

SUPREME HOLDINGS & HOSPITALITY (INDIA) LIMITED

CIN: L45100PN1982PLC173438

Reg Office: Office No. 510 to 513, 05th Floor, Platinum Square, Shri Satpal Malhotra Marg, Nagar Road, Pune – 411014. Ph. +919607600044 |e: info@belmac.in| www.supremeholdings.net

26th September, 2023

BSE Limited

Department of Corporate Services

Phiroze Jeejeebhoy Towers,

Dalal Street, Fort,

Mumbai – 400 001

Dear Sir,

Scrip Code No. 530677

Sub: Submission of Investor Presentation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015, we submit herewith a copy of the Investor Presentation for the quarter ended 30th June, 2023 (Q1FY24). This Investor Presentation may also be accessed on the website of the company at www.supremeholdings.net.

You are requested to take the same on record.

Thanking you,

Yours faithfully,

For Supreme Holdings & Hospitality (India) Limited

Riddhi Rajesh Doshi

Company Secretary and Compliance Officer

Membership No- A71267

Kamal Mohini Niwas, Rastra Bhushan Chowk

Swargate, Pune-411042

Encl: as above



SUPREME
HOLDINGS AND HOSPITALITY (INDIA) LTD
Simplicity by Design

SUPREME

HOLDINGS AND HOSPITALITY (INDIA) LTD

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COMPANY BRIEF

COMPANY BRIEF





SUPREME
HOLDINGS AND HOSPITALITY INDIA LTD
Simplicity by Design

COMPANY INFORMATION

Supreme Holdings and Hospitality (India) Ltd is a Public Limited Company listed on the Bombay Stock Exchange. It ranks within the top 2000 companies in India. Led by a team of dynamic and insightful minds, we aim to deliver exemplary performance adhering to the company's core ethics. We are committed towards innovation and realistic architecture to deliver quality products to our clients. Simplicity is the essence of our work. We devote our precise attention while undertaking large-scale project developments at a prime location. This helps us to tend to minor aspects of projects that give us remarkable outcomes with efficacy. This adds to our goodwill and enhances long-lasting customer relationships.

Belmac is a reputed developer under the umbrella of Supreme Holdings and Hospitality (India) Ltd. We have envisioned two Mega Townships in a phase-wise manner, currently homing more than 350 families in Pune and Panvel.

Belmac Residences is a luxurious township in New Kalyani Nagar, Pune. Built over 6 acres of land, it is a premium landscape with opulent apartments and world-class amenities.

Belmac Riverside is another masterpiece set over 5.5 acres of land parcel in Panvel. With a plush environment, a river, and several ambitious projects surrounding it, Belmac Riverside is a thriving residential premise with hundreds of families upgrading their lifestyles.

Belmac Codename Skyline is the newest addition to our endeavours. It is the premium Mega Township in the prime location of Panvel, envisioned for an unrivalled lifestyle. It comprises more than 12+ high rises with opulent apartments including the finest amenities to indulge in.



BELMAC[®]
residences
New Kalyani Nagar, Pune



BELMAC[™]
riverside
New Panvel

BELMAC[®]
CODENAME
Panvel



OUR VALUES

Grass is always green

NATURE AND LANDSCAPE

In the lap of nature, we find peace, and feel at home. Carefully crafted experiences infuse nature into living spaces in a seamless way, so that you can enjoy nature amidst the hustle and bustle of the city. Life, we believe, becomes more meaningful in lush greenery and always stays fresh.



Taking Baby Steps

RAISING THE BAR

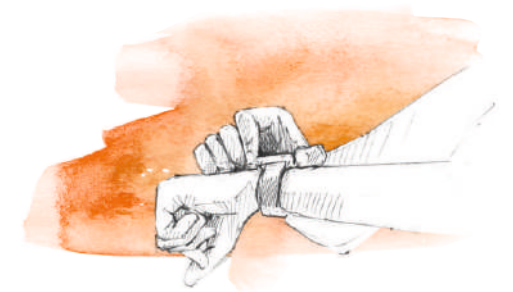
Growth is a result of small successive steps in the right direction. When we walk the extra mile, the results are truly astonishing. We are driven by how we can make your life even better by pushing our own boundaries. Our Business Centre and Day-Care Centre helps you take those "baby steps", so that you never have to choose between your personal and your professional life.



Peace of mind

SAFETY AND SECURITY

We provide you all the comforts of living by keeping your "peace of mind" at the forefront, so that your loved ones are always safe and secure. Our primary aim is to create an environment that addresses your smallest concerns – rest assured.



Every Moment Counts

HUMAN-CENTRIC DESIGN

We believe in thinking through everything we do, to simply understand you better – your needs, your desires and your comfort. You are at the centre of our universe, which gives us an opportunity to turn your dreams into reality. Our design ensures that your home has all the little things that make every moment count.

COMPANY PROFILE

The Company is operating in the construction and development of residential and commercial projects.

15th April, 1982

Date of Incorporation

21st March, 1994

Became a Public Ltd Company

1995

Maiden public Issue



BELMAC[®]
residences
New Kalyani Nagar, Pune



BELMAC[™]
riverside
New Panvel

BELMAC[®]
CODENAME
Panvel



MANAGEMENT



Mr. Vidip Jatia (Chairman Managing Director & C.F.O.)

He is a BA (Hons) in Business and Accounting from the University of Exeter. A business and finance professional having expertise in business development and economics. Since the inception of our project, he has been efficiently leading the marketing and overall sales undertaken by the company.

Belmac is one of the renowned luxury developers in Pune and has also established its strong foothold in the booming city of Panvel. While stepping into Pune with our maiden project, Belmac visioned selling larger rooms with the best features at reasonable prices. Vi dip Jatia has been consistently directing the sales of the inventories with the utmost customer centricity. He also firmly oversees the marketing of the organization. He leads the branding and promotional activities that have enhanced the goodwill of Belmac as one of the leading residential developers.

With two successful mega townships in Pune and Panvel, Bel mac under the leadership of Vidip Jatia is pioneering towards creating ambitious residential projects in Panvel. He has been awarded Top Luxury Developer by Pune Times Real Estate Icons Awards (2021) and Maharashtra Radiance Awards by Radio City in 2023, considering the exquisite architecture and quality deliveries of the projects.



Mrs. Namita Jatia (Whole-Time Director)

Mrs. Namita Jatia holds a Bachelor's degree in Business Management. With her expertise in marketing and business, she has been coherently supervising the administrative activities of the company. She also plays a vital role in the Human Resource management of the company.

At present, she plays a pivotal role in supervising the company's CSR initiatives, making significant strides towards driving positive change. Her responsibilities include conducting comprehensive market research to stay updated on the latest industry trends. Moreover, she spearheads the holistic strategic evolution of the company, strategically positioning it to capitalize on emerging business prospects not only in Pune but also in the flourishing market of Panvel. Through her dedicated efforts, she continues to shape the company's trajectory towards greater success and societal impact

CORE TEAM

Shrimant Dyamagol

(Project Manager)



Mr. Shrimant Dyamagol is the project manager with very high expertise in engineering. He has a Bachelor's in Civil Engineering from Visvesvaraya Technological University, Belgaum. He plays a pivotal part in planning, developing and overseeing project operations. His leadership within the team has led to on-time deliveries, safety and quality compliances within the project.

Anil Shende

(Manager – Accounts and Purchases)



Mr. Anil Shende holds a bachelor's degree in Business Administration. His knowledge of business and accounts enhances productivity and overall business activities. He is responsible for the stock overview, vendor development, procurement and supplies of required equipments, etc. With his deep quality analysis, he brings in profitable deals.

Abhijeet Bhattacharya

(Assistant Sales Manager)



Mr. Abhijeet Bhattacharya is heading our direct sales team. He has been proficiently handling our sales with his expertise for more than 9 years. With his in-depth study of customers' aspirations and considerate communication with our clients, he has been very successful in enhancing the sales and overall productivity of the team. He is PGDM in Sales and Marketing from the Indira Institute of Management, Pune.

Santosh Melmani

(MEP Head)



Mr. Santosh Melmani is the MEP Head who looks after the mechanical, electrical and plumbing works of the project. His high-level experience provides quality assurance in product deliveries, operations and contracts. His services involve mechanical operations and efficiently handling several projects with timely delivery assurance. He is DME in Mechanical Engineering from the Indian Technical Institution, Goa.

Anil Kachare

(Customer Relationship Manager)



Mr. Anil Kachare has a keen expertise in banking and finance assistance as well as product delivery. An MBA (Marketing) from Pune University, he has gained valuable insights into business and customer relationship management with more than 10 years of experience in the real estate industry. He has been monitoring our customer relationships and assisting in the positive sales funnel.

Arvind Kamble

(Liasoning Officer)



Mr. Arvind Kamble is a Liaison Officer with 17+ years of in-depth expertise in legal work. He has a thorough knowledge of legal compliance in real estate. He leads the legal work of our project and is responsible for necessary clearances and legal compliances. He handles and supervises legal documentation. He is a Bachelor's in Arts (Geography) from Pune University.

Sangeeta Mojage

(Senior Architect)



Mrs. Sangeeta Mojage is a Senior Architect with an experience of 9+ years. With her impeccable expertise in Design, Planning, and Liasoning, she leads our project design work, including architectural planning, interior designing, architectural documentation, supervision, etc. She also possesses 3D software and electrical/plumbing knowledge. She is a Bachelor's in Architecture from Pune University. She is also a member of the Council of Architecture - Delhi (COA), Indian Institute of Architects, and RE RA Architect of our projects.

ABOUT US



TIMELINE

1982



1987- 1995



2011



2016-2017



2023



The Company was incorporated on 15th April, 1982 as a Private Limited Company under the name of Supreme Holdings Private Limited.

The Company was acquired as a going concern by the JATIA group in the year 1987. The Company became a Public Limited Company on 21st March, 1994. The Company entered the Capital market with its maiden public issue in the year 1995.

The Jatia Hotels and Resorts Pvt. Ltd. and Royalways Trading & Investments Services Pvt. Ltd. amalgamated with the Company and the Company acquired their valuable assets. Subsequently, the Company name was finally titled Supreme Holdings & Hospitality (India) Ltd.

Belmac Residences is the first mega township on our profile launched in the year 2016 in New Kalyani Nagar, Pune. The success of Belmac Residences led to another mega township in New Panvel, named Belmac Riverside. The project was initiated in the year 2017 and has been developed rapidly since then.

Belmac has always strived to deliver a quality product on time attaining its commitment and thus has delivered around 1.5 million square feet of construction area which is home to over 350 families till now, comprehensively.

VISION AND MISSION



OUR VISION

To provide state-of-the-art real estate assets clubbed with design ideologies. We are proving that our design can truly enhance any individual's standard of living and advance every strata of society.

With various opportunities in the real estate segments, Supreme is determined to lead in the flourishing industry with a distinct vision.



OUR MISSION

At Supreme, We believe that change is the only constant. Our existence on this planet is to not only develop great products, but also to consistently innovate.

Visionary thought-process, courage to change and the drive to innovate are all the tools of our trade. Disregarding the complex, we believe in simplicity yet settle for nothing but the best.



PROJECT DETAILS



BELMAC RESIDENCES New Kalyani Nagar, Pune

Belmac has always been considerate toward customers. We have been resilient against barriers to meet our work commitments. With our visionary principle and work management, we continued our work deliveries despite pandemic hurdles. Teamwork and perseverance have led to our ultimate success.

Though every sector was severely affected by the pandemic-induced lockdown, Belmac tackled all hurdles and continued its construction. Tower A was scheduled to deliver at the end of 2021, and we attained this commitment. We strengthened our team coordination and determination to complete the lagging tasks during the pandemic. We maintained a sufficient supply of raw materials and labor. Along with being committed to our words, we maintained transparency with customers. Our passionate team made it possible with their creativity and remarkable skill set. The progress of towers and amenities was on a positive mark. Thus, we successfully delivered Tower A and three amenities to the residents in 2021.

Further, we have completed the possession of Tower C within the stipulated time. The remaining towers, F and B, are under full-swing construction. Tower F is nearing its completion, with 95% paintwork done. The superstructure of Tower B is ready. The last and the most premium amenity Clubhouse, the House of Nirvana, was launched with a full-fledged celebratory event Belmac Fiesta. The House of Nirvana is ready and will be operational for residents.



BELMAC[®]
residences
New Kalyani Nagar, Pune

6 Acres

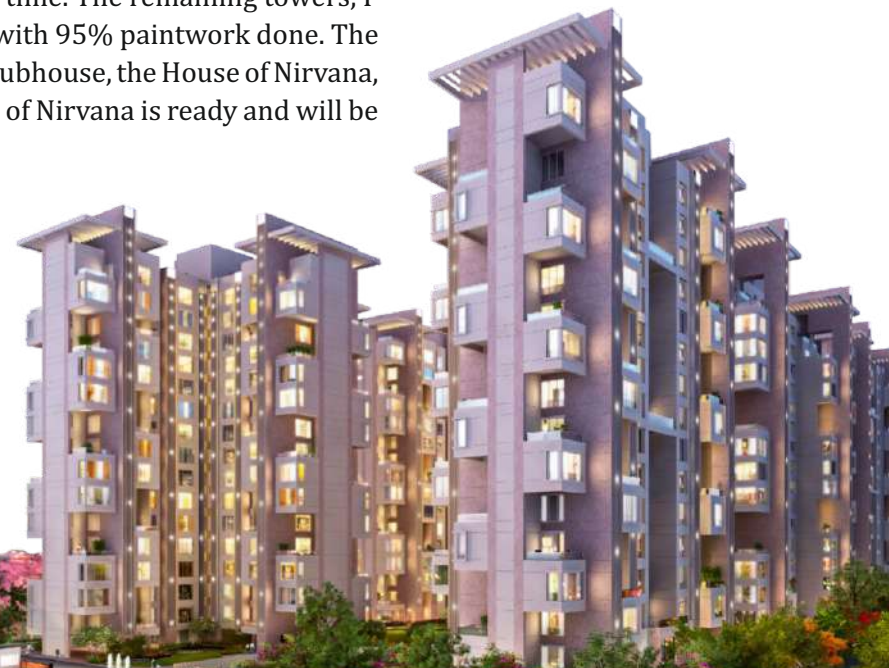
Land Parcel

300+

Units

6 Towers

3 side open spacious
2BHK & 3BHK
apartment



Socialize with us
f t i n



TRANSPORT -

- International Airport : 4 km
- Pune Railway Station : 7 Km
- Travel Stop : 1.5 Km

IT PARKS -

- Weikfield IT Park : 1 km
- Giga Space : 2 km
- Eon SEZ : 5 km
- Magarpatta Cyber City : 5 km
- Nyati Tech Park : 500 metres
- Panchshil Tech Park : 3 km

HOSPITALS -

- Sahyadri Hospital, Shastri Nagar : 2.3 km
- Ruby Hall Clinic, Pune station : 4.8 km
- Inlaks & Budhrani Hospital, Koregaon Park : 3 km
- Jahangir Hospital : 4.8 km
- Columbia Asia Hospital : 2 km

EDUCATIONAL INSTITUTES -

- Bishop's School : 800 meters
- St. Arnold's Central School : 200 meters
- Symbiosis International School : 2 km
- Lexicon International School : 7 km

HOTELS -

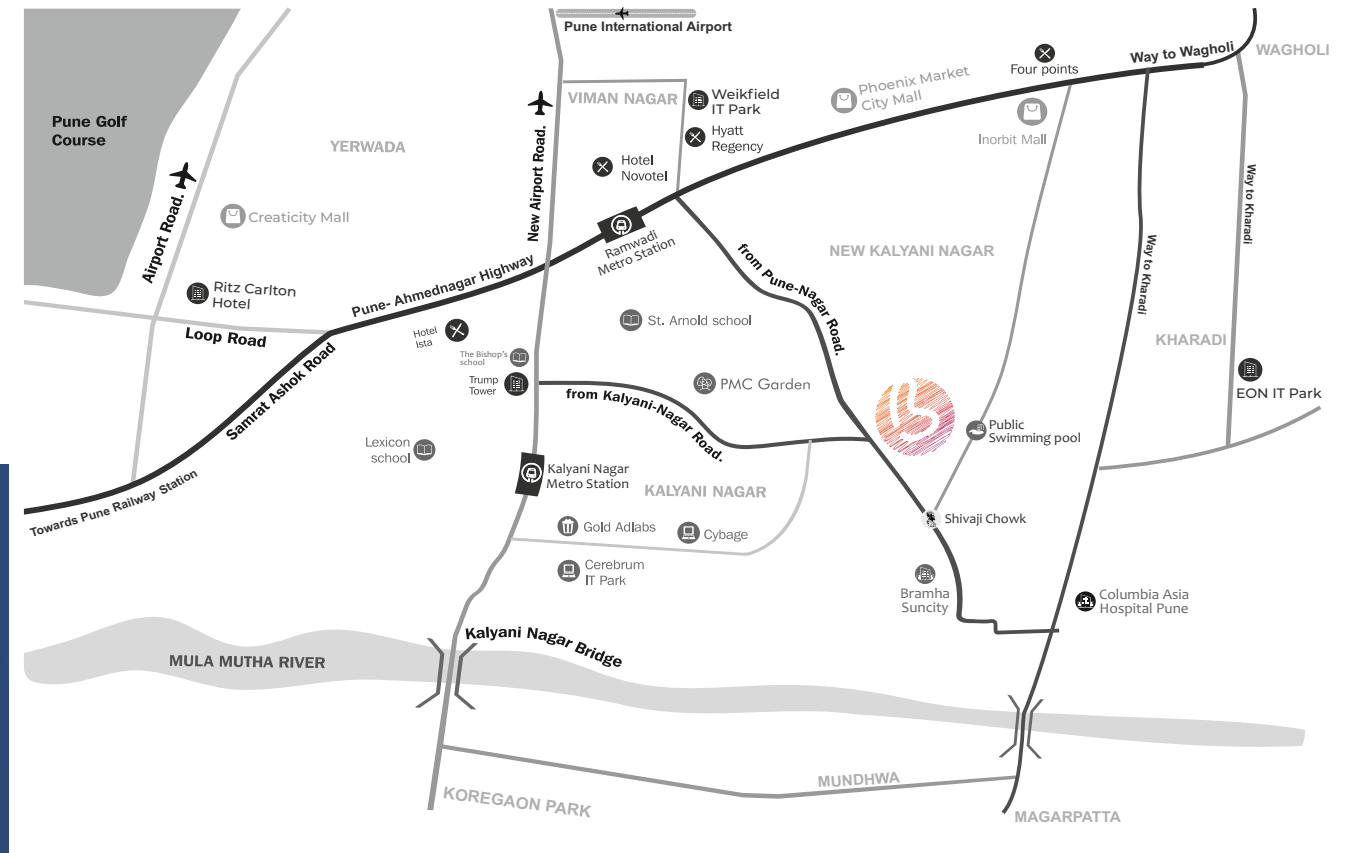
- Hyatt Regency : 1 km
- Novotel : 1 km
- Westin : 2 km
- Hyatt : 1.5 km
- Radisson : 5 km

SHOPPING MALLS -

- Phoenix Marketcity, Nagar Road : 1.5 km
- Seasons Mall, Magarpatta : 5 km
- Amanora Town Centre : 5 km
- Creaticity Mall, Yerwada : 3 km

UPCOMING DEVELOPMENTS -

- Ramwadi Metro station : 1.8 km
- Kalyani Nagar Metro Station : 2.0 Km
- Access to Pune Ring Road Phase 1 : 13 Km



LOCATION ADVANTAGE

A TESTIMONIAL TO OUR COMMITMENT

Home is the epitome of aspirations and a big financial commitment for all. Acquiring one's dream home is a memorable moment. Thus, Belmac has taken efforts to provide quality homes with intricate interiors to celebrate the incredible achievement of every client. We believe our customers to be the source of our success that helps us grow and prosper hence, we never leave any stone unturned in providing the best for our customers. Our every course of action was to provide the aspired dream home to every single family who stepped into our premises, lending their faith to us.



Families

Fondly residing in Towers A, C, D & E at Belmac Residences

WORLD-CLASS AMENITIES TO INDULGE IN



Bounce n Blossom More.



Play More. Turf



Six More. Turf



Multipurpose activity stage



Panorama



Paw-Sitive More. (Pet Park)

HOUSE OF NIRVANA (CLUBHOUSE - AMENITIES)

Clubhouse amenities are delivered to residents as the ultimate experience of luxury living. Fulfilling various fitness and recreational needs, this comprehensive amenity place is known as the "House of Nirvana". It includes a spa, salon, Fully-equipped Gymnasium, Squash court, Swimming pool with baby pool, Banquet hall, Yoga, Zumba room, and more. It is the pinnacle of convenience and relaxation for our valued residents.



Banquet Hall



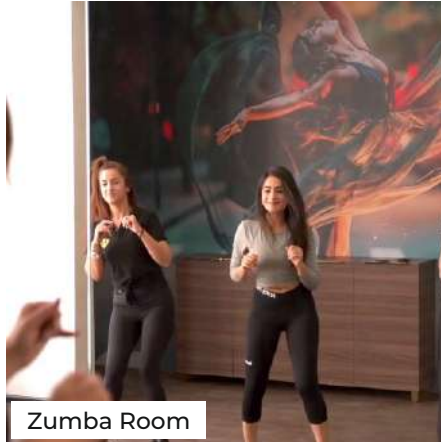
Squash Court



Gym



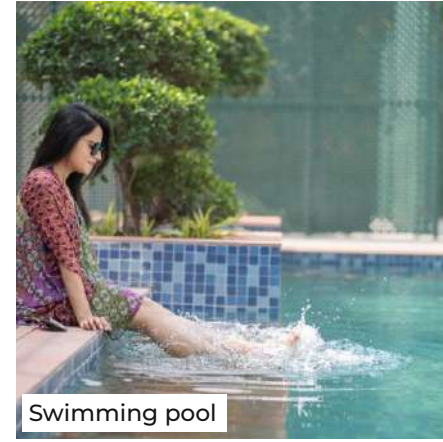
Sit-out Area



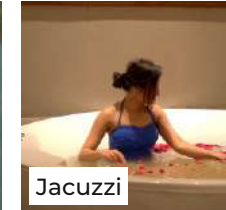
Zumba Room



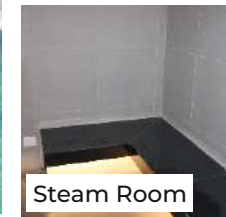
Spa



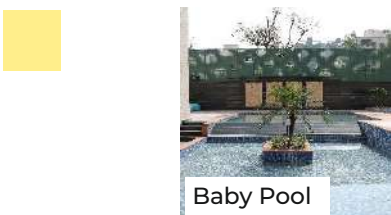
Swimming pool



Jacuzzi



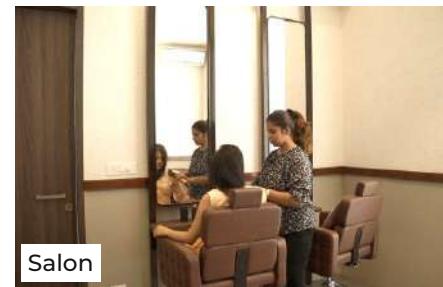
Steam Room



Baby Pool



Party lawn

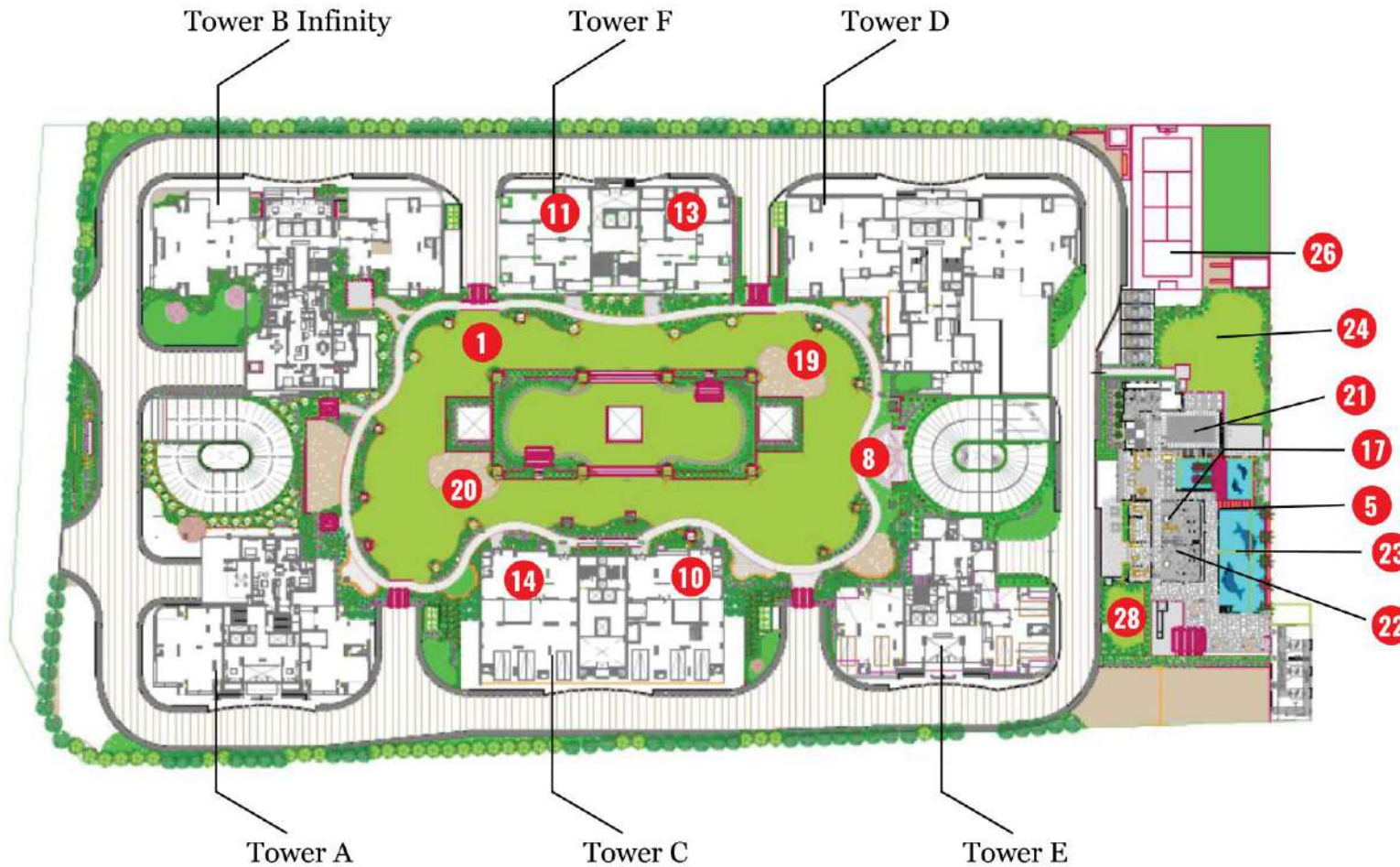


Salon



Yoga/Meditation Area

MASTER LAYOUT



Legend

1. 1,60,000 sq.ft of Landscaped Garden
2. Parking Space
3. Pergolas
4. Seating Areas
5. Clubhouse
6. Jogging Track
7. Amphitheater
8. The Stage For Multipurpose Activities
9. Ganesh Temple
10. Business Center With Conference Room
11. Daycare Centre
12. Library
13. Game Room For Senior Citizen
14. Game Room For Kids
15. Society Office
16. Healthcare Centre
17. Spa/Massage Rooms
18. Yoga and Pilates Room
19. Childerans Play Area
20. Open Gym
21. Squash Court
22. Gymnasium
23. Swimming Pool
24. Banquet Hall With Outdoor Garden
25. Party Lawn
26. Five a side football court with Astroturf
27. Convenience Store
28. Dedicated Dog Park

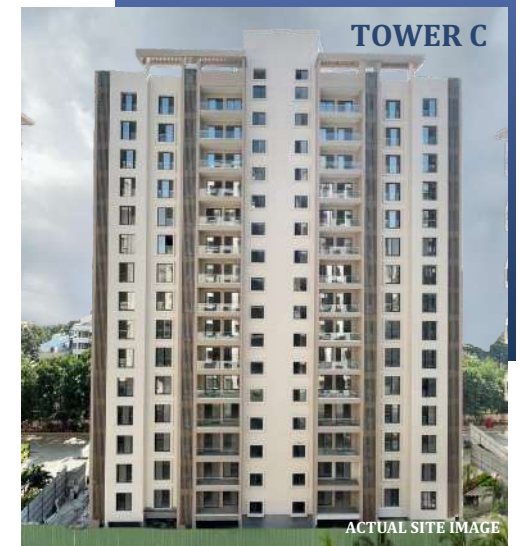
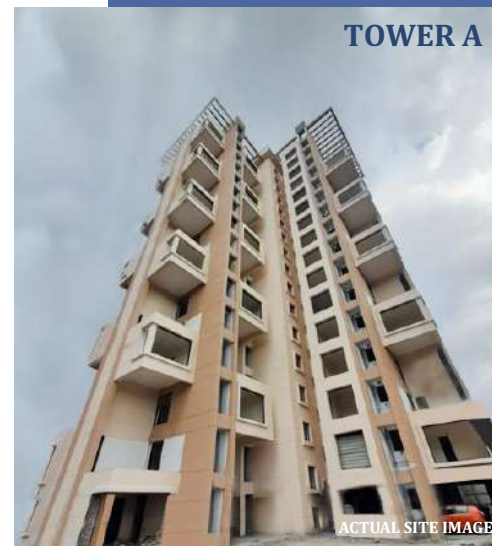
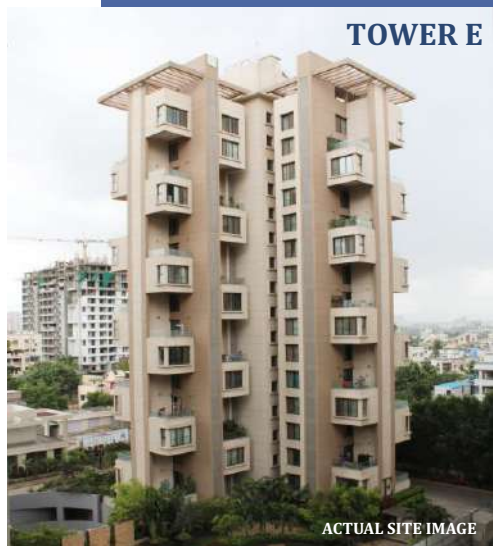
ARTISTIC ELEVATION BUILT WITH PRECISION



SLEEK ARCHITECTURE WITH INTRICACY



BELMAC RESIDENCES - ANNEXURE



Project Name	Construction Launch	Sales Launch	Completion Period	Saleable Area (Sq Ft)
Tower E	Nov-16	Feb-17	July-18	73,227
Tower D	Nov-16	Feb-17	Mar-19	1,04,325
Tower A	Jan-17	Apr-17	Oct-21	76,751
Tower C	Jan-17	Apr-17	Nov-22	1,20,937
Tower F	Jul-17	Oct-17	Oct-23	81,290
Tower B	Apr-19	Jul-19	Mar-24	99,469
TOTAL				5,55,999 Sq Ft

OUR PROMISE AND OUR DELIVERY

OUR PROMISE -

TOWER F - OCT 2023
TOWER B - MAR 2024

OUR DELIVERY -

TOWER E - AUG 2018
TOWER D - APRIL 2019
TOWER A - NOV 2021
TOWER C - DEC 2022

PROJECT DETAILS

Total Saleable Area (Sq. Ft.): 5,55,999

Total Saleable Units: 304

Completion Date: December 2024



Belmac Residences, Pune	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	Q1FY24	Balance (To be Sold)
Area Sold (sq. ft.)	12,190	46,221	1,09,505	91,071	66,801	64,721	36,563	38,541	3,174	87,212
No. of Units Sold	7	27	63	50	34	33	19	22	2	47
Average Selling Price per Sq.Ft.	7,624	7,086	7,255	7,495	7,337	7,768	7,919	9,106	10,191	

BELMAC RIVERSIDE New Panvel

Since its inception, Belmac has always been in pursuit of exclusivity. Following the lavish Residences, we had a vision of another masterpiece named Riverside. A unique world of its own, Belmac Riverside is located in the most coveted city of Panvel. The city is a surging housing market. Considering the essence of the city and its impeccable biodiversity, Belmac crafted and is developing an aspirational lifestyle beside a river.

Being developed over 5.5 acres of a total land parcel, Belmac Riverside comprises five elegant towers. Each tower is artistically designed with intricate interiors and spaces. Taking note of utmost convenience for residents, we have offered a dedicated 85.5% of open spaces within the premise. Each tower has its separate garden and ample space surrounding it. Wide internal and peripheral roads are developed at Riverside for smooth internal commuting. Complementing the 3-side open apartments, there are more than 20 modern amenities to serve the various needs of residents.

We have always been considerate towards every need and concern of our customers. Thus, despite the time of the pandemic, our team was utterly determined and committed to the ethics of our organization. We continued tasks with conformity and quality. We were successful in delivering Tower Aqua to our customers on time. Our timely delivery of this tower through the uncertainty of COVID-19 was applauded by our clients. Further, conducted Belmac Sports League, marking the completion of our two amenities. Box cricket cum Football and Basketball turf is ready and will be soon handed over to residents.

Following this, Terra Olive Tower is ready for delivery. We have applied for its Occupancy Certificate. It will be a happy home to another 75 families. The last tower Terra Gold is developing at full pace. The RCC work is done, and the block work is on the verge of completion.

5.5 Acres

Land Parcel

200+

Units

5 Towers

85.5% of open spaces
within the premise.
1 BHK & 2 BHK

20 +

Modern
Amenities



BELMAC™
riverside
New Panvel



Socialize with us
f o c e

Panvel, once a marshy landscape is now surging towards becoming a satellite city. The city has seen lots of development and many major projects are in progress. Key projects like D B Patil International Airport, and Mumbai Trans Harbour Link are under construction. These projects being within the proximity of Belmac Riverside will be a source of growth for its residents.

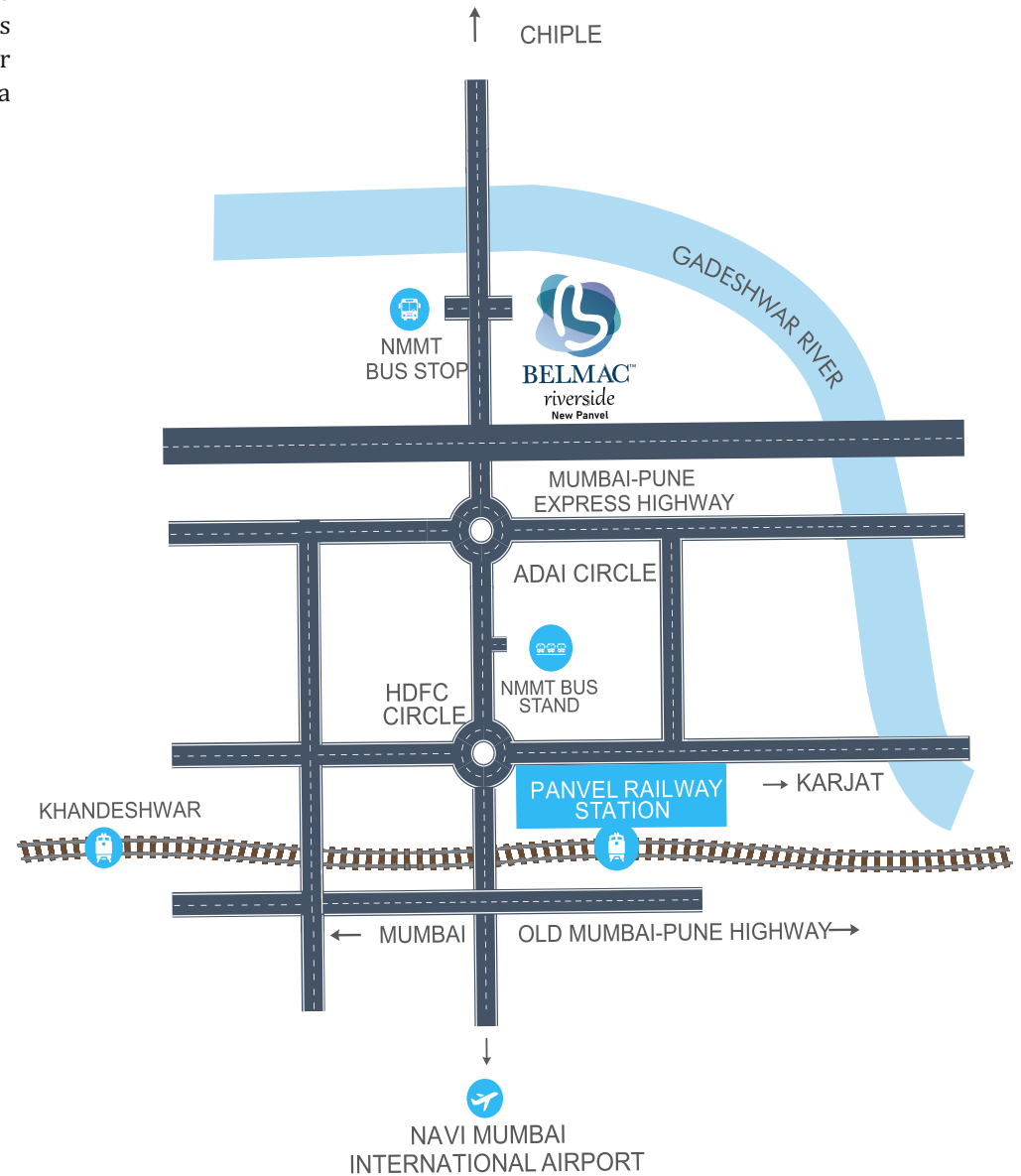
- **D B PATIL International Airport – 5 km**
- **Navi Mumbai Metro – 14 km**
- **Mumbai Trans Harbour Link – 18 km**
- **Virar-Alibaug Corridor – 3.5 km**

- **Pillai's College – 4.5 km**
- **DAV Public School – 3.5 km**

- **MGM Hospital – 3.5 km**
- **Lifeline Hospital – 3.6 km**

- **Orion Mall – 3.4 km**

- **Hotel Monarch Express – 3.5 km**
- **Hotel Crown Inn – 3.5 km**



LOCATION ADVANTAGE

CREDENTIALS TO OUR PERSISTENT EFFORTS

Owing a home is a big commitment and lifetime achievement. Thus, we believe in celebrating the ownership of homes at Riverside, revering the home-buying journey and success of our customers. With the insightful minds of our team members, we have designed every home with precision and care. Homes created intricately and conforming to quality were delivered to customers backed with every necessary support in a transparent manner. Despite pandemic-led glitches and market uncertainties, we were able to give on-time possession to our customers building a relationship of long-lasting trust. After all, the testaments of customers add up to our goodwill.



Families

Fondly residing in SKY & AQUA Towers at Belmac Riverside

WORLD-CLASS AMENITIES TO INDULGE IN



Open Gym



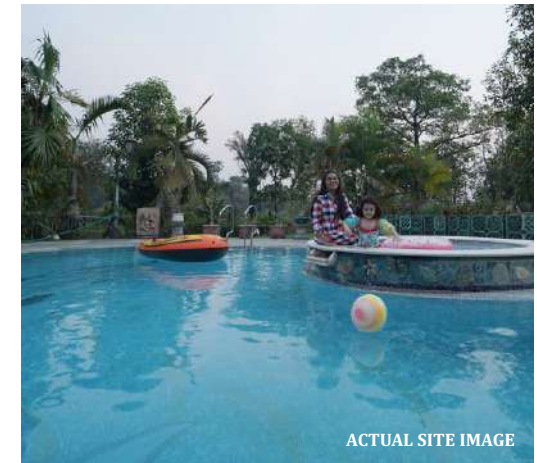
Children's Play Area



Multipurpose activity stage

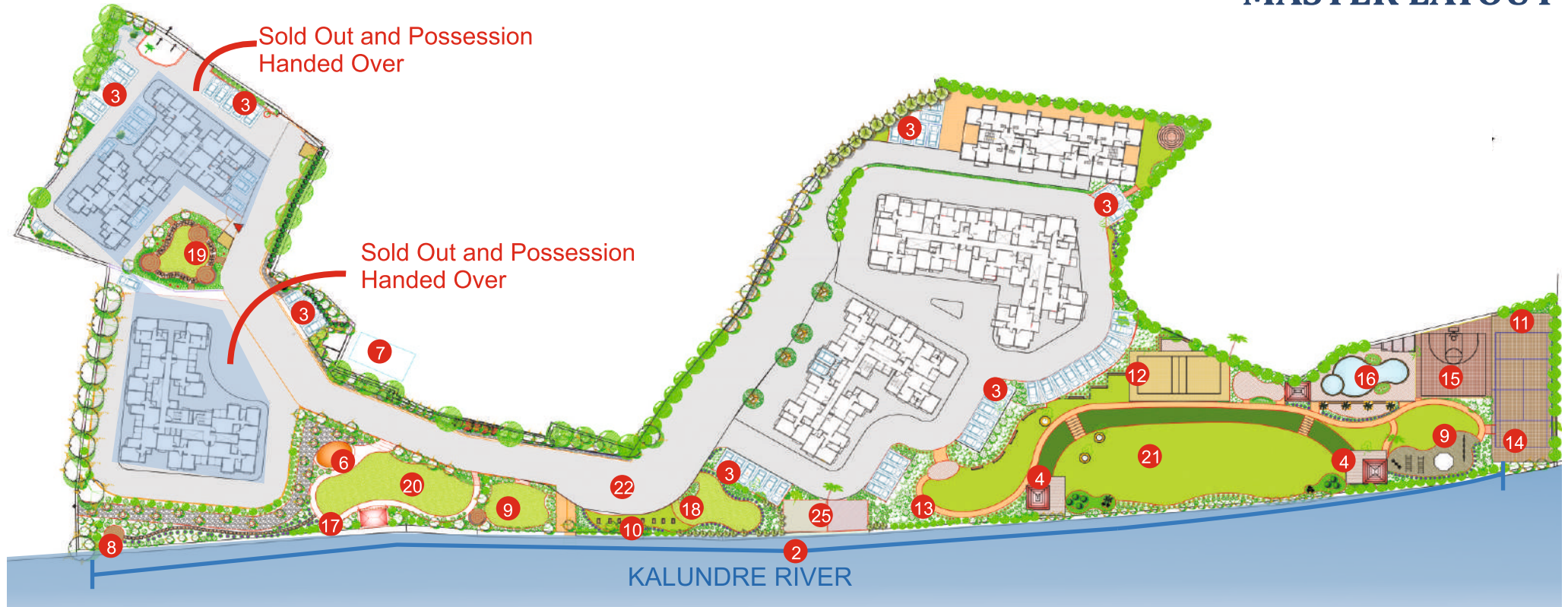


Swimming pool



ACTUAL SITE IMAGE

MASTER LAYOUT



LEGEND

- | | | |
|---|----------------------|--|
| 1. 1,86,500sq.ft Landscape Area | 10. Open Gym | 19. Sky Park |
| 2. 300 meters Long Riverfront Promenade | 11. Tennis Court | 20. Aqua Park |
| 3. Ample Parking Space | 12. Volleyball court | 21. Terra Park |
| 4. Gazebos | 13. Jogging Track | 22. 12 Meter Wide Internal Cement Road |
| 5. Seating Areas | 14. Box Cricket | 23. All Buildings With Passengers Lift |
| 6. Stage For Multipurpose Activities | 15. Basketball Court | 24. Lift with Power Backup |
| 7. Ganesh Temple | 16. Swimming Pool | 25. Dedicated Transformer |
| 8. Meditation and Yoga Center | 17. Pizza oven | 26. River Compound Wall |
| 9. Childeran's Play Area | 18. Dog Park | 27. Light Poles In Common Areas |

AN OUTLOOK ON BELMAC RIVERSIDE



ARTISTIC ELEVATION



SKY TOWERS (PHASE-1)



SKY TOWERS POSSESSION - JAN 2021

Phase I - Project Details

Construction Launch: **Aug 2017**

Sales Launch: **Nov 2017**

Completion Date: **Nov 2020**

Total Saleable Area (Sq. Ft.)

18,639 Sq. Ft.

Total Saleable Units: **30***

*3 flats are held by the company for office purposes and can be sold in the near future.

Belmac Riverside – Phase I	FY18	FY19	FY20	FY21	FY22	Balance (To be Sold)
Area Sold (sq. ft.)	10,506	4,272	747	1,571	-	1,543
No. of Units Sold	18	6	1	2	-	3
Average Selling Price per Sq. Ft.	5,246	5,208	5,613	6,281	-	

AQUA TOWER (PHASE-2)



AQUA TOWER POSSESSION - JAN 2022

Phase II - Project Details

Construction Launch: **May 2018**

Sales Launch: **Aug 2018**

Completion Date: **Dec 2021**

Total Saleable Area (Sq. Ft.):

32,473 Sq. Ft.

Total Saleable Units: **47***

*1 flat is held by the company as a sample flat and can be sold in the near future.

Belmac Riverside – Phase II	FY19	FY20	FY21	FY22	FY23	Balance (To be Sold)
Area Sold (sq. ft.)	10,501	8,251	7,186	5,399	-	1,150
No. of Units Sold	14	12	11	9	-	1
Average Selling Price per Sq. Ft.	5,430	5,717	5,954	6,053	-	

TERRA TOWER (PHASE-3)



TERRA OLIVE TOWER POSSESSION - SEPT 2023

Phase III - Project Details

Construction Launch: **July 2019**

Sales Launch: **October 2019**

Completion Date: **August 2023**

Total Saleable Area (Sq. Ft.):

45,600 Sq. Ft.

Total Saleable Units: **63**

Belmac Riverside – Phase III	FY20	FY21	FY22	FY23	Q1FY24	Balance (To be Sold)
Area Sold (sq. ft.)	900	20,289	12,976	4,488	-	6,947
No. of Units Sold	1	27	20	7	-	8
Average Selling Price per Sq. Ft.	5,884	5,847	6,242	6,455	-	NA

TERRA TOWER (PHASE-4)



TERRA GOLD TOWER POSSESSION - SEPT 2024

Phase IV - Project Details

Construction Launch: **Jan 2022**

Sales Launch: **April 2022**

Completion Date: **August 2024**

Total Saleable Area (Sq. Ft.):

48,200 Sq. Ft.

Total Saleable Units: **55**

Belmac Riverside – Phase IV	FY23	Q1FY24	Balance (To be sold)
Area Sold (sq. ft.)	12,028	653	35,519
No. of Units Sold	15	1	39
Average Selling Price per Sq. Ft.	6,336	6,083	NA

BELMAC CODENAME, Panvel

BELMAC[®]
CODENAME
Panvel

Following our remarkable journey from Belmac Residences to Belmac Riverside, we are now envisioning a holistic approach to a classic lifestyle. Since our inception in the real estate sector, we have surged towards success with our subtle precision and consistency in performance. Our impeccable track record of timely results and quality conformity has motivated our team to vision an outline of exclusive residential development. Designing and developing spacious and elegant homes for homebuyers in the most preferred location has always remained our primary motive. Our prospect now is to expand our horizons while continuing in providing quality and affordable homes. Belmac is foreseeing a comprehensive lifestyle setting in the Prime location of Panvel. The lifestyle would be utterly calm, sustainable yet completely modern. We aim to deliver our prospective clients the perfect balance of comfort and convenience. This will be our next driving force that will keep the entire team intact to their ethos and resilience to deliver a premium product to customers.

Belmac Codename is the bright future we aim for as a team. It will be a major landmark in the journey of Belmac. It will surely drive the future growth of our organization with its instinctive characteristics. Homebuyers are now evolving with emerging trends and social circumstances. People are inclined towards an integrated township that provides them with ample space, security, and recreational facilities within or around their houses. Every modern facility and sustainability in lifestyle is accessible to them. Thus, we are perceiving a mega township inclusive of all aspired needs of modern homebuyers. To be built over 11.83 acres of the land parcel, it would be a supreme residential base encircled by plush natural elements. This land parcel comes under the purview of the NAINA township project being implemented by the town planning agency CIDCO. It will lead to a major infrastructural upheaval. Along with the physical infrastructure, social infrastructural facilities, and employment opportunities will be stimulated.



PROJECT DETAILS

Design

Design schematics of Master Plan in progress.

March 2024

Tentative
Timeline to Launch

3.8 Mn Sq. Ft.

Total Saleable Area

4000 Units

Target

2.56 Mn Sq. Ft.

Total Carpet Area

Road

NOC Received

Clearance

Maharashtra Pollution
Control Board (MPCB)

11.83 Acres

Land Parcel

30+

Storeys

12+ Towers

85.5% of open spaces
within the premise

**River touch
Property**

This land parcel comes under the purview of the NAINA township project being implemented by the town planning agency CIDCO. The region is notified under the Town Planning Scheme 3 of the NAINA project.

NAINA (Navi Mumbai Airport Influenced Notified Area) is an ambitious township project to prevent uncontrolled developments surrounding the entire airport region.

Located in Panvel, the epicentre of Mumbai encircled by ambitious infra developments.

BELMAC[®]

CODENAME
Panvel



New Project under Launch

BELMAC Codename Panvel

Saleable Area: **4 MILLION SQ. FT.**

Minimum Revenue Potential: **RS. 2500 CRORE**
at Rs. 6,000/Sq. Ft.

Land Revaluation – offers margin of safety

11.83 ACRES Land Parcel in Navi Mumbai

RS. 400 CRORE Land Revalued Price

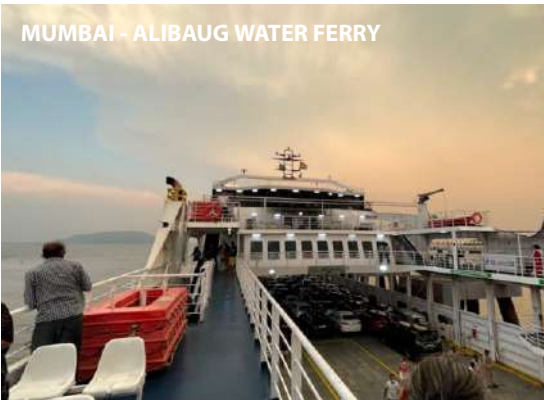
1.3 X OF MARKET CAP Offers High Margin of Safety

D B PATIL INTERNATIONAL AIRPORT



UPCOMING INFRASTRUCTURE DEVELOPMENT

MUMBAI - ALIBAUG WATER FERRY



JNPT PORT



NAVI MUMBAI METRO CORRIDOR 3



MUMBAI TRANS-HARBOR SEA LINK



VIRAR- ALIBAUG MULTI MODEL CORRIDOR



MSRTC PANVEL BUS PORT



LOCATION ADVANTAGE



FY24 Q1 PERFORMANCE

ЕЛСҢ Q1 БЕРЕӨВНӘИСЕ



ANNEXURE

PROJECTS - COMPLETED

Project Name	Construction Launch	Sales Launch	Completion Period	Saleable Area (Sq Ft)	Construction Cost / Sq. Ft.	Average Selling Price / Sq. Ft.
Belmac Residences - Tower A	Jan-17	Apr-17	Oct-21	76,751	6,432	7,756
Belmac Residences - Tower C	Jan-17	Apr-17	Nov-22	1,20,937	6,635	7,464
Belmac Residences - Tower D	Nov-16	Feb-17	Mar-19	1,04,325	5,929	7,650
Belmac Residences - Tower E	Nov-16	Feb-17	Jul-18	73,227	5,904	7,409
Belmac Riverside - Phase I	Aug-17	Nov-17	Nov-20	18,639	2,573	5,347
Belmac Riverside - Phase II	May-18	Aug-18	Dec-21	32,473	2,957	5,681
TOTAL				4,26,352 Sq Ft		

PROJECTS - UNDER CONSTRUCTION

Project Name	Construction Launch	Sales Launch	Completion Period	Saleable Area (Sq Ft)	Construction Cost / Sq. Ft.	Average Selling Price / Sq. Ft.
Belmac Residences - Tower B	Apr-19	Jul-19	Mar-24	99,469	6,637	7,579
Belmac Residences - Tower F	Jul-17	Oct-17	Oct-23	81,290	6,430	7,286
Belmac Riverside - Phase III	Jul-19	Oct-19	Aug-23	45,600	3,266	6,014
Belmac Riverside - Phase IV	Jan-22	Apr-22	Aug-24	48,200	3,251	6,335
TOTAL				2,74,559 Sq Ft		

TERRA OLIVE IS APPLIED FOR OC

Phase 3 Wing A is ready for delivery. We have applied for its Occupancy Certificate. Following the receipt of the Occupancy Certificate, the possession will soon begin on a fast-track basis. Moreover, our last tower is developing progressively and will be delivered next year.



FINANCIAL HIGHLIGHTS

FINANCIAL HIGHLIGHTS



ANNUAL BALANCE SHEET (CONSOLIDATED)

FINANCIAL HIGHLIGHTS

Particulars (INR Million)	FY23	FY22	Particulars (INR Million)	FY23	FY22
Assets			Equity and Liabilities		
Non-Current Assets			Equity		
(a) Property, plant and equipment	4,310.9	89.8	(a) Equity Share Capital	354.8	354.8
(b) Investment Property	46.5	46.5	(b) Other Equity	5,016.0	664.5
(c) Financial Assets			Total Equity	5370.8	1019.3
- Investments	88.5	90.8	Non Controlling interest	0.2	
- Other Financial Assets	3.0	2.6	Total Equity	5,371.0	1,019.3
(d) Deferred Tax Assets (Net)	13.1	12.9	Liabilities		
(e) Other non-current assets	0.0	2.6	Non-current Liabilities		
			(a) Provisions	7.8	6.6
Current Assets			(b) Deferred Tax Liabilities (Net)	4.5	5.1
(a) Inventories	643.6	691.1	Current Liabilities		
(b) Financial Assets			(a) Financial Liabilities		
- Investments	410.7	-	- Borrowings	57.6	57.6
- Trade receivables	44.3	16.9	- Trade payables	409.0	114.6
- Cash & cash equivalents	41.1	352.3	- Other current financial liabilities	133.1	104.9
- Bank balances other than cash & cash equivalents	2.2	2.1	(b) Other current liabilities	5.0	160.8
- Loans	50.5	98.9	(c) Provisions	0.9	0.8
(c) Current Tax Assets (Net)	5.2	0.1	(d) Current Tax Liabilities (Net)	2.9	9.4
(d) Other current assets	332.33	72.6			
Total Assets	5991.8	1479.0	Total Equity and Liabilities	5991.8	1479.0

ANNUAL INCOME STATEMENT (CONSOLIDATED)

FINANCIAL HIGHLIGHTS

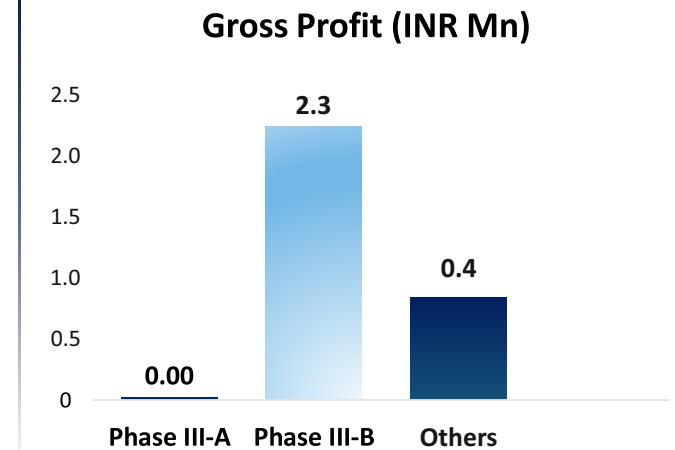
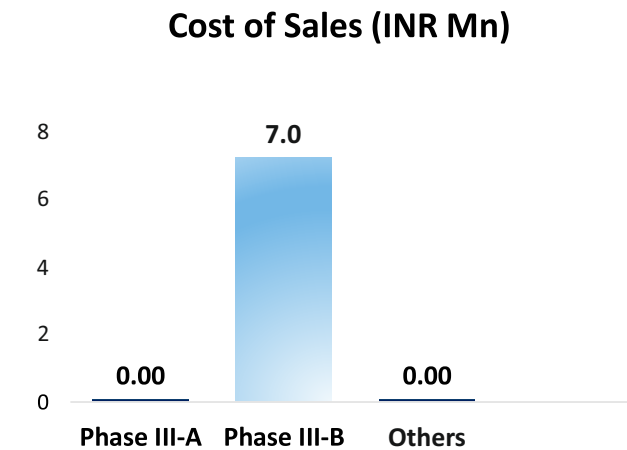
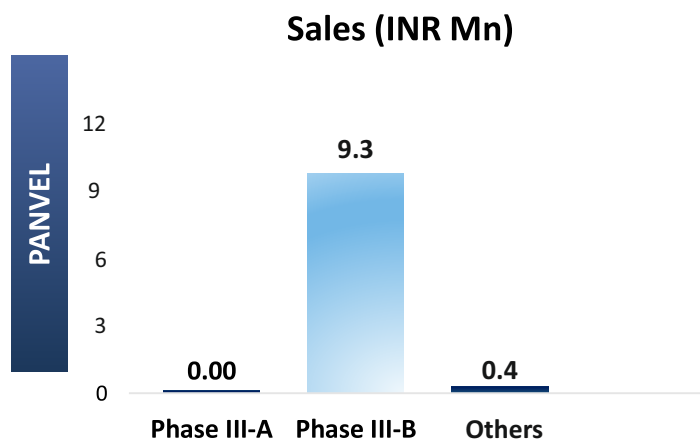
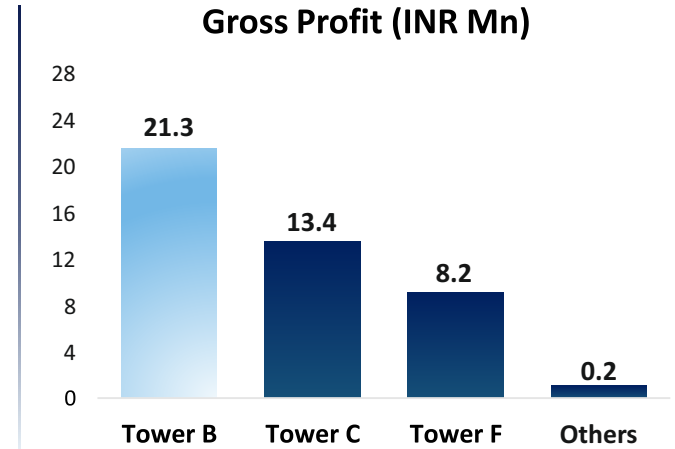
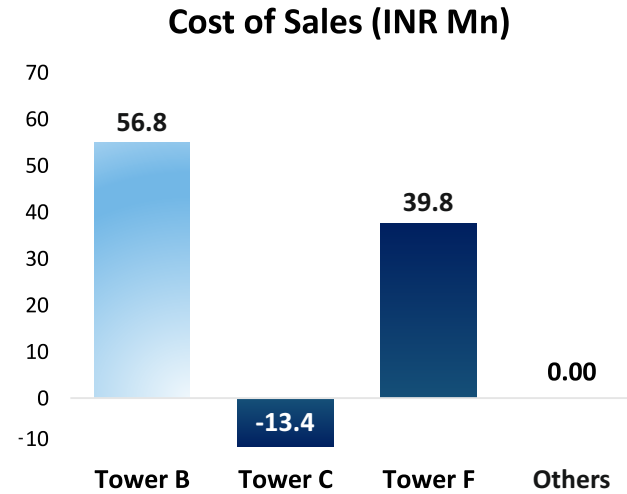
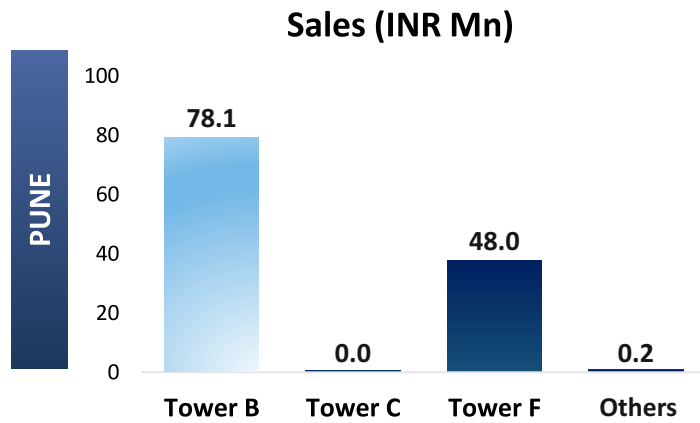
Particulars (INR Million)	FY18	FY19	FY20	FY21	FY22	FY23
Total Income	495.27	553.12	787.68	455.54	779.27	766.9
Total Expenditure	464.81	515.73	706.90	440.52	618.54	619.6
EBITDA	30.46	37.39	80.78	15.02	160.73	147.3
EBITDA Margin (%)	6.15%	6.76%	10.26%	3.30%	20.63%	19.20%
Depreciation	0.44	1.28	3.04	3.84	4.06	4.1
Interest	-	0.17	0.22	0.10	2.25	0.1
Profit Before Tax	30.02	35.95	77.52	11.08	154.41	143.1
Tax	13.32	5.58	9.70	-2.26	25.60	23.7
Profit After Tax	16.70	30.37	67.82	13.34	128.81	119.5
Profit After Tax Margin (%)	3.37%	5.49%	8.61%	2.93%	16.53%	15.58%
Earnings Per Share (Rs)	0.47	0.86	1.91	0.38	3.63	3.37

QUARTERLY FINANCIALS

FINANCIAL HIGHLIGHTS

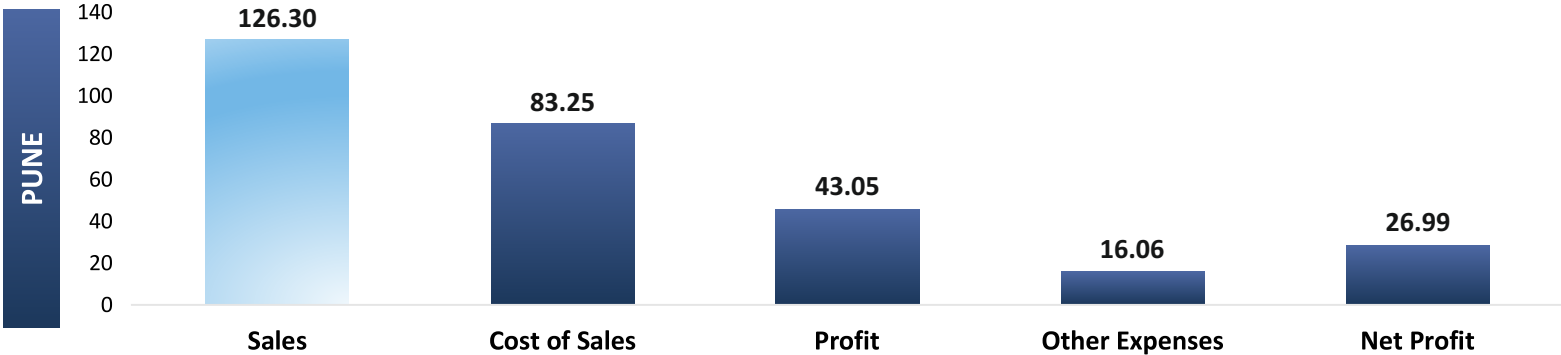
Particulars (INR Million)	Q1FY24	Q4FY23	Q3FY23	Q4FY22	YoY%	FY23	FY22	YoY%
Revenue from Operations	135.9	168.9	226.0	275.1	-38.6%	731.1	764.0	-4.3%
Other Income	8.5	12.1	9.3	12.0	0.8%	35.7	15.3	133.5%
Total Income	144.5	181.0	235.2	287.0	-37.0%	766.9	779.3	-1.6%
Total Expenditure	109.1	155.8	171.3	233.4	-33.2%	619.6	618.5	0.2%
EBITDA	35.4	25.2	63.9	53.7	-53.1%	147.3	160.7	-8.4%
EBITDA Margin (%)	24.5%	13.9%	27.2%	18.7%	-479 bps	19.2%	20.6%	-142 bps
Depreciation	1.0	1.0	1.0	1.2	-18.5%	4.1	4.1	-0.2%
Profit Before Interest & Tax	34.4	24.2	62.9	52.5	-53.9%	143.2	156.7	-8.6%
Interest	0.0	(0.0)	0.0	2.2	-100.0%	0.1	2.3	-97.7%
Profit Before Tax	34.4	24.2	62.9	50.3	-52.0%	143.1	154.4	-7.3%
Tax	16.7	5.1	13.8	7.7	-34.2%	23.7	25.6	-7.5%
Profit After Tax	17.7	19.1	49.1	42.5	-55.1%	119.5	128.8	-7.3%
PAT Margin (%)	12.3%	10.6%	20.9%	14.8%	-426 bps	15.6%	16.5%	-95 bps
Earnings Per Share (Rs)	0.5	0.54	1.38	1.20	-55.1%	3.37	3.63	-7.3%

QUARTERLY HIGHLIGHTS (1/2)

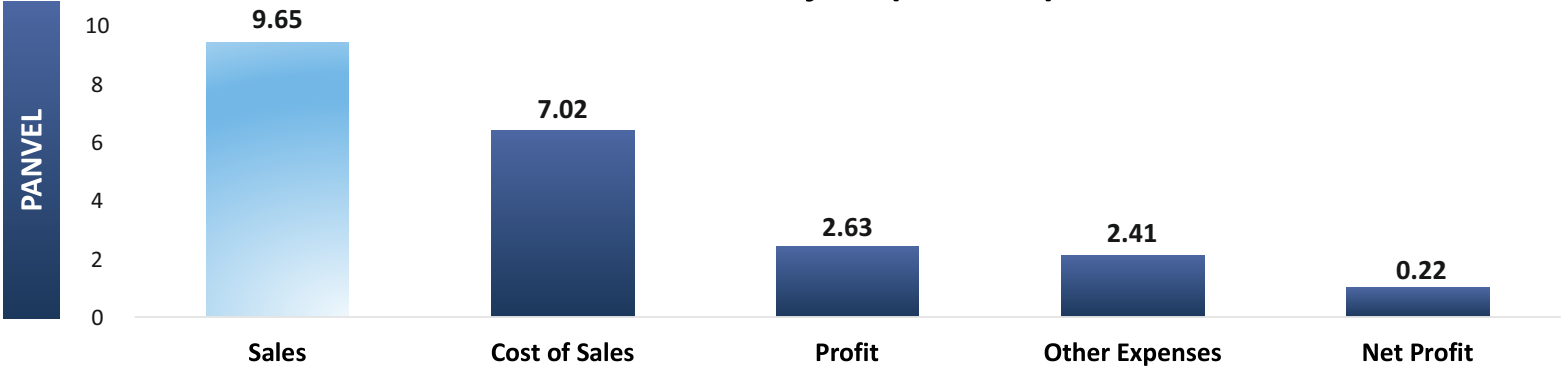


QUARTERLY HIGHLIGHTS (2/2)

Pune Project (INR Mn)



Panvel Project (INR Mn)



Gross Total (INR Mn)



*inclusive of Other Income

OTHERS

OLHEB2



EVENTS



SANAM PURI LIVE IN CONCERT



PAPON LIVE IN CONCERT



AMIT TRIVEDI LIVE IN CONCERT



WELCOMING VIKRAM PHADNIS TO OUR DWELLING



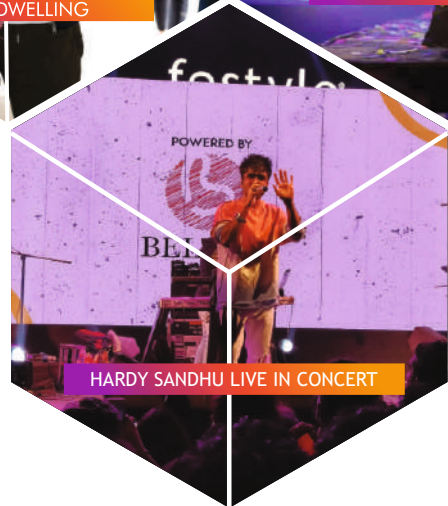
VIDYA VOX LIVE IN CONCERT



WADALI BROTHERS LIVE IN CONCERT



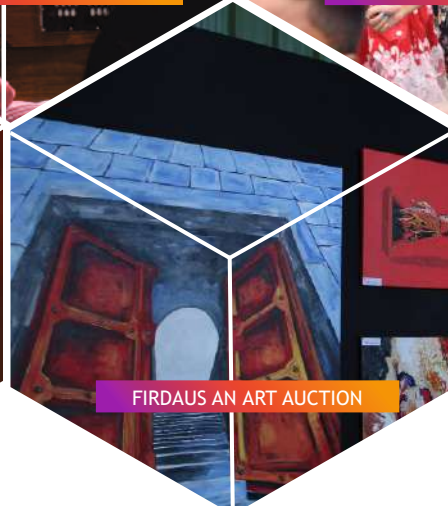
DHAMAL GALI



HARDY SANDHU LIVE IN CONCERT



SHIRLEY SETIA LIVE IN CONCERT



FIRDAUS AN ART AUCTION

EVENTS - CLUBHOUSE LAUNCH



THE BIGGEST LAUNCH IN PUNE



Jokers and Jugglers at Belmac Fiesta



Stalls of Luxury Merchandise



RJ Shonali and RJ Kedar at Fiesta



Adventurous and breathtaking Skywalk



Artists from Orange Comedy Club



Popular influencer Keya Ingle



Fitness Session by MultiFit Gym

FELICITATION ON OUR PERFORMANCE



**Pune Times Real Estate Icons 2021
(Top luxury segments 1 Cr – 3 Cr)**



**Guinness World Record for
handwork painting**



**The team at BANM
Property Exhibition 2022**



**Maharashtra Radiance Award 2023
(Quality & Design by Trusted Premium Developer)**

MEDIA

Unwind

PLAN AHEAD

Fun, frolic and conversations

Enjoy a memorable evening of interactive sessions featuring Showal and Kedar at Belmac Fiesta, Kalyani Nagar. Belmac Fiesta is a collaboration of the launch of clubhouse at Belmac Residences. The exhilarating evening promises to be a fun-filled experience where you can create unforgettable memories.

WHERE: Belmac Residences, Kalyani Nagar
WHEN: March 18 **CALL:** 90229 4074



An evening of fun and laughter

Indulge in the hilarious retreat by OOC at Belmac Fiesta. Attend this comical evening with none other than the Orange Comedy Club. Spend your best time with your loved ones immersed in the subtle sarcasm of the standup comedy at Belmac Fiesta. Witness this live moment fused with reality with a comical twist.

WHERE: Belmac Residences, Kalyani Nagar
WHEN: 18th March 2023
COST: 350 onwards



Unwind

PLAN AHEAD

Get inspired to lead a healthy life

Attend the most anticipated event in Pune, Belmac Fiesta. Hear award-winning fitness, entertainment and wellness activities to inspire your family. Get yourself pumped up by the brand's models by the most popular gym in the town, Adhva.

WHERE: Belmac Residences, Pune
WHEN: 18th March 2023
CALL: 90229 4074



Unwind

PLAN AHEAD

Up in the sky

Be ready to experience the nerve-wracking adventure high up in the sky. Cleave up your nerves to witness the never-seen-before highline sky-walking by Adhva at Belmac Fiesta. It is a sparkling event complementing the launch of the Clubhouse at Belmac Residences.

WHERE: Belmac Residences, Kalyani Nagar
WHEN: March 19
CALL: 90229 4074



A grand exhibit of automobiles

Are you a car enthusiast? Witness the finest luxury cars by Bavaria Motors at Belmac Fiesta, a celebratory event for the launch of Clubhouse, The House of Nirvana, at Belmac Residences. The exhibition will see brand new models by Bavaria Motors. So come and treat your eyes to these automotive masterpieces.

WHERE: Belmac Residences, Kalyani Nagar
WHEN: 18th March
CALL: 90229 4074



Pune Mirror 13
 Friday, March 17, 2023
 @facebook.com/theunwindpune
 @twitter.com/theunwindpune
 @instagram.com/theunwindpune

Wednesday, March 22, 2023 8

FOOD, FIESTA AND FRENZY!

The two-day fun fiesta at Belmac Residences was a mood changer for the residents as well as visitors. The event, held over the weekend, witnessed residents coming in large numbers while the presence of famous influencers, artists, comedians, DJs, etc, made the carnival a memorable experience.

The two-day fun fiesta at Belmac Residences was a mood changer for the residents as well as visitors. The event, held over the weekend, witnessed residents coming in large numbers while the presence of famous influencers, artists, comedians, DJs, etc, made the carnival a memorable experience.

Belmac Residences is a collaboration of the launch of clubhouse at Belmac Residences. The exhilarating evening promises to be a fun-filled experience where you can create unforgettable memories.

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SUPREME

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THANK YOU!

Riddhi Doshi (Company Secretary)

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