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Arvind
SMARTSPACES

P R E S E N T I N G



**Arvind
GREENFIELDS**



Luxury in every
Swing

AJWA ROAD, VADODARA

GUJARAT – THE POWERHOUSE DRIVING INDIA FORWARD

Gujarat stands as one of **India's most resilient economic engines**, consistently delivering growth even amid global uncertainty. With a strong industrial backbone, progressive governance, and a future-focused outlook, the state continues to set benchmarks for sustainable development and long-term investment confidence.

WHY BUSINESS IS VIBRANT IN GUJARAT?

- PPP ADVANTAGE**
Strong public-private partnerships accelerating infrastructure and investment.
- VISIONARY LEADERSHIP**
Long-term policy thinking backed by decisive governance
- SME POWERHOUSE**
Small and mid-sized enterprises forming the backbone of industrial growth

- STRATEGIC LOCATION**
Seamless access to ports, corridors, and national markets.

- ENTREPRENEURIAL DNA**
A legacy of enterprise deeply embedded in the state's culture.

- SEZ-LED GROWTH**
Special Economic Zones driving exports, manufacturing, and jobs.

- EASE OF DOING BUSINESS**
Transparent systems that simplify approvals and operations.

THE ONLY STATE TO REMAIN 'INVESTOR FRIENDLY' EVEN DURING A GLOBAL ECONOMIC DOWNTURN

As India's most industrialised state, Gujarat plays a pivotal role in the national economy, **contributing a significant share to India's tax revenues**. Its consistent policy framework, high project execution rate, and platforms like the Vibrant Gujarat Summit reinforce its reputation as a dependable destination for global and domestic investors alike.

KEY ECONOMIC SECTORS

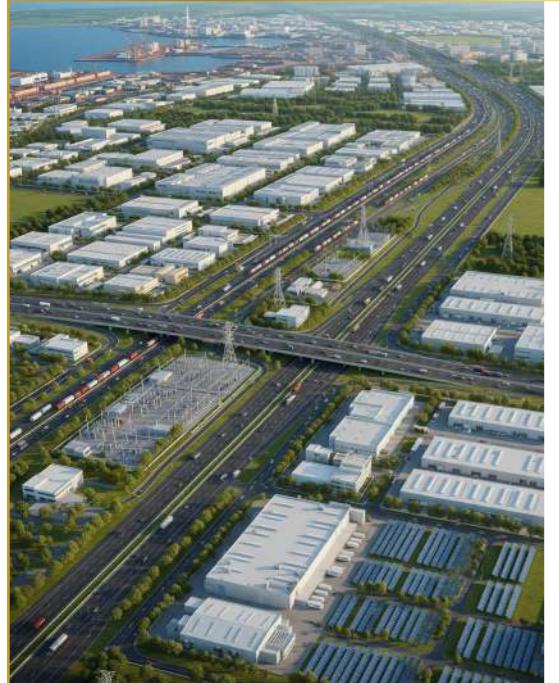


REPRESENTATIVE IMAGES

GROWTH POTENTIAL IN VADODARA

WHY VADODARA?

Rooted in a legacy of refined architecture and cultural depth, Vadodara has steadily evolved into one of Gujarat's most future-ready cities. Growth here is not abrupt or speculative; it is measured, sustainable, and guided by decades of economic foresight.



A ROBUST INDUSTRIAL ECOSYSTEM

Vadodara stands on a strong industrial foundation, shaped by decades of manufacturing and engineering excellence. The city hosts a diverse mix of sectors ranging from chemicals and petrochemicals to pharmaceuticals, textiles, and heavy engineering.

Global and national leaders have established significant operations here, making Vadodara a key industrial nerve centre of Western India.

- GSFC
- GE
- Airbus
- GACL
- Reliance
- Siemens
- TATA
- Schaeffler
- Sun Pharma
- ABB
- Bombardier
- Hero MotoCorp
- L&T
- IOCL
- MG Motors



STRATEGIC LOCATION ADVANTAGE

Vadodara's geographic positioning offers seamless access to trade and logistics hubs across Western and Central India. Proximity to major ports strengthens supply chain efficiency and industrial movement.

The city benefits from robust national highway connectivity **NE1 enabling faster regional travel, NH48 linking southern India, and Nh64 providing direct access** to central and eastern corridors. This integrated network places Vadodara firmly within the **Delhi-Mumbai Industrial and Freight Corridor**, enhancing its attractiveness for businesses and investors alike.



EDUCATION & KNOWLEDGE CAPITAL

Vadodara hosts some of India's most respected academic institutions, nurturing a skilled and future-ready workforce. **Institutions such as Maharaja Sayajirao University** offering over 200 courses, along with **Parul University, ITM, Sigma** and multiple research centres, contribute to a strong talent ecosystem that supports industry, innovation, and entrepreneurship.

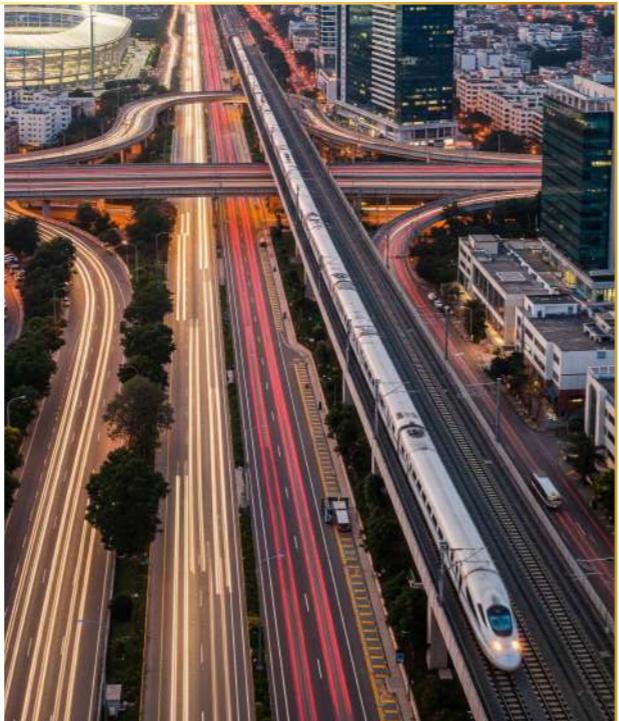


INFRASTRUCTURE THAT POWERS THE FUTURE

Vadodara's growth trajectory is reinforced by continuous infrastructure upgrades **across roadways, rail networks, and urban corridors**.

The **Ahmedabad-Mumbai Bullet Train project**, with Vadodara as a key stop, marks a major leap in high-speed connectivity.

Initiatives such as the upcoming **Green Ring Road** and enhanced links to eastern micro-markets like Ajwa and Waghodia are further streamlining movement across the city.



REPRESENTATIVE IMAGES

A PRO-BUSINESS ENVIRONMENT

Vadodara thrives within Gujarat's progressive, enterprise-driven governance framework. The state's consistent focus on ease of doing business, policy transparency, and investor support has helped attract both multinational corporations and emerging enterprises. With targeted initiatives for **MSMEs, industrial incentives, and infrastructure-led growth**, the city offers a stable and encouraging environment for domestic and international investment reinforcing Gujarat's reputation as one of India's most business-forward states.

REPRESENTATIVE IMAGES

TOURISM AND CULTURE MAGNATE

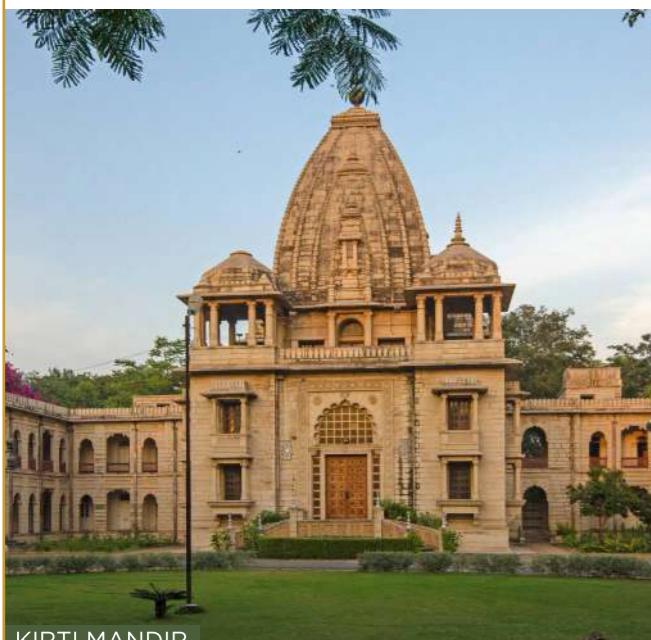
Vadodara stands as a city where heritage is not preserved, it is lived. Anchored by iconic architecture and centuries-old traditions, the city presents a rare balance of cultural gravitas and contemporary relevance. At its heart is Lukshmi Vilas Palace, an enduring symbol of regal splendour and one of the largest private residences in the world. Surrounding it is a constellation of heritage sites that narrate Vadodara's journey through time, from ancient dynasties to modern India.

CULTURAL ANCHORS OF PROMINENCE

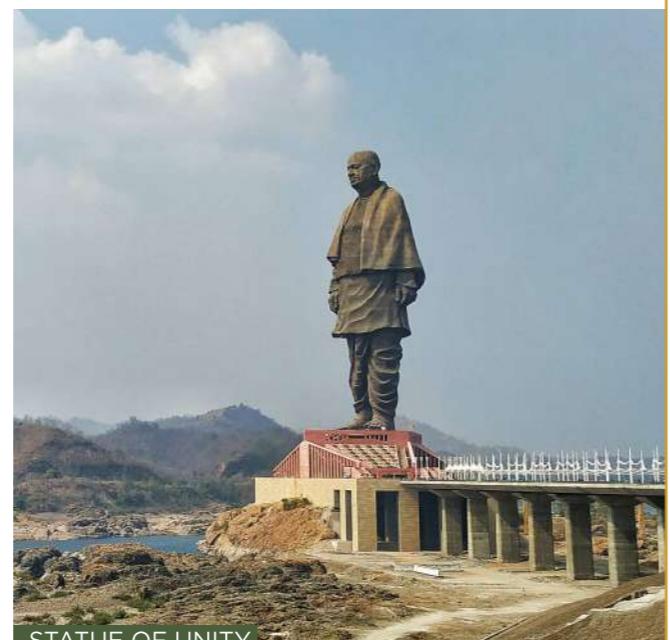
- Lukshmi Vilas Palace, Tambekar Wada and the UNESCO-listed Champaner-Pavagadh Archaeological Park
- Historic temples, museums, gardens and legacy precincts
- Seamless access to the Statue of Unity, one of the world's most significant landmarks



LUKSHMI VILAS PALACE



KIRTI MANDIR



STATUE OF UNITY

REPRESENTATIVE IMAGES

REAL ESTATE & URBAN DEVELOPMENT

Vadodara is steadily emerging as a preferred growth market, supported by infrastructure-led expansion and measured urban planning. Residential, commercial, and industrial developments have witnessed consistent traction, driven by affordability, scalability, and long-term return potential.

Growth corridors such as Ajwa Road, Waghodia, Sama-Savli, Halol and adjoining industrial zones are attracting strong interest, with select pockets recording appreciation trends well above conventional benchmarks. These locations offer a strategic blend of connectivity, land availability, and future-readiness—making them attractive for both end-users and investors.



REPRESENTATIVE IMAGE

STRATEGIC ECONOMIC ADVANTAGES & INDUSTRIAL INTEGRATION

Gateway to trade and logistics

- Efficient access to Hazira, Dahej, Kandla-Mundra and Pipavav ports
- Proximity-driven advantages for manufacturing, export and supply-chain operations

Part of the Gujarat Industrial Corridor

- Home to SEZs and industrial clusters such as GIDC, L&T IT/ITES, and Savli
- Strong ecosystem for engineering, pharmaceuticals, and allied industries

Multi-modal connectivity

- National highways NE-1, NE-4 and NH-48
- Robust rail network with Vadodara Junction as a key western rail node
- Vadodara International Airport supporting domestic and select global routes

TECHNOLOGY & IT ECOSYSTEM

Vadodara is steadily strengthening its position as a technology-enabled city. Purpose-built IT parks, innovation hubs, and incubation centres are fostering a new-age workforce across IT, fintech, biotech, and digital services. Key developments such as **L&T Knowledge City, Savli Technology Park, GIDC innovation zones, and business incubators** are nurturing entrepreneurship and enterprise growth. This evolving ecosystem is complemented by co-working spaces, talent availability, and cost efficiencies creating an environment conducive to sustainable innovation.



INDIA'S FIRST HIGH-SPEED RAIL CORRIDOR

A transformative leap in mobility, the Mumbai-Ahmedabad High-Speed Rail Project marks a new chapter in India's infrastructure narrative. Designed to redefine intercity travel, this pioneering corridor brings speed, precision engineering, and time efficiency to the country's most dynamic economic belt. By dramatically shortening distances between two major financial and industrial centres, the project unlocks faster movement of people, ideas, and opportunities reshaping how cities connect and grow.

- INDIA'S FIRST HIGH-SPEED RAIL CORRIDOR CONNECTING MUMBAI AND AHMEDABAD
- TRAVEL TIME REDUCED FROM 6-7 HOURS TO APPROXIMATELY 2 HOURS
- 508 KM DEDICATED CORRIDOR WITH 12 STATIONS, INCLUDING VADODARA
- DESIGNED FOR OPERATIONAL SPEEDS UP TO 320 KM/H
- EQUIPPED WITH ADVANCED SIGNALLING AND HIGH-SPEED COMMUNICATION SYSTEMS
- BUILT TO GLOBAL SAFETY AND ENGINEERING STANDARDS
- ESTIMATED PROJECT INVESTMENT OF ₹1.08 LAKH CRORE (~USD 14.5 BILLION)
- TARGETED COMPLETION TIMELINE - 2028



REPRESENTATIVE IMAGE

WHY AJWA ROAD? VADODARA'S NEXT GROWTH DIRECTION

STRATEGICALLY POSITIONED

- 12 minutes from NH-48 (Mumbai-Delhi Corridor)
- 7-8 minutes to Podar International School, American School of Baroda
- 15 minutes to Parul University and Sigma University
- Seamless access via 75 mtr proposed Green Ring Road connecting Statue of Unity, Waghodia & Dabhoi

SURROUNDED BY EVERYDAY CONVENiences

- Close to Ajwa Sarovar, Atapi Wonderland and Nimeta Garden
- Near Baroda Cricket Academy-Kotambi Stadium
- A location that balances recreation, education and connectivity

ROOTED IN STRONG FUNDAMENTALS

- Consistent residential and land demand
- Presence of multiple green zones and parks
- Over 14 km of green belt along Ajwa Road
- Superior air quality compared to the city core
- Early-stage pricing with scope for long-term value growth



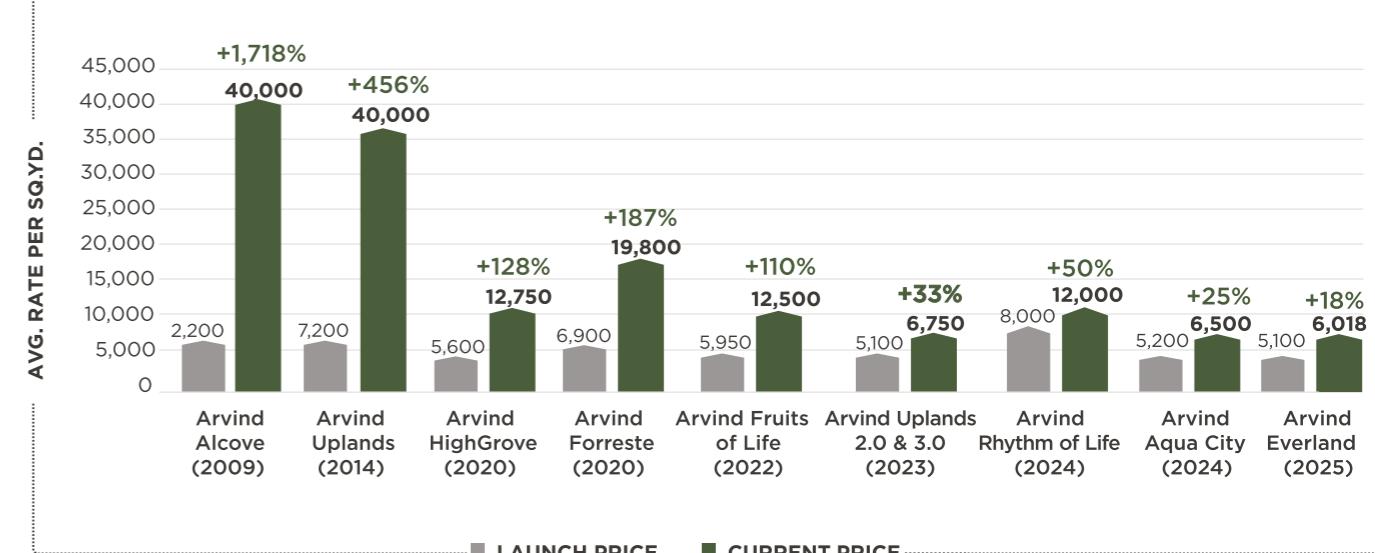
WHY LAND? THE MOST ENDURING FORM OF OWNERSHIP

Land remains finite, while aspiration continues to grow. Unlike constructed assets, it carries no depreciation, only potential. In developing corridors like Ajwa Road, land represents freedom, permanence and legacy. Arvind SmartSpaces' land portfolio reflects this philosophy through steady value creation over time.

KEY ADVANTAGES

- **Future-Ready Growth** – Participation in Vadodara's expanding development zones
- **Accessible Entry** – Ownership without the burden of heavy initial investment
- **Personal Expression** – The flexibility to build, hold or curate a lifestyle space
- **Value Momentum** – Proven long-term appreciation over built formats
- **Asset Security** – Tangible ownership that strengthens over time
- **Connected Yet Calm** – Proximity to GIDCs, SEZs and transport corridors without urban congestion

LAND PRICE APPRECIATION IN ARVIND SMARTSPACES



P R E S E N T I N G



Arvind
GREENFIELDS

Luxury in every
Swing



A-100 Acre plotted development designed for luxury, wellness, sports and refined leisure. Here, expansive land meets elevated lifestyles, and every swing, on the course, the court, or in life that reflects the essence of sophisticated living.



A-100 ACRE RESIDENTIAL PLOTTED DEVELOPMENT



50,000 SQ.FT. LUXURY CLUBHOUSE



JUST 20 MINUTES FROM VADODARA INTERNATIONAL AIRPORT

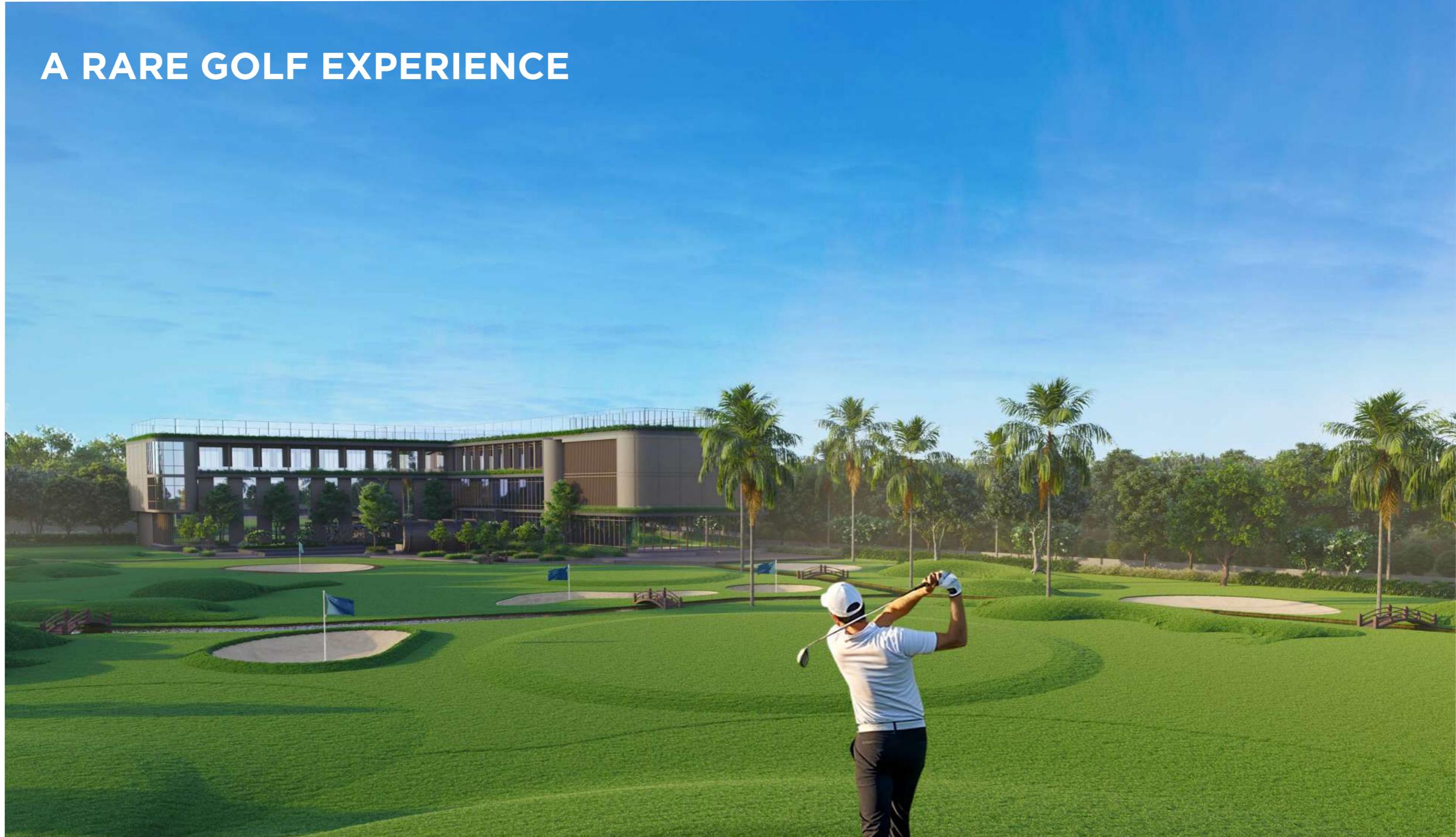


WIDE CHOICE OF PLOT SIZES

ARTIST'S IMPRESSION



A RARE GOLF EXPERIENCE



Golf becomes the spine of the lifestyle - an expression of grace, calm, and movement. Each day holds the charm of a refined hobby and the leisure of nature.

9-HOLE EXECUTIVE
GOLF COURSE

ARTIST'S IMPRESSION



MORE THAN A CLUBHOUSE. THE SOCIAL HEART OF THE COMMUNITY.

Spanning ~50,000 sq. ft., this multi-level luxury clubhouse is conceived as a complete lifestyle anchor where leisure, wellness, sport and celebration converge. Designed to serve residents and guests alike, it becomes the natural gathering point of the development, shaping everyday moments as well as memorable occasions.

Planned across indoor, outdoor and terrace zones, the clubhouse hosts **thoughtfully curated experiences** that seamlessly blend activity, relaxation and connection- turning routine living into a richer way of life.

DESIGNED FOR LIVING EVERY MOMENT.

Thoughtfully planned across indoor, outdoor and terrace zones, the clubhouse brings together banquet and pre-function spaces, a restaurant with juice bar, wellness and fitness studios, indoor sports, kids' zones, meeting rooms and guest suites, supporting both everyday routines and celebratory moments.

Outdoors, a resort-style pool, landscaped party lawn and generous spill-out areas create relaxed social settings, while the terrace adds an active dimension with pickleball courts, a half basketball court and skating rink. Envisioned as one of the most expansive clubhouses within Vadodara's plotted developments, this landmark destination elevates the address into a fully integrated lifestyle ecosystem where community, comfort and curated living coexist effortlessly.



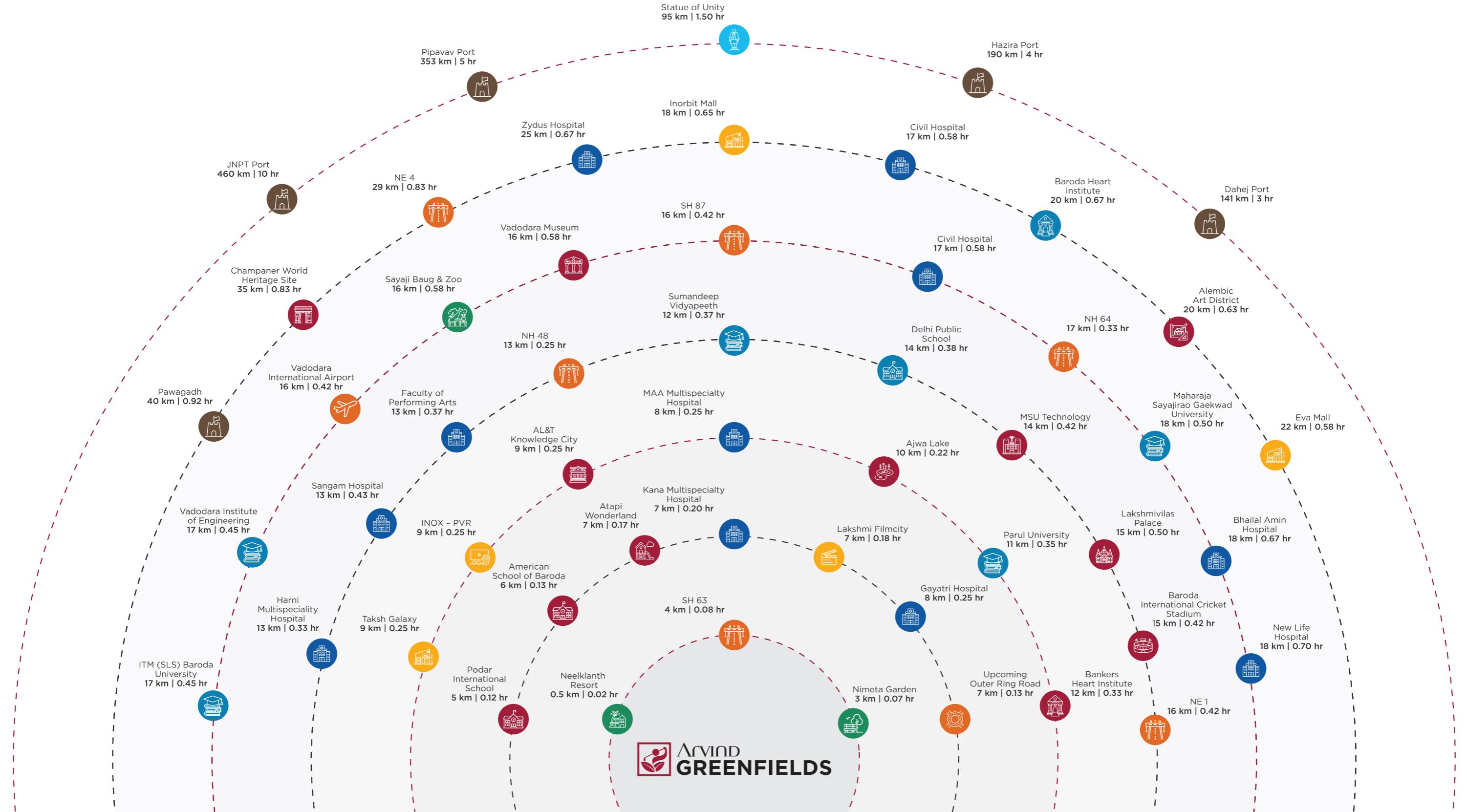
INDOOR & OUTDOOR AMENITIES

Designed for comfort, recreation, wellness, and social engagement

 9 Hole Golf Course	 Conference Room	 Golf Driving Range
 Club House	 Guest Room	 Temple
 Banquets Hall	 Tennis Court	 Flower Garden
 Restaurant With Kitchen	 Basket Ball Court	 Herble Garden
 Golf Pro Shop & Academy	 Pickle Ball	 Children Play Area
 Badminton Court	 Skating Rink	 Tree House
 Gym & Yoga	 Box Cricket	 Gazebo
 AV/VR Room	 Swimming Pool With Deck	 Jogging Track
 Kid's Play Area	 Outdoor Caffe	 Outdoor Gym
 Spa/ Sauna & Saloon	 Party Lawn	 Sr. Citizen Sitout
 Home Theatre	 Parking's	 Lawn/ Garden
 Library		

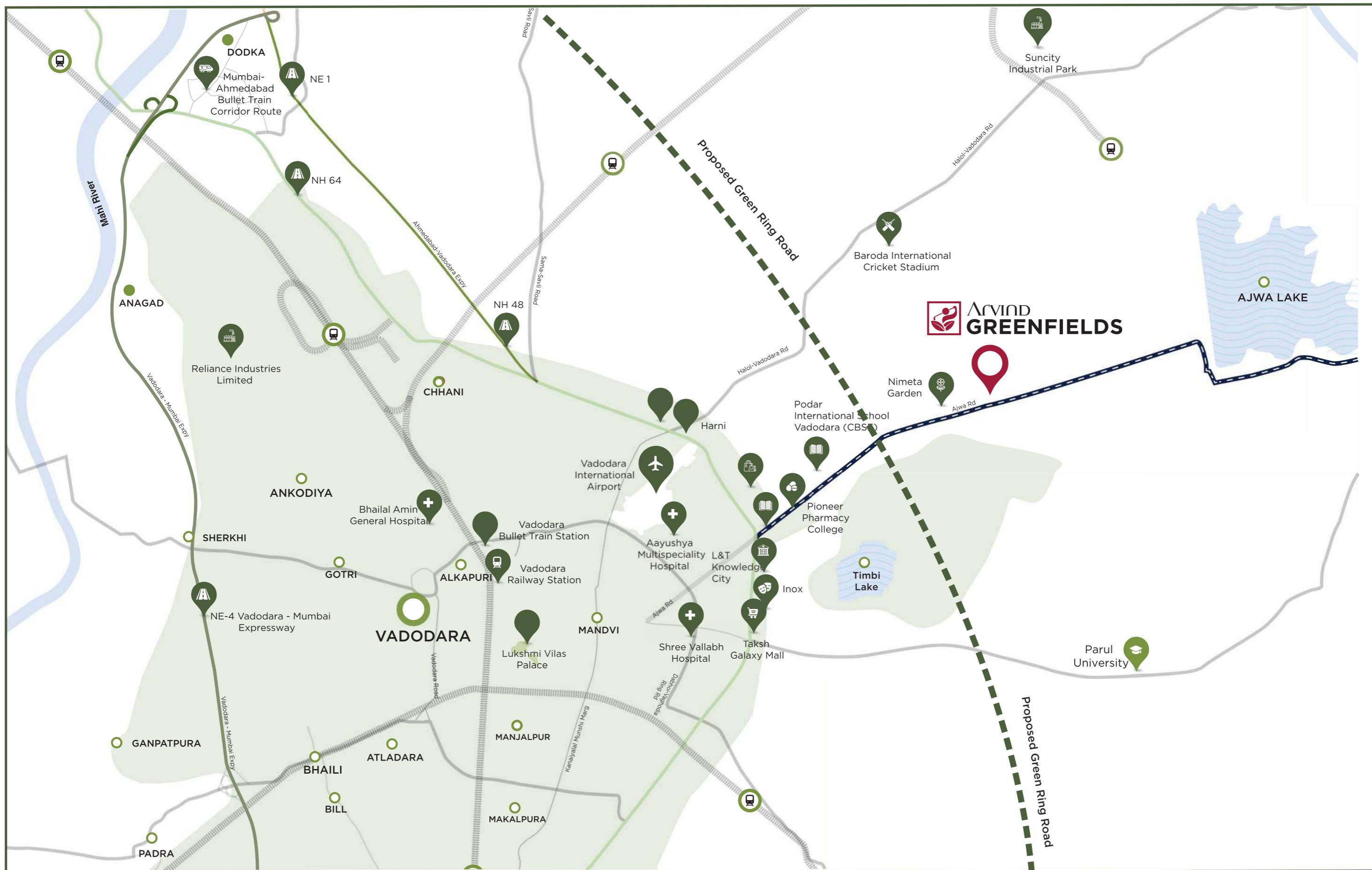


THE ADVANTAGES OF VADODARA STRATEGIC LOCATION



LEGEND | PUBLIC TRANSPORT | MALLS & ENTERTAINMENT | HOSPITALS | SCHOOLS & UNIVERSITIES | TOURIST ATTRACTIONS | INDUSTRIAL & IT HUB

WHERE TODAY'S ACCESS MEETS TOMORROW'S GROWTH



**WE ARE ARVIND SMARTSPACES.
AND WE'RE HERE TO RAISE THE STANDARD OF DESIGN IN REAL ESTATE.**

At Arvind SmartSpaces, we combine the innate design sense that is in our DNA, with the power and credibility of an industrial house. This allows us to institutionalise our high design standards, and deliver them consistently, with scale and on schedule. Since our entry into the real estate industry in 2009, we have developed projects that not only meet our customers' needs, but raise their expectations for how much a home can enhance their lives. We believe in customer centric design – which raises both the level of aesthetics and living standards. Our aim is to create a positive impact on lives of customers & their family by bringing this standard of design thinking to all customers, not just a select few.

Ahmedabad

Arvind Everland | Arvind Aqua City | Arvind Rhythm of Life | Arvind Uplands 2.0 | Arvind Fruits of Life
Arvind Highgrove | Arvind Forrester | Arvind Aavishkaar | Arvind Uplands | Arvind Citadel | Arvind Alcove
Arvind Parishkaar | Arvind Megaestate | Arvind Megatrade | Arvind Megapark

Bengaluru

Arvind The Park | Arvind Orchards | Arvind Forest Trails | Arvind Greatlands | Arvind The Edge | Arvind Bel Air
Arvind Oasis | Arvind Skylands | Arvind Spuria Arvind Expansia

Pune

Arvind Elan

**Arvind
SMARTSPACES**
#DESIGNEDTOINSPIRE

ARVIND SMARTSPACES – SUCCESS STORIES



#DESIGNEDTOINSPIRE
OUR SIGNATURE PROPERTIES.

AHMEDABAD



ARVIND EVERLAND

Premium plots



ARVIND AQUACITY

Lakeside villas & plots

BENGALURU



ARVIND THE PARK

Luxury villa plots



ARVIND ORCHARDS

Premium villa plots



ARVIND RHYTHM OF LIFE

Premium plots



ARVIND UPLANDS 2.0

Premium golf villas and plots



ARVIND FOREST TRAILS

Luxury villas



ARVIND GREATLANDS

Luxury villa plots



ARVIND FRUITS OF LIFE

Premium weekend villa plots



ARVIND HIGHGROVE

Premium golf villas and plots



ARVIND THE EDGE

Modern retail, commercial and office spaces



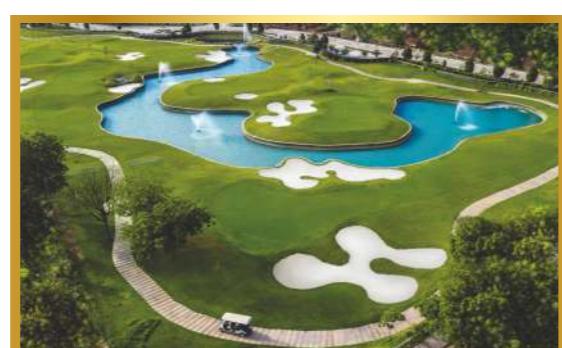
ARVIND BEL AIR

Luxurious residences with unlimited lifestyle



ARVIND AAVISHKAAR

Premium homes with all modern amenities



ARVIND UPLANDS

Ultra luxury golf villas

PUNE



ARVIND ELAN

Stylish and spacious residences

Artist's Impressions

Artist's Impressions

OUR HERITAGE

THE LALBhai GROUP: SPANNING SEVEN INDUSTRIES AND OVER 128 YEARS

The Lalbhai Group was founded in 1897 as a textile mill in pre-independent India. Since then, we have grown into a USD 2 billion conglomerate that has made its way to fashion capitals across the world through iconic brands like Calvin Klein, Tommy Hilfiger, Arrow and more. Now, we're taking our expertise and sense of design into the world of real estate. As varied as our ventures are, a common thread runs through all our work: a deep understanding of aesthetics and the discerning customer.

THE LALBhai GROUP

ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



U.S. POLO ASSN.
SINCE 1890

TOMMY HILFIGER

Calvin Klein



REAL ESTATE



BRANDS



RETAIL



TEXTILES



TELECOM



ENGINEERING



E-COMMERCE

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The Developer reserves the right to amend, modify, revise, add to, amalgamate, split, or alter the Project layout, plans, specifications, amenities, facilities, infrastructure, and launch one or more projects of varied sizes in a single or multiple phases over a period of time, as may be required and as permitted under applicable laws, at their sole discretion and without any prior consent.

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Amenities, common facilities and recreational spaces are proposed and subject to statutory approvals, design requirements, technical feasibility, phased execution, or other considerations. The timing, specifications, access, and operation of such amenities shall be governed by the definitive project documents and applicable regulations. The golf course and club are independent commercial entities and do not form part of the common areas and amenities of the Project. Their membership, access and usage shall be subject to such terms, conditions, and charges as may be prescribed by the developer and/or its designated operator from time to time.

Statements relating to proposed infrastructure developments, connectivity projects, growth corridors, appreciation trends, or future potential are forward-looking in nature, based on publicly available information, market trends, or third-party sources. Connectivity, distances, travel times, and neighbourhood information are based on information derived from Google Maps and are indicative and approximate in nature. Actual distances, travel times, and accessibility may vary due to traffic conditions, route changes, infrastructure development, or other factors beyond the Developer's control. The Developer does not warrant the accuracy or reliability of such information or continued availability and completion timelines of such infrastructure.

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