

Arvind
SMARTSPACES



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PRESENTING



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.



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

*Source – <https://gujaratindia.gov.in/Home/GujaratTheInvestmentDestination>

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.



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

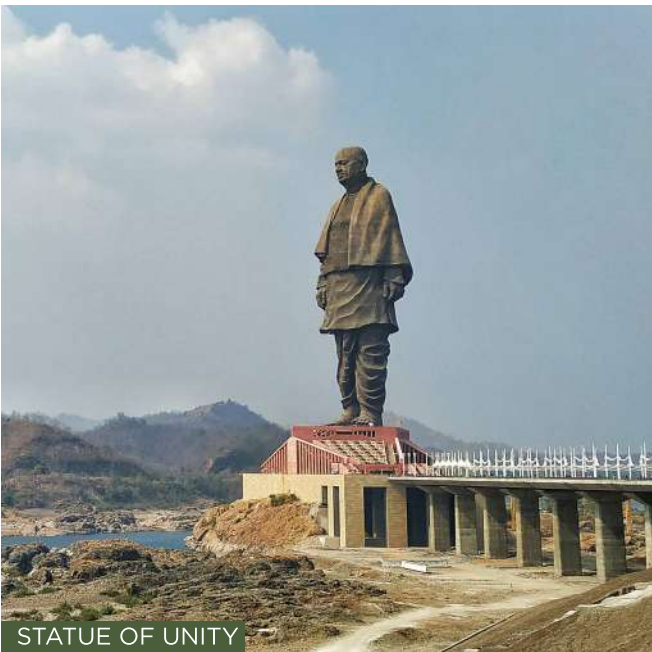
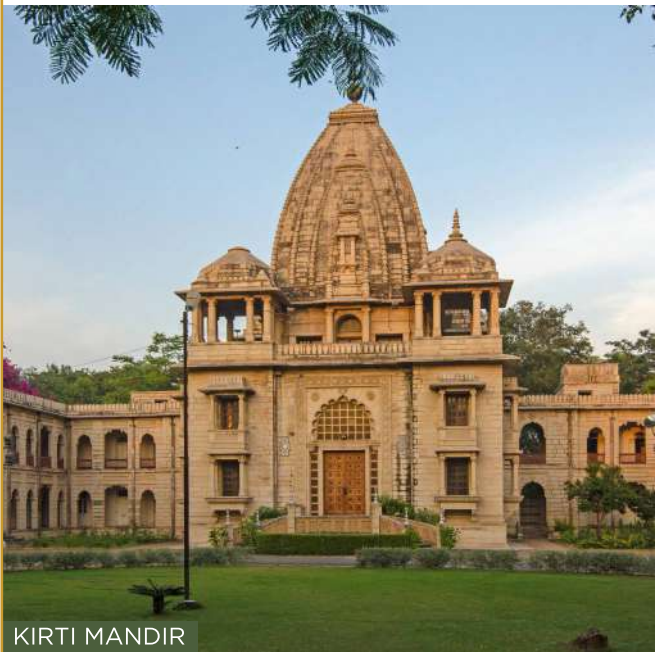
REPRESENTATIVE IMAGES

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



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.



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

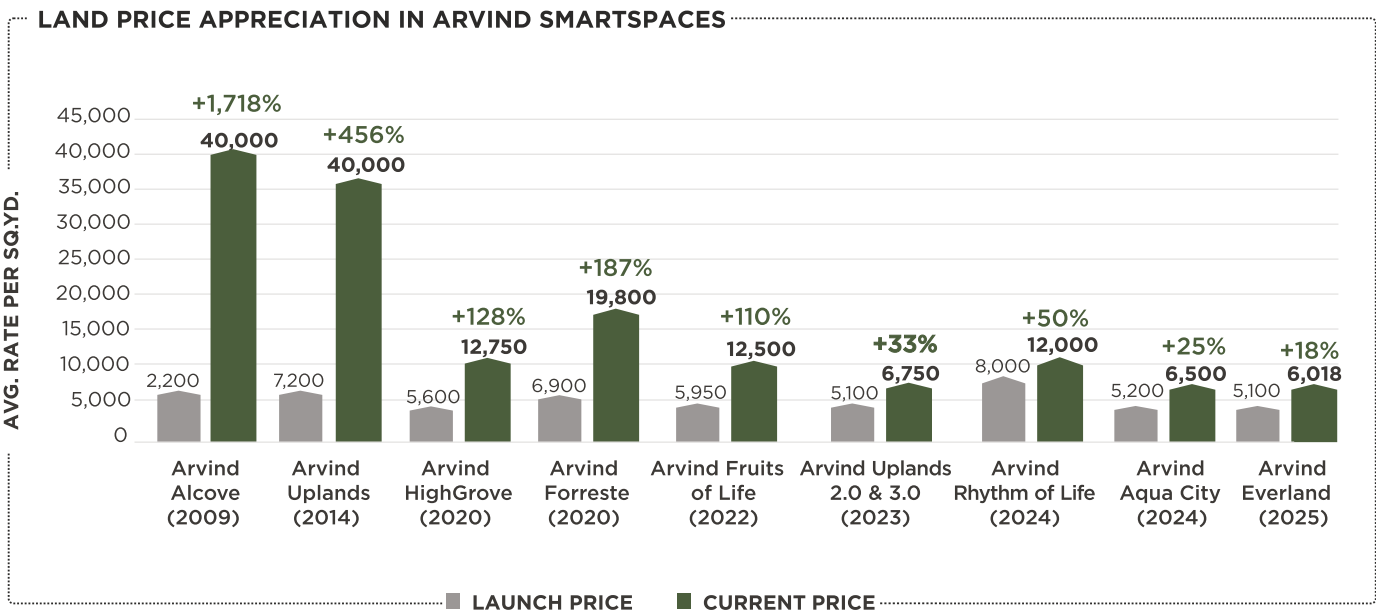


WHY LAND? THE MOST ENDURING FORM OF OWNERSHIP

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



PRESENTING



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.



ARTIST'S IMPRESSION

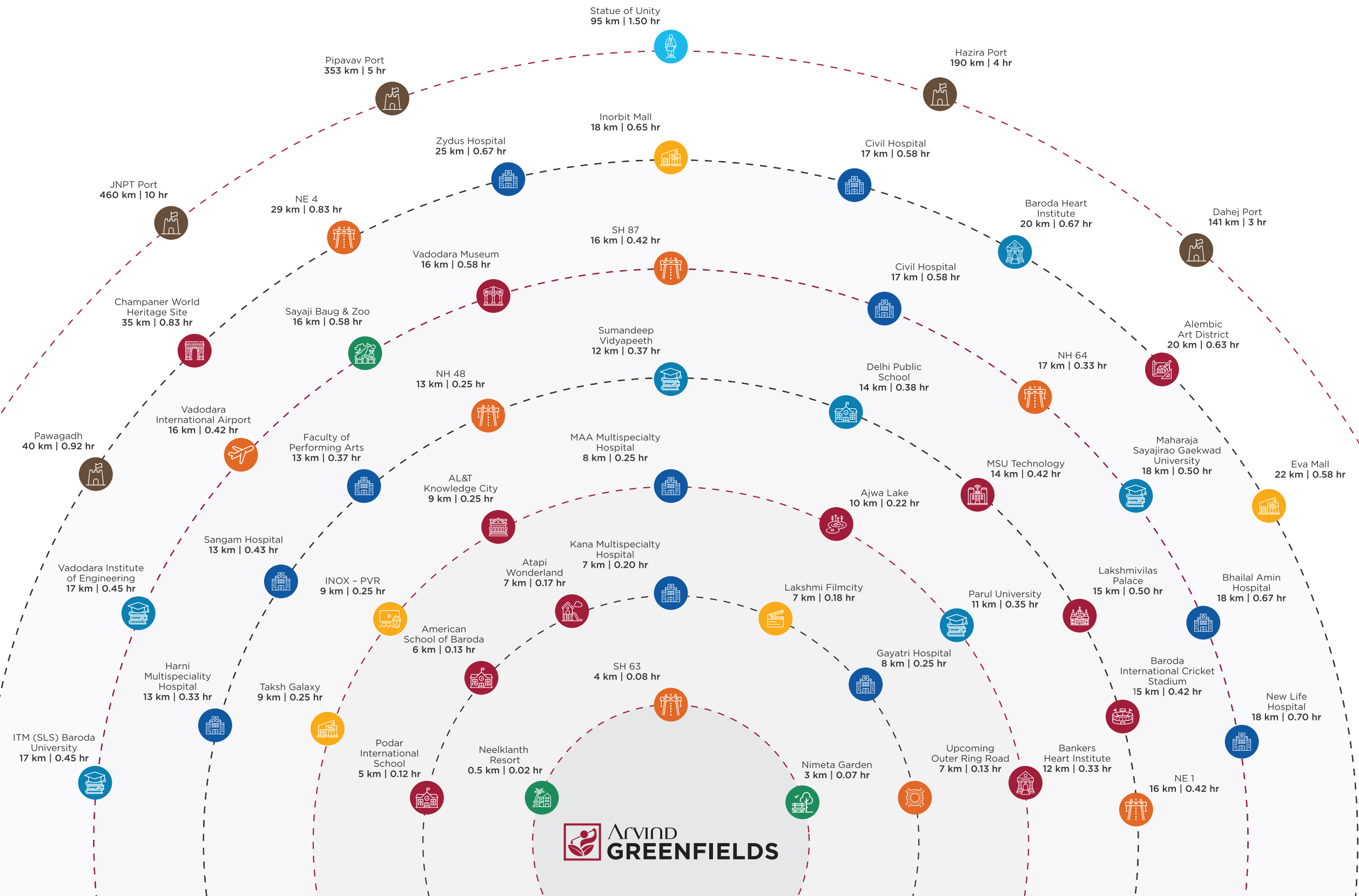
INDOOR & OUTDOOR AMENITIES

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

PUBLIC
TRANSPORT

MALLS & ENTERTAINMENT



HOSPITALS



SCHOOLS &
UNIVERSITIES

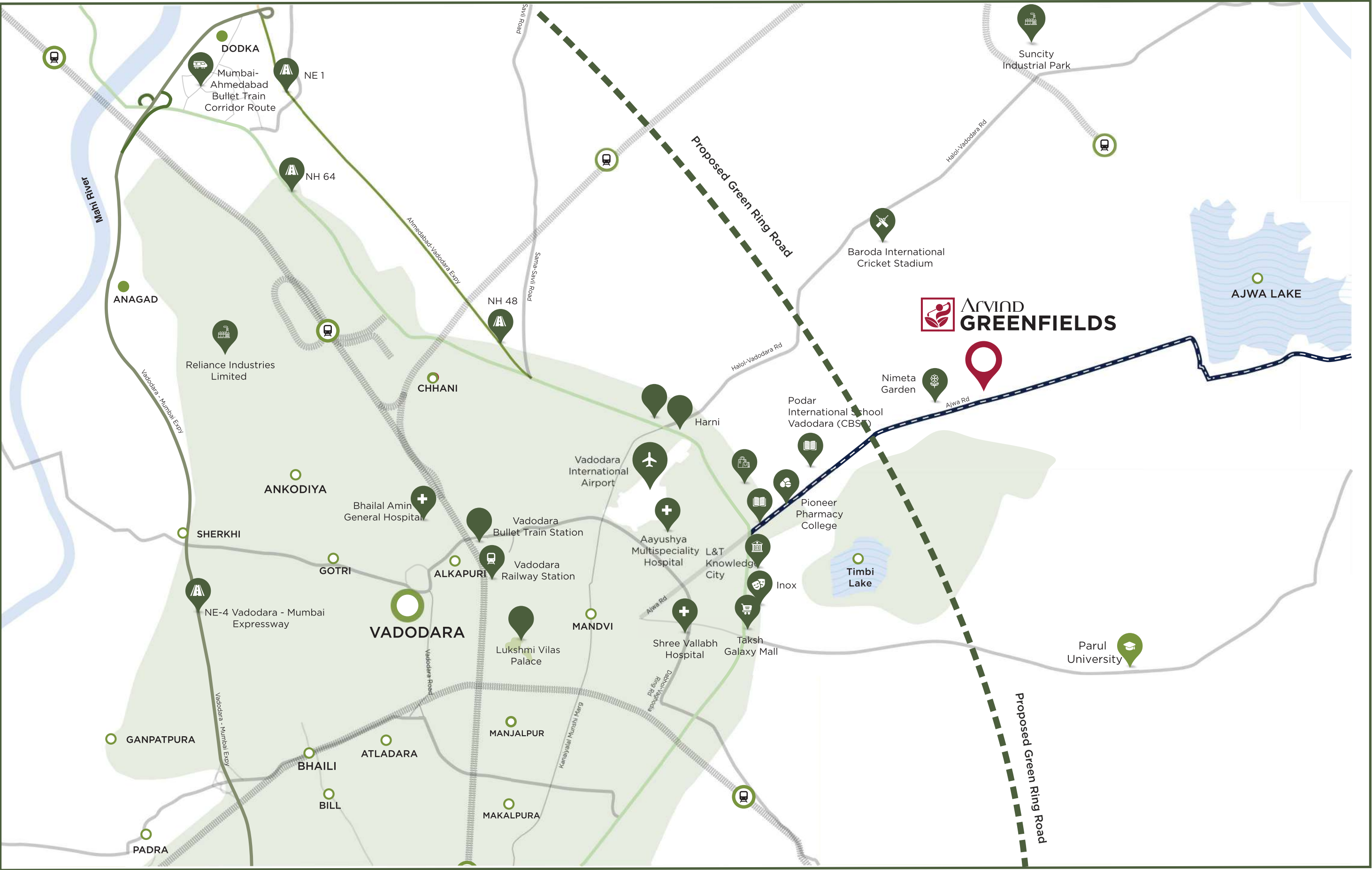


TOURIST ATTRACTIONS



INDUSTRIAL
& IT HUB

WHERE TODAY'S ACCESS MEETS TOMORROW'S GROWTH



Disclaimer: Map Not to Scale | All Points of Interests are Indicative.

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 Forreste | 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 Sporcia Arvind Expansia

Pune
Arvind Elan

ARVIND SMARTSPACES –
SUCCESS STORIES



#DESIGNEDTOINSPIRE
OUR SIGNATURE PROPERTIES.

AHMEDABAD



ARVIND EVERLAND
Premium plots



ARVIND AQUACITY
Lakeside villas & plots



ARVIND RHYTHM OF LIFE
Premium plots



ARVIND UPLANDS 2.0
Premium golf villas and plots



ARVIND FRUITS OF LIFE
Premium weekend villa plots



ARVIND HIGHGROVE
Premium golf villas and plots



ARVIND AAVISHKAAR
Premium homes with all modern amenities



ARVIND UPLANDS
Ultra luxury golf villas

Artist's Impressions

BENGALURU



ARVIND THE PARK
Luxury villa plots



ARVIND ORCHARDS
Premium villa plots



ARVIND FOREST TRAILS
Luxury villas



ARVIND GREATLANDS
Luxury villa plots



ARVIND THE EDGE
Modern retail, commercial and office spaces



ARVIND BEL AIR
Luxurious residences with unlimited lifestyle

PUNE



ARVIND ELAN
Stylish and spacious residences

Artist's Impressions

OUR HERITAGE

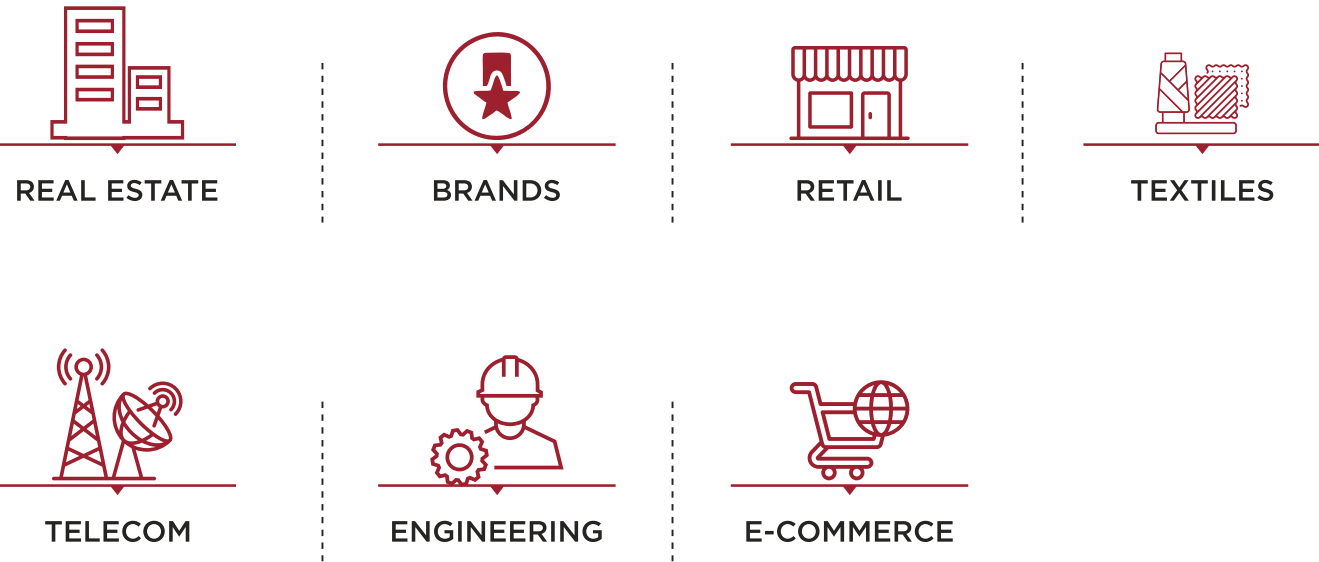
THE LALBHAI GROUP: SPANNING SEVEN INDUSTRIES

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



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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.

All layouts, plans, designs, specifications, elevations, features, dimensions, amenities, facilities, services, location, surrounding infrastructure, interior, product/ equipment type and other details shown or referred to in this brochure are indicative and for general informational purposes only. Interiors and fitouts are not part of standard offerings. All images, renders, illustrations, and visuals are artistic impressions and/or stock images and are for representational purposes only, and the actuals may differ.

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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