22 (Rs. Cr)		
	PY	CY	Growth %
<b>Revenue</b>	<b>44.5</b>	<b>42.9</b>	<b>-3%</b>
EBITDA	14.4	12.0	<b>-17%</b>
EBITDA %	32%	28%	
Finance Cost	6.7	4.4	<b>-35%</b>
PBT	7.7	9.3	<b>21%</b>
PBT %	17%	22%	
<b>PAT</b>	<b>5.0</b>	<b>5.9</b>	<b>18%</b>
PAT %	11%	14%	

## YTD Dec FY22

Particulars	YTD Dec FY22 (Rs. Cr)		
	PY	CY	Growth %
<b>Revenue</b>	<b>84.8</b>	<b>95.6</b>	<b>13%</b>
EBITDA	25.7	27.0	<b>5%</b>
EBITDA %	30%	28%	
Finance Cost	20.5	15.6	<b>-24%</b>
PBT	5.1	15.7	<b>209%</b>
PBT %	6%	16%	
<b>PAT</b>	<b>2.2</b>	<b>11.1</b>	<b>411%</b>
PAT %	3%	12%	

Revenue recognition during Q3FY22 is mainly Uplands Rs. 30 Cr, Skylands Rs. 10 Cr, Forrester DM Rs. 3 Cr and PY Q3 Revenue Recognition mainly relates to Skylands and Uplands.

Financial performance is based on Project completion method as per applicable Accounting Standards. However, there is strong momentum in Sales with fresh bookings and healthy pipeline.

Amount in Rs. Cr	31-Mar-2021	30-Sept-2021	31-Dec-2021
Gross Debt*	177	96	27
Net Interest bearing funds	138	26	(85)
<b>Net Interest bearing funds to Equity</b>	<b>0.46</b>	<b>0.08</b>	<b>(0.21)</b>

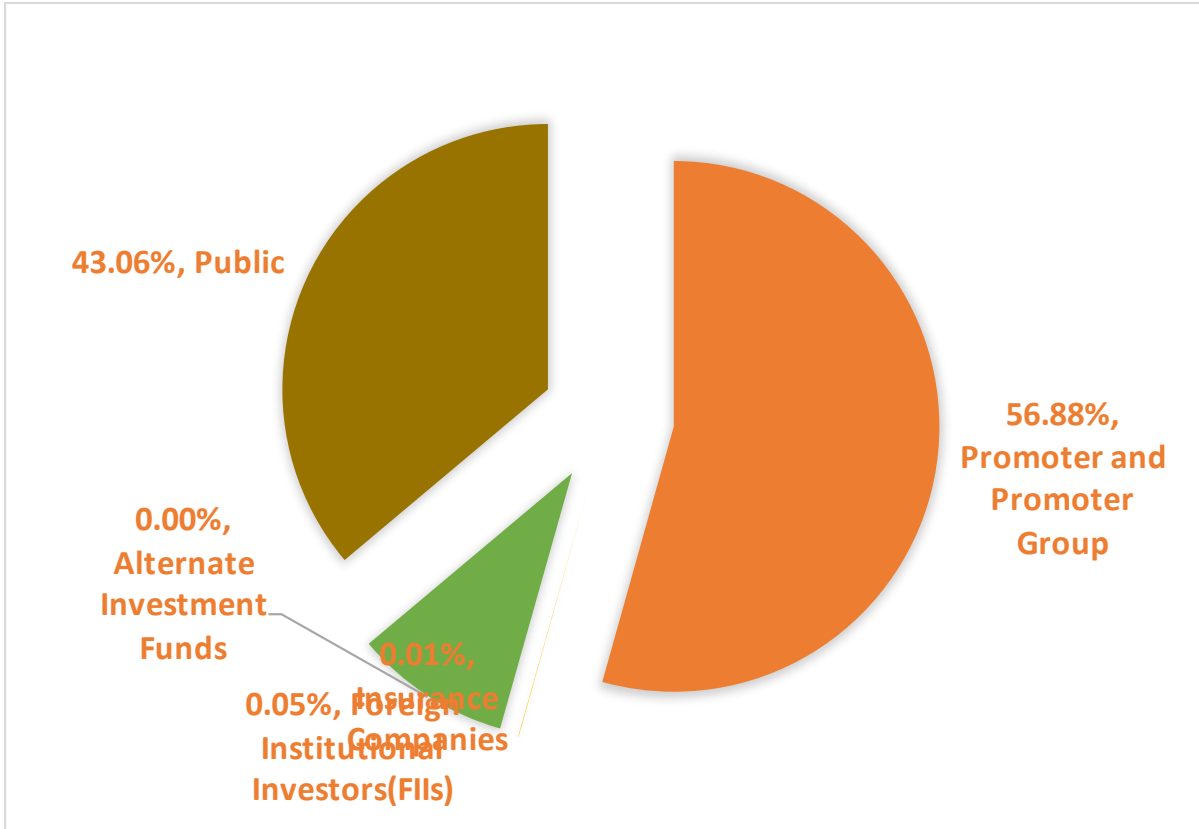
- Net Interest bearing funds comes down by **Rs. 111 Cr** in a quarter (including proceeds from Equity issuance on preferential basis to HDFC Capital Advisors and Promoters Rs. 85 Cr)
- The above statement does not include OCD of Rs. 50 Cr issued to HDFC (15 years tenure) for joint project in Bangalore
- Net Interest bearing funds is netted off with Short term Loans and Advances given to third parties to optimize Cash flow mismatch
- Net Interest bearing funds for Mar-21 has been reinstated for like to like comparison

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

## Lenders

HDFC Ltd., Arka Fincap Ltd., SBM Bank, Tata Capital and HDFC Bank

# Shareholding Pattern (%)



Category	30-Jun-2021	30-Sept-2021	31-Dec-2021
Promoter and Promoter Group	56.88%	56.88%	54.34%
Foreign Institutional Investors (FIIs)	0.05%	0.05%	0.03%
Alternate Investment Funds	0.00%	0.00%	9.51%
Insurance Companies	0.31%	0.01%	0.00%
Public	42.76%	43.06%	36.12%

Number of Shareholders as on Dec 31, 2021: 104,982

# Completed Projects

ARVIND SMARTSPACES

**Skylands**



4.9 Lakh Sq. Ft.

**Sporcia**



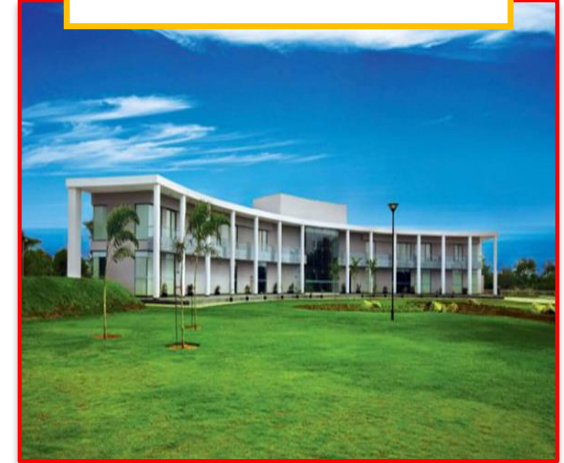
5.0 Lakh Sq. Ft.

**Expansia**



1.4 Lakh Sq. Ft.

**Alcove**



10.3 Lakh Sq. Ft.

**Megatrade**



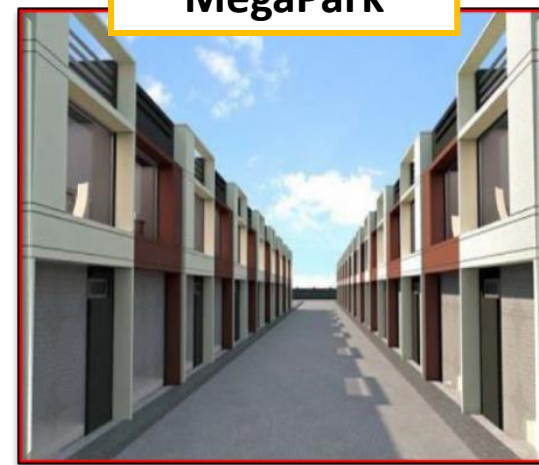
0.8 Lakh Sq. Ft.

**MegaEstate**



0.6 Lakh Sq. Ft.

**MegaPark**



5.0 Lakh Sq. Ft.

**Citadel**



1.0 Lakh Sq. Ft.

# Ongoing Projects

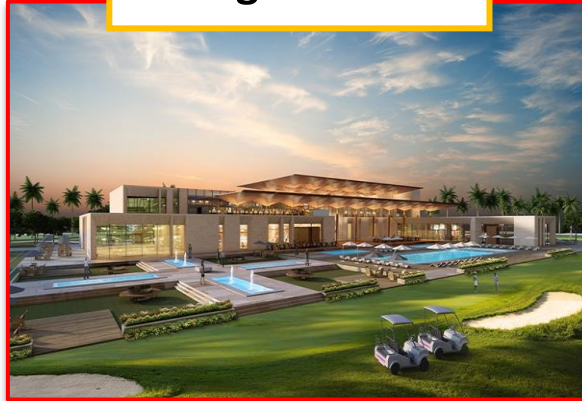
ARVIND SMARTSPACES

**Uplands**



56.0 Lakh Sq. Ft.

**HighGrove**



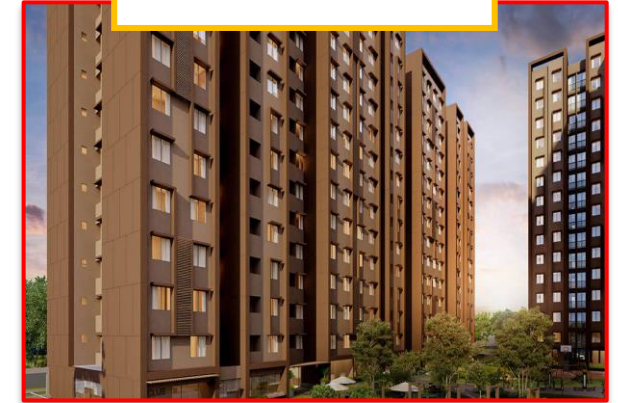
~58 Lakh Sq. Ft.

**Forreste**



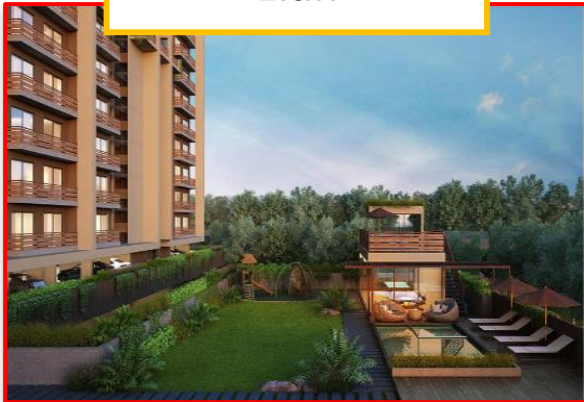
~50 Lakh Sq. Ft.

**Aavishkaar**



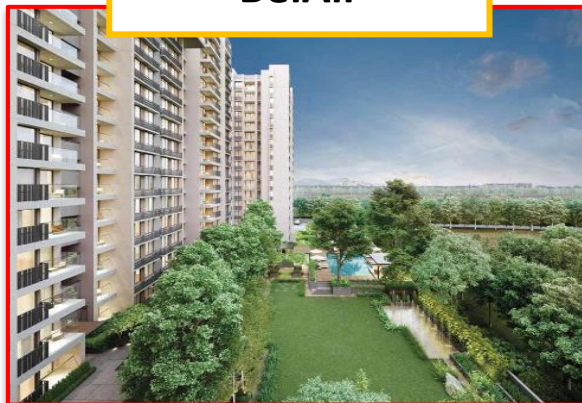
5.5 Lakh Sq. Ft.

**Elan**



1.3 Lakh Sq. Ft.

**BelAir**



4.7 Lakh Sq. Ft.

**Edge**



1.7 Lakh Sq. Ft.

**Oasis**



5.5 Lakh Sq. Ft.

# Quarterly Synopsis

Projects	Area Booked in Q3 FY22 (sq ft.)	Units Booked in Q3 FY22 (nos.)	Sales Value for Q3 FY22 (Rs. Lac)	Amount Collected in Q3 FY22 (Rs. Lac)	Revenue Recognized in Q3 FY22 (Rs. Lac)
Skylands	6,342	6	388	913	971
Uplands ONE	65,520	4	1,576	2,537	2,608
Oasis	32,271	26	1,803	1,489	-
Aavishkaar	41,251	45	1,190	629	-
Elan	8,998	8	582	272	-
The Edge	2,032	2	150	7	-
Forreste^	2,30,068	27	3,984	2,847	299
Uplands Two	1,13,155	6	3,072	3,281	349
Belair	32,370	23	1,912	872	-
Highgrove	57,528	4	647	1,834	-
Chirping Woods	51,057	10	497	708	-
<b>Total</b>	<b>6,40,591</b>	<b>161</b>	<b>15,801</b>	<b>15,389</b>	<b>4,228</b>

*^Forreste Revenue recognition for Arvind SmartSpaces would be equivalent to DM Fees only.  
Amount Collected is inclusive of Taxes*

# YTD Dec FY22 Synopsis

Projects	Area Booked in YTD FY22 (sq ft.)	Units Booked in YTD FY22 (nos.)	Sales Value for YTD FY22 (Rs. Lac)	Amount Collected in YTD FY22 (Rs. Lac)	Revenue Recognized in YTD FY22 (Rs. Lac)
Skylands	37,006	35	2,490	3,987	4,293
Uplands ONE	1,74,825	11	4,723	6,663	3,560
Oasis	72,994	59	3,977	5,198	-
Aavishkaar	71,721	76	2,007	1,209	-
Elan	13,494	11	834	983	-
The Edge	(5,580)	-	32	2	-
Forreste^	5,63,729	76	9,407	7,868	744
Uplands Two	3,54,669	13	11,627	6,123	349
Belair	70,350	50	4,087	2,374	-
Highgrove	2,88,152	20	1,648	6,947	-
Chirping Woods	4,26,501	78	4,096	1,676	-
Expansia	2,408	2	140	166	299
Sporcia	11,565	1	69	99	69
Megapark	-	-	-	95	71
Megaestate	-	-	-	36	-
<b>Total</b>	<b>20,81,835</b>	<b>432</b>	<b>45,136</b>	<b>43,428</b>	<b>9,385</b>

*\*Forreste Revenue for Arvind SmartSpaces it would be equivalent to DM Fees only.  
Amount Collected includes Taxes*



# Total Saleable Area - Overview

Status	Type	Total Saleable Area (Sq. Ft.)
A. Completed	Residential	3,182,980
	Commercial	82,526
	Industrial	560,402
<b>A. Completed Total</b>		<b>3,825,908</b>
B. Ongoing	Residential	14,776,199
	Commercial	168,224
<b>B. Ongoing Total</b>		<b>14,944,423</b>
C. Planned	Residential	6,641,062
<b>Grand Total</b>		<b>25,411,392</b>

# Project Details

Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Total
<b>A. Completed</b>	<b>Ahmedabad</b>	Alcove	Residential	Owned	100%	Complete	1,032,660
		Citadel	Residential	Owned	100%	Complete	101,859
		Megaestate	Industrial	Owned	100%	Complete	59,180
		Megapark	Industrial	JD	100%	Complete	501,222
		Megatrade	Commercial	Owned	100%	Complete	82,526
	<b>Bangalore</b>	Parishkar / Trade Square	Residential	JV	~ 50% Profit Share	Complete	915,809
		Expansia	Residential	Owned	100%	Complete	140,276
		Skylands	Residential	Owned	100%	Complete	491,111
		Sporcia	Residential	Owned	100%	Complete	501,265
<b>B. Ongoing</b>	<b>Ahmedabad</b>	Aavishkar	Residential	Owned	100%	2022	545,524
		Chirping Woods	Residential	JV	~ 55% Revenue Share	2024	632,407
		Foreste I - IV	Residential	DM	~ 10% Revenue Share	2024	2,972,443
		Highgrove	Residential	JV	~ 45% Revenue Share	2024	5,168,182
		Uplands I	Residential	JV	~ 75% Revenue Share	2022	3,192,901
	<b>Bangalore</b>	Uplands II	Residential	JV	~ 75% Revenue Share	2023	1,112,742
		Belair	Residential	Owned	100%	2024	469,620
		Edge	Commercial	Owned	100%	2024	168,224
		Oasis	Residential	Owned	100%	2022	547,428
		<b>Pune</b>	Elan	Residential	JD	~ 67% Area Share	2023
<b>C. Planned</b>	<b>Ahmedabad</b>	Foreste V	Residential	DM	~ 10% Revenue Share	2024	2,014,319
		Uplands III	Residential	JV	~ 75% Revenue Share	2025	1,291,680
	<b>Bangalore</b>	Devanhalli	Residential	JV	100%	Yet to be launched	1,132,560
		Sarjapur	Residential	JD	~65% Revenue Share	Yet to be launched	889,169
	<b>Pune</b>	Bhukum	Residential	Owned	100%	Yet to be launched	1,313,334
<b>Grand Total</b>							<b>25,411,392</b>

# Completed Projects

Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (Rs Cr)	Revenue Recognized (Rs. Cr)	Collections (Rs Cr)	Average Price (Price till date) Rs. / Sq ft
Alcove	1,032,660	984,150	48,510	25	25	25	251
Citadel	101,859	101,859	0	55	55	55	5,407
Expansia	140,276	138,384	1,892	74	74	74	5,337
Megaestate	59,180	23,115	36,065	7	7	7	3,228
Megapark	501,222	461,484	39,738	27	27	27	575
Megatrade	82,526	72,318	10,208	29	29	29	4,075
Skylands	491,111	434,161	56,950	233	226	228	5,368
Sporcia	501,265	498,573	2,692	234	234	234	4,691
Parishkar / Trade Square	915,809	915,809	0	254	254	254	2,776
<b>Total</b>	<b>3,825,908</b>	<b>3,629,853</b>	<b>196,055</b>	<b>938</b>	<b>931</b>	<b>933</b>	

Details upto Dec 31, 2021

# Ongoing Projects

Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (Rs Cr)	Revenue Recognized (Rs. Cr)	Collections (Rs Cr)	Average Price (Price till date) Rs. / Sq ft
Aavishkar	545,524	340,372	205,152	90	-	50	2,636
Belair	469,620	165,236	304,384	92	-	30	5,567
Chirping Woods	632,407	426,501	205,906	41	-	16	960
Edge	168,224	53,326	114,898	37	-	4	6,971
Elan	134,952	40,470	94,482	30	-	13	7,328
Foreste I - IV	2,972,443	2,273,789	698,654	316	13	133	1,389
Highgrove	5,168,182	1,874,817	3,293,365	156	-	114	833
Oasis	547,428	395,910	151,518	204	-	145	5,162
Uplands I	3,192,901	2,842,555	350,346	465	281	374	1,636
Uplands II	1,112,742	683,322	429,420	179	3	79	2,617
<b>Total</b>	<b>14,944,423</b>	<b>9,096,299</b>	<b>5,848,124</b>	<b>1,610</b>	<b>298</b>	<b>958</b>	

Details upto Dec 31, 2021

# Estimated Operating Cash Flow

Rs. Cr		Total Est. Sales Value	Booking Value	Receivables	Estimated Value of Inventory	Balance Cost to be Incurred*	Est. Operating Cash Flow
Ahmedabad	Completed	424	398	0	27	13	14
	Ongoing	1,890	1,247	480	643	778	346
	Yet to be launched	752	0	0	752	548	204
<b>Ahmedabad Total</b>		<b>3,066</b>	<b>1,644</b>	<b>481</b>	<b>1,422</b>	<b>1,339</b>	<b>564</b>
Bangalore	Completed	575	541	5	34	-1	40
	Ongoing	690	334	155	356	232	279
	Yet to be launched	993	0	0	993	679	314
<b>Bangalore Total</b>		<b>2,258</b>	<b>874</b>	<b>159</b>	<b>1,384</b>	<b>910</b>	<b>634</b>
Pune	Ongoing	75	30	17	45	27	35
	Yet to be launched	689	0	0	689	479	210
<b>Pune Total</b>		<b>764</b>	<b>30</b>	<b>17</b>	<b>735</b>	<b>506</b>	<b>245</b>
<b>Grand Total</b>		<b>6,089</b>	<b>2,548</b>	<b>657</b>	<b>3,541</b>	<b>2,755</b>	<b>1,443</b>
<b>Add: Surplus</b>							<b>85</b>
<b>Net Operating Cash for the Company</b>							<b>1,528</b>

Note: EBITDA level Estimated Cash flow after allocation of Corporate overheads. Details basis Dec 31, 2021

\* 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 equivalent to DM fees

# Projects



- **Location:** Nasmed Village, Gandhi Nagar
- **Product:** Premium golf based township
- **Project Size:** 180 Villas Phase I, 45 Villas Phase II – **Overall 56 Lakh Sq. Ft.**
- **Deal Structure:** Joint Development
- **Architect:** Woods Bagot
- **Features:** 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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# Uplands ClubHouse

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- **Location:** Jakkur Road, Shivanahalli, Bengaluru
- **Product:** High rise Residential Apartments
- **Project Size:** 417 Units – 4.9 Lakh Sq. Ft.
- **Deal Structure:** Outright Purchase
- **Architect:** Apurva Amin
- **Features:** 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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- **Location** : Naroda Road, Ahmedabad
- **Product** : Affordable Residential Apartments
- **Project Size** : 574 Units – 5.5 Lakh Sq. Ft.
- **Deal Structure** : Development Agreement
- **Rera Number** : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02798/A1R/110219
- **Architect** : Vitan (Jagrut & Partners LLP)
- **Features** : Gated community & CCTV camera  
Central Landscape area  
Outdoor & Indoor Gym  
Yoga & Multipurpose room  
Jogging pathway/track  
Children's splash pool & sports facilities



# Aavishkaar

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Actual Construction Images



Model Flat



- **Location** : Tumkur Road, Bengaluru
- **Product** : 2 and 3 BHK Residential Apartments
- **Project Size** : 452 units – 5.5 Lakh Sq. Ft.
- **Deal Structure** : Outright Purchase
- **Rera Number** : PRM/KA/RERA/1251/309/PR/180425/001543
- **Architect** : Apurva Amin
- **Features** : Aqua Center  
Terrace café  
Central Landscape Area  
Senior Citizen's Nook  
Indoor Gym & Steam room  
Sports facilities like Cricket pitch,  
Basketball post & Badminton





## Actual Construction Images



- **Location** : New Town Road Yelahanka, Bengaluru
- **Product** : 2, 2.5 & 3 BHK Residential Apartments
- **Project Size** : 334 units – **4.7 Lakh Sq. Ft.**
- **Deal Structure** : Outright Purchase
- **Rera Number** : PRM/KA/RERA/1251/472/PR/200515/003406
- **Features** : 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



## Actual Construction Images



- **Location** : Kothrud Road, Pune
- **Product** : High rise Residential Apartments
- **Project Size** : 81 Units – **1.3 Lakh Sq. Ft.**
- **Deal Structure** : Development Agreement
- **Rera Number** : P52100018613
- **Features** : 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



## Actual Construction Images



- **Location** : Tumkur Road, Bengaluru
- **Product** : Commercial & Retail Space
- **Project Size** : 130 Units – **1.7 Lakh Sq. Ft.**
- **Deal Structure** : Outright Purchase
- **Rera Number** : PRM/KA/RERA/1251/309/PR/190823/002822
- **Features** : Common Conference Room  
Theatre/Auditorium  
Modern Cafeteria  
Gymnasium  
CCTV, Intercom Facility  
Parking & Automatic Elevators



# The Edge

## Actual Construction Images



- **Location** : Moti Devti, Sanand, Ahmedabad
- **Product** : Weekend Homes - Plots
- **Project Size** : 814 Units – **Overall 58 Lakh Sq. Ft.**
- **Deal Structure** : Joint Development
- **Architect:** : Woods Bagot
- **Features** : 9 Hole Executive Golf Course  
Clubhouse powered by SMAAASH, which is perfected by Sachin Tendulkar  
Bowling Alley  
Golf Promenade  
  
Ahmedabad's biggest shallow water lily pond spread over 3 acres





# Highgrove

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## Actual Construction Images



- **Location** : Racharda Khatraj Road, Ahmedabad
- **Product** : Premium Land Oriented Villa Scheme
- **Project Size** : 350+ Units in Phase 1 to 4  
(Overall ~50 Lakh Sq. Ft.)
- **Deal Structure** : DM
- **Rera Number** : PR/GJ/GHANDINAGAR/GHANDINAGAR/  
AUDA/RAA06788/A2R/291020
- **Architect** : InHouse
- **Features** : Lounge with Seating & Library  
Café & Restaurant  
Banquet Hall & Kids Zone  
Gymnasium, Multimedia Theatre  
Sports amenities like Badminton,  
Tennis & Basketball Court, Skating Rink



## Actual Construction Images



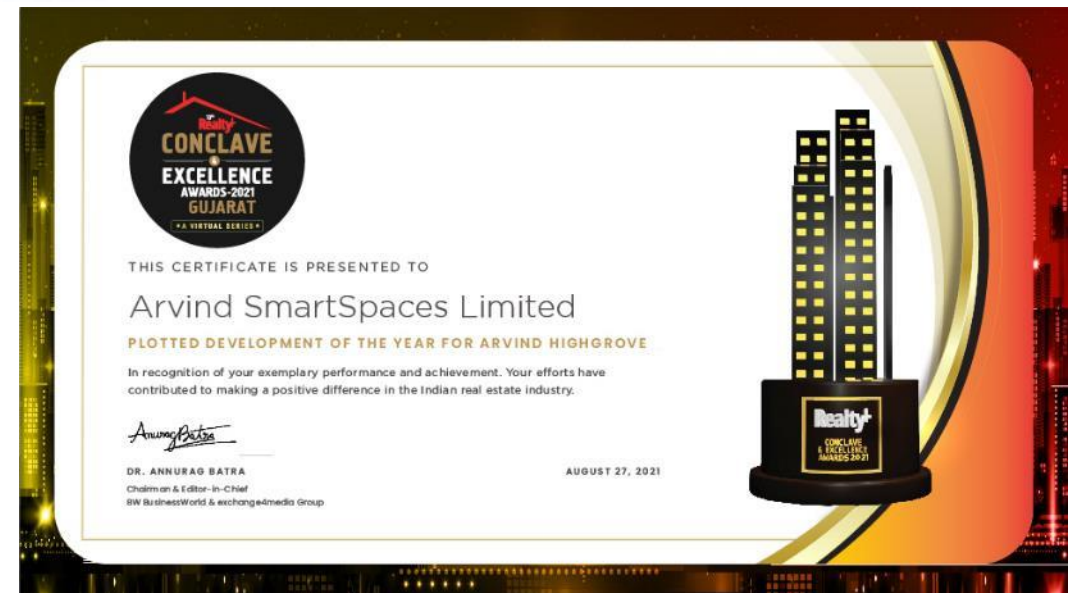
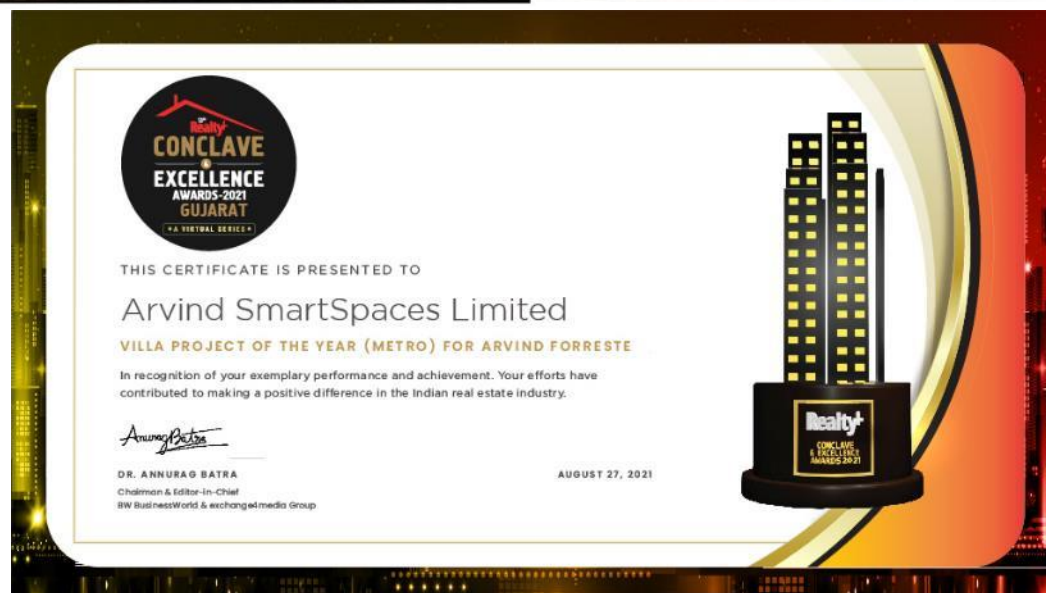
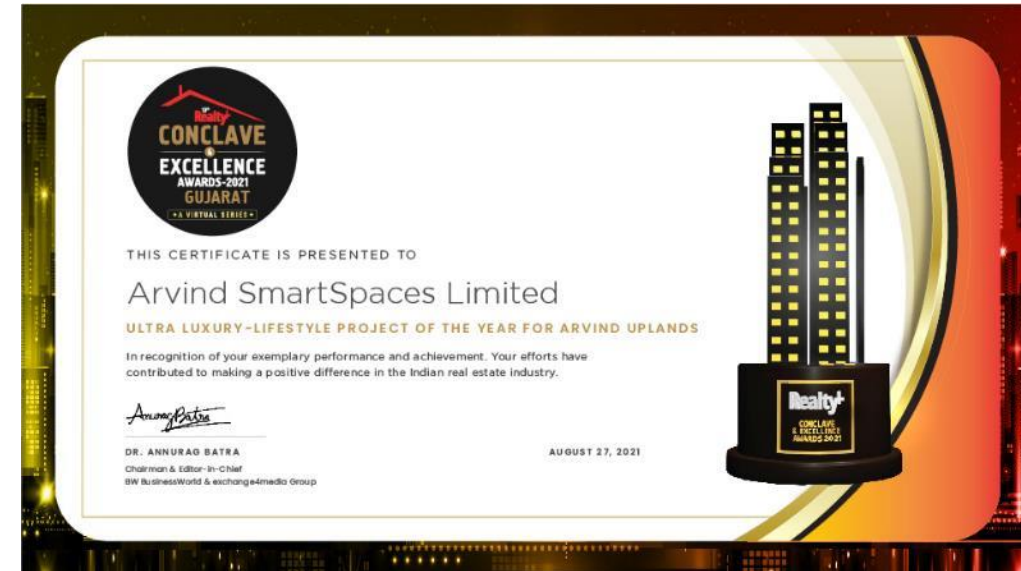
# Awards & Recognition



# Awards & Recognition



# Awards & Accolades 2021



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ARVIND SMARTSPACES

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