

---

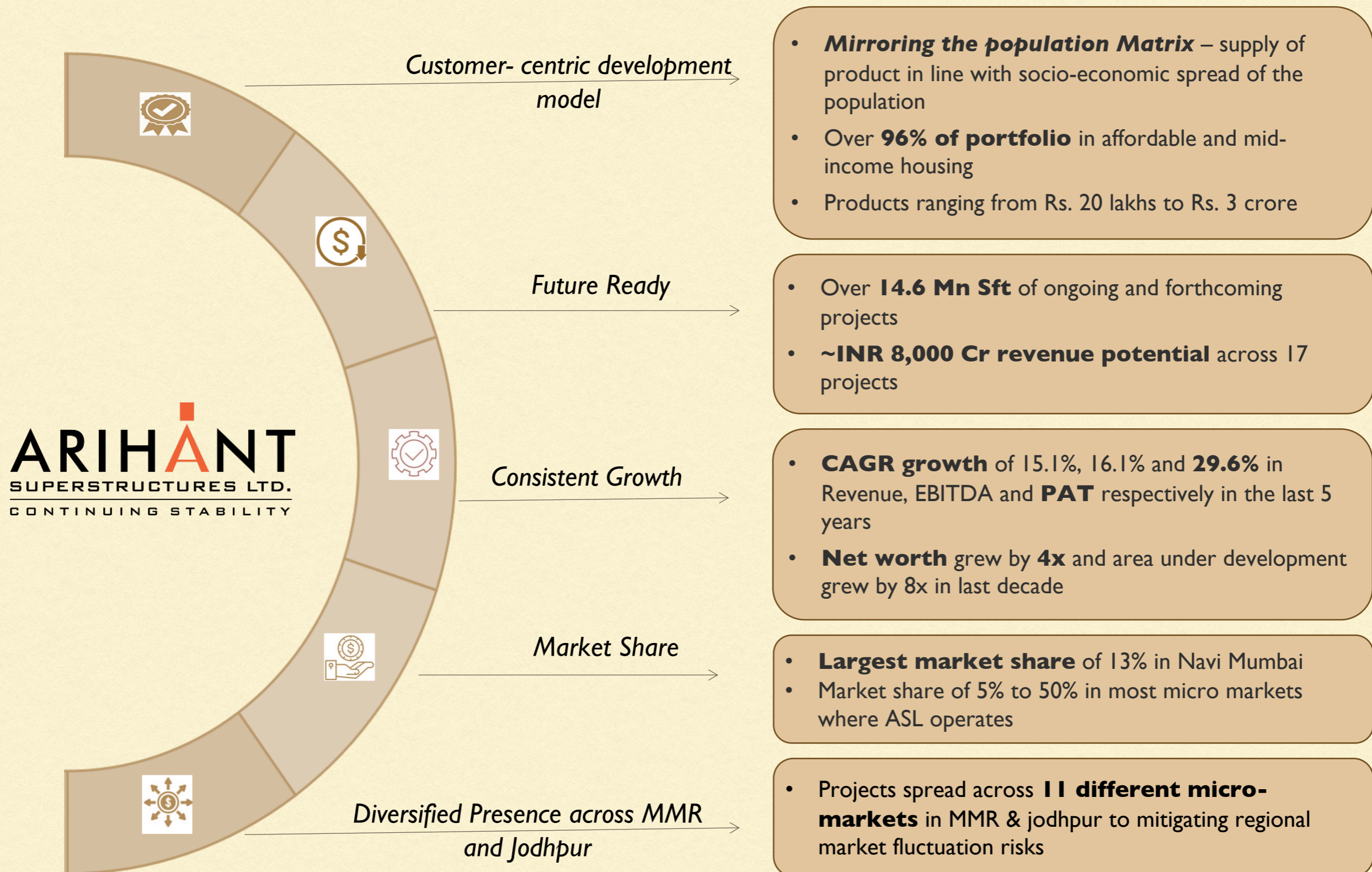
# INVESTOR PRESENTATION

---

Q2 – FY 2023



# ASL: One of the largest real estate player in affordable and mid-income housing segment



# Capital Efficient Business Model

## Asset Light Model

- Continuing to enter into JD, JV or DM arrangement in Mid-income segment
- Targeting redevelopment opportunities primarily in Navi Mumbai for High-income housing which presents a huge opportunity after implementation of UDCPR
- ~35% of our Ongoing Projects area is based on an asset-light model

## Efficient cost Management

- ASL's procurement & engineering team's has extensive sourcing network
- Tie-ups with leading manufacturers of the various ancillary industries
- Enables distinguished offerings at competitive cost

**Business model**

**Land acquisition**

**Operations**

**Execution**

## Low-Cost Land

- Acquire lands on outright basis at low-cost for affordable housing
- Reaching out landowners directly rather than acquiring it through land aggregators
- Our avg. Cost of land acquisition is less than INR 500/Sq. Ft.

## Process Driven Execution

- Integrated with capabilities to carry-out projects from initialization to completion through our in-house teams
- Reducing overheads and dependency on external firms
- Over 3.5 Million Sq. Ft. completed in last 5 years

---

# KEY HIGHLIGHTS FOR Q2-FY23

# CMD'S MESSAGE

---

*"I am glad to inform that Arihant Superstructures has achieved a 38% YoY growth in Revenue in Q2FY23 despite several headwinds faced by the real estate sector such as rising interest rates, extended monsoon, as well as global economic slowdown. We continue to launch new projects in specific micro-markets having high potential for our products with a 12.8 lac sqft development potential and an estimated GDV of Rs. 615 crs at Kalyan Annexe and Titwala (MMR). We are excited with the scale of opportunity we have on hand and look forward to breaking new grounds."*

## VISION

*To nurture the best talent and be a "Built to Last" company*

## MISSION

*To construct the most efficient spaces for our customers while leaving the least ecological foot-print*

## POLICY

*To share wealth with all the stake holders and contribute to the well-being of society at large*

# OPERATIONAL HIGHLIGHTS

## Q2-FY23



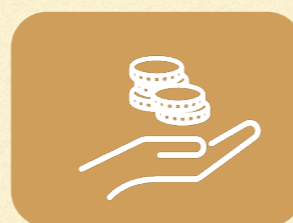
Units Sold  
**(364)**



Area Sold  
**(3.06 L Sft)**



Value of sales  
**(INR 177.4 CR)**



Collection  
**(INR 117.1 CR)**

## HI-FY23



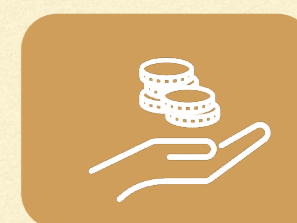
Units Sold  
**(785)**



Area Sold  
**(6.23 L Sft)**



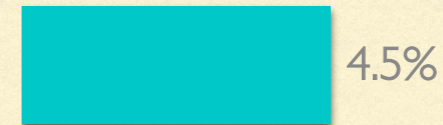
Value of sales  
**(INR 366.7 CR)**



Collection  
**(INR 227.9 CR)**

## Business Development

- Under asset-light model, we have entered into a Joint Development for 12,080 Sqm plot at Shilphata in Thane District (MMR) adjoining the 15,980 Sqm plot acquired on Q1-FY23
- This translates to 5 lakh Sft of saleable area potential with a GDV of ~INR 300 Cr
- In HI FY23 company has added approximately 17 lakh Sft with a GDV of ~INR 940 Cr to the project portfolio



Units Sold Y-o-Y Growth %



Value of sales Y-o-Y Growth %

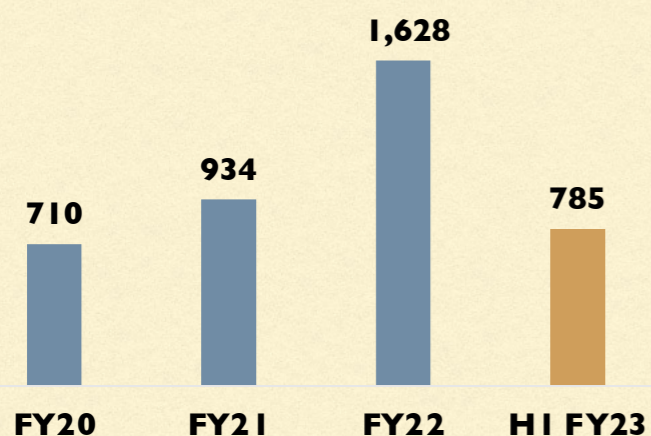


Collections Y-o-Y Growth %

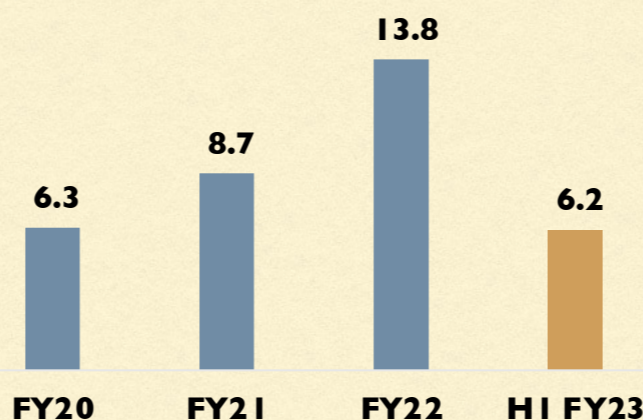
(1) Sales for Q2 FY23 includes 20 units aggregating to 15,610 Sft. with a booking value of INR 7.5 Cr includes under development management model

# HI-FY23 AT A GLANCE

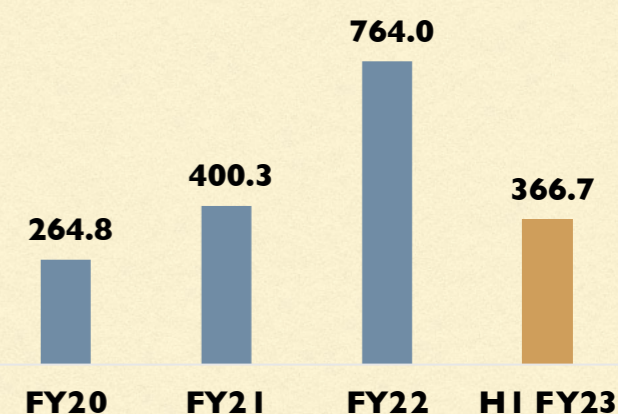
## Units Sold (No.)



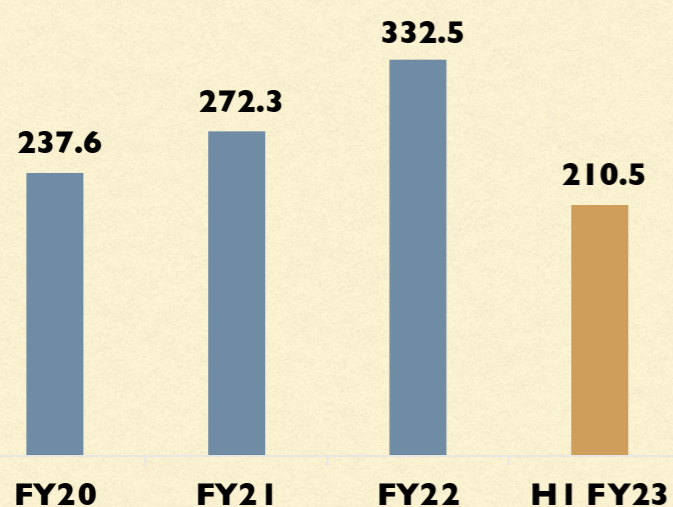
## Area Sold (Lakh Sft)



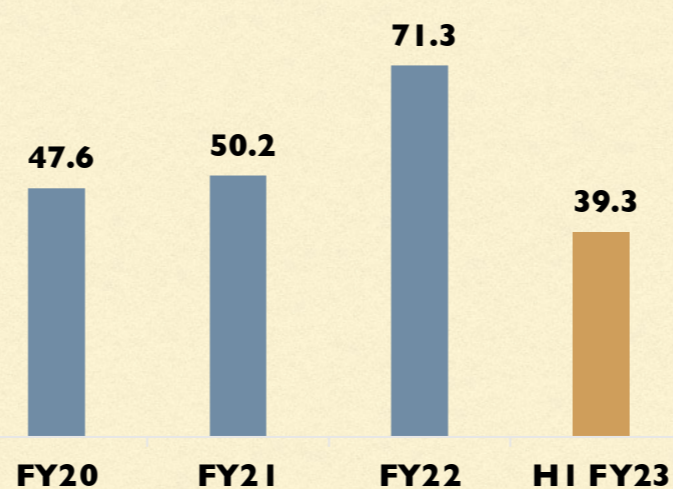
## Value of Sales (INR Cr)



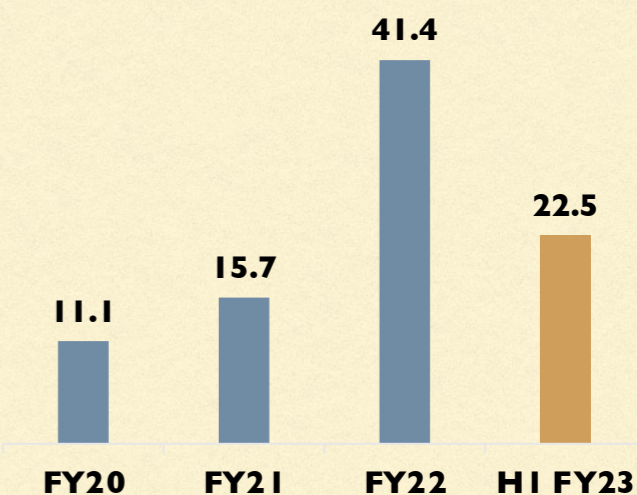
## Total Revenue (INR Cr)



## EBITDA (INR Cr)



## PAT (INR Cr)



# QUARTERLY RESULTS – Q2 & HI FY23

(INR Cr)	Q2 FY23	Q2 FY22	Y-o-Y Change (%)	HI FY23	HI FY22	Y-o-Y Change (%)
<b>Total Income</b>	<b>120.88</b>	<b>88.18</b>	<b>37.1%</b>	<b>210.47</b>	<b>172.70</b>	<b>21.9%</b>
Total Operating Expenses	100.69	68.01	48.1%	171.19	137.14	24.8%
<b>EBITDA</b>	<b>20.19</b>	<b>20.18</b>	<b>0.1%</b>	<b>39.28</b>	<b>35.56</b>	<b>10.5%</b>
<i>EBITDA Margin (%)</i>	<i>16.70%</i>	<i>22.88%</i>		<i>18.66%</i>	<i>20.59%</i>	
EBIT	19.71	19.75	(0.2)%	38.34	34.66	10.6%
<i>EBIT Margin (%)</i>	<i>16.31%</i>	<i>22.39%</i>		<i>18.22%</i>	<i>20.07%</i>	
<b>Profit / (loss) after tax</b>	<b>11.75</b>	<b>11.63</b>	<b>1.0%</b>	<b>22.49</b>	<b>19.92</b>	<b>12.9%</b>
<i>PAT Margin (%)</i>	<i>9.72%</i>	<i>13.19%</i>		<i>10.68%</i>	<i>11.53%</i>	



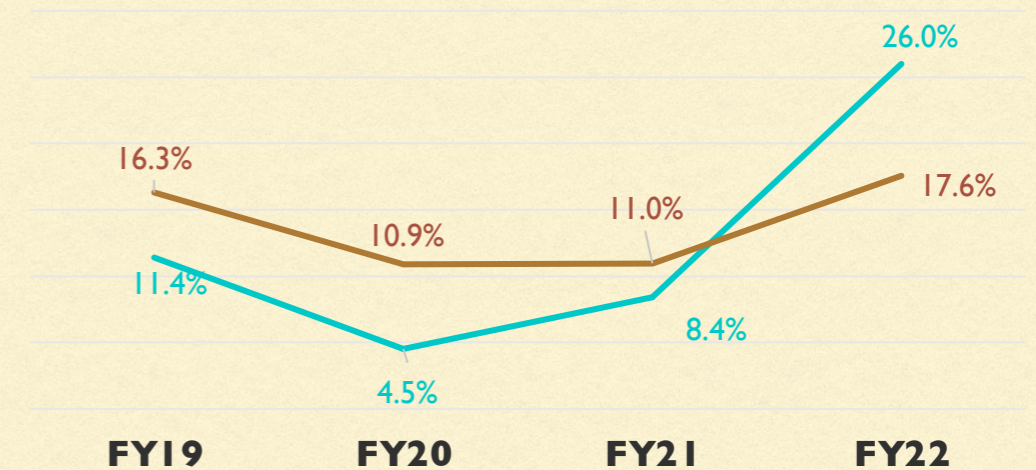
# DEBT & RETURN RATIOS

Entity	Entity Debt (INR Cr)	% holding	Debt attributable as per % holding (INR Cr)
ASL	51.02	100%	51.02
Arihant Vatika	1.12	60%	0.67
Arihant Aashiyana	49.74	60%	29.84
Arihant Abode	241.33	60%	144.80
Arihant Gruhnirman	14.96	60%	8.98
Less: Intercompany Eliminations	(41.41)		(24.85)
<b>Total Debt</b>	<b>316.76</b>		<b>210.46</b>

- Effective debt of ASL is worked out based on ASL's shareholding in subsidiaries
- Any liability of the holding company is calculated at 100% and of its subsidiaries at 60% to arrive at attributable debt to ASL

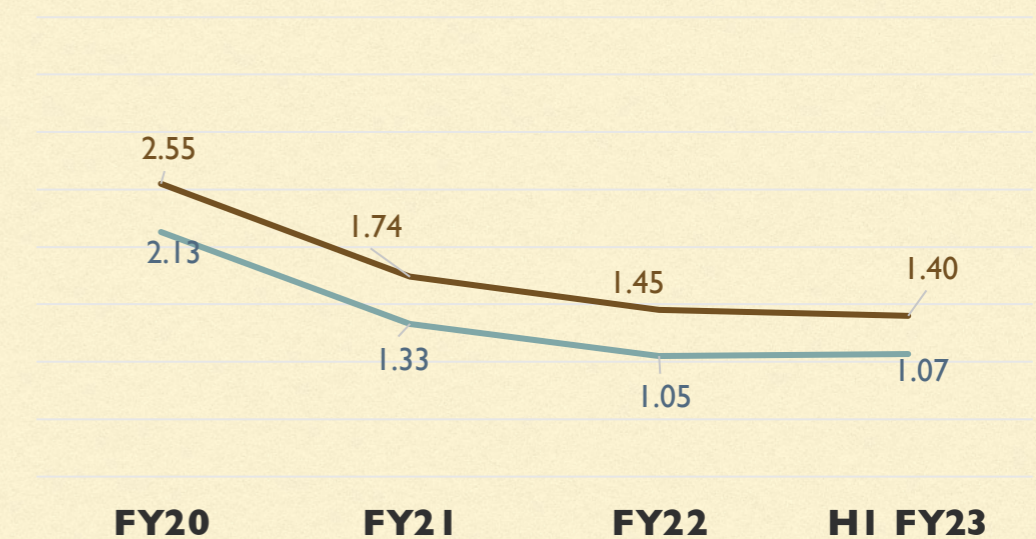
## Return Ratios

— ROE — ROCE



## Debt to Equity

— Net Debt to Equity — Attributable Debt to Equity



# CONSOLIDATED INCOME STATEMENT

Particulars (INR Cr)	FY19	FY20	FY21	FY22	HIFY23
<b>Total Revenue</b>	<b>242.2</b>	<b>237.6</b>	<b>272.3</b>	<b>332.5</b>	<b>210.5</b>
Cost of Construction, Land & Development	195.5	119.2	149.2	289.1	139.3
Changes in Inventories	(51.1)	33.6	33.4	(92.3)	(1.6)
Employee Benefits Expense	13.8	12.1	11.9	16.4	9.0
Other Expenses	27.1	25.1	27.6	48	24.5
Total Expenses	185.3	190.0	222.1	284.0	171.2
<b>EBITDA</b>	<b>56.9</b>	<b>47.6</b>	<b>50.2</b>	<b>71.3</b>	<b>39.3</b>
Depreciation	1.9	2.0	2.0	1.7	0.9
Interest & Finance Charges	32.3	30.0	28.1	21.0	9.6
PBT	22.7	15.6	20.0	48.5	28.8
Total Taxes	4.4	4.5	4.3	7.1	6.3
<b>PAT</b>	<b>18.3</b>	<b>11.0</b>	<b>15.7</b>	<b>41.4</b>	<b>22.5</b>
Less: Non-controlling Interest	4.7	5.4	4.5	(0.0)	4.6
<b>Net Profit (after Non-controlling Interest)</b>	<b>13.6</b>	<b>5.6</b>	<b>11.2</b>	<b>41.2</b>	<b>17.9</b>
EPS (Basic) (Rs)	3.32	1.37	2.71	10.02	4.34

# CONSOLIDATED BALANCE SHEET

<b>Equity and Liabilities (INR Cr)</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>H1FY23</b>
Share Capital	41.2	41.2	41.2	41.2	41.2
Reserves and Surplus	80.7	85.6	97.5	137.3	155.1
Non-Controlling Interest	13.9	20.0	24.6	24.6	29.2
<b>Total Equity</b>	<b>135.7</b>	<b>146.8</b>	<b>163.3</b>	<b>203.0</b>	<b>225.5</b>
Long Term Borrowings	237.7	316.9	249.9	175.2	248.7
Short Term Borrowings	140.1	69.8	45.6	124.1	55.5
Trade Payables	40.4	63.0	52.8	61.8	63.5
Advance from Customers	143.8	144.5	170.0	277.0	302.6
Other Liabilities & provisions	31.4	6.6	7.2	3.3	1.3
<b>Total Liabilities</b>	<b>729.1</b>	<b>747.6</b>	<b>688.9</b>	<b>854.4</b>	<b>932.0</b>
<b>Assets</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>H1FY23</b>
Fixed Assets	10.5	9.5	8.9	9.2	8.9
Investment in Property	1.5	9.8	11.4	11.4	11.6
Other Financial Assets	40.2	47.3	31.7	34.0	34.6
Other Non-current Assets	0.1	0.1	0.2	0.2	0.3
<b>Total Non-current Assets</b>	<b>52.3</b>	<b>66.7</b>	<b>52.2</b>	<b>54.9</b>	<b>56.4</b>
Inventories	421.7	388.1	354.7	447.0	448.6
Trade Receivables	28.3	35.1	26.0	59.9	71.3
Cash and Cash Equivalents	14.9	11.5	12.0	14.7	41.0
Loans & Other Financial Assets (current)	28.9	23.2	4.9	12.4	18.2
Land	155.1	189.8	199.8	219.5	248.2
Other Assets	27.9	33.2	39.3	37.0	48.3
<b>Total Assets</b>	<b>729.1</b>	<b>747.6</b>	<b>688.9</b>	<b>854.4</b>	<b>932.0</b>

# LAUNCH PIPELINE

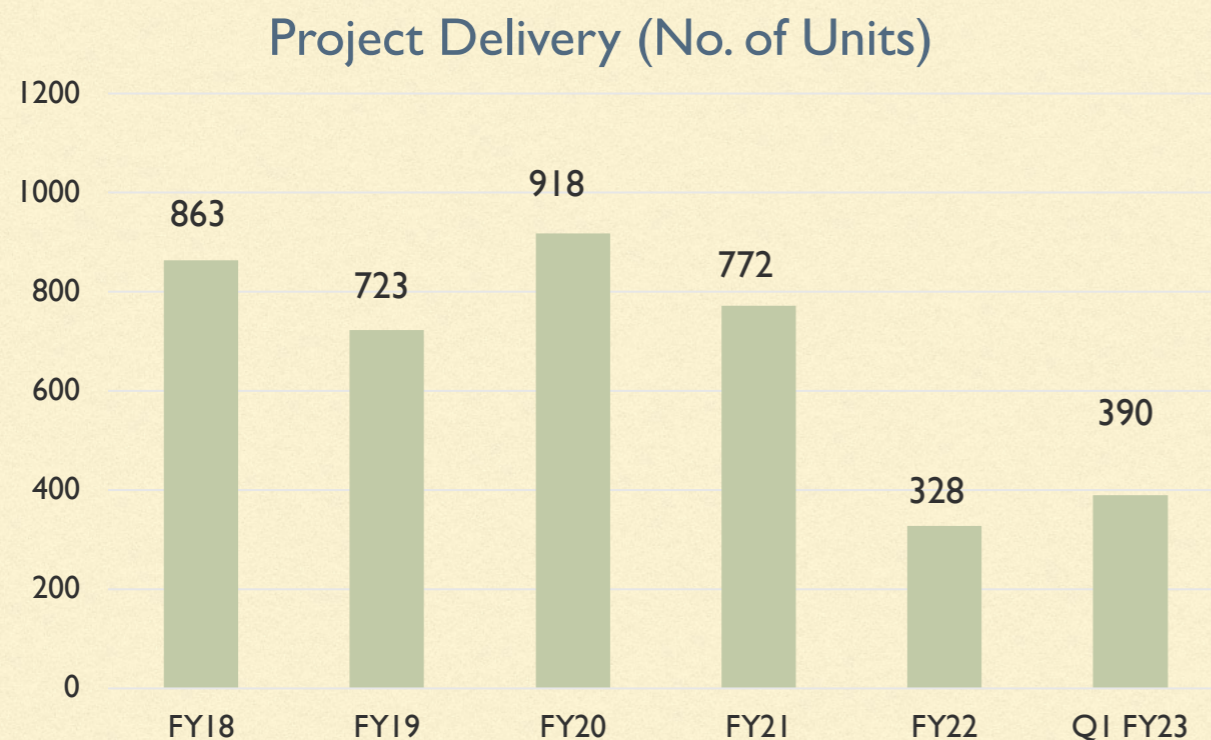
Project*	Location	Category	Timeline	No. of Units	Area (Sft)	Est. Revenue potential# (INR Cr)
Aakarshan	Taloja	Affordable	Q1 - FY23	439	2,66,378	135
Amisha	Taloja	Affordable	Q2 - FY23	140	1,00,464	45
Aayan	Titwala	Affordable	Q3 - FY23	200	1,45,044	160
Aaradhya	Kalyan	Affordable	Q3 - FY23	440	3,02,524	151
Aspire	Panvel	Mid-Income	Q4 - FY23	370	3,74,755	274
Anmol	Badlapur	Affordable	Q4 - FY23	178	1,29,084	52
Arshiya	Khopoli	Affordable	Q4 - FY23	138	1,20,000	40
Aloki	Karjat	Affordable	Q4 - FY23	198	1,52,769	52
Avanti	Shilphata	Mid-Income	Q1 - FY24	425	3,40,000	204
<b>Total (B)</b>				<b>2,528</b>	<b>19,31,018</b>	<b>1,014</b>

\*Project includes new phase or new towers/wings in existing phase

#Management Estimate for reference only and subject to periodic reviews

# CONSISTENT PACE OF DELIVERY

- We move forward with a strong belief that timely delivery with superior quality will be the key differentiator in the future
- Consistently delivered 700-900 units year on year since past many years and working towards improving the pace
- While most projects were in under construction stage in FY22, the next 2 years should see significant deliveries across different projects.



# BOARD OF DIRECTORS

## Executive Directors

### Ashok Chhajer *Chairman & Managing Director*

- Over 2 decades in the real estate business
- Prior experience ranging from textile, oil refinery to real estate sector
- At Arihant, he oversees corporate strategy, project design and land acquisition functions
- Works relentlessly towards, transparency, corporate governance and stakeholder management

### Nimish Shah *Whole-Time Director*

- A civil engineer with over 19 years experience in construction and related activities
- Actively involved in all the nuances of engineering including Planning and Execution, project estimation, contracts and site organization of projects
- Earlier a government registered contractor in Maharashtra and was also associated with several entities in real estate sector

### Parth Chhajer *Whole-Time Director*

- Worked briefly with the leading capital markets group CLSA in its India Equity Research Team before joining ASL in 2018
- Responsible for product development, marketing & sales strategy and actively involved in finance function
- He is a Bachelor of Science (Economics) from Pennsylvania State University, USA.

## Independent Directors

### Virendra Mittal *Independent Director*

- IIT Alumnus and a fellow chartered engineer
- Vast experience in construction, real estate, power plants, mining and highway projects
- Has been part of leadership team in ITC Ltd, J. K. Synthetics Ltd., Ansal Properties & Industries, Renusagar Power Company Ltd. and Mukand Ltd.

### Chandra Iyengar *Independent Director*

- 1973 batch IAS Officer
- Was Additional Chief Secretary-Home dept. for GOM
- Has led several departments in GOM and GOI, such as Public Health, Industries, Women & Child Development, Higher Education, Finance, etc.

### Raj Narain Bharadwaj, *Independent Director*

- Former Chairman and Managing Director of Life Insurance Corporation of India
- Has vast experience in economics and BFSI
- Former Member of the Securities Appellate Tribunal, Government of India and Ministry of Finance

# MANAGEMENT TEAM

---

## **Abhishek Shukla** *Chief Strategy Officer*

- Seasoned business and finance professional with over 16 years experience in P&L Management, Corporate Finance, Business Development and Investment Banking
- Leads the strategy function - Investor Relations, Strategic Finance ,new acquisitions etc.
- He is a CFA charter holder (CFA Institute, USA), MBA (Finance) and a Bachelor of Engineering

## **Sangeeta Chhajer** *Head Post-sales & Operations*

- Rich experience of nearly a decade and a half in the field of administration and operations.
- Responsible for customer relationship management, post-sales activities including collections, documentation, possession and banking operations

## **Kapil Sengar** *VP Sales*

- 18 Years of experience in sales across industries such as Real Estate, Finance & Insurance
- Prior to joining ASL, Kapil has worked with reputed brands like Reliance, Kotak Mahindra, HSBC and Adhijraj Constructions
- Kapil has an MBA from DAVV, Indore

## **Teji Ghosh** *VP Marketing & Brand Management*

- Oversees the marketing strategy, brand communication and project launches
- Responsible for long term client engagement and relationships with all media agencies
- Has worked with a leading media agency for more than 15 years and handled accounts in Real estate, PSU Banking, Clothing brand and Retail Brands

# AWARDS & RECOGNITIONS

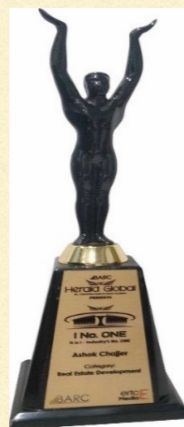
2021-2022



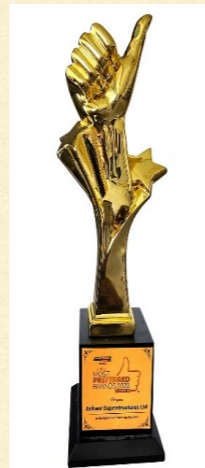
Best Developer for Green Buildings by CIA World



Business Excellence Award by Adsync and Zee Business for Affordable Housing Project of the Year

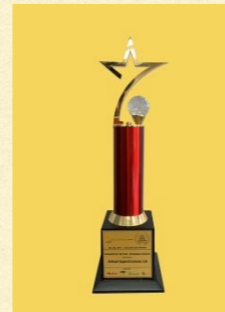


Industry's No. 1 – Promoter Presented By Herald Global Real Estate Development

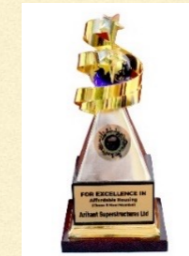


Marksman Daily Most Preferred brand 2022

2017-2020



Zee Business Award – Developer of the Year (Affordable Housing)



Iconic Award by Radio City for Arihant Aspire, Panvel



IGBC Pre-certified Platinum Rating for Aspire project



Affordable Housing Project of the Year for Arihant Arshiya by CREDAI MCHI



Arihant Adita – Jodhpur's no.1 Housing Society Award, Red FM



Dainik Bhaskar (94.3 MYFM) – Award for Excellence in Quality Construction



Award for Quality construction in affordable housing by The Economic Times, ET Realty award



## ASL engages in sustainable development of Environment, Society and Governance



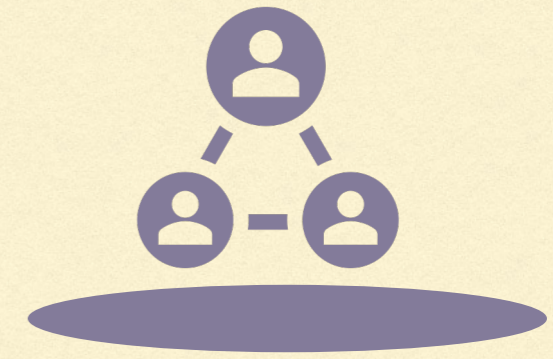
### Environment

- Most of our developments have sewage treatment plants, rainwater harvesting, solar power & heating as well as a green cover
- Use of Aerated Autoclave blocks having lower embodied energy and much higher insulation value
- Energy efficient lighting and use of low VOC paints & adhesives
- Our flagship project Arihant Aspire has been pre-certified in the 'Platinum' category by IGBC



### Social

- Social development by supporting Rural development projects, rural infrastructure and livelihood enhancement projects
- Disaster management, including relief, rehabilitation and reconstruction activities
- Promoting education, including special education and employment enhancing vocation skills



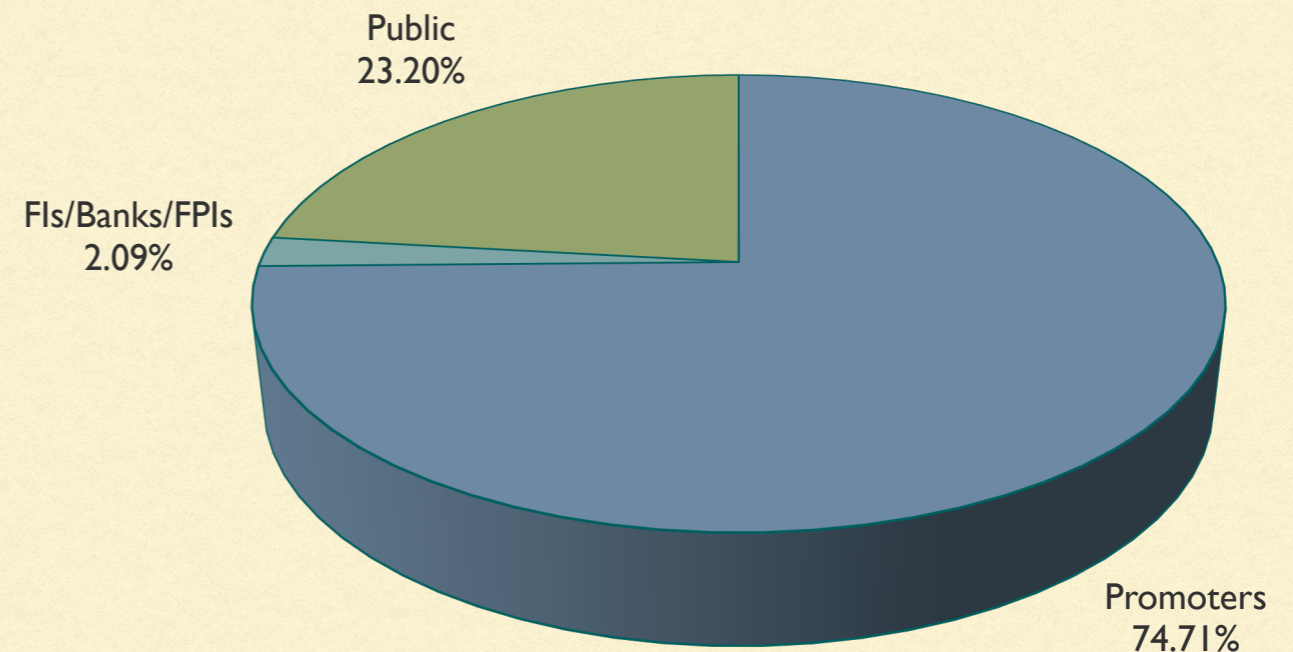
### Governance

- The Board inculcates culture of accountability, transparency, and integrity
- The Company has adopted governance framework in accordance with the applicable SEBI Regulations
- 3 out of 6 Board Members are Non-Executive Members and Independent Members

# CAPITAL MARKET DATA

BSE Scrip Code	506194
NSE Trading Symbol	ARIHANTSUP
Bloomberg Code	ARSU:IN
GICS Sector	Real Estate
Market Cap as on 14.11.2022	INR 956 Cr
52 Week High	INR 261.30
52 Week Low	INR 102.00

Shareholding Pattern  
As on 30 September, 2022



---

# PROJECT PORTFOLIO

# SNAPSHOT

Total Estimated Receivables of ~INR 7,800 Cr

## Completed Projects

- **98% sales booking achieved** for the completed projects
- Estimated receivables: **INR 47 Cr**

## Ongoing Projects

- **~4.5 mn Sft** area under development for the ongoing projects
- 58% of area already sold
- Revenue yet to be recognized from sold area: **INR 774 Cr**
- Receivables from sold area: **INR 551 Cr**
- Total Estimated receivables from ongoing projects: **INR 2,116 Cr**

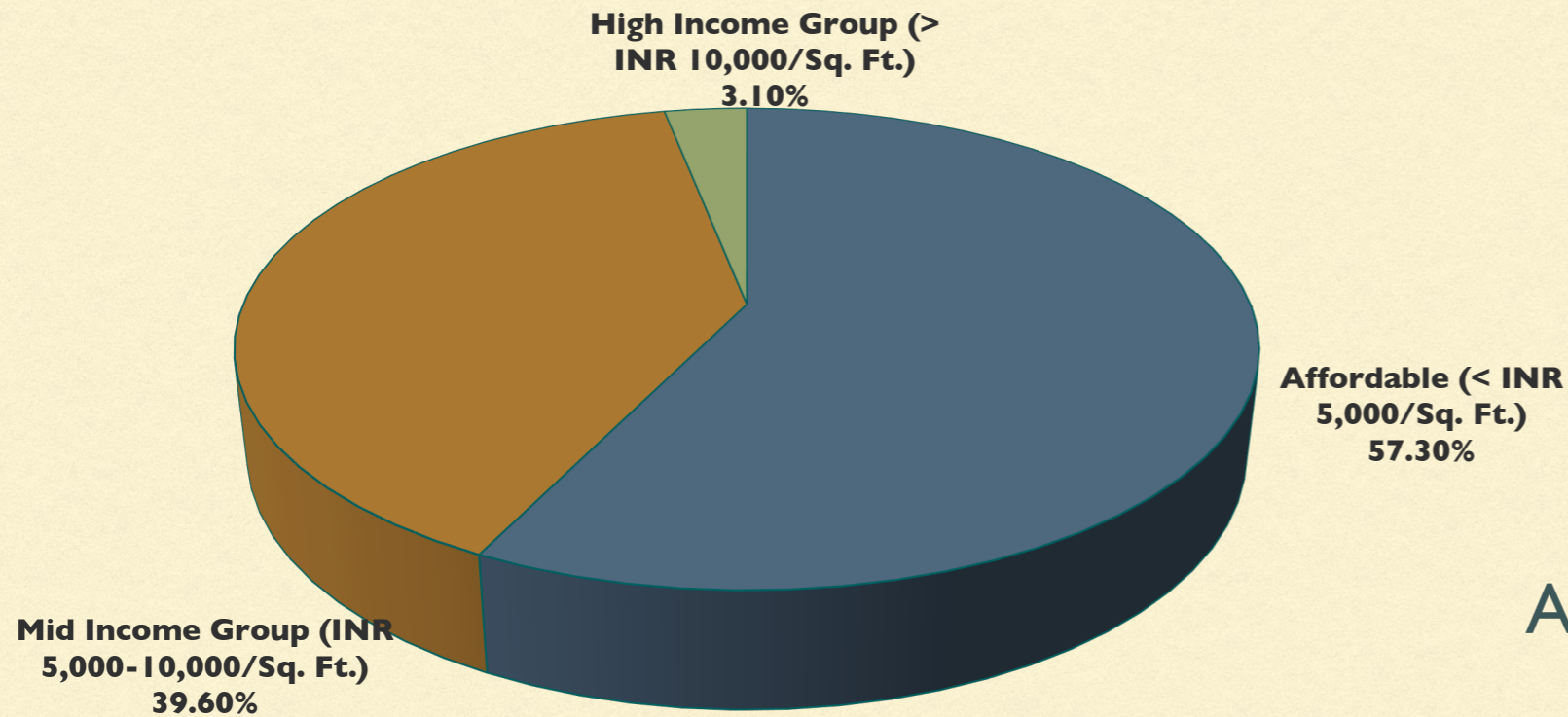
## Forthcoming Projects

- Development Potential of **~10.1 mn Sft** in pipeline for coming years
- Total estimated revenue potential from forthcoming projects: **INR 5,650 Cr**

*Above figures are based on Management Estimates which are subject to change*

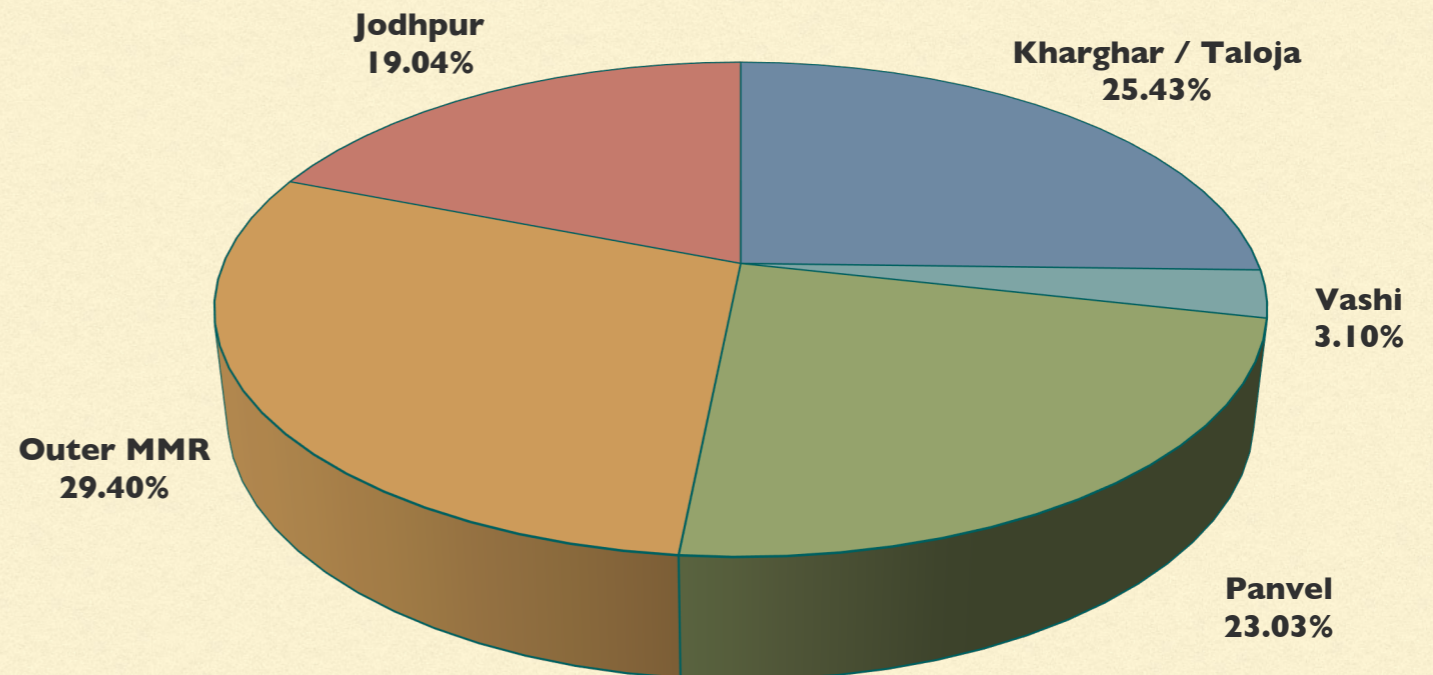
# PORTFOLIO MIX

## Category-wise portfolio mix



*Diversified portfolio mix with focus on affordable and mid income housing*

## Area-wise Portfolio Mix



*Established position in the geographies and market segments by building capabilities and competitive advantage*

# COMPLETED & ONGOING PROJECTS

MMR Projects	Location	Total units (No.)	Units Booked (No.)	Balance Inventory in Units (No.)	Total Saleable Area (Sft)	Area Booked (Sft)	Balance Inventory in Area (Sft)	Economic Interest of ASL
<b>Completed Projects</b>								
<b>Total</b>	MMR	3,134	3,059	75	25,34,751	24,83,713	51,038	~80%
<b>Ongoing Projects</b>								
Aakarshan	Taloja	439	335	104	2,66,378	2,09,873	56,505	100%
4Anaiika	Taloja	396	391	5	2,69,672	2,66,081	3,591	100%
Aarohi	Shilphata	51	28	23	72,381	40,634	31,747	100%
Aloki	Karjat	248	120	128	1,61,149	78,997	82,152	60%
Aalishan	Kharghar	811	404	407	10,01,130	4,90,443	5,10,687	60%
Aspire	Panvel	1,152	807	345	11,82,628	7,98,695	3,83,933	60%
Anmol Ph 3	Badlapur	119	68	51	84,938	52,298	32,640	60%
Advika	Vashi	327	21	306	4,21,260	35,350	3,85,910	60%
5Anaiika	Taloja	435	243	192	3,62,672	1,85,060	1,77,612	60%
Amisha Ph 2	Taloja	134	72	62	75,394	36,450	38,944	60%
<b>Total</b>		<b>4,112</b>	<b>2,489</b>	<b>1,623</b>	<b>38,97,602</b>	<b>21,93,881</b>	<b>17,03,721</b>	

Jodhpur Projects	Location	Total units (No.)	Units Booked (No.)	Balance Inventory in Units (No.)	Total Saleable Area (Sft)	Area Booked (Sft)	Balance Inventory in Area (Sft)	Economic Interest of ASL
<b>Completed Projects</b>								
<b>Total</b>	Jodhpur	934	907	27	11,33,004	11,16,849	16,155	100%
<b>Ongoing Projects</b>								
Adita	Jodhpur	81	35	46	1,44,975	62,620	82,355	100%
Anchal Ph I	Jodhpur	532	427	105	4,78,800	3,84,300	94,500	100%
<b>Total</b>		<b>613</b>	<b>462</b>	<b>151</b>	<b>6,23,775</b>	<b>4,46,920</b>	<b>1,76,855</b>	

4.5 million Sft Project Portfolio (Ongoing)

# FORTHCOMING PROJECTS

MMR Projects	Location	Total units (No.)	Total Saleable Area (Sft)	Economic Interest of ASL
Amisha	Taloja	274	2,20,514	60%
Arshiya	Khopoli	1,135	8,56,669	100%
Aspire	Panvel	1,648	19,43,715	60%
Aakarshan	Taloja	1,928	12,56,240	100%
Aaradhya	Kalyan Annexe	1,410	9,09,502	100%
Anmol	Badlapur	261	1,98,806	60%
Aloki	Karjat	198	1,52,769	60%
Avanti (New)	Shilphata	1470	11,75,964	100%
Aayan (New)	Titwala	618	3,78,243	100%
TBD*	Panvel	1300	10,40,000	60%
<b>Total</b>		<b>10,242</b>	<b>81,32,422</b>	

Jodhpur Projects	Location	Total units (No.)	Total Saleable Area (Sft)	Economic Interest of ASL
Anchal	Dal Bai Circle	1,848	17,38,800	100%
Adita	Pal Gangana Road	72	1,30,730	100%
Ashray	Dal Bai Circle	162	91,653	100%
<b>Total (C)</b>		<b>2,082</b>	<b>19,61,183</b>	

10.1 million Sft Project Portfolio (Forthcoming)

Note: Area potential is as per management estimates subject to plan approvals from regulatory authorities

# CASH FLOW STATUS & POTENTIAL - ONGOING

MMR Projects	Sale Value of Booked Area (INR Cr)	Amount Received (INR Cr)	Balance Receivables from Booked Area (INR Cr)	Revenue potential of Balance Inventory (INR Cr)	Total Est. Receivables(INR Cr)	Revenue Recognized (INR Cr)	Balance Revenue to be Recognized from Booked Area (INR Cr)	Balance Potential Revenue (INR Cr)	Economic Interest of ASL
<b>Completed Projects</b>									
<b>Total</b>	919	905	14	18	32				~80%
<b>Ongoing Projects</b>									
Aakarshan	107	16	92	29	120	-	107	136	100%
4Anaika	126	113	12	2	14	94	31	33	100%
Aarohi	21	15	6	15	21	16	5	20	100%
Aloki	28	17	11	30	41	9	19	49	60%
Aalishan	382	262	119	434	554	156	226	660	60%
Aspire	500	276	224	269	492	252	248	516	60%
Anmol Ph 3	19	14	5	12	18	8	11	23	60%
Advika	47	13	34	617	651	-	47	664	60%
5Anaika	85	55	30	85	115	19	66	151	60%
Amisha Ph 2	14	9	5	16	22	5	9	26	60%
<b>Total</b>	<b>1,328</b>	<b>789</b>	<b>538</b>	<b>1,510</b>	<b>2,048</b>	<b>559</b>	<b>768</b>	<b>2,278</b>	
<b>Jodhpur Projects</b>									
Jodhpur Projects	Sale Value of Booked Area (INR Cr)	Amount Received (INR Cr)	Balance Receivables from Booked Area (INR Cr)	Revenue potential of Balance Inventory (INR Cr)	Total Est. Receivables(INR Cr)	Revenue Recognized (INR Cr)	Balance Revenue to be Recognized from Booked Area (INR Cr)	Balance Potential Revenue (INR Cr)	Economic Interest of ASL
<b>Completed Projects</b>									
<b>Total</b>	319	309	10	5	15				100%
<b>Ongoing Projects</b>									
Adita	18	14	4	27	31	14	4	31	100%
Anchal Ph I	89	81	9	28	37	88	2	30	100%
<b>Total</b>	<b>107</b>	<b>95</b>	<b>13</b>	<b>56</b>	<b>68</b>	<b>102</b>	<b>6</b>	<b>61</b>	

Total Est. Receivables – INR 2,163 Cr (Completed & Ongoing)

Above figures are based on Management Estimates which are subject to change



# CASH FLOW POTENTIAL - FORTHCOMING

Project	Location	Category	Revenue potential of Balance Inventory (INR Cr)	Economic Interest of ASL
Amisha	Taloja	Affordable	99	60%
Arshiya	Khopoli	Affordable	317	100%
Aspire	Panvel	Mid-Income	1,574	60%
Akarshan	Taloja	Affordable	691	100%
Aaradhya	Kalyan Annexe	Affordable	455	100%
Anmol	Badlapur	Affordable	80	60%
Aloki	Karjat	Affordable	55	60%
Avanti (New)	Shilphata	Mid-Income	706	100%
Aayan (New)	Titwala	Affordable	161	100%
TBD*	Panvel	Mid-Income	780	60%
<b>Total</b>			<b>4,917</b>	

Project	Location	Category	Revenue potential of Balance Inventory (INR Cr)	Economic Interest of ASL
Anchal	Dal Bai Circle	Affordable	661	100%
Adita	Pal Gangana Road	Affordable	44	100%
Ashray	Pal Gangana Road	Affordable	27	100%
<b>Total</b>			<b>733</b>	

Total Est. Receivables – INR 5,650 Cr (Forthcoming)

Above figures are based on Management Estimates which are subject to change

---

# PROJECT UPDATES

# GEOGRAPHICAL SPREAD – MMR

13 Projects  
(MMR)



#	Project Name	Location	Completion Status	Area Sold (%)
1	Arihant Aarohi	Shilphata	86%	73%
2	Arihant 4Anaika	Taloja (Nr Kharghar)	75%	99%
3	Arihant Aspire	Panvel	61%	68%
4	Arihant Aalishan	Kharghar	58%	49%
5	Arihant Aloki	Karjat	48%	49%
6	Arihant Anmol Ph 3	Badlapur	48%	62%
7	Arihant Amisha Ph 2	Taloja	39%	48%
8	Arihant 5 Anaika	Taloja	23%	51%
9	Arihant Advika	Vashi	Commenced	8%
10	Arihant Aakarshan Ph I	Taloja	Commenced	79%
11	Arihant Aaradhya	Kalyan Annexe	Commenced	-
12	Arihant Avanti	Shilphata	-	-
13	Arihant Aayan	Titwala	-	-

# GEOGRAPHICAL SPREAD – JODHPUR

3 Projects  
(Jodhpur)

#	Project Name	Location	Completion Status	Area Sold (%)
1	Adita	Pal Gangana Road	87%	43%
2	Aanchal	Dali Bai Circle	95%	80%
3	Ashray	Dali Bai Circle	-	-



# PROJECT UPDATE

ARIHANT ASPIRE  
(PANVEL)



ARIHANT 4ANAIIKA  
(TALOJA)



ARIHANT AAROHI  
(SHILPHATA)



# PROJECT UPDATE

ARIHANT AALISHAN  
(KHARGHAR)



ARIHANT ALOKI  
(KARJAT)



ARIHANT ANMOL  
(BADLAPUR)



# PROJECT UPDATE

ARIHANT ADVIKA  
(VASHI)



ARIHANT 5ANAIIKA  
(TALOJA)



ARIHANT AMISHA  
(TALOJA)



# PROJECT UPDATE

ARIHANT ADITA  
(JODHPUR)



ARIHANT ANCHAL  
(JODHPUR)





# DISCLAIMER

---

This presentation has been prepared by Arihant Superstructures Limited (the “Company” or “ASL”) together with its Subsidiaries (collectively, the “Arihant Group”) for general information purposes only, without regard to any specific objectives, suitability, financial situations and needs of any particular person. This presentation does not solicit any action based on the material contained herein. This presentation should not be used as a basis for any investment decision or any contract, or commitment to purchase or subscribe for any securities. Nothing in this presentation and any oral information provided in connection with it shall constitute or deem to constitute an offer or invitation to purchase or subscribe for any securities in any jurisdiction. Nothing in this presentation is intended by the Company to be construed as legal, accounting or tax advice. This presentation has not been approved and will not or may not be reviewed or approved by any statutory or regulatory authority in India or by any stock exchange in India. This presentation does not comply with the disclosure requirements prescribed by the SEBI or any other applicable authority in relation to a public issue of securities on the Indian stock exchanges. This presentation does not purport to be a complete description of the markets conditions or developments referred to in the material.

This presentation contains 'forward-looking statements' – that is, statements related to future, not past, events. In this context, forward-looking statements relating to our expected future business and financial performance and strategies, and often contain words such as 'expects,' 'anticipates,' 'intends,' 'plans,' 'believes,' 'seeks,' or 'will'. Forward-looking statements by their nature address matters that are, to different degrees, uncertain and are dependent on numerous factors including but not limited to Arihant Group’s business, Arihant Group’s regulatory and competitive environment, macroeconomic conditions, local business environment, government policies etc. These uncertainties may cause our actual future results to be materially different than those expressed in our forward-looking statements. We do not undertake to update our forward-looking statements. We caution you that reliance on any forward-looking statement involves risk and uncertainties, and that, although we believe that the assumption on which our forward-looking statements are based are reasonable, any of those assumptions could prove to be inaccurate and, as a result, the forward-looking statement based on those assumptions could be materially incorrect. The viewers of this presentation are cautioned not to place undue reliance on these forward-looking statements and management estimates.

The views expressed here may contain information only as of its date, derived from publicly available sources that have not been independently verified. The Arihant Group does not undertake to update or revise the information provided herein upon happening of any future event or otherwise. Moreover, both express or implied representation or warranty is made as to, and no reliance should be placed on, the accuracy, completeness, reasonableness or reliability of this information. None of the directors, promoters or employees of the Arihant Group or any of its affiliates, advisors or representatives accepts any responsibility or liability regarding the accuracy or validity of the information provided herein or any loss or damage suffered by anyone due to perusal of this document. Furthermore, no person is authorized to give any information or make any representation which is not contained in, or is inconsistent with, this presentation. Any such extraneous or inconsistent information or representation, if given or made, should not be relied upon as having been authorized by or on behalf of the Arihant Group. Nothing in this presentation shall be relied expressly as a promise or representation of past or future.

This presentation is confidential, being given solely for your information and for your use, and may not be copied, reproduced or redistributed to any other person in any manner. The distribution of this presentation in certain jurisdictions may be restricted by law. Accordingly, any persons in possession of this presentation should inform themselves about and observe any such restrictions.

The information contained in this Presentation is not to be taken as any recommendation made by the Company or any other person to enter into any agreement with regard to any investment. It is recommended that the Investors make their own independent due diligence, assessment of the market and the market position of the Company and appraisal of the risks, benefits and suitability of this Presentation. Furthermore, we recommend that the Investors conduct their own analysis and be solely responsible for forming their own view of the potential future performance of the business of the Company.

This presentation is not intended, and does not, constitute or form part of any offer, invitation or the solicitation of an offer to purchase, otherwise acquire, subscribe for, sell or otherwise dispose of, any securities in Arihant Superstructures Limited or any other invitation or inducement to engage in investment activities, nor shall this presentation (or any part of it) nor the fact of its distribution form the basis of, or be relied on in connection with, any contract or investment decision. This presentation is not a prospectus, a statement in lieu of a prospectus, an offering circular, an advertisement or an offer document under the Companies Act, 2013, as amended, or the rules made thereunder, the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, or any other applicable laws in India.

---

# Thank you!

*For further information please contact:*

---

**Abhishek Shukla**

*Chief Strategy Officer*

Tel: +91 22 6249 3333

Cell: +91 9619195775

Email: [abhishek.shukla@asl.net.in](mailto:abhishek.shukla@asl.net.in)

*Corporate Office:* Arihant Aura, Floor No. 25, B wing, Plot no 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai – 400705, Maharashtra